

**Friars Lane Car Park,
Richmond
Historic Environment
Desk Based
Assessment &
Heritage Statement**

Client: LONDON BOROUGH OF RICHMOND
UPON THAMES

AB Heritage Project No:60005

Date:21/04/2017

GLHER Data Licence Number: 13187

Friars Lane Car Park, Richmond

Historic Environment Desk Based Assessment & Heritage Statement

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|---------------------------|--|
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| GLHER Data Licence Number | 13187 |

| Rev Number | Description | Undertaken | Approved | Date |
|------------|-------------|------------|----------|------------|
| 1.0 | DRAFT | CS | AB | 20/04/2017 |
| 1.1 | FINAL | | CS | 25/01/2017 |

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1. INTRODUCTION

1.1 Project Background

1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by London Borough of Richmond Upon Thames Council to produce a Historic Environment Desk Based Assessment and Heritage Statement covering a proposed development at Friars Lane Car Park, Richmond upon Thames.

1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.

1.2 Statutory Designations

1.2.1 The site is located within the Richmond Riverside Conservation Area [AB 152] and the Richmond Archaeological Priority Area [AB 150].

1.2.2 The site is close to, and / or overlooked by, a number of Listed Buildings, including: Queensberry Place (1-5 Friars Lane) [AB 116]; St Helena House [AB 70]; St Helena Terrace [AB 131]; 1-3 Cholmondeley Walk [AB 118-120]; Octagonal gazebo, Friars Lane [AB 64]; and White Cross Hotel [AB 83].

1.3 Site Location & Description

1.3.1 The site is located at 6 Friars Lane, Richmond upon Thames, TW9 1NL; centred on approximate NGR TQ 17590, 74757. Friars Lane curves around to form the north-west and south-west boundaries; while the northern boundary is marked by no.5 Friars Lane [AB 116] and the property boundaries of nos. 1 & 2 Retreat Road [AB 147 & 148]. The south-eastern limit of the site is marked by a boundary wall, beyond which are gardens.

1.3.2 The site is situated on the southwestern edge of the historic town of Richmond upon Thames, nestled behind the Riverside development, c. 45m to the north of the Thames Foreshore and 150m to the south of Richmond Green.

1.3.3 The site has an area of 0.15 hectares and is currently in use as a surface level car park.

1.4 Geology & Topography

1.4.1 The site is underlain by a bedrock geology of London Clay, comprising clay and silt. This is overlain by sand and gravels belonging to the Kempton Park Gravel Formation. Alluvial deposits associated with the adjacent River Thames, comprising clay, peat, silt and sand, extend into the area of the site on the published geological mapping (BGS 2017).

1.4.2 The topography of the area slopes down towards the river. Within the site, the surface of the car park slopes down from the entrance on the north-western side, while the remainder of the site is relatively flat. The level of the car park surface varies between 4.65m and 5.94m OD (MoLA 2006).

1.5 Proposed Development

- 1.5.1 The proposed development scheme is for a residential development within the site.
- 1.5.2 The buildings have been designed in a traditional style, encompassing brick, slate roofs and timber sash windows to blend with the surrounding architectural character.
- 1.5.3 The final designs have not yet been confirmed but the most recent plans (April 2017) include the construction of two short terraces of townhouses; east terrace and west terrace. A shared parking area providing space for 7 vehicles is proposed for the western-most corner of the site (in addition to dedicated off street parking space for one vehicle to the front of each unit).
- 1.5.4 The proposed west terrace will comprise three houses of four storeys, including lower ground level. The western terrace has been *'designed to respect the Regency character of the properties on Queensbury Place and to harmonise with the adjacent terrace'* (M. Wilmott; Letter ref. MW 501). Architectural features such as brick and stucco detailing seen in the existing Queensberry Terrace (1-5 Friars Lane) [AB 116]. will be echoed in the proposed western terrace. The front elevation of the building will face north-west towards Queensbury House [AB 143]. The frontage is set back from Friars Lane at the north-western site boundary to facilitate car parking spaces and to follow the line of the existing street frontage of the adjacent Queensberry Place (1-5 Friars Lane) [AB 116]. To the rear of the terrace, each house has a back garden.
- 1.5.5 The proposed east terrace will comprise four houses of five storeys; including lower ground and attic level. The eastern terrace has been designed *'in a contrasting early Georgian Style, so that the whole development reads as two separate terraces which piece together, as opposed to a radical new development'*, (M. Wilmott; Letter ref. MW 501). The front elevation of the building will face south-west towards the river. The frontage is set back from Friars Lane at the south-western site boundary to facilitate car parking spaces. To the rear of the terrace, each house has a back garden.
- 1.5.6 Details of the construction methodology are not yet available; however, excavations will be required for foundations, buried services and for the lower ground floor level, which will be partially below ground level across both terraces.

2. AIMS & METHODOLOGY

2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.

2.1.2 NPPF128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. It states:

'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.'

2.1.3 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource or historic building resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment and Standard and Guidance for the archaeological Investigation of Standing Buildings or Structures (December 2014).

2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.2.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13187. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, including the National Heritage List for England;
- A site-walk over was undertaken on the 11th April 2017;
- A visit to the Richmond Local Studies Library and Archives on 11th April 2017;

- London Borough of Richmond upon Thames Planning documents, including a list of Buildings of Townscape Merit and Conservation Area studies;
- Additional relevant documentary and online historic sources;

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the HER;
- Readily accessible information on the site's history from readily available historic maps and photographs held at the Richmond Local Studies Library and Archives;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;

2.2.5 The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation & Study Area

2.3.1 During consultation with Andy Buckley (Managing Director; AB Heritage), Diane Abrams (Archaeological Advisor; GLAAS) requested that a 250m study area be used for this project. She also stated that, since previous archaeological works have been undertaken within the site, the updated desk-based assessment report (this report) should focus on the proposed impacts of the new application (should the details of the scheme be available at this stage).

2.4 Methodology of Works

2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Negligible - Most likely to be severely truncated / or completely removed
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken and presented in this report.

- 2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

| SCALE OF SITE IMPORTANCE | |
|--------------------------|---|
| NATIONAL | The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s). |
| REGIONAL | Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds. |
| LOCAL | Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc. |
| NEGLIGIBLE | Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc. |
| UNKNOWN | Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs). |

- 2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

| IMPACT LEVEL | DEFINITION |
|--------------|---|
| HIGH | Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape. |
| MEDIUM | Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements |
| LOW | Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character. |
| NEGLIGIBLE | Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource. |
| UNCERTAIN | Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained. |

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

| IMPORTANCE | MAGNITUDE | | | |
|------------|-----------|----------|----------|----------|
| | HIGH | MED | LOW | NEG |
| NATIONAL | Severe | Major | Mod | Minor |
| REGIONAL | Major | Mod | Minor | Not Sig. |
| LOCAL | Mod | Minor | Minor | Not Sig. |
| NEGLIGIBLE | Minor | Not Sig. | Not Sig. | Nt. |

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of London Borough of Richmond Upon Thames, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (April 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 The London Plan 2011: Historic Environment and Landscapes (with March 2016 alterations)

Policy 7.8: Heritage Assets and Archaeology

- 3.4.1 This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s heritage assets, whether designated or non-designated.
- 3.4.2 Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.
- 3.4.3 Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

3.5 London Borough of Richmond Upon Thames Core Strategy, adopted April 2009

CPT: Maintaining and Improving the Local Environment

- 7.A Existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively, and opportunities will be taken to improve areas of poorer environmental quality, including within the areas of relative disadvantage of Castlenau, Ham, Hampton Nurserylands, Heathfield and Mortlake.
- 7.B All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they:
 - i. are based on an analysis and understanding of the Borough's development patterns, features and views, public transport accessibility and maintaining appropriate levels of amenity;
 - ii. connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.

3.6 London Borough of Richmond Upon Thames Development Management Plan (adopted November 2011)

Policy DM HD 1: Conservation Areas - designation, protection and enhancement

- 3.6.1 The Council will continue to protect areas of special significance by designating Conservation Areas and extensions to existing Conservation Areas using the criteria as set out in PPS 5 and as advised by English Heritage.
- 3.6.2 The Council will prepare a Conservation Area Appraisal and Management Plan for each Conservation area, these will be used as a basis when determining proposals within or where it would affect the setting of, Conservation Areas together with other policy guidance.
- 3.6.3 Buildings or parts of buildings, street furniture, trees and other features which make a positive contribution to the character, appearance or significance of the area should be retained. New development (or redevelopment) or other proposals should conserve and enhance the character and appearance of the area.

Policy DM HD 2: Conservation of Listed Buildings and Scheduled Ancient Monuments

- 3.6.4 The following *extract* of this policy is relevant to this application:
- 3.6.5 The Council will require the preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair by the following means:
- 5) protecting the setting of Ancient Monuments and Listed Buildings where proposals could have an impact;

Policy DM HD 3: Buildings of Townscape Merit

- 3.6.6 The following *extract* of this policy is relevant to this application:
- 3.6.7 The Council will seek to ensure and encourage the preservation and enhancement of Buildings of Townscape Merit and will use its powers where possible to protect their significance, character and setting, by the following means: ...
- 3.6.8 3) any proposals should protect and enhance the setting of Buildings of Townscape Merit;

Policy DM HD 4: Archaeological Sites

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

3.7 Supplementary Planning Document: Buildings of Townscape Merit (adopted May 2015)

- 3.7.1 Within the London Borough of Richmond upon Thames there are many buildings and structures that, due to their historical associations, architectural style and visual interest, as well as possibly their siting within an area, are of significance to the history and character of the environment. However, they may not possess sufficient interest to warrant statutory listing as being of 'special architectural or historic interest' by the Secretary of State for Culture, Media and Sport.
- 3.7.2 The Council will endeavour to protect the character and setting of all Buildings of Townscape Merit through negotiation of a sympathetic scheme, as far as possible treating proposals for works to or close to them as if they were listed buildings.

3.8 Supplementary Planning Document: Friars Lane Car Park Planning Brief (adopted February 2006)

- 3.8.1 Any redevelopment proposals will have a significant impact on the character and appearance of the surrounding area and will have to be of the highest design quality.
- 3.8.2 The curve in Friars Lane at the outside corner of this site is an important feature of the local townscape.
- 3.8.3 There are a variety of constraints, which need to be taken into account in considering the future development of the site:
- 3.8.4 Given the importance of the setting of this site and the historic interest of the surroundings any development will have to preserve and enhance the character and appearance of the Richmond Riverside Conservation Area. In particular, any proposals will need to have regard to the following: -
- Views into the site from the surrounding area. This will include views north and southwards along Friars Lane, from the riverside (See Thames Policy Area note below) and in between properties from Retreat Road.

- Impact on the character and appearance of this part of Friars Lane. Any proposals will need to have regard to the nature and characteristics of the surrounding development in particular building lines, scale and massing, its relationship with the street and the nature of boundary treatments.

3.8.5 Development will need to respect the setting of the adjoining and nearby Grade II listed buildings which include Queensberry Place terrace, St Helena's Terrace, St Helena's House, Nos. 1-3 Cholmondeley Walk and the gazebo to Queensberry House. It will also need to respect the setting of Queensberry House, on the opposite side of Friars Lane and Nos 1 & 2 Retreat Road to the north east of the site, all designated Buildings of Townscape Merit.

3.8.6 This important site generates key opportunities, which any proposal should address:

- To enhance the character and appearance of the conservation area through the redevelopment of the currently unsightly car park, to return a built frontage and sense of enclosure to Friars Lane, screen the flank wall of No 5 Queensbury Place and improve the view from the riverside northwards up Friars Lane.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 The site is located within Richmond Riverside Conservation Area [AB 152].
- 4.1.2 The site is located within Richmond Archaeological Priority Area [AB 150], designated based on the potential for the recovery of archaeological remains relating to prehistoric activity along the riverbank and the Early Medieval settlement of the Manor of Sceanes (Shene).
- 4.1.3 Post-medieval archaeological remains [AB 92], providing evidence of the development of the site from the 18th century onwards including foreshore reclamation dumps; a brick-lined well; and structural remains of a Victorian brewery / factory have been recorded (Section 4.2).

Within the Study Area

- 4.1.4 There is a significant amount of built heritage within the study area; including an additional 2 Conservation Areas, comprising Central Richmond [AB 153] and Richmond Green [AB 154], and 61 Listed Buildings. Those in close proximity to the site include: Queensberry Place (1-5 Friars Lane) [AB 116]; St Helena House [AB 70]; St Helena Terrace [AB 131]; 1-3 Cholmondeley Walk [AB 118-120]; Octagonal gazebo, Friars Lane [AB 64]; and White Cross Hotel [AB 83].
- 4.1.5 There are also numerous Buildings of Townscape Merit, designated locally by the London Borough of Richmond upon Thames; twelve of which are in close proximity to the site [AB 138 – 149]. Nos 1 & 2 Retreat Road [AB 147 & 148] are immediately adjacent to the north-eastern site boundary, while Queensbury House [AB 143] is located on the opposite site of Friars Lane, a few metres to the north-west of the site.
- 4.1.6 The site is located close to the medieval site of Shene Palace [AB 13-15], which was later rebuilt at Richmond Palace [AB 23] in the Tudor Period. Structural remains dating from the 16th century onwards relating to the Old Palace [AB 30, 35, 42] and associated buildings, such as the friary [AB 28-29] and the Wardrobe [AB 26], have been found in the study area.

4.2 Previous Works in the Study Area

- 4.2.1 An archaeological evaluation was undertaken within the limits of the Friar Lane Car Park in 2006. Three trenches were machine excavated within the site, the depth of the evaluation trenches was restricted by flooding.
- 4.2.2 The excavations revealed possible foreshore deposits (Trench 3) overlaid by reclamation dumps (Trench 1, 2 & 3). Historical sources and artefactual evidence suggest that the dumps were deposited in c. 1700. Evidence for the subsequent development of the site included a brick-lined well (Trench 2) that may have been contemporaneous with the 18th-century stables of Cholmondeley House (shown on the 1770 map; see Section 4.4) or possibly with the brewery, which was built on the site in about 1840. Remains of the Victorian brewery, which was converted in the early 20th century for use as a dyers and cleaners and in 1936 as a glue factory, included brick walls and floors (Trench 1 & 2). In the south-east quarter of the site

thick layers of earth covering the reclamation dumps were associated with a garden next to the brewery (Trench 3). A residual flint implement, possibly of Bronze Age date, was found in Trench 3.



Plate 1: Trench Location Plan (MoLA 2006)

4.2.3 The results of the evaluation suggest that:

- There is considerable potential for survival of late post-medieval ground surfaces relating to the reclamation dumps, the Victorian brewery and its adjacent garden;
- There is a considerable potential for the survival of walls, stanchion bases, tanks, drains and cisterns associated with the brewery and later works;
- There is generally little potential for the presence of features or deposits of archaeological importance or value on the site.
- Although no such deposits were found during the evaluation due to limitations caused by flooding, deposits containing palaeoenvironmental remains might be present in some parts of the site.

