

Ancaster House, Richmond Hill: An Archaeological Watching Brief Report

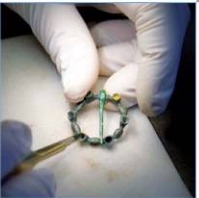
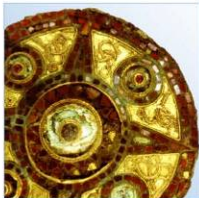
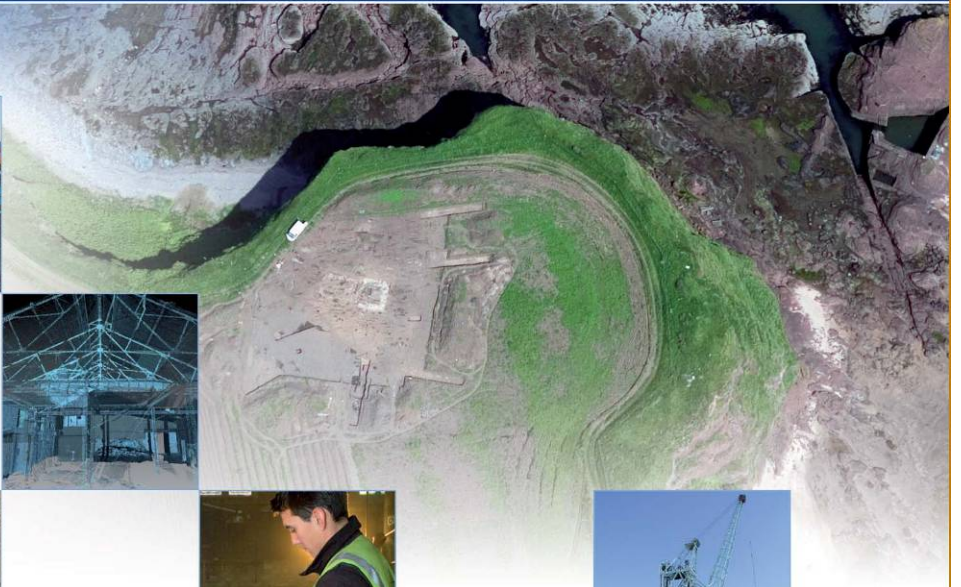
Planning Application No: 14/3662/FUL

National Grid Reference Number: TQ 1849 7377

AOC Project No: 33106

Site Code: AAR15

Date: February 2017



ARCHAEOLOGY

HERITAGE

CONSERVATION

Ancaster House, Richmond Hill, Richmond-upon-Thames: An Archaeological Watching Brief Report

On Behalf of:	CgMs Consultancy 140 London Wall London EC2Y 5DN
National Grid Reference (NGR):	TQ 1849 7377
AOC Project No:	33106
Date of Fieldwork:	January – August 2016
Prepared by:	Helen MacQuarrie
Illustration by:	Andrej Celovsky
Date:	February 2017

This document has been prepared in accordance with AOC standard operating procedures.

Author: Helen MacQuarrie	Date: February 2017
Approved by: Catherine Edwards	Date: February 2017
Draft/Final Report Stage: Draft	Date: February 2017

Enquiries to: AOC Archaeology Group
Unit 7
St Margarets Business Centre
Moor Mead Road
Twickenham
TW1 1JS

Tel. 020 8843 7380
Fax. 020 8892 0549
e-mail. london@aocarchaeology.com



www.aocarchaeology.com

Contents

	Page
1 Introduction.....	2
2 Planning Background	2
3 Geology and Topography	3
4 Archaeological and Historical Background	3
5 Aims of the Investigation	5
6 Methodology.....	5
7 Results	6
8 Finds.....	9
9 Conclusion.....	9
10 Publication and Archive Deposition	9
11 Bibliography.....	10
Appendix A – Context Register	15
Appendix B – OASIS Form.....	16

List of Illustrations

Figure 1 - Site Location

Figure 2 - Detailed Site Location Plan and Sample Section

List of Plates

Plate 1: General shot of excavation area to north-west of Ancaster House, looking south-east

Plate 2: General shot of excavation area, looking south

Plate 3: Garden Wall [1005], looking north

Plate 4: Plan and elevations of the Pinery at Richmond (Taylor J, 1823)

Plate 5: 1884 Ordnance Survey (reproduced in KM Heritage 2014)

Plate 6: Brick and concrete well and associated plaque on wall [1006], looking north-west

Non-Technical Summary

An archaeological watching brief was undertaken by AOC Archaeology Group, on behalf of CgMS Consulting between January and August 2016 at Ancaster House, Richmond Hill, London Borough of Richmond upon Thames (NGR TQ 1849 7377).

