

Archaeological Desk-Based Assessment



10 Pembroke Villas

The Green

Richmond

TW9 1QF

On behalf of

Mr & Mrs McCarthy

October 2024

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Cover: View looking northwest towards the front elevation of 10 Pembroke Villas.

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1 Executive Summary

Border Archaeology (BA) has undertaken an Archaeological Desk-Based Assessment in connection with a new side extension in the area of the existing garage and alterations to the rear lightwell and patio at 10 Pembroke Villas The Green Richmond TW9 1QF. The results of the assessment are summarised thus:

Prehistoric: The potential for encountering evidence of prehistoric activity within the site can be assessed as **Low to Moderate**. While no prehistoric findspots are recorded within the study area, the overlying geology of the site is conducive to the preservation of paleoenvironmental evidence and associated with prehistoric settlement. Additionally, several prehistoric findspots are recorded within the Richmond Town Archaeological Priority Area (APA); however, these recorded finds do not provide sufficient evidence to demonstrate prehistoric settlement within the vicinity of the site.

Romano-British: The potential for encountering archaeological deposits or features associated with Romano-British activity has been assessed as being as **Low to Moderate**. This assessment reflects the fact that while only a single findspot is recorded within the study area, residual finds of Romano-British pottery have been identified marginally outside the study area and a Romano-British settlement is recorded just over the river, suggesting some potential for evidence of activity to be encountered within the site.

Medieval: The potential for encountering archaeological deposits or features associated with medieval activity has been assessed as being **High**. The site is located within the Manor of Shene, to the northeast of the medieval manor house and later royal palace. It also lies to the immediate northwest of Richmond Green, an area used for jousting and archery contests. Features, and potentially structures, associated with the palace and The Green may therefore be encountered within the site. Moreover, some early 17th century sources indicate built development within or close to the site and that watercourses supplying the palace and nearby charterhouse were located in the area, suggesting that there may have been structures within the site by at least the late medieval period.

The site is also noted to lie to the south of a park established in the 15th century between the royal palace and the charterhouse and extended in the 17th century. However, subsequent building and landscaping activity has been carried out within or near the site, which includes the construction and demolition of a late 17th century house and its associated gardens, the opening of a railway and the construction of Pembroke Villas. It is therefore considered likely that these works have disturbed any earlier archaeological deposits to some extent and it is noted that two archaeological watching briefs undertaken at the adjacent properties of Nos. 8 and 9 Pembroke Villas identified only post-medieval rubble and a Victorian rubbish pit. Any discoveries associated with medieval activity could be considered to have **High** significance, providing further evidence of the character and extent of medieval activity in the immediate vicinity of a prominent royal palace during the period, as well as informing an understanding of the palace and its relationship to and impact upon its immediate setting.

Post-medieval: The potential to encounter evidence of post-medieval activity within the site can be assessed as **High**. This assessment reflects the location of the site in an area to the northwest of Richmond Green. Early 17th

century historic mapping shows a row of buildings in this area and by the end of the century Fitzwilliam House and its associated gardens had been established. Rocque's map of 1746 appears to show that the site lies within the gardens to the northeast of the house. The multiple phases of building activity undertaken within or close to the site during this period mean that, while there is significant potential for demolition rubble and similar deposits survive within the site, as has been encountered during works at the neighbouring villas, it is also likely that features predating the construction of Pembroke Villas have been disturbed or destroyed. Any buildings standing within the site prior to the late 17th century appear to have been demolished in connection with construction of Fitzwilliam House and the landscaping of its gardens. The later demolition of Fitzwilliam House, the opening of the railway to the north of the site and the construction of Pembroke Villas within the site are all likely to have caused significant disturbance, this being further compounded by later alterations to the villas and especially likely in areas impacted by the construction of the villas' basements.

However, there remains potential, especially in presently undeveloped areas of the site's garden, and in view of the foundation depth for the proposed northeast extension, that archaeological remains associated with earlier occupation may survive. Any such archaeological remains that were found during the proposed groundworks could be of **Medium to High** significance, potentially informing an understanding of the extent of Richmond Palace and its relationship to The Green and the time of the Commonwealth. Additionally, evidence of the effect of the palace on the development of the area following its sale and demolition may be encountered, as well as evidence for the impact of the railway on the character of the area.

Overall Conclusion: The archaeological potential of the site has been assessed as **High** with particular reference to the medieval and post-medieval periods. The site is located only c.152m from the northeast extent of Richmond Palace and within the medieval manor of Shene (later Richmond) in an area potentially used for domestic and/or agricultural activity probably associated with the palace to some extent. The site is also located immediately across from The Green, which was used for activities such as jousting and archery in the medieval period. As such, there is potential for deposits and features relating to activity at The Green and the nearby palace to be encountered within the site, as well as evidence of other medieval settlement and agricultural activity in Richmond. However, the development of Pembroke Villas and the opening of nearby railway in the mid-19th century is likely to have impact upon any earlier archaeology to some extent, in addition to possible earlier building and landscaping activity. Excavations for the basement of the new side extension are, however, to a depth sufficient potentially to encounter undisturbed or minimally disturbed archaeological deposits.

There is some evidence of built development within the site by the early 17th century. A map of this date shows a row of buildings extending along the Pembroke Villas side of The Green, perhaps of late medieval or early post-medieval date; however, it is not apparent that the buildings fall within the area of the site. These buildings were cleared prior to the construction of Fitzwilliam House to the southwest of the site in the late 17th century, with Rocque's map suggesting the site was located within a garden associated with the house at this time. Both the demolition of Fitzwilliam House in the mid-19th century and the subsequent development of Pembroke Villas have an association with the construction of the railway line. The house and land were sold to the railway company while the villas formed part of the development that emerged during the railway era to house a new and affluent commuter demographic.

Recommendations: It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the High overall potential of the site in archaeological terms, it is considered that an appropriate programme of site investigation and recording, the details of which to be agreed with the planning archaeologist for Greater London, will be necessary to determine the extent, depth and significance of archaeological features and deposits within the site.

2 Introduction

Border Archaeology (BA) was instructed by Michael Jones Architects on behalf of Colman and Sarah McCarthy to produce an Archaeological Desk-Based Assessment (ADBA) in connection with a proposed new side extension, in the area of the existing, and alterations to the rear lightwell and patio at 10 Pembroke Villas The Green Richmond TW9 1QF.

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains) and forms an initial stage of investigation of the proposed development site and may be required in relation to the planning process, so that the local planning authority can formulate an appropriate response in the light of the impact upon any known or potential heritage assets, defined as parts of the historic environment considered significant because of their historic, evidential or aesthetic and/or communal interest.

3 Site Description

The site, 10 Pembroke Villas, is located along the NW edge of Richmond Green and comprises half of one of the five pairs of mid-19th century, Grade II Listed houses of yellow brick construction situated on this stretch of The Green. A low brick boundary wall with stone coping and piers forms the front boundary of the villas and the pavement is of stone slabs. Two parallel rows of mature trees stand on the edge of The Green opposite, and the site is situated within the Conservation Area (CA) of Richmond Green and the Richmond Town Archaeological Priority Area (APA).

The mid-to-late-19th century property of Park Gates to the immediate NE of the site is a two-storey brick building with decorative barge boards to many of its gables ends. To the NW of the site is the mid-19th century railway and beyond it an area of grassland, a carpark, Twickenham Road and the Old Deer Park.

Many of the other roads within The Green are flanked by Grade II* and II Listed Buildings and Buildings of Townscape Merit. These are predominantly 18th to 19th century buildings of brick construction, with some stucco. The open space of Little Green lies at the SE end of Portland Terrace. A few of the buildings to the SW of The Green, in the former area of the Tudor Richmond Palace and the earlier site of Shene Palace, are Grade I Listed. Some are of earlier 18th century construction and incorporate elements of the 16th century Tudor Palace. Beyond them the River Thames lies c.425m SW of the site.

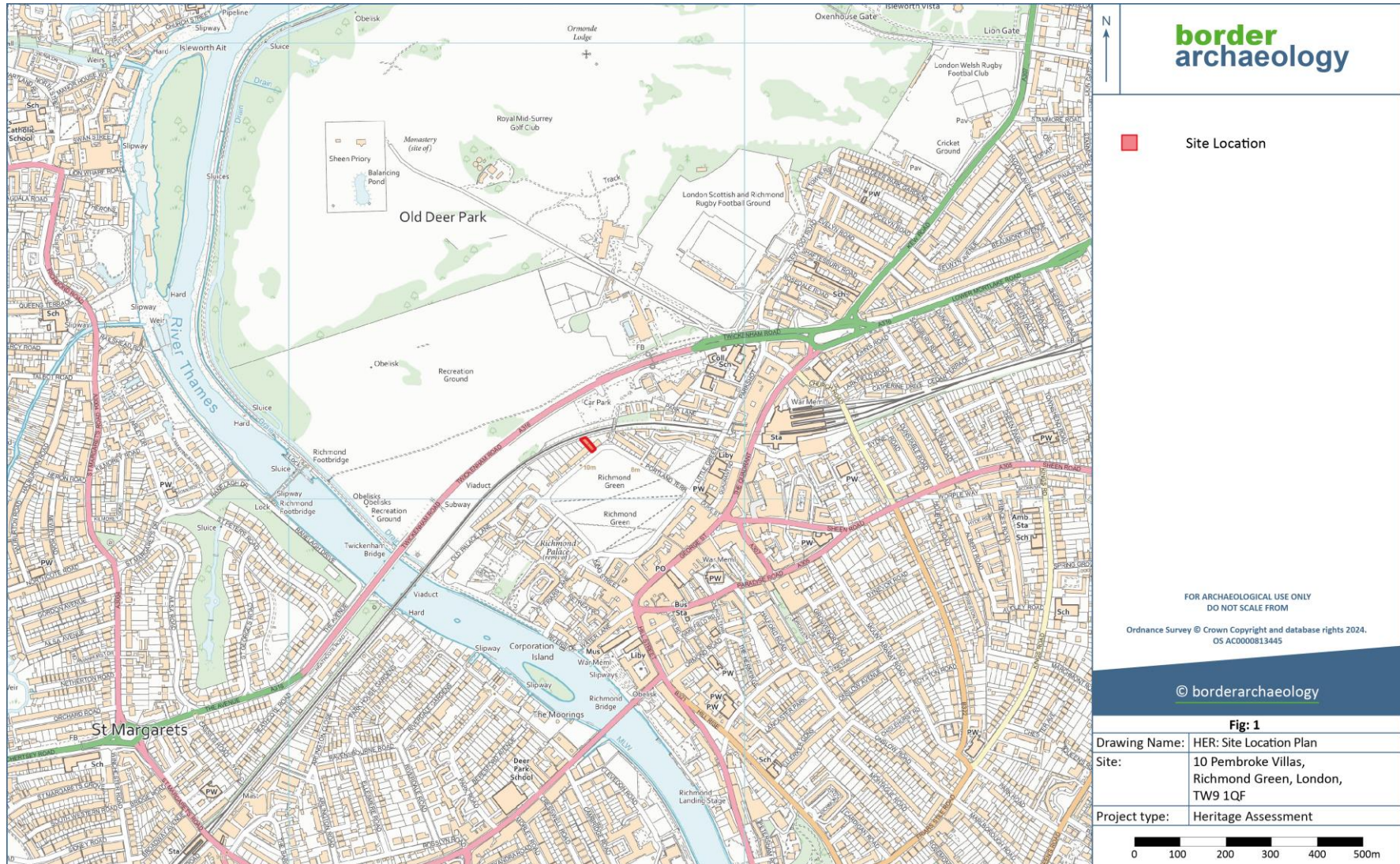
Pembroke Villas were first listed on the 24th of December 1968 (List entry no. 1065319) and an extract of their list entry description reads as follows:

Mid C19 ensemble of 5 pairs of houses in yellow brick with stucco dressings and slated roofs. In the first, second, fourth and fifth pairs each house is 2-windows wide with the central adjoining window-bays beneath a gabled roof brought forward as a pediment, and the outer window bays slightly recessed and having a pilastered entrance porch incorporating balustraded balconies. Moulded stucco window surrounds. Central windows tripartite. All square headed. The central pairs of the ensemble is 3-storeys high, each house 3 windows wide, beneath a continuous modillion cornice. Rusticated stucco ground floor. Round arched entrance porches with attached Corinthian half-columns.

3.1 Soils & Geology

The British Geological Survey (BGS) records the solid geology underlying the site as sedimentary clay and silt bedrock of the London Clay Formation, which formed between 56 and 47.8 million years ago, during the Palaeogene period. The superficial geology consists of Quaternary sand and gravel of the Kempton Park Gravel Member, which was laid down between 116,000 and 11,800 ago (BGS 2024).

The nearest available borehole data was recorded c.131m NE of the site, near the railway line (NGR TQ 17790 75160). Two boreholes were put down in association with a proposed substation in 1954 (BGS ID: 580623 and BGS Ref: TQ17NE25). The first encountered compact sandy gravel at the base of the bore between c.1.22mbgl and c.5.49mbgl, above which was a sandy loam recorded between c.0.15mbgl and c.1.22mbgl overlaid by topsoil between 0.00m and c.0.15mbgl. The second borehole encountered compact sandy gravel between c.2.04mbgl and c.6.17mbgl, compact brown sand between c.1.52mbgl and c.2.04mbgl, with firm brown sand and loam between c.0.38mbgl and c.1.52mbgl overlaid by sandy topsoil recorded between 0.00 and c.0.38mbgl.



4 Methodology

4.1 Aims & Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

4.2 Criteria for Assessment of Potential & Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered.

Moderate – Possibility that features may be encountered in the vicinity of the site.

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the National Policy Planning Framework Chapter 16, in particular paragraph 200 states 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’ (MHCLG 2023).

This ADBA also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *London Borough of Richmond Upon Thames Local Plan* (London Borough of Richmond Upon

Thames, 2018), most relevant amongst which are policies *LP 3 Designated Heritage Assets*, *LP 11 Subterranean developments and basements*, and *LP 7 Archaeology*. An extract of the latter is provided below:

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.

It is also noted that a new local plan for the London Borough of Richmond Upon Thames is currently in development, the most recent version being the *Richmond Local Plan ‘The best for our borough’ Draft for consultation* (London Borough of Richmond Upon Thames, 2023).

This ADDBA also reflects policies contained in the *Richmond and Richmond Hill Village Planning Guidance Supplementary Planning Document* (London Borough of Richmond Upon Thames 2016) and in *The London Plan 2021* (Greater London Authority 2021), most pertinently *Policy HC1 Heritage conservation and growth*.

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

4.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 250m radius (the study area), the results of which are shown on a series of maps and accompanying gazetteers (*Figs. 2-3; Tables 3-5*). These maps show the location of known archaeological and built heritage features (including archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referenced in the text.

The research carried out for this ADBA consists of the following elements:

- Greater London Historic Environment Record (HER) - the HER includes information from past investigations, find spots and documentary and cartographic sources.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- The Richmond Local Studies Library, Surrey Archive and the National Archives – historic maps and published histories.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive, Surrey Archives and Richmond Local Studies Library - vertical and specialist (oblique) aerial photographs dating back 1944.
- Photographs of the site and its setting were obtained to determine the presence of archaeological remains in the vicinity.

5 Archaeological Assessment

This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the specific study area and discusses its implications regarding the nature and significance of the archaeological resource within the site and potential impact on archaeological features and deposits (*Figs. 2-3; Tables 3-5*).

5.1 Previous Archaeological Investigations

No archaeological investigations are recorded within the area of the site. However, a watching brief was undertaken in 2013 to the immediate SW of the site, at No. 9 Pembroke Villas, in connection with the demolition of the garage, toilet and study and construction of a new garage and a garden store with library above. Brickearth was encountered at a depth of 1.3mbgl, overlying which in the area of the demolished structures was a reddish-brown sand up to 1.17m thick containing frequent brick and demolition rubble inclusions. However, in the undeveloped garden area, the brickearth deposits were directly overlain by topsoil. A lack of features and deposits beyond the demolition rubble suggested either that no earlier activity occurred in the area or, more likely, that any

earlier archaeology had been disturbed by the construction of the villas in the mid-19th century and/or later extensions (Douglas 2013a).

