

Archaeological Desk-Based Assessment



Outbuilding at Stokes House

Ham Street

Richmond

TW10 7HR

On behalf of

Michael Jones Architects Ltd

December 2024

GENERAL ENQUIRIES

e: info@borderarchaeology.com **t:** 01568 610101 **w:** borderarchaeology.com

Administration

The Plaza, Owen Way, Leominster Enterprise Park, Leominster, HR6 0LA

Post-Ex Facility – Leominster

t: 01568 610101
e: postex@borderarchaeology.com

Post-Ex Facility – Milton Keynes

t: 01908 533233
e: postexmk@borderarchaeology.com

REGIONAL OFFICES

Milton Keynes

Unit 4, Twizel Close
Stonebridge
Milton Keynes
MK13 0DX

t: 01908 533233

Leeds

No 1 Leeds
26 Whitehall Road
Leeds
LS12 1BE

t: 0113 8187959

London

4-4a Bloomsbury Square
London
WC1A 2RP

t: 0203 301 5670

Newport

Merlin House
No1 Langstone Business Park
Newport
NP18 2HJ

t: 01633 415339

Bristol

First Floor,
Citibase Bristol Aztec West
Aztec Centre, Aztec West
Almondsbury
Bristol

BS32 4TD

t: 0117 9110767

Winchester

Basepoint Business Centre
Winnall Valley Road
Winchester
SO23 0LD

t: 01962 832777



COMPILATION

Rachel English MA MSc ACIfA &
Ellie Bishop MA BA

ARTWORK

Holly Litherland-Forrest BA

EDITING

George Children MA MCIJfA

FINAL EDIT & APPROVAL

Stephen Priestley MA MCIJfA

REPORT REFERENCE

BA24191(2478)SHH

GRID REFERENCE

NGR: TQ 17390 72223

OS LICENCE NUMBER

100055758

DATE

December 2024

Cover: Aerial view of Stokes House Ham Street looking northeast

ISO 9001 | ISO 14001 | ISO 45001

Border Archaeology Ltd shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988, with all rights reserved, excepting that it hereby provides a licence to the Client and the Council for the use of the report by the Client and the Council in all matters directly relating to the project as described in the Project Specification to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

Contents:

1	Executive Summary	2
2	Introduction.....	4
3	Site Description.....	4
4	Soils & Geology.....	5
5	Methodology	7
	5.1 Aims & Objectives.....	7
	5.2 Criteria for Assessment of Potential & Importance of Heritage Assets	7
	5.3 Consultation of Archaeological Records.....	8
6	Archaeological Assessment	9
	6.1 Previous Archaeological Investigations	9
	6.2 Prehistoric.....	11
	6.3 Romano-British.....	13
	6.4 Anglo-Saxon and Medieval.....	14
	6.5 Post-medieval.....	15
7	Historic Environment Record Gazetteers & Maps.....	19
8	Site Assessment.....	27
9	Conclusions.....	34
	9.1 Potential Impacts.....	34
	9.2 Overall Conclusions	34
10	Copyright	35
11	References	35
	11.1 Cartography.....	37
12	Appendix 1: Historic Maps.....	38
13	Appendix 2: Stokes House Existing Plans & Elevations	43
14	Appendix 3: Stokes House Proposed Plans & Elevations	45

1 Executive Summary

Border Archaeology was instructed to carry out an Archaeological Desk-Based Assessment with regard to the proposed redevelopment of an outbuilding at the SW extent of Stoke House, Ham Street, TW10 7HR, to include the demolition of the existing outbuilding and the construction of a new one-storey outbuilding in the area. The assessment results can be summarised thus:

Prehistoric: The potential for encountering evidence of buried remains of a prehistoric date has been assessed as **Moderate to High**. This assessment is based on the considerable number of findspots recorded within the study area spanning the Palaeolithic and Mesolithic periods, with an increase in artefacts recovered from the Neolithic period; Bronze Age and Iron Age activity is also noted. This reflects the geographical location of Ham within a resource-rich environment close to the River Thames and its tributaries, which would have been favourable to early settlement. There is also potential for the preservation of palaeoenvironmental remains, particularly at the interface where brickearth deposits overlie the sands and gravels.

Should any artefacts, deposits or features relating to this period be encountered during the proposed development these would be considered of **Medium to High** significance. Should any Palaeolithic remains be discovered these would certainly contribute to and support ongoing research for the Lower Thames Valley for the combined study of Quaternary geology and Palaeolithic archaeology to better understand the finds from Richmond in their geological context. They could also contribute to other regional and local research objectives for the prehistoric period as set out in the research framework for London Archaeology.

Romano-British: The potential to encounter evidence of Romano-British activity within the site has been assessed as **Low**. This assessment reflects the lack of Romano-British finds and any archaeological deposits or features of the period within the study area and within the Richmond Archaeological Priority Area (APA) 2.11: Ham, within which the proposal site lies. Should any archaeological features, deposits or finds of a Romano-British date be encountered during the groundworks for the proposed development these would be considered of **Medium to High** importance, given the limited evidence for Romano-British activity in the borough and particularly within the APA. Any such discovery could help to confirm the nature and extent of Romano-British activity, such as the existence of any settlement in Ham at the time and the nature of the relationship between any communities in the wider area and *Londinium*.

Anglo-Saxon and Medieval: The potential for encountering remains associated with these periods has been assessed as **Low to Moderate** reflecting the location the site in a predominantly rural and agricultural landscape, with possible isolated settlements in the Anglo-Saxon/early medieval period, with potential for burgrave plots and a more dispersed pattern of settlement emerging in the later medieval period. Should any features or finds of medieval date be encountered during the course of the proposed development, these would be considered to be of **Medium to High** importance given the lack of sites, finds, features and deposits of this date within the study area, and could contribute to our understanding of the nature and extent of activity within the study area at this

time. Such findings could also contribute to both regional and local research objectives for the Anglo-Saxon and later medieval periods.

Post-medieval: The potential for encountering buried archaeological assets of a post-medieval date has been assessed as **Moderate**. By the mid-18th century, the site appears to have lain within a cluster of plots with structures evident surrounded by meadows and orchards. From the mid-19th century, the plan form of the house appears to conform roughly to the existing plan of Stokes House. There may be some evidence for the original house's foundations and perhaps those of its demolished offices which may be uncovered during the construction of any new foundations and excavations for service trenching. Any such findings would be of local significance only.

Overall Conclusion: The archaeological potential of the site has been assessed in overall terms as **Moderate to High**, with particular reference to encountering archaeological remains of prehistoric date. The potential to encounter remains of Romano-British date has been assessed as **Low** and as **Low to Moderate** for the Anglo-Saxon and medieval periods while the potential to encounter remains of post-medieval date has been assessed as **Moderate**.

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 **Moderate to High** potential of the site it is respectfully suggested that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

2 Introduction

Border Archaeology (BA) was instructed by Michael Jones Architects Ltd to produce an Archaeological Desk-Based Assessment (ADBA) with respect to Stokes House Ham Street Richmond London TW10 7HR (NGR: TQ 17399 72236) (*Fig. 1*) in connection with the redevelopment of an outbuilding at the SW extent of the building, including the demolition of the existing outbuilding and the construction of a rectangular, one-storey outbuilding on a similar footprint with office/gym, kitchen, and bathroom.

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains) and forms an initial stage of site investigation enabling the local planning authority to formulate an appropriate response.

3 Site Description

The development site comprises a semidetached three-storey residential Georgian house, with later additions, set within a half-acre plot bounded by a high wall. The property is located on the western side of Ham Street, Ham, in a quiet residential area within the London Borough of Richmond Upon Thames. Stokes House is a locally listed Building of Townscape Merit (BTM) (83/02237/BTM).

Ham Street is situated to the NW of Ham Common. Sudbrook Park and Richmond Park lie to the E, Petersham to the NE and Ham House and Gardens to the N. The ancient communal river meadows that form Ham Lands Local Nature Reserve are situated to the W and the borough boundary with Kingston Upon Thames to the S.

The site lies at an elevation of c. 7m AOD in the bend of the River Thames, on the Surrey side, between central Richmond and Kingston, around nine miles SW of central London. Twickenham is located on the opposite side of the river, to the N, with Strawberry Hill to the W and Teddington to the SW.

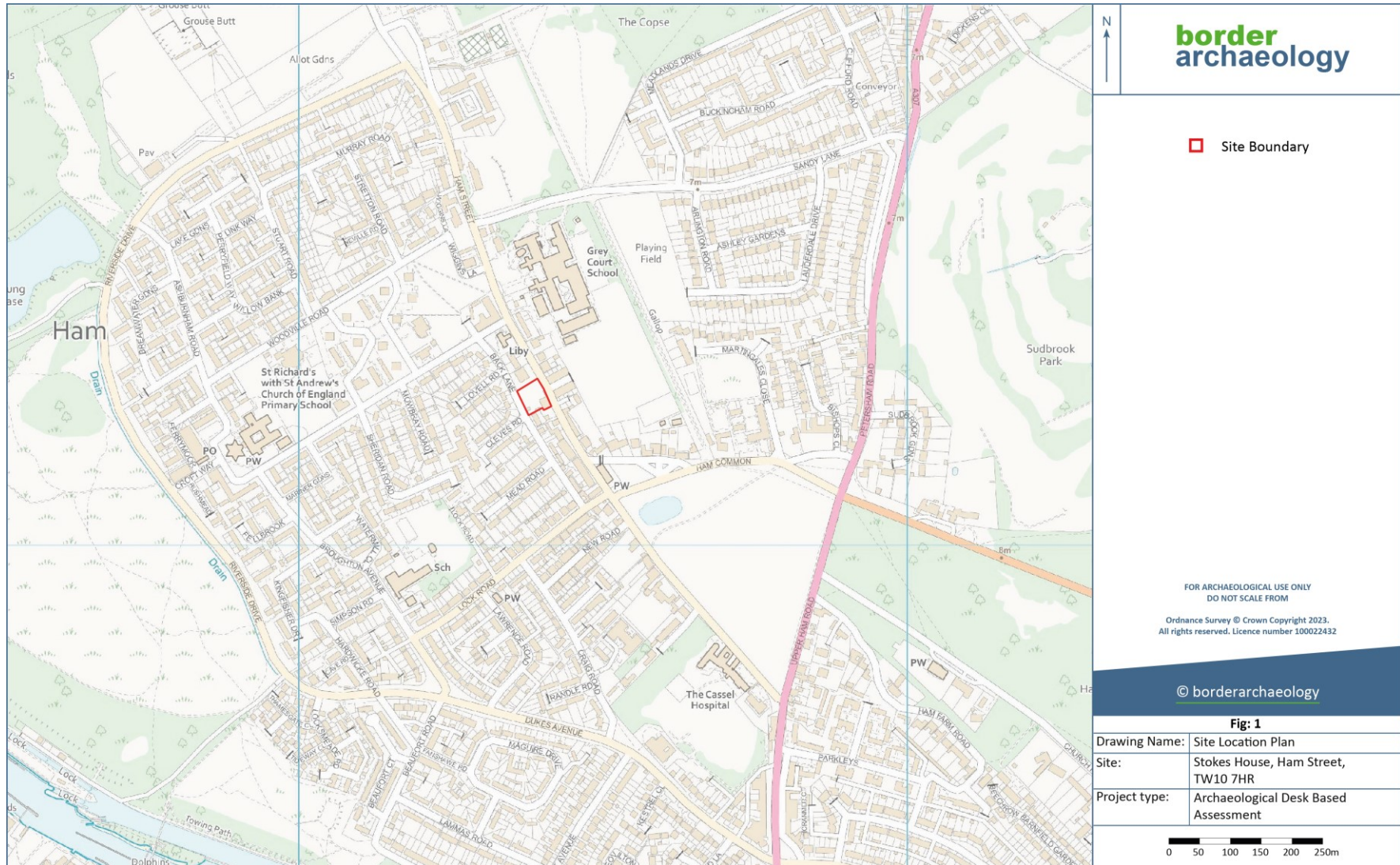
The site is also located within the Tier II Richmond Archaeological Priority Area (APA) 2.11: Ham, which represents a historic settlement of early medieval origin. The APA covers the core of the historic settlement along Ham Street and includes Ham Street Manor House and Grounds and areas of open and undeveloped land. These include the western portion of Ham Common which comprises a triangular shaped village green bounded and separated from the rest of the common by Petersham Road. The APA has the potential to reveal evidence for the prehistoric and medieval periods.