4.2.4 The report concluded that *'further archaeological work would add little of value to the historical and archaeological record of the late post-medieval and modern sequence on the site. Furthermore, if any palaeoenvironmental remains are present they would be extremely difficult to investigate by conventional excavation given their probable depth and the prevailing ground conditions on site.'* (MoLA 2006).

4.3 Palaeoenvironmental Evidence

4.3.1 The site is located c. 45m to the north of the River Thames. A previous evaluation within the site concluded that there was a potential for palaeoenvironmental data to survive within the site boundary, although none was encountered in the trenches. The evaluation report makes

reference to a borehole investigation that recorded made ground extending c. 2.75m below the base of the earliest concrete slab, which included 'peat material' in the bottom 0.70m of the sequence of deposits. (MoLA 2006).

4.4 Archaeology & History Background

Prehistoric (c. 500,000 BC – AD 43)

- 4.4.1 The site is located within Richmond Archaeological Priority Area [AB 150] and the Thames Foreshore Archaeological Priority Area [AB 151] is located c. 45m to the south of the site. These areas are designated based on a potential for the recovery of prehistoric remains associated with riverside activity. The Thames has been a focus for human activity from earliest times. Finds of all periods have been made along its banks and been dredged from the river bed. The foreshore may in places preserve finds and wooded structures that have been buried by the rising water table over the last 10,000 years (GLHER).
- 4.4.2 Within the study area, prehistoric remains are limited to residual find spots rather than significant settlement remains or standing monuments. Such finds include: two flint scrapers [AB 1 & 4], found on Corporation Island, c. 130m to the south of the site; a Bronze Age socketed gouge [AB 2] from the Surrey bank of the Thames, c. 180m to the south-east of the site; and a Bronze Age flint arrow head [AB 3], c. 130m to the south of the site. Excavations at Heron Court, c. 180m to the south-east of the site, recorded struck flints [AB 5] and Iron Age pottery sherds [AB 6].
- 4.4.3 As noted in Section 4.2, a residual flint implement, possibly of Bronze Age date, was recovered during archaeological evaluation within the site.

Roman (c. AD 43 – AD 410)

- 4.4.4 There is little Roman evidence in the study area. A single Roman coin [AB 7] was recorded 'in Richmond' in the 19th century, with no further details of its provenience.
- 4.4.5 The wider landscape is known to have been subject to considerable Roman activity, with the Roman city of *Londinium* some 10 miles to the north-east of the site and the settlement of *Pontes* at Staines, c. 8 miles to the west of the site (Åhlfeldt 2015).

Medieval (AD 410 – AD 1536)

- 4.4.6 The earliest reference to Richmond is in AD 950 under the name of Sceon (Sheen) [AB 9]. It was not mentioned in the Domesday Book as it was at that time in the manor of Kingston (GLHER). The town was renamed 'Richmond' in 1501 following the construction of Richmond Palace. The area covered by the historic settlement is reflected in the area designated as Richmond Archaeological Priority Area [AB 150], which includes the site area.
- 4.4.7 The earliest physical evidence recorded within the study area is a fragment of a Saxon spearhead [AB 8] found on Corporation Island, c. 130m to the south of the site.
- 4.4.8 Sheen Manor [AB 13- 15] (also known as Byfleet Manor or Shene Palace) may have originated as a Saxon Royal hunting lodge. It was still extant in 1126 when Henry I stayed there. There were a number of different structures associated with the manor house; including a chapel, hall, farm and ancillary buildings. The manor house was granted to Carmelite Friars

temporarily in 1316 [AB 11]. It was destroyed in the late 14th century, rebuilt by Henry V (1413-22) and was destroyed by fire in 1457 before being rebuilt as Richmond Palace [AB 23] in 1501. The GLHER records the site of the Richmond Palace complex c. 20m to the north-west of the site boundary. There is some discussion regarding the location of the earliest manor house and it has been postulated that it may have stood on land between Friars Lane and Water Lane, which would place it within the site; however, no remains of the manor / friary were encountered during a previous archaeological evaluation (See Section 4.2, above).

The Post Medieval Period (AD 1537 – AD 1900)

- 4.4.9 A detailed account of the post-medieval history of the site itself, including details of site ownership etc. is included in the evaluation report for the site (MoLA 2006), so is not reproduced here. Only relevant parts have been incorporated into the findings of the current assessment.
- 4.4.10 In the 16th century the site lay next to the Thames and about 20m south-east of the site of Richmond Palace, and would have been overlooked by a gallery that bounded the Privy Orchard of the royal palace. It also probably lay just outside the walled enclosure of a house of Observant Franciscan Friars (c 1500/1501–1534) situated on the south-east side of the palace. This riverside area was gradually extended as land was reclaimed from the river. Grants of land between the Friary and the river are documented from the second half of the 16th century and reclamation deposits consistent with these records have been recorded within the site [AB 92] (MoLA 2006).
- 4.4.11 Rocque's map of 1741-45 shows the early 18th century development of the area. The area around Richmond Green and along the river front have begun to be developed and some of the narrow lanes and interesting street patterns are beginning to emerge. Friars Lane, at this time formed a straight line leading from the Green to the river. The site is located on the southern side of the lane and falls within two plots. The majority of the site appears to be occupied by gardens but there is a structure in the north-western corner.



Plate 2: Roque 1741-45 (*Richmond Local Studies Library and Archives*)

4.4.12 In the early 18th century Cholmondeley House [AB 91] was built, c. 50m to the south-west of the site and in the mid 18th century, stabling for Cholmondeley House was built within the site boundary, shown on The Map of the Royal Manor of Richmond or West Sheen, dated 1771. This map shows the site within plot 15. The accompanying apportionment records that this plot was occupied by two coachhouses. Cholmondeley Walk [AB 118-120], is shown to the south-west of the site in plot 14. By this time, the characteristic dog-leg bend of Friars Lane has been laid out, as the lane was diverted around the newly constructed Cholmondeley Walk defining the southern boundary of the site. The White Cross [AB 83] is recorded in plot 20.

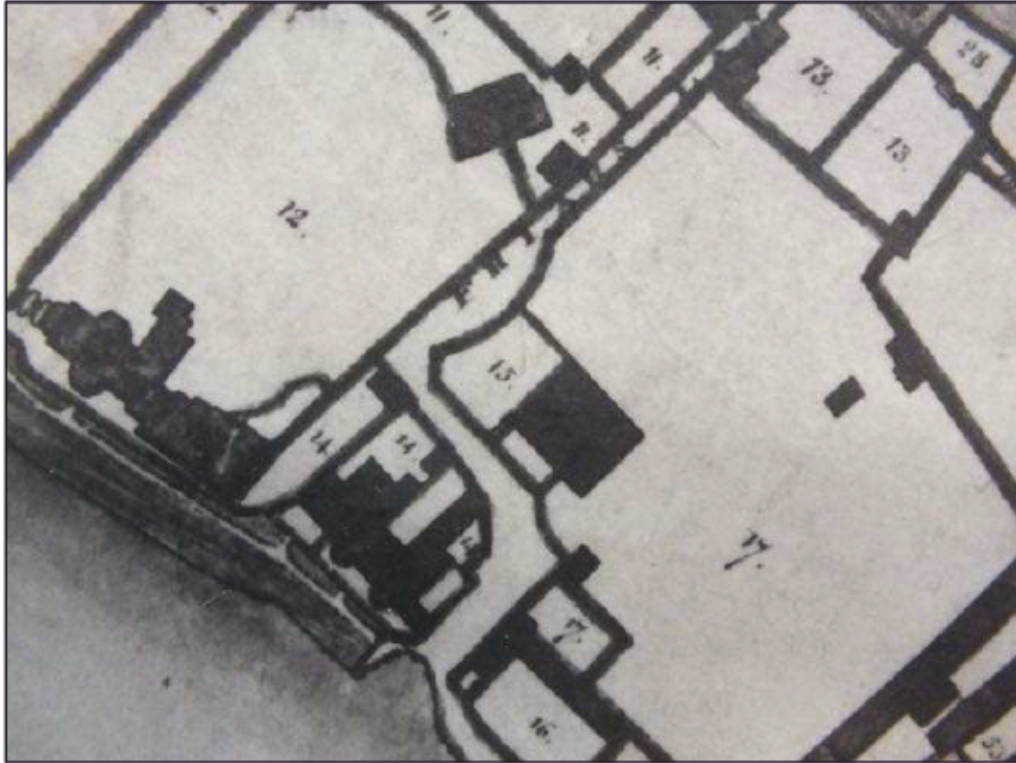


Plate 3: Map of the Royal Manor of Richmond or West Sheen, 1771 (*Richmond Local Studies Library and Archives*)

- 4.4.13 The evaluation report noted a large building on the Sewers Commission map of 1849 (not illustrated) and suggests that this may have been the two malt-houses in Friars Lane that are mentioned in a will dated 1843 (MoLA 2006).
- 4.4.14 The first edition Ordnance Survey map c.1867 shows a building (with same outline as on the 1849 map) on the Ordnance Survey as occupying the majority of the site. The brewery buildings comprised three ranges built on three sides of a narrow rectangular yard. The latter extended back from Friars Lane on the north-west side of the site (the area now immediately behind the car park entrance). A strip of land along the south-eastern boundary of the site was occupied by a garden with a tree-lined path running back from a small square building abutting the brewery in the west corner of the garden. St Helena House [AB 70] has been built to the south of the site, and St Helena Terrace [AB 131] and White Cross Hotel [AB 83] have been constructed to the south-east of the site. 'Queensbury' Place [AB 116] is shown to the north of the site and the octagonal gazebo [AB 64] is shown at the bend of Friars Lane, although Cholmondeley House [AB 91] was demolished in 1830. Nos 1 & 2 Retreat Road [AB 147 & 148] are shown immediately adjacent to the north-eastern site boundary.

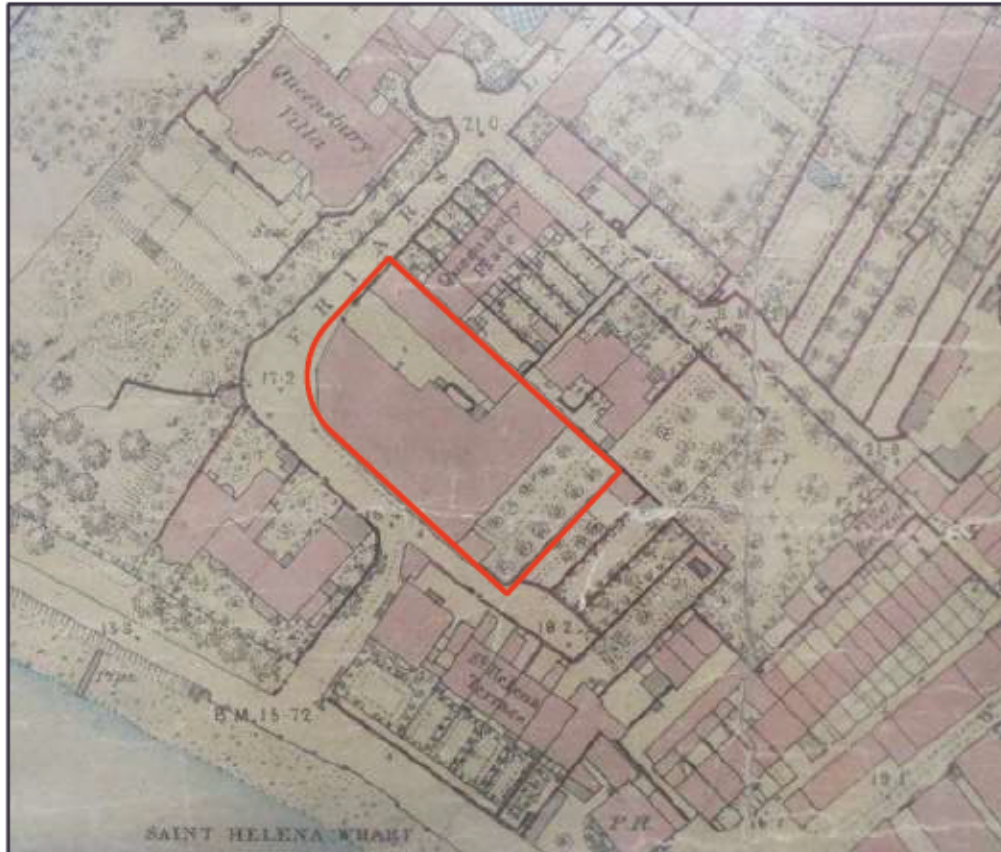


Plate 4: Ordnance Survey c. 1867 (© Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

4.4.15 Kelly's Directory for 1890–91 lists the site as Richmond Brewery. The buildings shown on the Ordnance Survey map of 1898 (Plate 5) show no major changes from the previous map, although more detail is indicated, and they are now labelled as a brewery. However, by 1898 the buildings were being used as stores by Ajax Non-Alcoholic Ale and Stout Co. Ltd, who are listed by the Kelly's Directory 1895–6.



Plate 5: Ordnance Survey 1898 (© Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

Modern Period (AD 1801 – present)

- 4.4.16 The OS map of 1913 shows some small alterations within the narrow yard of the former brewery buildings. Comparison with the Goad Insurance Plan of 1907 (not illustrated) shows that the small square structure at the western end of the yard was a coal store and at the eastern end of the yard is an iron tank. The Goad plan and Kelly's Directory shows that the building was now occupied by H. Gouldsmith & Sons and was in use as a dyers and cleaners. The Goad Plan also shows that the small square structure in the south-eastern part of the site had a slate roof but is described as 'ruinous'. The main buildings are three storeys with concrete floors, slate roofs and small skylights.