A watching brief at No. 8 Pembroke Villas in the same year was carried out in connection with the part-demolition of a side extension and conversion works to a garage and conservatory. The brickearth deposits were encountered at a depth of 0.97mbgl and were cut by a rubbish pit containing pottery, glass, bone and clay tobacco pipe of mid-18th to mid-19th century date. Above the natural was a layer of reddish-brown sand up to 0.3m thick containing frequent brick and demolition rubble. Two sherds of mid-17th to mid-18th century pottery from the same bowl were recovered from this layer, in addition to a mid-17th to early-18th century clay pipe; some of the brick fragments were dated to the early 17th to early 18th century. Again, an absence of earlier features and deposits suggested either a lack of activity or the removal of earlier archaeological deposits during construction of the villas in the mid-19th century and/or later extensions (Douglas 2013b; ELO13115).

A watching brief at Wentworth House located c.169m SW of the site recorded a dump of modern and post-medieval material at the S end of the garden, with a single sherd of medieval pottery also recovered (ELO14162).

An archaeological evaluation undertaken at Old Court House around 170m to the SW of the site and neighbouring Wentworth House, identified more significant archaeological features and deposits. Made ground deposits and a cut feature thought to be associated with the pre-Tudor occupation of the medieval manor were encountered, in addition to a Tudor brick wall with stepped foundations, a brick floor and a culvert, which were thought to represent the interior of the Tudor palace gallery. These Tudor features had been partly demolished and were overlaid by a 17th century levelling deposit. An area where the Tudor masonry had been truncated during the 18th century probably reflected construction of Old Court House (216554).

Excavations in 2004-5 at The Old Palace, to the N of the Gate House and c.193m SW of the site, revealed laid deposits potentially representing a courtyard floor. Two brick structures of probable 17th-18th century date and undetermined use were identified above this surface, the later of the two having partially destroyed the earlier; a Cold War shelter was also encountered (Perry 2005; ELO6977). An earlier watching brief at Old Palace in 1992 had recorded features associated with the Tudor palace. Two earlier 16th century walls were encountered, together with a later 16th century wall cutting both earlier walls and a second later 16th century wall which cut only one earlier wall. The later 16th century walls were truncated by a cut feature with a fill of sand and gravel. This in turn had been truncated by an 18th century wall of 16th century brick. Also encountered were a probable 18th century brick chamber with a vaulted roof, a brick cesspit with domed roof and a c.19th century garden feature of yellow brick (ELO4735, ELO143).

A watching brief undertaken at No. 4 Maids of Honour Row, roughly 204m SW of the site, found that the construction of the 18th century terraces with basements - and potentially earlier construction activity - had resulted in significant truncation, with natural encountered at depths of over 2mbgl. That the basement was cut into natural was thought to account for the lack of medieval and Tudor material and features. A drain backfilled prior to the construction of Maids Honour Row was also identified (Capon 2008; ELO8381).

A watching brief undertaken at No. 8 Old Palace Lane located c.216m SW of the site encountered no archaeological features or deposits of significance and also noted modern materials and demolition rubble inclusions in the strata (Compass Archaeology 2009; ELO8689).

A little further to the W, at Asgill Lodge, c.239m WSW of the site, an excavation in 2008 identified made ground to a significant depth, which was interpreted as potentially representing the infilling of the Richmond Palace moat or the raising of the ground level possibly in response to the threat of flood (ELO8605). An evaluation undertaken in 2012 in the same area identified a post-medieval well and demolition deposits (ELO12843).

The results of a watching brief undertaken at No. 30 Old Palace Lane, c.303m SW of the site and outside the study area, are notable in recording infill/ground buildup to a depth of c.2.3m. The material contained within the fill was generally identified as either post-Tudor or undiagnostic. These deposits were again thought potentially to reflect the backfilling of the moat, although the extent of the excavations monitored were limited. No cut was identified to confirm the presence of the moat while the post-Tudor date of the material also raised doubts that this material represented moat backfill (Pole 2008a).

Further investigations just beyond the study area are also discussed below.

A watching brief undertaken c.260m to the SSE of the site at No. 15 The Green encountered no finds or features of archaeological significance (Pole 2008b). However, excavations undertaken c.280m S of the site at No. 1 Old Palace Place in 2003-04 identified evidence of 15th to 17th century activity to the rear of the 16th-17th century building. Pits and post pits indicative of nearby occupation were recorded, these possibly being related to domestic activity or quarrying. Evidence of alterations to the building was also identified. This included indications of structures to the rear - and possibly attached -, which were demolished in the late 18th to 19th century. It was also noted that the rear wall had been rebuilt in the 19th century, these events possibly being contemporary. Additionally, residual fragments of Roman and medieval pottery were recovered (Perry 2009).

A watching brief undertaken c.289m ESE of the site at Duke Street Baptist Chapel recorded a layer of medieval horticultural soil and a late 19th century stepped brick wall foundation but no other features of archaeological significance. It was concluded that the absence of features and layers above the medieval soil horizon indicated that any later features or structures had been truncated by post-medieval demolition and construction within the excavation site (Douglas 2008).

5.2 Prehistoric

The deposits of alluvium overlying the site are considered favourable to the preservation of paleoenvironmental evidence and are commonly associated with prehistoric settlement. Several findspots recorded just beyond the study area include finds of two Bronze Age spearheads and four Palaeolithic flint implements, including two axes and two retouched flakes. Additional finds noted within the Richmond Town APA include a Mesolithic mattock, a Bronze Age arrowhead and Iron Age pottery. However, it is noted that the number of finds, while indicative of activity in the area, is not sufficient to suggest settlement (Hampden *et al.* 2022).

Conclusion: The potential to encounter evidence of prehistoric activity within the site has been assessed as **Low to Moderate**. No prehistoric findspots are recorded within the study area but the overlying alluvium and gravels are considered conducive to prehistoric settlement and to the preservation of paleoenvironmental evidence. Additionally, prehistoric finds are recorded marginally outside the study area in the Richmond Town APA. However, while these finds and deposits suggest prehistoric material may be found within the site, the lack of firm settlement evidence in the vicinity of the site reduces the potential for discovery. Any prehistoric archaeology that was found would be of a **High** significance in view of the paucity of recorded finds to date and the consequent lack of information by which to characterise the pattern of prehistoric settlement and land use to the N of the Thames in this area.

5.3 Romano-British

Evidence for Romano-British activity recorded within the study area is limited to a single find of a coin of Trajan (MLO18993). However, just beyond this, at No. 1 Old Palace Place, residual finds of Roman-British pottery were recorded during an excavation and in the wider area a 1st-2nd century AD Romano-British settlement, possibly representing a farmstead, was recorded to the W of the site, on the opposite side of the Thames (Perry 2009; Hampden *et al.* 2022).

Conclusion: The potential for encountering evidence of Romano-British activity within the site boundary has been assessed as **Low to Moderate**. Only a single coin find is recorded within the study area, with residual finds of Romano-British pottery found just beyond the study area and a Romano-British settlement recorded just over the river. Should features or structures of a Romano-British date be encountered during development, these would be accorded **High** significance as any such remains would provide valuable evidence of settlement activity in this area; any finds or deposits would be of **Medium** significance, potentially contributing to regional research objectives (eg. R2.1: 'Defining the relationships between the landscape, river and settlement'), given the context of the probable farmstead identified over the river.

5.4 Medieval

No evidence of early medieval activity is recorded within the study area but the site lies within the Manor of Shene (or Sheen) and it is recorded in 1126 that Henry I stayed a manor house that may have originated as a Saxon royal hunting lodge (MLO19134)

Shene is not recorded in the Domesday survey, the area at this time belonging to the Royal Manor of Kingston. However, in the 12th century, Henry I created it a manor in its own right and granted it to the Belet family. With the exception of a brief period in the early 13th century, when Hugh de Nevill held it, the manor descended through the Belet line until around 1231, when it was divided between two inheriting daughters, Emma and Alice. Emma Belet conveyed her portion of Shene to the Crown and it was in turn granted to Gilbert de Clare, Earl of Gloucester and Hertford. Shortly thereafter, the manor was acquired by Hugh de Windsor, who held it briefly before granting

it to Robert Burnell, Bishop of Bath and Wells, who enfeoffed Otto de Grandison with the manor. Otto, who is understood to have been close to King Edward I, was granted free warren in the manor in 1279.

There appears to have been some unrest or dispute involving the residents of Shene around this time, as in 1299 the king ordered no one but his son should enter, lodge or store goods and baggage at Shene Manor without the consent of the manor's keeper; this order was thought to be a response to the people lodging in the houses there having caused damage. Otto de Grandison conveyed the manor to the king in about 1305 and it was a royal manor in the ownership of Edward II by 1316. The other portion of the manor, which had been inherited by Alice Belet and then held by her husband, had passed to the couple's son, who was deprived of it by Hugh le Despenser in the early 14th century. He in turn granted the lands to Edward II, bringing the entire manor into Crown ownership (Cloake, no date; Malden, 1911). The manor was then held for a time by Isabella, wife of Edward II, and then by Edward III. Thereafter, it was given into the custody of various royal officials and favourites until the late 15th century.

In the 14th century, the manor was a favoured royal retreat and accordingly enlarged and embellished. It became Shene Palace during reign of Edward II and by this time a moat had been established. The palace was not to survive the century, however, as in 1394 Queen Anne died of plague at Shene and it is said that Richard II, in grief for his wife, ordered the demolition of the palace buildings. Rebuilding work began during the reign of Henry V in the following century, just S and E of the original palace site. First came the reconstruction at Shene of a timber royal manor house from Byfleet. This was followed by the construction of a much larger stone building with a courtyard at its centre. The stone building was incomplete at the time of Henry V's death and was finished in piecemeal fashion during the reign of Henry VI, who also widened the moat which was then located between the original manor site and the new buildings.

Henry V had also established a Carthusian charterhouse to the S of the palace, and the site, in the area now known as the Old Deer Park, which is understood to have developed from the New Park of Shene, a c.50-acre hunting park between the palace and the charterhouse, which was established by Henry VI in c.1438 and was linked to the palace (Malden, 1911; Cloake, no date; Kim Wilkie Associates, 1999; MLO19134).

Little further work appears to have been undertaken on the palace until a fire destroyed a great portion of it in 1497. A new palace was constructed under Henry VII within the plan of the old, with the privy lodgings facing the river, the moat and bridge remaining and, beyond the moat to the E, a central courtyard flanked by a stone-built chapel and great hall. The chapel and great hall were connected by a gallery building to the W, which also gave access to the bridge, and to the NE of the central courtyard there was another stone building to accommodate courtiers and the palace's middle gate. This middle gate opened onto the Great Court (another courtyard) which was flanked by red brick buildings including the palace wardrobe to the S, further accommodation for officials to the N and E, and the gate to The Green also to the E. Some of these latter, red brick structures, remain though with later alterations. Palace gardens and further galleries and other domestic buildings are also attested to the N and S of the above detailed buildings and courtyards. Following completion of this rebuilding programme, Henry VII renamed the palace in 1501 and the wedding celebrations of Prince Arthur and Catherine of Aragon concluded

that same year at the new Richmond Palace. Henry VII died in the palace in 1509 (Cloake, no date; Malden, 1911), and the *Richmond Palace Model* by the Museum of Richmond).

Richmond was less favoured by Henry VIII following the construction of Hampton Court by Cardinal Wolsey. Wolsey had been given permission to reside at the manor of Richmond in exchange for the gift of Hampton Court and made use of it until he fell out of favour and died soon after. Richmond Palace nonetheless remained in frequent use by the royal family and was first the residence of Catherine of Aragon and Mary while Henry courted Anne Boleyn before being given to Anne of Cleves as part of her divorce settlement. It is also around this time, in 1538, that the charterhouse to the S was dissolved. Following Henry VIII's death, the palace returned to Edward VI and records indicate that he, Mary I and Elizabeth I were fond of it. Mary and Elizabeth frequently took up residence at the palace and in 1603 Elizabeth died there. It is also noted that Mary I restored the charterhouse at Old Deer Park in 1555 but it was again dissolved by Elizabeth I in 1558 and became Sheen House (Malden, 1911; Cloake, no date; Kim Wilkie Associates, 1999).

A mid-17th century Parliamentary Survey of the area is also of note as it records several conduits and a spring associated with the palace water supply, settlement and the charterhouse; a spring, Pickwellswell, and the head of the charterhouse's conduit are mentioned in association with The Green (Hampden *et al.* 2022). Another post-medieval source, Moses Glover's 1635 Map, is also relevant as it shows a row of buildings along the NE side of The Green, possibly extending into the area of the site, these being of late medieval or early post-medieval date.

Conclusions: The potential to encounter remains of medieval activity within the site boundary has been assessed as **High**. This assessment reflects the location of the site within the Manor of Shene, later Richmond, lying to the E of the palace complex and just N of The Green, which was in frequent use as the site of jousts and other sporting contests during the period. The site is also located to the S of the medieval hunting ground established between the palace and a charterhouse in the 15th century. It is considered that evidence of activity and any structures associated with use of the The Green during this period has significant potential to be located within the site, this area being in greatest proximity.

Moreover, while relatively little is known about structures and settlement lying beyond the palace complex during this period, early post-medieval sources suggest buildings had been constructed within the site area by the late medieval period with watercourses supplying the palace and nearby charterhouse known within the area.

However, it is also noted that landscaping and construction activity undertaken within the site and nearby during subsequent periods, such as the construction of the railway line between the site and the hunting park and charterhouse, is likely to have impacted any archaeology. Disturbance was recorded during two watching briefs undertaken at the neighbouring properties of Nos. 8 and 9 Pembroke Villas, which identified only post-medieval rubble and a Victorian rubbish pit. Should any finds, features or deposits associated with medieval activity be encountered, these would be accorded **High** significance in characterising medieval activity in the immediate vicinity of a prominent royal palace in this period as well as informing an understanding of the palace and its relationship to and impact upon its immediate setting.

5.5 Post-medieval

Richmond Palace remained a favoured royal residence, although, by this time, it was more commonly used as a home for the royal children, first being given to James I's eldest son, Henry. Prince Henry planned to have the gardens and palace at Richmond remodelled but died before many of these plans came to fruition while Charles I showed less interest in the redevelopment of the palace. It is also noted that, near the beginning of James I's reign, the king created what is now the Old Deer Park by adding monastic lands to the 50-acre hunting ground, increasing its area to 370 acres. He named it 'New Park of Richmond' and a hunting lodge was built within the park, to the NE, at this time.

Moses Glover's 1635 Map (*fig. 20*) shows the palace at Richmond and its surrounds in the reign of Charles I. The privy lodgings are shown fronting onto the river. To their E is the court flanked by the chapel and great hall with connecting gallery and beyond to the E the great court. Further to the E were the buildings enclosing the palace and fronting the W side of The Green while the area of the garden is to the S and further buildings to the N. Of particular interest is the row of buildings shown to the N of The Green which are located roughly in the area of the site, although it is unclear whether they extend far enough E to fall within the site boundary. An alignment of trees is shown to the S of the buildings with a road to the N and the hunting ground of 'Richmond Park' and the buildings and enclosure of Shene House just beyond to the N. Shortly after this, Richmond Park was renamed Old Deer Park (*fig. 6*, Kim Wilkie Associates 1999).

Following the English Civil War, Richmond Palace and the Old Deer Park were sold off in parts by Parliament. The stone buildings of the palace were demolished and a new building subsequently known as 'Tudor Place' built in the area. Development was also undertaken in the former area of the charterhouse. At the Restoration in 1660, only the brick buildings and the middle gate of the palace remained, which became becoming the property of the future James II in 1669. Many of his children were brought up at Richmond and his son, Prince James Edward, began, in association with Christopher Wren, to undertake repair and restoration works there in the late 17th century but works were cut short with the prince's deposition and abdication (Cloake, no date; Kim Wilkie Associates, 1999).

While a royal presence remained in the area over the following centuries, especially within the Old Deer Park at what became known as Richmond Lodge and at Kew, by the late 17th century, the much-diminished Richmond Palace was being leased out and ceased to be used as a royal residence, with many of its surviving brick buildings being demolished or rebuilt in the following century (Cloake, no date; Kim Wilkie Associates, 1999).