The house, built c.1760 and originally forming part of the Dysart Estate, lies within the Ham House Conservation Area (CA) focused on the remarkable Grade I listed Ham House and its estate, a Grade II* registered Historic Park and Garden. Ham House is an exceptionally fine example of a 17th century country house and grounds in a distinctive rural setting situated on the S bank of the River Thames and contained by the settlements of Ham and Petersham to the S and E. Ham Common CA adjoins it to the S, with Petersham CA adjoining the Ham Common CA to the N and Parkleys Estate CA adjoining Ham Common CA to the S.

4 Soils & Geology

Ham lies within the London Basin on bedrock geology of the London Clay Formation, a sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period (BGS 2024). This is overlain by sand and gravel of the Kempton Park Gravel Member, a sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period. Some areas of the Ham APA which overlie the Kempton Park floodplain sands and gravels are capped with Langley Silt (brickearth) geology.

No records of geotechnical investigations have been identified within the site or adjoining properties. The nearest historic borehole data recorded on the BGS is located at New River Head, Ham Common, around 150m SE of the site (BGS Ref: TQ17SE127; BGS ID: 581564). In 1952 a borehole was drilled by the Metropolitan Water Board in vicinity of the present St. Thomas Aquinas Church. The borehole attained a depth of c. 42.65mbgl (23.78m OD) and revealed a sequence of made ground (to a depth of 0.91mbgl) overlying drift gravel (to 4.87mbgl). The underlying Blue (London) Clay extended to 7mbgl where the geology transitioned to Claystone to 7.30mbgl, with Blue Clay continuing to the base of the borehole.



5 Methodology

5.1 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.

5.2 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 guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 200 states: *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...* (DLUHC 2023).

This ADBA also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *London Plan (July 2021)* (Chapter 7: Heritage and Culture, policies *HC1 Heritage Conservation and Growth*, *HC2 World Heritage Sites* and *HC3 Strategic and Local Views*) and the *London Borough of Richmond Upon Thames Local Plan 2018-2033* (Adopted July 2018, updated March 2020) with specific reference to the following policies:

- *LP3 Designated Heritage Asset.*
- *LP4 Non-Designated Heritage Asset.*
- *LP5 Views and Vistas.*
- *LP7 Archaeology.*

Policies contained in the *Ham and Petersham Neighbourhood Plan 2018 – 2033* (Ham and Petersham Neighbourhood Forum, 2019) were also considered.

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.

5.3 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 500m radius, the results of which are shown on a series of maps and tables (*Figs. 2-5; Tables 2-6*). 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 (GLHER): Information from past investigations, findspots, documentary & cartographic sources and aerial photographs. A total of 24 archaeological monuments, 16 archaeological events, 21 Listed Buildings, two Archaeological Priority Areas and one Registered Park and Garden were recorded within a 500m radius of the site.

- Historic England: Information on statutory designations including SAMs, Registered Parks and Gardens and Listed Buildings along with identified Heritage at Risk.
- The National Record of the Historic Environment database (<http://pastscape.org.uk>).
- British Geological Survey (BGS): Solid and drift geology digital map/geological borehole record data.
- The British Library, London Metropolitan Archives and the National Archives: Historic maps, illustrations and relevant primary & secondary sources.
- Internet sources: Including the Local Planning Authority Local Plan and information on Conservation Areas, Archaeological Priority Areas, and locally listed buildings.
- Photographs of the site and its setting were obtained to determine the presence of archaeological remains in the vicinity.

6 Archaeological Assessment

6.1 Previous Archaeological Investigations

There are a total of 16 archaeological events listed within the study area (*Fig. 3; Table 3*). Archaeological Desk-Based Assessments (ADBAs) and a single building survey account for around half of these, the remainder comprising archaeological trial-trench evaluations, watching briefs (archaeological monitoring and recording) and an open-area excavation.

A watching brief was undertaken within the area of the site, in an area c.22m NE of the relevant outbuilding, in 2024. The archaeological observation undertaken by BA encountered no features or finds of archaeological significance, however it was noted the excavations observed largely did not reach the natural substratum, with its findings therefore not considered reflective of the site's overall potential especially in relation to the prehistoric period. (Border Archaeology 2024).

Archaeological work was undertaken at the site of Grey Court School, around 150m to the NE of the proposal site, following the compilation of an ADBA in 2013 (ELO13438; *Fig. 3 E7*), which identified the potential for prehistoric remains or post-medieval brickworking on the site. Three trenches were opened in early October 2013 (ELO13437; *Fig. 3 E6*) ahead of the construction of a new sixth form block. The trenching revealed no archaeological finds or features; however, the natural substrate was encountered at 0.3-0.6m bgl (6.15-6.5m AOD). A few pieces of burnt flint were recovered from the subsoil deposits and a single small piece of struck flint (Jeffrey 2013).

In late October of the same year, an excavation area of 13m × 9.5m was opened to the S of Trench 1 (ELO13661; *Fig. 3 E8*) which revealed a substantial deposit of brick debris, together with scattered clinker and other burnt material suggestive of brickmaking nearby. Examination of the brick, pottery and clay pipe recovered from the site dated the material to the late 17th century. A series of shallow linear features cut into the natural clay/silt and sealed by made ground and brick debris could not definitively be assigned a function but there was some evidence for a mid-18th century date. It is significant that the area (although meadow) was referred to as 'Brick Ground' on the 1841 Tithe map.

A watching brief undertaken to the WNW of the proposal site in 1992 (ELO22107; *Fig. 3 E3*) revealed alluvial clay overlain by redeposited clay from which a single prehistoric flint was recovered. This was sealed by modern construction debris. The GLHER provides no grid reference (NGR) for the location of the watching brief and whilst it is noted that it took place at a site on Sheridan Road, the GLHER dataset places it on Mowbray Road; however, both streets are located within 250m of the site, taken from its SW corner on Back Lane.

Three trial-trenches opened in 2018 prior to development at the former St. Michael's Convent, 56 Ham Common (ELO20291; *Fig. 3 E15*) (c.350m to the SE of the site) revealed no deposits or features of archaeological interest, nor were any artifacts recovered.

Around 350m to the NNE of the proposal site, an archaeological evaluation undertaken in 2016 at the Manor House, an 18th century Grade II Listed Building on Ham Street (ELO21274; *Fig. 3 E13*), produced fragmentary remains of both the original building and of subsequent alterations. Also encountered were two possible quarry pits backfilled with construction waste and a garden feature apparently associated with an early phase of the house, together with other features relating to tree-planting and drainage.

A small number of archaeological investigations have taken place further to the SSE of the proposal site along Ham Street. The nearest were undertaken at Forbes House, Ham Common, c 300m S of the proposal site.

In mid-October 1992, four trial trenches were opened (ELO8261; *Fig. 3 E1*). Trench 1 and Trench 3 revealed natural gravels overlaid by a loose grey buff silty sand lens while in Trench 2 and Trench 4 the gravels were sealed by brickearth, which also overlay the sandy lens in Trench 1 and Trench 3. Brickearths survived to 7.20m AOD, only 0.20mbgl in the southern part of the site. This layer was 1m thick and contained several bands and lenses, together with worked flint, including a blade fragment, some of which was indicative of in-situ deposition. No associated features were found but the flint, while not wholly diagnostic, was largely assigned a Bronze Age date.

A number of linear cut features were identified, as was a circular pit feature containing 17th century pottery and residual worked flints originating from the brickearth layer into which it was cut. Evidence of a mid-18th century Georgian building and its Victorian extension were also encountered.

The evaluation concluded that, whilst the construction of later 18th to 20th century buildings had truncated and removed much archaeology, islands of stratigraphy existed between the walls of these earlier buildings and there was potential to further investigate the prehistoric potential of the site and the brickearth deposits for artefacts and environmental remains.

A subsequent open-area excavation of 10m × 10m (100m²) carried out in December 1992 (ELO10484; *Fig. 3 E2*) revealed brickearth deposits, up to 0.50m thick, which were environmentally sampled, and recovered several flint artefacts of prehistoric date from the brickearth deposit, which had undergone later disturbance. Examination of material from the brickearth/gravel interface produced valuable environmental data although no datable finds were recovered from this horizon.

The former site of Craig House adjoining the Forbes House site to the W was subject to trial-trench evaluation in 2006 prior to redevelopment (ELO7140; *Fig. 3 E5*). Of the six trenches excavated across the site, one identified a pair of gully features and a possible pit, although these were found to contain modern plastic, pottery and tile and were deemed to be non-archaeological. The natural substrate was observed in all the trenches excavated and recorded at c. 7.60m AOD.

6.2 Prehistoric

The GLHER records a considerable number of finds from all prehistoric periods within the designated study area (a 500m radius of the site; *Fig. 2*). All the findspots within the study area lie within the area W of Ham Street and to the E of the low-lying meadow of the Ham Lands Local Nature Reserve, with none recorded to the E of Ham Street. The finds were mainly found on the higher ground, within the sand and gravel geology of the Kempton Gravel Member, sometimes capped by Langley (brickearth) Silts, at the edge of the low-lying floodplains of the River Thames, within the bend of the river which forms a boundary to the N of Ham.

The topographic and geological suitability of the Richmond area for prehistoric settlement is reflected by the number of archaeological features and artefacts found in the borough, along the foreshore area and further inland. The Thames provided a favourable location for settlement in the prehistoric period, offering a reliable source of food, water, raw materials and transport and communication links (Historic England 2022,10).

The site lies at the western edge of a Tier II APA, a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Richmond APA 2.11: Ham (*Table 5; Fig. 5*) is noted with reference to its potential for the discovery of prehistoric archaeological remains, particularly at the interface between the gravel and the brickearth, and for the preservation of palaeo-environmental remains.

Palaeolithic finds have been recovered along the Thames throughout Richmond, mainly deriving from the Kempton sands and gravels and Langley Silts (brickearth). These finds either represent Middle Palaeolithic (Neanderthal) occupation of the river valley or artefacts washed out of earlier deposits. The Lower Thames Valley is a key study area for the Quaternary period and Palaeolithic archaeology.

A Late Glacial hunter-gatherer presence is also indicated within the Richmond area by the presence of Late Palaeolithic to Early Mesolithic artefacts. A large number of Mesolithic struck flints and pottery were collected in Ham Fields to the N of the proposal site within the Ham Fields APA 2.12 during gravel extraction or fieldwalking in the first half of the 20th century. An archaeological survey in 1992 identified several potential barrows in Richmond Park, and a Mesolithic 'spring side site' at Ham Dip Pond at the boundary of Ham Common and Richmond Park within the Ham Common APA 2.10 (Historic England 2022, 103).

Whilst Early Neolithic settlement and monuments are better known from large-scale modern excavations further upstream, a presence is noted within the designated study area, with several Neolithic findspots recorded there and beyond the study area and APA to the SW, in the vicinity of the Church Road area. Bronze Age activity is also

recorded in the study area and several finds and features of this date are located within Richmond Park, on the higher ground to the E of the proposal site and study area and to the SE within the Church Road area.

Firm evidence of Iron Age settlement and activity is recorded in the locality of Ham Fields/Lands to the N of the study area and proposal site and Ham Common to the S, part of which lies within the study area.

The nearest findspot to the proposal site marks the location of a single prehistoric flint (MLO63623; *Fig. 2 No. 14*) recovered from a layer of redeposited clay overlying alluvial clay and sealed by modern construction debris. There appears to be some uncertainty as to the specific location of the findspot: the GLHER locates it either on Mowbray Road or Sheridan Road. Mowbray Road is c. 180m WNW of the site whilst Sheridan Road is around 250m from the site.

Surface finds of prehistoric flintwork, including microliths, flakes and blades; Neolithic flints, blades and leaf-shaped arrowheads; and Bronze Age flakes and barbed-and-tanged arrowheads, were recovered in 1936 c. 440m NW of the proposal site at the Maize/Maze Fields, Ham (known as the Mage Fields) (MLO18365; MLO18950; MLO19100; *Fig 2 Nos. 3, 4 & 12*).

A recorded findspot in Woodville Road, c. 460m to the NW of the site, marks a location for the discovery of Neolithic pointed arrowheads found in market gardens close to Ham Church (MLO19028; *Fig. 2 No. 9*).

The GLHER places a number of findspots around 435m to the WSW of the site, between Riverside Drive and Broughton Avenue, although their precise location is unknown. These finds included a collection of Palaeolithic flints (MLO13453; *Fig. 2 No. 1*) recovered and donated to the British Museum by A. D. Lacaille, who was involved in the discovery of the prehistoric flintwork at the Mage (Maize/Maze) Fields, and the GLHER alludes to the potential confusion of these locations.