The watching brief required the monitoring of groundworks associated with the redevelopment of the Grade II listed Ancaster House. The watching brief focussed on works external to the house, primarily relating to ground reduction in the east and northeast of the site where former garden walls have been identified during previous evaluation works.

The watching brief successfully characterised both the stratigraphic sequence and the archaeological potential of the site. The archaeological investigation identified and recorded two features, a garden wall [1005] and a brick and concrete well [1006], both associated with the hot house / pinery which occupied the northern part of the site in the 18th and 19th century. A single course of the external wall was recorded in addition to a brick and concrete well which most likely formed part of the water management / flue system for the hot house.

1 Introduction

1.1 Site Location

- 1.1.1 This document details the results of an archaeological watching brief at Ancaster House, Richmond Hill, Richmond-upon-Thames, London; NGR TQ 1849 7377 (Figure 1).
- 1.1.2 The scheme involves the redevelopment of the existing building, Ancaster House, and surrounding lawn area with trees and gardens to the rear and vehicular access to the rear.
- 1.1.3 The watching brief required the monitoring of groundworks associated with the redevelopment of the Grade II listed Ancaster House. The Watching Brief focussed on works external to the house, primarily relating to ground reduction in the east and northeast of the site where former garden walls have been identified during previous evaluation works.

2 Planning Background

- 2.1 The local planning authority is Richmond-Upon-Thames Borough Council. Archaeological advice to the council is provided by Laura O'Gorman of the Greater London Archaeological Advisory Service (GLAAS), Historic England.
- 2.2 The archaeological potential of the site primarily derives from the presence within the site of the 18th century Grade II listed Ancaster House.
- 2.3 The archaeological investigation is being undertaken in line with a proposed condition associated with planning reference 14/3662/FUL which states:

A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

- 2.4 Following the application being granted a Written Scheme of Investigation (WSI) was produced by CgMs for an archaeological evaluation (CgMs 2014) which was completed by AOC Archaeology in October 2015 (AOC 2015).

2.5 A watching brief was required on subsequent groundworks associated with the proposed development. As such a Written Scheme of Investigation (WSI) was produced by CgMs for an archaeological watching brief (CgMs 2015) which was by Gillian King, the Greater London Archaeological Advisor to the London Borough of Richmond upon Thames at that time. The scope of the WSI were designed in accordance with current best archaeological practice and local and national standards and guidelines:

- Department for Communities and Local Government – National Planning Policy Framework (NPPF) (DCLG 2012).
- Historic England – Management of Archaeological Projects (EH 1991).
- Chartered Institute for Archaeologists – Guidance (2014a & b) and Code of Conduct (CIfA 2014c).

3 Geology and Topography

3.1 The British Geological Survey (BGS 2015) shows the site to consist of a solid geology of London Clay. No superficial deposits are recorded.

3.2 The site lies on roughly level ground at a height of c47m Above Ordnance Datum (AOD)

4 Archaeological and Historical Background

The following background is taken from the CgMs WSI (2015). The Greater London Environment Record (GLHER) contains the following relevant records within a 1km radius of the proposed development.

4.1 The Prehistoric Periods (Palaeolithic c. 500,000 – 10000 BC; Mesolithic c. 10000 to 4000 BC; Neolithic c. 4000-2200 BC; Bronze Age c. 2200-700 BC and Iron Age c. 700 BC - AD 43)

4.1.1 A number of isolated prehistoric finds have been recovered from the study area during the course of the 19th and 20th century. The majority of these finds are of poor provenance. The earliest artefacts recovered are associated with the Palaeolithic period, consisting of two individual artefacts, recovered approximately 250m north of the site (020867/00/00, TQ 1850 7400; 020840/00/00, TQ 184 744) and a single Palaeolithic flint 759m to the south (020844/00/00, TQ 1826 7290).

4.1.2 An isolated Mesolithic axe (020881/00/00, TQ 1750 7340) was recovered in proximity to the River Thames to the southwest of the site, in addition to a microlith shouldered point (02856/00/00, TQ 1900 7300).

4.1.3 Several casual finds involving Neolithic axeheads and worked flint have occurred throughout the study area (020965/00/00, TQ 180 740; 100253/00/00, TQ 1770 7350; 030084/00/00, TQ 182 732; 020926/00/00, TQ 1800 7300; 020956/00/00, TQ 1826 7290), the closest of which was found c500m south of the site.

