

39c Hampton Court Road, London Borough of Richmond-upon-Thames Historic Building Record and Report on an Archaeological Watching Brief

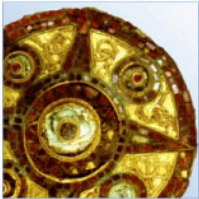
Planning Application Number: 08/0721

National Grid Reference: TQ1502 6894

Site Code: HCO 09

AOC Project no: 30497

October 2009



ARCHAEOLOGY

HERITAGE

CONSERVATION

**39c Hampton Court Road,
London Borough of Richmond-upon-Thames
Historic Building Record and
Report on an Archaeological Watching Brief**

On Behalf of:	Vieo Limited 1 Lion Gate Hampton Court Road Hampton Court Surrey KT8 9DD
National Grid Reference (NGR):	TL 1502 6894
AOC Project No:	30497
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Date of Document:	October 2009

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

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Summary

A programme of Historic Building Recording was conducted on the site of 39c Hampton Court Road, opposite the Lion gate of Hampton Court. This had most recently been a single storey commercial premises of mid 20th century date built onto Maze Cottage and a Grade II Listed wall bounding Bushey Park.

A Watching brief was carried out on the excavation of new foundations, which revealed poorly surviving foundation walls of 19th century date which may be the remnant of tea-rooms known to have been on the site at the turn of the 20th century.

1 Introduction

- 1.0.1 This document presents the results of a Historic Building Record of 39c Hampton Court Road prior to its partial demolition. One wall of the property faces directly north onto Bushey park, and is listed. The recording included plans, field notes and photographs. The block was in disuse at the time of recording, its most recent use being as four shops including Jane Allan, Hairdresser. This followed the use of the site as 'Parkview car showroom' which used the whole footprint of the site until 1989.

1.1 Site Location

- 1.1.1 The site is centred on National Grid Reference (NGR) TQ 1502 6894, and is roughly rectangular covering an area of approximately 177.94m² (Figure 2). It is bounded by Hampton Court Road to the south, Lion Gate Cottage to the east, Maze Cottage to the west, and Bushey Park to the north.

1.2 Development Proposal

- 1.2.1 The proposals to develop the site are for the construction of a two storey cottage. The finished development will include three flats, two at ground floor and one on the first floor. No car parking will be provided. Part of Maze Cottage lies in the east of the site, and will be retained, as will the north wall facing into Bushey Park.
- 1.2.2 Planning permission to undertake the development was granted under the Town & Country Planning Act (1990) (Application number: 08/0721/FUL) subject to conditions. A record of the building was made, and foundations for the new development were monitored.

1.3 Planning Background

- 1.3.1 The local planning authority is the London Borough of Richmond upon Thames. Archaeological advice to the Council is provided by Diane Abrams of the Greater London Archaeological Advisory Service (GLAAS), part of English Heritage.
- 1.3.2 The methodology for the work was presented in a Written Scheme of Investigation, which included some background history of the site (AOC 2009). This was approved by GLAAS prior to any development of the site.
- 1.3.3 The rear wall, facing north into Bushey Park, is Grade II listed. This wall has been retained, since it is one of the older parts of the site, and forms part of the southern boundary of the Park. The most significant listed building in the vicinity is Hampton Court Palace, the Lion Gate of which lies directly southeast of the site, on the south side of Hampton Court Road. The site lies within Hampton Green Conservation Area.

1.4 Geology and Topography

- 1.4.1 The British Geological Survey map (BGS Sheet 270), indicates that the site is situated upon the sands and gravels of the First River Terrace of the Thames. The current floor level is at 10.3mOD.
- 1.4.2 No geotechnical work had been undertaken on the site prior to this development.

2 Archaeological and Historical Background

- 2.1 No previous archaeological investigations have occurred on the site. There are a number of entries in the Greater London Sites and Monuments Record (SMR) for archaeological features or chance finds within 1km of the site.

- 2.2 The following background information is drawn from A Desk Based Assessment of Carpenters Auto Site, (AOC 2007).