Findspots in roughly the same location represent the discovery of Mesolithic flint artefacts, a pointed flake and a pick (MLO11172; MLO23457; MLO23449; *Fig. 2 Nos 2, 17 & 18*) whilst Neolithic finds comprise numerous scrapers, two axeheads (one of which was polished and fragmented into several pieces), flakes, flint cores and blades (MLO18925; MLO18919; MLO19098; MLO19044; MLO18920; MLO19126; *Fig. 2 Nos 5-8, 10 & 19*).

The Bronze Age period is represented by finds, including of a small Bronze Age urn (MLO18978; *Fig. 2 No. 11*) and several barbed-and-tanged arrowheads, one of which was complete (MLO19083; *Fig. 2 No. 16*). Iron Age pottery has also been recovered (MLO19101; *Fig. 2 No. 13*).

At the former site of Forbes House, c. 300m to the S of the proposal site, late prehistoric worked flints were recovered from the brickearth sealing sands and gravel - which appeared to represent a former river channel - during the evaluation and excavation carried out in 1992, which included two waste flakes, a Bronze Age blade fragment and three more worked flints (MLO63603; *Fig. 2 No. 15*).

Conclusion: The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Moderate to High**. This assessment reflects the considerable number of findspots within the area which denote

finds of prehistoric lithic material from the Palaeolithic and Mesolithic periods, with an increase in artefacts recovered from the Neolithic period, together with evidence of Bronze Age and Iron Age activity.

These finds reflect the favourable location of Ham, close to the River Thames and its tributaries and within a potentially resource-rich environment ideal for early human exploitation. The quantity of finds within the study area is suggestive of occupation within the Ham area and APA and there is potential for the preservation of palaeoenvironmental remains, particularly at the interface where brickearth deposits overlie the sands and gravels.

Should any artefacts, deposits or features relating to this period be encountered during the proposed development these would be considered of **Medium to High** significance. Evidence of a Palaeolithic presence could be of significant value in its contribution to ongoing research into the Lower Thames Valley regarded as a key location for the combined study of Quaternary geology and Palaeolithic archaeology. They could also contribute to other regional and local research objectives for the prehistoric period as set out in the research framework for London Archaeology.

6.3 Romano-British

Richmond lies S of the Roman Road which ran between London and Silchester (*Londinium* and *Calleva*). Small towns were established along the route at Brentford and Staines. Putney, which is located further downstream from Richmond, is known to have been a Romano-British settlement and an important crossing point of the Thames, whilst another settlement lay upstream at Kingston (Historic England 2022, 12).

Archaeological evidence of Romano-British activity is however limited throughout Richmond, this being potentially attributable to environmental factors, such as drainage or soil type. The area along the Thames may have been marshy and prone to flooding while land may also have been given over to rough grazing or woodland (*ibid.*).

No archaeological remains from the Romano-British period have as yet been recorded within the Richmond APA 2.11: Ham (*Table 5; Fig. 5*) or within the designated study area. However, Romano-British finds have been recorded at Ham Lands to the N of the APA and study area while over the river, a farming settlement is recorded at Twickenham and chance finds of pottery, glass and coins at Teddington. Other Romano-British findspots are recorded at Hampton Hill, further to the W of Teddington, and at Ham Wick to the SW, as well as at Richmond Town to the NE, with evidence for continued occupation into the Roman period to the SE at Coombe Hill.

Evidence of Romano-British activity is consistently sparse within the wider low ground area of Richmond and, whilst Ham may not have been intensively occupied during the Romano-British period, there is potential for the recovery of finds that would assist in characterising this area in terms of land use during the period.

Conclusion: The potential for encountering evidence of Romano-British activity within the site has been assessed as **Low**. This assessment reflects the lack of Romano-British finds and any archaeological deposits or features of the period within the study area and the Richmond APA 2.11: Ham, within which the proposal site lies.

Should any archaeological features or deposits or chance finds of a Romano-British date be encountered during the groundworks for the proposed development these would be considered of **Medium to High** importance given the limited evidence for Romano-British activity in the borough and particularly within the APA. Any such discovery could help to characterise Romano-British activity in the area, such as the existence of settlement in Ham at the time and the nature of the relationship between any communities in the wider area and the Roman city of *Londinium*.

6.4 Anglo-Saxon and Medieval

Ham, which derives from the Old English word ‘*Hamme*’ meaning ‘place in the bend of a river’ (Pritchard 2000) is first mentioned in documentary sources in AD 931, when King Aethelstan is said to have granted land at Ham to his chief minister.

No archaeological remains dating to the Anglo-Saxon period are documented on the GLHER within the study area or the Ham APA.

Anglo-Saxon remains are recorded outside of the study area to the W of the proposal site, within the Ham Fields APA 2:12, which encompasses the meadows (Ham Lands Nature Reserve) on the eastern bank of the Thames, and N of the site at the northern end of Ham Street, to the immediate W of Ham House and Gardens APA 2.13.

These remains were recorded opposite Teddington Lock, where a sunken-featured building with associated pottery, loom weight and animal remains were found (Historic England 2022, 112). An Anglo-Saxon loom weight has also been recorded in the N section of Ham Common APA 2.10, close to Ham Gate Avenue to the E of Petersham Road and SE of the site.

The wider medieval landscape of Richmond was primarily agricultural, comprising open fields and common arable land, with local economies focused on the river and on agricultural production. Commons and greens were an integral part of medieval urban and rural economy. The surviving commons remain an important feature of the historical, cultural and ecological landscape. Excavations and surveys have identified medieval field boundaries in Richmond Park and Bushy Park that may predate the later enclosures.

Cartographic evidence seems to suggest that much of the Ham APA was once part of an open arable field during the medieval period and remains of agricultural activity, such as field systems, may be present. Evidence for burgage plot boundaries may also be present to the rear of properties in the Ham Street area. The site of a 15th century farm, Manor House Farm, is purportedly located to the W of the Ham APA within the developed residential area.

The nearest bridge over the river was constructed at Kingston in the 12th century. Local ferries operated at key crossing-points and a link between the medieval villages of Teddington and Ham seems likely. There are however few surviving structures from the early medieval period in Richmond, with most having been altered or replaced in the post-medieval period.

Several early medieval sites in Richmond later developed into some of the most important royal and/or religious sites in the country. By 1180, the manor of Hampton belonged to the Order of Knights of the Hospital of St John of Jerusalem, who built a manor on the site of the future Hampton Court palace. The early medieval manor house at the Richmond Palace site was later converted into a palace that played a significant role in the formation of the wider religious and royal landscape of Richmond (and beyond the current borough boundary as is evident from sites like Syon Abbey) (Historic England 2022, 13). It was during the 12th century also that Ham was included in the royal demesne as a member of Kingston and a portion of the manor was given to Henry II and then to Maurice de Creon. Lord Lovell held the manor during the reign of Edward IV and Richard III (1461-85) but forfeited his lands to the crown after he was accused of treason. Henry VIII bestowed the manor to Anne of Cleves in the 16th century.

The character of the area during the early medieval period is at present poorly understood and further archaeological evidence is sought that may clarify the transition of Ham from a predominantly rural and agricultural community to its later medieval and post-medieval status as an aristocratic retreat (Historic England 2022, 113). Any discoveries relating to these poorly understood periods could potentially be of regional interest and help to determine or understand the nature of the relationship with possible settlements at Twickenham and Teddington across the river.

Conclusion: The potential for encountering remains associated with Anglo-Saxon and medieval activity has been assessed as **Low to Moderate** reflecting the location of the site in a predominantly rural and agricultural landscape with possible isolated settlements in the Anglo-Saxon/early medieval period with potential for burgage plots and a more dispersed pattern of settlement emerging in the later medieval period.

Should any features or finds of a medieval date be encountered, these would be considered to be of **Medium to High** importance given the lack of sites, finds, features and deposits of this date within the study area, and could contribute to our understanding of the nature and extent of activity within the study area at this time. Such findings could also contribute to both regional and local research objectives for the Anglo-Saxon and later medieval periods.

6.5 Post-medieval

Richmond retained a predominantly rural character for most of the post-medieval period. Development continued around historic settlements and the palaces and its popularity as an attractive destination for the bourgeoisies continued from the 17th century onwards. The river provided an important link to the city for the transport of raw materials and market garden produce and manufactured goods, with riverside locations favourable for industries such as potteries, boatyards and breweries (Historic England 2022, 14).

Under Charles I the manor of Ham was split up and leased and in 1635 he granted the inhabitants of Ham rights on Ham Common, an area of common land, created from wasteland by the Ham Gate to Richmond Park, in return for the 483 acres that he took to create Richmond Park.

Ham House, built for Sir Thomas Vavasour in 1610 with its formal gardens then laid out, was gifted by Charles I along with the estate to William Murray in 1626, later 1st Earl of Dysart. From 1637 Ham and Petersham were leased to the 1st Earl of Dysart with much of the properties in Ham owned by the Dysart's, and Ham Common also forming part of their estate.

The house was altered between 1637 and 1639 by William and was later enlarged and refurbished in the 1670s through William's daughter, Elizabeth, Duchess of Lauderdale, and her second husband the Duke of Lauderdale, and the garden was extended to the S, transforming the house into one of the grandest Stuart Houses in England. A few decorative alterations were made in 1727, in the 1740s and again in the 1890s, although in the present-day it represents a rare surviving example of 17th century wealth. The estate was subsequently passed to the Tollemache family, through the marriage of William Murray's daughter Elizabeth, who cared for the estate until 1948 when it was presented to the National Trust (Historic England 2022, 109; 116; London Borough of Richmond Upon Thames, Ham House Conservation Area, 23).

Ham House, and its estate, are Grade II* listed on the Register of Historic Parks and Gardens (DLO32857) and represent a fine example of a 17th century country house and its grounds in a distinctive rural setting situated on the S bank of the River Thames. The Tier II Ham House and Gardens Archaeological Priority Area 2.13 covers the listed gardens, pleasure grounds and 17th century mansion house. The APA lies to the N of the proposal site with the formal avenue seen to extend S from Ham House to the Common to the E of the proposal site, which was designed to link Ham House with Ham Common and provide Ham House with a grand vista. The House and Estate also form the Ham House Conservation Area designated in 1975 and extended in 1982.

John Rocque's survey of 1745 (*Fig. 6*), one of the first maps to show the site and surrounding area in any appreciable detail, shows the formal avenue planted with a row of trees either side positioned to the E of the proposal site labelled 'Ham House'. To the NE of the site just off the map is the appearance of formal gardens. The GLHER notes the Elizabethan restoration of the central gardens, restored to their late 17th century form in 1975-76 (MLO59328 *Fig. 2 No. 21*).

Rocque's map appears to show several lodges on the N side of the present-day Ham Common Road, a continuation of Ham Gate Avenue. Three of these appear to be associated with the avenue and Ham House whilst the other structures to the E and W of the avenue along a laneway/trackway are all shown within individual plots. Two of the structures correlate with a pair of Grade II listed timber framed cottages with 17th century origins which stand either side of the avenue, Avenue Lodge Cottage (MLO91094; *Fig. 4 B5*) and Avenue Cottage (MLO90896; *Fig. 4 B7*). Avenue Lodge (MLO91643; *Fig. 4 B17*) is also a Grade II listed house of 18th century date which appears on the 1746 map. Other Grade II listed assets which appear to be of early 18th century date to the E and W of Ham House Avenue include buildings MLO90898, MLO91644 & MLO91645 (*Fig. 4 B11, B16 & B20*).

Ham Common is depicted to the SE of the site on Rocque's map (MLO102886; *Fig. 2 No. 20*) whilst the early to mid-18th century Grade II* Manor House (MLO91658; *Fig. 4 B1*) is depicted to the NE within a plot which appears to show two structures with cultivated land to the rear. The second structure may represent the Grade II Stables Building (MLO90862; *Fig. 4 B4*) which are undated.

Ham Street shows a pattern of dispersed ribbon development along the road frontage with houses fronting onto the street within individual plots and open farmland behind and between the plots. Some of the linear plots of land are potentially of medieval origin. The site appears to lie within a cluster of plots containing structures, with open farmland to the N and S. The cluster here may have contained a larger fine house and a modest cottage beside it, which was common at this time along Ham Street. Stokes House, known also as Stokes Hall, was thought to have been built around 1760 (Michael Jones Architects Ltd, 2023, 3) though given the structures depicted on Rocque's map, it was potentially built slightly earlier.

