

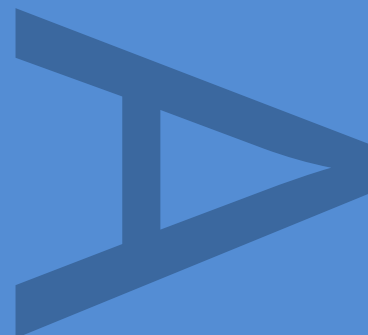
**THE RETREAT, RETREAT ROAD  
BOROUGH OF RICHMOND  
UPON THAMES**

**ARCHAEOLOGICAL  
EVALUATION**

**RRO10**

**Updated MARCH 2012**

**Report No. R11182**



**PRE-CONSTRUCT ARCHAEOLOGY**

DOCUMENT VERIFICATION

THE RETREAT  
LONDON BOROUGH OF RICHMOND UPON  
THAMES

ARCHAEOLOGICAL EVALUATION

Quality Control

Pre-Construct Archaeology Limited			K2738
	Name & Title	Signature	Date
Text Prepared by:	Aidan Turner		October 2010
Graphics Prepared by:	Hayley Baxter		October 2010
Graphics Checked by:	Josephine Brown	<i>Josephine Brown</i>	October 2010
Project Manager Sign-off:	Tim Bradley	<i>Tim Bradley</i>	October 2010

Revision No.	Date	Checked	Approved
1	March 2012	Tim Bradley	Chris Mayo

Pre-Construct Archaeology Ltd  
Unit 54  
Brockley Cross Business Centre  
96 Endwell Road  
London  
SE4 2PD

**An Archaeological Evaluation at The Retreat, Retreat Road, London  
Borough of Richmond Upon Thames**

**Site Code: RRO10**

**Central National Grid Reference: TQ 1710 7478**

**Written and Researched by Aidan Turner**

**Pre-Construct Archaeology Limited, Updated March 2012**

**Project Managers: Tim Bradley**

**Commissioning Client: Richmond Central**

**Contractor:**

**Pre-Construct Archaeology Limited**

**Unit 54**

**Brockley Cross Business Centre**

**96 Endwell Road**

**Brockley**

**London**

**SE4 2PD**

**Tel: 020 7732 3925**

**Fax: 020 7732 7896**

**E-mail: [tbradley@pre-construct.com](mailto:tbradley@pre-construct.com)**

**Website: [www.pre-construct.com](http://www.pre-construct.com)**

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## **1 ABSTRACT**

- 1.1 This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology Limited in advance of redevelopment of land to the rear of 14A King Street Richmond, London Borough of Richmond Upon Thames. This land was accessed via Retreat Road.
- 1.2 The main evaluation was undertaken in October 2011 and consisted of four trenches positioned within the footprints of the proposed development. Natural deposits were exposed and recorded together with archaeological features and deposits dated to the early and late post-medieval periods, including a possible modified channel, wells, pits and post-holes.
- 1.3 A fifth trench was excavated at a later date on the western side of the site, on a portion of land obtained in March 2012. The trench was excavated down to natural deposits. Archaeological features and deposits dating to the mid-late post-medieval period were uncovered, including a wall and two pits.

## **2 INTRODUCTION**

- 2.1 Pre-Construct Archaeology Ltd. conducted an archaeological evaluation at The Retreat, Retreat Road, London Borough of Richmond upon Thames. This land was located at the site of a former print works, to the rear of 14A King Street. The main phase of fieldwork was conducted from the 12<sup>th</sup> -18<sup>th</sup> October 2010. An additional phase was conducted from the 5<sup>th</sup> -6<sup>th</sup> March 2012.
- 2.2 The work was commissioned by Richmond Central. Tim Bradley managed the project for Pre-Construct Archaeology Ltd and Aidan Turner supervised the fieldwork and authored this report. The fieldwork was monitored by Mark Stevenson, English Heritage GLAAS, on behalf of the London Borough of Richmond Upon Thames.
- 2.3 The area for the proposed development is positioned in the area of a former print works. The site is bordered by the rear plots of buildings facing Kings Street on the northwest side and by neighboring properties on the remaining sides, with access from the eastern corner by the way of Retreat Road. The National Grid Reference for the centre of the site is TQ 1710 7478 (Figure 1).
- 2.4 The main phase of the archaeological evaluation consisted of the excavation of four trenches within the footprint of the proposed development within the former print works, to the rear of 14A Kings Street (Figure 2).
- 2.5 A fifth trench was excavated at a later date on the western side of the site, on a neighboring portion of land obtained at a later date. This land was occupied by a scout hut until early March 2012, when it was demolished.
- 2.6 The project was assigned the unique code RRO10.



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Figure 1  
Site Location  
1:12,500 at A4

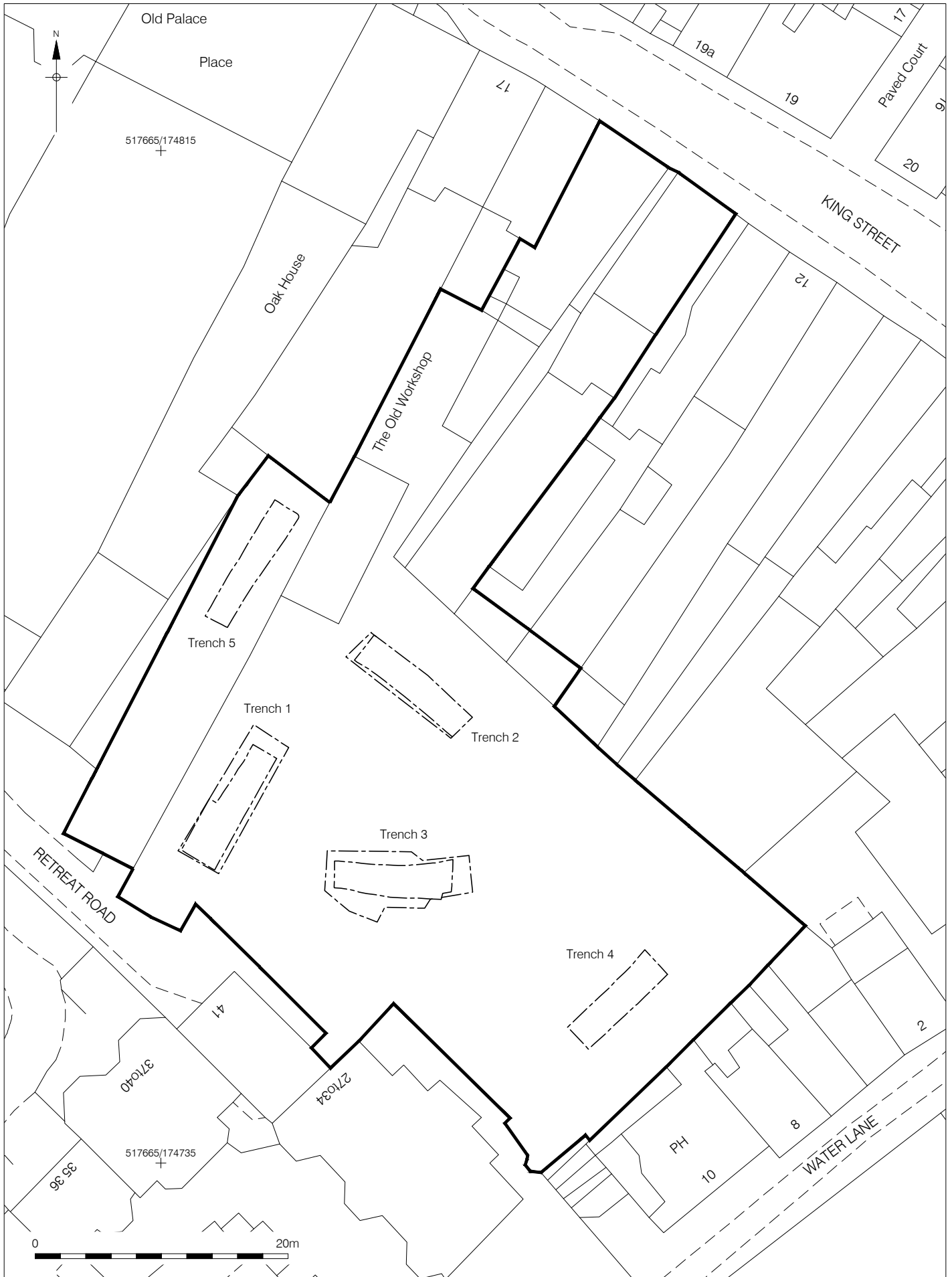


Figure 2  
 Trench Location  
 1:400 at A4



### **3 PLANNING BACKGROUND**

#### **3.1 National Policy: Planning Policy Statement (PPS 5)**

In March 2010 the Department for Communities and Local Government issued Planning Policy Statement 5: Planning for the Historic Environment (PPS5), which provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of archaeological remains. In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance PPS5, by current Unitary Development Plan policy and by other material considerations.

#### **3.2 Local Policy: Richmond upon Thames Unitary Development Plan**

3.3 The relevant local development framework is provided by The London Borough of Richmond upon Thames Unitary Development Plan, adopted on 1 March 2005. The Plan contains the following policy which provides a framework for the consideration of development proposals affecting archaeological and heritage features.