4.1.4 Multiple Bronze Age spearheads have been recovered in close proximity to the River Thames to the southwest (100242/00/00, TQ 1780 7360; 100254/00/00, TQ 1770 7350), in addition to a Bronze Age palstave found c500m to the northwest (021016/00/00, TQ 1820 7420) and an alleged flanged axe from Richmond Park (021017/00/00, TQ 1900 7300).

4.1.5 Three possible Bronze Age barrows are thought to have been formerly located in Richmond Park c500m to the southeast of the site (021082/00/00, TQ 1908 7344; 021108/00/00, TQ 1900 7340; 021109/00/00, TQ 1860 7320). Antiquarian excavations during the 19th century are reported to have

recovered multiple inhumations from two of the barrow mounds (021082/01/00, TQ 1908 7344; 021104/00/00, TQ 1860 7320).

- 4.1.6 Small assemblages of residual prehistoric worked flint have been recovered from four widely distributed locations within the study area (021926/00/00, TQ 1804 7447; 021680/00/00, TQ 1770 7380; 021060/00/00, TQ 1800 7300; 21071/00/00, TQ 1900 7300).

4.2 The Roman Period (AD 43 – AD 410)

- 4.2.1 There is no evidence of Roman finds or features within the locality.

4.3 The Early Medieval (Saxon) Period (AD 410-1066)

- 4.3.1 No evidence of early medieval occupation within the locality is recorded in the GLHER.

4.4 The Medieval Period (AD 1066-1550)

- 4.4.1 In the Middle Ages the whole area surrounding what became Richmond Terrace was common land in the royal manor. This part of Richmond Hill, which is known as Hill Common, was renowned for its commanding views over the Thames as early as the mid-17th century.

- 4.4.2 This site is located adjacent to Richmond Park. The Grade I listed Register Park and Garden originated prior to the 15th century as a royal deer park, and was imparked by Charles I and improved by subsequent monarchs. The park has been a public open space since the mid 19th century (MLO101339, TQ 20 73)

- 4.4.3 Two possible medieval strip lynchets have been observed on the gradient of Richmond Hill approximately 75m northwest of the site (MLO20017, TQ 183 738).

- 4.4.4 The settlement of Petersham, c500m southwest of the site, is considered to have been established during the medieval period (025357/00/00, TQ 1806 7330).

- 4.4.5 Residual medieval pottery is recorded as deriving from two archaeological investigations in the study area, with one assemblage deriving from the Cambridge Park area on the western side of the river (021681/00/00, TQ 1770 7380) and Lancaster Park to the north (021927/00/00, TQ 1804 7447).

4.5 The Post-Medieval Period (AD 1550-1900)

- 4.5.1 By the mid-18th century the site was occupied by a small house and tavern called the Duke's Head. These buildings were subsequently demolished to facilitate the construction of Ancaster House (KM Heritage 2014).

- 4.5.2 Ancaster House is a Grade II Building constructed in c1772. The house is three storeys with later additions, constructed from brown brick. External features include a pedimented porch on the garden front, two bay windows on the opposite front, and square sashed windows with retained glazing bars (1250038, TQ 18493 73759).

- 4.5.3 During the early history of the building it is reputed that the grounds were laid out by Lancelot (Capability) Brown. The original extent of the grounds is unclear, but it is documented that the grounds were extended in 1793. Later sales drawings show that the grounds extending to the northeast where the adjacent properties of Ancaster Lodge, Laurel House and The Elm House are now located. One of the main features of the garden was a large glasshouse and pinery. The early Ordnance Survey map series locates the pinery as straddling, and in line with, the current northern site boundary, with the southwest elevation of the pinery fronting onto Queens Road in the area of the existing site entrance (KM Heritage 2014). The southern limit of the pinery appears to extend into the site by 5m to 10m. A review of the historic Ordnance Survey map series indicates that demolition

of the pinery did not occur until the mid-20th century, at which point the grounds were subdivided to facilitate the construction of the domestic properties to the northeast of the site. Other than pathways circumnavigating Ancaster House and following the boundary of the property, the historic map sequence does not depict any other features of interest within the grounds.

- 4.5.4 Immediately to the northwest of Richmond Terrace Walk is the Buccleuch Gardens (MLO101071, TQ 18122 74072) a Grade II listed Registered Park & Garden open to the public in the 19th century. Petersham Meadows (MLO103228, TQ 18032 73646), adjacent to the river, was subsequently incorporated into the park in 1902.
- 4.5.5 The Grade II* listed Registered Park & Garden of Richmond Terrace Walk is located c100m to the northwest. The public park was laid out in c1700 and used as a promenade and viewpoint and much celebrated in literature and art from the 17th century onwards (MLO101073, TQ 182 739).
- 4.5.6 Interim results from an ongoing programme of archaeological monitoring at the Royal Star and Garter on the opposite side of Richmond Hill road from the site, has recorded the presence of 18th or 19th century brickwork representing elements of a possible brick cellar in one of the geotechnical trial holes excavated. Only natural deposits have been recorded elsewhere (AOC 2014).