Ham was still primarily rural and agricultural by 1800, and the three large farms in the area were owned by Lord Dysart of Ham House. The tithe map and accompanying apportionment for the parish of Ham, Surrey dated to 1842 (IR 29/34/63; *Fig. 7*) shows that by the mid-19th century the site lies within plot 222 owned by William Henry Blackford, the Trustee of James Piggott, and occupied by a William Henry Blackford with the land described as being occupied by a House and Offices.

A large house is depicted in the SE corner of the plot with grey buildings, presumably those described as offices to the immediate W and N of the house. The main plan form of the house is not too dissimilar to the plan form of the current property, though it does not appear to extend W as far as the relevant outbuilding. Plot 223, meadow to the immediate N of the site represents what was then known as the 'Ham Street Farm Orchard under the ownership of The Representative of the Earl Lionel Dysart and occupied by one William Hatch. A cluster of houses are depicted to the immediate S and on the E side of Ham Street to the SE continuing towards the junction with Ham Common Road. The lands to the W of Back Lane, plot 329 is also under the ownership of The Representative of the Earl Lionel Dysart and occupied by a William Hatch and is described as meadow known as Ham Farm nine acres.

By 1850 Stokes House, including the adjoining Bench House, now detached as a separate dwelling, was a boarding school for girls between the ages of 6 and 19, run by the Barker sisters, Sarah, Ann, and Charlotte.

The Ordnance Survey 6-inch map of 1871 (*Fig. 8*) shows some changes within the site. The office buildings which were located to the N of the house are no longer present on the site. The garden area appears to be planted with trees. The plan form of the house in the SE corner appears unchanged. The adjoining site to the N, known as the Ham Street Farm Orchard appears unchanged, continuing its use as an orchard. The land W of Back Lane is still enclosed and appears to have remained as meadow though there are some trees now planted around the borders of the site. The E side of Ham Street opposite the site has become more developed. Large plots showing formal laid out gardens and some dwellings appear opposite and Manor Farm is now identified to the NE of the site. The plots and houses to the SE on the E side of Ham Street, depicted on the tithe map are now labelled as Almhouses.

In 1875, Stokes House was purchased by the Dysart's. The Ordnance Survey 25-inch map of 1897 (*Fig. 9*) shows no apparent change within the site, though it is noted that on this map it is apparent the main house and the W office building are not connected. No changes are noted in the lands to the immediate W or N. The land opposite the site on the E side of Ham Street, which appeared as plots with formal gardens laid out in the 1870s with some dwellings, has been redeveloped.

Evelyn Road is now established with linear plots lining the road with the dwellings fronting onto the road and long gardens to the rear. The houses on the S side of Evelyn Road now back onto the Almshouses to the SE of the site whilst individual plots with dwellings are also now located N of Evelyn Road fronting onto Ham Street. The road frontage here is developed now on the E side of Ham Street heading N towards Manor Farm. A school is now located towards the S end of Ham Street by the junction with Ham Common Road.

The Ordnance Survey 25-map of 1910 (*Fig. 10*) shows some change within the site, with the western extent of the house having been altered to form a thinner extension from its E bulk. Further to this, the W office buildings have now been demolished, with a group of buildings seen immediately SE of the site also no longer shown.

The Ordnance Survey 6-inch map of 1920 (*Fig. 11*) shows no changes within the site and little discernible change in the surrounding area. A smithy is now labelled to the S of the site on the W side of Ham Street, nearly opposite the school at the junction with Ham Common Road. The Ordnance Survey 25-inch map of 1933 (*Fig. 12*) shows a small change within the adjoining site to the S of the proposal site where small rectangular plots, possible garden plots, are now laid out in the western extent of the site.

The Ordnance Survey 6-inch map of 1939 (*Fig. 13*) shows no change within the site and the land adjoining the site to the N remains undeveloped as does the land on the W side of Back Lane though Mead Road and the first two groupings of dwellings either side of the cul-de-sac is now established to the SW of the site. By 1947, the Ordnance Survey 6-inch map (*Fig. 14*) shows a significant change in the landscape to the W of the site with housing now laid out along Cleeves Road and Lovell Road and Mowbray Road further to the W which extends S from Ashburnham Road to the N of the site and at the northern end of Back Lane. The land adjoining the site to the N is still undeveloped.

In 1949 Stokes House was sold in the Ham and Petersham auction along with the five freehold properties of The Bench to their S. These five freehold properties were demolished in 1964, considered around 200 years old at this time, having been deemed unfit for human occupation owing to their condition (Michael Jones Architects 2023, 7). New houses, including Bench House, were built in the area thereafter.

Documents available through the planning portal indicate changes within the site predominantly included extensions and alterations to the house's western and northern extents in the late-20th to early-21st century (Planning Refs: 99/0586 and 08/2195/HOT).

Archaeologically, around 150m to the NE of the site at Grey Court School, an excavation found a large amount of brick debris plus scattered clinker and other burnt material suggestive of a brick making site of late 17th century date nearby (ELO13661; *Fig. 3 E8*). The meadow was labelled as Brick Ground on the mid-19th century tithe map and several shallow linear features of mid-18th century date were also revealed. To the S of the site at the former Forbes House, Ham Common (MLO63604; *Fig. 2 No. 22*), a brickearth pit and several other post-medieval features were identified during an excavation which also revealed the remains of an earlier Georgian building, a mid-18th century wall, and a Victorian well.

Other monuments of note within the study area are the neighbouring No. 59 Ham Street (MLO107851; *Fig. 2 No. 24*) located around 100m to the NW, a 20th century detached house, originally built as a pair of near-identical houses with 57 Ham Street, designed by the architect and interior designer Stefan Buzas for the art historian David Thomas and his wife, the embroiderer and stained-glass artist Margaret Traherne. Further to the N on the E side of Ham Street is the Grade II listed Newman House, a late 18th century former house of Cardinal Newman, now forming the Grey Court Nursery School.

To the SE of the site is the Grade II listed Victorian Ensleigh Lodge (MLO91646; *Fig. 4 B19*) with the Cassel Hospital, a Grade II listed late 18th century Georgian House first known as Morgan House (MLO108533; *Fig. 2 No. 23*; MLO90899; *Fig. 4 B18*) further to the SE at the edge of the study area. This was converted to a hospital and is designated for its special architectural or historic interest. The house was purchased by the Cassel Foundation in 1947 when it was known as the Lawrence Hall Hotel. The Cassel Hospital, which was founded by Sir Ernest Cassel, and with the help of Sir Maurice Craig, in 1919 at Swaylands in Kent was reopened here in 1948 and became part of the NHS.

Conclusion: The potential for encountering buried archaeological assets of a post-medieval date has been assessed as **Moderate** which reflects the development of the site and surrounding area by the mid-18th century, when the site appears to have lain within a cluster of plots with structures evident surrounded by meadows and orchards. From the mid-19th century, the plan form of the house appears to conform approximately to the existing plan of Stokes House, though extensions and alterations to its W and N extents in the following centuries are apparent. There may be some evidence for the foundations of the original house or potentially further cellarage, as well as features associated with the demolished offices shown to the W on historic mapping, uncovered during excavations for the new foundations and associated service trenching for the new kitchen and bathroom. Any such findings would probably be of local significance only.

7 Historic Environment Record Gazetteers & Maps

Table 2: Gazetteer of archaeological monuments recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

#	LegacyID	Name	NGR	Period
1	MLO13453	Mage Fields (Palaeolithic Findspot)	TQ1700572005	Palaeolithic
2	MLO11172	Ham (Mesolithic Findspot - Lithic Implement)	TQ1700572005	Mesolithic
3	MLO18365	Mage Fields (Mesolithic Findspot, Findspot & Findspot)	TQ1700572504	Mesolithic
4	MLO18950	Mage Fieldsham (Neolithic Findspot, Findspot & Findspot)	TQ1700572504	Neolithic
5	MLO18925	Ham (Neolithic Findspot - Scraper (Tool))	TQ1700572005	Neolithic
6	MLO18919	Ham (Neolithic Findspot - Axehead)	TQ1700572005	Neolithic
7	MLO19098	Ham (Neolithic Findspot - Flake)	TQ1700572005	Neolithic
8	MLO19044	Ham (Neolithic Findspot - Polished Axehead)	TQ1700572005	Neolithic
9	MLO19028	Ham Church (Neolithic Findspot)	TQ1690572305	Neolithic
10	MLO18920	Ham (Neolithic Findspot & Findspot)	TQ1700572005	Neolithic

11	MLO18978	Ham (Bronze Age Findspot - Vessel)	TQ1700572005	Bronze Age
12	MLO19100	Mage Fields (Bronze Age Findspot, Findspot & Findspot)	TQ1700572504	Bronze Age
13	MLO19101	Ham (Early Iron Age Findspot)	TQ1700572005	Iron Age
14	MLO63623	Sheridan Road (Prehistoric Findspot)	TQ1720472205	Prehistoric
15	MLO63603	Ham Common (Prehistoric Findspot)	TQ1756571964	Prehistoric
16	MLO19083	Ham (Bronze Age Findspot - Arrowhead)	TQ1700572005	Prehistoric
17	MLO23457	Ham (Mesolithic Findspot & Findspot - Flake)	TQ1700572005	Prehistoric
18	MLO23449	Ham (Mesolithic Findspot - Pick)	TQ1700572005	Prehistoric
19	MLO19126	Ham (Middle Neolithic Findspot & Findspot)	TQ1700572005	Prehistoric
20	MLO102886	Ham Common (Caroline Common Land)	TQ1820171785	Post-medieval
21	MLO59328	Ham House (Elizabethan Garden)	TQ1738972535	Post-medieval
22	MLO63604	Ham Common (Post Medieval Brickearth Pit & Occupation Site)	TQ1757871905	Post-medieval
23	MLO108533	Cassel Hospital (Georgian House)	TQ1765071741	Post-medieval
24	MLO107851	59 Ham Street (Mid-20th Century Detached House)	TQ1734872310	Post-medieval

Table 3: Gazetteer of archaeological events recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

#	ID	Name	Type	Date	NGR
E1	ELO8261	Trial Trench at Forbes House	Trial Trench	1992	TQ 17578 71900
E2	ELO10484	Open Area Excavation at Forbes House, site of	Open Area Excavation	1992	TQ 17560 71960
E3	ELO22107	Watching Brief at Sheridan Road	Watching Brief	1992	None
E4	ELO6161	Desk Based Assessment at Craig House	Desk Based Assessment	2005	TQ 17519 71820
E5	ELO7140	Trial Trench at Craig House	Trial Trench	2006	TQ 17520 71819
E6	ELO13437	Evaluation at Grey Court School	Evaluation	2013	TQ 17472 72366
E7	ELO13438	Desk Based Assessment at Grey Court School	Desk Based Assessment	2013	TQ 17477 72379
E8	ELO13661	Evaluation at Grey Court School	Evaluation	2013-2015	TQ 17496 72340
E9	ELO15915	Desk Based Assessment at Strathmore at Grey Court School	Desk Based Assessment	2014	TQ 17467 72373
E10	ELO17782	Desk Based Assessment and Building Survey at The Manor House, Ham	Desk Based Assessment	2015	TQ 17290 72600
E11	ELO17999	Desk Based Assessment at St Michael's Convent	Desk Based Assessment	2016	TQ 17718 72230
E12	ELO17998	Desk Based Assessment at St Michael's Convent	Desk Based Assessment	2016	TQ 17717 72230
E13	ELO21274	Evaluation at Manor House	Evaluation	2016	TQ 17285 72609
E14	ELO18555	Building Survey at Former St Michaels Convent	Building Survey	2018	TQ 17748 72185

Table 3: Gazetteer of archaeological events recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

#	ID	Name	Type	Date	NGR
E15	ELO20291	Evaluation at the Former St Michaels Convent	Evaluation	2018	TQ 17725 72193
E16	None	Desk-Based Assessment at Ham Close, Richmond upon Thames	Desk Based Assessment	2022	TQ 17166 72353

Table 4: Gazetteer of designated heritage assets recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