The site in the late 17th century lay in the immediate vicinity of Fitzwilliam House (later Pembroke House), probably within the area of the gardens. The house had been constructed around the close of the century as the seat of Sir Charles Hedges, a Secretary of State to Queen Anne. Hedges soon sold the property to Sir Mathew Decker, a merchant, economist and politician, who was created the 1st Baronet of Richmond Green in the early 18th century and whose grandson, Viscount Richard Fitzwilliam, inherited the property and gave it the name 'Fitzwilliam House'. The property then went to Fitzwilliam's cousin, George Herbert, 11th Earl of Pembroke, who renamed it 'Pembroke House', hence the name of the villas presently occupying the site (https://www.richmond.gov.uk/richmond_green_old_palace_lane_to_the_old_deer_park_gates).

John Roque's 1746 London 10 Miles Round Map (*fig. 21*) shows the site within an area of garden to the NE of Fitzwilliam House, with a larger formal garden shown to the W of the house and the site, while Richmond Green is to the E. Richmond Green is at this time shown to be crossed by two converging paths, one from the N corner of the green and one from the W, these meeting before the SE tree-lined edge of the Green. To the SW of the Green, a number of buildings are indicated, these including Old Court House, The Wardrobe, Maids of Honour Row and The Gate House, with blocks of buildings shown to the SE of the Green, including some extant terraces, while to the NE of the Green is Little Green and beyond a small number of buildings, again including some extant terraces and cottages, as well as gardens. Generally, gardens are shown to the rear of many of the buildings and built settlement is shown to continue to the NE and SE of the site. The Thames is shown beyond the buildings to the SW of the Green.

The 1804 Ordnance Survey Drawing of Hampton Court (*fig. 22*) shows no apparent change since the publication of Rocque's map, although the paths crossing the Green exhibit a different layout. Three interconnected paths are now shown, one between the N and S corner of the Green and two extending from the SW side of the Green, the latter two connecting centrally with each other and the longer path. The level of detail shown on this map, especially in relation to the form of buildings, is limited.

The 1849 Tithe Map of Richmond Parish (*fig. 23*) shows very limited of the area as the site and most of the surrounding area was not tithable. However, it is possible that by this date Fitzwilliam House was no longer extant as sources indicate that it was demolished around 1848-1852. A column published in the *Morning Advertiser* on August 4th 1848 mentions a sale of goods from the house 'in consequence of the mansion being required by the South-western, Richmond and Staines Railway Company'.

The earliest identified reference to Pembroke Villas, which were built on the site of the house and grounds, is a birth announcement in the *Morning Herald* dated August 25th 1851, while a record of the auction of 10 freehold villas at Richmond Green is dated to 1852 (Ref: LM/74). *The History and Antiquities of Richmond* published in 1894 gives a slightly later date of 1853 for the demolition of the house while many more recent sources state it was demolished in 1840. However, both seem unlikely in view of the sources cited above, although the former source does also reference the sale of part of the ground to the railway company, which supports a demolition date in the late 1840s (Chancellor 1894). The 1849 tithe survey shows that the Windsor and Staines Railway had been constructed to the NW of the site and it is understood this line opened in 1848, suggesting the sale and demolition of Fitzwilliam House occurred around this time (*The Illustrated London News* October 21st 1848). The tithe map indicates a station to the NE of the site and the railway line is shown to continue across the Thames to the SW. The few buildings indicated in the vicinity of the site, despite not subject to tithing, include the theatre to the SW of the Green and the extant Asgill House further S, along Palace Lane; the parish church of St. Mary Magdalene is among the few buildings indicated in the wider area.

The 1894 Ordnance Survey Town Plan (*fig. 24*) shows No. 10 Pembroke Villas as the roughly rectangular NE half of a semidetached property to the NW of The Green, with a slight protrusion indicated along the NE elevation of the building, as well as stairs suggesting a platform in this area and a small outbuilding at the NE edge of the plot. At the front elevation, stairs and a lightwell are shown in their present position while to the rear elevation another

set of stairs suggests there was also a lightwell in this area. The other villas, including No. 9, while broadly similar in form, exhibit a number of differences. Only the central pair lack a front lightwell, the two pairs to the SW both having wider rear ranges with lightwells while all have slightly different extensions and features to side and rear elevations, together with small outbuildings. Park Gates is shown to the immediate NE of the site by this date, with the Windsor Line seen to the immediate rear of No. 10 Pembroke Villas, while Richmond Green is to the SE. The Green is shown to be crossed by five paths, one between the E and W corners of the Green which intersects with another between the SW and NE sides of the Green and adjoins a third path at the E corner running SW. This third path intersects with a path between the SW and SE side of the Green, both paths adjoining the fifth path at their SW and NE extent, respectively. All sides of the Green are shown to have tree-lined boundaries and a drinking fountain is shown at the S edge of the Green.

The 1913 Ordnance Survey 3rd Edition 25-inch Map (*fig. 25*) suggests some slight changes within the site, with the slight protrusion to the NE elevation of No. 10 Pembroke Villas no longer indicated, although it is probable this is a result of the map showing less detail than earlier ones. Little to no change is indicated in the surrounding area.

The 1936 Ordnance Survey 4th Edition 25-inch Map (*fig. 26*) shows no apparent change and a 1944 vertical aerial photograph reveals little additional detail, although in the wider area, the W extent of the Green had undergone development with a series of long interconnecting structures probably representing air raid shelters (Ref: raf_106g_la_29_rp_3117; Kim Wilkie Associates 1999).

The 1960 Ordnance Survey 1:1250 Map (*fig. 27*) indicates the protrusion to the NE elevation of No. 10 and shows that it seems at this date to have been known as No. 47, although which road it was therefore associated with is not apparent. It is also noted that No. 9 Pembroke Villas now appears to have been extended to the SW, up to the edge of the associated plot. The 1972 Ordnance Survey 1:1250 Map (*fig. 28*) again indicates the site as No. 47 and shows that the building has been extended to the NE, abutting the edge of its associated plot along the full depth of the building.

Conclusion: The potential for encountering remains associated with post-medieval activity has been assessed as **High**. This assessment reflects the fact that the site is located in an area to the NW of Richmond Green, which historic mapping shows had been developed, at least in part, by the early 17th century. By the end of the century, Fitzwilliam House was in existence and, according to Rocque's map, the site appears to lie within the gardens to the NE.

The multiple phases of building activity attested within or close to the site throughout the period mean that, while there is significant potential for demolition rubble and similar deposits survive within the site, as has been encountered during works to the neighbouring villas, it is also likely that features predating the construction of Pembroke Villas have been disturbed or destroyed. Any buildings within the site prior to the late 17th century appear to have been demolished in connection with construction of Fitzwilliam House and garden landscaping. The demolition of the house, the opening of the railway to the N of the site and the subsequent construction of Pembroke Villas and basement are likely to have caused significant disturbance, further compounded by later phases of alteration.

Nonetheless, areas of archaeological potential may be identified in areas of the garden that have not been subject to development, where remains associated with earlier site occupation may survive. Any archaeological remains that are found would be of **Medium to High** significance, potentially contributing to a fuller understanding of the extent of Richmond Palace and its relationship with the Green during the Commonwealth, as well as the impact of the palace on the development of the area following its sale and demolition and the later impact of the railway on the character of the area.

6 Historic Environment Record Gazetteers & Maps

Table 3: Gazetteer of archaeological monuments recorded within a 250m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

#	MonUID	Name	Mon Type	Period	NGR
1	MLO18993	Denton Road (Roman Findspot)	Findspot	Roman	TQ1760474904
2	MLO19043	Old Palace Yard (Medieval Religious House & Friary)	Religious House, Friary	Medieval	TQ1758474925
3	MLO19134	Sheen Manor (High Medieval Manor House)	Manor House	Medieval	TQ1758474925
4	MLO48472	Sheen Manor (Medieval Manor House)	Manor House	Medieval	TQ1758474925
5	MLO19046	Richmond Palace (Medieval Findspot)	Findspot	Medieval	TQ1758474925
6	MLO103233	Richmond Green and Little Green (Late Medieval Public Park)	Public Park	Medieval	TQ1774674999
7	MLO48470	Old Palace Yard (Medieval Great Hall)	Great Hall, Great Hall	Medieval to Post Medieval	TQ1758474925
8	MLO48471	Old Palace Yard (Medieval Poultry House, Kitchen & Storehouse)	Poultry House, Kitchen, Storehouse, Poultry House, Kitchen, Storehouse	Medieval to Post Medieval	TQ1758474925
9	MLO48486	Old Palace Yard (Medieval Fountain & Courtyard)	Fountain, Courtyard, Fountain, Courtyard	Medieval to Post Medieval	TQ1758474925
10	MLO47494	Old Palace Lane (Medieval Chapel)	Chapel, Chapel	Medieval to Post Medieval	TQ1758474925
11	MLO101340	Royal Botanic Gardens (Late Medieval Deer Park)	Royal Park, Deer Park, Garden, Japanese Garden, Ha Ha, Obelisk, Public Park, Rose Garden, Glasshouse, Botanic Garden, Lake, Boat House, Refreshment Pavilion, Sports Ground, Cricket Pitch, Golf Course	Medieval to Post Medieval	TQ1793776280
12	MLO19133	Old Palace Yard (Medieval Palace & Moat)	Palace, Moat, Palace, Moat, Waste Disposal Site	Medieval to Post Medieval	TQ1750174899
13	MLO62875	Richmond Green (Post Medieval Structure & Cess Pit)	Structure, Cess Pit	Post Med	TQ1759474925
14	MLO75643	'Old Palace', (Post Medieval Structure)	Structure	Post Med	TQ1759474925
15	MLO101009	The Old Palace (Mid 20th Century Air Raid Shelter)	Nuclear Bunker, Air Raid Shelter	Post Med	TQ1759474941
16	MLO63615	Richmond Green (Post Medieval Wall)	Wall	Post Med	TQ1759474925
17	MLO62870	The Old Palace (Post Medieval Wall)	Wall	Post Med	TQ1759474925

Table 3: Gazetteer of archaeological monuments recorded within a 250m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

#	MonUID	Name	Mon Type	Period	NGR
18	MLO63616	Richmond Green (Post Medieval Cess Pit)	Cess Pit	Post Med	TQ1759474925
19	MLO63614	Richmond Green (Post Medieval Structure)	Structure	Post Med	TQ1759474925
20	MLO102917	Old Deer Park (Jacobean Deer Park)	Deer Park, Public Park, Golf Course, Recreation Ground, Cricket Ground	Post Med	TQ1771875563
21	MLO99302	4 Maids Of Honour Row (Tudor Drain)	Drain	Post Med	TQ1761774916
22	MLO98334	The Old Palace (Elizabethan Building)	Building, Courtyard	Post Med	TQ1759874928
23	MLO63613	Richmond Green, Construction found by Watching Brief	Unassigned Construction	Uncertain	TQ1759474925
24	MLO62877	The Old Palace, Construction found by Watching Brief	Unassigned Construction	Uncertain	TQ1759474925

Table 4: Gazetteer of Archaeological Events recorded within a 250m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

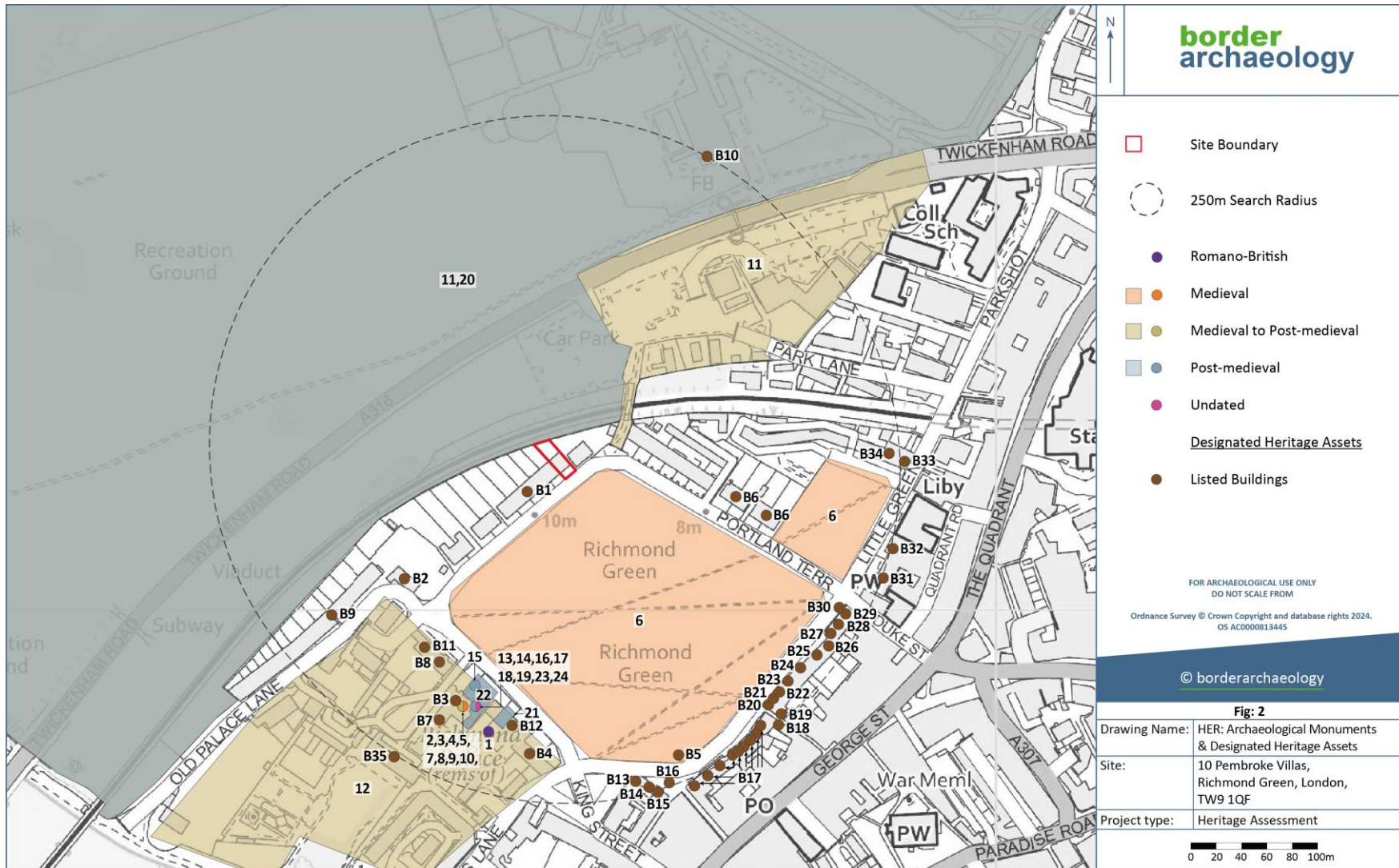
#	Ref	Name	Date	NGR
1	ELO143	Watching Brief at 'Old Palace'	1992	TQ1759474925
2	ELO4735	Watching Brief at The Old Palace	1992	TQ1759474925
3	ELO6977	Excavation at The Old Palace	2004-05	TQ1759874928
4	ELO8381	Watching Brief at Maids of Honour Row	2007-08	TQ1761774916
5	ELO8605	Trial Trench at Old Palace Lane	2008	TQ1748074940
6	ELO8689	Building Survey at 8 Old Palace Lane	2009	TQ1747874993
7	ELO12843	Evaluation at Asgill Lodge	2012	TQ1748174943
8	ELO13115	Watching Brief at Pembroke Villas	2013	TQ1764275106