4.6 Previous Archaeological Investigation

- 4.6.1 In October 2015 an archaeological evaluation consisting of five trial trenches was undertaken at the site of Ancaster House. The evaluation identified a series of truncated walls on different alignments in four of the five evaluation trenches dated to the 18th and 19th century, interpreted as the remains of garden features associated with the house (AOC 2015).

5 Aims of the Investigation

- 5.1 The aims of the investigation were:
- To record and excavate any features encountered during the course of the groundworks, and determine the character, quality and date of each feature or group of features.
 - Within these parameters, the evaluation of this site should address the following objectives:
 - 1) To determine the presence of any activity pre-dating the construction of Ancaster House in the 18th century.
 - 2) To establish the presence of features contemporary with the construction and use of Ancaster House.
 - 3) Establish the likely impact of past land use and development.

6 Methodology

- 6.1 A written scheme of investigation prepared by CgMs (CgMs 2015) defined the site procedures for the archaeological evaluation. All work was carried out in accordance with local and national guidelines (ClfA 2014a & b and HE 2015a-c).
- 6.2 A unique site code for the project (**AAR15**) was assigned by LAARC to the project and was used as the site identifier.
- 6.3 The watching brief required the monitoring of groundworks associated with the redevelopment of the Grade II listed Ancaster House. The Watching Brief focused on works external to the house, primarily relating to ground reduction in the east and northeast of the site where former garden walls have been identified.

- 6.4 The watching brief was conducted by Charles Enright, Andy Tynan and Les Capon under the overall management of Catherine Edwards, Project Manager. The site was monitored by Gillian King and Laura O’Gorman of GLAAS.

7 Results

Context No	Thickness (m)	Height of Deposit (mOD)	Description/Interpretation
1001	0.15m	44.30m	Topsoil: dark brown loam
1002	0.21m	44.15m	Subsoil: Mid brown silt sand
1003	0.40m	43.94m	Made ground: compacted gravels and brick rubble, interpreted as demolition debris and hardcore.
1004	0.40m	43.54m	Made ground: redeposited natural orange brown clay gravel
1007	1.40m	43.14m	Natural: light orange brown clay
1008	1.60m	41.74m	Natural: light orange brown clayey gravel
1009	N.F.E.	40.14m+	Natural: Blueish orange sand

Table of the stratigraphic sequence

- 7.1 All areas of reduction were monitored including a large sub-triangular parcel of land to the north of Ancaster House and a further parcel of land to the west. The earliest deposits recorded on site were a sequence of naturally lain deposits recorded as (1009), (1008) and (1007). These deposits were recorded at various depths, dependant on the level of overburden, as well as impacted from previous activity. The depths of between 1.03m and 2.56m below ground level (Plate 1 & 2).
- 7.2 Overlaying the natural clay across the whole site were a series of made ground deposits. The lower made ground deposits were interpreted as redeposited natural material (1004). No material culture was observed with this deposit. The upper made ground deposits were generally compacted gravels and brick rubble, interpreted as demolition debris and hardcore (1003). No material culture pre-dating the 19th century was recovered from this deposit.



Plate 1: General shot of excavation area to north-west of Ancaster House, looking south-east



Plate 2: General shot of excavation area, looking south

- 7.3 Two archaeological features were identified during the course of the watching brief. A 10.00m section of red brick wall [1005] was recorded to the north of Ancaster House (Plate 3), parallel to the northern boundary wall. The wall was located approximately 0.80m bgs (43.50mOD) and survived as a single course of brickwork. The wall turned north-east at the eastern end of the wall. The brickwork was cut into the natural clay (1007) and overlain by made ground (1003). The bricks were laid both header and stretcher and measured 250mm x 70mm x 90mm. The dimensions of the bricks suggest a date of 1800 or later. The location of this wall corresponds with the eastern end of the pinery, which was extended in 1793 and occupied the northern part of the site till the end of the 19th century (Plate 4 and 5).



