

# Desk-top Archaeological Assessment

**LAKESIDE,  
3 QUEEN ELIZABETH WALK,  
BARNES,  
LONDON,  
SW13 9SA**



National Grid Reference: TQ 22839 76648

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**LAKESIDE,  
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LONDON,  
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London Borough of Richmond-upon-Thames

on behalf of Mrs U Harvey

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## SUMMARY

A planning application is to be submitted for the redevelopment of the site to include demolition of the existing building and the erection of a 2 storey, 5 bedroom detached house.

A review of the existing information has identified designated and undesignated heritage assets within the study area. Generally, these comprise of: an Archaeological Priority Area; parks and gardens; and archaeological find spots and monuments dating to the prehistoric, Roman, Early Medieval/Dark Age and post-medieval periods.

The significance of these heritage assets ranges from medium to high for the Archaeological Priority Area to low for the heritage assets.

The historic and cartographic evidence shows that the application site has been part of the manor of Barn Elms since at least the 11<sup>th</sup> century. In the 18<sup>th</sup> century the landscaped gardens were laid out with paths, an ornamental lake and ice-house. During the second half of the 20<sup>th</sup> century the application site formed part of the Barn Elms Sports Club Playing Fields.

Paths and gardens are shown on the 19<sup>th</sup> and 20<sup>th</sup> century maps within the application site boundary.

Overall it is considered that the site has a low potential for finding buried heritage assets dating to the prehistoric, Roman and Early Dark Age periods and a moderate potential for medieval and post-medieval periods based on the geological and topographical nature of the study area; previous archaeological investigations in the study area; and the GLHER.

The construction of the current house in 1975 involved the excavation of foundations to c.1.5m (Mrs U Harvey, pers com.). Subsequent levelling and soft and hard landscaping to create the front and rear gardens and paved areas would have reduced the existing levels in these areas of the application site. There is the potential that its construction would have truncated any existing buried heritage assets relating to its use during the latter part of the 19<sup>th</sup> century and early part of the 20<sup>th</sup> century.

The proposed house extends the footprint of the current one by c.30m<sup>2</sup> mainly to the north. The majority of this area is currently paved with the remaining area, planted. The foundations (probably strips) have the potential to truncate any potentially surviving heritage assets, however, the prospect of this is thought to be low based on the archaeological and historical evidence.

### *Recommendations*

Due to its nature this assessment cannot confirm the presence and significance of any buried heritage assets within the application site. It is thought that the current house constructed in the 1975 would have truncated any surviving heritage assets relating to the landscaped grounds laid out in the 18<sup>th</sup> century and that archaeological fieldwork will not be required. However, the final decision rests with the London Borough of Richmond as the local planning authority, taking advice from their nominated archaeological advisors, Historic England.

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## **1.0 INTRODUCTION**

### **1.1 Project Background**

This archaeological desk-top assessment has been prepared to support the forthcoming planning application for the redevelopment of the site to include demolition of the existing building and the erection of a 2 storey, 5 bedroom detached house.

The assessment was commissioned by Mr Ian Felgate of Brookes Architects Ltd on behalf of Mrs U Harvey, the owner 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 the Local Studies Collection at Old Town Hall, Whittaker Avenue, Richmond TW9 1TP. 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 Richmond were consulted. These included: desk-top assessments; and reports on watching briefs, evaluations; and excavations.

A print out was obtained from Historic England'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 22839 76648 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 Richmond Central Library and the HER.

A site visit was made in January 2018 to establish current land use.

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, March 2016). 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 Richmond's Development Management Plan (DMP) which was adopted in November 2011.



The overarching policy which covers both above ground and below ground heritage assets is Policy DM HD 4 *Archaeological Sites* which states:

*“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”.*

As explanation for Policy DM HD 4 the DMP goes on to state:

**4.3.18** *Archaeology can include industrial sites, buildings, machinery, artifacts, air raid shelters and modest domestic buildings. The preservation of archaeological remains is a material consideration when determining planning applications. As set out in PPS 5, there is a presumption in favour of preservation in-situ, where the remains are of national importance. While it is desirable to treat all remains in this manner, it is recognised that it may not always be practical to do so.*

**4.3.19** *However, regardless of their status, established procedures of consultation and evaluation as set out in PPS 5 and other advice must be followed in preparing development proposals. Prospective developers should make an initial assessment of whether the site is known or likely to contain archaeological remains by consultation with the appropriate specialist bodies, normally English Heritage and the Greater London Archaeological Advisory Service. The Proposals Map identifies scheduled ancient monuments. The Archaeological Constraints map (Map 1) identifies areas with archaeological potential where sites of importance could exist, but not all sites of archaeological importance will necessarily be on the constraints map; developers should check the latest known information with English Heritage.*

**4.3.20** *The Council wishes to endorse the spirit of the Code of Practice already established by The British Archaeologists and Developers Liaison Group and developers are also referred to advice published by English Heritage.*

### 3.3 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:

<b>Significance</b>	<b>Factors determining significance</b>
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 1. Significance of heritage assets.

## 4.0 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

### 4.1 Site Location

The application site is located at Lakeside, 3 Queen Elizabeth Walk, Barnes, London, SW13 9SA. It is irregular in shape, measuring c. 55m by 60m at its widest point and covers an area of 1,893.4m<sup>2</sup>. It is bounded by Queen Elizabeth Walk to the north, no. 5 Queen Elizabeth Walk to the east and Barn Elms Playing Fields to the south and west (figure 1).

The site is currently occupied by a 3 bedroom detached house and a number of outbuildings (plate 5).

The centre of the site is at TQ 22839 76648.

### 4.2 Geology

The online Geology of Britain Viewer shows the site lying on Kempton Park Gravels, comprising sand and gravel, a riverine deposit that formed during the last glacial period c110,000 – c.11,700 years ago. The solid geology of the area comprises of London Clay, comprising clay and silt, a sedimentary bedrock formed during the Palaeogene Period, approximately 34 to 56 million years ago (<http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html>, first accessed 4<sup>th</sup> January 2018).

### 4.3 Topography

The site slopes gently northwards from a low point of c.3.3m OD in the south west corner to a high point of c.4.0m OD at Queen Elizabeth Walk (Twickenham Surveys, 2016).

## 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.

The timescales used in this assessment are:

Prehistoric	- 500,000 BC – AD 42
Early Iron Age	- 700 BC – 401 BC
Roman	- AD 43 – 409
Early Medieval/Dark Age	- 410 – 1065
Medieval	- 1066 – 1539
Post-medieval	- 1540 – 1900
Modern	- 1900 – present

### 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 Historic England. A print out of all entries held on the HER was obtained for an area of c.0.25km<sup>2</sup> with the proposed development site at its centre, at Ordnance Survey grid reference TQ 22839 76648 (figure 3 and table 3).

The HER print out shows that there are 49 designated and undesignated Heritage Assets within 500m of the site (table 3): one Archaeological Priority Area; two parks and gardens; six find spots dating from the prehistoric, Early Iron Age, Roman, and Early Medieval/Dark Age periods; and 40 monuments dating from the prehistoric, Early Iron Age, Roman/medieval, medieval, post-medieval and modern periods.

#### *Archaeological Priority Areas*

The application site lies within the Barn Elms APA ([1] in table 3 and on figure 3) where Queen Elizabeth Walk forms its northern boundary.

### *Parks and Gardens*

Barn Elms Playing Fields [2] were acquired for the public in 1949. It was formerly owned by the Archbishop of Canterbury. Barn Elms House was demolished in 1949 and had been the residence of Sir Francis Walsingham, Secretary of State to Queen Elizabeth I. Some 17<sup>th</sup> century trees remain together with ornamental garden features. The application site adjoins the playing fields.

Barnes Common [3] has been common land since before 1589. It is mainly woodland, coppice and heathland with some open areas of grass and lies c.930m south west of the site.

### *Find spots*

A scatter of prehistoric animal bone, including red deer and aurochs [4] was found c.475m to the east of the application site during a foreshore survey in 1996.

An Iron Age cup [5] was recovered from ballast on the foreshore c.430m to the east of the application site.

One sherd of Romano British pottery [6] was recovered from allotments adjacent to Barnes Common c.570m to the south west of the application site.

A Saxon bronze buckle plate and iron spearhead [7] from Barn Elms was recovered from the Thames c.390m to the north east of the application site.

A possible fish trap of unknown date [8] was found in the Barn Elms foreshore c.455m to the north east of the application site.

Six posts of unknown date [9] in two rows were found in the Barn Elms foreshore c.450m to the south east of the application site.

### *Monuments*

A foreshore survey of the Thames, c.400m - c.475m to the east of the application site, undertaken in 1995 and 1996, recorded numerous unclassified deposits dating to the prehistoric period [10 – 19]; the Roman - medieval period [21 – 25]; the post-medieval period [42] and [43]; and one of unknown date [45]. These comprised of sand, gravel, peat and clay with occasional inclusions of shell, pebbles, rounded gravel, tufa flakes and molluscan remains.

During the survey a machine-cut section revealed several foreshore or bank deposits dating to the post-medieval period comprising of sandy gravel, clay and sand [31 – 40].

The artefacts recorded comprised of two medieval fish traps [27] and [28]; post-medieval railings [29] and gates [30] of the Harrods Depository; a post-medieval timber structure possibly a river management feature, riverfront defence or bank consolidation [41]; undated timbers with a small amount of animal bone [46]; and a scatter of horizontal and vertical timbers covering an area of c.2.5 x 11m [47].

Also recorded was degradation, scouring by temporary outfall [48] and [49].

An Iron Age settlement [20] was found on Barn Elms Playing Fields. Finds included quernstones, pottery, bone, flint, pottery, coins, iron etc. It lies c.730m to the south east of the application site.

Documentary evidence suggests a moated site [26] having existed at Barn Elms. It lies c.270m to the south west of the application site.