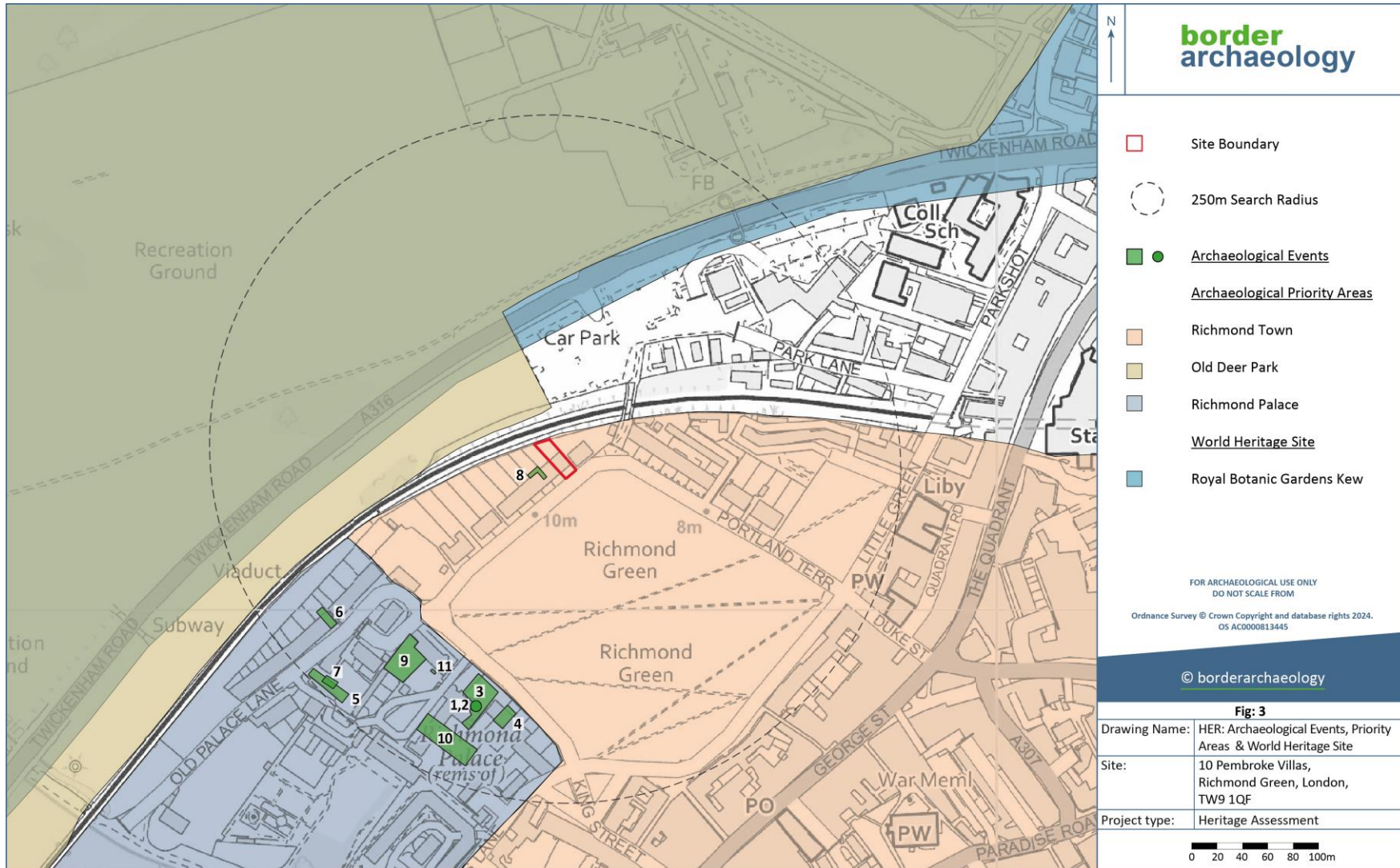
Table 5: Gazetteer of Listed Buildings recorded within a 250m radius of the Site

#	National Ref.	Name	Period	Grade	NGR
B1	1065319	Pembroke Villas	Post Med	II	TQ1762375081
B2	1065393	The Virginals	Post Med	II	TQ1751475029
B3	1065318	The Gate House and the Old Palace	Medieval to Post Medieval	I	TQ1758074926
B4	1065316	Tudor House Tudor Place	Post Med	II	TQ1763674888
B5	1065308	Drinking Fountain at South Corner of the Green	Post Med	II	TQ1775274887
B6	1357771	Portland Terrace	Post Med	II	TQ1780975082
B7	1357730	The Wardrobe, None	Post Med	I	TQ1755974905
B8	1181217	Old Court House	Post Med	II*	TQ1756674959
B9	1065394	Consecutive Nos 8 to 13 Old Palace Lane, Richmond, Tw9 1pg, None	Post Med	II	TQ1746874982
B10	1246189	Richmond Baths, Old Deer Park	Post Med	II	TQ1776375392
B11	1181241	Wall and Piers to Wentworth House Wentworth House	Post Med	II	TQ1755374973
B12	1065317	Gate and Railings and Buildings of 1 to 4 (Consecutive) Maids of Honour Row, Richmond Green, Greater London, None	Post Med	I	TQ1762074909

Table 5: Gazetteer of Listed Buildings recorded within a 250m radius of the Site

#	National Ref.	Name	Period	Grade	NGR
B13	1357770	None	Post Med	II*	TQ1772074866
B14	1065310	31 Richmond Green	Post Med	II	TQ 1773074862
B15	1065309	30 Richmond Green	Post Med	II	TQ1773774858
B16	1261332	Pair of K6 Telephone Kisots	Post Med	II	TQ1774674865
B17	1357768/1065307/1065351/1181134/1357748/1065350/1181122/1065349/1357747	25 to 14, Richmond Green	Post Med	II	TQ1776574863 to TQ1781774910
B18	1080866	16 Brewers Lane	Post Med	II	TQ1783174910
B19	1080868	11 and 13, Brewers Lane	Post Med	II	TQ1783374919
B20	1181111	12 Richmond Green	Post Med	II*	TQ1782374926
B21	1065348	No. 11, and Railings	Post Med	II*	TQ1782874930
B22	1357746	10 Richmond Green	Post Med	II*	TQ1783274933
B23	1285176	8 & 9 Richmond Green	Post Med	II	TQ1784074943
B24	1065347	None	Post Med	II	TQ1784874955
B25	1181026	5 Richmond Green	Post Med	II	TQ1786174965
B26	1065346	4 Richmond Green	Post Med	II	TQ1787074972
B27	1357745	Gothic House Old Palace Terrace	Post Med	II	TQ1787274981
B28	1285212	Old Palace Terrace	Post Med	II	TQ1788074988
B29	1065345	1 Richmond green	Post Med	II	TQ1788374997
B30	1357744	Lamp Standard outside 1 Richmond Green	Post Med	II	TQ1787875002
B31	1194386	Onslow Hall, Little Green	Post Med	II	TQ1791375025
B32	1065384	Richmond Theatre	Post Med	II*	TQ1792875046
B33	1194373	1 and 2 Little Green	Post Med	II	TQ1792975116
B34	1065383	3 Little Green	Post Med	II	TQ1791775122
B35	1357749	The Trumpeters' House	Post Med	I	TQ1752974883





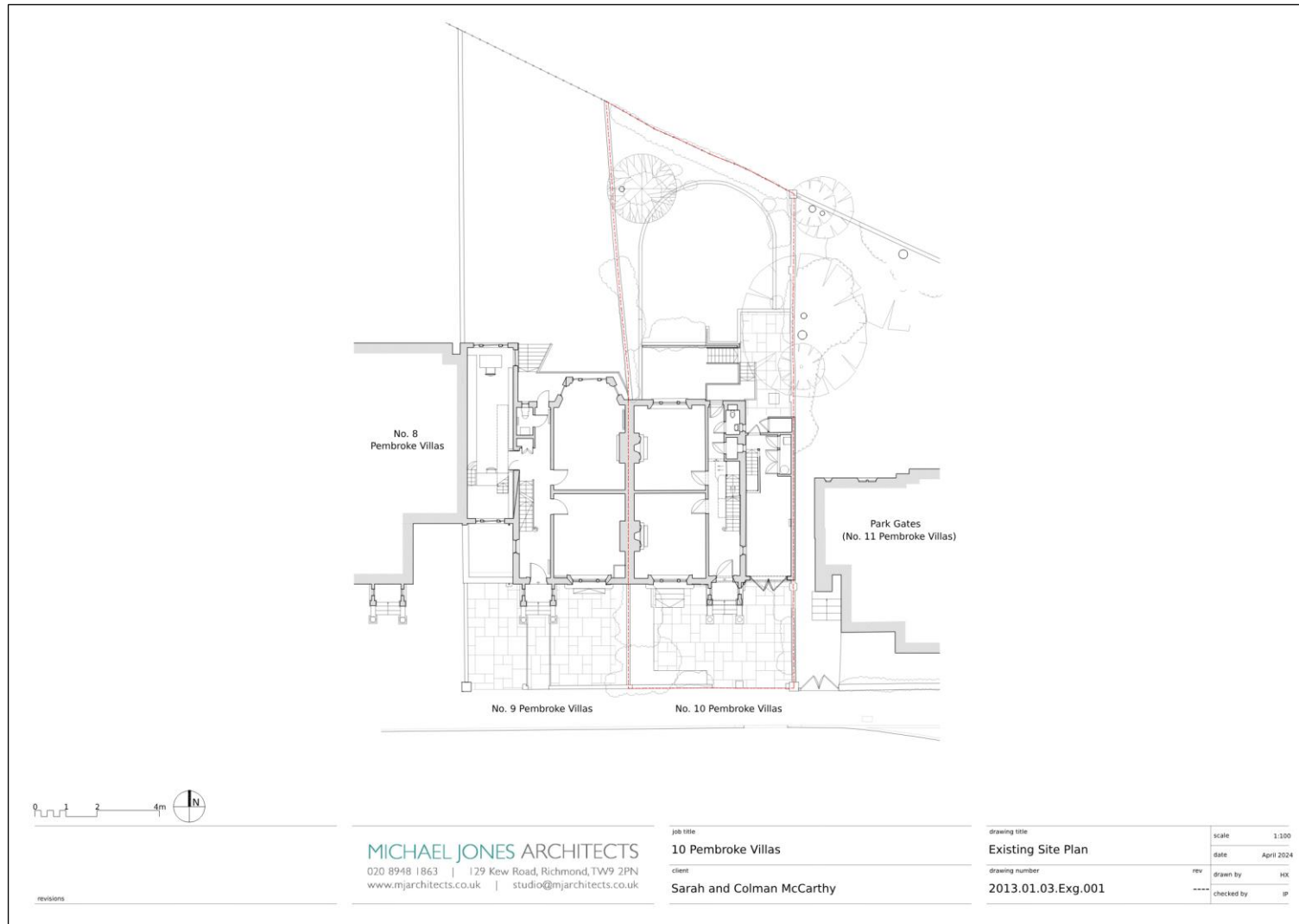


Fig 4. Existing site plan
(Reproduced courtesy of the client).

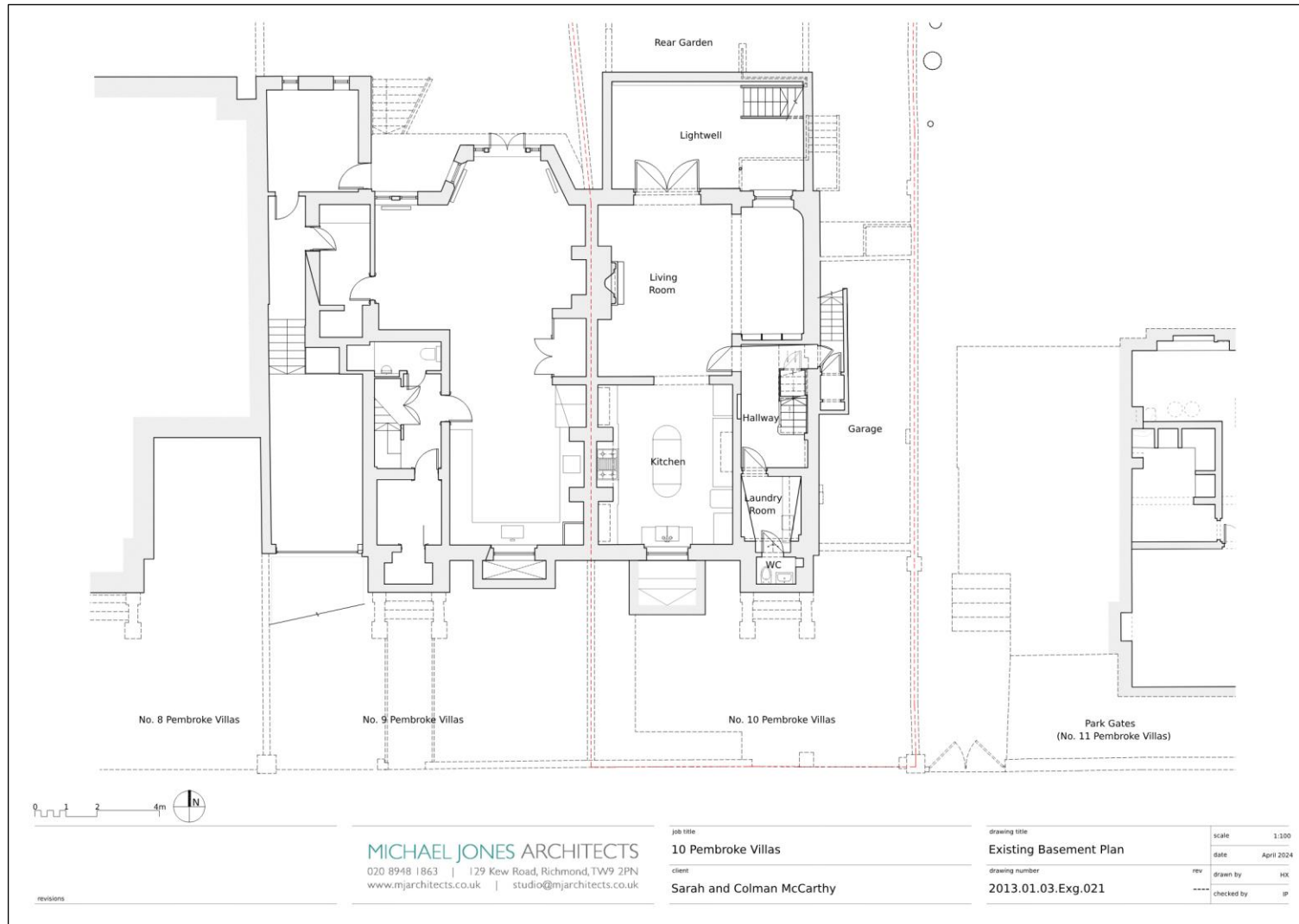


Fig 5. Existing basement plan
(Reproduced courtesy of the client).