Plate 3: Garden Wall [1005], looking north

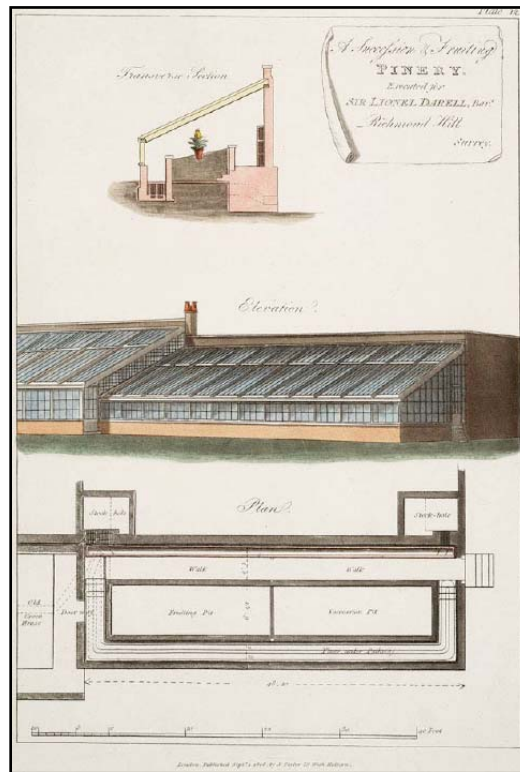


Plate 4: Plan and elevations of the Pinery at Richmond (Taylor J, 1823)

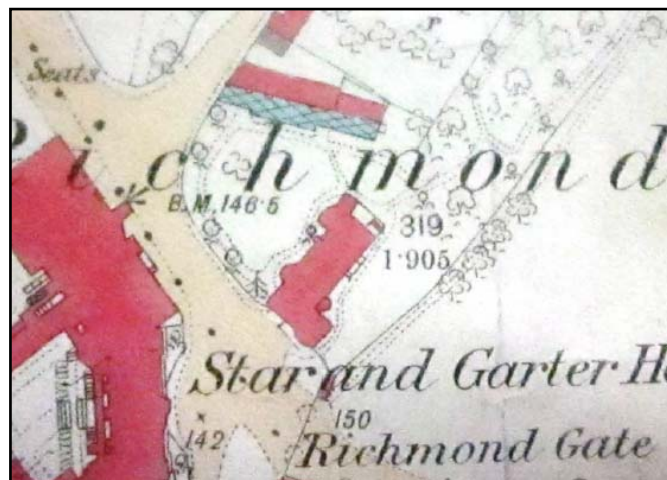


Plate 5: 1884 Ordnance Survey (reproduced in KM Heritage 2014)

- 7.4 The second feature was a brick built well [1006] which was uncovered during the reduction of the ground along the northern boundary wall at approximately 0.65m below ground level (Plate 6). This well had a large 1.60m x 1.15m x 0.21m thick stone slab covering it. The opening was 0.50m in diameter, opening out to approximately 1.70m wide below ground level. The water level was recorded at approximately 1.30m and the base, when probed was 8.00m below the opening of the well. A small, c 0.20m x 0.20m sandstone looking plaque was noted on the adjacent boundary wall which was engraved with 'Well'. Engraving was noted perpendicular to the text which was not as well preserved. It appeared to be the digit '3'. This feature also falls within the limit of the 18th – 19th century pinery and is likely to relate to the water and flue system constructed to manage the exotic plants and flowers grown within the pinery (Plate 4 and 5).



Plate 6: Brick and concrete well and associated plaque on wall [1006], looking north-west

8 Finds

- 8.1 During the course of the watching brief no archaeological finds were identified.

9 Conclusion

- 9.1 The watching brief successfully characterised both the stratigraphic sequence and the archaeological potential of the site. The archaeological investigation identified and recorded two archaeological features, a garden wall [1005] and a brick and concrete well [1006], associated with the hot houses / pinery which occupied the northern part of the site in the 18th and 19th century. Neither of the above walls were recorded in the evaluation. The walls that were recorded in the evaluation were also not observed in any fuller extent in the watching brief suggesting they were truncated.
- 9.2 The pinery was constructed during the ownership of Ancaster House by Sir Lionel Darrell, M.P, a close friend of George III. The grounds of Ancaster House were reportedly extended by Darrell in 1793. He reputedly obtained extra land for greenhouses on the neighbouring Crown estate by mentioning his desire to the King when out riding in Richmond Park. George III allegedly dismounted and drew with a stick on the ground the extra land his friend could have (KM Heritage 2014). The pinery raised exotics like pineapples in hot houses and was so famous was it was illustrated in an early 19th century book on glasshouses (Plate 4). A single course of the external wall [1005] was recorded in addition to a brick and concrete well [1006] which most likely formed part of the water management / flue system for the hothouse, as depicted in the 1823 plan (Plate 4).
- 9.2 In terms of the aims and objectives outlined in the WSI (CgMS 2015), the watching brief successfully recorded features encountered during the course of the groundworks. No features or finds pre-dating the construction of Ancaster House in the 18th century were identified.

