

## **Desk-top Archaeological Assessment**

**2 ROEHAMPTON GATE,  
LONDON, SW15 5JS**



**National Grid Reference: TQ 21310 74669**

**March 2014**

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**2 ROEHAMPTON GATE,  
LONDON, SW15 5JS**

London Borough of Wandsworth

on behalf of Harepath LLP

National Grid Reference  
**TQ 21310 74669**

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## SUMMARY

This desk-top assessment has been commissioned from Isambard Archaeology by Paul Brookes Architects Ltd on behalf of Harepath LLP, the owners of the site, as a requirement of Condition 5 of planning permission 2013/2693 for the demolition of the existing property and the erection of two three-storey plus basement semi-detached houses at 2 Roehampton Gate, London, SW15 5JS.

The site lies in an Archaeological Priority Area as designated in the London Borough of Wandsworth's Development Management Policies Document. This desk-top assessment summarises the heritage assets and their significance within the study area, the impacts of historic land use on those assets and the impact which the proposed development will have on them.

For most of its history the proposed development site lay in open fields then cultivated land then woodland before being developed in 1937 when the current house was built.

A review of the existing information has identified both designated and undesignated heritage assets within the study area. These are: an Archaeological Priority Area; Richmond Park (a registered park and garden); Palewell Common (a locally registered park and garden); Templeton House (a Grade II listed building); and Ibstock Place School (a locally listed building); and buried archaeological remains.

The significance of these heritage assets range from low for the locally listed building and buried archaeological remains to high/medium for the listed building and Archaeological Priority Area.

Based on the archaeological and cartographic evidence there is thought to be a low probability of finding any prehistoric remains; and a low probability of finding Medieval or post-Medieval remains on the site.

A watching brief carried out at 4 Roehampton Gate in 2011 recorded no archaeological features or finds.

The proposed development will require the excavation of a basement to a depth of c.4m across the width of the buildings. It is therefore thought that the construction of the semi-detached houses will truncate any potentially surviving archaeological deposits which would be required to be preserved *in situ*. It is thought that any archaeological fieldwork will not be required, however, the final decision rests with the London Borough of Wandsworth as the local planning authority, taking advice from their nominated archaeological advisors, English Heritage.



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## **1.0 INTRODUCTION**

### **1.1 Project background**

This archaeological desk-top assessment has been undertaken as a requirement of Condition 5 of planning permission 2013/2693 for the demolition of the existing property and the erection of two three-storey semi-detached houses plus basement houses at 2 Roehampton Gate, London, SW15 5JS.

The assessment was commissioned by Adam Watson-Smith of Paul Brookes Architects on behalf of Harepath LLP, the owners of the site.

### **1.2 Aims and objectives**

This assessment aims to:

- Establish the presence or otherwise of any identified heritage assets;
- Assess the likely impact of previous development on any identified heritage assets;
- Assess the impact which the proposed development may have on any identified heritage assets; and
- Propose research questions to inform any future mitigation strategy for the protection of any identified heritage assets.

## **2.0 METHODOLOGY**

This assessment follows the guidelines established by English Heritage (1998) and the Institute of Field Archaeologists (2001).

A visit was made to Wandsworth's Heritage Service at Battersea Library, Lavender Hill, London, SW11 1JB. Historical and geological maps and plans were consulted along with aerial photographs, books, reports, property deeds and parish records. Historic maps were photographed rather than photocopied and therefore have not been reproduced to scale.

Reports of previous archaeological work in the study area (defined as a distance of 500m from the centre of the site) and which are within the London Borough of Wandsworth were consulted. These included: desk top assessments; and reports on watching briefs, evaluations; and excavations.

A print out was obtained from English Heritage's Greater London Archaeological Advisory Service of all entries held on the Historic Environment Record (HER) within a distance of 500m from the centre of the site, taken to be TQ 21310 74669 so as to be able to determine the nature and extent of known archaeological remains in the study area.

The internet was consulted in order to supplement information obtained from other sources such as Battersea Library and the HER.

Due to restrictions on access, the site was viewed from outside its boundary along the pavement of Roehampton Gate and Bank Lane. Comprehensive photographs of the interior of the site illustrating the current land use and site layout were taken by Paul Brookes Architects. These have been used to inform this desk top.

Sources used within this report are listed in the bibliography.

### 3.0 ARCHAEOLOGY AND PLANNING

#### 3.1 National Policy

The National Planning Policy Framework (NPPF) was published by the Government in March 2012. It replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Archaeology and Planning). Section 12 *Conserving and enhancing the historic environment* contains guidance to local authorities, developers, property owners and other stakeholders on the conservation and investigation of heritage assets. The key paragraphs are:

- 128: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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;*
- 135: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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;*
- 139: *Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets; and*
- 141: *Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

In the NPPF the following definitions are used:

- *Heritage assets:* A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- *Archaeological interest:* There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- *Designated heritage assets:* A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- *Significance:* The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- *Setting of a heritage asset:* The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### 3.2 Regional Policy

The London Plan contains overarching policies for the Greater London area (GLA, 2011). Policy 7.8 relates to heritage assets and archaeology:

#### Strategic

*A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

*B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

#### Planning decisions

*C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

*D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

*E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

#### LDF preparation

*F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.*

*G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.*

### 3.3 Local Policy

At a local level heritage and archaeology are considered in the London Borough of Wandsworth's Development Management Policies Document (adopted February 2012). The overarching policy which covers both above ground and below ground heritage assets is Policy DSM2 *Managing the Historic Environment*. The section which is relevant to below ground archaeology is:

*d. Proposals for development involving ground disturbance in Archaeological Priority Areas (as identified on the proposals map), will need to be assessed and may be required to be accompanied by an archaeological evaluation report. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation.*

In their DMPD Wandsworth have identified the following designated and undesignated heritage assets:

Heritage Asset	Designated	Undesignated
Listed buildings	✓	
Locally listed buildings		✓
Buildings in conservation areas	✓	
War memorials	✓	✓
Historic parks and gardens	✓	
Locally registered parks and gardens		✓
Scheduled Ancient Monuments	✓	
Archaeological Priority Areas	✓	
Any other building, monument, site place area or landscape positively identified as having a degree of significance warranting consideration in planning decisions		✓

Table 1. Heritage assets as defined in Wandsworth's DMPD (2012).