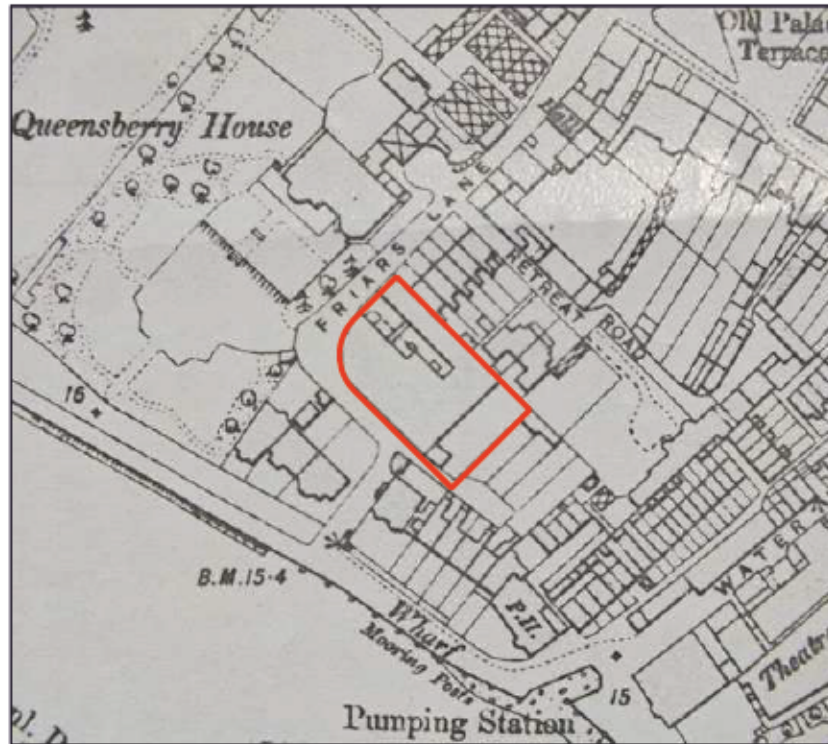


Plate 6: Ordnance Survey Map 1913 (© Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

- 4.4.17 The Ordnance Survey map of 1933 shows further infilling along the side of the yard in the north-western part of the site but no major changes to the main footprint of the building. 'Sichel Adhesives', a manufacturer of vegetable and synthetic adhesives, acquired the site in 1936 and are recorded in Kelly's Directory from 1937. The existing brewery/dye works buildings must have been adapted for use as a glue factory. According to social history collected by the evaluation report, the open area in the south-west of the site was used as a car park (MoLA 2006).



Plate 7: Ordnance Survey map of 1933 (© Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

- 4.4.18 By 1960, the yard is much smaller than previously shown, as structures have been added into the area, leaving a narrow access passage. The main footprint of the building remains and a tank has been added in the eastern corner of the site. Queensberry House [AB 143] has been built on the opposite site of Friars Lane, to the north-west of the site, on the former site of Queensberry Villa.



Plate 8: Ordnance Survey 1960 (© Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

4.4.19 A newspaper article from the Thames Valley Times dated 16th December 1964, shows a photograph of the removal of machinery from the Sichel Adhesives Glue Factory, which was due to close in June 1965. The machinery was moved to the new factory at Trafford Park in Manchester. The photograph shows part of the factory building. It appears to be a three storey brick building, which would have been quite imposing on this corner plot and would not have allowed the intervisibility between the Listed Buildings that is now possible. This factory building would also have blocked views to the river from Queensbury Place [AB 116] and 1 & 2 Retreat Road [AB 147 & 148].



Plate 9: Photograph from Thames Valley Times, 16th December 1964 (*Richmond Local Studies Library and Archives*)

4.4.20 Richmond Council bought the site and following demolition of the structures, it was turned into a car park, as shown on the Ordnance Survey map of 1972 (not illustrated).

5. CONDITION OF FRIARS LANE CAR PARK

- 5.1.1 A site visit was undertaken by Chloe Smith (Heritage Consultant; AB Heritage) on the 11th April 2017. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 5.1.2 The site is located on the southern side of Friars Lane and is currently in use as a surface car park. There are no standing buildings within the site area but the site is enclosed by walls on all sides. The car park is surfaced partly with concrete and partly with tarmac and is in a state of disrepair having been patched several times (Photo 1).



Photo 1: View across northern half of site, looking north

- 5.1.3 A concrete flood defence wall (Photo 2) forms the south-western and north-western boundaries, following the curve of Friars Lane. Access to the site is gained from Friars Lane at the north-eastern corner of the site, where there is a break in the wall (Photo 3). Running along the top edge of the wall is a timber fence, presumably placed to shield the views into the car park from the surrounding properties.



Photo 2: View across southern half of site, looking north-west

- 5.1.4 The south-eastern end of the flood defence wall meets a brick-built boundary wall, primarily built from yellow stock brick (Photo 2). Yellow brick boundary walls also form the south-eastern and north-eastern boundaries. At the western end of the north-eastern boundary, this wall meets the rendered wall of Grade II Listed No. 5 Friars Lane (Queensberry Place) [AB 116], which forms this part of the boundary (Photo 3).



Photo 3: View into north-eastern corner of site, showing no. 5 Friars Lane (Queensberry Place) [AB 116] on the left, looking east

6. SETTING OF FRIARS STREET CAR PARK AND SURROUNDING AREA

6.1.1 The site is situated in a Conservation Area and is surrounded by built development, much of which comprises Listed Buildings or locally listed Buildings of Townscape Merit.



Plate 10: Map of Designated Built Heritage in close proximity to the site, Listed Buildings numbered green, Buildings of Townscape Merit numbered red (based on a map from Richmond Upon Thames 2006; © Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

6.2 Riverside Conservation Area [AB 152]

6.2.1 Richmond Riverside Conservation Area [AB 152] extends between Richmond Bridge and Richmond Lock, and across the river onto the Middlesex bank. It is completely enclosed by a number of other conservation areas, including Central Richmond [AB 153] and Richmond

Green [AB 154] Conservation Areas. Therefore, views from within the site boundary look out into Conservation Areas in all directions, including longer distance views.

- 6.2.2 The Conservation Area is dominated by the River Thames and the riverside landscape provides the setting for important buildings. Narrow lanes provide entry points and a sense of arrival at the river from Richmond Green, George Street, Hill Street and Friars Lane itself. These routes contain a more modest variety of buildings, including listed buildings, from the 18th, 19th and 20th centuries: they remain predominantly residential in use.
- 6.2.3 The street patterns and building arrangements between the town centre are very organic as the area has been developed and redeveloped over time. Friars Lane is a prime example, with its narrow width and blind dog-leg bend. The north-western edge of the site is visible for some distance along Friars Lane, but is not visible from the Green. The site is clearly visible from the riverside, but only from the area immediately opposite the entrance to Friars Lane (Photo 4). Riverside development, including St Helena House [AB 70] and nos. 1-3 Cholmondeley Walk [AB 118-120], shield views into the site from anywhere else along the riverbank.

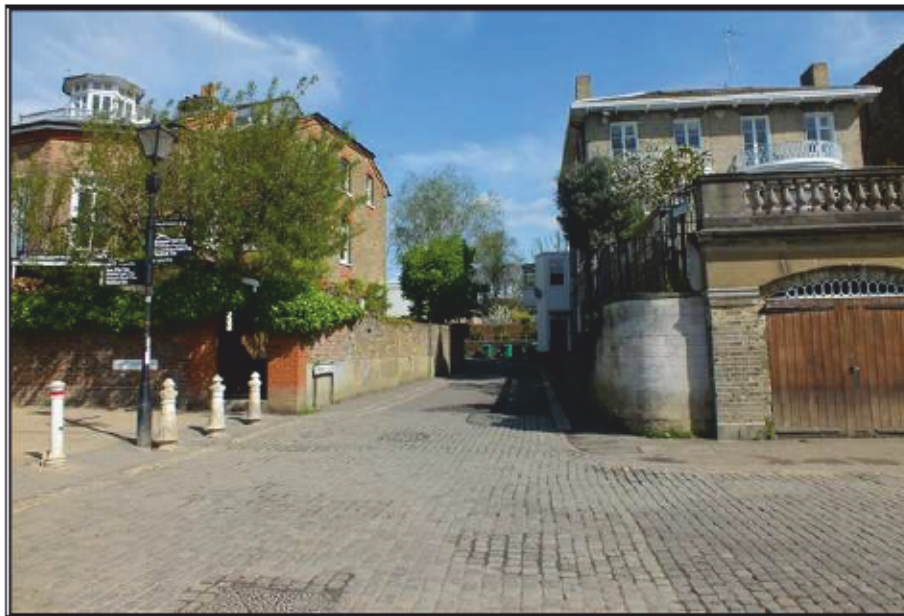


Photo 4: View towards site from the river, showing St Helena House [AB 70] on the right and nos. 1 Cholmondeley Walk [AB 118] on the left, looking north-east



Photo 5: View from site south-western boundary towards the river, looking south-west

6.2.4 The Conservation Area study describes the character of Friars Lane as follows:

'This lane has the most diverse townscape character of those linking the town and the river. There is a wide mix of building style and scale, but views are predominantly of backs and flank walls. Buildings of note include Queensberry House [AB 143], which has a busy and interesting elevation despite being the 'back' of the building. A row of large mature trees in front are important in softening the contrast in scale with the Listed Queensberry Place [AB 116] opposite. The workshops at the north are an interesting group with their own distinct character. High walls and mature trees in the grounds of The Retreat give the area a sense of enclosure and seclusion.' (London Borough of Richmond upon Thames 2001).

6.2.5 The Conservation Area is characterised by a mixture of architectural styles and periods. The earliest are of medieval origin, and a number of large residences from the 18th and 19th centuries survive, including Asgill House [AB 117], c. 215m to the west of the site. There is infill residential development from the 20th century including Queensbury House [AB 143] and properties along Retreat Road immediately to the north of the site, such as the Buildings of Townscape Merit at Nos 1, 2 and 41 Retreat Road [AB 147-149].

6.2.6 The 1980s Richmond Riverside scheme, c. 150m to the south-east of the site, incorporated parts of existing Listed Building Palm Court Hotel and Heron House [AB 83] and were built in a Neo-Georgian / Victorian style to emulate the architectural style of the former buildings on the site. The scale of the buildings gradually decreases with distance from Richmond Bridge.

6.3 Queensberry Place (1-5 Friars Lane) [AB 116]

- 6.3.1 Grade II Listed Queensberry Place [AB 116] comprises an early 19th century terrace of five two-storeys houses. The terrace fronts onto Friars Lane and the side of no. 5 forms part of the north-eastern site boundary. The side wall of no. 5 was originally adjacent to one of the brewery buildings within the site and has no windows. The rear of the properties overlook the site (Photo 6).
- 6.3.2 The primary contribution to the significance of the setting of these buildings is formed by Friars Lane and the historic buildings which form the streetscape. The car park itself is not considered to form a positive contribution to the setting of these buildings, but the area it occupies provides an opportunity to enhance the setting of these buildings and the Conservation Area as a whole.



Photo 6: Rear of Queensberry Place [AB 116], from site, looking north

6.4 St Helena House [AB 70], St Helena Terrace [AB 131] & White Cross Hotel [AB 83]

- 6.4.1 St Helena House [AB 70], St Helena Terrace [AB 131] and the White Cross Hotel [AB 83] form a row of Grade II Listed Buildings to the south and south-east of the site (Photo 7).



Photo 7: Rear of St Helena House [AB 70] (on the right), St Helena Terrace [AB 131] and the White Cross Hotel [AB 83] on the far left, looking south

- 6.4.2 St Helena House [AB 70] was built c. 1820. Although its entrance opens onto the southern part of Friars Lane, its location on the tow path fronting directly onto the river, with balconies overlooking the riverside, ensure its inclusion within the riverside properties, rather than part of Friars Lane. The rear of the property overlooks the site.
- 6.4.3 St Helena Terrace [AB 131] comprises a group of three storey houses with boat builder's sheds beneath their approach terrace. Much of their setting draws on the riverside location, particularly with the incorporation of boat builder's sheds. The rear of these properties overlook the site, but their main focus is towards the river.
- 6.4.4 The White Cross Hotel [AB 83] was built in the early to mid 19th century and is still in use as a public house. Much of its popularity is owed to its riverside location and the building fronts onto the towpath, accessed through a paved front yard. Part of the rear elevation is visible from within the site but it is not in the immediate vicinity of the site. Friars Lane would not be the natural access route from Richmond Town Centre to reach the White Cross, which is bounded by Water Lane, providing a more direct route.
- 6.4.5 The primary factors in the significance of the setting of these buildings is the riverside location and the historic character of the surrounding buildings. Only the rear of the buildings overlook the site, and the car park is not considered to make a positive contribution to the significance of their setting.
- 6.5 1-3 Cholmondeley Walk [AB 118-120]**
- 6.5.1 Grade II Listed nos. 1-3 Cholmondeley Walk, also known as Cholmondeley Lodge [AB 118], Cholmondeley Cottage [AB 119] and Cholmondeley House [AB 120], form a short terrace of three storey houses built in the 18th century and altered in the 19th century. Their main frontage faces the river, although somewhat hidden by tall trees and high brick walls. The rear elevations of all three houses overlook the site (Photo 8).

- 6.5.2 The primary factors in the significance of the setting of these buildings are the riverside location; historic character of the surrounding buildings and narrow lane that snakes around the properties. Only the rear of the buildings overlook the site, and the car park is not considered to make a positive contribution to the significance of their setting.



Photo 8: View from northern corner of site towards rear of 1-3 Cholmondeley Walk [AB 118-120] on the left and octagonal gazebo [AB 64] on the right, looking south-west

6.6 Octagonal Gazebo, Friars Lane [AB 64]

- 6.6.1 The Grade II Listed octagonal gazebo [AB 64] is thought to have been built in the 18th century and was situated in the gardens of Queensbury Villa, the predecessor of the 20th century apartment block, Queensbury House [AB 143]. Originally, the setting of the gazebo would have been formed by Queensbury Villa and gardens, prior to demolition in the c. 1930s for the construction of Queensbury House [AB 143]. It is clearly visible from within the site (Photo 8). It forms a prominent viewpoint along Friars Lane, when approaching from the Green. The car park is not considered to make a positive contribution to the significance of its setting.

6.7 Queensbury House [AB 143]

- 6.7.1 Queensbury House [AB 143], directly to the north-west of the site, is a Building of Townscape Merit. Built in the 1930s, the building is described in the Conservation Area Study as 'an unusual and interesting composition of classical, Edwardian and arts and crafts architectural elements' (London Borough of Richmond Upon Thames 2001). The 'front' elevation faces inwards, as the building is formed in a U-shape towards the central gardens and fountain [AB 138] (not visible from the site), which provide the main focus of the building.

It is the rear elevation that faces onto Friars Lane, and the rear elevation that overlooks the site (Photo 9). The building is noted as having 'a busy and interesting elevation despite being the 'back' of the building' (London Borough of Richmond Upon Thames 2001).

- 6.7.2 The significance of the setting of this building is inwards focussed. The U-shaped plan of the building around a central garden indicates that the intention of the building was to create a sense of isolation and privacy from the surrounding area. Only the rear elevation of the building overlooks the site, and the car park is not considered to make a positive contribution to the significance of its setting.