10 Publication and Archive Deposition

- 10.1 Due to the nature of the results at this stage of the archaeological investigation, publication is expected to be limited to a summary in the *London Archaeologist* fieldwork round-up and publication via the Archaeological Data Service (ADS) (Appendix C).
- 10.2 The archive will be prepared in accordance with guidelines for the preparation of excavation archives for long-term storage (UKIC 1990) and (Brown & AAF 2007) and deposited with LAARC, Museum of London. The archive will be security copied and a copy deposited with the National Archaeological Record (NAR).

11 Bibliography

AOC Archaeology Group 2015, *Ancaster House, Richmond Hill, Richmond Upon Thames: An Archaeological Evaluation Report*

Brown, D H 2007, *Archaeological Archives; A guide to best practice in creation, compilation, transfer and curation*. Archaeological Archive Forum.

CgMS Consultancy 2015, Written Scheme of Investigation for an Archaeological Watching Brief at Ancaster House, Richmond Hill, Richmond Upon Thames

Chartered Institute for Archaeologists 2014a, *Standards and Guidance and Guidelines for Finds Work*.

Chartered Institute for Archaeologists 2014b, *Standard and Guidance for an Archaeological Watching Brief*.

Chartered Institute for Archaeologists 2014c, *Code of Conduct*.

Department for Communities and Local Government (DCLG) 2012, *National Planning Policy Framework*.

Historic England 2015a, *Management of Archaeological Projects*.

Historic England 2015, *Archaeological Assessment and Evaluation Reports (Guidelines)*.

Historic England 2015, *Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork*. (English Heritage London Region).

Historic England 2015, *Archaeological Guidance Paper 4: Standards and Practices in Archaeological Reports*. (English Heritage London Region).

Historic England 2015, *Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation*.

KM Heritage 2014, *Ancaster House, Richmond Hill, Surrey TW10 6RN: Heritage Appraisal*

Murphy, P L and Wiltshire, P E J 1994, *A guide to sampling archaeological deposits for environmental analysis*.

Museum of London Archaeology Service (1994). *Archaeological Site Manual (3rd ed)*.

Museum of London Archaeology Service (2000). *The Archaeology of Greater London: an assessment of archaeological evidence for human presence in the area now covered by Greater London*. MOLAS: London.

RESCUE & ICON 2001, *First Aid For Finds*. (3rd ed).