Old Barns Cemetery [44] was in use between 1854 and 1954 and is now overgrown. The chapel, lodge and railings were demolished after Richmond Council took over the cemetery in 1966. It lies c. 520m to the south west of the application site.

#### *Previous Archaeological Work*

The HER does not record any archaeological investigations within the study area.

### **5.3 Documentary and Cartographic Sources**

#### *Documentary Sources*

The site lies within the parish of Barnes which comprises of 1,027 acres. The parish lies on the Thames, inside the curve which the river makes, first north and then south, opposite Hammersmith, and is bounded by it on three sides (<http://www.british-history.ac.uk/vch/surrey/vol4/pp3-8#p7>, first accessed 5<sup>th</sup> January 2018).

The manor of Barnes appears to have originally formed part of the manor of Mortlake, which belonged to the Archbishop of Canterbury. It was granted to the Dean and canons of St. Paul's at some date before 1086, and at the time of the Domesday Survey was held of the archbishop, and paid geld with his manor of Mortlake (<http://www.british-history.ac.uk/vch/surrey/vol4/pp3-8#p7>, first accessed 5<sup>th</sup> January 2018).

The Domesday Survey recorded the Manor of Barnes as comprising of 14 households; had a total tax assessment of eight geld units; had land for six ploughs; had 20 acres of meadow and was valued at £7 ( <http://opendomesday.org/place/TQ2176/barnes/>, first accessed 5<sup>th</sup> January 2018).

The manor house was at Barn Elms which the Dean and canons of St Paul's held until 1505 when they leased it to Sir Henry Wyatt. In 1579 the estate was leased to Sir Francis Walsingham, Secretary of State to Queen Elizabeth I. In the 17<sup>th</sup> century it was the subject of lawsuits between the Ferrers and Cartwright families and frequently let to tenants. Thomas Cartwright rebuilt the mansion in 1694 and in the 1730s the house became the residence of Sir Richard Hoare (later Lord Mayor of London). Sir Richard's son, also Sir Richard, extended the house and landscaped the grounds putting in an ornamental lake and ice-house. The Hoare family sold the estate to Hammersmith Bridge Company in the early 1820s (Richardson 2001, 164 and Weinreb and Hibbert, 1987, 40).

The Ranelagh Club was founded in 1878 as a split-off from the Hurlingham Club and used Barn Elms as its clubhouse. By 1894 it was the largest polo club in the world, reaching 3,000 members in 1913. However, with dwindling funds the club closed in 1939. During the Second World War the grounds were used as allotments during the Dig for Victory scheme ([https://en.wikipedia.org/wiki/Ranelagh\\_Club](https://en.wikipedia.org/wiki/Ranelagh_Club), first accessed 15<sup>th</sup> January 2018).

In 1949 Barn Elms was acquired by the local council for playing fields. Following a fire in 1954 the mansion was demolished and in 1957 the Barn Elms School Sports Centre was built by the LCC Architects Department (figure 15) east of the lake, as part of its policy of laying out sports fields in and around London so that secondary school children could play games on grass. All that remains is the ornamental lake, the ice-house on an artificial mound, and a lodge and avenue in Lower Richmond Road (plate 5) (<http://www.londongardensonline.org.uk/>, first accessed 15<sup>th</sup> January 2018).

As part of the Sports Centre the LCC/Greater London Authority built Lakeside in 1975 to provide staff accommodation (Mrs U Harvey, pers com.).

Barnes, due its location, being surrounded by the Thames on three sides, remained largely inaccessible until the mid-19<sup>th</sup> century. The construction of the residential area of Castelnau and Hammersmith Bridge in 1827; the Lonsdale Road in 1846 to provide access from Hammersmith Bridge; the arrival of the railway in 1846; and the construction of Barnes Bridge in 1849 to carry the loop line of the London and South Western Railway across the Thames to Chiswick facilitated its change from a rural area dominated by open fields and market gardening to a middle class suburban area (<http://hidden-london.com/gazetteer/barnes/>, first accessed 15<sup>th</sup> January 2018 and Weinreb and Hibbert, 1987, 40).

In 1865 much of the land fronting the river was sold to the British Land Company, which laid out a tight network of terraced cottages further stimulating population growth (<http://hidden-london.com/gazetteer/barnes/>, first accessed 15<sup>th</sup> January 2018).

In 1897 four brick lined raised reservoirs with filter beds and treatment works were built on land bounded by the river to the north and east, Queen Elizabeth Walk to the south and Castelnau to the west. These were constructed to improve the capital's drinking water supply (WWI, n.d.).

The open expanse of water had attracted a diverse range of migratory birds and consequently was designated a Site of Special Scientific Interest (SSSI) in 1975 (WWI, n.d.).

After nearly 100 years in use the reservoirs had reached the end of their working life and, with the construction of the London Ring Main in the 1990s to supply fresh drinking water to the capital, were no longer required (Pope, 1990, 282).

With Thames Water needing to dispose of the site and the Wildfowl and Wetland Trust (WWI) requiring a new home the reservoirs provided the perfect opportunity. They were converted and in June 2000 Sir David Attenborough opened the London Wetland Centre (WWI, n.d.). The conversion of the reservoirs was primarily funded by the construction of the Barnes Waterside development by Berkeley Homes which provided 321 new homes comprising of 1 – 4 bedroom apartments; 4 bedroom townhouses; 3 and 4 bedroom semi-detached houses; and 4, 5 and 6 bedroom detached houses on land bounded by the river to the north and the reservoirs to the south (Berkeley Homes, 1996).

At the time of the first census in 1801 the population of Barnes was 860. This had grown to 10,299 at the time of the last census in 2011 (<http://hidden-london.com/gazetteer/barnes/>, first accessed 15<sup>th</sup> January 2018).

#### *Cartographic Sources*

The earliest maps which depict the study area date from the late 16<sup>th</sup> and early 17<sup>th</sup> Centuries are small scale showing little detail. Christopher Saxton's *map of Kent, Surrey, Sussex and Middlesex* of 1579 (figure 4) shows the general area whilst Van der Keere's *map of Surrey* of 1605 (figure 5) adds little further detail.

John Roque's *Exact Survey of the Citys of London, Westminster, ye Borough of Southwark and the Country near Ten Miles round* of 1746 (figure 6) shows the study area to be open fields or divided into smaller allotments. The main road network including Rocks Lane and Church Road to the west of the site are clearly shown as are individual buildings. Barn Elms and Barnes and Putney Commons are shown to the south of the application site.

The Barnes Tithe Map of 1850 (figure 7) shows the application site to be located within plots 255 and 288. The ornamental lake to the west of the application site is shown.

The Ordnance Survey (OS) map of 1870 (figure 8) is the first map which shows the area in any detail. Within the application site boundary numerous paths and gardens are shown which formed part of the ornamental gardens to Barn Elms. Queen Elizabeth Walk is shown which forms the northern boundary to the application site. The ornamental lake and sluice (plate 4) are shown just outside the site boundary to the west. To the east of the application site, along Queen Elizabeth Walk, the stables to Barn Elms are shown.

The OS map of 1897 (figure 9) shows the network of paths and gardens first seen on the 1870 map. The ornamental lake, sluice and ice-house are shown to the west of the application site. The lake and the remains of the ice-house can be seen to the right of the house (plate 5).

The OS map of 1913 (figure 10) shows the network of paths and gardens first seen on the 1870 map. Adjacent to the southern boundary of the application site tennis courts and croquet lawns have been laid out which formed part of the facilities of the Ranelagh Club.

The aerial photograph taken in 1929 (figure 11) shows the layout of the application site. At the time the photograph was taken the Ranelagh Club occupied Barn Elms which is shown in the centre.

The OS map of 1936 (figure 12) shows little change from the 1913 map.

Twenty-nine high explosive bombs were dropped in Queen Elizabeth Walk and Barn Elms Park during the Second World War, the closest being c.170m to the east of the application site (figure 13) (<http://www.bombsight.org/#17/51.47551/-0.23215>, first accessed 4<sup>th</sup> January 2018).

The OS map of 1947 (figure 14) shows little change from the 1913 and 1936 maps.

The layout of Barn Elms School Sports Centre is shown on the drawing prepared by W & S Ltd in 1963 (figure 15). Lakeside is marked as 'staff houses' (no. 5) and numbers 5 and 7 Queen Elizabeth Walk marked as 'stores' (no. 4).

The OS map of 1965 (figure 16) shows the application site to be clear. To the east, two semi-detached houses (numbers 5 and 7 Queen Elizabeth Walk) have been built whilst to the south, tennis courts and to the west, the ornamental lake, sluice and ice-house are shown.

The OS map of 1985 (figure 17) shows Lakeside and numbers 5 and 7 Queen Elizabeth Walk to the east.

The Google Earth map (figure 18) shows the current land use.

## **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	No
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	<b>Yes</b>
Locally listed buildings	Undesignated	Low	No
Locally registered parks and gardens	Undesignated	Low	<b>Yes</b>

Table 2. Heritage assets within the study area.

## 6.2 Heritage Assets within the Study Area

The following designated heritage assets have been identified on Historic England's GLHER which are within the study area:

### *Archaeological Priority Areas*

- Barn Elms [1].

The following undesignated heritage assets have been identified on Historic England's GLHER which are within the study area:

### *Parks and Gardens*

- Barn Elms Playing Fields [2]; and
- Barnes Common [3].

### *Find spots*

- Prehistoric – scatter of animal bone, including red deer and aurochs [4];
- Early Iron Age – cup [5];
- Roman – one sherd of Romano British pottery [6];
- Early Medieval/Dark Age – Saxon bronze buckle plate and iron spearhead [7];
- Unknown – a possible fish trap [8]; and
- Unknown – six posts in two rows were found on the foreshore [9].