Prehistoric (before c.AD 43)

- 2.3 There is limited early prehistoric evidence for the area of Hampton; a tanged bronze dagger located to the southwest of Taggs Island, a Barrow and cremation burial c. 700m to the northeast of the site and a large tortoise core of marbled flint dated to the Palaeolithic period. However, large quantities of flint and antler tools have been found in the area dating to the Mesolithic period.
- 2.4 A Late Bronze Age/Early Iron Age Lugged pot was found during piling to the south of Taggs Island and two Bronze Age items, a socketed sickle and a 17 inch spearhead, were found within the grounds of Hampton Court Palace. A second pot was found during the piling to the south of Taggs Island, dating to either the Iron Age or Saxon period.

Roman (c. AD 43 - 450)

- 2.5 At the time of the first Roman invasion Hampton, as part of Middlesex, was ruled by the Catuvellanni. There have been increasing amounts of evidence for the presence of Roman activity in the locale although no findspots are noted within the 1km search radius.

Anglo-Saxon (c.451-1065)

- 2.6 The name Hampton is believed to derive from Anglo-Saxon times: "Hamm" meaning a large bend in the river. The history of Hampton can be traced back to the time of Edward the Confessor, when Hampton was held by Earl Algar. It was subsequently granted to Walter de St. Valery by William the Conqueror, in whose family it remained for over a century.

Medieval (c.1066 - 1485)

- 2.7 The House of the Knights Hospitallers of the order of St. John of Jerusalem was extant by 1180 when some sisters of the order were removed to Minchin Buckland, Somerset. By 1236 the order held the entire Manor of Hampton. The Hospitallers used the site as a grange - a centre for their agricultural estates – where produce was stored and accounts kept. The site of the original structure is located in Hampton Court Palace to the southeast of the site. In 1514 the house was razed by Wolsey to make way for Hampton Court Palace. The only surviving relic of the Chapel of the House of the Knight Hospitallers was a bell, now kept in the chapel of Hampton Court.

Post-Medieval (c.1485 - modern)

- 2.8 In 1514 – 1515 Sir Thomas Docwra, Prior of the Hospital of St John of Jerusalem, and the brethren of the order granted a lease for 99 years of the manor of Hampton Court with all its appurtenances to Thomas Wolsey, Archbishop of York. Wolsey built a vast palace complex at Hampton Court transforming the grand private house there into a magnificent Bishop's palace.
- 2.9 By 1529 Hampton Court had become the King's property, along with the rest of Wolsey's lands, and it was vastly improved and expanded, through the reign of Henry VIII and his successors until the 18th century.

- 2.10 The north side of Hampton Court Road by the Lion Gate contains properties of the 18th-20th centuries, which are of varied historic value. 39c is a 20th century building adjacent to Maze Cottage.

Local Archaeological Results

- 2.11 Archaeological Evaluation work undertaken in the east part of Hampton Court Palace identified walls associated with Henry VIII's Close Bowling Alley. A further wall was identified although the function of this was unclear.
- 2.12 In the Thames, to the south of the site, is Ash Island, previously known as Harvey's Island. The island was once the base for an Anglers Retreat, before being transferred to Tagg's Island. Molesey Weir was originally built in 1815 and extends from Ash Island to the Middlesex bank.
- 2.13 Work at the Royal Mews, on the south side of Hampton Court Road identified a red brick wall associated with a late 18th/early 19th century building, subsequently demolished. Alluvial and dumped deposits, and a successive series of layers, were also identified on this site.
- 2.14 Work at the Lower Car Park and Tennis Court Lane, located within the northwest corner of Hampton Court Palace, identified 24 deposits representing the silting of the former moat. Also identified during this work were the remains of the central wall of the 17th century Kitchen Gardens and a previously unknown structure. This comprised a concrete floor slab with associated brickwork approached by a number of salt-glazed sewage pipes set at regular intervals.
- 2.15 Excavations at Queens Gallery and Clock Court in 1976 identified the Queens Gallery foundations, as well as a ditch extending beyond the walls. An evaluation also identified Tudor or 17th century building rubble found in a later demolition deposit.