#### **3.4 BLT 7 - ARCHAEOLOGICAL SITES**

The Council will seek to promote the conservation, protection and enhancement of the archaeological heritage of the Borough, including industrial archaeology, and will encourage the interpretation and presentation of sites, finds and research to the public.

The Council is committed to developing the potential of archaeological sites in terms of education, recreation and tourism. This will involve agreements with developers who will be expected to include design, land use and management safeguards for archaeological sites affected by their proposals. The term 'archaeology' may include industrial sites, buildings, machinery and artefacts of the 19th and 20th centuries where these are of historic or architectural interest.

#### **BLT 8 - EVALUATION OF ARCHAEOLOGICAL SITES**

Where development proposals may affect archaeological remains or areas of archaeological potential the Council will encourage early discussion of the implications with developers and specialist bodies where appropriate. The Council may require the applicant to arrange and make adequate provision, including funding, for an archaeological field evaluation, according to a written specification agreed with the Council, before proposals can be considered.

Prospective developers should include as part of their research into the development potential of a site which they undertake before they make a planning application, an initial assessment of whether the site is known or likely to contain archaeological remains by consultation with the appropriate specialist bodies, normally English Heritage.

Where this indicates that important remains may exist the Council may require an archaeological field evaluation to be carried out before any decision on the planning application is taken. This will probably involve a ground survey and small scale trial trenching carried out by a professionally qualified archaeologist. This evaluation will help define the character and extent of the remains and thus indicate the weight that should be attached to their preservation. It will also be helpful in identifying potential options for minimising or avoiding damage. The Council will normally expect developers to provide the results of such assessments and evaluation as part of their application: where necessary it will consider service of a direction under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 to require provision of information.

The Council wishes to endorse the spirit of the Code of Practice already established by the British Archaeologists and Developers Liaison Group. Map 7 shows Archaeological Constraints in the Borough.

#### BLT 9 DEVELOPMENT OF ARCHAEOLOGICAL SITES

Where development affects sites of archaeological importance, the Council will normally require that the applicant satisfies the Council that appropriate provision, including funding, has been made for the remains to be preserved in situ, or in exceptional cases where preservation in situ is not appropriate or feasible, excavated and recorded. A condition will normally be attached to any consent granted requiring these works to be carried out.

The proposals map identifies scheduled ancient monuments. The archaeological constraints map identifies areas with archaeological potential where sites of importance could exist. Not all sites of archaeological importance will necessarily be on the constraints map. Established procedures of consultation and evaluation must be followed in preparing development proposals. On sites of archaeological importance the Council will ensure, wherever possible, that archaeological remains are preserved in situ. However, this need not prevent the development of the site providing that special attention is paid to the protection of remains through the careful design of buildings and their foundations. In considering such proposals the Council will liaise with English Heritage and other appropriate organisations. Where proposals will cause significant damage to sites of acknowledged importance the Council will refuse planning permission. In exceptional circumstances, where the Council decides that preservation in situ is not justified and that development resulting in destruction of the remains should proceed, it will have to satisfy itself before granting planning permission that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such excavation and recording should be carried out before development commences, working to a brief agreed by the Council and with advice from archaeological consultants. To achieve this, a legal agreement may be sought, or a condition may be imposed. If, following the granting of planning permission, the site is found to contain previously undetected archaeological remains, the Council will seek to enter into negotiations and agreement with the developer to resolve any conflicts. Remains deemed to be of national importance can be scheduled by the Secretary of State in which case the developer would need to seek separate scheduled monument consent. Applications for financial assistance may be made to English Heritage in particular cases.

- 3.5 The evaluation aimed to satisfy the objectives of National planning policy and the London Borough of Richmond upon Thames planning policy, which fully recognises the importance of the buried heritage for which they are the custodians.

### 3.6 Research Objectives

3.6.1 The Written Scheme of Investigation (WSI) (Rev; Bradley 2010) highlights the following objectives:-

3.6.2 Site specific research objectives include the following:-

Is there any evidence of prehistoric activity on the site?

Is there any evidence for Roman activity on the site?

Is there any evidence for Saxon activity in the area of the site?

Is there any evidence for the medieval period on the site? In particular is there any evidence for remains associated with Byfleet manor and /or the medieval friary?

What evidence is there for further development of land in the post medieval period?

3.6.3 As well as the site specific questions above, the Retreat, Richmond evaluation will also consider a variety of research objectives as set out in "A Research Framework For London Archaeology" including:-

#### Prehistory

P4 Researching the potential for categorization of settlement sites.

Establishing a dated regional ceramic sequence.

P5 Clarifying the mechanisms that prompted agricultural intensification.

Establishing more and better dated evidence for the subsistence economy.

Preparing settlement plans.

Understanding the place of lithics in the region at the time.

#### Medieval

M1 Understanding the nature and extent of urban development, and the social and economic relationship of the core to its region.

M2 Understanding the influence of the environment on human habitation, and the impact of man on the environment.

Understanding what London and its region looked like to its medieval inhabitants and visitors.

M6 Charting how and why different areas of London developed as specialist producer.

#### London after 1500

L2 Identifying the changes in house design and construction during the period.

Contributing to our understanding of the creation of London suburbs and the meanings and values of domestic as well as public gardens.

L8 Characterize the physical substance of different stages of London's growth.

L10 Examining the success with which small towns in the London region adapted to the capital's growth.

## **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **4.1 Summary**

4.1.1 Richmond was probably originally a cluster of fisherman's cottages with a simple manor house, called Shene. The hamlet did not acquire its present name until the beginning of the 16th century when Henry VII rebuilt the manor house after a fire in 1497 and called Rychemonde after his earldom in Yorkshire. The site lies within an area presumed to be the location of the medieval manor house which was later the site of a Franciscan Friary associated with Richmond Palace.

### **4.2 Prehistory**

4.2.1 There have been no Prehistoric settlement structures found in the area of the subject site, however recent excavations have identified occupation layers, and chance finds of Prehistoric artefacts indicate the area was exploited throughout this period. Flint artefacts were recovered from Corporation Island, one of which was a Palaeolithic Levallois scraper (SMR 100271). Flint artefacts were found at excavations in Heron Court (HER 81) (SMR 02092202), and in George Street (GER 93) (SMR 021977).

4.2.2 Bronze Age artefacts are more common than evidence from earlier periods, and have been recovered from the Thames or near its banks. A Bronze Age barbed flint arrowhead was recovered from an island below Richmond Bridge (SMR 100252), and a bronze socketed gouge was discovered on the Surrey bank of the Thames (SMR 021030).

4.2.3 Iron Age material is fairly scarce in the area, although the excavation at Heron Court produced some pottery dating to this period (SMR 02092203).

### **4.3 Roman**

4.3.1 There has been very little Roman material recovered from the Borough of Richmond, which suggests there was no significant Roman settlement in this region. However a coin dating to the Trajanic period (AD 98-117) was found in Denton Road in the 19th century (SMR 021038).

#### 4.4 **Saxon**

4.4.1 Richmond was originally known as Shene, the earliest reference to Richmond is in AD 950 under the name of Sceon, meaning shining or beautiful. It was not mentioned in the Domesday survey of 1086 as it was at that time under the name of Kingston. An Iron Saxon spearhead was recovered from the north banks Corporation Island (SMR 0100269).

#### 4.5 **Medieval**

4.5.1 The history of Richmond revolves around the manor house and its royal owners, which was located very close to King Street. The village prospered with the manor, as houses for members of the royal household and craftsmen were built nearby. The struggle for the throne during the Wars of the Roses was reflected in the rebuilding and demolition of Shene manor house.

4.5.2 The manor house possibly originated as a Saxon royal hunting lodge. The first record of a manor house at Shene dates to the reign of Henry I (AD 1100-1135), when he stayed there in 1126. During the reign of Edward II the building was divided into two courts, the upper court containing farm and ancillary buildings, the lower court was nearer the river and was residential with a chapel, hall and kitchen. It may have been this part of the manor house that was granted to Carmelite Friars for a short time in 1316 (SMR 021127). Substantial works and enlargements were undertaken by Edward III between 1358 and 1370; however Richard II ordered the destruction of the building in 1394.

4.5.3 Byfleet manor house was created as part of the rebuilding of Shene manor house by Henry V in the early 15th century as a temporary residence while the new building was being erected. Cloake believes this to have stood on the land between Friars Lane and Water Lane. Edward VII continued the works in the mid 15th century by enlarging the moat between the old manor site and the new buildings. Byfleet manor house was given to a convent of Observant Friars, and was demolished in the late 15th century. The original structure may have been replaced during rebuilding after the fire of 1497.

4.5.4 A 14th/15th century iron key was found at Richmond Palace in 1798 (SMR 021133). Medieval pottery has been found at the Heron Court site (SMR 02092201) and at 16-17 George Street, where a 13th century boundary or drainage ditch and a possible beam slot with pestholes were recorded (SMR 021978-81).

4.5.5 The 1314 Manorial Court Rolls for the village of Shene, (studied by Cloake), list the tenants, their holdings and money rents paid and the labour services due, and compiles manorial surveys. The village at this time would have consisted of about 40 cottages inhabited by tenant farmers, mostly grouped along the south-east of the Green, with some along what is now known as George Street.

4.5.6 A 14th/15th century iron key was found at Richmond Palace in 1798 (SMR 021133). Medieval pottery has been found at the Heron Court site (SMR 02092201) and at 16-17 George Street, where a 13th century boundary or drainage ditch and a possible beam slot with pestholes were recorded (SMR 021978-81).