### *Monuments*

- Prehistoric – mixed orange/black/red sandy deposit with shell inclusions [10];
- Prehistoric – deposit of sandy organic clay [11];
- Prehistoric – timbers, possibly the remains of a structure or part of a forest [12];
- Prehistoric – deposit of mid grey silty coarse sand with frequent shell [13];
- Prehistoric – deposit of mottled grey/buff sandy silt with frequent organic and tufa flakes [14];
- Prehistoric – deposit of mottled grey/brown silt with occasional small organics [15];
- Prehistoric – deposit of dark brown silty peat [16];
- Prehistoric – deposit of dark brown organic sand with grey clay lenses and occasional pebbles [17];
- Prehistoric – deposit of light brown sandy gravel [18];
- Prehistoric – deposit of dark brown peat [19];
- Iron Age – settlement including quernstones, pottery, bone, flint, pottery, coins, iron etc. [20];
- Roman - medieval – deposit of grey/green coarse sand [21];
- Roman - medieval – deposit of grey/green silt [22];
- Roman - medieval – deposit of grey/green coarse sand [23];
- Roman - medieval – deposit of grey/green clay [24];
- Roman -medieval – deposit of dark grey coarse sand with moderate organic flecks and occasional pebbles [25];
- Medieval – documentary evidence suggests a moated site having existed at Barn Elms [26];
- Medieval – timber fish trap [27];
- Medieval - post-medieval – two parallel lines of posts interpreted as a fish trap [28];
- Post-medieval – railings at Harrods Depository [29];
- Post-medieval – gates at Harrods Depository [30];
- Post-medieval – mixed sand gravel foreshore or bank deposit [31];
- Post-medieval – brown buff foreshore or bank deposit [32];
- Post-medieval – gravel foreshore or bank deposit [33];
- Post-medieval – dark blue-grey clay foreshore or bank deposit [34];
- Post-medieval – dirty yellow-brown gravel with sand foreshore or bank deposit [35];
- Post-medieval – dirty yellow-brown gravel with sand foreshore or bank deposit [36];
- Post-medieval – orange sand with orange gravel, brown clayey lenses and possible brick flecks foreshore or bank deposit [37];
- Post-medieval – blue/green clay with occasional organic flecks foreshore or bank deposit [38];
- Post-medieval – foreshore or bank deposit [39];
- Post-medieval – lenses of fine yellow sand foreshore or bank deposit [40];
- Post-medieval – timber structure [41];
- Post-medieval – deposit of rounded flint gravel (<40mm) in dark grey/black coarse sand [42];
- Post-medieval – deposit of dark grey/black sand with pebble (<30mm)[43];
- Post-medieval - modern – Old Barnes Cemetery [44];
- Unknown – a peaty, silty clay deposit with frequent organic and molluscan remains [45];
- Unknown – numerous timbers [46];
- Unknown – a scatter of horizontal and vertical timbers exposed over an area of c.2.5 x 11m [47];

- Unknown – degradation, scour by temporary outfall [48]; and
- Unknown – degradation, scour by temporary outfall [49].

### 6.3 Future land use including the current proposals

A planning application is to be submitted for the redevelopment of the site to include demolition of the existing house and the construction of a new 2 storey, 5 bedroom detached house.

The footprint of the proposed house extends that of the existing house by c.30m<sup>2</sup> with an extension on the north (figure 2).

The depth and extent of the foundations have yet to be determined, however, it is likely that these will be strips.

### 6.4 Assessment of Significance

After considering the heritage assets together with the historic land use of the study area and the future land use of the site, an assessment can be made of the significance of any impact on any potential archaeological remains.

The application site lies within the Barn Elms Archaeological Priority Area which was designated on its potential for medieval and post-medieval deposits due it being the seat of the manor and latterly as the clubhouse of the Ranelagh Club. The significance of the Archaeological Priority Area is medium to high.

The application site lies within, and formed part of, the Barn Elms Playing Fields which were formerly the grounds to the Manor House. The significance of the parks and gardens is low.

The majority of the find spots and monuments were found within the river to the east of the application site and comprise of animal bones and river deposits dating to the prehistoric period. The remaining find spots and monuments have been found to the south west of the application site and comprise of a stray Iron Age cup and Roman pot sherd and an Iron Age settlement. The significance of the find spots and monuments is low to medium.

The cartographic evidence shows that the application site has been part of the Barn Elms manor since the mid-19<sup>th</sup> century when it formed part of the formal gardens. Paths and gardens are shown on the 19<sup>th</sup> and 20<sup>th</sup> century maps within the application site boundary (figures 8 – 10, 12 and 14). Previously the site would have been open fields or used as allotments.

Therefore, the significance of finding buried heritage assets based on the cartographic evidence is high.

The construction of the current house in 1975 involved the excavation of foundations to c.1.5m (Mrs U Harvey, pers com.). Subsequent levelling and soft and hard landscaping to create the front and rear gardens and paved areas would have reduced the existing levels in these areas of the application site. There is the potential that its construction would have truncated any existing buried heritage assets relating to its use during the latter part of the 19<sup>th</sup> century and early part of the 20<sup>th</sup> century.

Therefore, the significance of finding buried heritage assets based on the current land use is low.

The proposed house extends the footprint of the current one by c.30m<sup>2</sup> mainly to the north. The majority of this area is currently paved with the remaining area planted. The foundations (probably strips) have the potential to truncate any potentially surviving heritage assets, however, the prospect of this is thought to be low based on the archaeological and historical evidence.

Therefore, the significance of finding buried heritage assets based on the proposed house is low.

## 7.0 CONCLUSIONS AND RECOMMENDATIONS

A planning application is to be submitted for the redevelopment of the site to include demolition of the existing building and the erection of a 2 storey, 5 bedroom detached house.

A review of the existing information has identified designated and undesignated heritage assets within the study area. Generally, these comprise of: an Archaeological Priority Area; parks and gardens; and archaeological find spots and monuments dating to the prehistoric, Roman, Early Medieval/Dark Age and post-medieval periods.

The significance of these heritage assets ranges from medium to high for the Archaeological Priority Area to low for the heritage assets.

The historic and cartographic evidence shows that the application site has been part of the manor of Barn Elms since at least the 11<sup>th</sup> century. In the 18<sup>th</sup> century the landscaped gardens were laid out with paths, an ornamental lake and ice-house. During the second half of the 20<sup>th</sup> century the application site formed part of the Barn Elms Sports Club Playing Fields.

Paths and gardens are shown on the 19<sup>th</sup> and 20<sup>th</sup> century maps within the application site boundary.

Overall it is considered that the site has a low potential for finding buried heritage assets dating to the prehistoric, Roman and Early Dark Age periods and a moderate potential for medieval and post-medieval periods based on the geological and topographical nature of the study area; previous archaeological investigations in the study area; and the GLHER.

The construction of the current house in 1975 involved the excavation of foundations to c.1.5m (Mrs U Harvey, pers com.). Subsequent levelling and soft and hard landscaping to create the front and rear gardens and paved areas would have reduced the existing levels in these areas of the application site. There is the potential that its construction would have truncated any existing buried heritage assets relating to its use during the latter part of the 19<sup>th</sup> century and early part of the 20<sup>th</sup> century.

The proposed house extends the footprint of the current one by c.30m<sup>2</sup> mainly to the north. The majority of this area is currently paved with the remaining area, planted. The foundations (probably strips) have the potential to truncate any potentially surviving heritage assets, however, the prospect of this is thought to be low based on the archaeological and historical evidence.

### *Recommendations*

Due to its nature this assessment cannot confirm the presence and significance of any buried heritage assets within the application site. It is thought that the current house constructed in the 1975 would have truncated any surviving heritage assets relating to the landscaped

grounds laid out in the 18<sup>th</sup> century and that archaeological fieldwork will not be required. However, the final decision rests with the London Borough of Richmond as the local planning authority, taking advice from their nominated archaeological advisors, Historic England.

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<https://britainfromabove.org.uk/image/epw026726> The Ranelagh Club at Barn Elms, 1929 aerial photograph (© Historic England). First accessed 17<sup>th</sup> January 2018.