Much of Wandsworth including Roehampton has considerable archaeological and historical importance which has been recognised by the designation of Archaeological Priority Areas in Wandsworth's DMPD. An APA is a designated heritage asset and as such an archaeological desk-top study is required where any proposed redevelopment within its boundary is proposed and that such a study should outline the impact of the development on any potential heritage assets. The site lies in one such area.

### 3.4 Assessing Significance

Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- *Evidential value* derives from the potential of the physical remains to yield evidence of past human activity;
- *Historical value* derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
- *Aesthetic value* derives from the ways in which people draw sensory and intellectual stimulation from a place.
- *Communal value* derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

The significance of heritage assets is summarised in the table below:

Significance	Factors determining significance
International/very high	World Heritage Site Assets of recognised international importance Assets that contribute to international research objectives
National/high	Scheduled Ancient Monuments Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Conservation Areas Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional/medium	Grade II Listed Buildings Grade II Registered Parks and Gardens Assets that contribute to national research agendas
Local/low	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

Table 2. Significance of heritage assets.

## 4.0 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

### 4.1 Site Location

The site is located at 2 Roehampton Gate, London, SW15 5JS at the junction with Bank Lane. The site is currently occupied with a detached house set in the centre of a large plot which covers an area of 1,172m<sup>2</sup> and measures circa 43m by 27m (figure 1).

The centre of the site is at TQ 21310 74669.

The Beverley Brook is circa 160m to the west and the River Thames circa 1.3 km to the north.

### 4.2 Geology

Sheet 270 from the British Geological Survey shows the site lying on a drift geology of clay, silt, sand and gravel formed by the course of the Beverley Brook. The solid geology of the area comprises of London Clay (BGS, 1991).

No previous geotechnical or borehole investigations have been carried out to confirm the geology on site.

### 4.3 Topography

The land slopes down towards the Beverley Brook which runs c.160m to the west of the site. Spot heights on the OS plan show the site lying between 8.3m OD to the west and 12.4m OD to the east (figure 1).

## 5.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 5.1 Introduction

The potential for finding archaeological activity on a site and its surrounding area is determined by a number of factors. For the earliest period, the prehistoric, there is no documentary

evidence to help determine the previous use. Instead, the archaeological record, particularly other sites with similar geological, topographical and hydrological characteristics, can be used to determine the potential for any archaeological remains.

The appearance of maps and documents can help trace the historical development of a site and its surrounding area. Maps can trace the topography as well as the building, demolition and alteration of settlement indicating changes in ownership, fashion, affluence and politics.

Likewise documents can be used to trace the changing development and fortunes of a site and its surrounding environment. Past owners, the value of the land, its use (whether for agriculture, uncultivated or developed *etc.*) can be ascertained all of which can be used as supporting evidence for the historical maps.

It is therefore essential to examine the archaeological record as well as the historic maps and documents in order to build up as comprehensive a picture as possible.

## 5.2 Greater London Historic Environment Record

An important source of designated and non-designated heritage assets is the Historic Environment Record (HER), a database of archaeological sites, scheduled ancient monuments, parks and gardens, listed buildings and aerial photographs in Greater London, held by English Heritage. A print out of all entries held on the HER was obtained for an area of c.1km<sup>2</sup> with the proposed development site at its centre, at Ordnance Survey grid reference TQ 21310 74669 (figure 3 and tables 4a and 4b).

The HER print out shows that there are seven designated and undesignated Heritage Assets within 500m of the site (table 4a) broken down into: two find spots from the Neolithic and Late Bronze Age/Early Iron Age; a registered park and garden and a locally registered park and garden dating from the Medieval period; and a feature, listed building and locally listed building dating from the post-Medieval period.

In addition the HER includes records of archaeological investigations. Within the study area there have been five previous archaeological investigations (table 4b).

### *Find spots*

A flint axe head dating to the Neolithic period (4000 – 2201 BC) was found 350m to the west of the site at Adams Pond, Richmond Park ([1] on figure 3 and table 4a).

Two worked flints including one scraper and a sherd of pottery dating to the Late Bronze Age/Early Iron Age (2200 – 401 BC) were found 310m to the north east of the site at the Bank of England Sports Ground [2].

### *Registered Park and Garden*

Richmond Park covers an area of c.1,000 ha and lies 450m to the south west of the site [3]. Its origins date back to the pre 15<sup>th</sup> Century and was imparked by Charles I and improved by subsequent monarchs. Since the 19<sup>th</sup> Century the park has been a public open space.

### *Locally Registered Park and Garden*

Palewell Common is a locally registered park and garden as designated by Wandsworth Council which lies 350m to the west of the site [4]. It is a remnant of the common lands existing before Richmond Park was enclosed.

### *Feature*

Drainage ditches, bedding trenches and a pit dating to the 17<sup>th</sup> – 19<sup>th</sup> Centuries were found 310m to the north east of the site at the Bank of England Sports Ground [5]. These were found during archaeological fieldwork and relate to the horticultural use of the site.

### *Listed Building*

Templeton House is Grade II listed and lies 220m to the south of the site [6]. The house dates to the late 18<sup>th</sup> Century with later additions. Built of amber brick with stucco cornice and blocking courses to the centre Templeton House comprises of three storeys, six windows with two storey wings.

### *Locally Listed Building*

Ibstock Place School is a locally listed building as designated by Wandsworth Council which lies 390m to the south east of the site [7]. The school dates to the late 19<sup>th</sup>/early 20<sup>th</sup> Century with later additions. Built in the Georgian style with London stock red and yellow bricks and red brick quoining across the entire front elevation Ibstock Place School comprises of two storeys.

### *Previous Archaeological Investigations*

A desk based assessment was carried at Roehampton University 660m to the east of the site [8]. The desk based research, carried out by the Museum of London Archaeology Service in 2000, considers the archaeological potential of the site. It concluded that the site has potential for Bronze Age and Iron Age features and post medieval garden features.