#### 4.6 **Post-Medieval**

4.6.1 Shene manor house was rebuilt in 1501, and given a new status by Henry VII as Richmond Palace. As the splendour of the Palace grew so did Richmond as people moved from London to homes in the country. Pageants and spectacles were held on the Green, which in medieval times had been a jousting ground. During the 16<sup>th</sup> century the population of the village doubled due to the frequent presence of the royal court at the palace.

4.6.2 The layout of the palace is conjectured as a block of state apartments overlooking the river arranged around a small courtyard. To the north-east stood the Fountain Court flanked by the Great Hall and the Chapel, where the kitchens, chicken house and storehouses were sited on the north-western side of the palace complex, in what is now Old Palace Yard (SMR 02112504).

4.6.3 Richmond Archaeological Society identified the possible eastern corner of the palace at Tudor Palace Mews (SMR 021138). During a watching brief, on works in Richmond Green, 16th century walls belonging to the palace were discovered (SMR 021742, 021876, 021877).

- 4.6.4 A Franciscan Friary associated with Richmond Palace, was founded in c. 1500 by Henry VII, the probable site of which was between Friars Lane and Water Lane (SMR 021140). The Friary was dissolved by Henry's son, Henry VIII in 1534.
- 4.6.5 Drawings and Sketches made by the Flemish artist Antonis van Wyngarde, in 1561 - 62, clearly show the Friary still standing, but derelict, with large holes in the roof.
- 4.6.6 Land to the south east of the palace, the former Friars ground, was granted out from 1536 onwards. In 1586 a piece of land 245 feet by 45 feet was granted to trustees 'to build a wharf for the inhabitants'. This appears to have lain somewhere between the Friary and Water Lane.
- 4.6.7 Between 1611 and 1612 Indigo Jones was employed to remodel the riverbank between Crane Wharf and Water Lane. This work involved considerable reclamation of land from the river.
- 4.6.8 An excavation at The Retreat (RET 78-79) on Retreat Road, which bounds the south of the subject site, recorded Post-Medieval pits and wood barrels, and Tudor demolition rubble (SMR 021139).
- 4.6.9 Richmond Palace was sold in 1650, and by 1660 the ruins were divided into 27 tenements. The end of the 17th century and early 18th century saw many of these houses rebuilt with elegant town houses many of which survive today. Old Palace Terrace, and Maids of Honour Row are beautiful examples of early 18th century houses
- 4.6.10 Listed Buildings are located close to the subject site, several on King Street itself; at nos. 17-20 and nos.6-8, 18th century houses survive (SMR 201500, 201161, 201162, 201163, 201158, 201159, 201160). A late 16th century house survives at Old Palace Place, and an 18th century building named Oak House, both fronting onto the Green (SMR 2012184, 201283). Old Friars, also on the Green, is late 17th century in date and sited on the Franciscans Friary, the remains of which may be incorporated into the cellar (SMR 201285).
- 4.6.11 Richmond Bridge built in the 1770's is the oldest surviving Thames crossing in London, and was a necessary alternative to the ferry, because of an increasing population in the 18th century. Richmond Railway Bridge was built in 1848 crossing the river to the north of the road bridge. The Thames Foreshore Survey undertaken by the London Archaeological Research Facility has recorded 18th/19th century



timber waterfront structures such as wharves, slipways and stairs, just to the south of the site (SMR 022456-70).

4.6.12 Neither the street layout nor indeed many of the buildings in this area of Richmond have changed, since the redevelopment of the last palace in the late 17<sup>th</sup> century. 18th century maps show houses occupying narrow burgage plots fronting onto King Street, that were probably laid out in the late medieval period. A minor development in the early 19th century was the creation of a road, Retreat Road, which ran along already existing property boundaries, up to the south of the subject site.

4.6.13 The detail in the Richmond Plan of 1907 indicates that the southern half of the site was occupied by stables and coach houses, and the printing press was present on the land to the north at this time.

## 5 METHODOLOGY

### 5.1 Fieldwork

- 5.1.1 The evaluation fieldwork was designed to assess the presence or absence of significant archaeological remains, which may require further investigation. The WSI (rev; Bradley 2010) for the project, approved by Mr. Mark Stevenson, English Heritage GLAAS, on behalf of the London Borough of Richmond, detailed the excavation of four trenches (Trenches 1-4), each measuring 2m x 10m, positioned across the proposed development. An additional trench (Trench 5) was excavated following the demolition of a structure situated on the western side of the site. This trench was the subject of a separate WSI (Bradley 2011).
- 5.1.2 The trenches were excavated with a mechanical excavator fitted with a flat-bladed ditching bucket in spits of between 100mm and 200mm, under the supervision of an archaeologist.
- 5.1.3 All deposits were recorded on pro forma context sheets. Plans were drawn at a scale of 1:20 and sections at 1:10. A photographic record was also kept of all the trenches in black and white and colour slide and digital format. Bulk samples were taken from relevant contexts. Artefacts encountered in features and horizons were collected.
- 5.1.4 **Trench 1** was orientated north –south , cut from a level of between 6.30m and 6.39m AOD, measured 10m in length and was located towards the western corner of the development area. Base of trench was at approximately 5.30m AOD.
- 5.1.5 **Trench 2** was orientated north west- south east, cut from a level of between 6.64m and 6.78m AOD, measuring 10m in length and positioned towards the north of the development area. Base of trench was at approximately 5.65m AOD.
- 5.1.6 **Trench 3** was orientated west - east. It was cut from a level of between 6.68 m and 6.82m AOD, measured 10m in length and was positioned in the centre of the site. Base of trench was at approximately 4.87m AOD. In the centre of the trench a large feature was excavated to a depth of 3.59m AOD.
- 5.1.7 **Trench 4** was orientated north east –south west, cut from a level of between 7.22m and 6.97m AOD, measured 10m in length and positioned towards the west of the site centre. Base of trench was at approximately 5.63m AOD. The southwest end of the trench was excavated to a depth of approximately 4.5m AOD.
- 5.1.7 **Trench 5** was orientated north–south cut from a level of between 6.38 and 6.48m AOD, measured 10m in length and positioned in the north west of the site. The base

of trench was at approximately 5.92mAOD.

5.1.8 A Temporary Bench Mark (value 6.13m AOD), located on Retreat Road, was obtained from the developers site plans.

5.1.9 All works were undertaken in accordance with the guidelines set out by English Heritage and the Institute of Archaeology.

## **6 GEOLOGY AND TOPOGRAPHY**

### **6.1 Geology**

6.1.1 The site lies within a major geological formation called the London or Thames Basin formed about 70 million years ago. The basin is a depression in the cretaceous chalk and its rims are formed by the North Downs to the south and the Chiltern Hills to the north. About 60 million years ago a layer of sands and gravels (Thanet Sands, Woolwich and Reading Beds etc) was laid down on top of the chalk. About 5 million years later the London Clay was laid down by a deep sea which covered the London area and the North Sea. It varies in thickness from 4.5m thick in west London to over 150m thick in east London. On top of these 'solid' deposits, 'drift' deposits were laid down during the last Ice Age. These included a series of river terrace gravels running along the Thames and its tributaries caused by cycles of deposition and erosion. The most recent of the terraces is known as the Floodplain Terrace, formed during the final cold period 110,000-10,000 years ago, which forms the present banks of the Thames and the floor of its valley. In many places the terrace gravels are covered by a sandy silt deposit called 'brickearth'.

6.1.2 The geological survey map of the area shows that the geological sequence is River Terrace Sands and Gravels overlying Eocene London Clay, No geotechnical investigations have been carried out on the site.

### **6.2 Topography**

6.2.1 The evaluation was conducted after demolition of standing buildings on site, including the former print works. A former scout hut, on the east side of site, was at this time still retained. The site sloped slightly southwards.

6.2.2 The site was surfaced with a mixture of demolition rubble and tarmac chippings.

6.2.3 The general lay of the land is gradually sloping from approximately 8m OD in King Street to the north, down to 6.83m OD in the south-eastern corner of the car park and 6.25m OD in the south-western corner.

## 7 ARCHAEOLOGICAL SEQUENCE

### 7.1 Phase 1- Natural

7.1.1 **River Terrace Gravels:** A very loose yellow gravelly sand deposit (Context [48]) was revealed at the base of all four trenches. This deposit was interpreted as the natural river terrace gravels, believed to have been deposited in the last age. This deposit appeared to become more gravelly with depth.

7.1.2 This deposit was encountered between 5.30m and 5.65m AOD.

### 7.2 Phase 2- Early Post-Medieval

7.2.1 **Channel:** A large, steep sided feature (Context [38]) was investigated in Trench 3. (Figure 5). The feature was filled by a very soft and apparently homogenous waterlogged grey 'alluvial' type silt deposit (Context [37]). Fragments of brick and pottery were recovered from the base of this deposit had a date range of 1550-1700, indicating it was deposited in the early post-medieval period.

7.2.2 The very steep eastern side of this feature meant that it was interpreted as being the eastern edge of a man made (or altered) channel, possibly part of, or connecting to, the mouth of a local stream known to have followed the edge of Water Lane to the east of the site. This stream entered the Thames at 'Byfleet'. Due to health and safety considerations during the excavation of this feature, the western edge was not identified.