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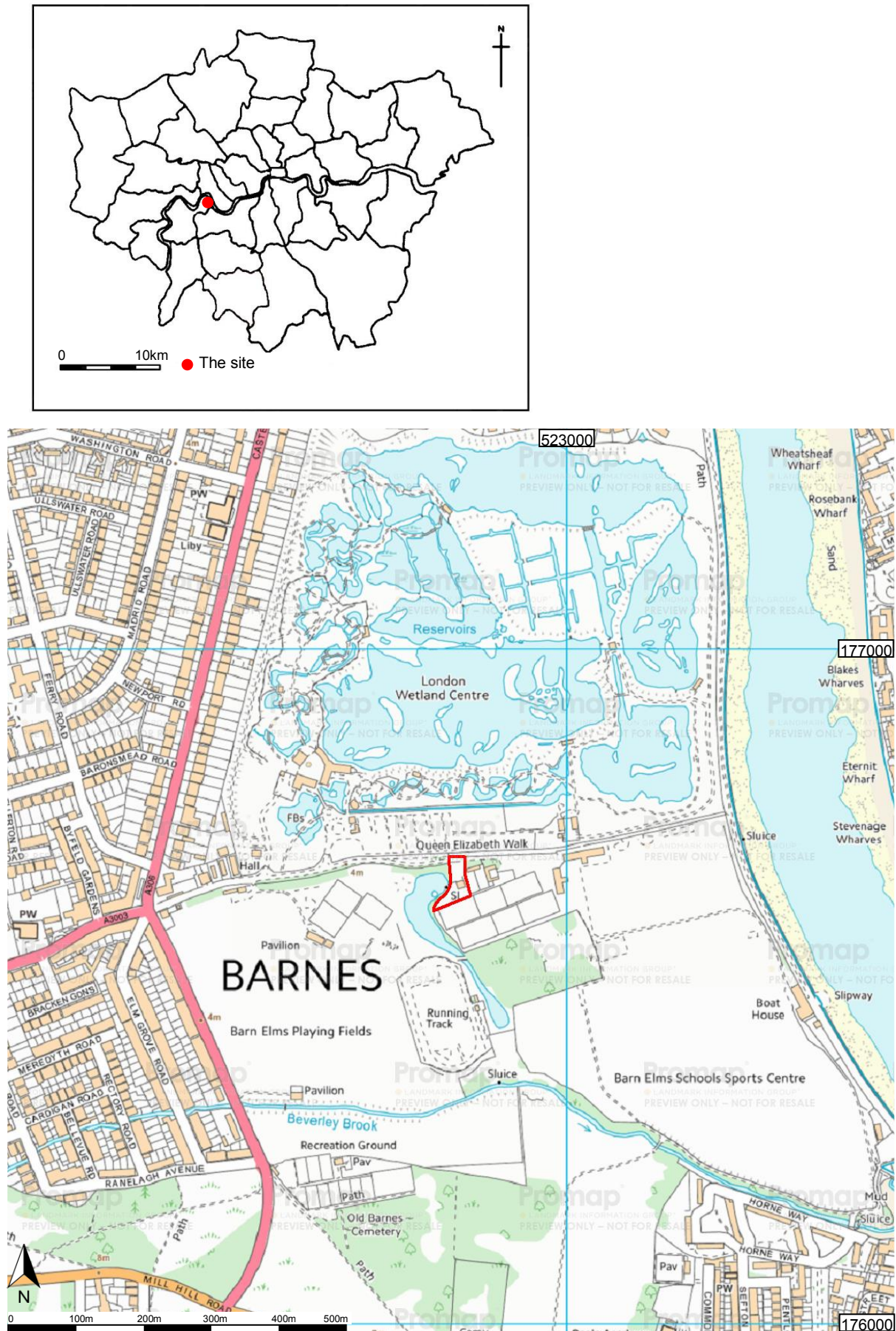
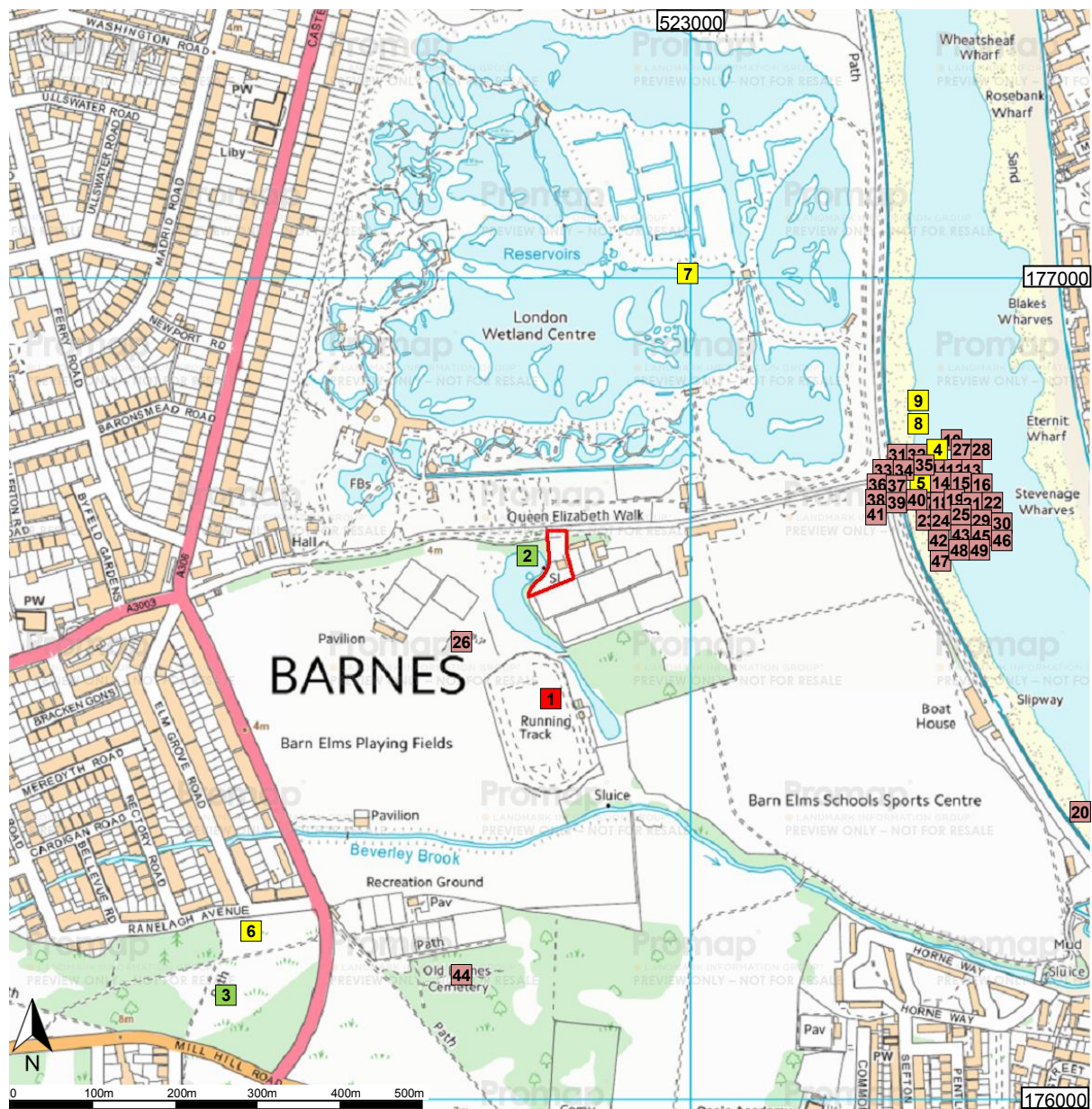


Figure 1. Location plan showing the site outlined red.



Figure 2. Site plan showing the existing and proposed footprints (not to scale)(copyright: Brookes Architects Ltd).



**Key:**






-  Site
-  Archaeological Priority Area, number 1
-  Parks and Gardens, numbers 2 - 3
-  Find spots, numbers 4 - 9
-  Monuments, numbers 10 - 49

Figure 3. Heritage assets held on Historic England’s Historic Environment Record (© Historic England, 2018). Contains Ordnance Survey data © Crown Copyright and database right, 2018. The Dataset contained in this material was obtained on 10<sup>th</sup> January 2018.



No.	HER no.	Address	OS Grid Ref	Period	Heritage Asset	Description
1	DLO33479	Barn Elms	TQ 22575 76500 (centre point)	Prehistoric - Post-Medieval	Archaeological Priority Area	Barn Elms Archaeological Priority Area.
2	MLO102795	Barn Elms Playing Fields, Queen Elizabeth Walk, SW13	TQ 22958 76446	Medieval - Modern	Park & Garden	Barn Elms Playing Fields were acquired for the public in 1949. It was formerly owned by the Archbishop of Canterbury.
3	MLO102791	Barnes Common, SW13	TQ 22301 75860 (centre point)	Medieval - Modern	Park & Garden	Barnes Common has been common land since before 1589. It is mainly woodland, coppice and heathland with some open areas of grass.
4	MLO69873	Thames Foreshore	TQ 23300 76770	Prehistoric	Find spot	Scatter of animal bone, including red deer and aurochs found during a foreshore survey in 1996.
5	MLO108083	Queen Elizabeth Way, SW13	TQ 23260 76740	Early Iron Age	Find spot	An iron age cup was recovered from ballast on the foreshore side of the River Thames.
6	MLO18997	NW of allotments, Barnes Common	TQ 22460 76220	Roman	Find spot	One sherd of Romano British pottery from allotments.
7	MLO18998	Barn Elms	TQ 23000 77000	Early Medieval/Dark Age	Find spot	Saxon bronze buckle plate and iron spearhead.
8	MLO108058	Barn Elms	TQ 23280 76820	Unknown	Find spot	A possible fish trap was found in the foreshore.
9	MLO108060	Barn Elms	TQ 23280 76550	Unknown	Find spot	Six posts in two rows were found on the foreshore.
10	MLO69863	Thames Foreshore	TQ 23320 76640	Prehistoric	Monument	Mixed orange/black/red sandy deposit with shell inclusions found during a foreshore survey in 1996.
11	MLO69864	Thames Foreshore	TQ 23300 76770	Prehistoric	Monument	Deposit of sandy organic clay found during a foreshore survey in 1996.
12	MLO69874	Thames Foreshore	TQ 23300 76770	Prehistoric	Monument	Timbers, possibly the remains of a structure or part of a forest found during a foreshore survey in 1996.
13	MLO69606	Thames Foreshore	TQ 23300 76770	Prehistoric	Monument	Deposit of mid grey silty coarse sand with frequent shell found during a foreshore survey in 1996.
14	MLO69910	Thames Foreshore	TQ 23300 76770	Prehistoric	Monument	Deposit of mottled grey/buff sandy silt with frequent organic and tufa flakes found during a foreshore survey in 1996.
15	MLO69912	Thames Foreshore	TQ 23300 76770	Prehistoric	Monument	Deposit of mottled grey/brown silt with occasional small organics found during a foreshore survey in 1996.
16	MLO69913	Thames Foreshore	TQ 23300 76770	Prehistoric	Monument	Deposit of dark brown silty peat found during a foreshore survey in 1996.
17	MLO69915	Thames Foreshore	TQ 23300 76770	Prehistoric	Monument	Deposit of dark brown organic sand with grey clay lenses and occasional pebbles found during a foreshore survey in 1996.
18	MLO69916	Thames Foreshore	TQ 23300 76770	Prehistoric	Monument	Deposit of light brown sandy gravel found during a foreshore survey in 1996.
19	MLO69926	Thames Foreshore	TQ 23300 76770	Prehistoric	Monument	Deposit of dark brown peat found during a foreshore survey in 1996.
20	MLO14976	Barn Elms Paying Fields	TQ 23510 76330	Iron Age	Monument	Iron Age settlement including quernstones, pottery, bone, flint, pottery, coins, iron etc.
21	MLO69923	Thames Foreshore	TQ 23300 76770	Roman - medieval	Monument	Deposit of grey/green coarse sand found during a foreshore survey in 1996.
22	MLO69924	Thames Foreshore	TQ 23300 76770	Roman - medieval	Monument	Deposit of grey/green silt found during a foreshore survey in 1996.
23	MLO69925	Thames Foreshore	TQ 23300 76770	Roman - medieval	Monument	Deposit of grey/green coarse sand found during a foreshore survey in 1996.
24	MLO69927	Thames Foreshore	TQ 23300 76770	Roman- medieval	Monument	Deposit of grey/green clay found during a foreshore survey in 1996.
25	MLO69928	Thames Foreshore	TQ 23300 76770	Roman- medieval	Monument	Deposit of dark grey coarse sand with moderate organic flecks and occasional pebbles found during a foreshore survey in 1996.