A watching brief was carried out at 4 Roehampton Gate adjacent to the site [9] by Archaeological Solutions Ltd in 2011. The site had potential for prehistoric archaeological remains, however, no archaeological features or finds were observed.

A watching brief was carried out at the Bank of England Sports Ground 460m to the north west of the site [10] by the Museum of London Archaeology Service in 2004. No significant archaeological features or finds were discovered.

An evaluation was carried out at Priory Hospital 480m to the north east of the site [11] by Archaeological Services and Consultancy Ltd in 2008. No archaeological features were observed with only a modern pit and ditch being the only recorded discoveries.

An evaluation was carried out at Froebel College 370m to the east of the site [12] by Sutton Archaeological Services in 2000. No archaeological features or finds were recorded.

## **5.3 Documentary and Cartographic Sources**

### *Documentary Sources*

Roehampton lies in the historic Manor of Mortlake and as such its early history is inextricably linked with the settlements of Putney and Wimbledon. The manor covered an area from the Thames in the north to Wimbledon in the south, Putney in the East and present day Richmond in the west. At the time of Domesday Mortlake was part of the see of Canterbury with land for 35 ploughs (Malden, 1912, 69 and Williams and Martin, 2003, 73).



The see of Canterbury held the manor until 1535/6 when Thomas Cranmer exchanged it along with Wimbledon, for land in Kent, with the Crown. King Henry VIII granted Thomas Cromwell the lordship in 1536 who was the last Lord of the Manor of Mortlake (Malden, 1912, 70).

Roehampton is first documented as a distinct community in the early 14<sup>th</sup> Century when it was known as East Hampton. It is likely that East Hampton developed as a result of land shortage in Putney and Wimbledon with landowners having to look further afield to utilise new land. Its original location was where Froebel and Digby Stuart colleges stand today on Roehampton Lane to the east of the site (Weinreb and Hibbert, 1987, 653 and WCDG, n.d., 5).

The original village contained 3 or 4 houses and had an estimated population of 20 (WCDG, n.d., 5).

By 1350 the name had changed to Rokehampton then Rowhampton and finally Roehampton. 'Roke' in Old English possibly relates to rooks so Rokehampton is a place where birds congregated (WCDG, n.d., 5).

Within the estate was an area of 300 acres which was known as 'the deer park of Mortlake, alias Putney'. Its boundaries were later to become the Upper Richmond Road, Putney Park Lane, Clarence Lane and Priory Lane (Loose, 1979, 8).

Roehampton Lane, as yet unnamed at this time, was a right of way leading to and from the village. A decree entered in the Court Rolls from the time of Elizabeth I mentions the unnamed lane and assures the villagers' right of way (Loose, 1979, 8).

Hunting in the area is thought to date back to the 14<sup>th</sup> Century when it was part of the Manor of Sheen and Edward I (1272 – 1307) visited the area. The area became popular with Henry VII in the early 16<sup>th</sup> Century who renamed it Richmond after his earldom in Yorkshire ([www.royalparks.org.uk/parks/richmond-park](http://www.royalparks.org.uk/parks/richmond-park), first accessed 18<sup>th</sup> March 2014).

In 1625 Charles I brought his court to Richmond to escape the plague in London. Twelve years later in 1637 he created a 'New Park for red and fallow deer by enclosing an area of 2,500 acres of common land. The original walls still stand although they have been repaired and reinforced on numerous occasions ([www.royalparks.org.uk/parks/richmond-park](http://www.royalparks.org.uk/parks/richmond-park), first accessed 18<sup>th</sup> March 2014).

The expansion of the village continued on its original site despite the common lands being enclosed by 1568. In 1617 Roehampton comprised 33 houses and 2 inns (Loose, 1979, 11). The area and its landscape were changing which was accentuated with the arrival of David Papillon a French Huguenot in 1619.

Papillon, a builder and developer, began buying up large areas of land which became the Elm Grove and Roehampton Great House estates. These two estates were the first of the aristocratic estates which were to dominate the landscape for the next 250 years.

The estates with their substantial grounds soon enveloped the historic core of the village. Papillon had amassed substantial wealth and by 1626 had sold up and moved on. With the legacy left by Papillon a new village was established to the south which was to become the location of the present day village (WCDG, n.d., 6).

Roehampton Great House was built as a speculative development by Papillon in 1620-22 who sold it, along with five acres, to Richard Weston. Weston acquired a further 45 acres from Papillon in May 1626 and Putney Park from the Crown in March 1627 to create one of the largest private estates in the area at 182 acres (WCDG, n.d., 6).

In 1762 the estate was bought by Sir Joshua Vanneck who replaced the original Roehampton Great House with a much smaller villa, Roehampton Grove (WCDG, n.d., 6 and <http://fairacres.info/history&maps>, first accessed 18<sup>th</sup> March 2014).

The Roehampton Grove Estate was renamed to Upper Grove House in the 1840s following a change of ownership (<http://fairacres.info/history&maps>, first accessed 18<sup>th</sup> March 2014).

In January 1922 the Froebel Institute which had been established to promote the principles of early years education developed by Fredrich Froebel in the 1840s bought the freehold of Grove House (<http://fairacres.info/history&maps>, first accessed 18<sup>th</sup> March 2014 and [www.froebeltrust.org.uk](http://www.froebeltrust.org.uk), first accessed 18<sup>th</sup> March 2014).

Today Grove House is in the grounds of Froebel College.

Over the years parts of the estate were sold off for speculative purposes or developed on.

The Templeton Estate was created from 30 acres of land between Richmond Park and the main house (which included the proposed site) in 1786 ([www.templetonestate.co.uk](http://www.templetonestate.co.uk), first accessed 18<sup>th</sup> March 2014).

The Templeton Estate continued as a single entity under various owners until 1930 when it was broken up. The main house and four acres were acquired by the Froebel Institute to provide accommodation for the student teachers at nearby Froebel College whilst the remaining land was sold to speculative developers ([www.froebeltrust.org.uk](http://www.froebeltrust.org.uk), first accessed 18<sup>th</sup> March 2014).