3 Methodology and Strategy

3.1 General

- 3.1.1 All records are identified by the Site Code HCO 09. This unique site identifier was supplied by the Museum Of London. All recording and monitoring was carried out in accordance with the Written Scheme of Investigation (AOC 2009).

3.2 Building Record

- 3.2.1 The photographic, drawn and written record was made prior to demolition of the four shopfronts, with additional notes made during demolition, to record the construction materials.

3.3 Watching brief

- 3.3.1 The Watching brief was conducted over several visits to the site, timed to coincide with excavation of new foundations. All new foundation trenches were monitored.

3.4 Aims of the Investigation

- 3.4.1 The aims of the investigation were set out in the Written Scheme of Investigation (2009): and are defined as follows:
- To maintain a photographic record during the site works, to include photographs of any standing buildings present on site prior to alteration or demolition.

- To establish the presence/absence of archaeological remains within the site.
- To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.
- To record and sample excavate any archaeological remains encountered.
- To assess the ecofactual and environmental potential of any archaeological features and deposits.
- To determine the extent of previous truncations of the archaeological deposits.
- To enable the Archaeological Advisor to the London Borough of Richmond upon Thames to make an informed decision on the status of the condition on the planning permission, and any possible requirement for further work in order to satisfy that condition.
- To make available to interested parties the results of the investigation in order to inform the mitigation strategy as part of the planning process.

3.4.2 The specific objectives of the investigation were to:

- Determine the presence of any remains of prehistoric date on the site.
- Determine the presence of medieval remains on site.
- Assess the degree and extent of any truncation of earlier deposits by any phases of modern building on the site.

3.4.3 The final aim is to make public the results of the investigation, subject to any confidentiality restrictions.

4 Building Record

4.1 39c, Hampton Court Road is a single-storey four-bay property housing four shops linked by internal doorways, only one retaining a readable sign: Jane Allan, Hairdressers. The roof is flat. Each of the four shops has a separate door at the end of a short entrance passage and plate glass shop windows with smaller lights above. The two central shops share a projecting polygonal bay.



Plate 1: Shopfronts, 39c Hampton Court Road.

- 4.2 The rear of the property has three sash windows overlooking Bushey Park, and these will be retained in the new development. In the northeast corner of the site is part of Maze Cottage, a two storey 18th century cottage. Part of the new development directly of Maze Cottage will be a single storey wall around a courtyard, and have less impact on the setting of the cottage than the previous building. One of the first-floor windows of Maze cottage is blocked: this may be contemporary with the flat roof of 39c, Hampton Court Road.
- 4.3 The street-facing shopfront has a low yellow brick wall 0.28m wide, stretcher bond, supporting the windows. Each shop doorway has a dark wooden surround with rectangular panels; one doorway has an inserted wooden arch. A wooden dentil course runs below the signage panels. There is a low parapet wall above.



Plate 2: shopfront detail with dentil course

- 4.4 The north wall of the building is constructed of worn red and yellow overfired bricks, laid in English cross bond, and may be of 18th or early 19th century date. It is 0.48m wide at base, narrower at top above a course of plinth bricks on end. The lower part of the wall seems contemporary with Maze cottage, whereas above the plinth, the bricks abut.



Plate 3: North wall with sash windows

- 4.5 The top of the wall is covered with lead flashing associated with the modern flat roof, and reduces the potential for further examination. The sash windows are recessed with deep stone sills externally, and are virtually flush with the interior wall. The moulding around the windows is plain, with bead-moulding at the base. Each window has four panes. The western window is slightly wider than the other two, and may indicate a room which required more light.
- 4.6 The shop units are formed of partitions within a single building. The internal walls are breeze block based on concrete footings 0.8m deep. Each shop has a separate decorative scheme of paint over plaster: the two westernmost shops are white, the hairdressers pink, and the fourth magnolia. Very few architectural features are present in these simply-partitioned, modern shop spaces: plain skirting boards and unmoulded doorframes. Each shop is laid out similarly: the shop space at the front, and toilets and office or storage space behind. The westernmost shop used part of the ground floor of Maze Cottage.



Plate 4: Interior of easternmost shop

- 4.7 The internal floors have carpet tiles over a concrete slab. At the time of recording, they had been stripped of furniture. No fixtures such as chimneybreasts were apparent, heating being gas and electricity-powered.