7.2.3 The channel edge was orientated northeast – southwest and ran roughly parallel between Water Lane and Friar's Lane. The top of the channel was encountered at 4.90m AOD and the feature was excavated to a depth of 3.59m AOD. Due to the constant and very rapid influx of water into the feature it was unclear whether or not this represents the full depth of the feature, although the clean sand identified at the base would suggest that the full depth had been attained.

7.2.4 The channel may have formed part of a dock or wharf, reported to have been found during excavations associated with the construction of the former print works (Tony McSweeney pers. comms. & news art.), although no further evidence if associated timber structures was recorded during the evaluation. If so, land reclamation

associated with the remodelling of the river, by Indigo Jones, in 1600 – 1611, may have rendered any channel or dock located here redundant.

### **7.3 Phase 3 Later Post-Medieval**

7.3.1 The map regression shows that, the full development of the site did not occur until the late 18<sup>th</sup> to early half of the 19<sup>th</sup> century. The western half of the site was occupied by a stable yard, whilst the eastern half became domestic housing. This was reflected in the archaeological features uncovered in all four trenches. Features from this period are described in order of trench location.

7.3.2 **Trench 1** was located in the area of a former Coach House and Stable Block (shown in a 1907 plan). A pair of abutting wall foundations, (Context [19]) and (Context [20]), probably represent the remains of these structures. These structures were approximately 1.1m in height and formed the eastern edge of Trench 1.

7.3.3 The Coach House Wall (Context [19]) was of red brick with occasional yellow stocks found in the soldier courses of the footings. This structure may well date to the early part of the 19<sup>th</sup> century as this the stable yard first appears in the plan of 1849.

7.3.4 The Stable Block Wall may be of a slightly later date, as it was constructed of yellow stock brick on concrete footings (Context [20]). However it was clearly constructed to abut the earlier wall and a building of approximately the same dimensions appears in both the earlier and later plans.

7.3.5 A well, (Context [12]), was uncovered in the centre of the trench, this most likely served the stable block. Brick from this context was dated from 1880-1950, suggesting that the stables may have been rebuilt or refurbished in the later part of the 19<sup>th</sup> century. The base of this well was reached a depth of 4.91m AOD.

7.3.6 The remaining four features in this trench consisted of small domestic waste pits and tree root disturbance. These ranged in depth from 0.06m (Context [10]) to 0.19m (Context [8]). Tobacco pipe recovered from the fill of a pit (Context [17]), suggests that these features were from the 18<sup>th</sup> or 19<sup>th</sup> centuries.

7.3.7 **Trench 2** was located in the area of a former Stable Block, shown labelled on the northeastern side of the site on the 1907 plan. This structure appears unaltered from a structure shown in the 1849 Plan. No evidence for this structure was found in the trench.

- 7.3.8 A series of four small pits along with two linear features appear to represent a mixture of domestic waste disposal and root disturbance, of a similar type to those found in Trench 1.
- 7.3.9 The waste pits varied in size from approximately 1 to 2m across and from 0.4 -0.3m in depth. Ceramic materials recovered from these features suggest that they were of 19<sup>th</sup> century in origin (Contexts [1], [3], [2]1 & [23]).
- 7.3.10 A large linear feature was located along the south-western edge of Trench 2. This was initially interpreted as a ditch (Context [28]). However the irregular nature of the feature and its varying depth, 4.79 - 5.21m AOD, suggest that this could simply represent a chain of similar waste pits. Materials recovered from this feature also suggest that it was of 19<sup>th</sup> century in origin.
- 7.3.11 A narrow linear feature, located in the centre of the trench was interpreted as root disturbance (Context [26]).
- 7.3.12 **Trench 3** targeted an area formerly occupied by a coach house and two stable blocks. This uncovered a well and two pits, which had been dug into the fill of the earlier channel.
- 7.3.13 The well, (Context [30]), was uncovered in the western end of the trench; it may have served the stable yard shown on the historic plans. Brick dates from this context suggest it was constructed sometime in the 19<sup>th</sup> century. This feature appears to have been deliberately grubbed out, possibly to accommodate the construction of foundations associated with the later print works (Contexts [33] & [34]). A small pit (Context [46]), close to the well, may also have been the product of this process, as it was back filled with demolition rubble (Context [45]).
- 7.3.14 The well was excavated to a depth of 4.68m AOD. Ingress of water prevented any further investigation of this feature.
- 7.3.15 The remaining pit (Context [32]) was backfilled with domestic waste material (Context [31]).
- 7.3.16 **Trench 4** was located in the area once occupied by domestic housing in the 19<sup>th</sup> century. The passage to the rear of these buildings is labelled as 'Sheen Vale' in the 1907 town plan. Excavation of the trench uncovered a 19<sup>th</sup> century well and a

domestic waste pit cut into an area of previously disturbed made ground. The depth of the trench, 1.6m, prevented detailed examination of the features within it. Small hand dug test slots were used to recover archaeological materials from deposits within the trench.

- 7.3.17 The well, (Context [39]), was exposed in the south-eastern side of the trench. It may have served domestic buildings which occupied this part of the site in the 19<sup>th</sup> century. A brick sample recovered from the well's wall dated from the 19<sup>th</sup> century.
- 7.3.18 The waste pit (Context [44]) measured 1.25m across and was approximately 0.20m in depth. Pottery recovered from the fill of this feature (Context [43]) was dated from between 1550 -1700AD.
- 7.3.19 The made ground (Context [49]), appeared to underlie the other features in the trench. It consisted of a mixture of redeposited bright yellow sand and lenses of grey silty sand. A test hole was excavated through this deposit, by machine, to a depth of approximately 4.5m AOD, at which level natural sand and gravels could be observed. Pottery recovered from this deposit was dated at between 1550 and 1800AD.
- 7.3.20 It is likely that the features found in this trench relate to the domestic dwellings occupying the site in the 19<sup>th</sup> century, rather than representing developments.
- 7.3.21 **Trench 5** was located in the area of back gardens (shown in a 1907 plan). A wall foundation, (Context [50]) and associated construction trench (Contexts [51] & [52]), probably represent the remains of a former rear garden wall. This structure was approximately 1.1m in height and was located in the far northern end of Trench 5. The wall was crudely constructed of unfrosted brick (fabric 3046) and bonded with brown shelly mortar, both suggesting an early / mid 18<sup>th</sup> century date for the structure.
- 7.3.22 Deposited against either side of the wall were deposits (Contexts [59] & [60]) of mixed rubble and sandy silt which contained building materials and domestic waste. This material appears to represent a mixture of garden soil and building waste from the mid 18<sup>th</sup> century house building period. Pottery and clay tobacco pipe from south of the wall was dated at 1670-1800 and 1700 -1740 respectively, while on the north of the wall, pottery was dated between 1580- 1700 and tobacco pipe at 1580-1910.
- 7.3.22 The back garden deposits at the central and southern end of the trench had been truncated by two domestic waste pits of early to mid 20<sup>th</sup> century origin (Contexts [53], [54], [55] & [56]). They contained a high proportion of 'clinker', coal fire waste and ashes. Domestic waste found in the pit included screw top jars, metal work and fragments of leather and rubber soled shoes. Due to the relatively recent nature of



#### **7.4 Phase 4 Modern**

- 7.4.1 Excavation of the trenches revealed considerable impact from the 20<sup>th</sup> century use of the site. Intrusive features associated with 20<sup>th</sup> century developments were observed in Trenches 3 and 4.
- 7.4.2 In Trench 3 a large brick and concrete foundation was removed from the centre of the trench to allow full excavation of the trench. This structure may have represented a machine well associated with the former print works. Foundations of the former print works were observed in the eastern face of the trench.
- 7.4.3 The north – western end of Trench 4 had been considerably impacted upon by excavations sometime in the 20<sup>th</sup> century, with a large pit truncating much of the overburden (Context [47]) in this location.
- 7.4.4 Trench 5 was overlain by a layer of mixed 20<sup>th</sup> century building materials (Context 58), which had presumably provided support for the base of the scout hut, located in this area until its demolition in march 2012.