On the 19<sup>th</sup> April 1937 permission was granted to build a two storey detached house, which stands today, on the last remaining plot to be developed, number 74, of the Templeton Estate. The house was extended in 1956 when a vestibule was built and again in 1959 when an extension to the lounge and main bedrooms was built.

The Froebel Institute continued to own Templeton House until they sold it in 2012. The house is now in private use ([www.templetonestate.co.uk](http://www.templetonestate.co.uk), first accessed 18<sup>th</sup> March 2014).

To the north of Upper Grove House, Lower Grove House was built by 1894.

A stable block was built to the south west of Grove House in the late 19<sup>th</sup>/early 20<sup>th</sup> Century which is now Ibstock Place School.

### *Cartographic Sources*

The cartographic evidence shows the activity which has taken place within and surrounding the study area in more recent times. From this it is possible to form an opinion as to the likely impact this later activity has had on any possible archaeological deposits.

The earliest maps which depict the study area date from the mid 18<sup>th</sup> Century. John Roque's first map of 1741 – 5 (figure 4) shows the surrounding area to be covered with fields and market gardens. The main areas of settlement are at Barnes to the north, Putney to the east and Wimbledon to the south. The hamlet of Roehampton is clearly shown to the south of the site as is Roehampton Lane to the east and the future Upper Richmond Road to the north.

John Roque's second map of 1760 (figure 5) and John Corris's map of 1787 (figure 6) shows little change to have taken place during the subsequent 45 years. Corris's map was drawn as an attempt by George, 2<sup>nd</sup> Earl of Spencer (who had succeeded his father in 1783) to clarify his holdings and rights in the area (Gerhold, 2002, 3).

The First Edition Ordnance Map of 1865 (figure 7) shows Templeton House Estate. As with other large country estates of the period Templeton House had landscaped walks and lawns close to the house with woodland and meadows further away. Access to the main house was along a lengthy driveway, now Bank Lane which forms the northern boundary of the site. The field boundary which is to become Roedean Crescent is shown to the west of the site (figure 7).

The OS map of 1893 (figure 8) shows Clarence House to the north of the site which was built during the mid 19<sup>th</sup> Century on land belonging to Upper Grove House. A field boundary is shown adjacent to the site which was to become Roehampton Gate.

The OS map of 1916 (figure 9) shows little change in the preceding 23 years. The field to the north west of the site is now the Bank of England Sports Centre who became tenants to the Froebel Institute in the 1930s ([www.templetonestate.co.uk](http://www.templetonestate.co.uk), first accessed 18<sup>th</sup> March 2014).

By the time the detailed OS map of 1937 (figure 10) was produced much of the land belonging to the Templeton House Estate had been sold off and developed with detached houses in large plots. At this time the boundaries of the site have are shown but as yet no development has taken place. The current road layout of Roedean Crescent to the west, Roehampton Gate in the centre, Priory Lane to the east and Bank Lane to the north are clearly visible.

The drainage plan of April 1937 (figure 11) shows the original layout of the proposed house which is now shown on the OS map of 1951 (figure 12).

The current building plan was established by 1972 as shown on the OS map of that date (figure 13).

## **6.0 ARCHAEOLOGICAL POTENTIAL AND ASSESSMENT OF SIGNIFICANCE**

### **6.1 Introduction**

The archaeological potential of the study area (the area within 500m from the centre of the site) is based upon the presence, or otherwise, of designated and undesignated heritage assets and the impact which previous and future land use has had, and will potentially have on them. Consideration should also be given to the as yet unidentified heritage assets such as archaeological remains. This is based on information collated from existing information (maps, documents, previous fieldwork within the study area); a site visit; and professional judgement.

This assessment has identified a number of heritage assets within the study area as shown in the table below:

Heritage Asset	Designated/ Undesignated	Significance	Present within the study area?
World Heritage Site	Designated	Very high	No
Scheduled Ancient Monuments	Designated	High	No
Conservation Areas	Designated	High	No
Buildings in conservation areas	Designated	High	No
Listed buildings – Grade I and II*	Designated	High	No
Archaeological Priority Areas	Designated	High/medium	<b>Yes</b>
Listed buildings – Grade II	Designated	Medium	<b>Yes</b>
Historic parks and gardens	Designated	Medium	<b>Yes</b>
War memorials	Desig & Undes	Medium/low	No
Any other building, monument, site place area or landscape positively identified as having a degree of significance warranting consideration in planning decisions	Undesignated	Medium/low	No
Locally listed buildings	Undesignated	Low	<b>Yes</b>
Locally registered parks and gardens	Undesignated	Low	<b>Yes</b>

Table 3. Heritage assets within the study area.

## 6.2 Standing Heritage Assets within the Study Area

The study area falls within an Archaeological Priority Area a designated heritage asset.

The heritage assets which are within the study area are: Richmond Park (a registered park and garden); Palewell Common (a locally registered park and garden); Templeton House (a Grade II listed building); and Ibstock Place School (a locally listed building).

## 6.3 Buried Heritage Assets within the Study Area

The HER has identified the buried heritage assets within the study area. After considering the historic land use an assessment can then be made of the significance of any impact on any potential archaeological remains.

There has been one flint axe head dating to the Neolithic period and two worked flints and a sherd of pottery dating to the Late Bronze Age/early Iron Age which shows evidence of human activity. These are likely to be stray finds.

Based on English Heritage's HER the significance of any heritage assets dating to the prehistoric period is therefore thought to be low for occupation sites and low to moderate for isolated residual finds.

For the majority of its history the study area would have been in common land, under cultivation or as woodland as part of the Templeton House Estate. Evidence for the horticultural use of the land was found during archaeological fieldwork to the north of the site when a 17<sup>th</sup> - 19<sup>th</sup> Century drainage ditch, bedding trenches and a pit were found at the Bank of England Sports Ground.

During the 18<sup>th</sup> and 19<sup>th</sup> Centuries the site would have been covered with woodland when it was part of the Templeton Estate. The northern boundary of the site formed the driveway to the main house which is now Bank Lane.

It was not until 1937 when the current house was built that the site was developed for the first time. The footprint of the house has had only minor additions since then.