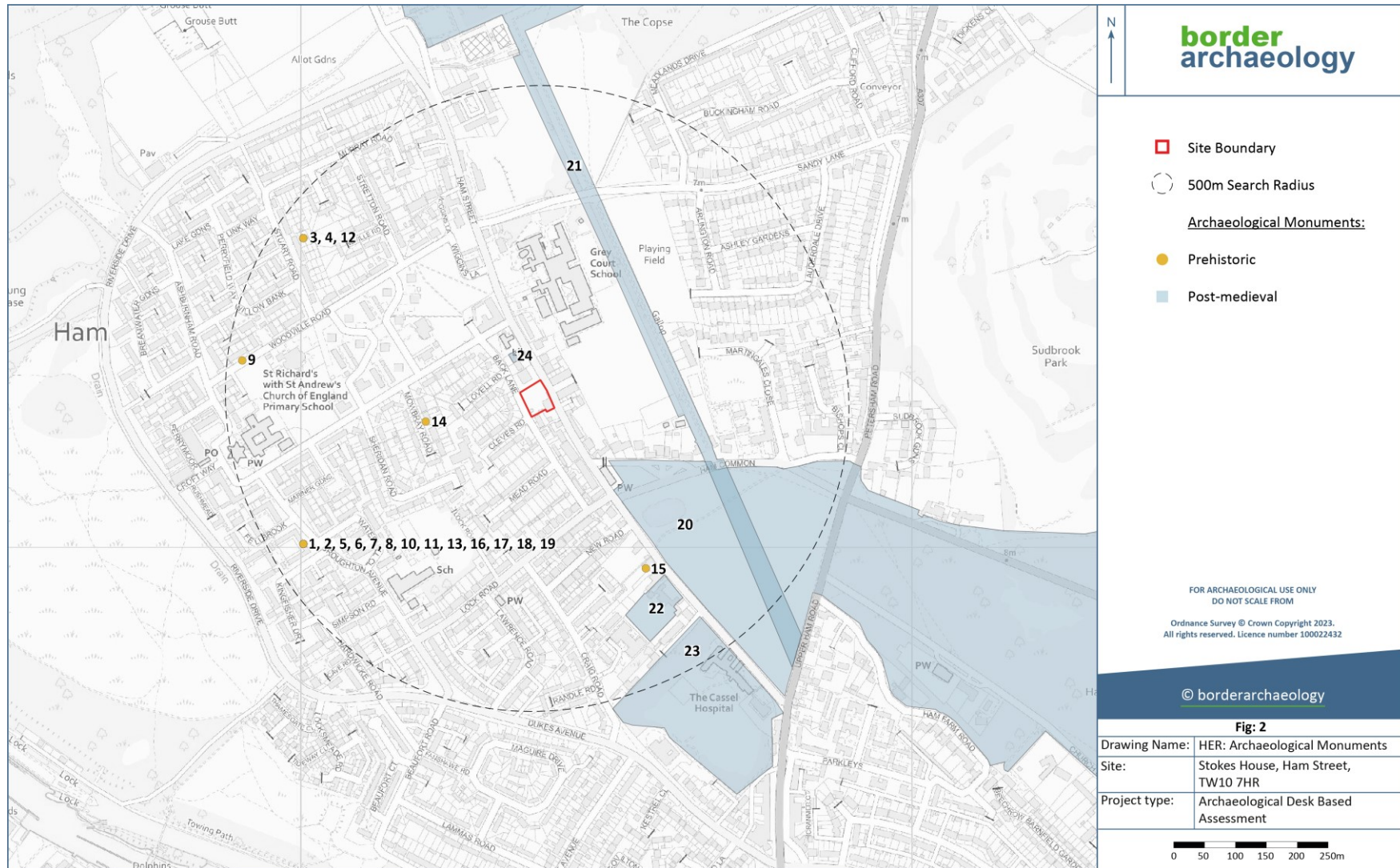
#	LegacyID	Name	Grade	NGR
B1	MLO91658	Manor House (Restoration Manor House)	Grade II*	TQ 17291 72605
B2	MLO90841	19-24 Langham House Close (Mid-20th Century Flats)	Grade II	TQ 17577 71818
B3	MLO90900	Langham House (Georgian House)	Grade II	TQ 17634 71889
B4	MLO90862	Stables to Manor House (Stable of Uncertain Date)	Grade II	TQ 17266 72630
B5	MLO91094	Avenue Lodge Cottage (Elizabethan House & Timber Framed House)	Grade II	TQ 17677 72169
B6	MLO90840	1-18 Langham House Close (Mid-20th Century Flats)	Grade II	TQ 17605 71859
B7	MLO90896	Avenue Cottage (Elizabethan Timber Framed House, Lodge & House)	Grade II	TQ 17651 72156
B8	MLO90859	Beaufort Cottages (Restoration House)	Grade II	TQ 17254 72546
B9	MLO90842	25-30 Langham House Close (Mid-20th Century Flats)	Grade II	TQ 17537 71776
B10	MLO90858	Beaufort House (Restoration Covered Way & House)	Grade II	TQ 17258 72533
B11	MLO90898	Orford Hall and St Michael's Convent (Restoration House)	Grade II	TQ 17751 72176
B12	MLO91097	Gordon House (Restoration House)	Grade II	TQ 17553 72001
B13	MLO90861	Boundary Wall to Beaufort House (Restoration Boundary Wall)	Grade II	TQ 17288 72491
B14	MLO91454	South Lodge (Georgian Detached House)	Grade II	TQ 17850 72199
B15	MLO91656	Newman House (Georgian House)	Grade II	TQ 17327 72494
B16	MLO91644	Hardwicke House (Restoration House)	Grade II	TQ 17815 72179
B17	MLO91643	Avenue Lodge (Restoration House)	Grade II	TQ 17695 72165
B18	MLO90899	The Cassel Hospital (Georgian House)	Grade II	TQ 17710 71780
B19	MLO91646	Ensleigh Lodge (Georgian House)	Grade II	TQ 17510 72056
B20	MLO91645	Selby House (Restoration House)	Grade II	TQ 17495 72163
B21	MLO91657	Ham Street (Restoration Boundary Wall)	Grade II	TQ 17166 72766

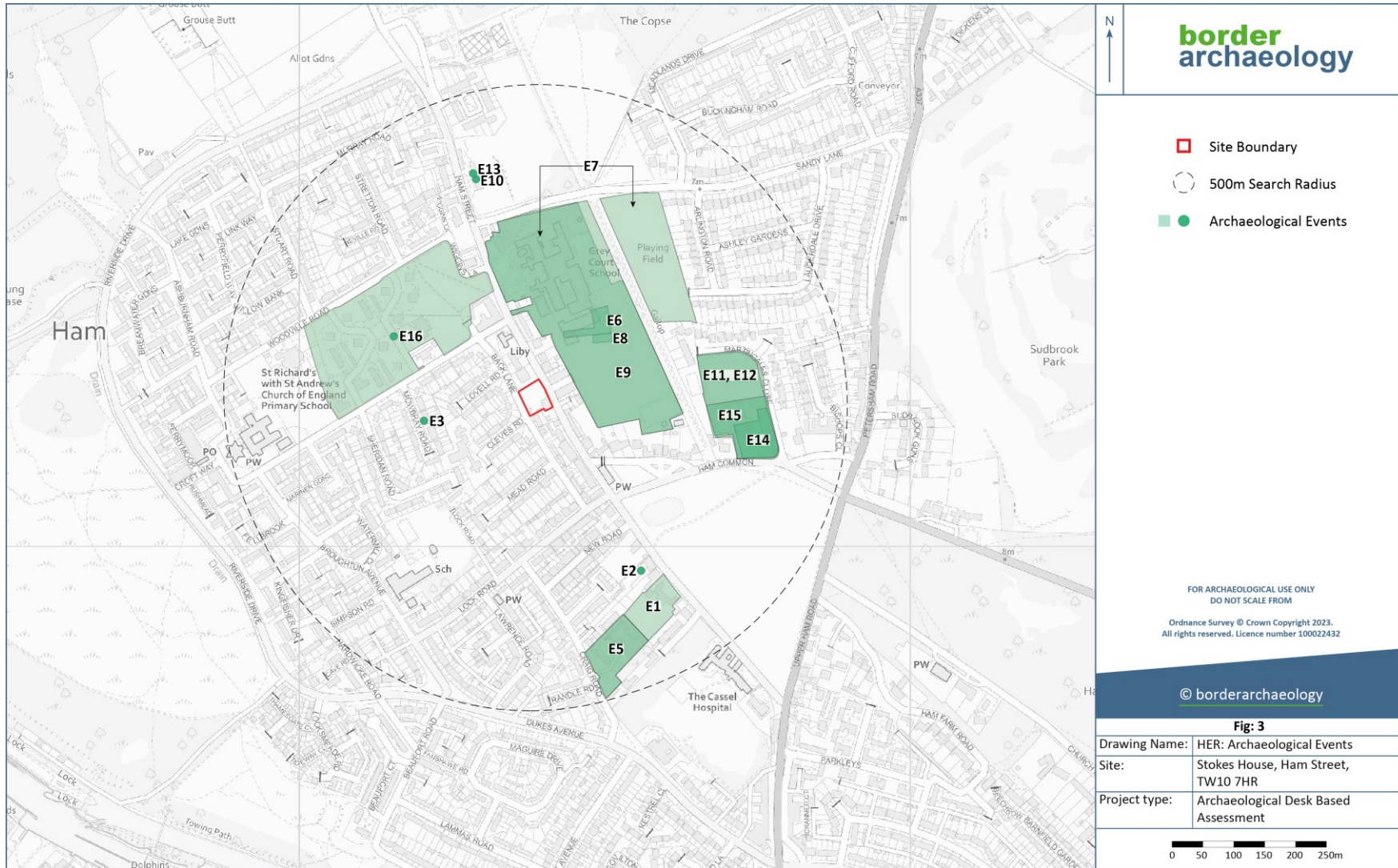
Table 5: Gazetteer of Archaeological Priority Areas recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER).

Archaeological Priority Area	LegacyID	Grade	Prim Ref	Name	NGR
Ham Archaeological Priority Area {London Borough of Richmond Upon Thames Richmond APA 2.11 Ham}	None	Tier II	209752	Ham	TQ 17617 72366
Ham House and Grounds Archaeological Priority Area {London Borough of Richmond Upon Thames Richmond APA 2.13 Ham House and Grounds}	None	Tier II	146301	Ham House and Grounds	TQ 17389 72535

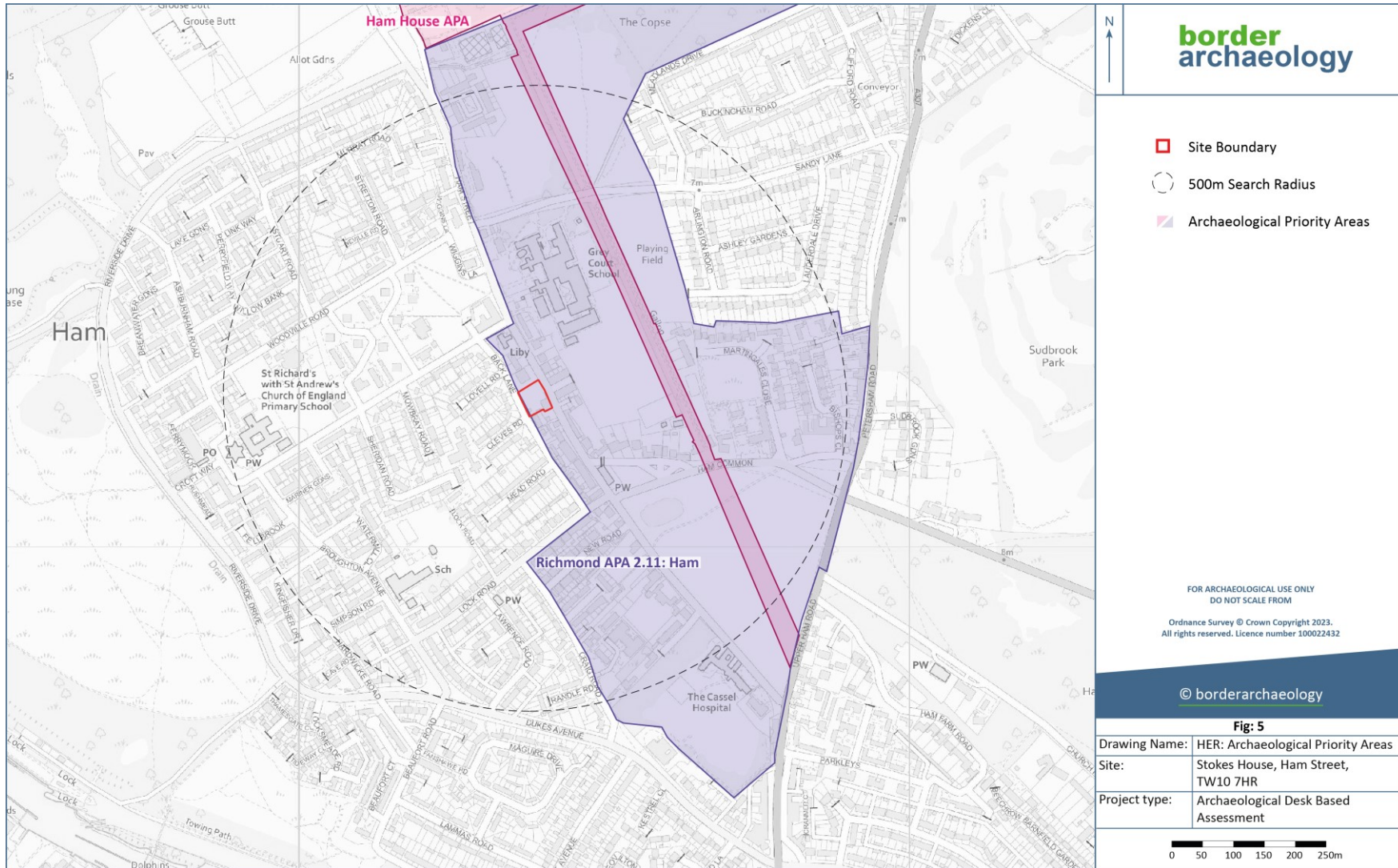
Table 6: Gazetteer of Registered Parks and Gardens recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