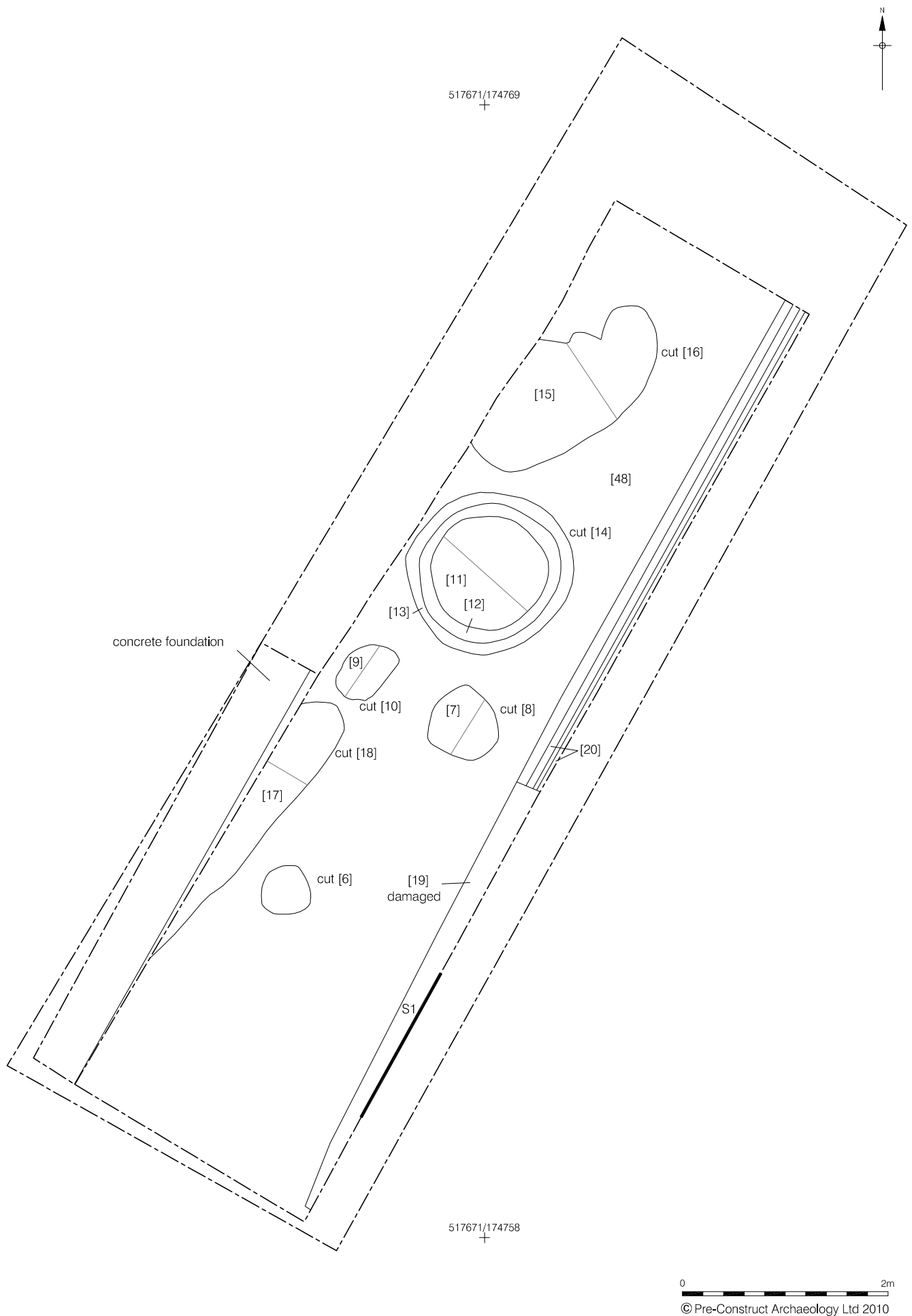
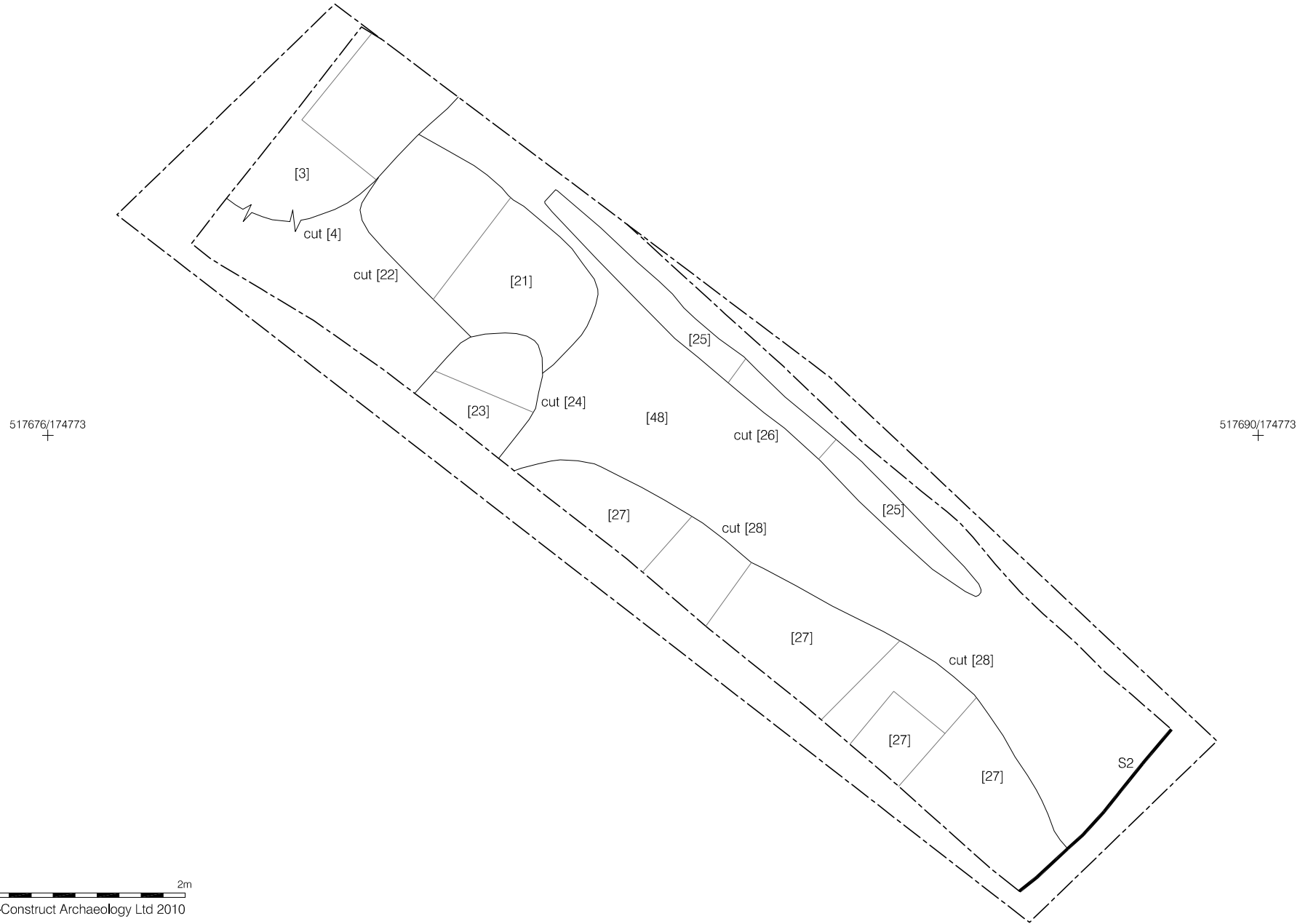


Figure 3  
Trench 1  
1:50 at A4



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Figure 4  
Trench 2  
1:50 at A4