Based on English Heritage's HER and, particularly the cartographic and documentary evidence for the site, the significance of any heritage assets dating to the Medieval and post Medieval period is therefore thought to be low to moderate.

#### **6.4 Future land use including the current proposals**

Planning permission has been granted for the redevelopment of the site to include the demolition of the existing house and the erection of two semi-detached three storey houses with basements.

The basements will be excavated across the whole width of the houses to a depth of c.4m to 8.97m OD and therefore has the potential to truncate any potentially surviving archaeological remains.

### **7.0 CONCLUSIONS AND RECOMMENDATIONS**

This desk-top assessment has been prepared as a requirement of Condition 5 of planning permission 2013/2693 for the proposed redevelopment of 2 Roehampton Gate, London, SW15 5JS. It summarises the potential for archaeological remains on the proposed development site and the effect of past and future development on archaeological potential.

The application which has gained planning permission from Wandsworth Council involves the redevelopment of the site to include the demolition of the existing house and the erection of two semi-detached three storey houses with basements.

A review of the existing information has identified both designated and undesignated heritage assets within the study area. Generally these comprise: stray, unstratified finds dating to the prehistoric period; a registered park and garden and a locally registered park and garden dating to the Medieval period; and archaeological features, a listed building and a locally listed building dating to the post Medieval period.

The significance of these heritage assets range from low for the locally listed buildings and buried archaeological remains to high/medium for the Archaeological Priority Area.

The potential for finding buried heritage assets within the study area dating to the prehistoric period is thought to be low to moderate due to the potential of stray, unstratified finds turning up. For the Medieval and post Medieval periods the potential is thought to be low to moderate.

The first intensive development of the site was when the current house was built in 1937. Although no basement was dug it has to be suspected that any construction work would have truncated any potentially surviving archaeological deposits.

#### *Recommendations*

Due to its nature this assessment cannot confirm the presence and significance of any buried heritage assets within the site. As the site is located within an Archaeological Priority Area the local planning authority may require fieldwork to determine the location, nature, extent and significance of any buried heritage assets. The nature and extent of the fieldwork will need to be agreed in advance of work commencing, usually as a condition of planning permission.

To help inform that decision the following research questions can be formulated:

- What is the nature, significance and extent of any field boundaries identified on the 19<sup>th</sup> Century OS maps?
- What is the nature, significance and extent of the driveway to Templeton House identified on the 19<sup>th</sup> Century OS maps? and
- Can these boundaries be identified as to belonging to the Templeton House Estate?

It is thought that any archaeological fieldwork will not be required, however, the final decision rests with the London Borough of Wandsworth as the local planning authority, taking advice from their nominated archaeological advisors, English Heritage.

## 8.0 REFERENCES

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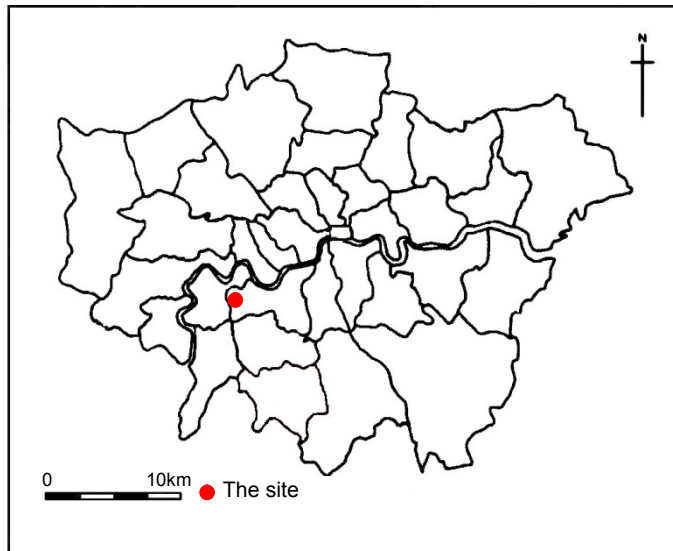


Figure 1. Location plan showing the site outlined red (not to scale)(copyright: Paul Brookes Architects Ltd.