26	MLO19032	Barn Elms	TQ 22600 76500	Medieval	Monument	Documentary evidence suggests a moated site having existed at Barn Elms.
27	MLO69862	Thames Foreshore	TQ 23320 76620	Medieval	Monument	Timber fish trap consisting of two parallel lines of stakes, one with four stakes and one with two were found during a foreshore survey in 1996.
28	MLO66276	Barn Elms	TQ 23320 76620	Medieval - post-medieval	Monument	Two parallel lines of posts, one of four the other of three. Round wood stakes c.10-14 cm diameter found during a foreshore survey in 1996. Interpreted as a fish trap.
29	MLO69885	Thames Foreshore	TQ 23300 76770	Post-medieval	Monument	Railings at Harrods Depository found during a foreshore survey in 1996.
30	MLO69886	Thames Foreshore	TQ 23300 76770	Post-medieval	Monument	Gates at Harrods Depository found during a foreshore survey in 1996.
31	MLO69888	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Mixed sand gravel foreshore or bank deposit revealed in a machine-cut section during a survey in 1996.
32	MLO69889	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Brown buff foreshore or bank deposit revealed in a machine-cut section during a survey in 1996.
33	MLO69890	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Gravel foreshore or bank deposit revealed in a machine-cut section during a survey in 1996.
34	MLO69891	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Dark blue-grey clay foreshore or bank deposit revealed in a machine-cut section during a survey in 1996.
35	MLO69892	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Dirty yellow-brown gravel with sand foreshore or bank deposit revealed in a machine-cut section during a survey in 1996.
36	MLO69894	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Dirty yellow-brown gravel with sand foreshore or bank deposit revealed in a machine-cut section during a survey in 1996.
37	MLO69895	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Orange sand with orange gravel, brown clayey lenses and possible brick flecks foreshore or bank deposit revealed in a machine-cut section during a survey in 1996.
38	MLO69897	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Blue/green clay with occasional organic flecks foreshore or bank deposit revealed in a machine-cut section during a survey in 1996.
39	MLO69898	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Foreshore or bank deposit revealed in a machine-cut section during a survey in 1996.
40	MLO69899	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Lenses of fine yellow sand foreshore or bank deposit revealed in a machine-cut section during a survey in 1996.
41	MLO69900	Thames Foreshore	TQ 23240 76640	Post-medieval	Monument	Timber structure, possibly a river management feature, river front defence of bank consolidation found during a foreshore survey in 1996.
42	MLO69918	Thames Foreshore	TQ 23300 76770	Post-medieval	Monument	Deposit of rounded flint gravel (<40mm) in dark grey/black coarse sand found during a foreshore survey in 1996.
43	MLO69922	Thames Foreshore	TQ 23300 76770	Post-medieval	Monument	Deposit of dark grey/black sand with pebble (<30mm) found during a foreshore survey in 1996.
44	MLO69127	Old Barnes Cemetery, Rocks Lane/Mill Hill Road, SW13	TQ 22723 76145	Post-medieval – modern	Monument	Old Barnes Cemetery was in use between 1854 and 1954 and is now overgrown. The chapel, lodge and railings were demolished after Richmond Council took over the cemetery in 1966.
45	MLO66277	Barn Elms	TQ 23300 76770	Unknown	Monument	A peaty, silty clay deposit with frequent organic and molluscan remains found during a foreshore survey in 1995.
46	MLO66278	Barn Elms	TQ 23300 76770	Unknown	Monument	Numerous of timbers were recorded during a foreshore survey in 1995 which appeared to have been enveloped by a peaty deposit
47	MLO66280	Barn Elms	TQ 23300 76770	Unknown	Monument	A scatter of horizontal and vertical timbers exposed over an area of c.2.5 x 11m were recorded during a foreshore survey in 1995.

48	MLO69903	Barn Elms	TQ 23300 76770	Unknown	Monument	Degradation, scour by temporary outfall was recorded during a foreshore survey in 1995.
49	MLO69905	Barn Elms	TQ 23300 76770	Unknown	Monument	Degradation, scour by temporary outfall was recorded during a foreshore survey in 1995.

Table 3. Heritage assets held on English Heritage's Historic Environment Record (© Historic England, 2018). Contains Ordnance Survey data © Crown copyright and database right, 2018. The Dataset contained in this material was obtained on 10<sup>th</sup> January 2018.



Figure 4. Christopher Saxton's map of Kent, Surrey, Sussex and Middlesex, 1579 (not to scale).



Figure 5. Van den Keere's Map of Surrey, 1605 (not to scale).

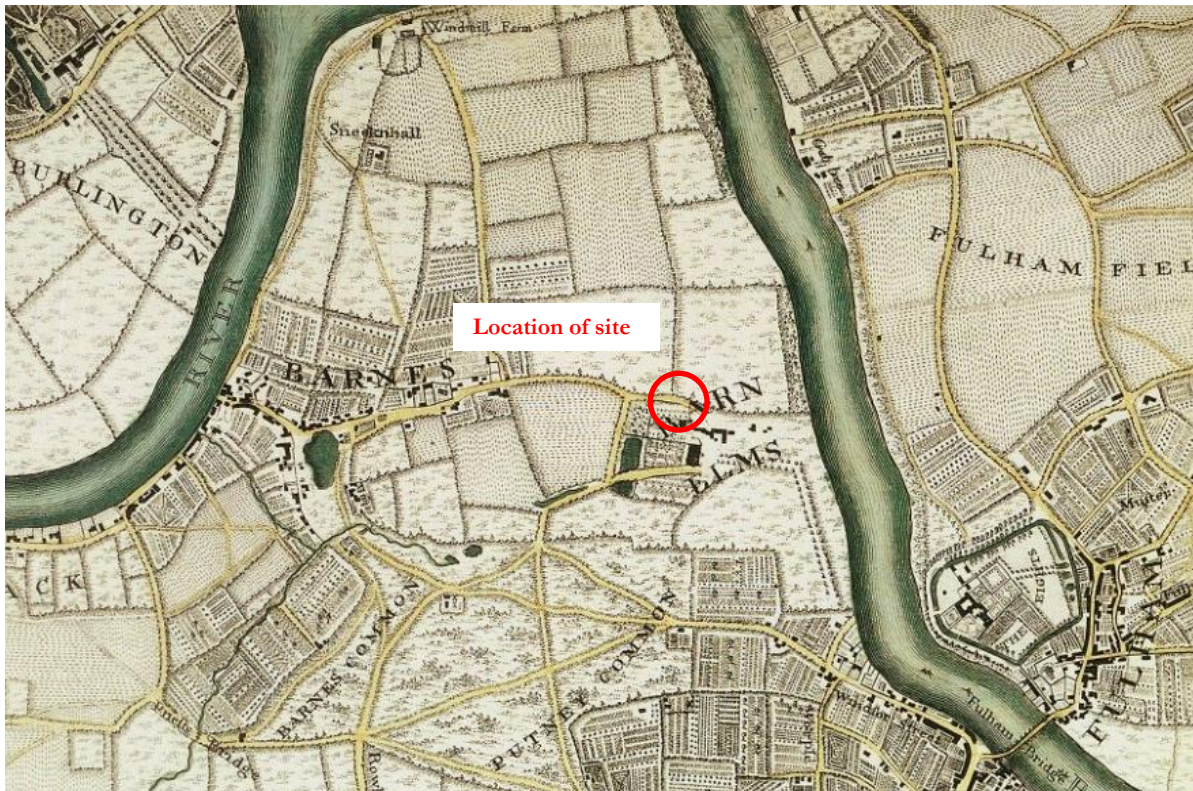


Figure 6. John Roques's Exact Survey of the Cities of London, Westminster, ye Borough of Southwark and the Country near Ten Miles round, 1746 (not to scale).



Figure 7. Barnes Tithe Map, 1837.