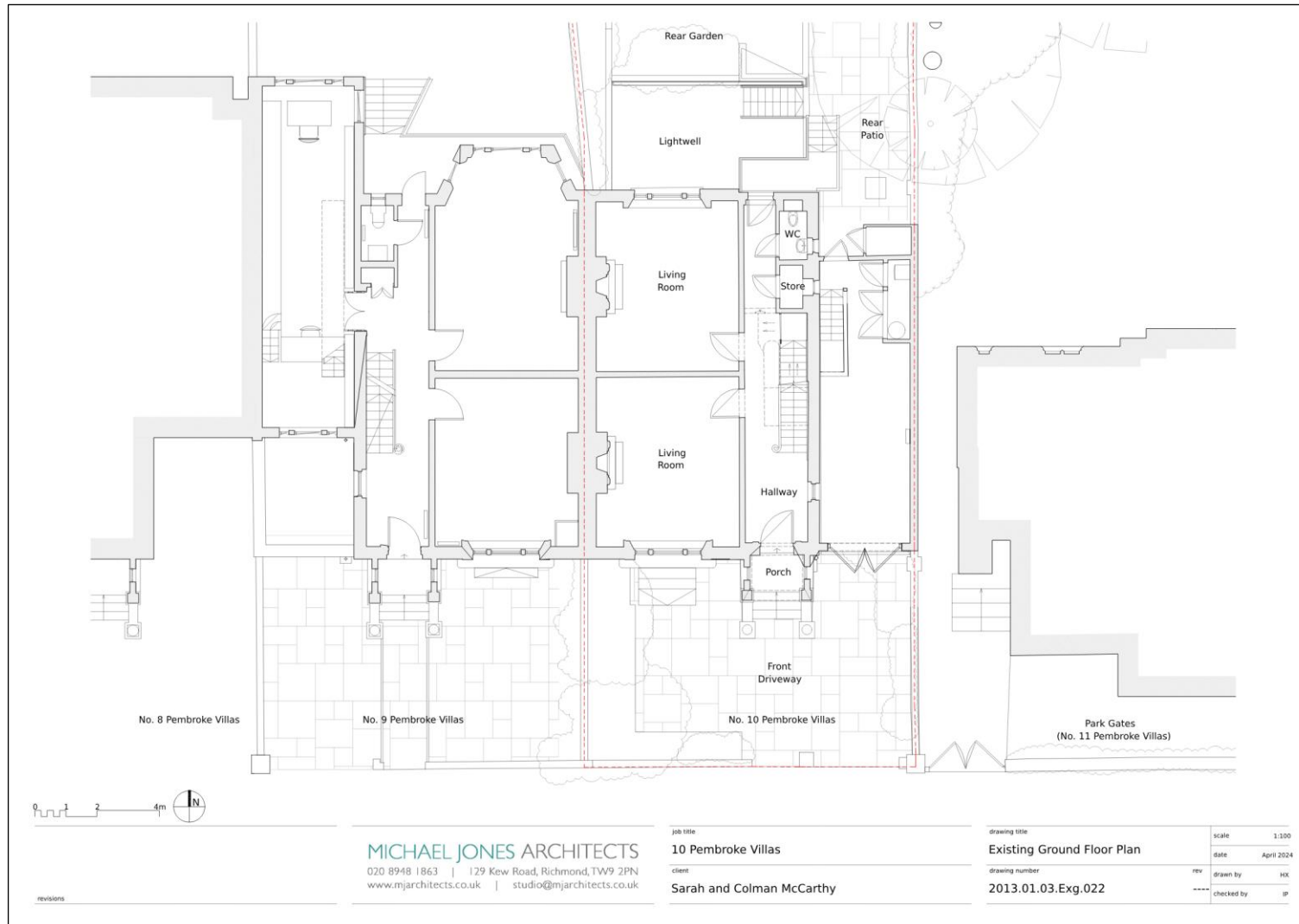


Fig 6. Existing ground floor Plan
(Reproduced courtesy of the client).

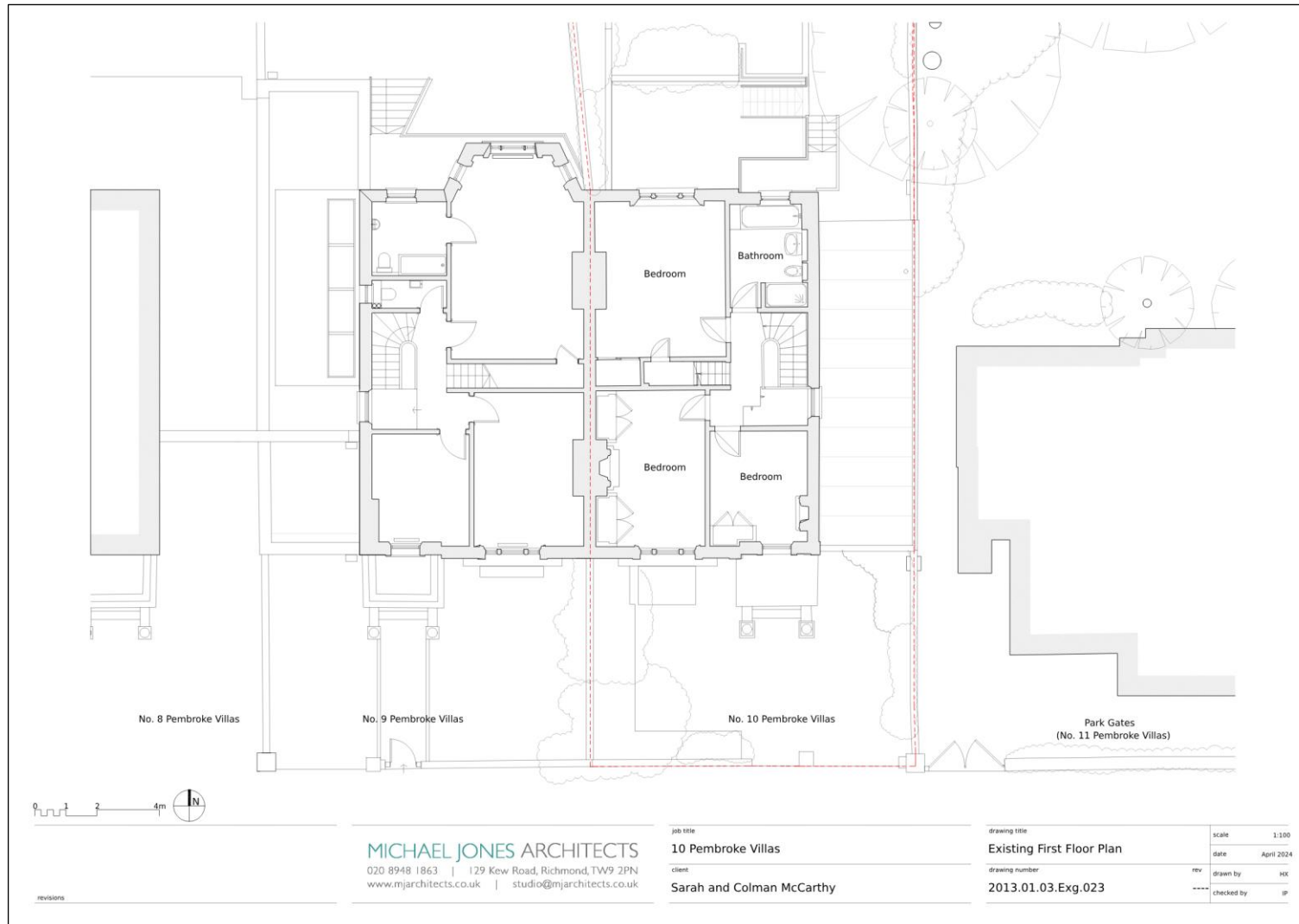
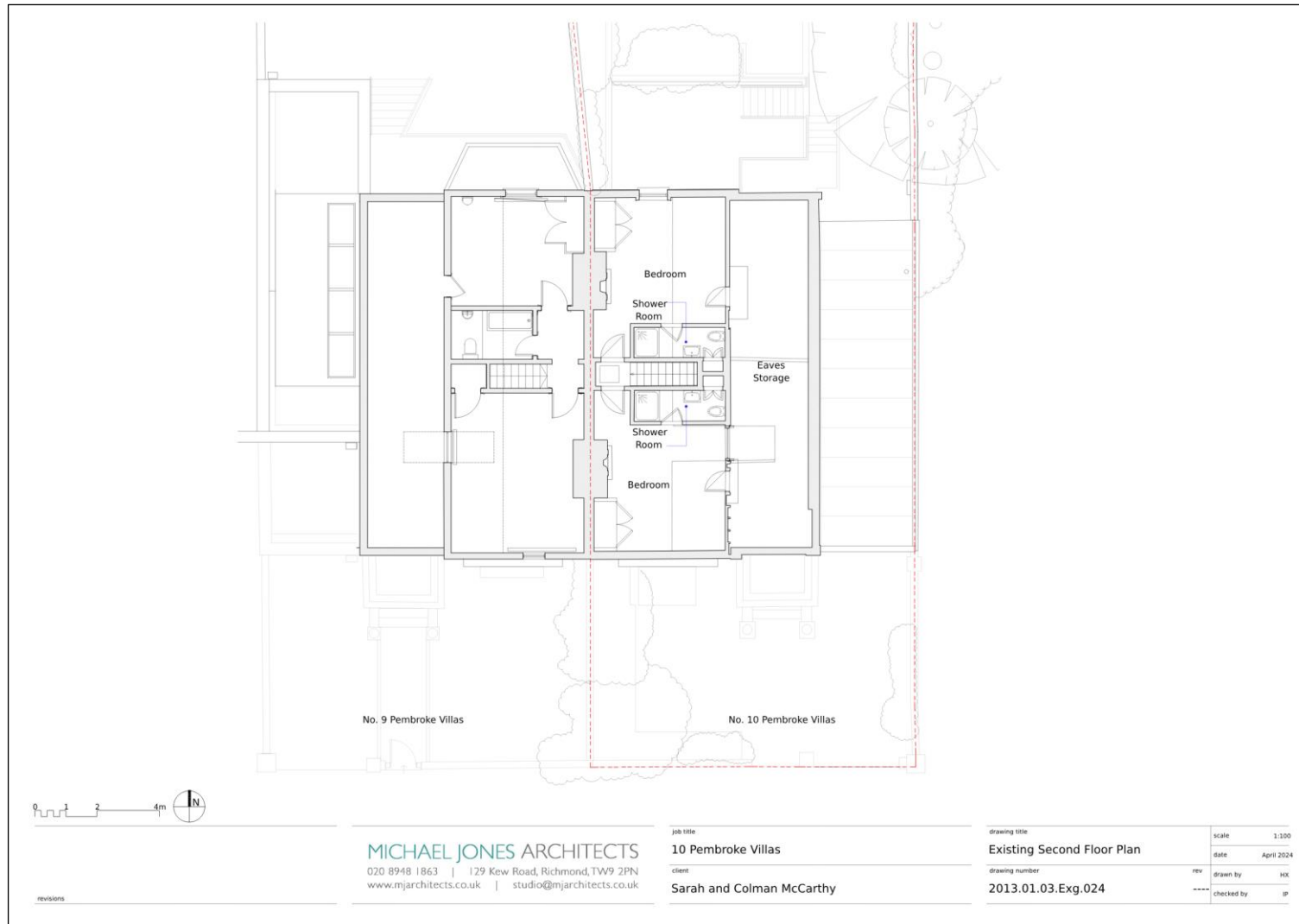


Fig 7. Existing first floor plan
(Reproduced courtesy of the client).



*Fig 8. Existing second floor plan
(Reproduced courtesy of the client).*



*Fig 9. Existing front elevation
(Reproduced courtesy of the
client).*



*Fig 10. Existing E-elevation
(Reproduced courtesy of the
client).*

0 1 2 4m

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job title
10 Pembroke Villas
client
Sarah and Colman McCarthy

drawing title
Existing Side (E) Elevation
drawing number
2013.01.03.Exg.062

scale	1:100
date	April 2024
rev	drawn by HS
---	checked by JP

revisions



*Fig 11. Existing rear elevation
(Reproduced courtesy of the client).*

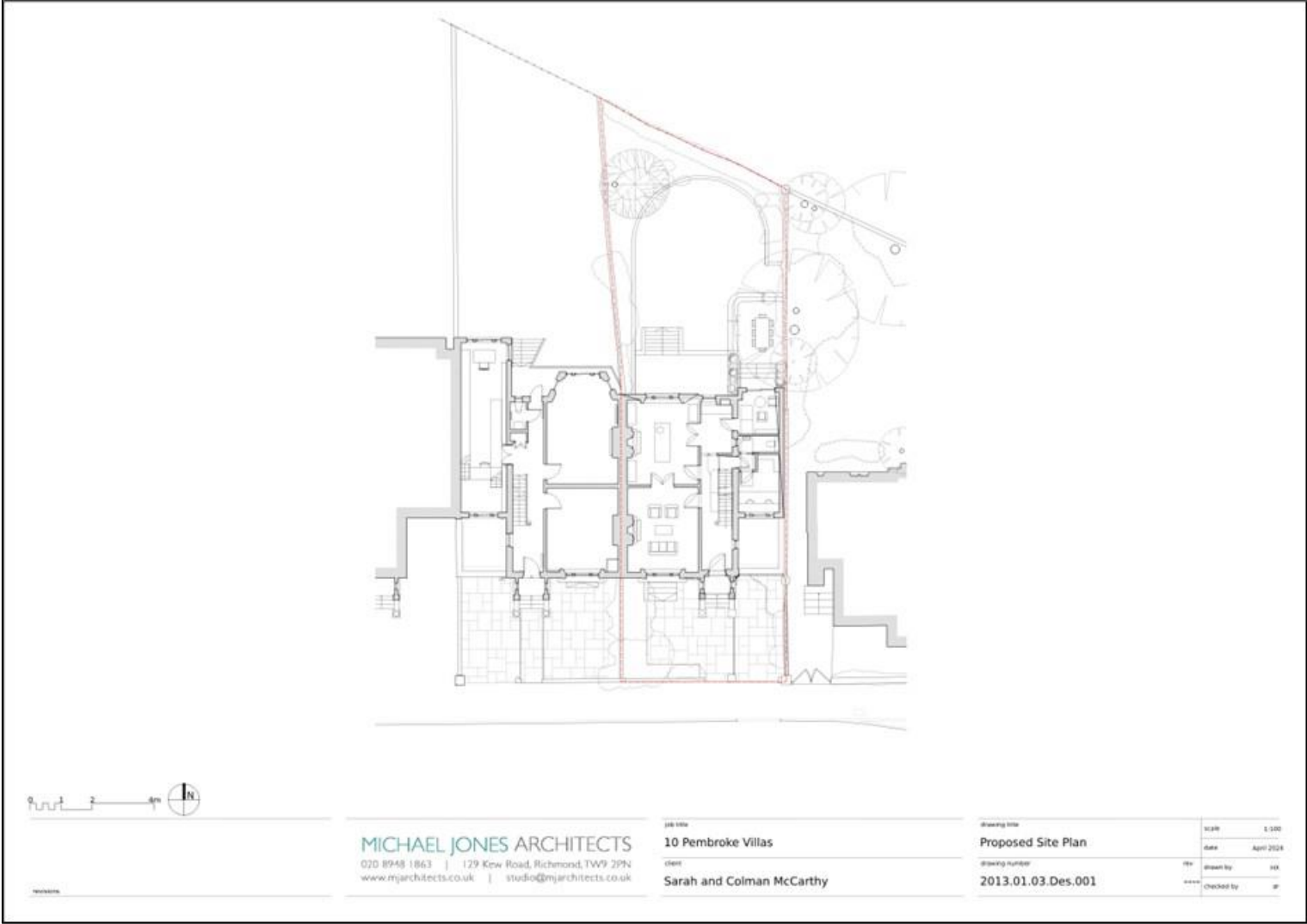


Fig 12. Proposed site plan
(Reproduced courtesy of the client).