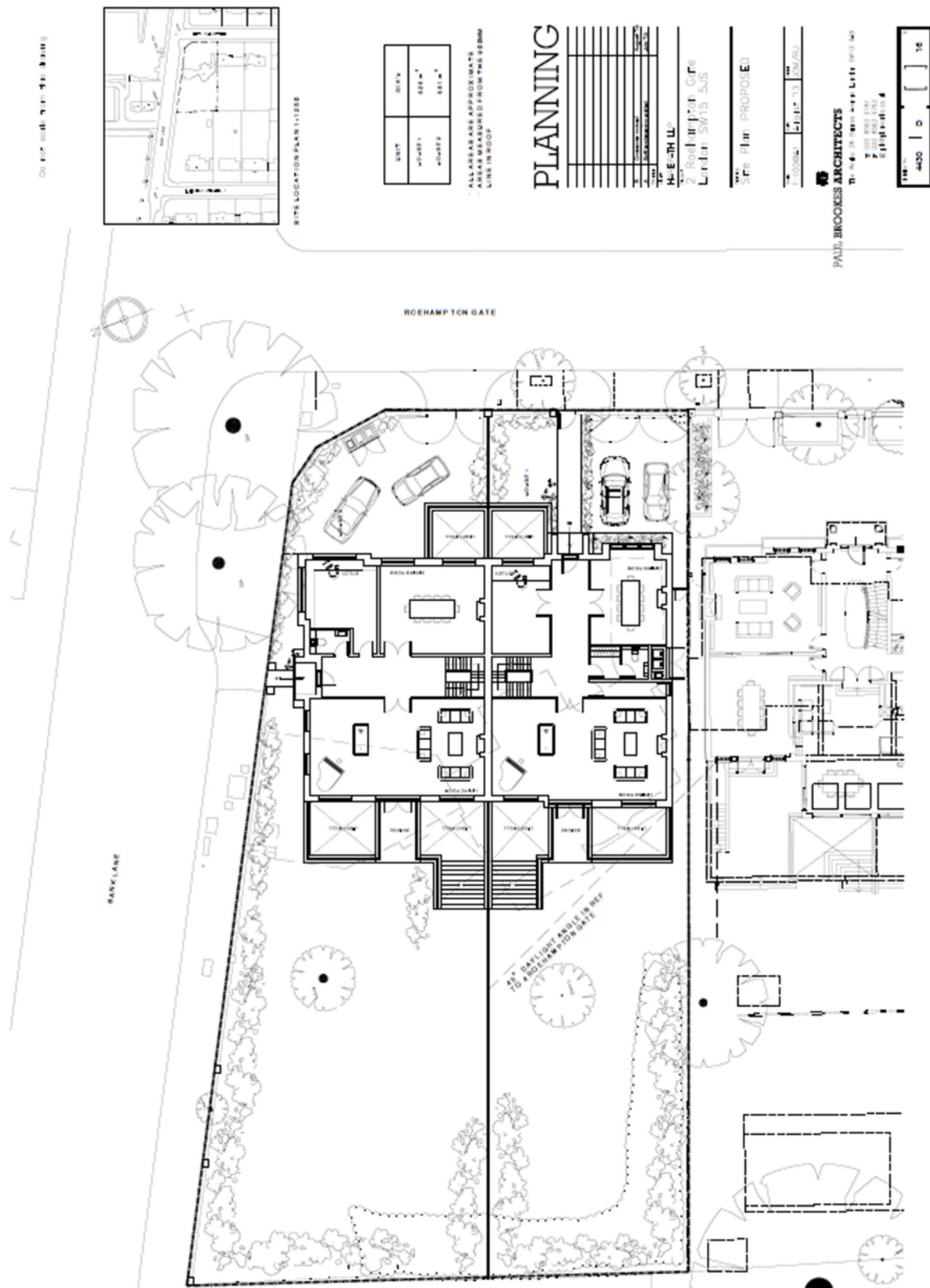
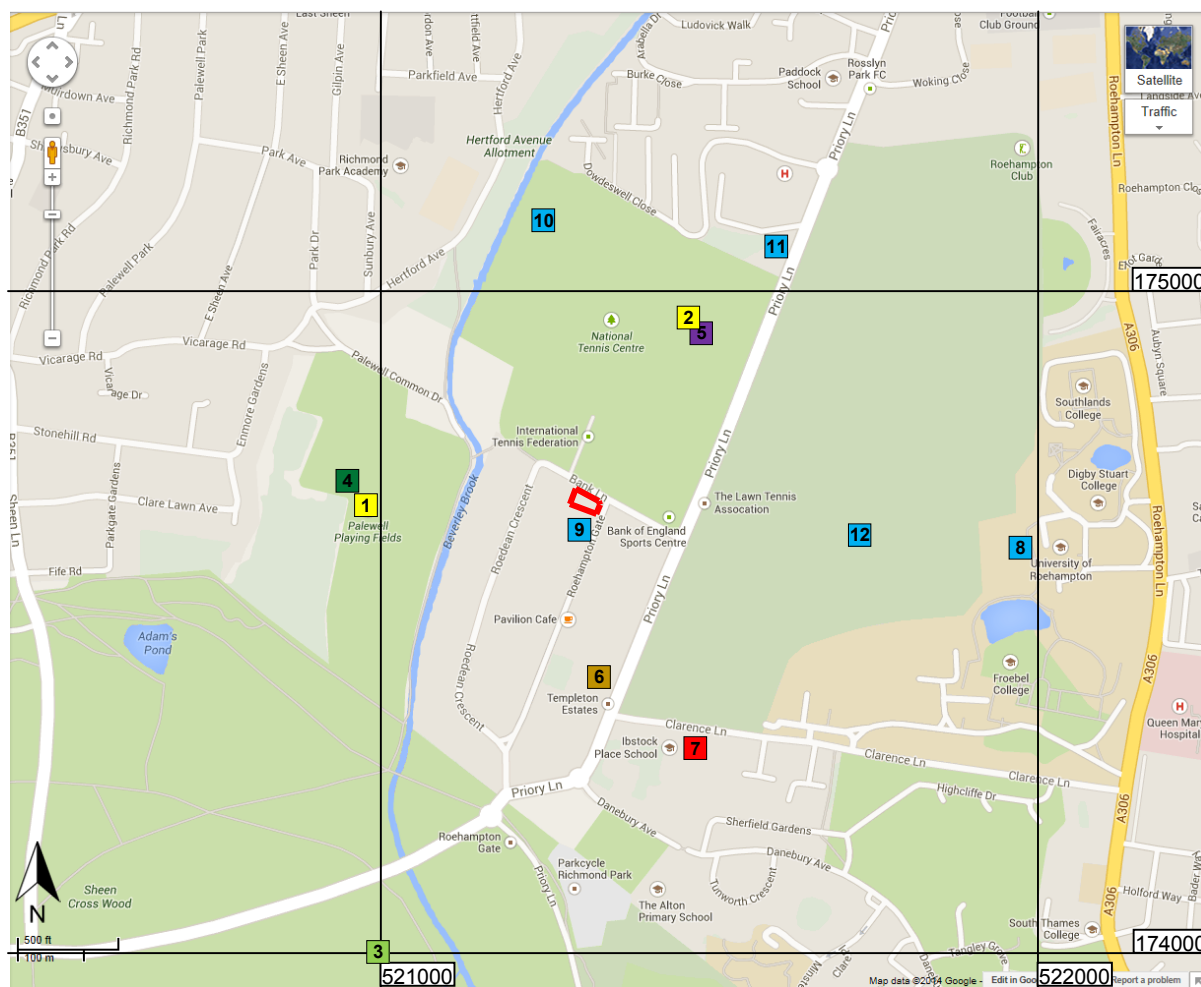


Figure 2. Site plan of the proposed development (not to scale)(copyright: Paul Brookes Architects).



### Key:

- Site
- Find spots, numbers 1 - 2
- Registered parks and gardens, number 3
- Locally registered parks and gardens, number 4
- Feature, number 5
- Listed Building, number 6
- Locally Listed Building, number 7
- Fieldwork, numbers 8 - 12

Figure 3. Archaeological entries held on English Heritage's Historic Environment Record.