#	Design UID	Grade	Prim Ref	Name	NGR
RPG 1	DLO32857	II*	78449	Ham House	TQ 17389 72535









8 Site Assessment

Stokes House is a three-storey residential Georgian house, with later additions, located on the western side of Ham Street. The main house fronts onto landscaped gardens located to the N and W of the property with the east elevation fronting onto Ham Street behind a high rendered and painted wall. The Ham Street elevation has an entrance door into the property via a lobby within the modern red brick swimming pool extension building which extends northwards from the main house along the eastern perimeter of the site. Gated vehicle access is provided to the site via Back Lane, with the western boundary of the property also bounded by a high unrendered red brick wall. (*Plates 1-11*).

The main house is constructed of red brick, some of which is painted white with other areas of the brickwork rendered, apart from the main chimney which shows the original brickwork. The house is thought to have been constructed around 1760, though cartographic sources suggest that it may have been constructed earlier, with structures depicted on Rocque's map of 1746 in the vicinity of the site. The house is certainly shown by 1842, with a house depicted in the SE corner of the site on the tithe map and recorded on the tithe apportionment as a house and offices.

The existing outbuilding to which the proposed works relate is a brick structure which extends to the W of Stokes House, with its westernmost section being exposed red brick, stepped back and set beneath a pitched roof, while its eastern portion is white painted brick set beneath a tiled, pitched roof. The building's fenestration comprises a single wooden door along its N-facing elevation, where the western section steps back. The immediate setting of the outbuilding includes planting and stone paving to the NE, with a sizeable tree located past the stone paving in the property's predominantly grass garden, while to its NW there is a gravel driveway with carport to the N and a brick boundary wall to the S, this latter continuing W from the outbuilding. (*Plates 1, 5-6, 9, and 11*).

These proposed works relate entirely to the western extent of the building, with the existing storage outbuilding in this area to be demolished and a new, one-storey outbuilding constructed. This new outbuilding will house an office/gym, bathroom, and kitchen, with the installation of services associated with these latter two rooms presumed to be part of the proposed works.

See *Figs. 15-16 Appendix 2* for the existing plans and elevations of the house.

See *Figs. 17-19 Appendix 3* for the proposed plans and elevations of the house.



Plate 1: Aerial view of Stokes House looking NE across the property showing Back Lane in the left-hand corner.



Plate 2: Aerial view of Stokes House looking SE across the property.



Plate 3: View of Stokes House from garden looking in a SE direction.



Plate 4: View of brick swimming pool extension and lobby of Stokes House looking E.



Plate 5: View of Stokes House from Ham Street looking W.



Plate 6: View of west-facing elevation showing door to the entrance hall.



Plate 7: Entrance to Stokes House, swimming pool extension lobby, on Ham Street.



Plate 8: Main house with pool extension to E, looking S.



Plate 9: Looking W towards vehicle entrance on Back Lane with storage building on S side.



Plate 10: Looking N towards No. 57 Ham Street from main house overlooking the garden.



Plate 11: View looking WNW from the SW corner of the site.

9 Conclusions

9.1 Potential Impacts

Full details of the groundworks required for the proposed development, and associated depths, were unavailable at the time of writing. Plans and elevations of the proposed works were received on 18/12/2024 and are reproduced in *Appendix 2* and *Appendix 3* of this report. It should be noted that any 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 involve the development building's W storage outbuilding, with the existing outbuilding being demolished and a new one-storey outbuilding, housing an office/gym, bathroom, and kitchen, constructed within a similar footprint.

It is considered that potential impacts on subsurface remains, in broad terms, will include any excavations for new foundations and service trenching. Details of either were not available at the time of writing, though it is noted the new outbuilding will be, for the majority within the footprint of the existing building as well as being only one-storey in height, limiting the probable depth and extent of impact.

In areas where the archaeological horizons are not already truncated there is potential that any surviving deposits or features could be impacted upon by the proposed works. There is potential to encounter deposits and footings associated with the construction of Stokes House and its demolished western offices, with it being less likely deposits and features predating the construction of the house, related to agricultural use of the land in the early post-medieval period, will survive within the relevant area due to their probable disturbance by late-20th century and early-21st century construction and landscaping works, in addition to the earlier construction of Stokes House and its offices.

There is also some low potential to encounter evidence of agricultural activity and medieval burgage plot boundaries to the rear of properties in the vicinity of Ham Street and for encountering evidence of prehistoric activity, the whole area of Ham being notable for the abundance of prehistoric activity recorded, and the APA noted for the potential for the preservation of palaeoenvironmental remains, particularly at the interface where brickearth deposits overlie the sands and gravels.

9.2 Overall Conclusions

The archaeological potential of the site has been assessed in overall terms as **Moderate to High**, with particular reference to encountering archaeological remains of prehistoric date. The potential to encounter remains of Romano-British activity has been assessed as **Low**, given the scarcity of finds, features and deposits encountered in the study area for this period, and **Low to Moderate** for the Anglo-Saxon and medieval periods. The potential for the discovery of post-medieval remains has been assessed as **Moderate**.

Cartographic evidence seems to suggest that much of the APA was once part of an open arable field during the medieval period and remains of agricultural activity, such as field systems, may be present, however the construction of the existing basement has likely disturbed such features within the area likely to be impacted by the proposed development.

It has been noted within the APA that there is potential for the preservation of palaeoenvironmental remains, particularly at the interface where brickearth deposits overlie the sands and gravels. There has also been a significant quantity of prehistoric finds recorded in the study area, the nearest of these findspots being within 180-250m of the site. However, the disturbance caused by the construction of the existing outbuilding, development in its surrounds in the 20th and 21st centuries, and the construction and demolition of the offices associated with Stokes House limit the potential features survive.

In relation to the proposed works, there is potential for archaeological deposits and features to survive within the area where excavations will be undertaken in relation to the new outbuilding's foundations and service trenching, with the former more likely to be of limited depth and in areas impacted by the existing building's foundation, while service trenching may impact more notable depths and be more likely to encounter prehistoric archaeology.

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 Moderate to High potential of the site it is suggested that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

10 Copyright

Border Archaeology Ltd shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988, with all rights reserved, excepting that it hereby provides a licence to Client and the Council for the use of the report by Client and the Council in all matters directly relating to the project as described in the Project Specification to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

11 References

Greater London Historic Environment Record: HER Report and GIS Dataset.

National Heritage List for England.

British Geological Survey—Geology of Britain webpage (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) [accessed 16/05/2024]

Aaronson, J. 2013. *Further Archaeological Excavations at Grey Court School, Ham, TW10 7HN London Borough of Richmond upon Thames*. Compass Archaeology Ltd.

Border Archaeology, 2024, *Archaeological Observation: Stokes House Ham Street London Borough of Richmond TW10 7HR*.

Ham and Petersham Neighbourhood Forum. 2019. *Ham and Petersham Neighbourhood Plan 2018 – 2033*. (https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf) [accessed 16/05/2024].

Highways Agency, 2020. *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment*.

Historic England, 2016. *Preserving Archaeological Remains*.

Historic England, 2017. *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 Second Edition*.

Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*.

Historic England, 2022. *London Borough of Richmond Upon Thames Archaeological Priorities Area Appraisal*. (<https://historicengland.org.uk/content/docs/planning/apa-richmond-upon-thames-2022-pdf/>) [accessed 16/05/2024]

Jeffrey, E. 2013. *Grey Court School, Ham, London Borough of Richmond, TW10 7HN, An Archaeological Evaluation*. Compass Archaeology Ltd.

London Borough of Richmond Upon Thames. *Local Plan (Adopted July 2018, updated March 2020)*. (https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf) [accessed 16/05/2024]

London Borough of Richmond Upon Thames. *Planning Information for Conservation Areas (Supplementary Planning Guidance)*. (https://www.richmond.gov.uk/media/7644/conservation_areas_spd.pdf) [accessed 16/05/2024]

London Borough of Richmond Upon Thames. *Planning Policies*. (https://www.richmond.gov.uk/media/25969/local_plan_policies_map.pdf) [accessed 16/05/2024]

London Borough of Richmond Upon Thames. *Ham House Conservation Area 23*. (https://www.richmond.gov.uk/media/13256/conarea23_a3_rgb.pdf) [accessed 16/05/2024]

Michael Jones Architects Ltd, 2023. *Heritage, Design and Access Statement: Stokes House, Ham Street Richmond*

TW10 7HR.

MHCLG, 2023. *National Policy Planning Framework*.

MoLAS, 2002. *A Research Framework for London Archaeology*.

Pritchard, E. 2000. 'The historical background' in Chave, L (ed.), *Ham and Petersham at 2000*. Ham Amenities Group. pp. 2–28.

11.1 Cartography

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

1746: John Rocque's London 10 mile round up

1842: Tithe Map of Surrey (IR 29/34/63)

1871: Ordnance Survey 6-inch map.

1897: Ordnance Survey 25-inch map.

1910: Ordnance Survey 25-inch map.

1920: Ordnance Survey 6-inch map.

1933: Ordnance Survey 25-inch map.

1939: Ordnance Survey 6-inch map.

1947: Ordnance Survey 6-inch map.

12 Appendix 1: Historic Maps



Fig 6: Extract of John Rocque's London 10 mile Round Up (1746) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)

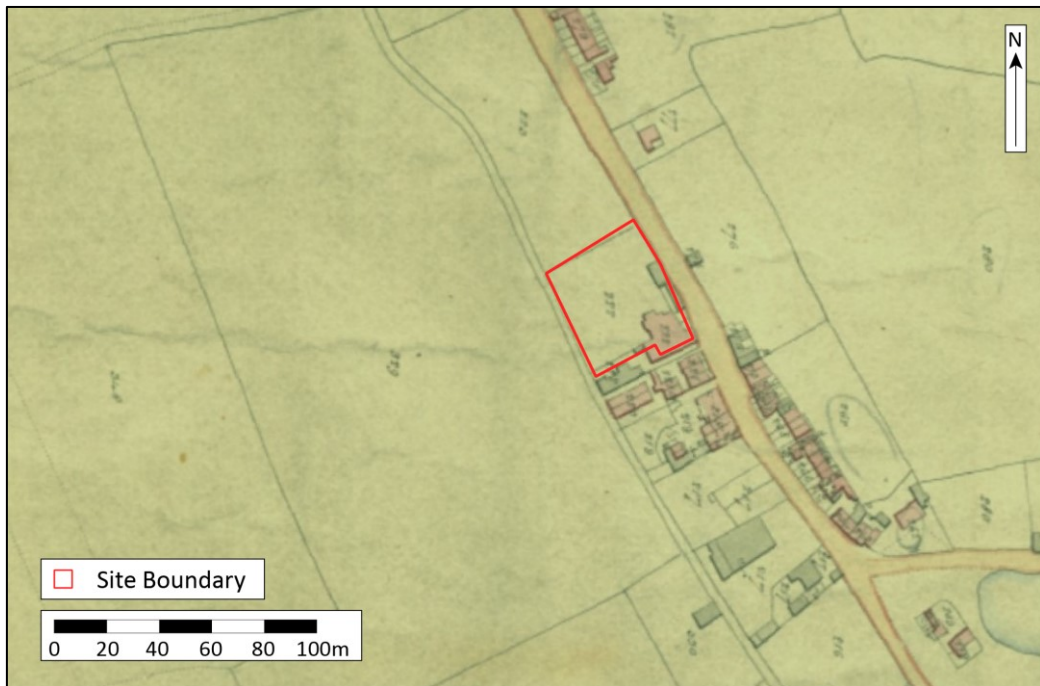


Fig.7: Extract from the Tithe map of Surrey (1842) (IR 29/34/63) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)