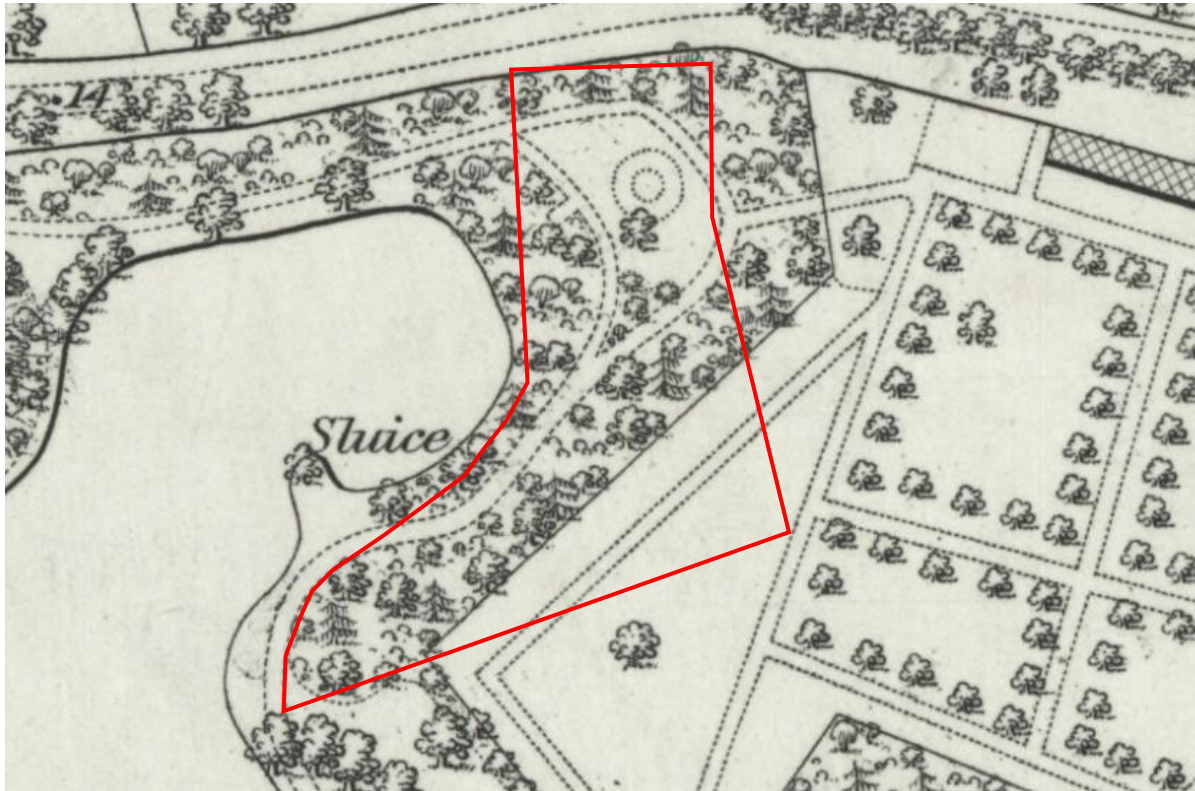


Figure 8. OS Map, 25 inches to 1 mile, 1870 (not to scale).

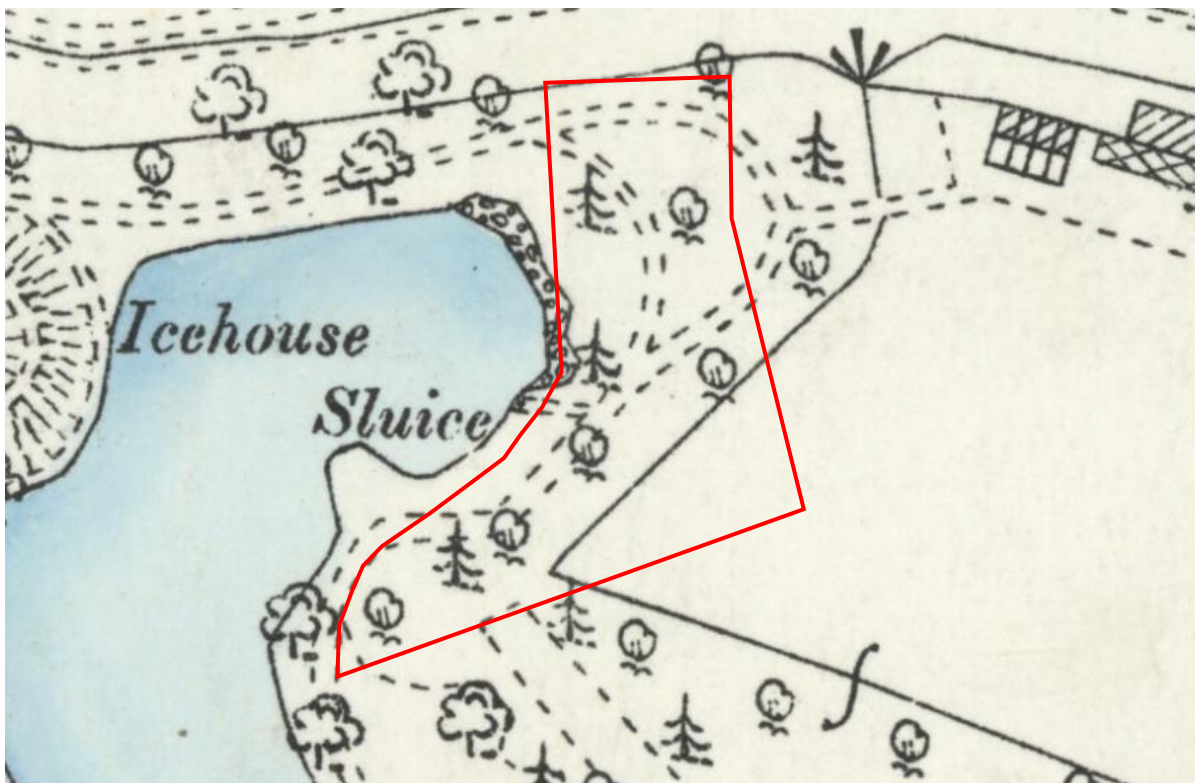


Figure 9. OS Map, 25 inches to 1 mile, 1897 (not to scale).

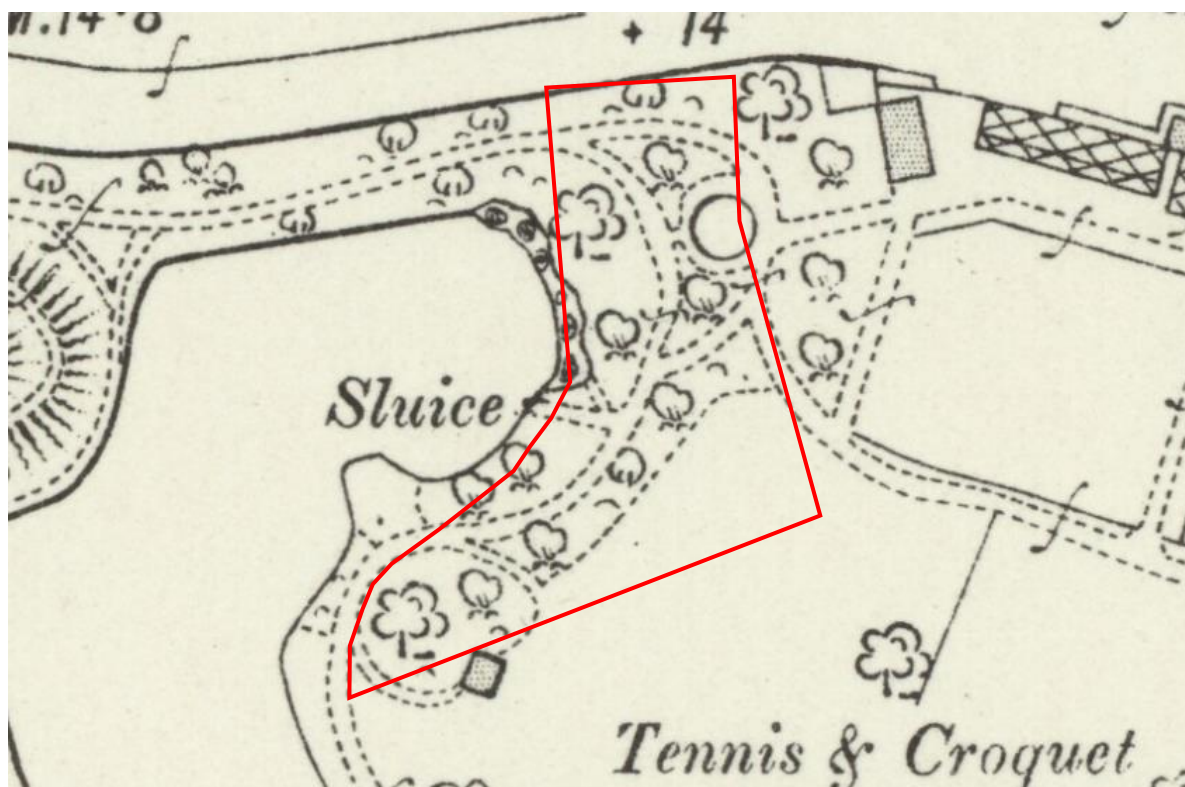


Figure 10. OS Map, 25 inches to 1 mile, 1913 (not to scale).

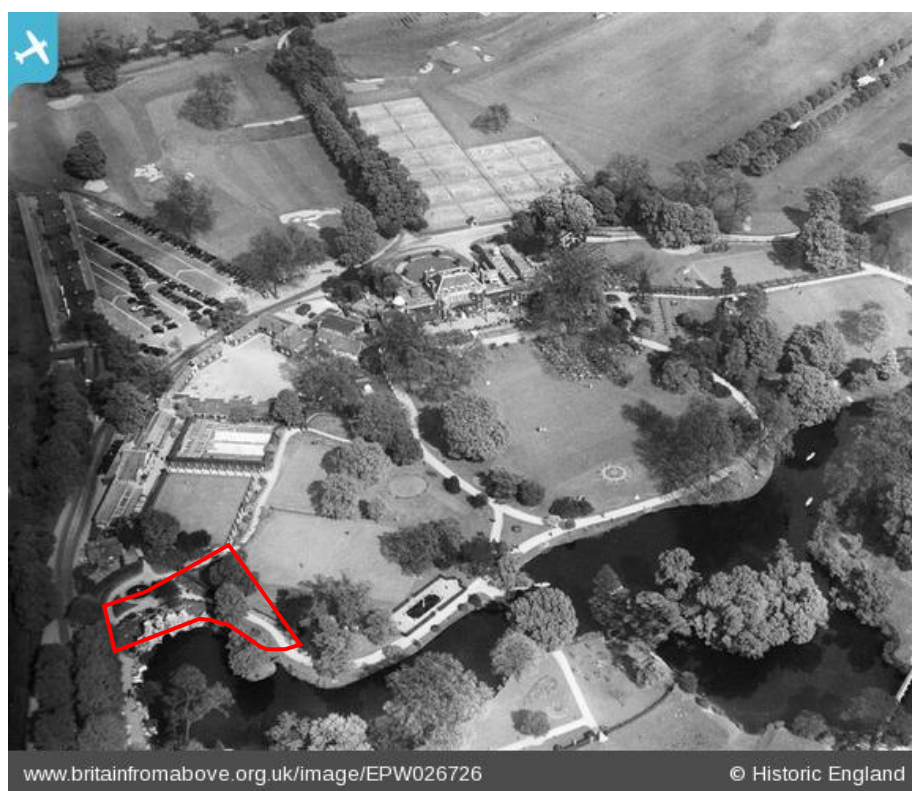


Figure 11. The Ranelagh Club at Barn Elms, Barnes, 1929 (© Historic England).