No.	HER no.	Address	OS Grid Ref	Period	Heritage Asset	Description
1	MLO19086	Adams Pond, Richmond Park, Sheen Gate, Sheen Lane	TQ 20950 74650	Neolithic	Find spot	Flint axe head
2	MLO77983	Bank of England Sports Ground, SW15	TQ 21450 74950	Late Bronze/Early Iron Age	Find spot	Two worked flints, one a scraper and a sherd of pottery
3	MLO101339	Richmond Park, Kingston Road	TQ 21000 74000 (arbitrary point)	Medieval	Registered Park and Garden	15 <sup>th</sup> Century Royal deer park imparked by Charles I and improved by subsequent monarchs. A public open space since the 19 <sup>th</sup> Century
4	MLO103142	Palwell Common, Palwell Common Drive, Sheen, SW14	TQ 20957 74631	Medieval	Locally Registered Park and Garden	Remnant of the common lands existing before Richmond Park was enclosed
5	MLO78209	Bank of England Sports Ground, SW15	TQ 21450 74950	Post-medieval	Feature	17 <sup>th</sup> - 19 <sup>th</sup> Century drainage ditch, bedding trenches and a pit relating to the horticultural use of the site
6	MLO93714	118 Priory Lane, Roehampton, SW15 5JL	TQ 21345 74439	Post-medieval	Listed Building	Grade II. Templeton House, 18 <sup>th</sup> Century with later additions
7	MLO101314	Ibstock Place School, Clarence lane, Roehampton, SW15 5PY	TQ 21459 74300	Post-medieval	Locally Listed Building	Late 19 <sup>th</sup> /early 20 <sup>th</sup> Century school building built in the Georgian style with later additions

Table 4a. Heritage assets held on English Heritage's Historic Environment Record.

No.	HER no.	Address	OS Grid Ref	Fieldwork	Description
8	ELO8492	Roehampton University, Roehampton Lane, SW15	TQ 21963 74532	Desk-based assessment	Desk based research undertaken in 2000 identified possible Bronze/Iron Age features and post medieval garden features
9	ELO12118	4 Roehampton Gate, Roehampton, SW15 5JS	TQ 21299 74647	Watching brief	Fieldwork undertaken in 2011 revealed no archaeological features despite the potential for identifying prehistoric remains
10	ELO5019	Bank of England Sports Ground, Hertford Avenue/Priory Lane, Roehampton, SW15	TQ 21200 75130	Watching brief	Fieldwork undertaken in 2004 identified no significant archaeological features or finds
11	ELO8455	Priory Hospital, Roehampton, SW15	TQ 21598 75067	Evaluation	Fieldwork undertaken in 2008 identified only modern features
12	ELO10929	Froebel College, Clarence Lane, Roehampton, SW15	TQ 21683 74645	Evaluation	Fieldwork undertaken in 2000 identified no significant archaeological features or finds

Table 4b. Fieldwork entries held on English Heritage's Historic Environment Record.



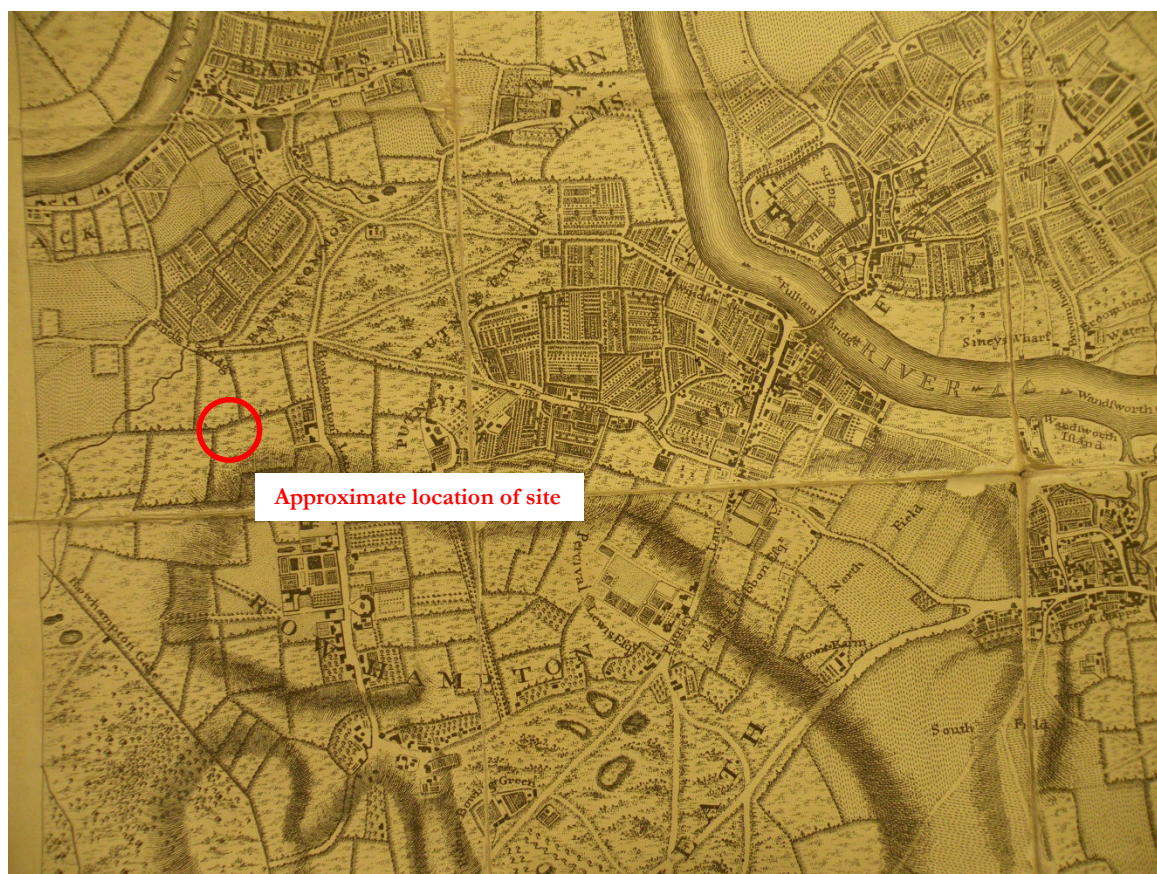


Figure 4. John Roque's map of 1741-5.