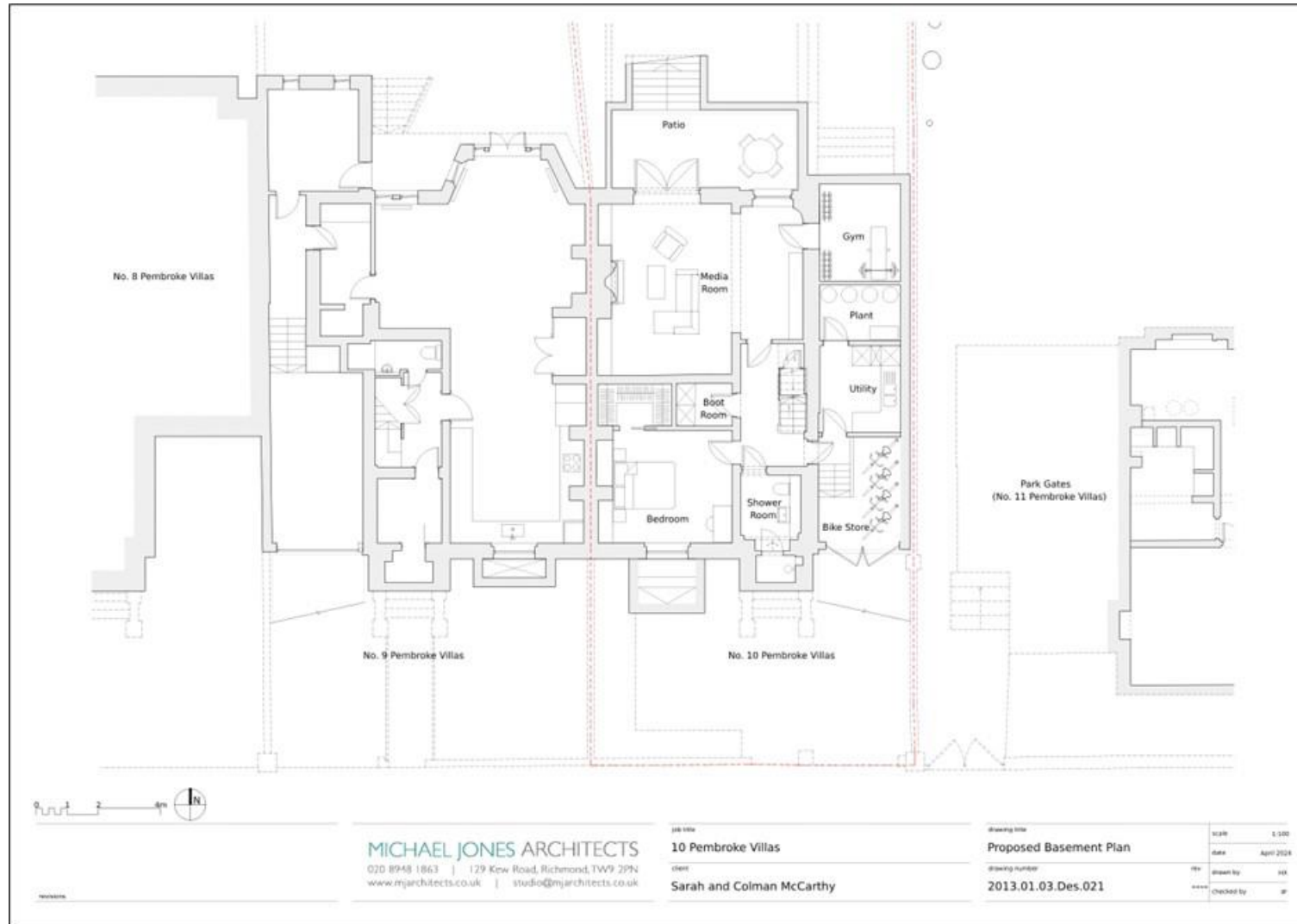


Fig 13. Proposed basement plan
(Reproduced courtesy of the client).

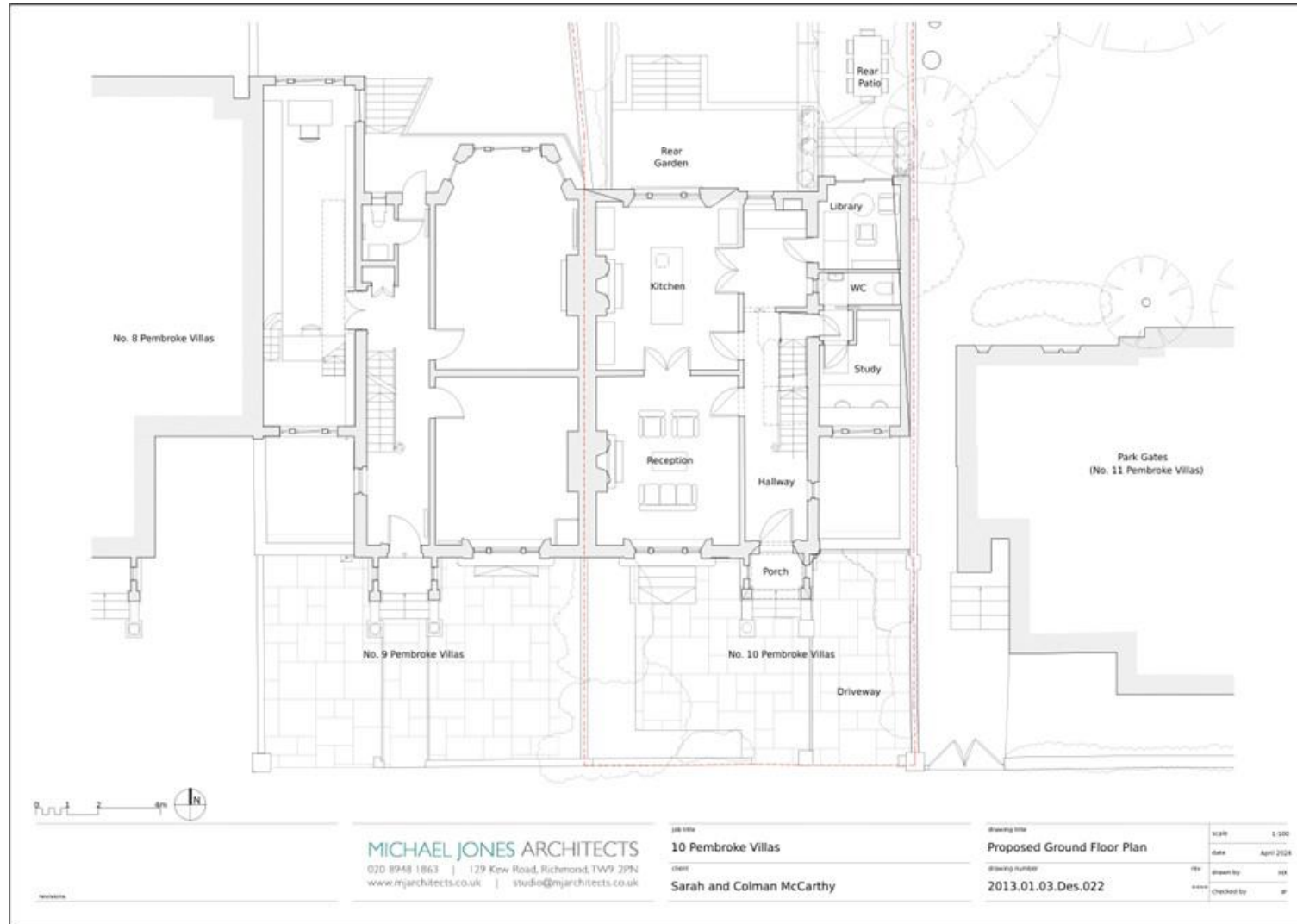


Fig 14. Proposed ground floor plan (Reproduced courtesy of the client).

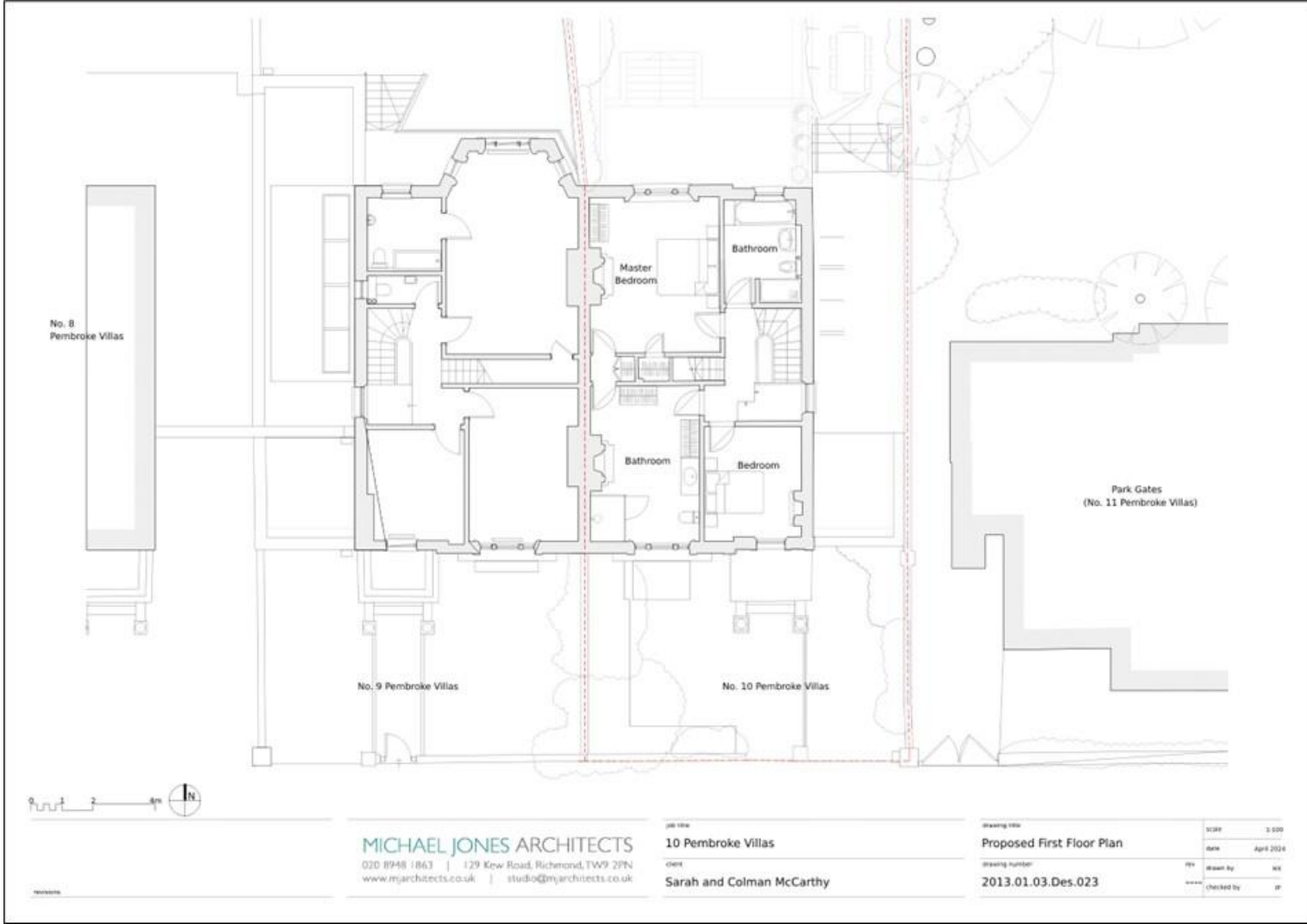


Fig 15. Proposed first floor plan (Reproduced courtesy of the client).

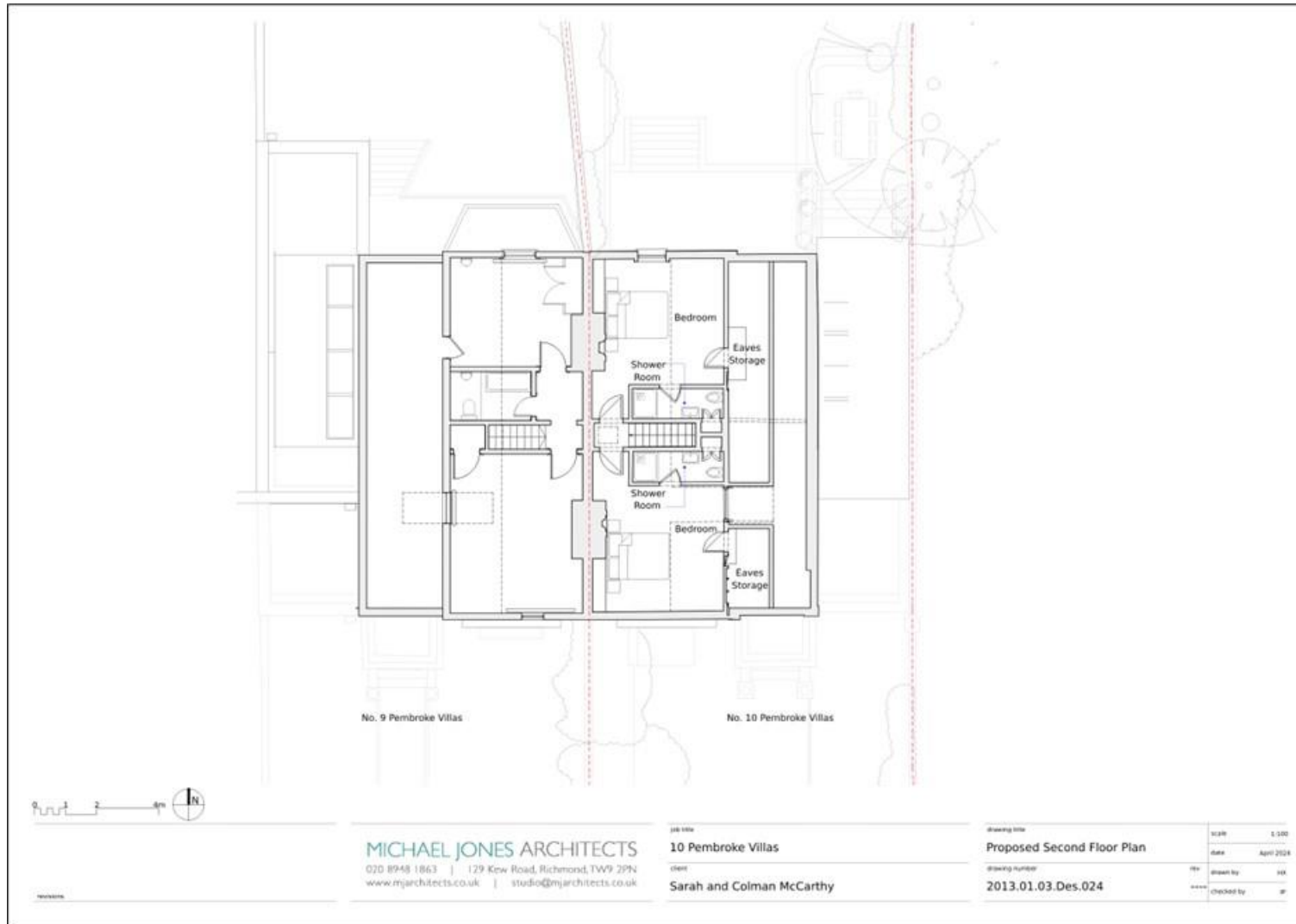


Fig 16. Proposed second floor plan
(Reproduced courtesy of the client).



Fig 17. Proposed front elevation
(Reproduced courtesy of the client).

Fig 18. Proposed E-facing side elevation
(Reproduced courtesy of the client).

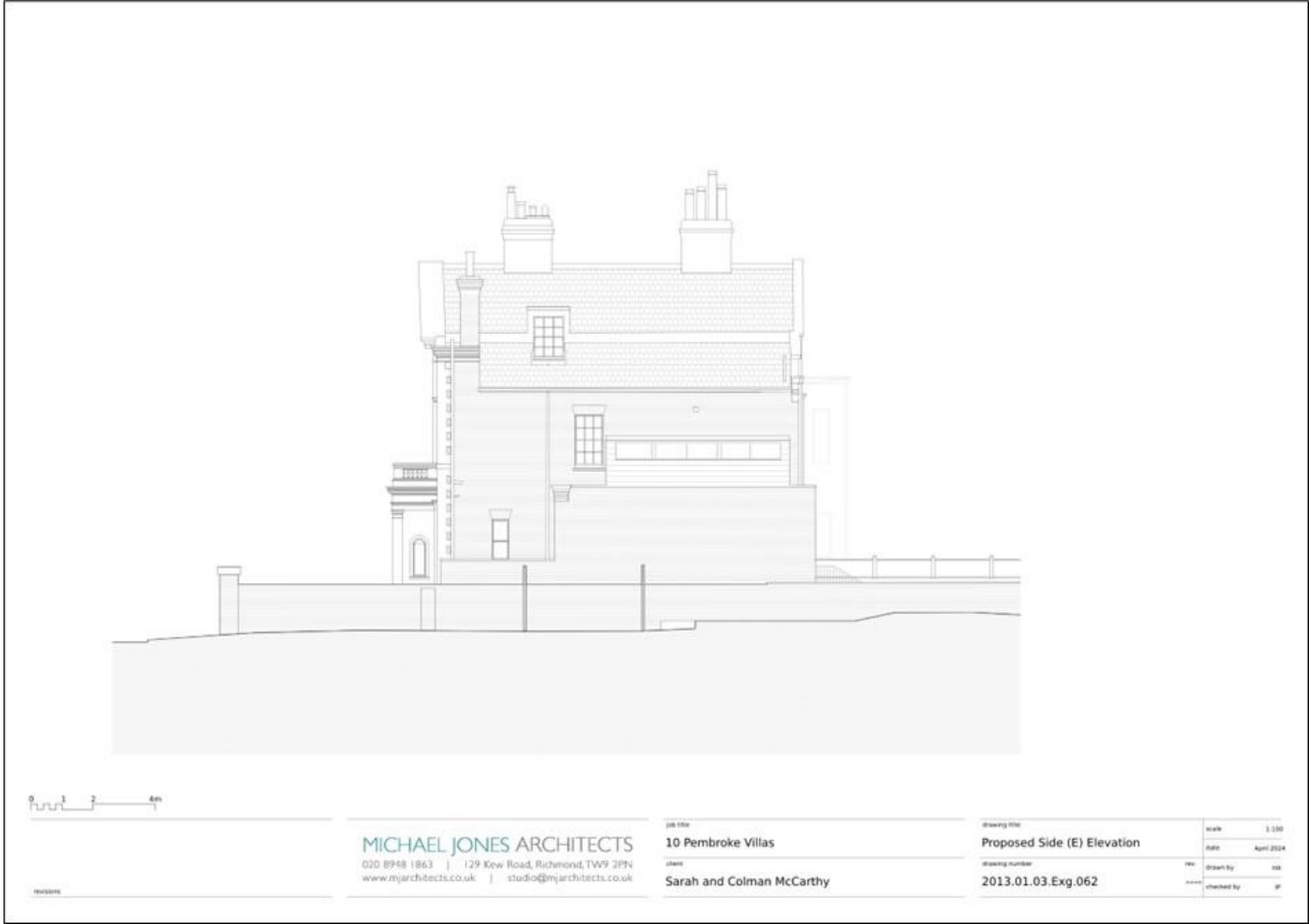




Fig 19. Proposed rear elevation
(Reproduced courtesy of the client).