Photo 9: View across site towards the rear elevation of Queensberry House [AB 143], looking north-west

6.8 Nos. 1 & 2 Retreat Road [AB 147 &148]

- 6.8.1 Buildings of Townscape Merit, nos. 1 & 2 Retreat Road [AB 147 &148] are immediately adjacent to the north-eastern site boundary and the rear of the properties overlook the site (Photo 10). Retreat Road is generally a very inward looking street with a 'sense of enclosure and seclusion' (London Borough of Richmond Upon Thames 2001), due in part to the high walls and private gated section. The rear of these properties overlook the site. The rear of these properties are very plain in comparison to ornate stucco detailing on the front elevation (Photo 11), which faces onto Retreat Road. There are some limited views into the site from Retreat Road (Photo 11).
- 6.8.2 The significance of the setting of these building is primarily from the buildings and streetscape of Retreat Road itself. The decorative frontage in comparison with the plain rear elevation indicate that these buildings were intended to be viewed from the front. Furthermore, the high walls along Retreat Road and inward focus of buildings towards Retreat Road create a sense of enclosure and seclusion from the surrounding area. Only the rear elevation of the building overlooks the site, and the car park is not considered to make a positive contribution to the significance of its setting.



Photo 10: View from western corner of site towards rear of nos. 1 & 2 Retreat Road [AB 147 & 148], looking north-east



Photo 11: View towards site from Retreat Road, looking south-west. No. 2 Retreat Road [AB 148], is shown on the left.

6.9 Friars Lodge [AB 142] and Retreat Cottage [AB 145]

- 6.9.1 Partial glimpses of these Buildings of Townscape Merit are just visible from within the site but not clear uninterrupted views.

7. STATEMENT OF SIGNIFICANCE

- 7.1.1 The site of Friars Lane Car Park is not considered to be of architectural or historical significance, with the exception of the rendered section of wall at the north-eastern boundary of the site, which belongs to the Grade II Listed No. 5 Friars Lane (Queensberry Place) [AB 116]. As part of a Listed Building, this wall forms part of a heritage asset of Regional Significance (in line with Table 1; Section 2.4).
- 7.1.2 The Richmond Riverside Conservation Area [AB 152] contains a number of important grade I and II* listed buildings, numerous grade II listed buildings and Buildings of Townscape Merit set in a 'townscape of international renown' (Richmond upon Thames 2006), and is therefore considered to be a heritage asset of National Significance (in line with Table 1; Section 2.4).
- 7.1.3 The surrounding Grade II Listed Buildings comprise: Queensberry Place (1-5 Friars Lane) [AB 116]; 1-3 Cholmondeley Walk [AB 118-120]; Octagonal gazebo, Friars Lane [AB 64]; St Helena House [AB 70]; St Helena Terrace [AB 131]; and White Cross Hotel [AB 83] and are considered heritage assets of Regional Significance (in line with Table 1; Section 2.4).
- 7.1.4 The surrounding Buildings of Townscape Merit relevant to this assessment are: Nos 1 & 2 Retreat Road [AB 147 & 148] and Queensbury House [AB 143]. These are considered heritage assets of Local Significance (in line with Table 1; Section 2.4).
- 7.1.5 The car park is not considered to make a positive contribution to the setting of the Conservation Area or surrounding Listed Buildings or Buildings of Townscape Merit.

8. CULTURAL HERITAGE POTENTIAL & MITIGATION

8.1 Known Cultural Heritage Resource

- 8.1.1 The site is located within Richmond Riverside Conservation Area [AB 152]. It also falls within the Richmond Archaeological Priority Area [AB 150], designated for the areas potential for the recovery of archaeological remains relating to prehistoric activity along the riverbank and the Early Medieval settlement of the Manor of Sceanes (Shene).
- 8.1.2 Post-medieval archaeological remains [AB 92] has been found within the site, most of which relates to 19th century structures associated with the brewery. However, some 18th century deposits including foreshore reclamation dumps and a brick-lined well were also recorded (Section 4.2).
- 8.1.3 The site is surrounded by the following Grade II Listed Buildings: Queensberry Place (1-5 Friars Lane) [AB 116]; 1-3 Cholmondeley Walk [AB 118-120]; Octagonal gazebo, Friars Lane [AB 64]; St Helena House [AB 70]; St Helena Terrace [AB 131]; and White Cross Hotel [AB 83].
- 8.1.4 The site is in close proximity to a number of Buildings of Townscape Merit, designated locally by the London Borough of Richmond upon Thames. Those visible from within the site include: Nos 1 & 2 Retreat Road [AB 147 & 148], immediately adjacent to the north-eastern site boundary, and Queensbury House [AB 143], located on the opposite site of Friars Lane, a few metres to the north-west of the site.

8.2 Past Impact Within the Site Boundary

- 8.2.1 The site was occupied by a large industrial building, constructed as a brewery in 1840, which covered the majority of the site. It was converted into a factory in the early 20th century and finally demolished in the mid 1960s, when the site was opened as a car park. Post-medieval and modern activity is likely to have disturbed / removed the majority of earlier deposits within the site boundary; this is supported by the results of an archaeological evaluation in 2006, where no remains predating the 18th century were recorded.
- 8.2.2 Archaeological evaluation undertaken in 2006 recorded remains of the 19th century industrial remains of the site, indicating that demolition took the buildings down to ground level but did not 'grub out' foundations or structural remains below ground level.
- 8.2.3 The demolition of the three-storey factory building in the mid 20th century would also have had an impact upon the setting of the surrounding area (i.e. Conservation Area, Listed Buildings and Buildings of Townscape Merit). It opened up the lane and provided a sense of open space and intervisibility between buildings along Friars Lane. It would also have changed the character of the area from mixed-use (i.e. residential and industrial) to primarily residential and reduced the overall scale of the built development along the lane, leaving Queensbury House as a more imposing structure in the streetscape.

8.3 Potential Archaeological Resource

- 8.3.1 Previous archaeological evaluation trenches within the site revealed remains dating from the 18th century onwards, including reclamation deposits, a brick-lined well and structural remains of the Victorian brewery. Therefore, it is considered that there is a High Potential for the recovery of Post-medieval archaeological remains. Such remains dating to the 18th century (brick-lined well etc.) are of '*limited historic value*' and likely to be considered of Local Importance, at most (in line with Table 1, Section 2.4), while the footings 19th century industrial structures are relatively modern and are recorded in contemporary mapping (Section 4.4) so are considered of Negligible archaeological interest.
- 8.3.2 Although there has been human activity within the study area from the prehistoric period onwards, including the postulated location within the site of the medieval Friary [AB 13] associated with Shene Palace, no significant remains predating the 18th century were recorded within the site during a previous evaluation. Therefore, it is considered that there is a Low Potential for the recovery of *significant* archaeological remains dating to all other periods.
- 8.3.3 There is also considered to be a potential for Palaeoenvironmental evidence to survive at depth within the site. Previous borehole logs recorded Made Ground extending c. 2.75m below the base of the earliest concrete slab, which included 'peat material' in the bottom 0.70m of the sequence of deposits. There is a Medium – High Potential for the recovery of Palaeoenvironmental evidence from within the site. Such evidence is likely to be considered of Local Importance.

8.4 Predicted Impact of Proposed Development

- 8.4.1 The proposed development plans comprise the construction of a residential scheme, designed in a traditional style, encompassing brick, slate roofs and timber sash windows to blend with the surrounding architectural character. The final designs have not yet been confirmed but the most recent plans (April 2017) include the construction of two short terraces of townhouses:
- The proposed west terrace will comprise three houses of four storeys, including lower ground level, designed to respect the Regency character of the properties on the adjacent Queensbury Place (1-5 Friars Lane) [AB 116] by echoing the architectural features such as brick and stucco detailing.
 - The proposed east terrace will comprise four houses of five storeys; including lower ground and attic level designed in a contrasting early Georgian Style.

Predicted Impacts upon the Archaeological Resource

- 8.4.2 Details of the construction methodology are not yet available; however, excavations will be required for foundations, buried services and for construction of the lower ground floor level, which will be partially below ground level across both terraces. Where these excavations extend below the level of modern Made Ground / fill, there is likely to be an impact upon the buried archaeological resource. Previous archaeological evaluation within the site recorded the base of modern fill between 4.79m OD and 4.05m OD (MoLA 2006).

- 8.4.3 The redevelopment of the site is likely remove or truncate any surviving archaeological remains within the footprint of the proposed buildings, resulting in *'changes to many of the key archaeological or key heritage baseline elements'*, which is considered to be a medium adverse impact, in line with table 2 (Section 2.5). As these post-medieval remains are considered to be of Negligible to Local Importance, at most, and have already been partially exposed and recorded by previous evaluation, this is likely to result in not significant to minor - significance of effects, at most (in line with Table 3, Section 2.5).

Predicted Impacts upon the Built Heritage Resource

- 8.4.4 The Planning Brief for the site states that *'any redevelopment proposals will have a significant impact on the character and appearance of the surrounding area'* (London Borough of Richmond upon Thames 2006) due to its prominent location within Richmond Riverside Conservation Area [AB 152] and surrounding Listed Buildings.
- 8.4.5 However, the car park is not considered to make a positive contribution to the setting of the Richmond Riverside Conservation Area [AB 152] or the surrounding Listed Buildings or Buildings of Townscape Merit. Therefore, the loss of the car park itself will *not* be considered an adverse impact.
- 8.4.6 The replacement of the car park with the proposed development is likely to result in *'slight alterations to the setting'* of the surrounding heritage assets. The scheme is considered likely to *'enhance the character and appearance of the conservation area through the redevelopment of the currently unsightly car park, to return a built frontage and sense of enclosure to Friars Lane, screen the flank wall of No 5 Queensbury Place and improve the view from the riverside northwards up Friars Lane'* as required by the Friars Lane Car Park Planning Brief SPD (see Section 3.8).
- 8.4.7 Due to the design of the proposed scheme which incorporates: use of traditional architectural styles and materials; inclusion of architectural details mirrored from surrounding historic buildings; respect of street frontages; restoration of the historic character of Friars Lane as an enclosed lane; it is considered that such alterations to the setting would have a low *beneficial* impact to the surrounding heritage assets. This would result in a minor to moderate beneficial significance of effects (in line with Table 3, Section 2.5).

8.5 Outline Recommendations

- 8.5.1 The previous archaeological evaluation report concluded that *'further archaeological work would add little of value to the historical and archaeological record of the late post-medieval and modern sequence on the site.'* However, given the location of the site within an Archaeological Priority Area [AB 150], in such close proximity to significant medieval activity at Shene Manor [AB 13-15] / Richmond Palace [AB 23], it may be appropriate for a watching brief to be undertaken during the excavation of basements / foundations to ensure that any potential deposits surviving below the post-medieval remains, be recorded.
- 8.5.2 The previous archaeological evaluation report concluded that if palaeoenvironmental evidence survived within the site then it would be difficult to investigate by conventional excavation due to the depth of potential deposits and the waterlogged nature of deposits at

this depth. It is therefore recommended that a borehole/s be sunk for archaeological sampling.

- 8.5.3 All recommendations are subject to the approval of the GLAAS Archaeological Advisor for the London Borough of Richmond upon Thames.

9. REFERENCES

9.1 Documentary & Cartographic Sources

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- Ordnance Survey Map 1867 (Richmond Local Studies Library and Archives)
- Ordnance Survey Map 1898 (Richmond Local Studies Library and Archives)
- Ordnance Survey Map 1913 (Richmond Local Studies Library and Archives)
- Ordnance Survey Map 1933 (Richmond Local Studies Library and Archives)
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- Ordnance Survey Map 1972 (Richmond Local Studies Library and Archives)
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- Thames Valley Times, 16th December 1964 (Richmond Local Studies Library and Archives)

9.2 Online Sources

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http://www.richmond.gov.uk/conarea4_a3_rgb.pdf
- London Borough of Richmond upon Thames. Richmond Riverside Conservation Area 3
http://www.richmond.gov.uk/conarea3_a3_rgb.pdf
- London Borough of Richmond upon Thames. Richmond Riverside Conservation Area 17
http://www.richmond.gov.uk/conarea17_a3_rgb.pdf
- London Borough of Richmond upon Thames. Richmond Riverside Conservation Area 57
http://www.richmond.gov.uk/conarea57_a3_rgb.pdf
- London Borough of Richmond upon Thames Conservation Areas 3, 4, & 17 Analysis Map
http://www.richmond.gov.uk/ca3_4_17_central_richmond_green_riverside_analysis.pdf
- London Borough of Richmond upon Thames. 2001. Conservation Area Study.
http://www.richmond.gov.uk/centralrichmond_study3_4_17.pdf
- London Borough of Richmond upon Thames Buildings of Townscape Merit.
http://www.richmond.gov.uk/btm_register11_14.pdf

9.3 Correspondence

- M. Wilmott, (Senior Planning Consultant, Knight Frank) to Development Control, London Borough of Richmond. Letter ref. MW 501. 17th March 2017.

Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the GLHER, and other sources within the 250m study area.

Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

MLO – GLHER monument prefix

DLO – GLHER designation prefix

APA - Archaeological Priority Area

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|-------------------|---------------|---|--------|---------------|---------------|
| 1 | PREHISTORIC | FINDSPOT | CORPORATION ISLAND PALAEOOLITHIC LEVALLOIS END/SIDE SCRAPER | | 517600 174600 | MLO21301 |
| 2 | PREHISTORIC | FINDSPOT | RIVER THAMES SURREY BANK BRONZE AGE SOCKETED GOUGE FROM THE SURREY BANK OF R THAMES | | 517700 174600 | MLO18987 |
| 3 | PREHISTORIC | FINDSPOT | RICHMOND BRIDGE (ISLAND JUST BELOW) BRONZE AGE BARBED FLINT ARROWHEAD | | 517600 174600 | MLO3114 |
| 4 | PREHISTORIC | FINDSPOT | CORPORATION ISLAND LIGHT GREEN FLINT SCRAPER? | | 517600 174600 | MLO21300 |
| 5 | PREHISTORIC | FINDSPOT | HERON COURT STRUCK FLINTS FOUND DURING EXCAVATION 1981 | | 517700 174600 | MLO48460 |
| 6 | PREHISTORIC | FINDSPOT | HERON COURT IRON AGE POT SHERDS FOUND DURING EXCAVATION 1981 | | 517700 174600 | MLO48461 |
| 7 | ROMAN | FINDSPOT | DENTON RD DENARIUS OF TRAJAN (98-117AD) FOUND IN RICHMOND IN 1870 | | 517600 174900 | MLO18993 |
| 8 | EARLY MEDIEVAL | FINDSPOT | CORPORATION ISLAND INCOMPLETE SAXON SPEARHEAD. | | 517600 174600 | MLO21299 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|----------------|-------------------------|---|--------|---------------|---------------|
| 9 | EARLY MEDIEVAL | SETTLEMENT | RICHMOND (MEDIEVAL SETTLEMENT OF SCEON) THE EARLIEST REFERENCE TO RICHMOND IS IN AD 950 UNDER THE NAME OF SCEON (SHEEN). IT WAS NOT MENTIONED IN THE DOMESDAY BOOK AS IT WAS AT THAT TIME IN THE MANOR OF KINGSTON | | 517800 174800 | MLO72112 |
| 10 | MEDIEVAL | FINDSPOT | RICHMOND PALACE C14TH-15TH IRON KEY FOUND AT RICHMOND PALACE 1798 | | 517580 174920 | MLO19046 |
| 11 | MEDIEVAL | RELIGIOUS HOUSE, FRIARY | OLD PALACE YARD HOUSE OF CARMELITE FRIARS GIVEN A TEMPORARY HOME IN SHEEN MANOR HOUSE IN 1315, REMAINED FOR 2YRS | | 517580 174920 | MLO19043 |
| 12 | MEDIEVAL | BUILDING, SUMMERHOUSE | CORPORATION ISLAND A SMALL TIMBER FRAMED BUILDING CONSTRUCTED ADJOINING SHEEN MANOR (021126) ON AN ISLAND IN THE RIVER THAMES BY RICHARD II. | | 517600 174600 | MLO19135 |
| 13 | MEDIEVAL | MANOR HOUSE | FRIARS LANE BYFLEET MANOR HOUSE WAS (WHEN PART OF SHEEN PALACE) GIVEN TO CONVENT OF OBSERVANT FRIARS. ORIGINAL STRUCTURE POS REPLACED DURING REBUILDING AFTER FIRE IN SHEEN PALACE IN 1497. POSSIBLY SITED ON LAND BETWEEN FRIARS LA & WATER LA, BUT OTHER STREETS ALSO OVERLIE LOCATION | | 517650 174840 | MLO19141 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|---------------------------|------------------|---|--------|---------------|---------------|
| 14 | MEDIEVAL | MANOR HOUSE | SHEEN MANOR: BYFLEET MANOR, SHEEN, A TIMBER BUILDING, DEMOLISHED & RE-ERECTED ON STONE FOOTINGS AT SHEEN PALACE AS PART OF REBUILDING BY HENRY V (1413-22) AS A TEMPORARY RESIDENCE WHILE THE NEW PALACE WAS ERECTED. CLOAKE CONSIDERS THIS TO HAVE STOOD ON THE LAND BETWEEN FRIARS LANE AND WATER LANE. | | 517580 174920 | MLO48472 |
| 15 | MEDIEVAL | MANOR HOUSE | SHEEN MANOR POSSIBLY ORIGINATED AS A SAXON ROYAL HUNTING LODGE, THE MANOR HOUSE AT SHEEN WAS EXTANT 1126 WHEN HENRY I STAYED THERE PALACE DESTROYED BY FIRE 1497, REBUILT 1501 AS RICHMOND PALACE | | 517580 174920 | MLO19134 |
| 16 | MEDIEVAL TO POST MEDIEVAL | FINDSPOT | HERON COURT MEDIÉVAL AND POST MEDIÉVAL POTSHERDS FOUND DURING EXCAVATION 1981 | | 517700 174600 | MLO48459 |
| 17 | MEDIEVAL TO POST MEDIEVAL | FINDSPOT | THAMES FORESHORE WINDOW MULLION (WORKED STONE) | | 517630 174660 | MLO69719 |
| 18 | MEDIEVAL TO POST MEDIEVAL | WHARF, STRUCTURE | THAMES FORESHORE TIMBER STRUCTURE, POSSIBLY A WHARF, OF UNCERTAIN DATE. | | 517610 174650 | MLO69713 |
| 19 | MEDIEVAL TO POST MEDIEVAL | CHAPEL | OLD PALACE YARD DESCRIBED IN 1649 96FT LONG & 36FT BROAD "WELL FITTED WITH ALL THINGES USEFULL FOR A CHAPPELL" | | 517580 174920 | MLO47494 |
| 20 | MEDIEVAL TO POST MEDIEVAL | GREAT HALL | OLD PALACE YARD DESCRIBED 1649 AS A BUILDING OF FREE STONE OF 2 STORIES HIGH | | 517580 174920 | MLO48470 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|---------------------------|---|---|--------|---------------|----------------------|
| 21 | MEDIEVAL TO POST MEDIEVAL | POULTRY HOUSE, KITCHEN, STOREHOUSE | OLD PALACE YARD KITCHENS, STOREHOUSES & CHICKEN HOUSE ON NORTH WESTERN SIDE OF PALACE COMPLEX | | 517580 174920 | MLO48471 |
| 22 | MEDIEVAL TO POST MEDIEVAL | FOUNTAIN, COURTYARD | OLD PALACE YARD DESCRIBED 1649 AS "PAVED WITH FREE STONE 67FT LONG & 66FT BROAD" WITHIN WHICH "STANDS 1 VERY LARGE FOUNTAYNE OF LEAD" | | 517580 174920 | MLO48486 |
| 23 | MEDIEVAL TO POST MEDIEVAL | PALACE, MOATED SITE, DUMP LAYER | OLD PALACE YARD, RICHMOND {SITE OF RICHMOND PALACE} FORMERLY KNOWN AS SHEEN PALACE UNTIL PARTIALLY DESTROYED BY FIRE AND REBUILT AND RENAMED BY HENRY VII LIKELY THAT THE GROUND PLAN OF THE NEW BUILDING WAS ALMOST IDENTICAL WITH THE OLD. APPARENTLY MOATED. | | 517500 174880 | MLO19133 |
| 24 | MEDIEVAL TO POST MEDIEVAL | GARDEN WALL | HUNTERS COURT, RICHMOND, TW9 {16TH CENTURY WALL} EARLY 16TH CENTURY GARDEN WALL AT RICHMOND PALACE, REPAIRED FROM 18TH CENTURY, RAISED 1938-9. | LB II | 517577 174853 | MLO91670 DLO26579 |
| 25 | MEDIEVAL TO MODERN | ROYAL PALACE, COAT OF ARMS, GATEHOUSE, HOUSE | THE GATE HOUSE AND THE OLD PALACE | LB I | 517580 174927 | MLO90953 DLO25936 |
| 26 | MEDIEVAL TO MODERN | BUILDING, SERVICE WING, TIMBER FRAMED HOUSE, BUILDING | THE WARDROBE, (NOS. 1-3), RICHMOND, TW9 1PA {16TH AND 18TH CENTURY PALACE BUILDING} PALACE BUILDING AT RICHMOND, POSSIBLY FORMER SERVANTS' QUARTERS DURING THE REIGN OF HENRY VII, WITH MATERIALS FROM THE 16 TH AND 18TH CENTURIES. WALL TIMBERS MAY BE FROM THE ORIGINAL MEDIEVAL PALACE THAT WAS DESTROYED BY FIRE IN 1493 | LB I | 517560 174905 | MLO91504 DLO26501 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|--------------------|---------------|--|--------|---------------|---------------|
| 27 | MEDIEVAL TO MODERN | PUBLIC PARK | THE GREEN, [RICHMOND GREEN AND LITTLE GREEN], RICHMOND TW9 1HP {PUBLIC OPEN SPACE SURROUNDED BY FINE TERRACED HOUSES} RICHMOND GREEN HAS BEEN IN USE SINCE MEDIEVAL TIMES WHEN THE LAND WAS USED FOR JOUSTING AND PAGEANTS AS WELL AS BEING COMMON LAND | | 517747 174999 | MLO103233 |
| 28 | POST MEDIEVAL | CELLAR | OLD FRIARS CELLARS DATED TO C1500 BENEATH "OLD FRIARS", OLD PALACE TERRACE, PROBABLY REMNANT OF FRANCISCAN FRIARY | | 517650 174840 | MLO48475 |
| 29 | POST MEDIEVAL | PIT | THE RETREAT: PRESUMED SITE C15-16TH FRIARY ASSOCIATED WITH RICHMOND PALACE. NO STRUCTURES FOUND, ONLY POSTMEDIEVAL PITS, TUDOR DEMOLITION RUBBLE AND WOOD BARRELS | | 517600 174800 | MLO19139 |
| 30 | POST MEDIEVAL | STRUCTURE | OLD PALACE SEVERAL BRICK STRUCTURES, PART OF RICHMOND PALACE, WERE UNCOVERED DIGGING FOUNDATIONS FOR AN EXTENSION. | | 517590 174920 | MLO75643 |
| 31 | POST MEDIEVAL | MOAT | OLD PALACE LANE EARLY SEVENTEENTH-CENTURY MOAT | | 517450 174920 | MLO75641 |
| 32 | POST MEDIEVAL | REVTMENT | OLD PALACE LANE | | 517530 174880 | MLO77283 |
| 33 | POST MEDIEVAL | STRUCTURE | OLD PALACE LANE A 17TH CENTURY BRICK STRUCTURE WAS EXPOSED | | 517530 174880 | MLO77284 |
| 34 | POST MEDIEVAL | CESS PIT | OLD PALACE LANE TWO 18TH CENTURY CESS PITS WERE RECORDED | | 517530 174880 | MLO77285 |
| 35 | POST MEDIEVAL | FLOOR | 2 OLD PALACE PLACE, RICHMOND THE WATCHING BRIEF EXPOSED THE GEOLOGICAL SEQUENCE OF THE AREA AND A BRICK FLOOR ASSOCIATED WITH AN EARLIER PHASE OF THE BUILDING | | 517660 174830 | MLO78179 |
| 36 | POST MEDIEVAL | PIT | OLD PALACE PLACE, RICHMOND THE BASE OF A TRUNCATED POST MEDIEVAL PIT WAS FOUND | | 517660 174830 | MLO76242 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|---------------|----------------------|---|--------|---------------|----------------------|
| 37 | POST MEDIEVAL | WALL | RICHMOND PALACE SALVAGE WORK ON RICHMOND PALACE. NO TUDOR FEATURES, 2 LATER PHASES OF BRICKWALLS | | 517600 174800 | MLO19050 |
| 38 | POST MEDIEVAL | DRAIN, CULVERT | QUEENSBERRY PLACE, [REAR OF NO 2], FRIARS LANE, RICHMOND, {POST MEDIEVAL DRAIN AND CULVERT} | | 517607 174781 | MLO99303 |
| 39 | POST MEDIEVAL | WALL | RICHMOND GREEN FOUNDATION TRENCH REVEALED SEVERAL BRICK WALLS DATING TO 16TH CENTURY (THOUGH NOT ALL CONTEMPORARY). | | 517590 174920 | MLO62870 |
| 40 | POST MEDIEVAL | STRUCTURE, CESS PIT | RICHMOND GREEN BRICK STRUCTURES DATING TO 18TH CENTURY. THESE INCLUDED VAULTED CHAMBERS, AND A CIRCULAR CESS PIT WITH A DOMED ROOF, SIMILAR TO THOSE EXCAVATED NEARBY IN OLD PALACE LANE | | 517590 174920 | MLO62875 |
| 41 | POST MEDIEVAL | STRUCTURE | RICHMOND GREEN (THE OLD PALACE) | | 517590 174920 | MLO63614 |
| 42 | POST MEDIEVAL | WALL | RICHMOND GREEN (THE OLD PALACE) AT LEAST FIVE WALLS, DATED TO THE 16TH CENTURY WERE FOUND WHICH MUST BELONG TO THE TUDOR ROYAL PALACE WHICH OCCUPIED THE SITE | | 517590 174920 | MLO63615 |
| 43 | POST MEDIEVAL | CESS PIT | RICHMOND GREEN (THE OLD PALACE) 18TH CENTURY FEATURES LOCATED ON THE SITE INCLUDED A CIRCULAR BRICK STRUCTURE WITH A DOMED ROOF, INTERPRETED AS A CESS PIT | | 517590 174920 | MLO63616 |
| 44 | POST MEDIEVAL | STRUCTURE | FRIARS LANE EXCAVATION REVEALED AT LEAST TWO PHASES OF BUILDING IN BRICK, THE LOWER PHASE BASED ON FOUNDATIONS OF REUSED CUT STONE ALMOST CERTAINLY DERIVED FROM PALACE BUILDINGS | | 517530 174880 | MLO77286 |
| 45 | POST MEDIEVAL | SHOP, TERRACED HOUSE | 1 PAVED COURT (7 & 9) | LB II | 517731 174842 | MLO90997 DLO25980 |
| 46 | POST MEDIEVAL | TERRACED HOUSE, SHOP | 1 PAVED COURT (3 & 5) | LB II | 517736 174846 | MLO91152 DLO26149 |
| 47 | POST MEDIEVAL | TERRACED HOUSE, SHOP | PAVED COURT, (NO. 1), RICHMOND, TW9 1LZ {18TH CENTURY HOUSE WITH SHOP} | LB II | 517739 174851 | MLO91493 DLO26490 |