Figure 5. John Roque's map of 1760.





Figure 6. Corris's map of 1787.



Figure 7. OS 25 inch map of 1865 (not to scale).





Figure 8. OS 1:2500 map of 1893 (not to scale).



Figure 9. OS 1:2500 map of 1916 (not to scale).





Figure 10. OS 1:2500 map of 1937 (not to scale).

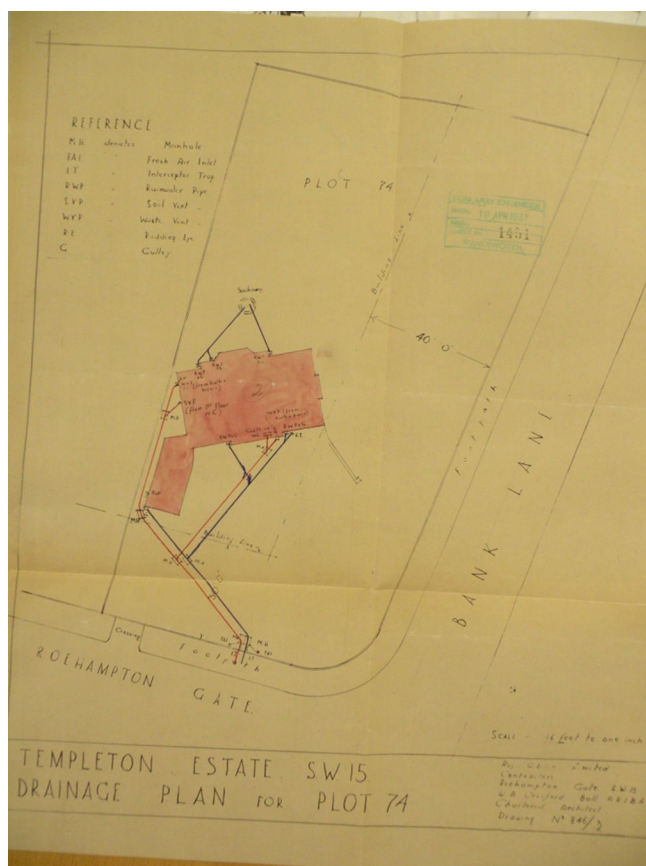


Figure 11. Templeton Estate, SW15 Drainage Plan for Plot 74 (not to scale).





Figure 12. OS 1:1250 map of 1951 (not to scale).

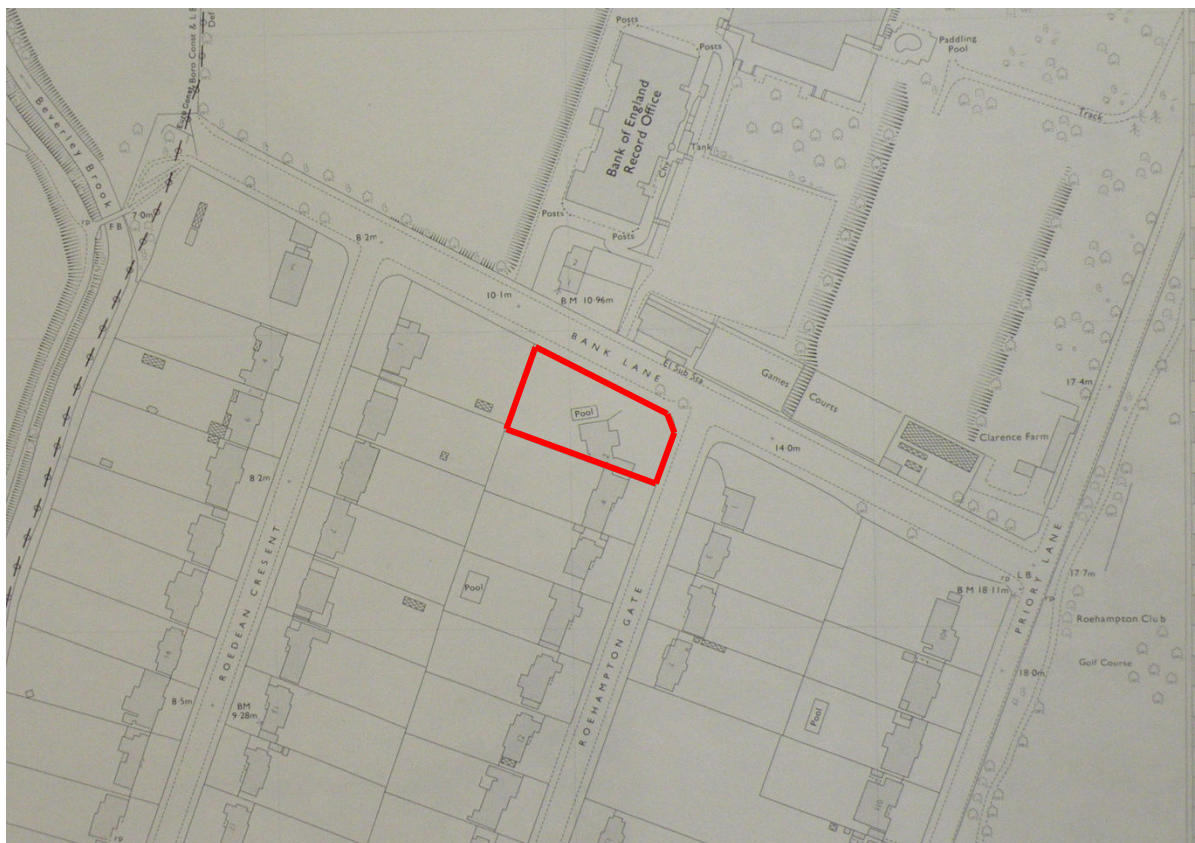


Figure 13. OS 1:1250 map of 1972 (not to scale).