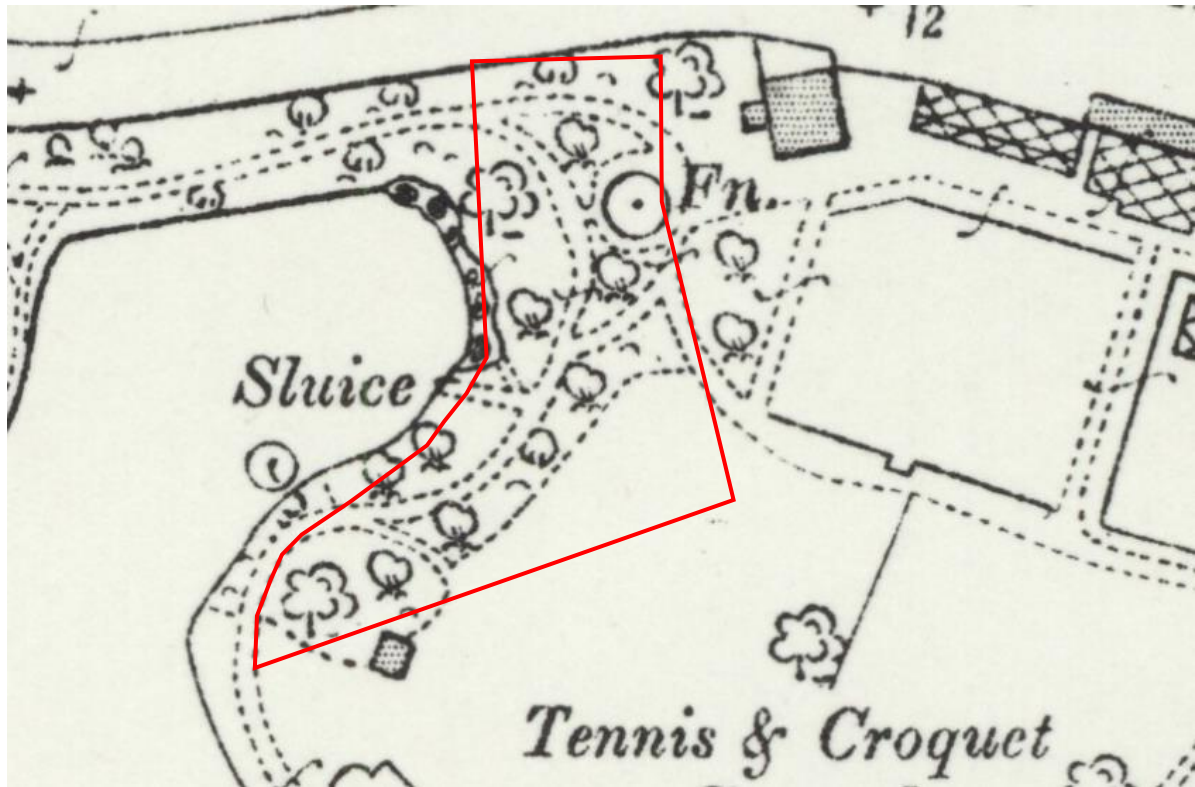


Figure 12. OS Map, 25 inches to 1 mile, 1936 (not to scale).

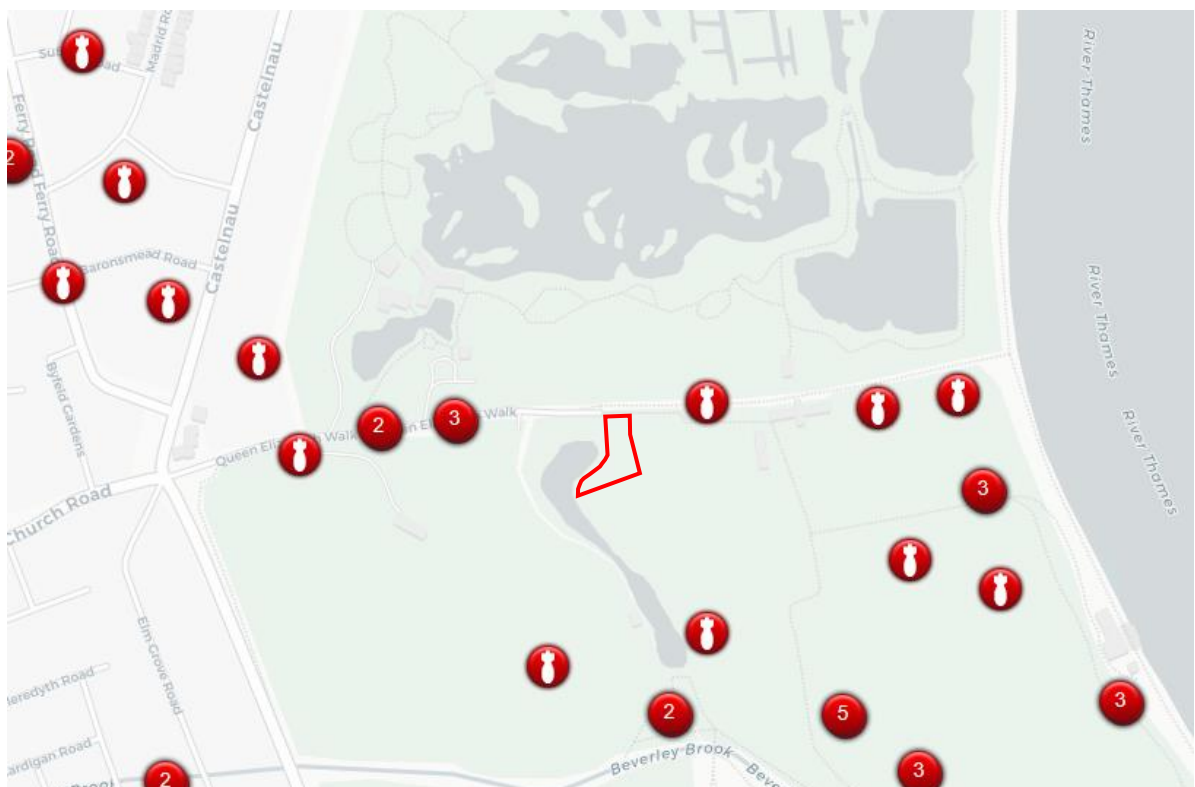


Figure 13. Bomb Damage Map, 1940-41.



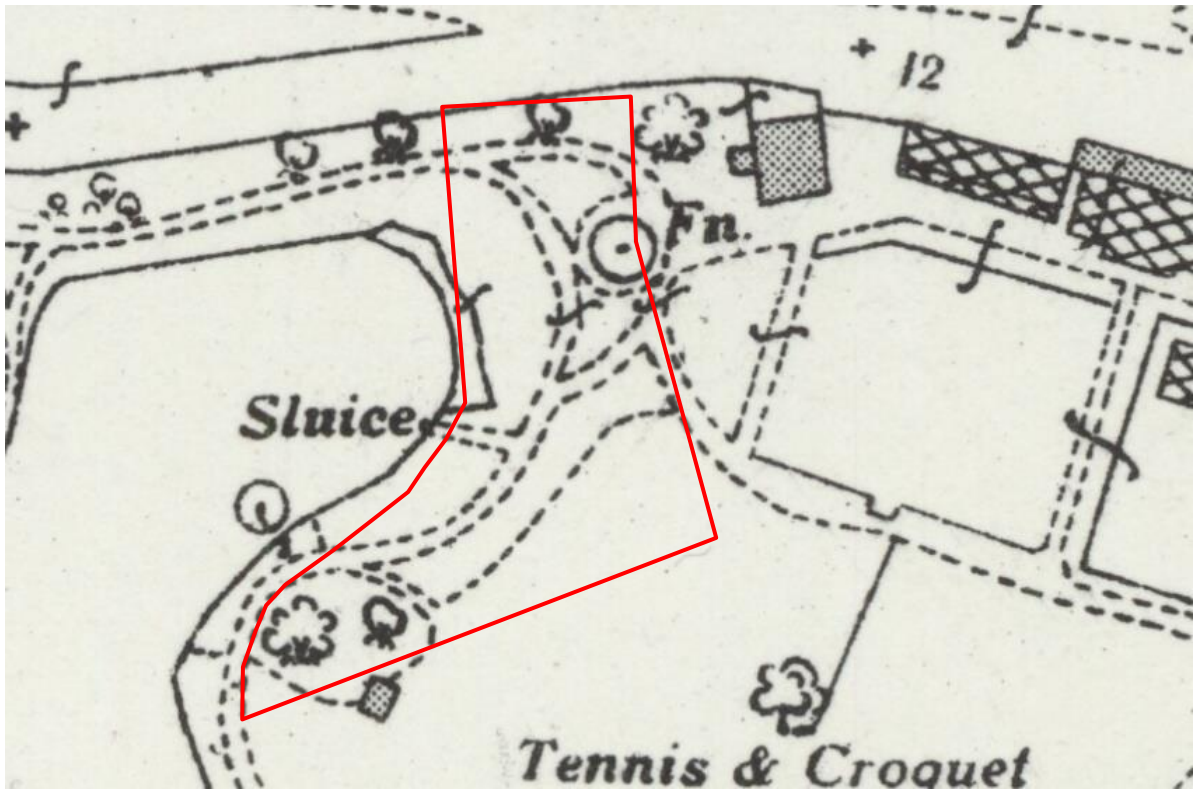


Figure 14. OS Map, 25 inches to 1 mile, 1947 (not to scale).