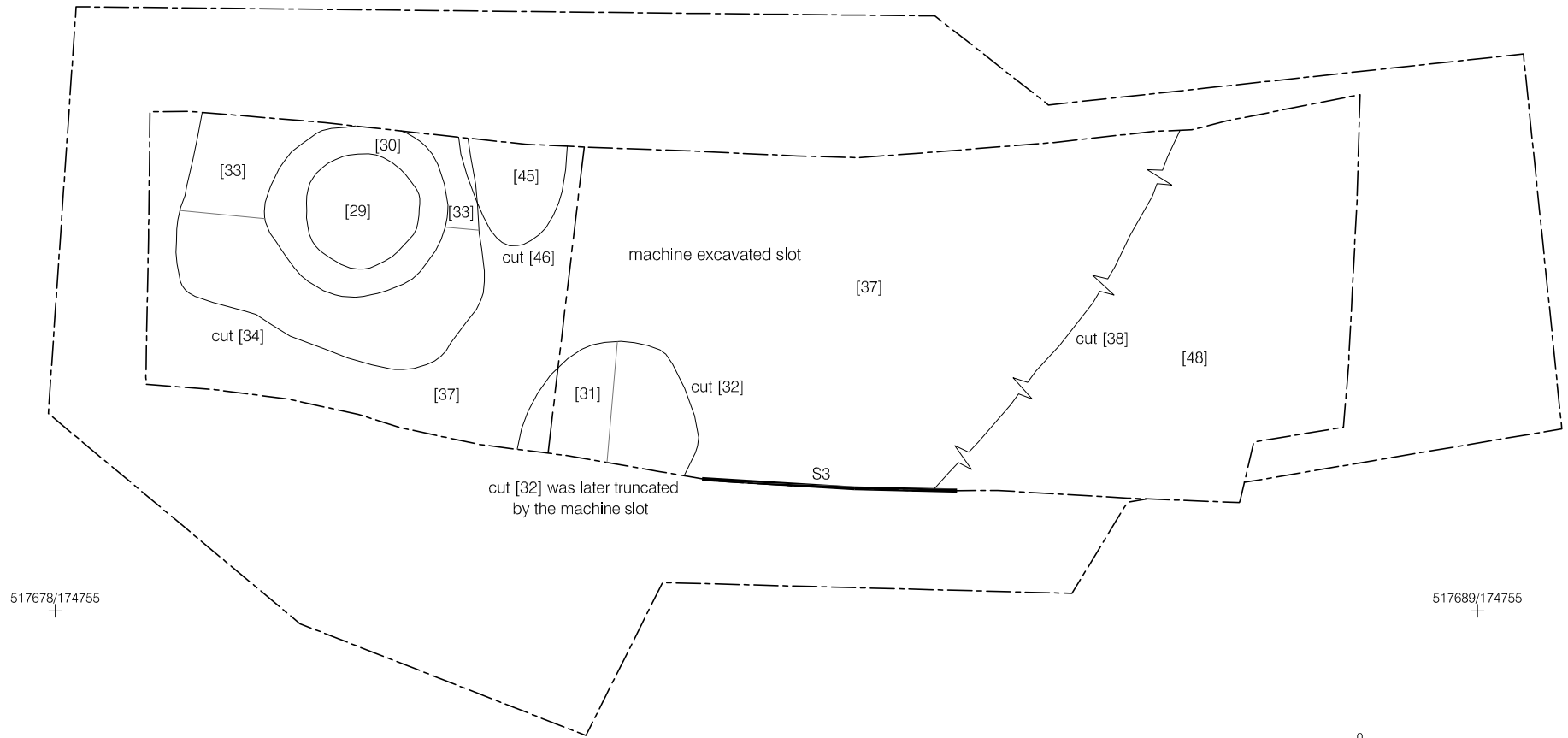
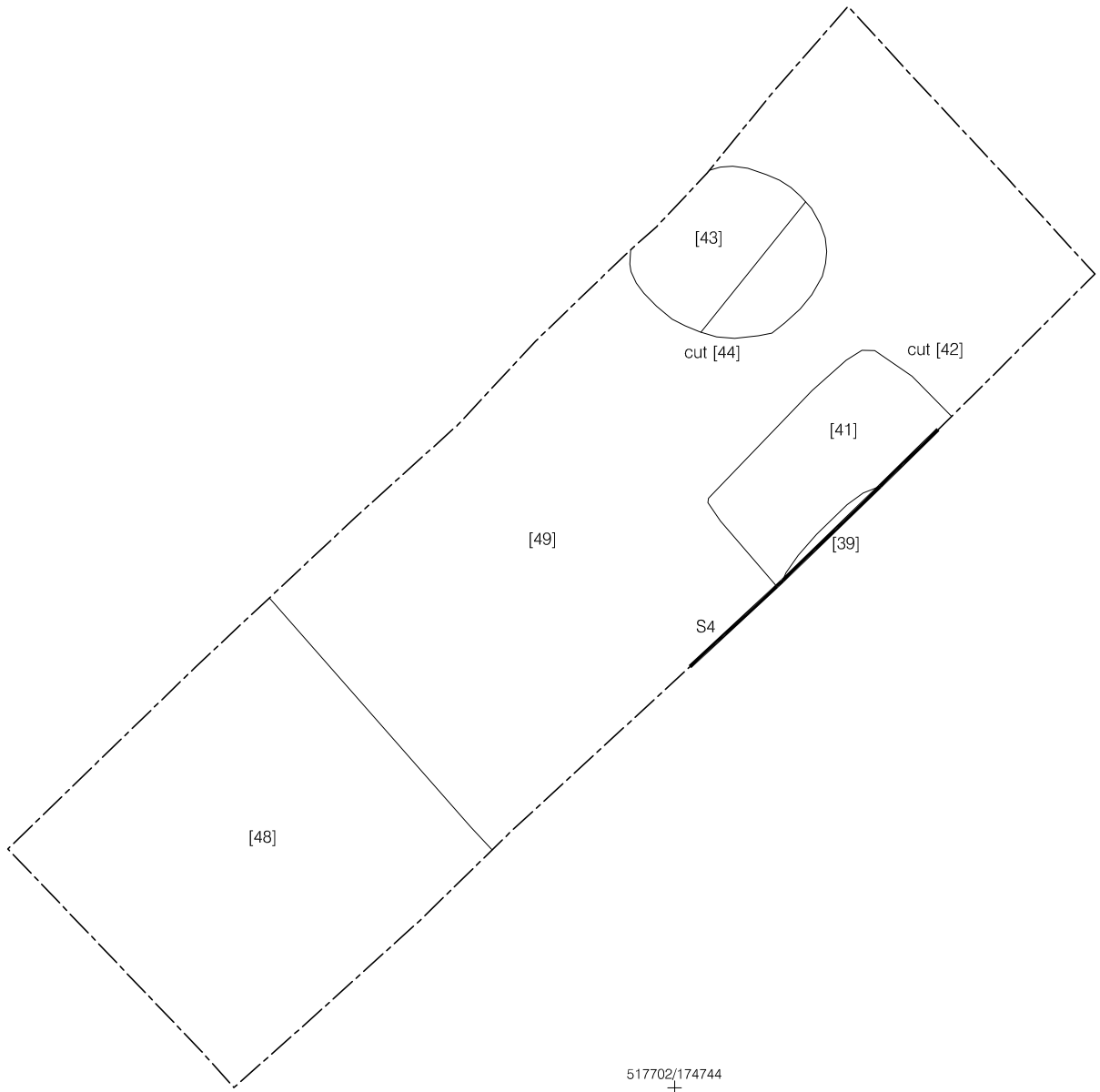


Figure 5  
Trench 3  
1:50 at A4

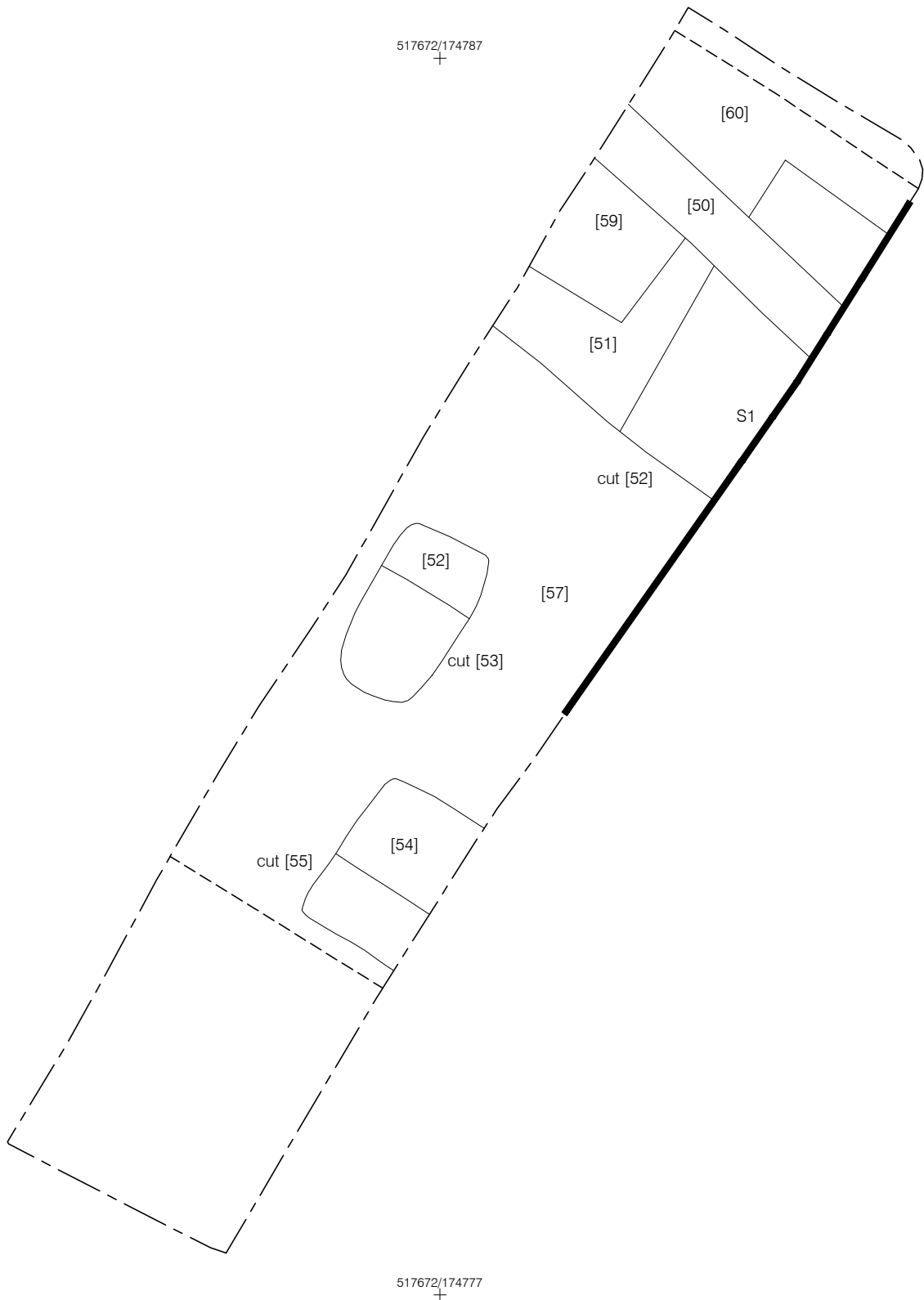


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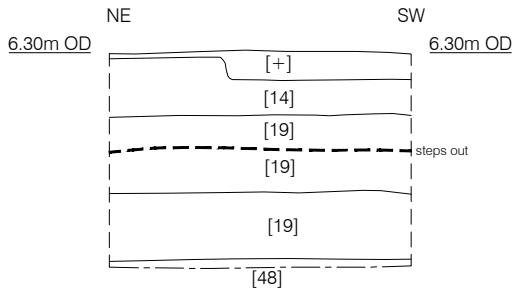
Figure 6  
Trench 4  
1:50 at A4