FRIARS LANE CAR PARK, RICHMOND
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT & HERITAGE STATEMENT

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|---------------|----------------------|--|--------|---------------|----------------------|
| 48 | POST MEDIEVAL | HOUSE, SHOP | 2 PAVED COURT | LB II | 517749 174844 | MLO90994 DLO25977 |
| 49 | POST MEDIEVAL | SHOP, TERRACED HOUSE | 2 PAVED COURT (NO 6) | LB II | 517741 174838 | MLO91151 DLO26148 |
| 50 | POST MEDIEVAL | TERRACED HOUSE, SHOP | 10 PAVED COURT | LB II | 517740 174832 | MLO90995 DLO25978 |
| 51 | POST MEDIEVAL | TERRACED HOUSE | PAVED COURT, (NO. 10), RICHMOND, TW9 1LZ {17TH CENTURY TERRACED HOUSE} | LB II | 517738 174829 | MLO91492 DLO26489 |
| 52 | POST MEDIEVAL | SHOP, TERRACED HOUSE | 11 PAVED COURT | LB II | 517728 174837 | MLO91153 DLO26150 |
| 53 | POST MEDIEVAL | TERRACED HOUSE, SHOP | 12 PAVED COURT | LB II | 517735 174825 | MLO91437 DLO26434 |
| 54 | POST MEDIEVAL | SHOP, TERRACED HOUSE | 13 PAVED COURT | LB II | 517724 174833 | MLO90998 DLO25981 |
| 55 | POST MEDIEVAL | TERRACED HOUSE | 14 PAVED COURT | LB II | 517731 174822 | MLO90996 DLO25979 |
| 56 | POST MEDIEVAL | HOUSE | 17 KING STREET | LB II | 517690 174817 | MLO91136 DLO26133 |
| 57 | POST MEDIEVAL | TERRACED HOUSE | 18 KING STREET | LB II* | 517701 174827 | MLO90999 DLO25982 |
| 58 | POST MEDIEVAL | SHOP, HOUSE | 19 KING STREET | LB II | 517726 174817 | MLO91000 DLO25983 |
| 59 | POST MEDIEVAL | CINEMA, HOUSE | 5 HILL STREET | LB II | 517749 174735 | MLO91047 DLO26044 |
| 60 | POST MEDIEVAL | HOUSE | 7 KING STREET | LB II | 517729 174789 | MLO86156 DLO26024 |
| 61 | POST MEDIEVAL | SHOP, HOUSE | 8 KING STREET | LB II | 517728 174795 | MLO86157 DLO26025 |
| 62 | POST MEDIEVAL | HOUSE, SHOP | KING STREET, (NO. 19), RICHMOND, TW9 1ND {18TH CENTURY HOUSE AND SHOP} | LB II | 517717 174823 | MLO91494 DLO26491 |
| 63 | POST MEDIEVAL | PUBLIC HOUSE | KING STREET, (NO. 3), RICHMOND, TW9 1ND 18TH CENTURY OLD SHIP PUBLIC HOUSE | LB II | 517739 174773 | MLO91455 DLO26452 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|---------------|--|--|--------|---------------|----------------------|
| 64 | POST MEDIEVAL | GAZEBO | FRIARS LANE, RICHMOND, TW9 1NL (18TH CENTURY GAZEBO) OCTAGONAL GAZEBO WITH AN 18TH CENTURY DATE IN THE GARDEN OF QUEENSBURY HOUSE | LB II | 517553 174761 | MLO91456 DLO26453 |
| 65 | POST MEDIEVAL | RAINWATER HEAD, TERRACED HOUSE, GATE, RAILINGS | GATE AND RAILINGS TO OLD FRIARS AND OLD FRIARS | LB II* | 517654 174833 | MLO90950 DLO25933 |
| 66 | POST MEDIEVAL | GATE, RAILINGS, TERRACED HOUSE | GATES AND RAILINGS TO OAK HOUSE AND OAK HOUSE | LB II* | 517685 174823 | MLO90948 DLO25931 |
| 67 | POST MEDIEVAL | HOUSE, SHOP, TEA ROOM | MAIDS OF HONOUR TEA SHOP | LB II | 517749 174742 | MLO91122 DLO26119 |
| 68 | POST MEDIEVAL | SEMI DETACHED HOUSE | RICHMOND GREEN (OLD COURT HOUSE), RICHMOND, TW9 (18TH CENTURY HOUSE) | LB II* | 517567 174960 | MLO91163 DLO26160 |
| 69 | POST MEDIEVAL | TERRACED HOUSE | RICHMOND GREEN, (NO. 18), RICHMOND, TW9 1PB (18TH CENTURY HOUSE) | LB II | 517800 174889 | MLO91521 DLO26518 |
| 70 | POST MEDIEVAL | HOUSE | ST HELENA HOUSE, FRIARS LANE | LB II | 517602 174706 | MLO90892 DLO26189 |
| 71 | POST MEDIEVAL | TOWN HOUSE, SHOP | THE GREEN, (NO. 29), RICHMOND, TW9 (18TH CENTURY HOUSE WITH SHOP FRONT) | LB II | 517742 174855 | MLO91531 DLO26528 |
| 72 | POST MEDIEVAL | TERRACED HOUSE | THE GREEN, (NO. 32), RICHMOND, TW9 (18TH CENTURY TERRACED HOUSE) | LB II* | 517720 174867 | MLO91532 DLO26529 |
| 73 | POST MEDIEVAL | TERRACED HOUSE | THE OLD COURT HOUSE THE GREEN (NO 1) | LB II* | 517698 174835 | MLO90946 DLO25929 |
| 74 | POST MEDIEVAL | TERRACED HOUSE | THE OLD COURT HOUSE THE GREEN (2-6) | LB II* | 517711 174853 | MLO90947 DLO25930 |
| 75 | POST MEDIEVAL | TERRACED HOUSE | THE OLD COURT HOUSE THE GREEN (21 & 22) | LB II | 517783 174878 | MLO90977 DLO25960 |
| 76 | POST MEDIEVAL | TERRACED HOUSE | THE OLD COURT HOUSE THE GREEN (NO 19) | LB II | 517795 174887 | MLO91162 DLO26159 |
| 77 | POST MEDIEVAL | TERRACED HOUSE | THE OLD COURT HOUSE THE GREEN (NO.30) | LB II | 517737 174858 | MLO90944 DLO25927 |
| 78 | POST MEDIEVAL | TERRACED HOUSE | THE OLD COURT HOUSE THE GREEN (NO. 31) | LB II | 517730 174862 | MLO90945 DLO25928 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|---------------|--|---|--------|---------------|-----------------------|
| 79 | POST MEDIEVAL | TERRACED HOUSE | THE OLD COURT HOUSE THE GREEN (23 & 24) | LB II | 517775 174871 | MLO90942 DLO25925 |
| 80 | POST MEDIEVAL | HOUSE, HOUSE | TUDOR HOUSE AND TUDOR PLACE | LB II | 517637 174888 | MLO90951 DLO25934 |
| 81 | POST MEDIEVAL | WAREHOUSE | WAREHOUSE ON CORNER OF WATER LANE AND RIVERSIDE | LB II | 517663 174673 | MLO91295 DLO26292 |
| 82 | POST MEDIEVAL | HOUSE | HERON COURT, [PALM COURT HOTEL], RICHMOND, TW9 {18TH CENTURY HOUSE WITH LATER EXTENSIONS}PALM COURT HOTEL INCLUDES HERON HOUSE, EARLY 18TH CENTURY, AS WELL AS LATER EXTENSIONS BY LAXTON IN THE 19TH CENTURY AND ADDITIONAL BUILDING WORK FROM THE 20TH CENTURY | LB II | 517752 174622 | MLO91469 DLO26466 |
| 83 | POST MEDIEVAL | STEPS, RAILINGS, HOTEL, HOTEL, HOUSE | WHITE CROSS HOTEL | LB II | 517624 174688 | MLO91193 DLO26190 |
| 84 | POST MEDIEVAL | HOUSE | WATER LANE, (NO 4), RICHMOND, TW9 1TJ: {WATER LANE} THE HOUSE FORMS PART OF A SURVIVING ROW OF FOUR HOUSES (NOW NUMBERS 2-8 WATER LANE, PERHAPS BUILT AS WATERMEN'S DWELLINGS. THE GREAT MAJORITY OF THE FABRIC PRE-DATES 1840 AND IT IS A VERY MODEST DWELLING IN THE CENTRE OF RICHMOND, THOUGHT TO HAVE CONNECTIONS BOTH WITH THE COMMERCE OF THE NEARBY RIVER, AND THE ADJACENT HISTORIC BREWERY. | LB II | 517720 174740 | MLO107588 DLO37940 |
| 85 | POST MEDIEVAL | HOUSE | OLD PALACE YARD, [THE TRUMPETERS' HOUSE], RICHMOND, TW9 1PA {18TH CENTURY HOUSE} HOUSE WITH AN EARLY 18TH CENTURY DATE BUILT FOR SIR RICHARD HILL; CALLED THE TRUMPETERS' HOUSE BECAUSE OF TWO MEDIEVAL STATUES THAT ONCE STOOD IN FRONT OF THE OLD PALACE YARD ENTRANCE | LB I | 517528 174886 | MLO91522 DLO26519 |
| 86 | POST MEDIEVAL | HOUSE | GAZEBO IN GARDEN OF TRUMPETERS' HOUSE | LB II | 517439 174792 | MLO90978 DLO25961 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|---------------|---|--|--------|---------------|---------------|
| 87 | POST MEDIEVAL | SCARP | TRUMPETERS' HOUSE DURING THE FIELD EXCAVATION AN 'AMORPHOUS' EAST-WEST SCARP AT THE RIVERSIDE END OF TRUMPETERS' HOUSE LAWNS WAS OBSERVED | | 517500 174850 | MLO75646 |
| 88 | POST MEDIEVAL | STRUCTURE | TRUMPETERS' HOUSE THE EXCAVATION REVEALED THE REMAINS OF A NUMBER OF STRUCTURES INCLUDING A WALL MADE OF TUDOR BRICK DATED TO THE REIGN OF HENRY VII | | 517530 174880 | MLO77287 |
| 89 | POST MEDIEVAL | DUMP | TRUMPETERS' HOUSE DUMPS OF BRICK, STONE AND MORTAR RUBBLE CONTAINING SHERDS OF 17TH CENTURY STONWARE WERE ALMOST CERTAINLY CONNECTED WITH THE DEMOLITION OF MOST OF THE PALACE DURING THE COMMONWEALTH (C 1650 OR SOON AFTER). | | 517530 174880 | MLO77288 |
| 90 | POST MEDIEVAL | MEADOW | DUCKS WALK THIS AREA IS SHOWN AS PART OF THE GREAT MEADE (MEADOW) PAST (PASTURE) ON GLOVER'S MAP OF 1635 | | 517420 174630 | MLO72124 |
| 91 | POST MEDIEVAL | HOUSE | FRIARS LANE BUILT IN EARLY 18C BY GEORGE, 3RD EARL OF CHOLMENDELEY. THE HOUSE WAS DEMOLISHED IN 1830, AND REPLACED IN 1831 BY A NEW HOUSE | | 517530 174740 | MLO18098 |
| 92 | POST MEDIEVAL | LAND RECLAMATION, DUMP LAYER, WELL, BREWERY | FRIARS LANE, [CAR PARK], RICHMOND, [EARLY 18TH CENTURY RECLAMATION DUMPS AND LATER DEVELOPMENT] FORESHORE RECLAMATION DUMPS DATING TO AROUND 1700 WERE RECORDED DURING AN EVALUATION IN 2006. FOLLOWING THIS THE SITE WAS DEVELOPED WITH A WELL, AND THEN A BREWERY WHICH WAS CONSTRUCTED AROUND 1840. THIS WAS CONVERTED TO OTHER INDUSTRIAL PURPOSES IN THE EARLY 20TH CENTURY. | | 517595 174753 | MLO99300 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|---------------|------------------------|---|--------|---------------|---------------|
| 93 | POST MEDIEVAL | LAND SURFACE, RUT | 1 DUCKS WALK TWICKENHAM ALLUVIAL SILT CONTAINING OCCASIONAL FRAGMENTS OF LONDON STOCK BRICK WAS RECORDED OVERLYING A THIN LAYER OF SANDY GRAVEL WITH 19TH CENTURY POTTERY. IMPRESSIONS IN THE SURFACE OF THE SILT WERE INTERPRETED AS HOOF PRINTS, WHEEL RUTS AND GROOVES MADE BY THE KEELS OF BOATS, PRESERVED WHEN FILLED IN DURING LAND RECLAMATION IN THE MID 19TH CENTURY | | 517420 174630 | MLO74059 |
| 94 | POST MEDIEVAL | STRUCTURE | GEORGE STREET (NOS 9-10), RICHMOND DEEP BRICK-LINED CHAMBERS OF MID 19TH CENTURY DATE WERE FOUND IN ONE OF THE EVALUATION TRENCHES | | 517800 174800 | MLO66654 |
| 95 | POST MEDIEVAL | BUILDING, COURTYARD | MAID OF HONOUR LANE, THE GREEN [THE OLD PALACE], TW10 {17TH+18TH BUILDING REMAINS} THE POSSIBLE REMAINS OF THE 17TH AND 18TH WINE CELLAR COURT AND BUILDINGS OF A SIMILAR DATE | | 517597 174931 | MLO98334 |
| 96 | POST MEDIEVAL | DRAIN | MAIDS OF HONOUR ROW, [NO 4], THE GREEN, RICHMOND, {POST MEDIEVAL DRAIN} ONE BRICK DRAIN PREDATING MAIDS OF HONOUR ROW WAS RECORDED | | 517617 174917 | MLO99302 |
| 97 | POST MEDIEVAL | TOWN HALL | WHITTAKER AVE | | 517780 174760 | MLO73983 |
| 98 | POST MEDIEVAL | MOORING BOLLARD | THAMES FORESHORE | | 517660 174510 | MLO69694 |
| 99 | POST MEDIEVAL | WHARF, STRUCTURE | THAMES FORESHORE TIMBER STRUCTURE, POSSIBLY A WHARF, CONSISTING OF LARGE SQUARED TIMBERS | | 517610 174650 | MLO69714 |
| 100 | POST MEDIEVAL | SLIPWAY | THAMES FORESHORE SLIPWAY, CONSISTING OF A CHALK RAMP WITH ASSOCIATED TIMBERS. | | 517630 174680 | MLO69715 |
| 101 | POST MEDIEVAL | STRUCTURE | THAMES FORESHORE STRUCTURE, POSSIBLY A SLIPWAY OR DRAWDOCK | | 517650 174680 | MLO69716 |
| 102 | POST MEDIEVAL | STRUCTURE | THAMES FORESHORE TIMBER STRUCTURE, POSSIBLY A RIVERFRONT DEFENCE OR A WHARF. | | 517650 174650 | MLO69717 |