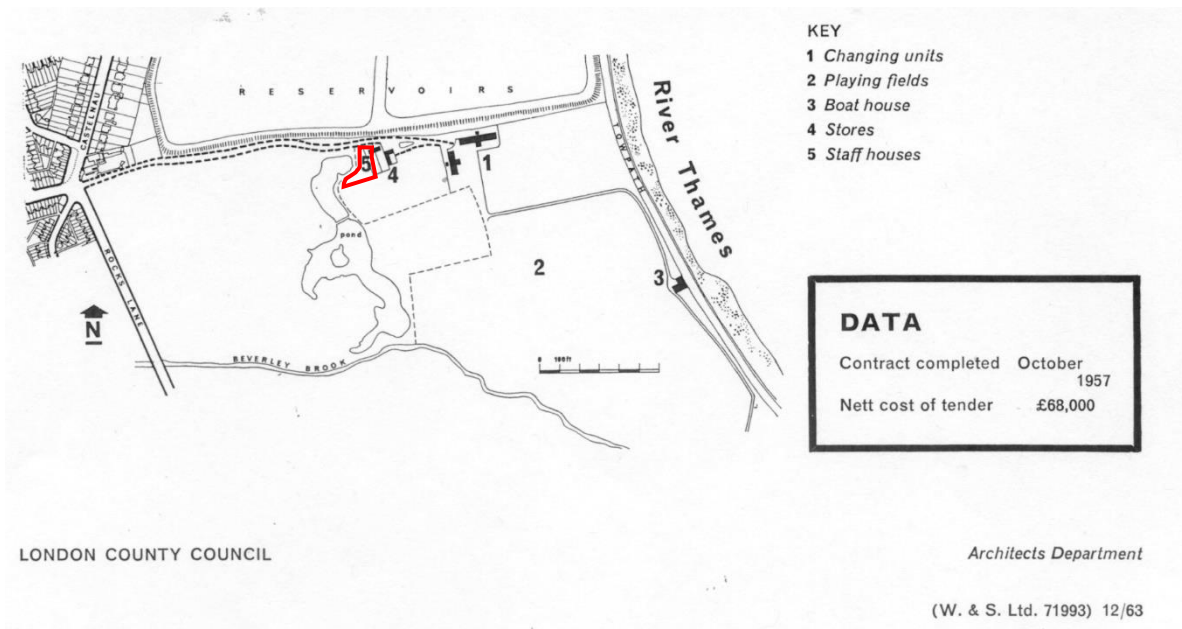


Figure 15. London County Council Barn Elms School Sports Centre, 1957.

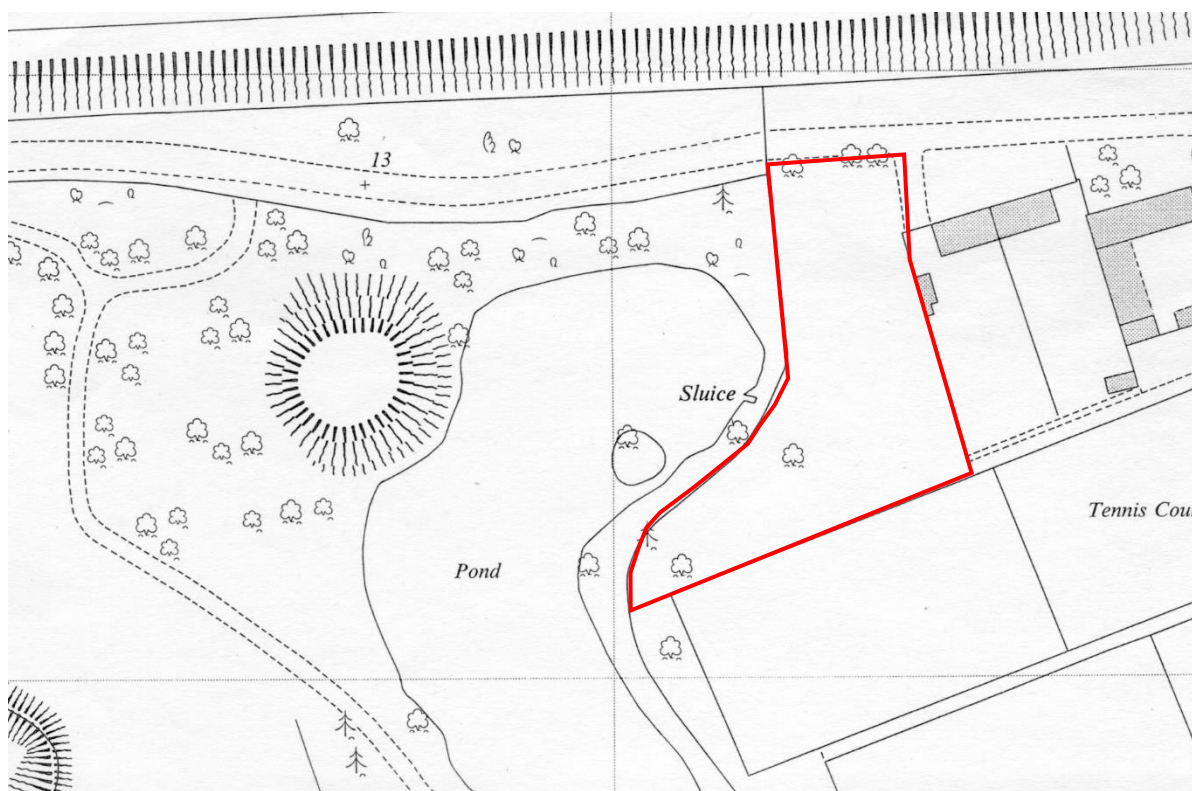


Figure 16. OS Map, 1:1250, 1964 (not to scale).

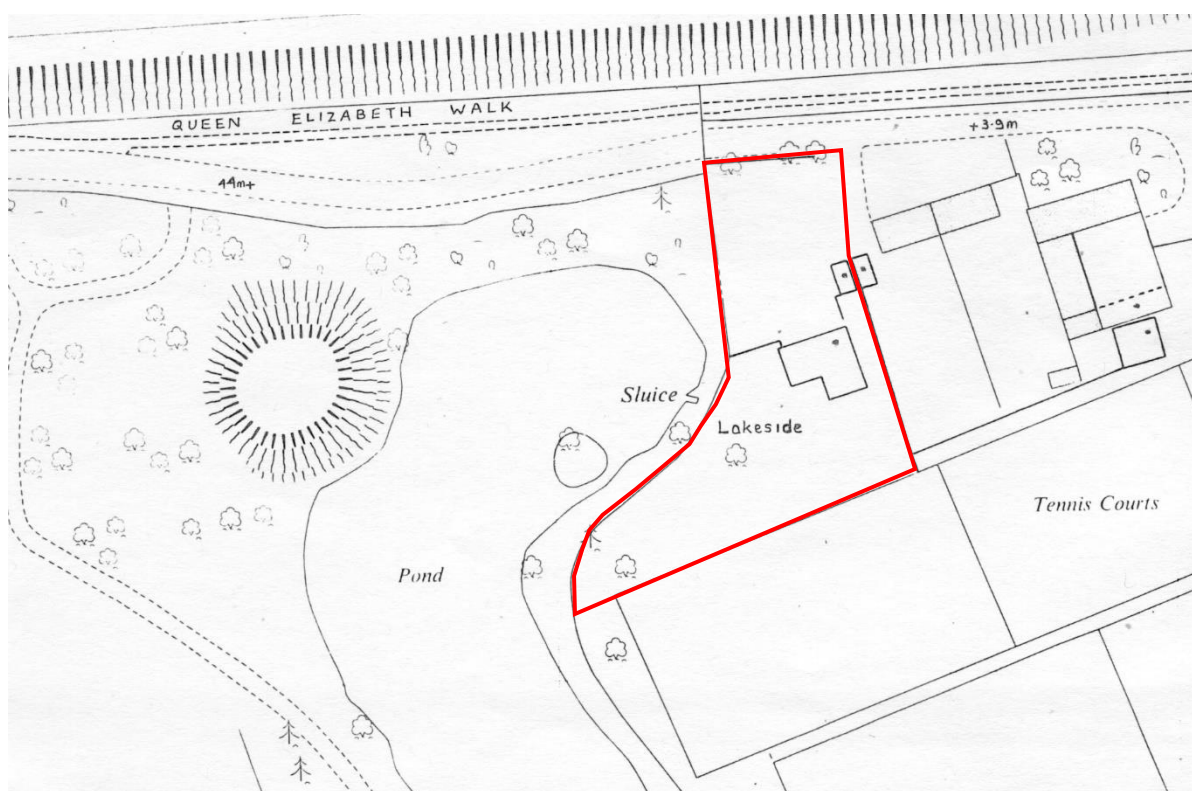


Figure 17. OS Map, 1:1250, 1985 (not to scale).



Figure 18. Google Earth Map, 2018.



Plate 1. View of the site looking north east from south west corner.



Plate 2. View of rear of the site looking south west from centre.



Plate 3. View of rear of the site looking south east from centre.



Plate 4. View of the ornamental lake, sluice and ice house looking west from centre.