7 Site Assessment

The site encompasses No. 10 Pembroke Villas, the rear garden to the NW and a stone-paved drive with yellow brick wall to the front (SE). The mid-19th century semidetached house forms the NE half of one of five pairs of Grade II listed houses of yellow brick construction beneath slate roofs houses located on the NW side of Richmond Green. The properties rise to a height of two storeys plus attic with semi-basement, with the exception of the central pair, which is of three storeys. Each side of this central pair is five bays wide while the others are predominantly three bays wide, although the third bays of the NE pairs are later single-storey extensions height (some with semi-basement), while those of the SW pairs are largely original, setback and of two storey height.

The NE bay of the front elevation of No. 10 is a flat-roofed, single-storey garage extension built between 1960 and 1972. The original two bays are set beneath one side of a slate gable roof with brick parapet walls to front and rear, with a closed pediment rising over the central, projecting two bays of Nos. 9 and 10. The semidetached house has stucco dressings. The semi-basement at the front is a single window wide and is entirely of stucco. There are quoins at the corners of the central and second bays and a storey band between ground and first floors with moulded stucco window surrounds and a cornice to the front elevation. The ground floor of the front elevation has a tripartite sash window inset with corbels at the head of the mullions and pilaster-style surround rising to a dentilled cornice, beneath which is a deep cill with iron railings. A pilastered entrance porch is approached up stone steps, with dentilled cornice and balustraded balcony above, plus the late 20th century garage. A second tripartite sash window and a sash window on the first floor have similar, if slightly more understated surrounds, corbels and entablature.



Plates 1 & 2: Views looking NW, towards the front (SE-facing) elevation of 10 Pembroke Villas.



Plate 3: View looking NW, out towards the garden of No. 10 Pembroke Villas.

The ground level is slightly lower to the rear of the building, with more of the semi-basement visible above ground. A lightwell with brick retaining walls spans the original two bays of the semidetached pair, extending further into the garden space to the SW. A metal staircase to the NE rises to a stone patio with brick edging framing the level grassed area and defining a planted border. A hedgerow defines the far NW border of the garden while to the NE is a yellow brick boundary wall with pilasters and to the SW border a shorter brick wall with buttresses supporting a short fence.

The rear elevation of No. 10 is rendered at semi-basement level but lacks stucco dressings to the upper floors. The windows and door to the upper floors are set beneath gauged brick headers with little additional adornment. A brick band between the first and attic storeys and stone coping to the parapet roof are other features of note. At semi-basement level, a wide glazed double-door opens into the lightwell, with a window set in the bay to the NE. On the ground floor, a metal staircase to a balcony approaches a glazed door with a tripartite sash window set in the bay to the SW, with another tripartite sash above at first-floor level and a sash window to both the bay to the NE and at attic level.



Plates 4 & 5: Views looking SE, towards the garden, patio, lightwell and rear elevation of No. 10 Pembroke Villas.

8 Conclusions

8.1 Potential Impacts

The following summary description of the development is based on architects' drawings supplied by the client (Figs. 4-19) and details provided through email correspondence. Subsequent publication of revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

The proposed works comprise:

- The redevelopment of the garage extension to the NE of the building, with the height of this extension being increased to the full height of the ground storey and a basement level being excavated, this to the depth of the existing basement (1.48mbgl), with foundations comprising a c.200m concrete slab thickened to c.450mm along the external walls, the extensions depth also being extended 2.5 further NW, into the area of the existing rear patio.
- Extension of the rear patio to the NW and associated alterations to patio access stairs.
- Alteration to the rear lightwell, including demolition of the existing walls and replacement with reinforced concrete walls, a c.200mm reinforced concrete foundation slab, and moving the access stairs to the NW.
- Internal works including alteration to the layout in the basement.
- Increasing the height of the chimney stack.

The proposed redevelopment of the NE extension has significant potential to disturb archaeological remains. The excavations for the new basement area, its extension to the NW and associated foundations are to a significant depth and have notable potential to encounter features and deposits below the level disturbed by the existing extension.

The proposed alterations to the rear lightwell also have potential to disturb archaeological remains, especially with the removal of existing retaining walls and installation of a c.200mm foundation slab; however, these works will not, with the exception of the new stairs, extend beyond the existing area of the lightwell, and are therefore in an area likely to have already been disturbed to some extent by construction of the existing lightwell.

The extension of the rear patio is likely to involve disturbance to the most limited depth. It is noted that the works are largely in areas which have been subject to some previous disturbance, with the area of the new extension likely impacted by the construction of the existing garage extension, nearby basement and rear patio, with the extension of the rear patio being into an area of garden where the level of disturbance is expected to be limited, although the earlier post-medieval activity and the construction of the railway nearby may have impacted the area.

8.2 Overall Conclusions

The archaeological potential of the site has been assessed as **High**, with particular reference to the medieval and post-medieval periods. The site lies only c.152m from the NE extent of Richmond Palace, being located within the medieval manor of Shene (later Richmond) in an area potentially used for domestic and/or agricultural activity potentially associated with the palace.

The site is also located immediately across from The Green, an area used for jousting and archery in the medieval period. As such, there is potential for deposits and features relating to activity at The Green and the nearby palace to be encountered within the site, as well as evidence of other medieval settlement and agricultural activity in Richmond, although the development of Pembroke Villas and nearby railway in the mid-19th century is likely to have disturbed earlier archaeology, in addition to possible earlier building phases and landscaping. Excavations for the new side extension basement are, however, to a depth such that there is potential to encounter undisturbed or minimally disturbed archaeological remains.

There is some evidence to indicate the site had built development by the early 17th century, with a map of this date showing a row of buildings along the Pembroke Villas side of The Green, perhaps of late medieval or early post-medieval date. However, it is not clear whether the buildings fall within the area of the site. These buildings were cleared prior to the construction of Fitzwilliam House to the SW of the site in the late 17th century, with Roque's map suggesting the site was located within a garden associated with the house at this time. Both the demolition of Fitzwilliam House in the mid-19th century and the subsequent development of Pembroke Villas have an association with the construction of the railway line. The house and land were sold to the railway company while the villas formed part of the development that emerged during the railway era to house a new and affluent commuter demographic.

Recommendations: It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the **High** overall potential of the site in archaeological terms, it is considered that an appropriate programme of site investigation and recording, the details of which to be agreed with the planning archaeologist for Greater London, will be necessary to determine the extent, depth and significance of archaeological features and deposits within the site.

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The Morning Herald (London), dated Thursday the 22nd of April 1841.

The Morning Advertiser, dated Friday the 4th of August 1848.

The Morning Herald (London), dated Monday the 25th of August 1851.

10.1 Cartography

(All maps were obtained from National Archives unless otherwise stated):

Moses Glover’s 1635 Map.

John Roque’s 1746 London 10 Miles Round Map.

The 1804 Ordnance Survey Drawing of Hampton Court.

1849 Tithe Map of Richmond Parish.

1894 Ordnance Survey Town Plan.

1913 Ordnance Survey 3rd Edition 25-inch Map.

1936 Ordnance Survey 4th Edition 25-inch Map.

1960 Ordnance Survey 1:1250 Map.

1972 Ordnance Survey 1:1250 Map.

(Aerial photographs dating back to c.1946 were consulted using resources held at the Historic England Archive, Swindon)

11 Appendix 1: Historic Maps

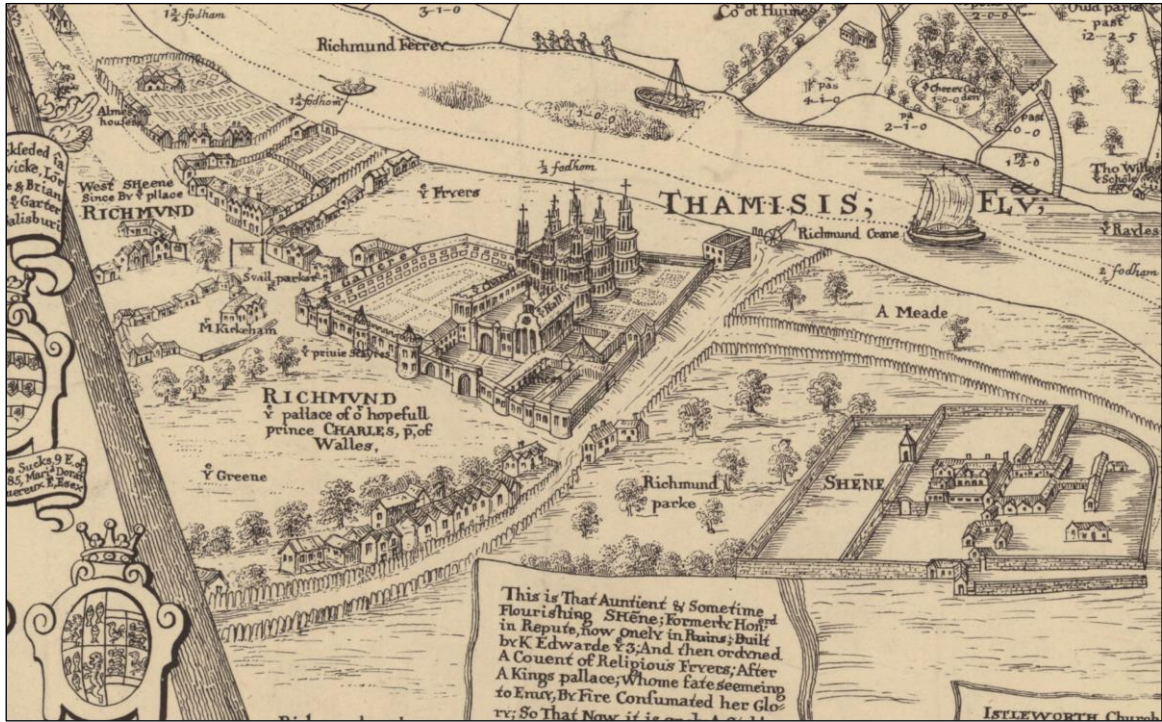


Fig. 20: Moses Glover's 1635 Map
(Reproduced courtesy of the National Archives)

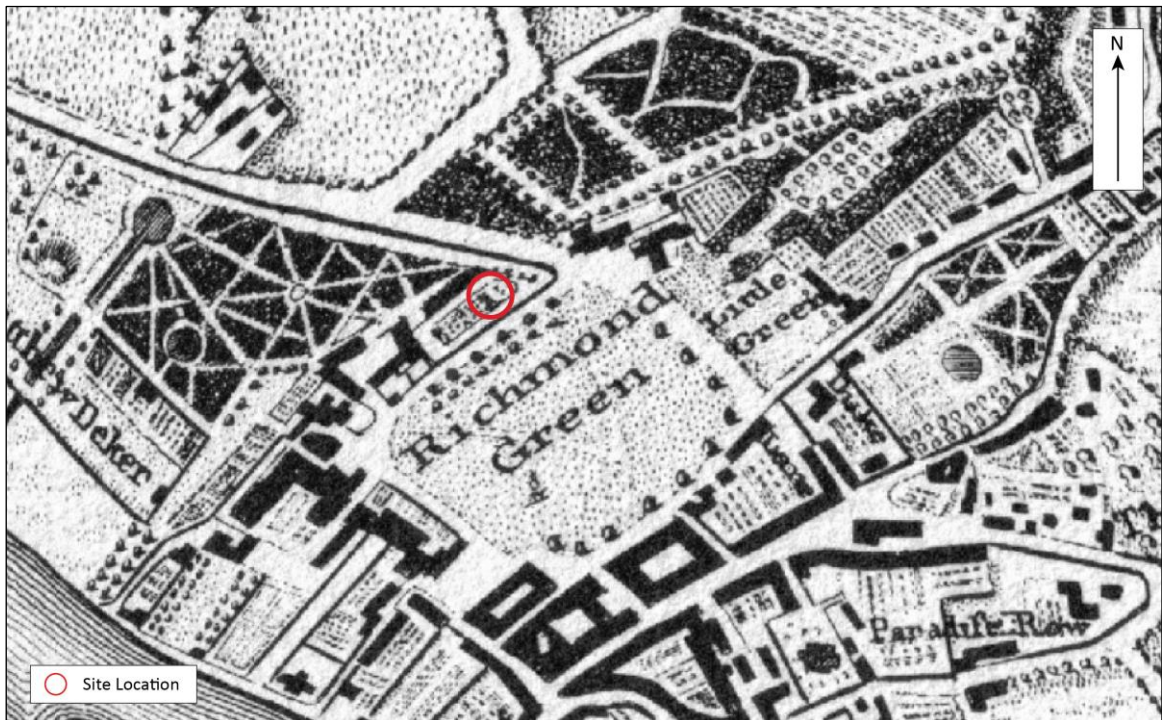


Fig. 21: John Roque's London 10 Miles Round Map (1746)
(Reproduced by courtesy of the British Library)



Fig. 22: Extract from the Ordnance Survey Drawing of Hampton Court (1804)
(Reproduced by courtesy of the British Library)

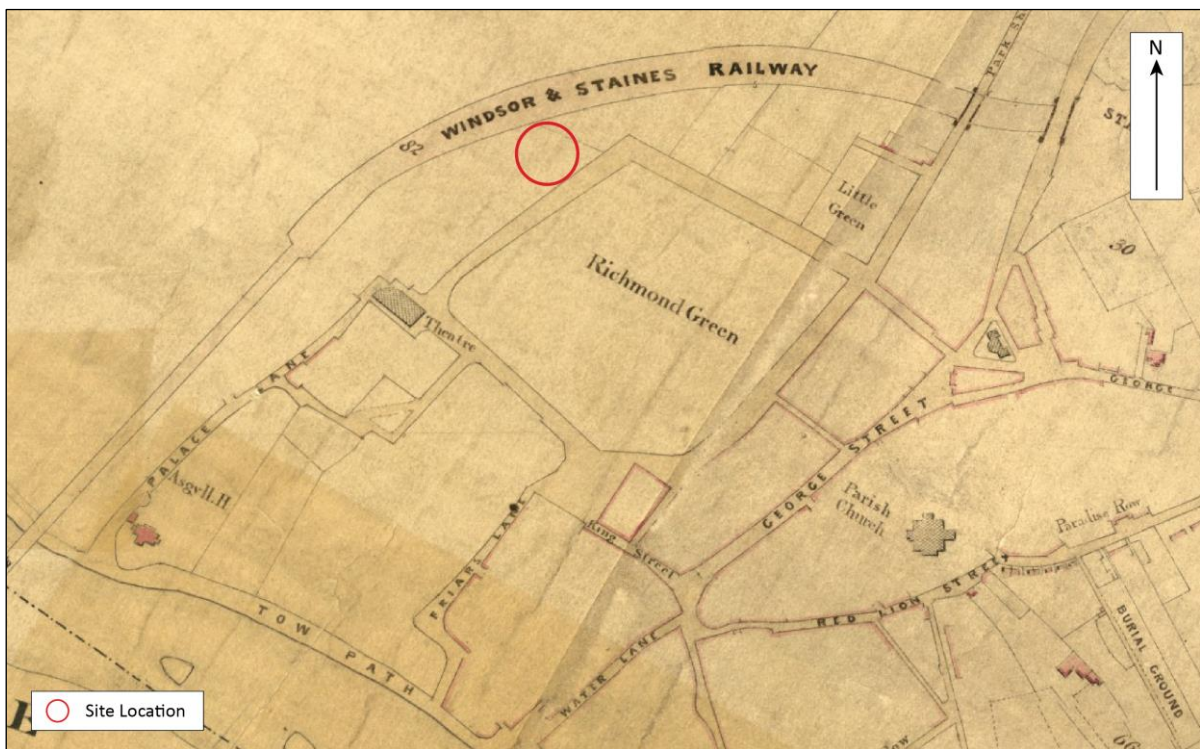


Fig. 23: Extract from the Tithe of Richmond Palace (1849)
(Reproduced courtesy of the National Archives)