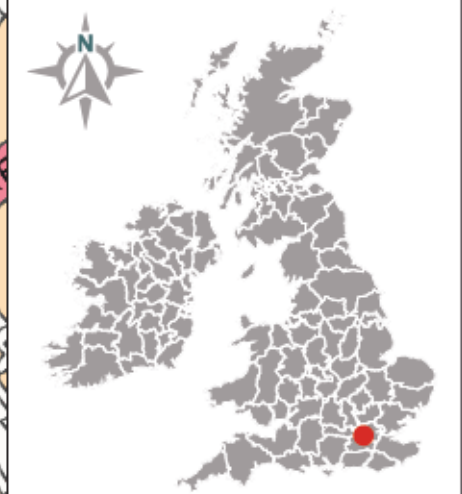
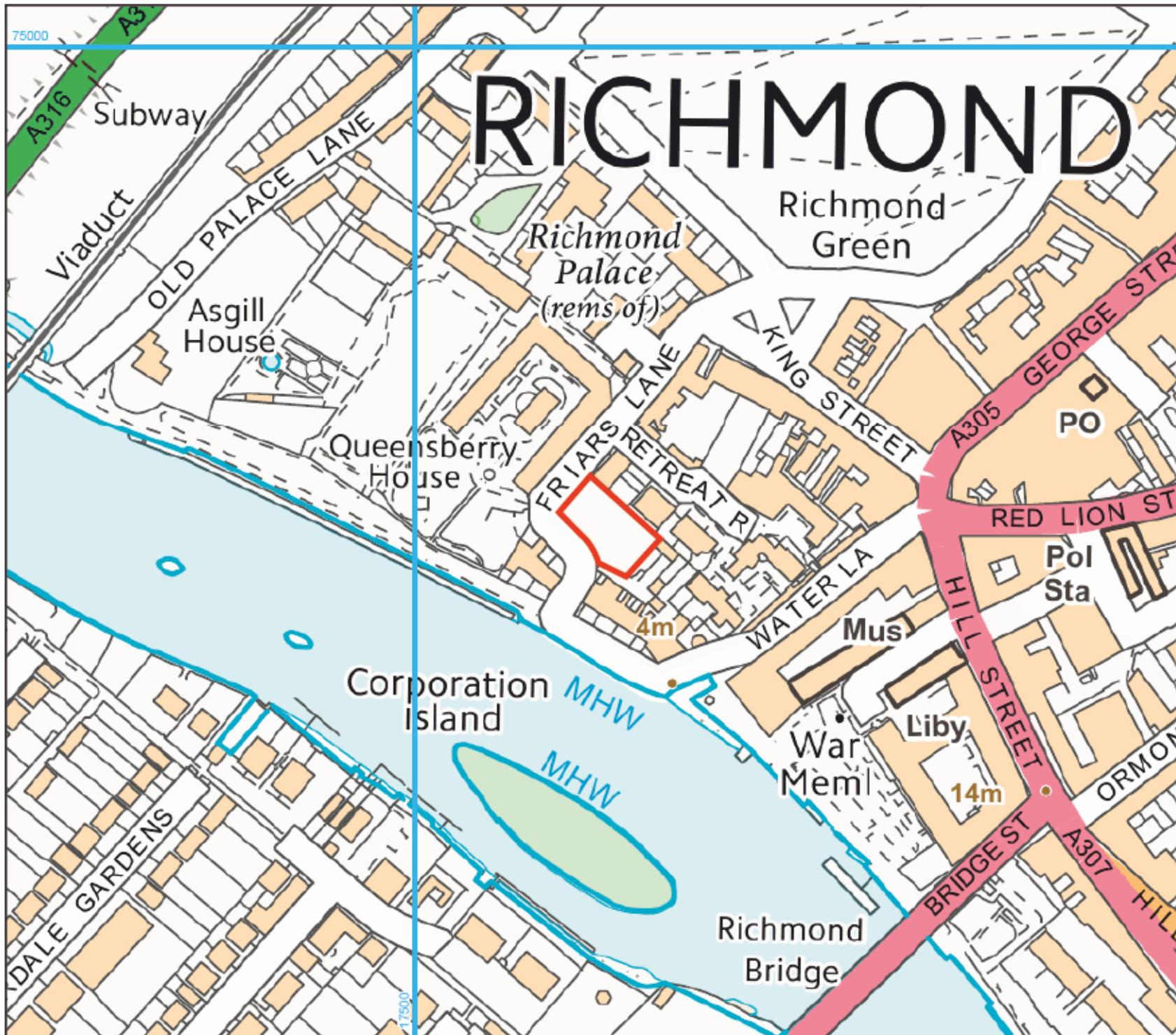
| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|----------------------------|--|--|--------|---------------|----------------------|
| 103 | POST MEDIEVAL | DRAIN | THAMES FORESHORE TIMBER DRAIN. | | 517640 174650 | MLO69718 |
| 104 | POST MEDIEVAL | SLIPWAY | THAMES FORESHORE, DOUBLE SLIPWAY OF 19TH CENTURY OR 20TH CENTURY DATE, WITH STAIR BETWEEN | | 517730 174580 | MLO69720 |
| 105 | POST MEDIEVAL | STEPS | THAMES FORESHORE DOUBLE STAIRWAY OF 19TH CENTURY OR 20TH CENTURY DATE, SITUATED BETWEEN SLIPWAYS | | 517720 174590 | MLO69721 |
| 106 | POST MEDIEVAL | SLIPWAY | THAMES FORESHORE CONCRETE SLIPWAY | | 517690 174630 | MLO69722 |
| 107 | POST MEDIEVAL | STEPS | THAMES FORESHORE CONCRETE STAIR. | | 517660 174640 | MLO69723 |
| 108 | POST MEDIEVAL | SLIPWAY | THAMES FORESHORE CONCRETE SLIPWAY. | | 517660 174680 | MLO69724 |
| 109 | POST MEDIEVAL | STEPS | THAMES FORESHORE CONCRETE STAIR. | | 517660 174680 | MLO69725 |
| 110 | POST MEDIEVAL | STEPS | THAMES FORESHORE STAIR. | | 517540 174700 | MLO69726 |
| 111 | POST MEDIEVAL | STEPS | THAMES FORESHORE STAIR OF 18TH CENTURY OR 19TH CENTURY DATE. | | 517500 174730 | MLO69727 |
| 112 | POST MEDIEVAL | STEPS | THAMES FORESHORE STAIR. | | 517360 174780 | MLO69728 |
| 113 | POST MEDIEVAL | WATER GATE | THAMES FORESHORE WATERGATE DATING FROM THE 18TH CENTURY OR 19TH CENTURY. | | 517510 174750 | MLO69729 |
| 114 | POST MEDIEVAL TO MODERN | PLAQUE, DRINKING FOUNTAIN, COMMEMORATIVE MONUMENT | DRINKING FOUNTAIN AT SOUTH CORNER OF THE GREEN | LB II | 517753 174887 | MLO90943 DLO25926 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|-------------------------|------------------------------------|--|--------|---------------|-----------------------|
| 115 | POST MEDIEVAL TO MODERN | TERRACED HOUSE, SHOP | PAVED COURT, (NOS. 15 & 17), RICHMOND (MID 19TH CENTURY TERRACE) | LB II | 517722 174828 | MLO101429 DLO33909 |
| 116 | POST MEDIEVAL TO MODERN | TERRACE | QUEENSBERRY PLACE, (NOS 1 TO 5 CONSECUTIVE), FRIARS LANE, RICHMOND, (EARLY 19TH CENTURY TERRACE OF FIVE HOUSES) | LB II | 517590 174780 | MLO90891 DLO25874 |
| 117 | POST MEDIEVAL TO MODERN | COUNTRY HOUSE | ASGILL HOUSE COMPLETED 1767 AS A WEEKEND RETREAT FOR SIR CHARLES ASGILL, LORD MAYOR OF LONDON | LB I | 517360 174839 | MLO91144 DLO26141 |
| 118 | POST MEDIEVAL TO MODERN | HOUSE | CHOLMONDELEY WALK (NO 1) [CHOLMONDELEY LODGE], RICHMOND (18TH CENTURY HOUSE) CHOLMONDELEY LODGE IS PART OF A SHORT TERRACE OF 18TH CENTURY HOUSES ALTERED IN THE 19TH CENTURY | LB II | 517562 174726 | MLO90893 DLO25876 |
| 119 | POST MEDIEVAL TO MODERN | HOUSE | CHOLMONDELEY WALK (NO 2) [CHOLMONDELEY COTTAGE], RICHMOND (18TH CENTURY HOUSE) PART OF A SHORT TERRACE OF 18TH CENTURY HOUSES ALTERED IN THE 19TH CENTURY | LB II | 517554 174733 | MLO104993 DLO25876 |
| 120 | POST MEDIEVAL TO MODERN | HOUSE | CHOLMONDELEY WALK (NO 3) [CHOLMONDELEY HOUSE], RICHMOND (18TH CENTURY HOUSE) PART OF A SHORT TERRACE OF 18TH CENTURY HOUSES ALTERED IN THE 19TH CENTURY | LB II | 517550 174740 | MLO104994 DLO25876 |
| 121 | POST MEDIEVAL TO MODERN | TERRACED HOUSE, GATE, RAILINGS | MAIDS OF HONOUR ROW, (NOS 1-4 CONSECUTIVE), RICHMOND GREEN, (1720S TERRACE HOUSES, GATES AND RAILINGS) THIS TERRACE OF THREE-STOREY HOUSES WAS BUILT AROUND 1720 OF BRICK AND STONE WITH FINE WROUGHT-IRON GATES AND RAILINGS. | LB I | 517620 174910 | MLO90952 DLO25935 |
| 122 | POST MEDIEVAL TO MODERN | SEMI DETACHED HOUSE, BOUNDARY WALL | RICHMOND GREEN [WENTWORTH HOUSE], RICHMOND, TW9 (18TH CENTURY HOUSE) WENTWORTH HOUSE DATES TO THE 18TH CENTURY AND WAS HEAVILY ALTERED IN THE 19TH CENTURY. | LB II | 517554 174973 | MLO91164 DLO26161 |
| 123 | POST MEDIEVAL TO MODERN | SHOP, HOUSE | KING STREET (NO 6), RICHMOND (18TH CENTURY HOUSE) | LB II | 517731 174785 | MLO91443 DLO26440 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|-------------------------|--|---|--------|---------------|----------------------|
| 124 | POST MEDIEVAL TO MODERN | HOUSE, SHOP | HILL STREET, (NO. 12 AND 14), RICHMOND, TW9 1TN {19TH CENTURY HOUSES AND SHOPS} HOUSES WITH AN EARLY 19TH CENTURY DATE AND MODERN SHOP FRONTS. | LB II | 517783 174725 | MLO91485 DLO26482 |
| 125 | POST MEDIEVAL TO MODERN | TOWN HOUSE | THE GREEN, (NO. 25), RICHMOND, TW9 {18TH CENTURY HOUSE} | LB II | 517768 174861 | MLO91530 DLO26527 |
| 126 | POST MEDIEVAL TO MODERN | HOUSE | BRIDGE STREET, (NOS. 10- 12), RICHMOND, TW9 1TQ {19TH CENTURY HOUSE} | LB II | 517767 174597 | MLO91629 DLO26538 |
| 127 | POST MEDIEVAL TO MODERN | HOUSE, TIMBER FRAMED HOUSE, AUXILIARY HOSPITAL | THE GREEN, [OLD PALACE PLACE], RICHMOND, {ANNEX TO RICHMOND RED CROSS HOSPITAL DURING WORLD WAR ONE} A COUNTRY HOUSE PROPERTY USED AS AN EXTENSION TO THE ADJACENT AUXILIARY HOSPITAL NEXT DOOR DURING WORLD WAR ONE. | LB II* | 517671 174824 | MLO90949 DLO25932 |
| 128 | POST MEDIEVAL TO MODERN | RELIGIOUS HOUSE, FRIARY, AUXILIARY HOSPITAL | THE GREEN, [OLD FRIARS], RICHMOND, {RICHMOND RED CROSS HOSPITAL DURING WORLD WAR ONE} A RESIDENTIAL HOUSE THAT WAS OFFERED FOR USE AS AN AUXILIARY HOSPITAL DURING WORLD WAR ONE | | 517655 174832 | MLO19741 |
| 129 | MODERN | NUCLEAR BUNKER, AIR RAID SHELTER | MAIDS OF HONOUR ROW, THE GREEN [THE OLD PALACE], TW10 {COLD WAR SHELTER} | | 517594 174941 | MLO101009 |
| 130 | MODERN | TELEPHONE BOX | RICHMOND GREEN [PAIR OF K6 TELEPHONE KIOSKS] RICHMOND {20TH CENTURY TELEPHONE KIOSK} | LB II | 517747 174864 | MLO91353 DLO26350 |
| 131 | UNDATED | TERRACED HOUSE, TERRACE | ST HELENA TERRACE | LB II | 517602 174706 | MLO91192 DLO26189 |
| 132 | UNDATED | WATERCOURSE | HERON COURT TRIAL TRENCHING BACK GARDEN OF HERON HOUSE REVEALED ORIGINAL BANK OF THAMES BEFORE INFILLING CREATED PRESENT SERIES OF GARDEN TERRACES. NO DEFINITE FEATURES LOCATED | | 517700 174600 | MLO18999 |
| 133 | UNDATED | UNASSIGNED | RICHMOND GREEN TWO UNDATED FEATURES CUT THE NATURAL SAND IN A FOUNDATION TRENCH WITH 16TH AND 18TH CENTURY STRUCTURAL REMAINS | | 517590 174920 | MLO62877 |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|--------------------------|---------------|---|--------|---------------|---------------|
| 134 | UNDATED | FLOOD DEPOSIT | WILLOUGHBY RD THE GENERAL SEQUENCE WAS RUBBLE OVERBURDEN, SEALING REDEPOSITED LONDON CLAY, IN TURN SEALING SANDS AND GRAVELS OVER IN SITU LONDON CLAY. SOME DEGREE OF TRUNCATION WAS IDENTIFIED, AND NO DEFINITE FORMER LAND SURFACES WERE PRESENT. THE PALAEOENVIRONMENTAL POTENTIAL WAS CONSIDERED TO BE LOW, DUE TO THE REDEPOSITION, POTENTIAL TRUNCATION AND THE DIFFICULTY OF ESTABLISHING A TIGHT CHRONOLOGY FOR THE SEDIMENTATION. | | 517780 174760 | MLO62963 |
| 135 | UNDATED | UNASSIGNED | RICHMOND GREEN (THE OLD PALACE) NATURAL SANDS WERE CUT BY AT LEAST TWO UNDATED FEATURES | | 517590 174920 | MLO63613 |
| 136 | UNDATED | WATER CHANNEL | 1 DUCKS WALK TWICKENHAM THE SURFACE OF THE RIVER TERRACE GRAVELS WAS CUT BY AN UNDATED PALAEOCHANNEL RUNNING PARALLEL TO THE THAMES | | 517420 174630 | MLO74057 |
| 137 | UNDATED TO POST MEDIEVAL | ALLUVIUM | 1 DUCKS WALK TWICKENHAM UNDATED ALLUVIAL DEPOSITS OF SILTY CLAY WERE RECORDED OVERLYING AN UNDATED PALAEOCHANNEL WHILST THE LOWER PART OF THE SEQUENCE WAS UNDATED, THE UPPERMOST DEPOSITS APPEARED TO BE POST-MEDIEVAL IN DATE. | | 517420 174630 | MLO74058 |
| 138 | UNDATED | FOUNTAIN | FOUNTAIN FRIARS LANE RICHMOND SURREY | BTM | | 82/01580/BTM |
| 139 | UNDATED | BUILDING | 3 FRIARS LANE RICHMOND SURREY | BTM | | 82/01576/BTM |
| 140 | UNDATED | BUILDING | 4A FRIARS LANE RICHMOND SURREY | BTM | | 82/01577/BTM |
| 141 | UNDATED | BUILDING | 5 FRIARS LANE RICHMOND SURREY | BTM | | 82/01578/BTM |
| 142 | UNDATED | BUILDING | FRIARS LODGE FRIARS LANE RICHMOND SURREY | BTM | | 82/01829/BTM |
| 143 | UNDATED | BUILDING | QUEENSBURY HOUSE FRIARS LANE RICHMOND SURREY | BTM | | 00/00285/BTM |
| 144 | UNDATED | BUILDING | RETREAT COTTAGE (REAR BUILDING) RETREAT ROAD RICHMOND SURREY | BTM | | 82/01830/BTM |

| AB NO. | PERIOD | MONUMENT TYPE | DESCRIPTION | STATUS | NGR | REFERENCE NO. |
|--------|---------|---------------|--|--------|-----|---------------|
| 145 | UNDATED | BUILDING | RETREAT COTTAGE RETREAT ROAD RICHMOND SURREY | BTM | | 82/01831/BTM |
| 146 | UNDATED | BUILDING | THE RETREAT, RETREAT ROAD RICHMOND SURREY | BTM | | 82/01827/BTM |
| 147 | UNDATED | BUILDING | 1 RETREAT ROAD RICHMOND SURREY | BTM | | 82/01826/BTM |
| 148 | UNDATED | BUILDING | 2 RETREAT ROAD RICHMOND SURREY | BTM | | 82/01825/BTM |
| 149 | UNDATED | BUILDING | 41 RETREAT ROAD RICHMOND SURREY | BTM | | 82/01828/BTM |
| 150 | N/A | APA | RICHMOND | APA | | DLO33468 |
| 151 | N/A | APA | THAMES FORESHORE AND BANK | APA | | DLO33481 |
| 152 | N/A | CA | RICHMOND RIVERSIDE | CA | | |
| 153 | N/A | CA | CENTRAL RICHMOND | CA | | |
| 154 | N/A | CA | RICHMOND GREEN | CA | | |