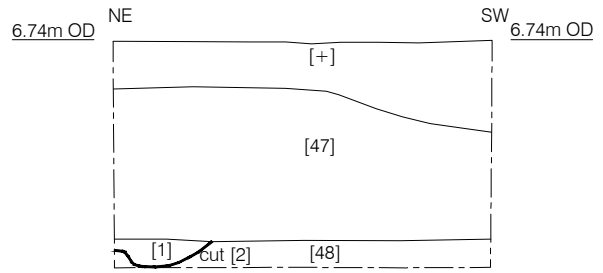
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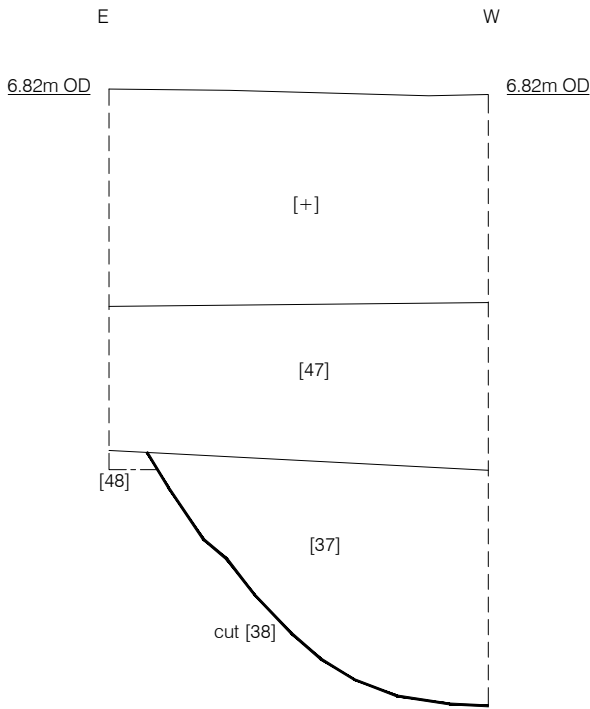
Figure 7  
Trench 5  
1:50 at A4



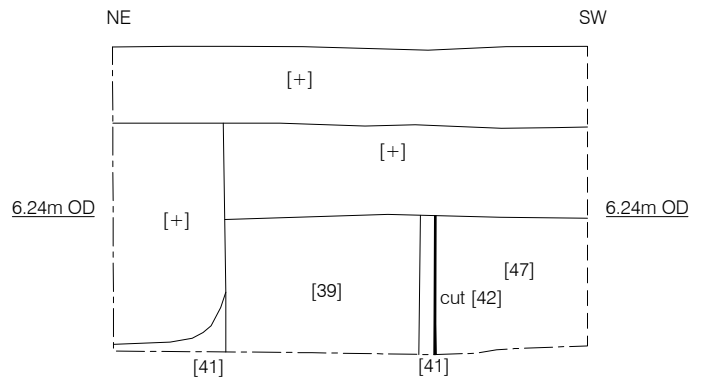
Section 1  
Trench 1  
Northwest Facing



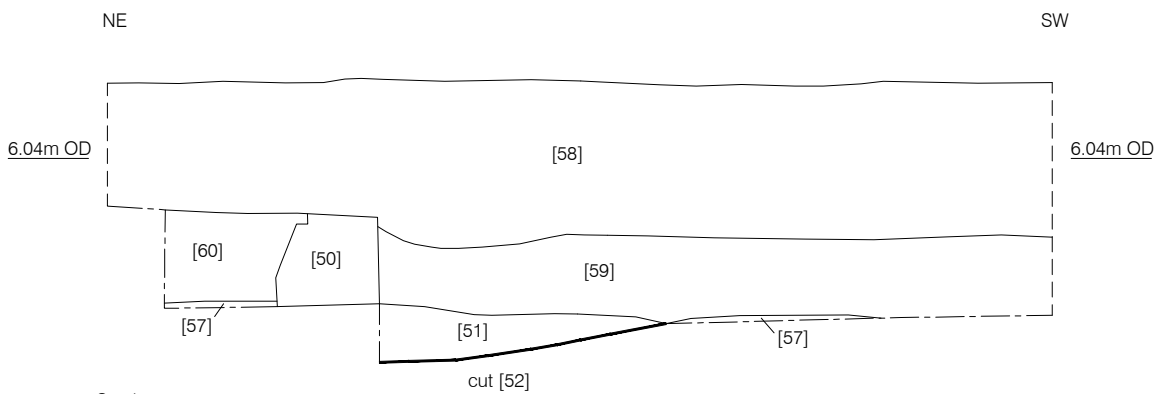
Section 2  
Trench 2  
Northwest Facing



Section 3  
Trench 3  
North Facing



Section 4  
Trench 4  
Northwest Facing



Section 5  
Trench 5  
Northwest Facing



## **8 CONCLUSIONS**

- 8.1 A natural sequence of bright yellow gravelly sand was observed. This deposit was interpreted as the Natural River Terrace Gravels.
- 8.2 No evidence for occupation of the site prior to the early post-medieval period was uncovered.
- 8.3 An early post-medieval channel was found in the centre of site. The eastern channel edge was orientated northeast – southwest and ran roughly parallel between Water Lane and Friar’s Lane. This feature does not appear on any known maps, although it does run parallel with a known water course which ran to the east of the site, broadly along the line of Water Lane, into the post-medieval period.
- 8.4 Both historic and archaeological evidence suggests that this channel was infilled prior to 1771, possibly as early as 1611-1612. This channel may represent a former watercourse associated with a historic stream, and clearly water still flows along this route to the present day.
- 8.5 Previous archaeological investigations on the site recorded a channel, or possibly the site of the former town wharf, for which land was granted in 1586. It is very likely that the channel identified during the evaluation represents part of the same feature, although no evidence of associated timber was recorded during the investigation. What is certain is that the channel, whether natural or man-made/altered, is likely to have formed a significant local feature, and may have delineated the eastern boundary of the Franciscan Friary, this location providing adequate area for a modest religious house as identified elsewhere in London (Wright, 2010).
- 8.6 The remaining archaeological features are of later post-medieval origin, the majority likely to relate to the sites use as a stable yard and for domestic dwellings during the 19<sup>th</sup> century. The 18<sup>th</sup> century wall identified in Trench 5 is likely to form the rear boundary wall to a property fronting onto Kings Street, evident on historic maps of the 18<sup>th</sup> century and retained into the 20<sup>th</sup> century.
- 8.7 The depth of all archaeological features recorded on site ensures that they will remain relatively undamaged by groundworks associated with the development of the site, except where piling and associate obstruction removal takes place.



## **9 ACKNOWLEDGEMENTS**

9.1.1 Pre-Construct Archaeology Ltd would like to thank Richmond Central for commissioning the work, particularly Chris O'Sullivan. We also thank Mark Stevenson, of English Heritage for monitoring the work on behalf London Borough of Richmond upon Thames.

9.1.2 The author would like to thank Emily Bates, Ian Cipin and Paw Jorgensen for their work on site, Sophie White and Chris Cooper for their assistance, Jenny Simonson for CAD work and Tim Bradley for project management and editing. Thanks also to Chris Jarrett and Berni Seddon for the CBM and pottery dates.

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Copy of news article Richmond and Twickenham New Times entitled 'A Bit of Old Richmond' via. Personal communications with (McSweeny, T. poss. date of pub.19.8.22)

### Cartographic sources

The British Geological Survey of Great Britain (England and Wales) Sheet 270, 1975

## PLATES



Plate 1: Trench 1, Facing North



Plate 2: Trench 2, Facing South East



Plate 3: Trench 3, Facing West



Plate 4: Trench 4, Facing North East



Plate 5: Section 1, Facing East, Shows Coach House Wall (Context 20)



Plate 6: Section 2, Facing South East



Plate 7: View of Sample Excavation of Channel (Context 37), Facing West



Plate 8: Section 4, Facing South East, Shows Well (Context 39)