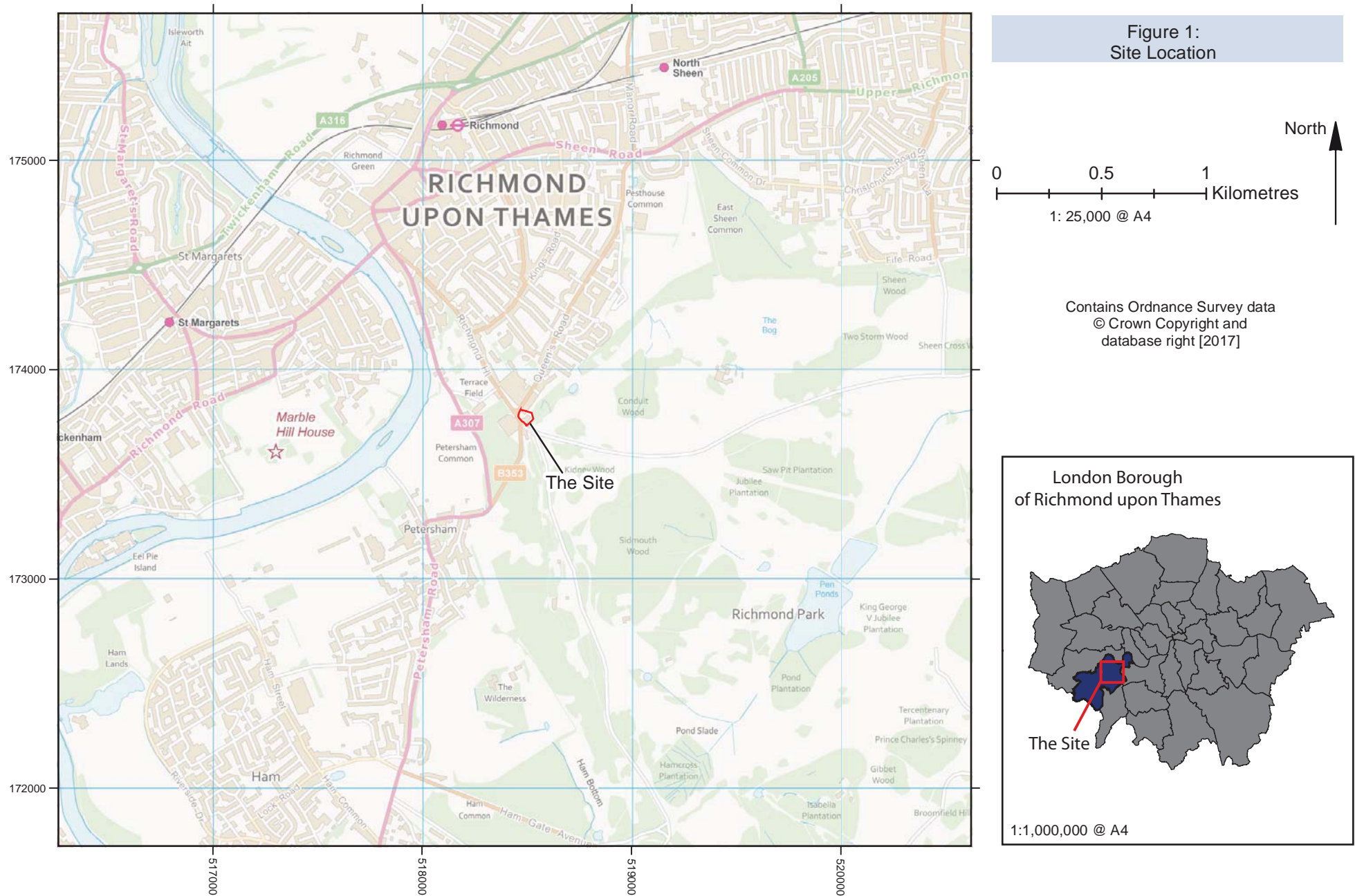
Society of Museum Archaeologists 1993, *Selection, Retention and Dispersal of Archaeological Collections*.

Taylor J 1883, 'A Succession and Fruiting Pinery at Richmond' in Tod, George, *Plans, elevations and sections, of hot-houses, green-houses, an aquarium, conservatories, &c, recently built in different parts of England, for various noblemen and gentlemen: including a hot-house and green-house in Her Late Majesty's gardens at Frogmore* (reproduced in KM Heritage 2014)

United Kingdom Institute for Conservation 1983, *Conservation Guidelines No 2*.

United Kingdom Institute for Conservation 1990, *Guidance for Archaeological Conservation Practice*.