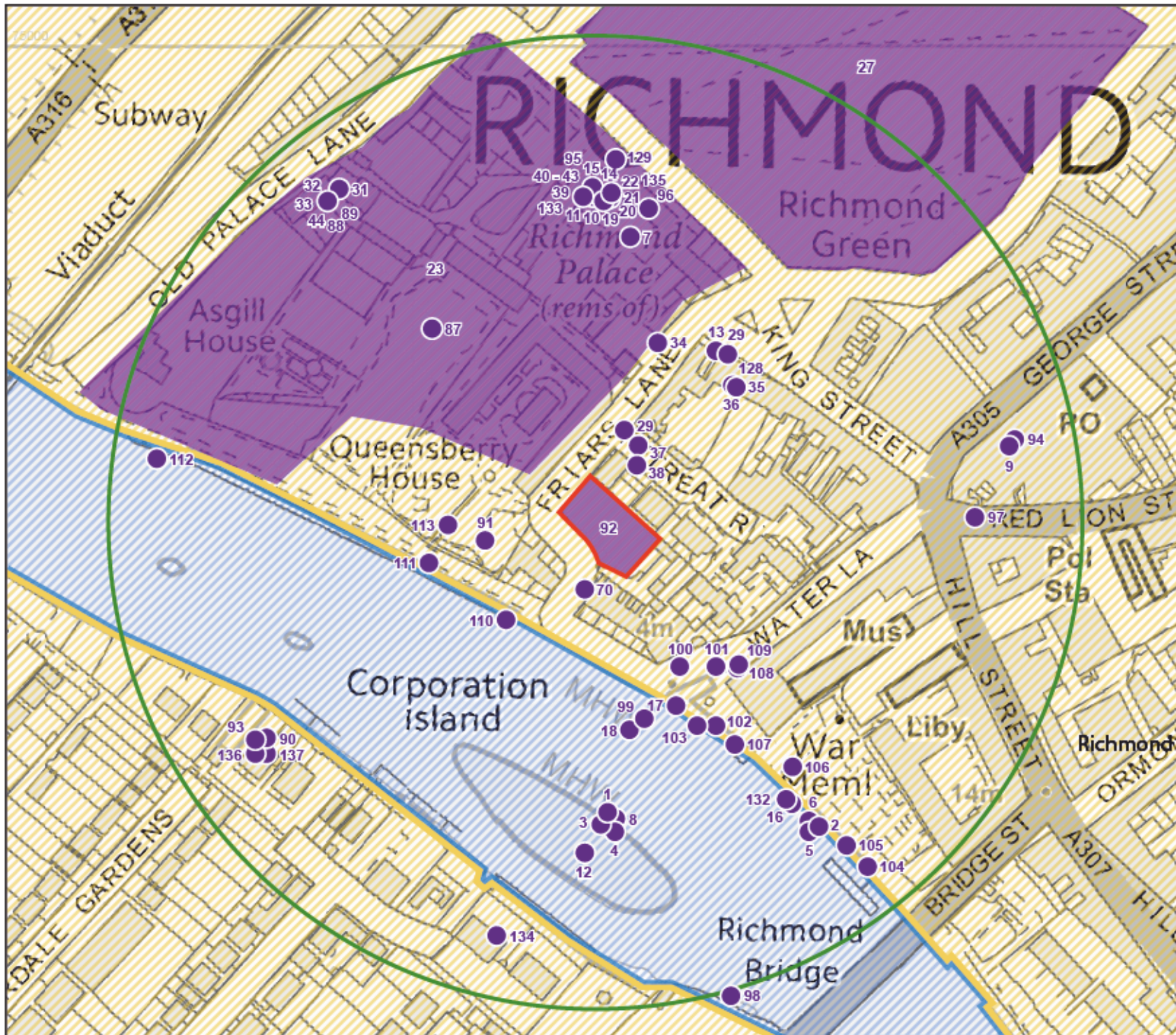


KEY

Site Boundary

0 100m

| | |
|--------------------------------|-----------------|
| Figure 1: Site Location | |
| Project: Friars Lane, Richmond | |
| Date: 18/04/17 | Job No: 60005 |
| Drawn by: PL | Approved by: CS |



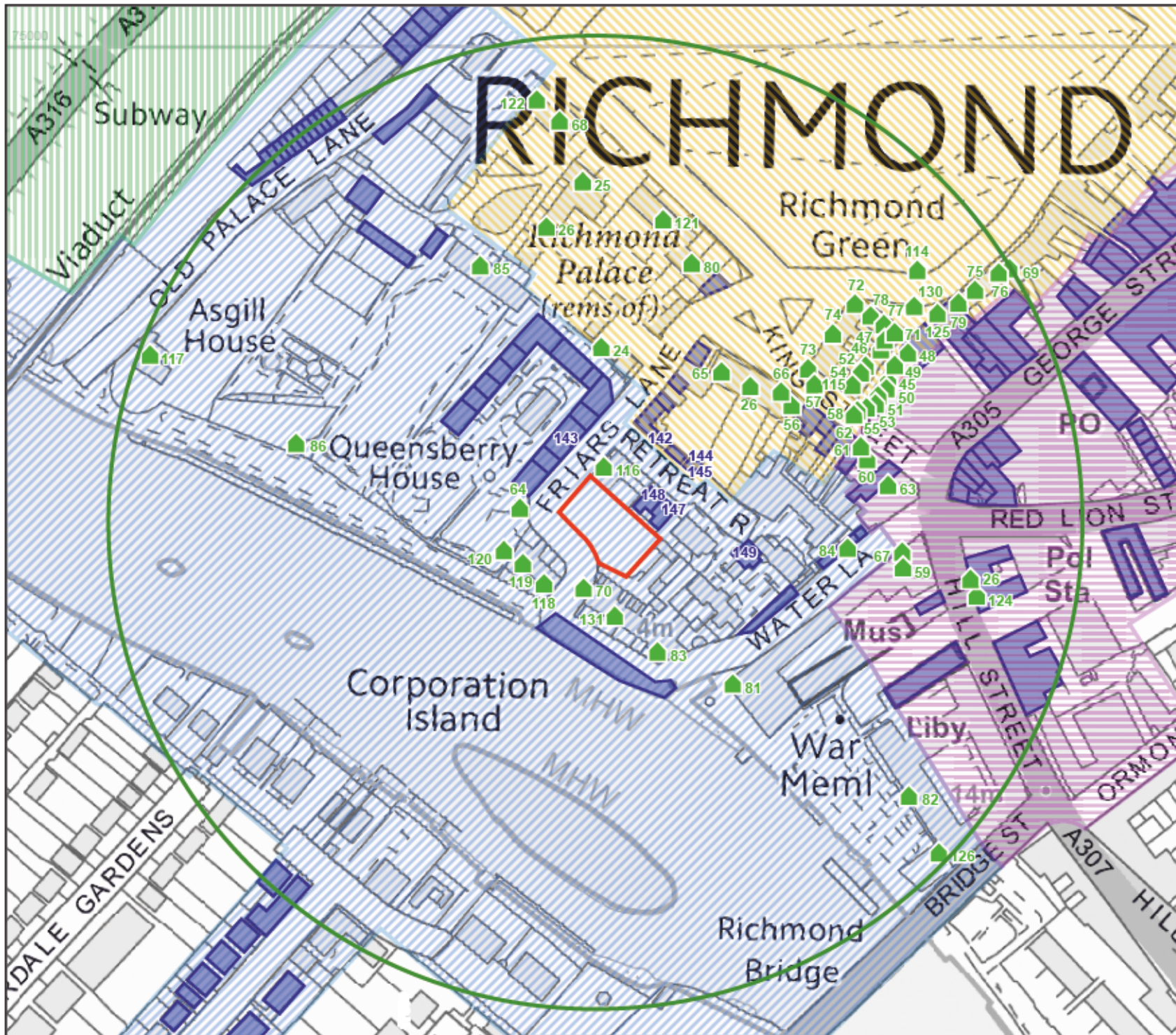
KEY

- Site Boundary
- Search Area (250m)
- Monument
- Richmond APA
- Thames Foreshore and Bank APA



Figure 2: Map of Cultural Heritage Features

| | |
|--------------------------------|-----------------|
| Project: Friars Lane, Richmond | |
| Date: 18/04/17 | Job No: 60005 |
| Drawn by: PL | Approved by: CS |

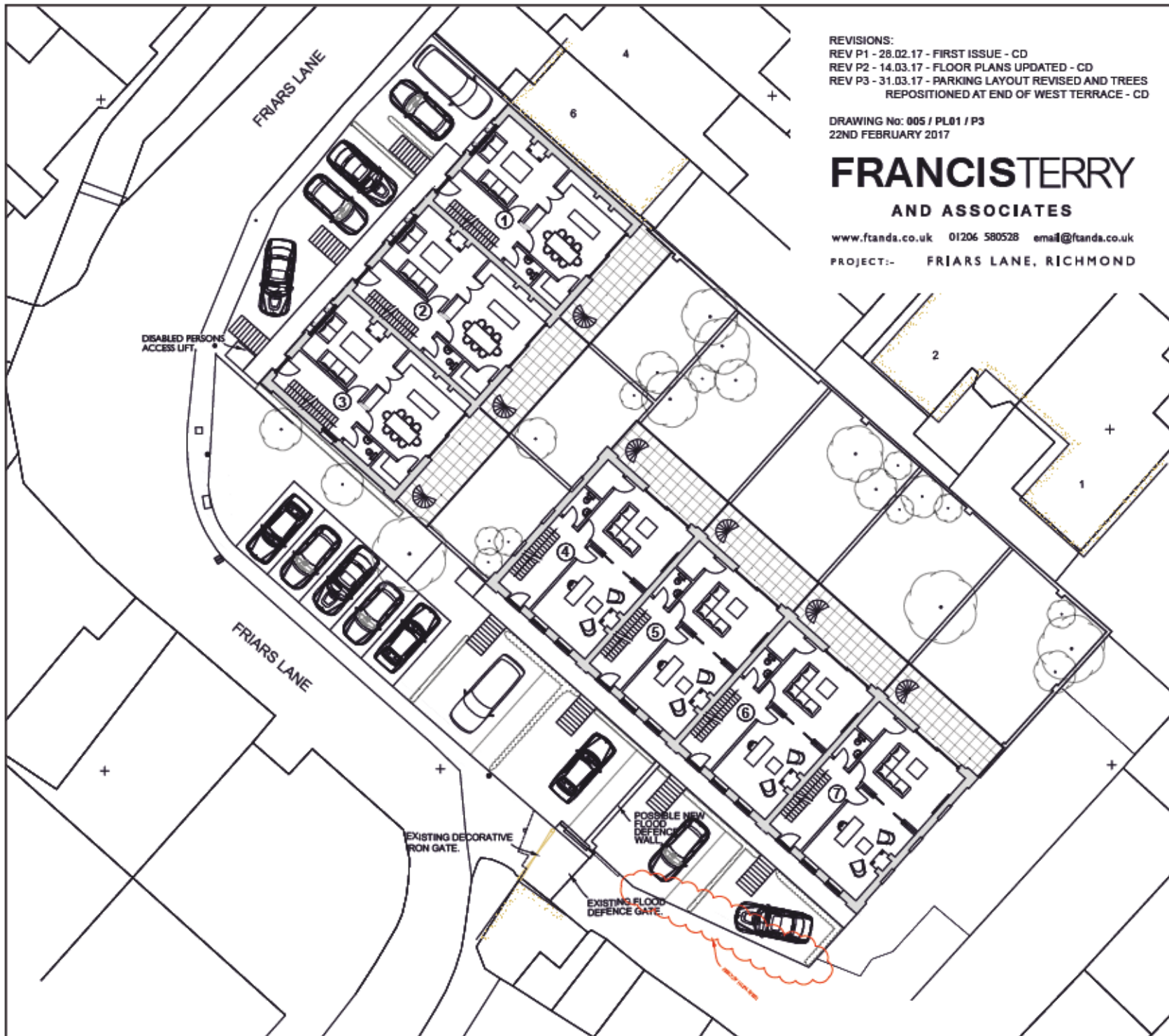


KEY

- Site Boundary
 - Search Area (250m)
 - ▲ Listed Building
 - Building of Townscape Merit
 - Conservation Area No. 3 (Richmond Green)
 - Conservation Area No. 4 (Richmond Riverside)
 - Conservation Area No. 17 (Central Richmond)
 - Conservation Area No. 57 (Old Deer Park)
- 0 100m
-

Figure 3: Listed Buildings

| | |
|--------------------------------|-----------------|
| Project: Friars Lane, Richmond | |
| Date: 18/04/17 | Job No: 60005 |
| Drawn by: PL | Approved by: CS |



REVISIONS:
 REV P1 - 28.02.17 - FIRST ISSUE - CD
 REV P2 - 14.03.17 - FLOOR PLANS UPDATED - CD
 REV P3 - 31.03.17 - PARKING LAYOUT REVISED AND TREES
 REPOSITIONED AT END OF WEST TERRACE - CD

DRAWING No: 005 / PL01 / P3
 22ND FEBRUARY 2017

FRANCISTERRY AND ASSOCIATES

www.ftanda.co.uk 01206 580528 email@ftanda.co.uk

PROJECT:- FRIARS LANE, RICHMOND



Figure 4: Proposed Plan

Project: Friars Lane, Richmond

Date: 18/04/17

Job No: 60005

Drawn by: PL

Approved by: CS



REVISIONS:
 REV P1 - 14.03.17 - FIRST ISSUE
 DRAWING No: 005 / PL08 / P1
 8TH MARCH 2017

EAST TERRACE SOUTH-WEST (FRONT) ELEVATION



REVISIONS:
 REV P1 - 14.03.17 - FIRST ISSUE
 DRAWING No: 005 / PL11 / P2
 13TH MARCH 2017

NORTH-WEST (FRONT) ELEVATION



FRANCISTERRY
 AND ASSOCIATES
www.francisterry.co.uk 01293 390120 email@francisterry.co.uk



Figure 5: Proposed Elevations

Project: Friars Lane, Richmond

Date: 18/04/17

Job No: 60005

Drawn by: PL

Approved by: CS



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