Fig.8: Extract from the Ordnance Survey 6-inch map (1871) showing the site (marked in red)
(Reproduced by courtesy of the British Library)



Fig.9: Extract from the Ordnance Survey 25-inch map (1897) showing the site (marked in red)
(Reproduced by courtesy of the British Library)



Fig.10: Extract from the Ordnance Survey 25-inch map (1910) showing the site (marked in red)
(Reproduced by courtesy of the British Library)

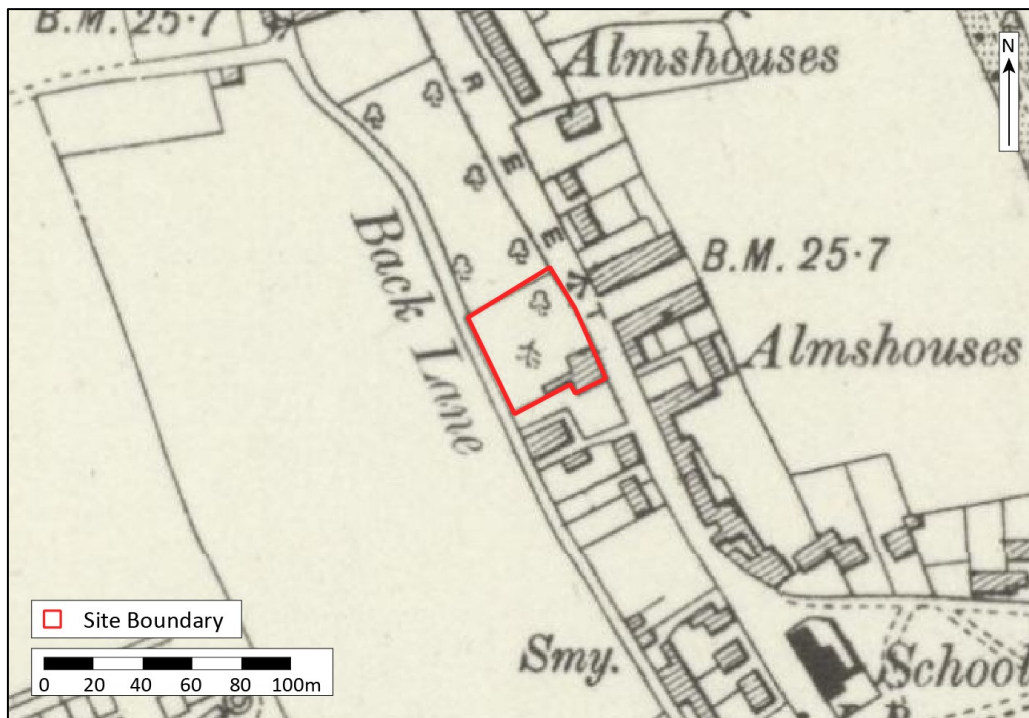


Fig.11: Extract from the Ordnance Survey 6-inch map (1920) showing the Site (marked in red)
(Reproduced by courtesy of the British Library)

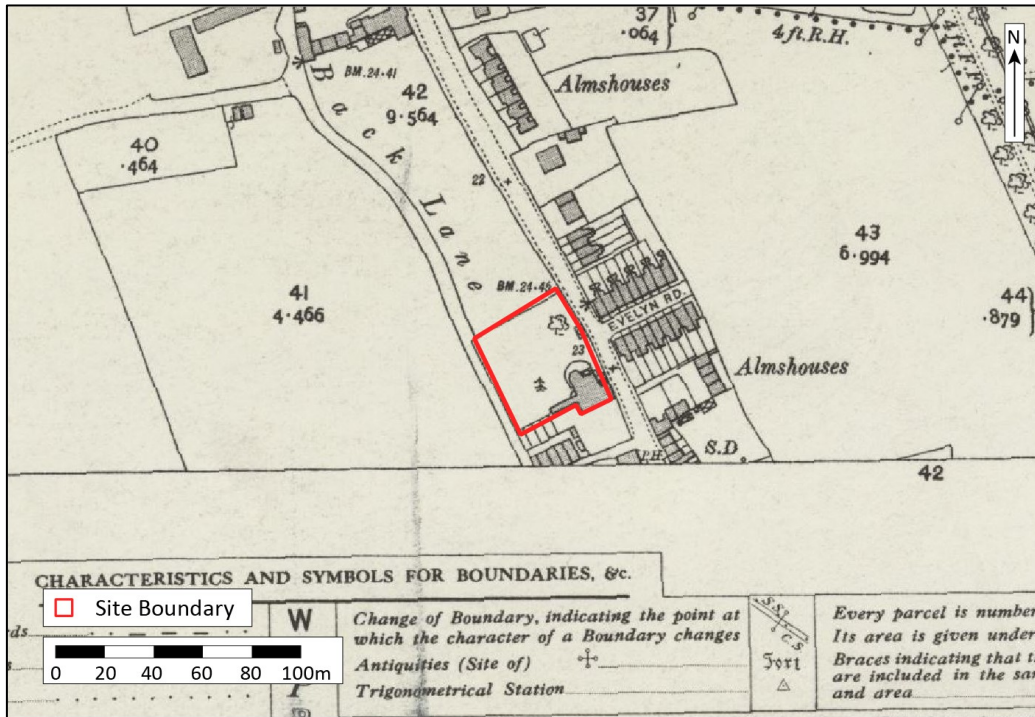


Fig.12: Extract from the Ordnance Survey 25-inch map (1933) showing the Site (marked in red)
(Reproduced by courtesy of the British Library)

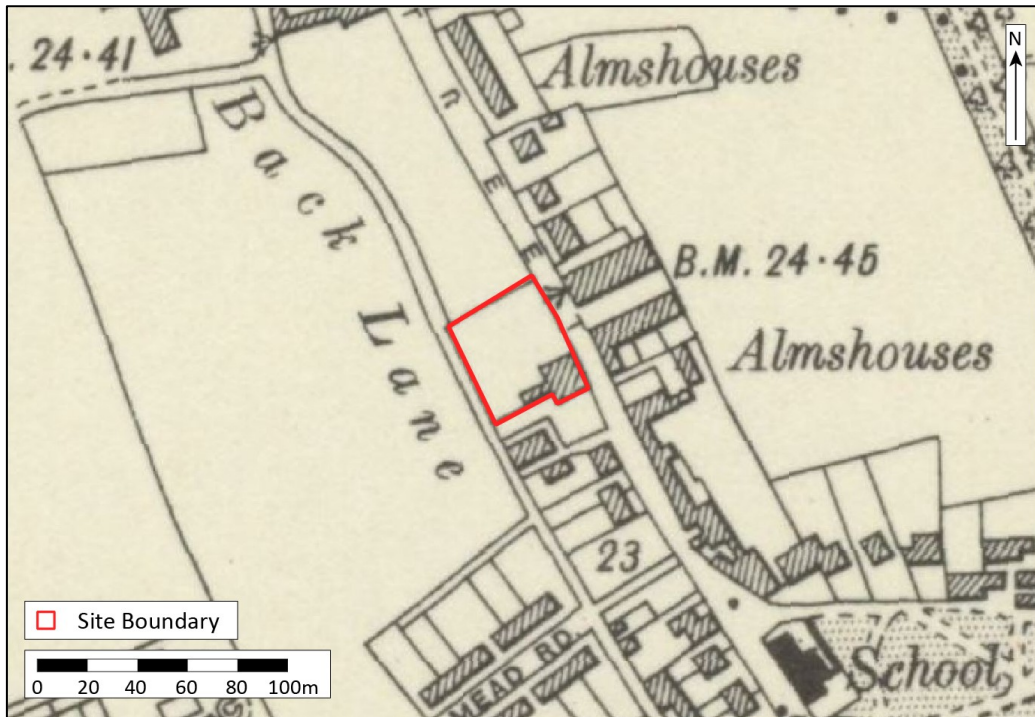


Fig.13: Extract from the Ordnance Survey 6-inch map (1939) showing the Site (marked in red)
(Reproduced by courtesy of the British Library)

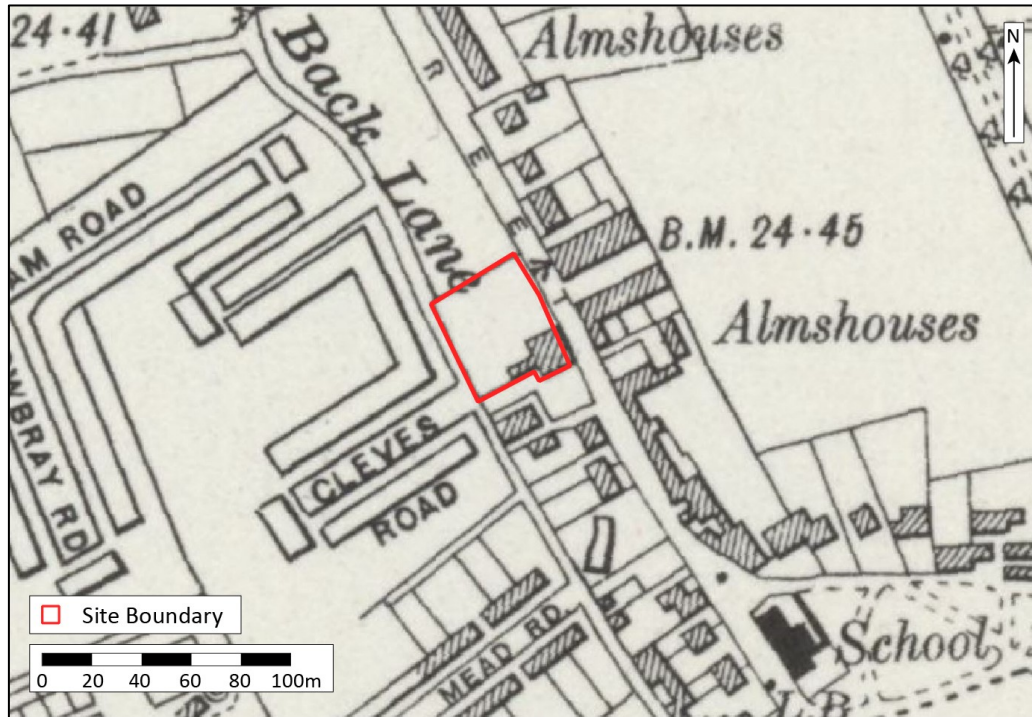


Fig. 14: Extract from the Ordnance Survey 6-inch map (1947) showing the Site (marked in red)
(Reproduced courtesy of the British Library)