ANCASTER HOUSE, RICHMOND HILL, RICHMOND-UPON-THAMES:
AN ARCHAEOLOGICAL WATCHING BRIEF REPORT



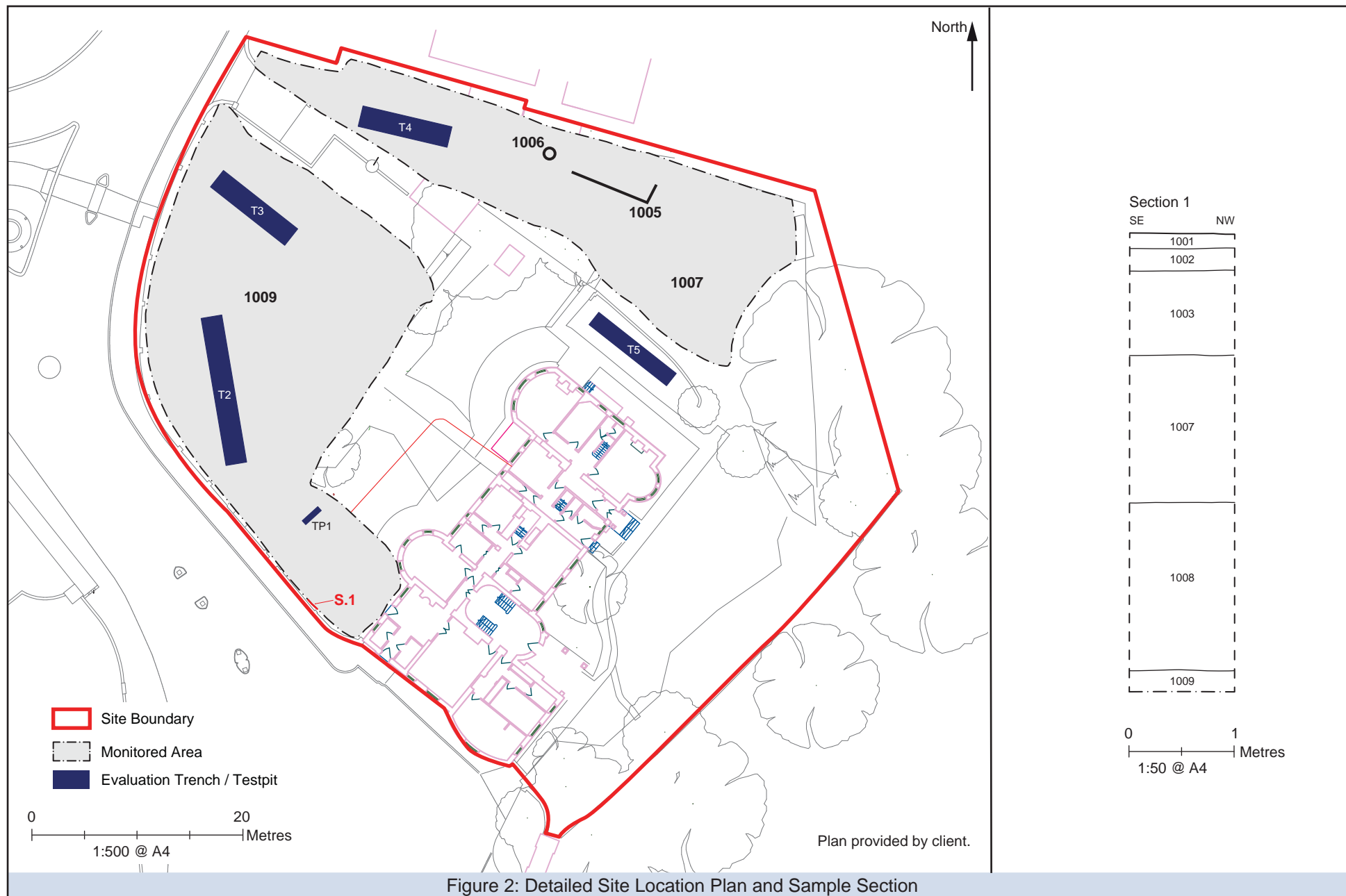


Figure 2: Detailed Site Location Plan and Sample Section

Appendices

Appendix A – Context Register

Context	Context Description	Length	Width	Thickness
1001	Topsoil: dark brown loam	Site	Site	0.15m
1002	Subsoil: Mid brown silt sand	Site	Site	0.21m
1003	Made ground: compacted gravels and brick rubble, interpreted as demolition debris and hardcore.	Site	Site	0.40m – 0.80m
1004	Made ground: redeposited natural orange brown clay gravel	Site	Site	0.40m
1005	Garden wall	10.00m	0.30m	0.20m
1006	Post medieval well	1.04m	1.04m	8.00m+
1007	Natural: light orange brown clay	Site	Site	1.40m
1008	Natural: light orange brown clayey gravel	Site	Site	1.60m
1009	Natural: Blueish orange sand	Site	Site	N.F.E.

Appendix B – OASIS Form

OASIS ID: aocarcha1-227988

Project details

Project name	Ancaster House
Short description of the project	Trial trenches in 2015 and watching brief on ground works in 2016.
Project dates	Start: 12-10-2015 End: 15-10-2016
Previous/future work	Not known / Not known
Any associated project reference codes	33106 - Sitecode
Any associated project reference codes	14/3662/FUL - Planning Application No.
Type of project	Field evaluation
Site status	Listed Building
Current Land use	Other 2 - In use as a building

Project location

Country	England
Site location	GREATER LONDON RICHMOND UPON THAMES RICHMOND UPON THAMES Ancaster House
Postcode	TW10 6RR
Site coordinates	TQ 184 737 51.449391879509 -0.295927492452 51 26 57 N 000 17 45 W Point

Project creators

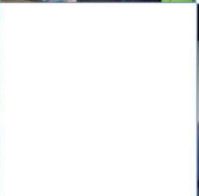
Name of Organisation	AOC Archaeology
Project brief originator	AOC Archaeology
Project director/manager	Meklissa Melikian
Project supervisor	Paula Kehoe
Name of sponsor/funding body	CgMS

Project archives

Physical Archive recipient	LAARC
Digital Archive recipient	LAARC

Paper Archive recipient

LAARC



AOC Archaeology Group, Unit 7, St Margarets Business Centre, Moor Mead Road, Twickenham TW1 1JS
tel: 020 8843 7380 | fax: 020 8892 0549 | e-mail: london@aocarchaeology.com

www.aocarchaeology.com