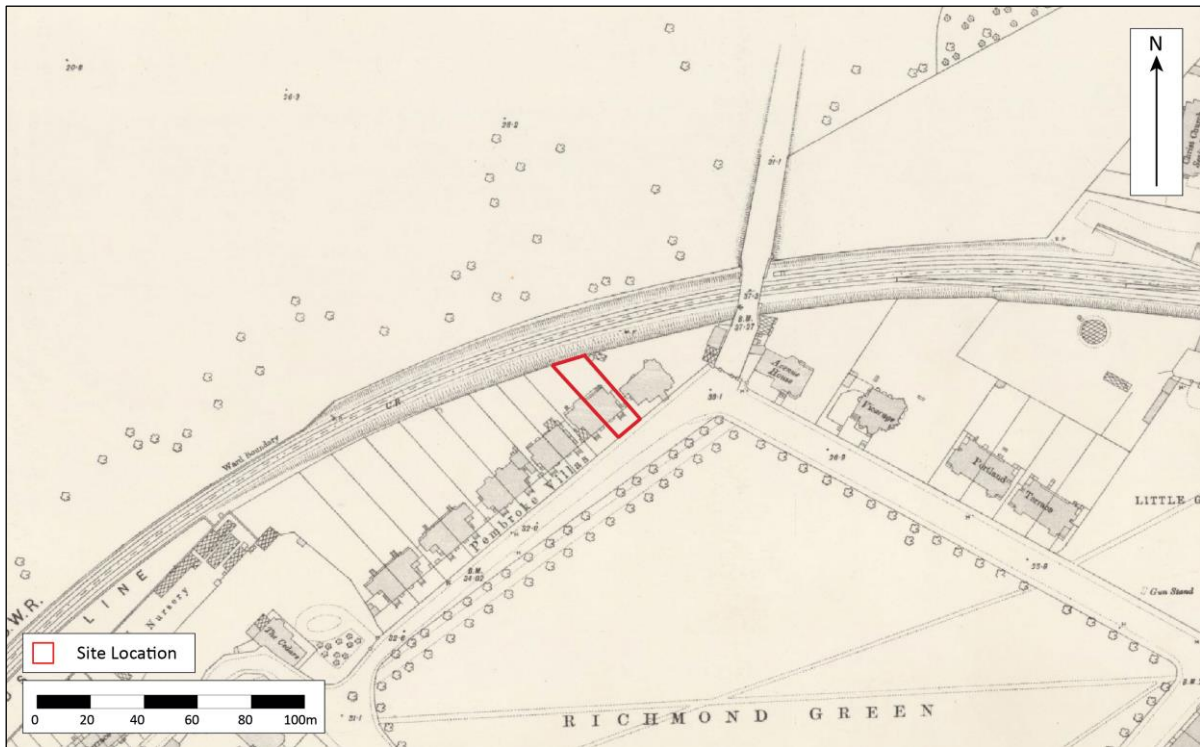


Fig. 24: Extract from the Ordnance Survey Town Plan (1894)
(Reproduced courtesy of the National Archives)

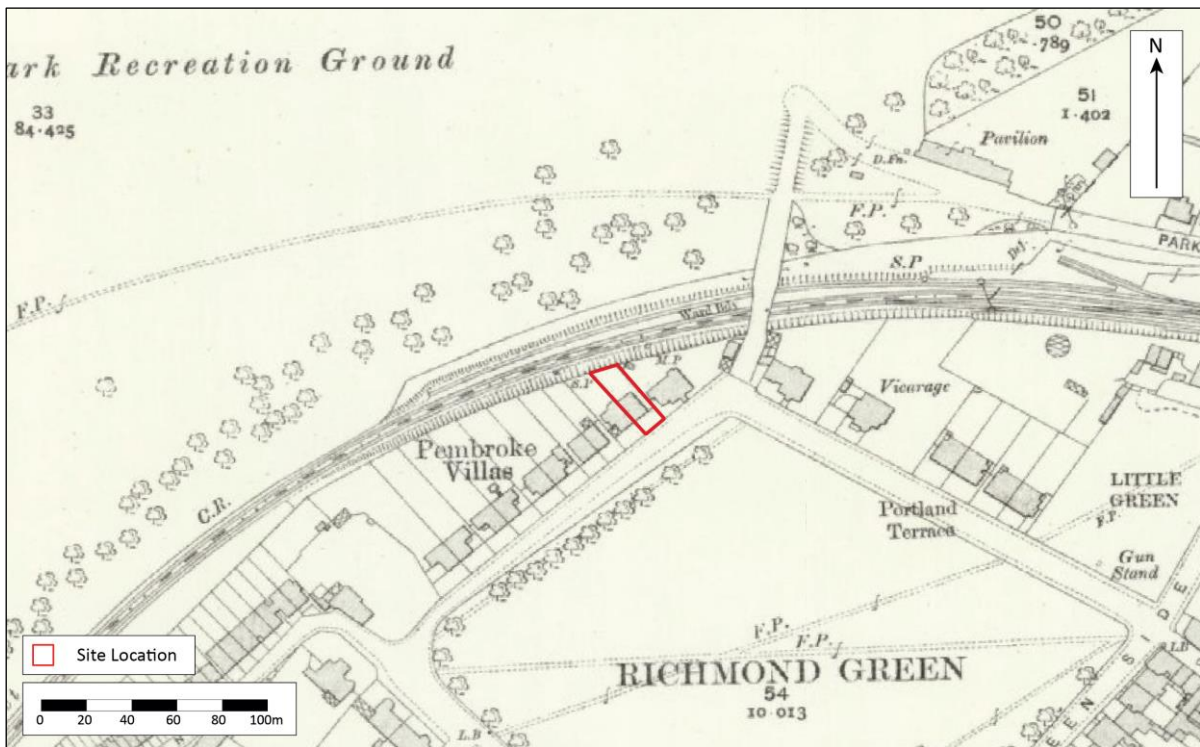


Fig. 25: Extract from the Ordnance Survey 3rd Edition 25-inch Map (1913)
(Reproduced courtesy of the National Archives)

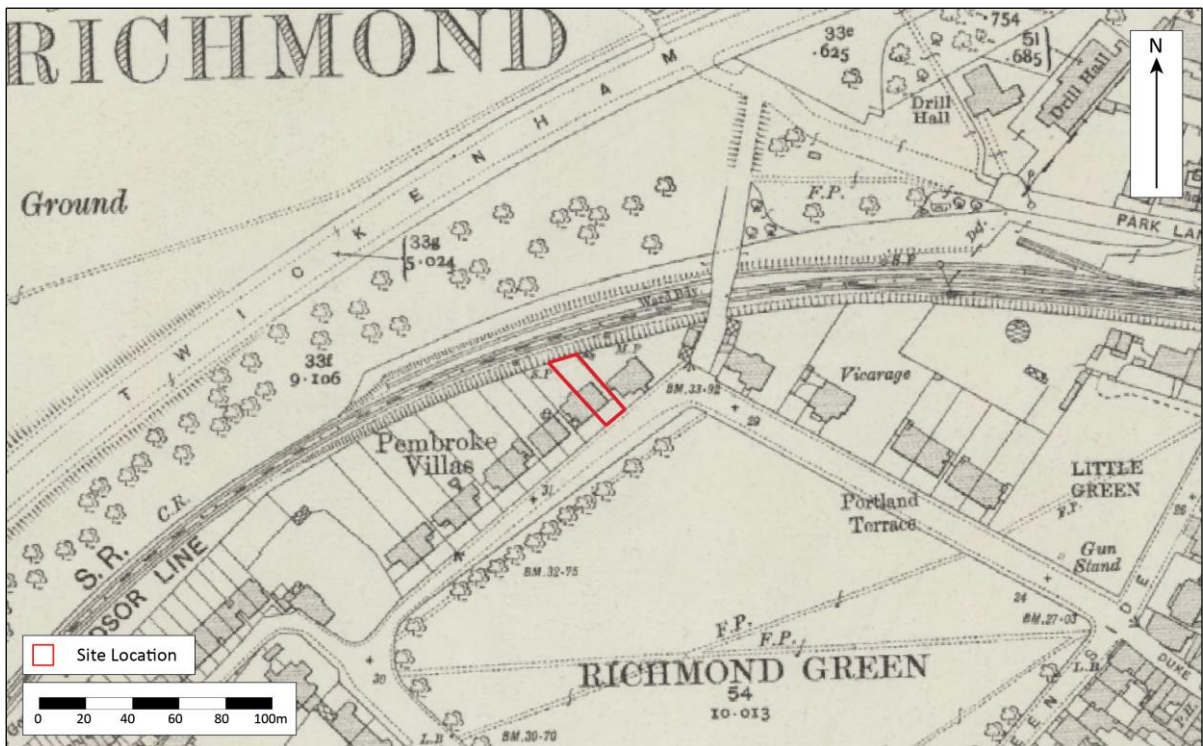


Fig. 26: Extract from the Ordnance Survey 4th Edition 25-inch Map (1936)
(Reproduced courtesy of the National Archives)

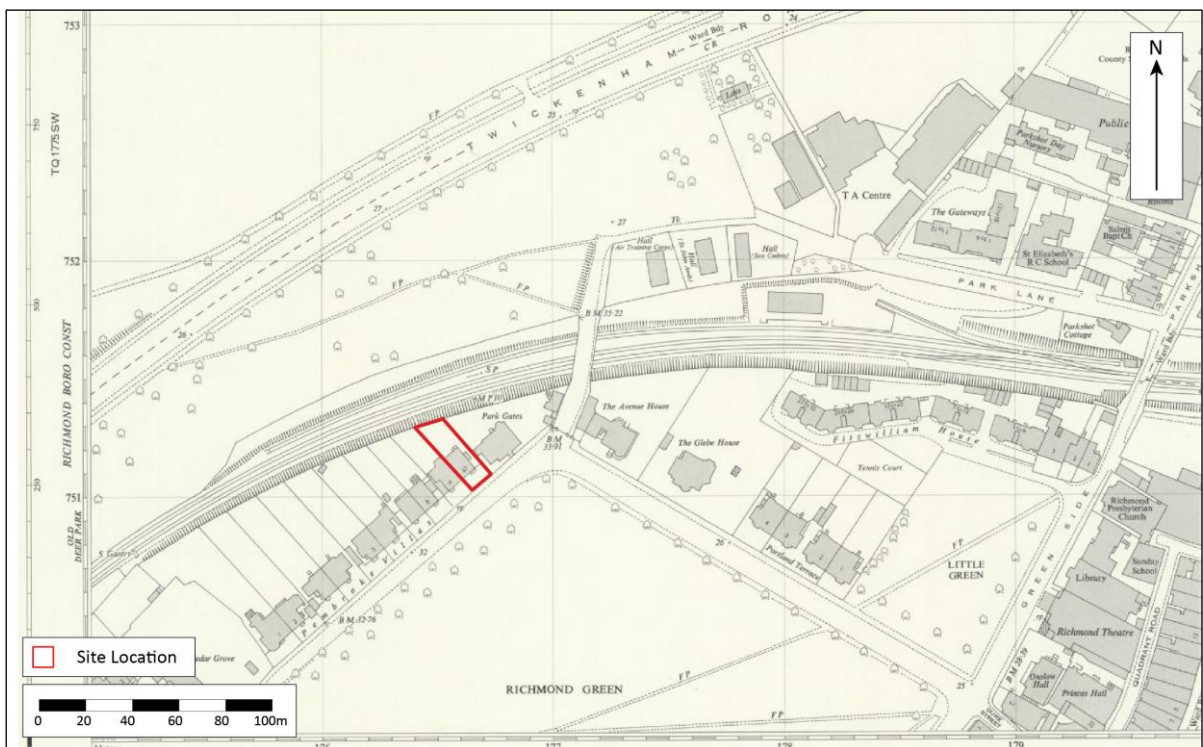
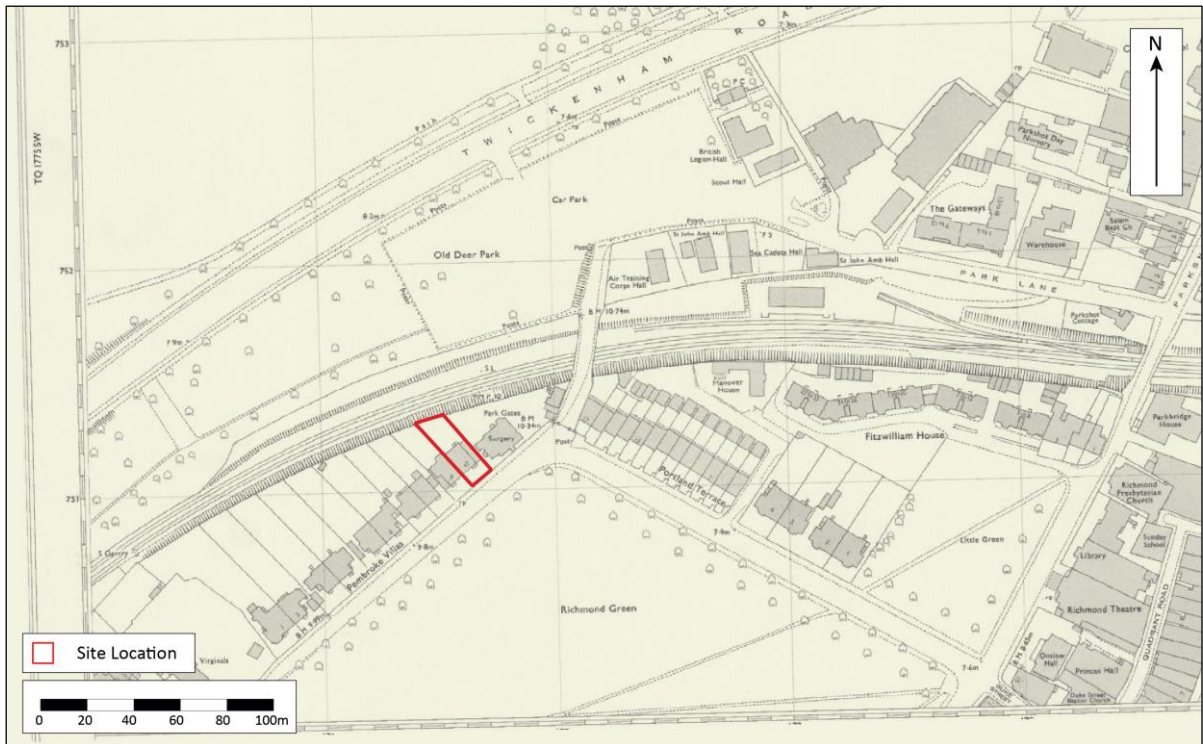


Fig. 27: Extract from the Ordnance Survey 1:1,250 Map (1960)
(Reproduced courtesy of the National Archives)



*Fig. 28: Extract from the Ordnance Survey 1:1,250 Map (1972)
(Reproduced courtesy of the National Archives)*

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