13 Appendix 2: Stokes House Existing Plans & Elevations

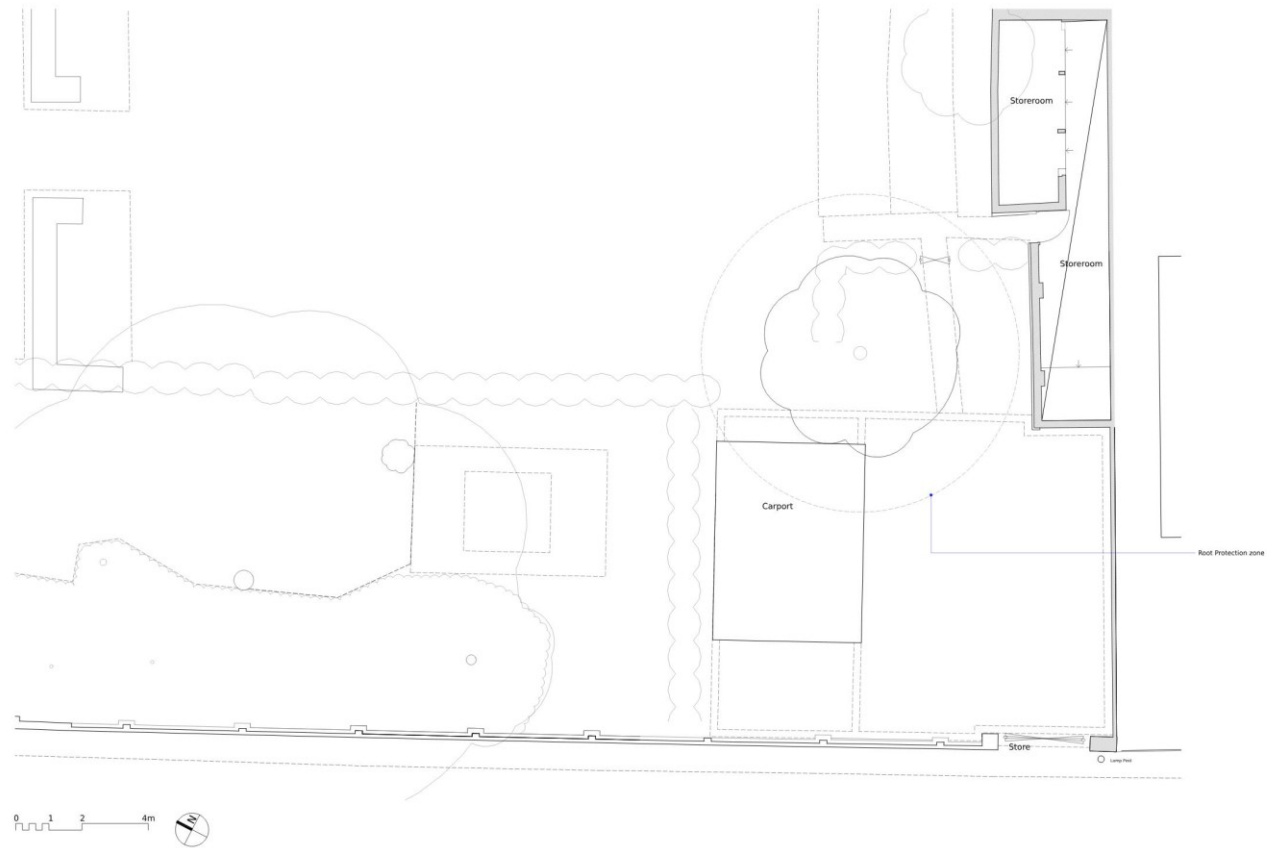


Fig. 15: Existing outbuilding plan (reproduced courtesy of the client).

revisions	<p>MICHAEL JONES ARCHITECTS 020 8948 1863 129 Kew Road, Richmond, TW9 2PN www.mjarchitects.co.uk studio@mjarchitects.co.uk</p>	<p>job title Stokes House, Ham Street</p>	<p>drawing title Existing Ground Floor Plan</p>	<p>scale 1:100@A3</p>
		<p>client Sean & Sarah McNicholas</p>	<p>drawing number 1939.01.03.Exg.08.022</p>	<p>date Dec 2024</p>
			<p>rev -</p>	<p>drawn by KH</p>
				<p>checked by AB</p>

PLANNING

LOCATION PLAN - NOT TO SCALE

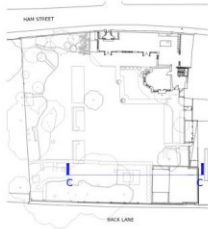


Fig. 16: Existing west-facing elevation (reproduced courtesy of the client).



Revisions

MICHAEL JONES ARCHITECTS
020 8948 1863 | 129 Kew Road, Richmond, TW9 2PN
www.mjarchitects.co.uk | studio@mjarchitects.co.uk

job title
Stoke House, Ham Street
client
Sean & Sarah McNicholas

drawing title
Existing West Elevation CC
drawing number
1939.01.03.Exg.08.062

scale	1:100@A3
date	Dec 2024
rev	drawn by KH
	checked by AB

14 Appendix 3: Stokes House Proposed Plans & Elevations

PLANNING

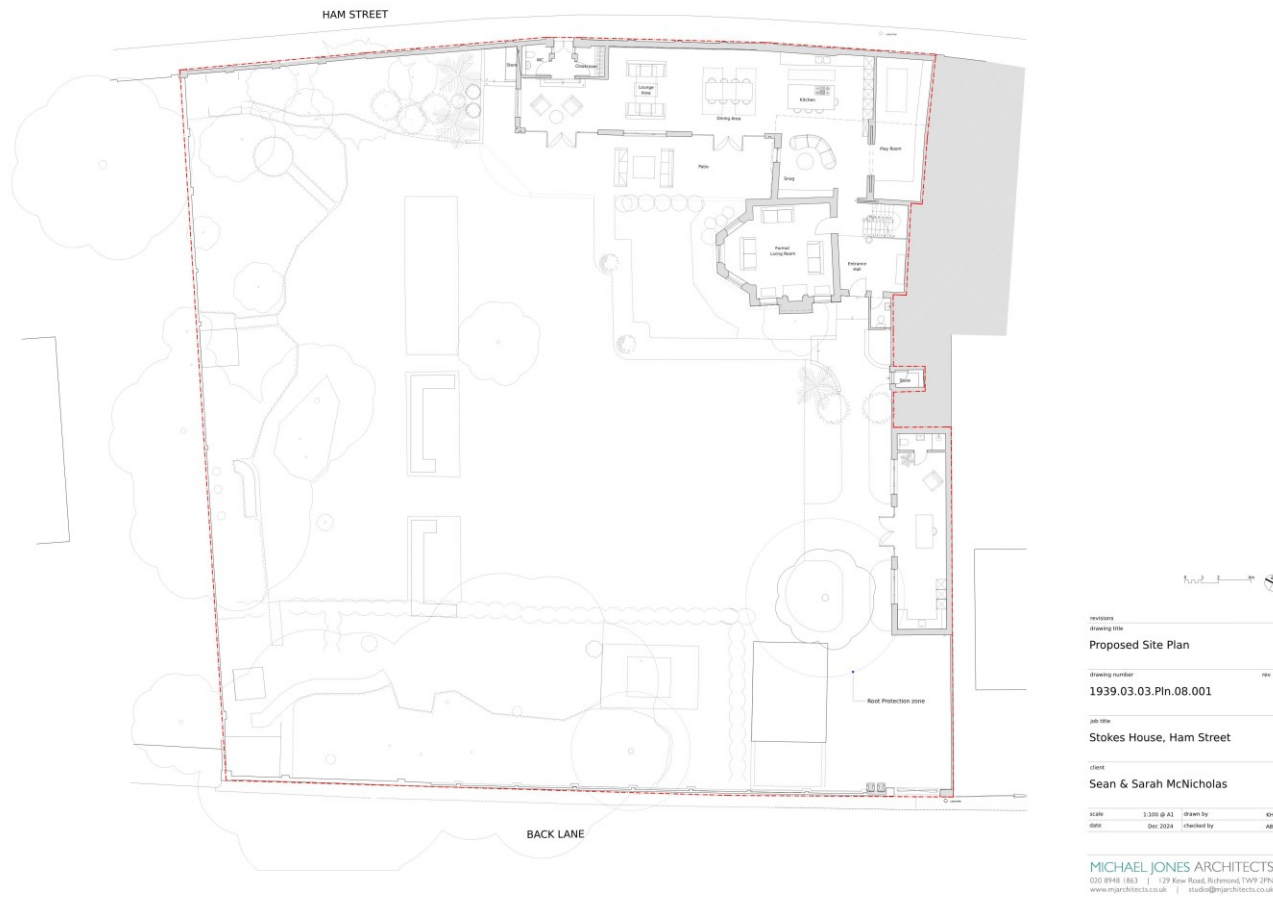


Fig. 17: Proposed site plan (reproduced courtesy of the client).

PLANNING

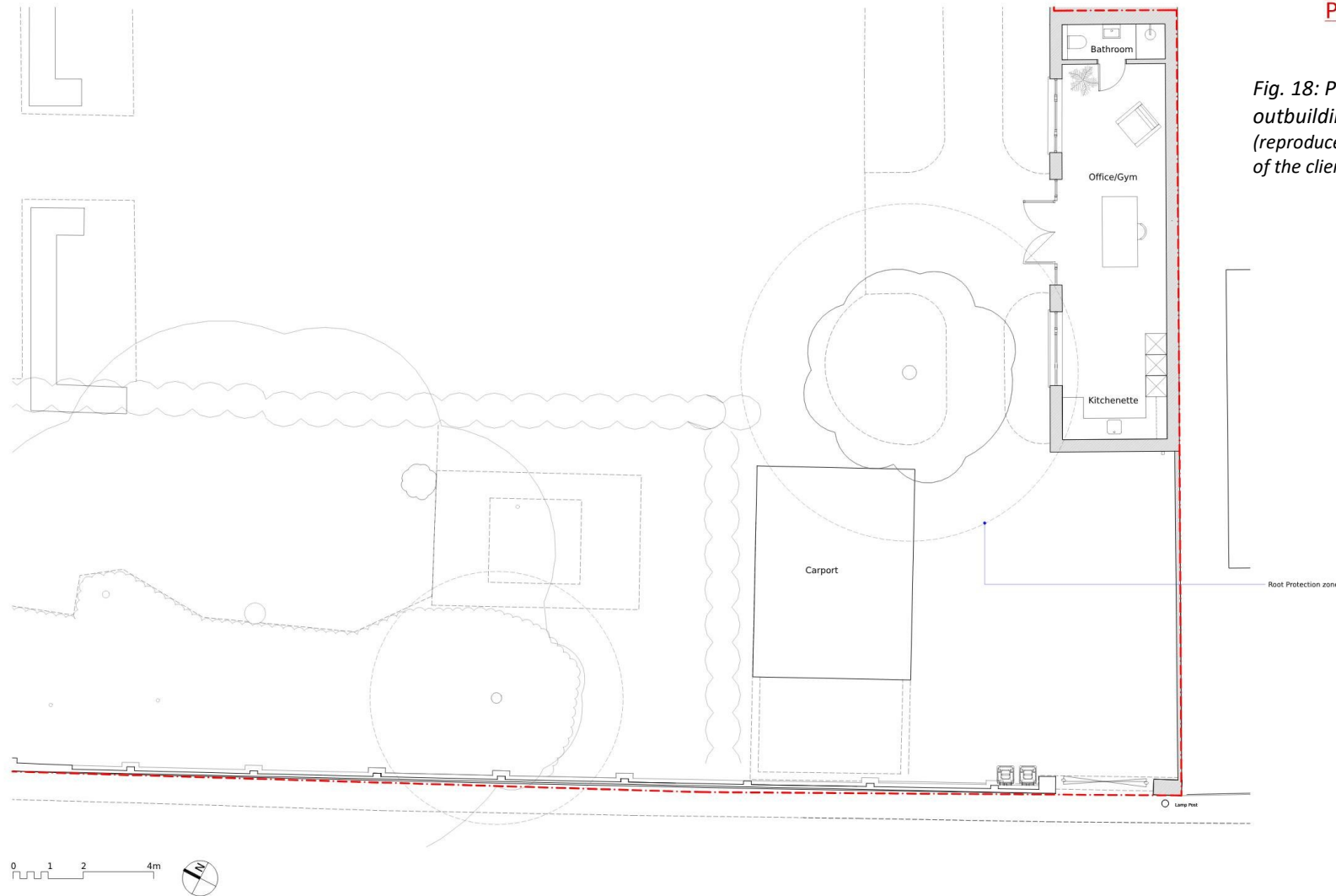
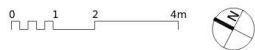
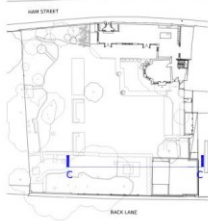


Fig. 18: Proposed outbuilding plan (reproduced courtesy of the client).



LOCATION PLAN - NOT TO SCALE



PL Fig. 19: Proposed west-facing elevation (reproduced courtesy of the client).



Revisions

MICHAEL JONES ARCHITECTS
020 8948 1863 | 129 Kew Road, Richmond, TW9 2PN
www.mjarchitects.co.uk | studio@mjarchitects.co.uk

job title
Stoke House, Ham Street
client
Sean & Sarah McNicholas

drawing title
Proposed West Elevation CC
drawing number
1939.03.03.Pl.n.08.062

scale	1:100@A3
date	Dec 2024
rev	drawn by KH
-	checked by AB

Document Title		Document Reference	
Archaeological Desk-Based Assessment: Outbuilding at Stokes House, Ham Street, Richmond, London, TW10 7HR.		BA24191(2478)SHH	
Compilation	Rachel English MA MSc ACIfA & Ellie Bishop MA BA		
Editing	George Children MA MCIfA		
Artwork	Holly Litherland-Forrest BA		
Issue No.	Status	Date	Approved for issue
1	Final	December 2024	Stephen Priestley MA MCIfA