Plate 9: Well (Context 12) Trench 1, Facing South



Plate 10: Well (Context 30) Trench 3, Facing North



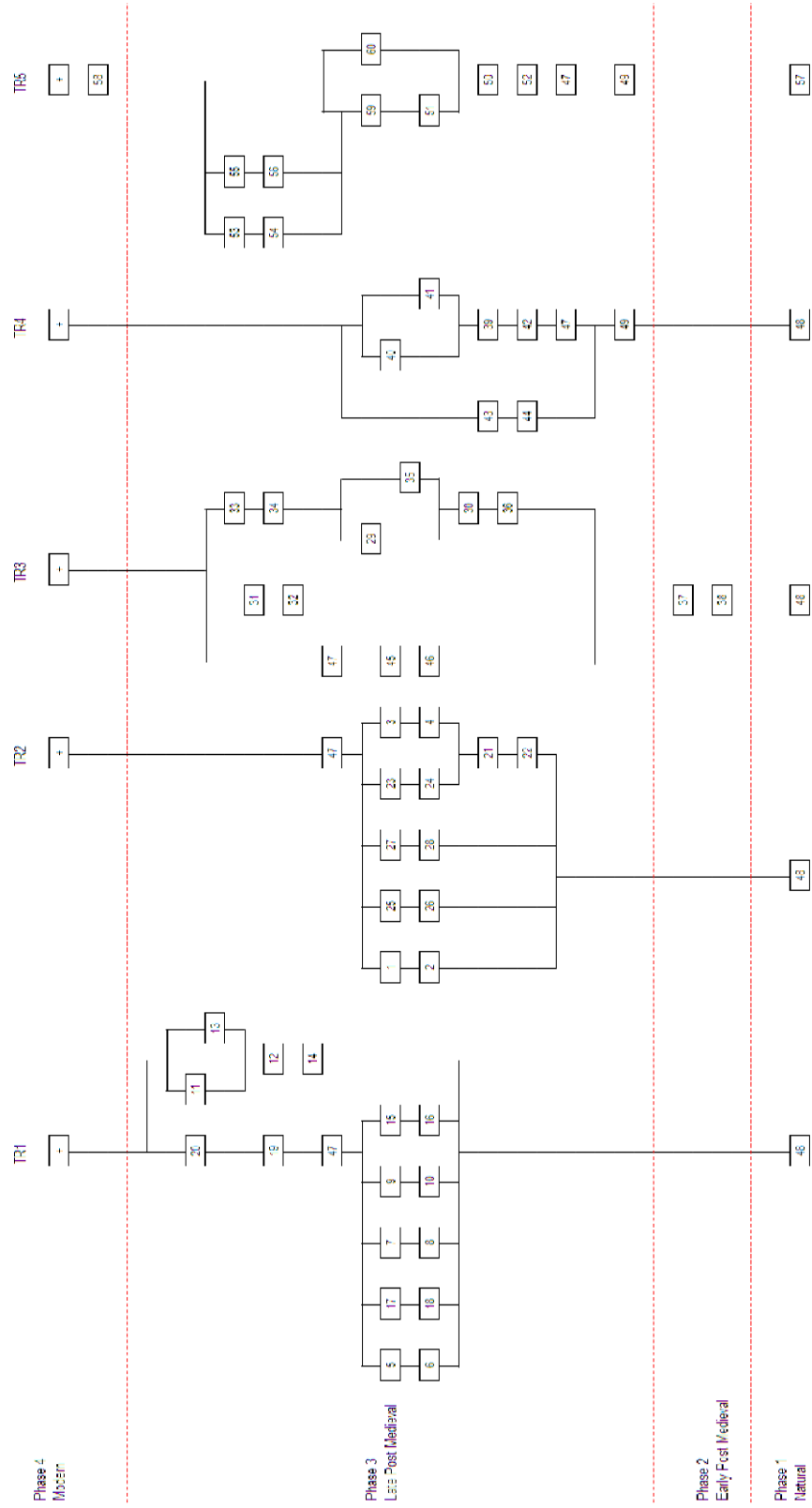


Plate 11: Wall [50] and pits [52] and [54] in Trench 5, Facing North

## APPENDIX 1 – CONTEXT INDEX

Context No.	Plan No.	Section	Type	Description	Brick Date	CTP Date	Pot Date	Phase
1	2	2	Fill	Domestic waste in [2]		1700-1740	18th C.	3
2	2	2	Cut	Pit				3
3	2		Fill	Domestic waste in [4]	1660-1850	1700-1740	1680-1730	3
4	2		Cut	Pit				3
5	1		Fill	Domestic waste in [6]	1500bc-			3
6	1		Cut	Pit				3
7	1		Fill	Fill of [8]				3
8	1		Cut	Pit				3
9	1		Fill	Domestic waste in [10]				3
10	1		Cut	Pit				3
11	1		Fill	In fill of well [12]	1500bc-			3
12	1		Masonry	Well	1880-1950			3
13	1		Fill	Backfill of [14]				3
14	1		Cut	Construction cut for well [12]				3
15	1		Fill	Fill of [16]				3
16	1		Cut	Tree throw / pit				3
17	1		Fill	Fill of [18]	1630-1850	1580-1910		3
18	1		Cut	Tree throw / pit				3
19	1	1	Masonry	Red brick wall footings				3
20	1		Masonry	Yellow brick wall, concrete				3
21	2		Fill	Domestic waste in [22]	1630-1850	1580-1910	1580-1650	3
22	2		Cut	Pit				3
23	2		Fill	Domestic waste in [24]	1700-1900	1580-1910		3
24	2		Cut	Pit				3
25	2		Fill	Fill of [26]	1660-1850			3
26	2		Cut	Linear root feature				3
27	2		Fill	Fill of [28]	1660-1800	1580-1910	1680-1800	3
28	2		Cut	Ditch, possible pit series				3
29	3		Fill	In fill of well [30]	1800-1900			3
30	3		Masonry	Well	1800-1900			3
31	3		Fill	Fill of [32]	1480-1800	1580-1910	1580-1900	3
32	3		Cut	Pit				3
33	3		Fill	Dumped fill of [34]	1630-1750	1580-1910	1680-1800	3
34	3		Cut	Robber cut				3
35	3		Fill	Dumped fill of [36]	1630-1850			3
36	3		Cut	Construction cut for well [30]				3
37	3	3	Fill	Accumulated silt fill of [38]	1660-1800		1550-1700	3
38	3	3	Cut	Channel or dock				2
39	4	4	Masonry	Well	1800-1900			2
40	4		Fill	In fill of well [39]				3
41	4	4	Fill	Backfill of well construction cut				3
42	4	4	Cut	Construction cut for well [12]				3
43	4		Fill	Domestic waste in [44]			1550-1700	3
44	4		Cut	Pit				3
45	3		Fill	Demolition fill of [46]				3
46	3		Cut	Pit				3
47	1,2	2,3,4	Layer	Top soil				3
48	1,2,3,4	3	Layer	Natural sand and gravels				1
49	3	4	Layer	Made ground, redept. Sand			1550-1800	3
50	5	5	Masonry	Red brick wall footings				3
51	5	5	Fill	Fill of [52]				3
52	5	5	Cut	Construction cut for wall [50]				3
53	5	5	Fill	Domestic waste in [54]				3
54	5	5	Cut	Pit				3
55	5	5	Fill	Domestic waste in [56]				3
56	5	5	Cut	Pit				3
57	5	5	Layer	Natural sand and gravels				1
58	5	5	Layer	Modern made ground				4
59	5	5	Layer	Made ground		1700-1740	1670-1800	3
60	5	5	Layer	Made ground		1580-1910	1580- 1700	3

## APPENDIX 2 - MATRIX



## APPENDIX 3 – OASIS REPORT

OASIS ID: preconst1-84981

### Project details

**Project name** Evaluation at The Retreat, Retreat Road, Richmond

**Short description of the project** The report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology Limited in advance of redevelopment of land to the rear of 14A King Street Richmond, London Borough of Richmond upon Thames. This land is also known as The Retreat , Retreat Road.

**Project dates** Start: 12-10-2010 End: 06-03-2012

**Previous/future work** No

**Any associated project reference codes** RRO 10 - Sitecode

**Type of project** Field evaluation

**Site status** None

**Current Land use** Industry and Commerce 2 - Offices Community Service 1 - Community Buildings

**Monument type** CHANNEL Post Medieval

**Significant Finds** POTTERY Post Medieval

### Project location

**Country** England

**Site location** GREATER LONDON RICHMOND UPON THAMES RICHMOND UPON THAMES The Retreat, Retreat Road

**Postcode** BN8 6EL

**Study area** 2500.00 Square metres

**Site coordinates** TQ 517690 174750 50.9361486929 0.160239031298 50 56 10 N 000 09 36 E Point

**Height OD / Depth** Min: 4.50m Max: 5.65m

### Project creators

**Name of Organisation** Pre-Construct Archaeology Ltd

**Project brief originator** Pre-Construct Archaeology Ltd

**Project design originator** Tim Bradley

Project director/manager Tim Bradley

**Project supervisor** Aidan Turner

**Type of sponsor/funding body** Private Client

### Project archives

**Physical Archive recipient** LAARC

**Physical Contents** 'Animal Bones','Ceramics','Glass','Metal','Worked stone/lithics'

**Digital Media available** 'Images raster / digital photography','Spreadsheets','Survey','Text'

**Paper Media available** 'Context sheet','Matrices','Miscellaneous Material','Plan','Section'

**Entered by Archivist** (Archivist@pre-construct.com)

**Entered on** 7 March 2012

# PCA

## **PCA SOUTHERN**

UNIT 54  
BROCKLEY CROSS BUSINESS CENTRE  
96 ENDWELL ROAD  
BROCKLEY  
LONDON SE4 2PD  
TEL: 020 7732 3925 / 020 7639 9091  
FAX: 020 7639 9588  
EMAIL: [info@pre-construct.com](mailto:info@pre-construct.com)

## **PCA NORTHERN**

UNIT 19A  
TURSDALE BUSINESS PARK  
DURHAM DH6 5PG  
TEL: 0191 377 1111  
FAX: 0191 377 0101  
EMAIL: [info.north@pre-construct.com](mailto:info.north@pre-construct.com)

## **PCA CENTRAL**

7 GRANTA TERRACE  
STAPLEFORD  
CAMBRIDGESHIRE CB22 5DL  
TEL: 01223 845 522  
FAX: 01223 845 522  
EMAIL: [info.central@pre-construct.com](mailto:info.central@pre-construct.com)

## **PCA WESTERN**

6 KING ALFRED PLACE  
WINCHESTER  
HAMPSHIRE SO23 7DF  
TEL: 07714 134099  
EMAIL: [info.west@pre-construct.com](mailto:info.west@pre-construct.com)