5 Watching Brief Results

- 5.1 An archaeological watching brief monitored the excavation of foundation trenches for the new buildings under construction at the site (Figure 4). Visits to the site were undertaken on the 14th, 20th and 23rd October 2009.
- 5.2 Throughout the site a varying sequence of made ground deposits were revealed overlying natural yellowish brown, sandy silt sediment (107). Within the west of the site (Figure 4), this comprised a 0.08m thick basal layer of crushed brick, tile and mortar (114), which was sealed by a 19th century brick wall foundation [103]. This was aligned east-west, running 4.30m from the western limit of site, before turning south. The southern part was 0.35m in width, surviving up to three courses high. It was constructed from red and very occasionally yellow bricks (230 x 110 x 68mm), bonded in both stretcher and header coursing by a sandy cement mortar. Lying directly against this on its northern side was a 0.36m thick dump of dark brown mixed sandy clay silt (113).
- 5.3 3.5m east of this was a second north-south section of brick wall, [110] turning east 1.5m short of the shopfront. The wall was constructed from hard fired, unfrogged, red bricks (220 x 100 x 61mm), 0.34m wide bonded by greyish white sandy lime mortar. The wall was only seen for a length of 1.60m north-south and appeared to be robbed out completely further north, where a strip of concrete and brick fragments (118) lay in a robber trench [117] 0.60m deep. These walls were overlain by a 0.30m thick layer of mixed re-deposited sandy silt made ground with ceramic drain inclusions (113). Above this a 0.20m thick deposit of loose cement and rubble hardcore (102) was overlain by 0.20m of pale grey concrete (101). This formed the shop floors.
- 5.4 In the north of the site a simpler stratigraphy was revealed, comprising a 1.00m deep deposit of mixed rubble and sand (106) overlying natural sandy silt (107) and overlain by 0.20m of the pale grey concrete that formed the floor (101).
- 5.5 Within the southeast of the site the excavation of footings revealed the natural sandy silt deposits (107), overlain by 1.10m thick concrete footings [115] of the shopfront. Further investigations in the southeast part of the site revealed a 0.75m² drain chamber [116], 0.60m deep, comprising a concreted block surrounding plastic pipes overlying the natural sandy silt. A 0.50m thick layer of rubble (102) overlaid the drain and extended over 2.50m to the north of it, where it was found above an extension of the concrete footings [115].
- 5.6 The modern breeze block and concrete foundations for the shop partitions were seen to extend 0.80m from the surface.
- 5.7 The remains revealed during the watching brief comprise 19th century foundations which may be associated with Maze Cottage, plus evidence for extensive modern levelling of the site and 20th century structural elements of the shops recently present.

6 Conclusions and Interpretation

- 6.1 The natural deposits lie undisturbed at 0.6m below the current surface, and deeper where intrusions of 19th and 20th century date were present. The underlying natural sandy silt is yellowish brown and quite firm.
- 6.2 Two wall foundations seem likely to be part of the same building; they are stratigraphically the same, one set upon a thin lens of brick dust and mortar, which may be a construction horizon. The size of the bricks suggest a 19th century date. These walls are not very substantial, just 0.37m

wide, and may have held garden walls rather than part of a house. Possibly, Maze Cottage was extended into this space.

- 6.3 The building represented by the footings was comprehensively demolished. Porcelain was seen within the demolition layers. These were probably demolished immediately prior to the erection of Parkview Car showroom, which stood until 2009. The impact of the showroom's foundations on the stratigraphy of the site was deep, the front wall had 1.10m depth of concrete, and services pipes were set 0.80m deep. It seems that the showroom was partitioned to form four shops. These partition walls also had cut into the underlying soils, up to 0.80m deep.
- 6.4 The Listed wall facing Bushey Park is in part contemporary with Maze Cottage, with later alterations that may be as recent as the construction of the car show room. The windows are very different to those in Maze Cottage and may be insertions of 20th century date into the earlier window locations of different form. The plain moulding on the window frames makes it difficult to precisely date the windows.
- 6.5 39c, Hampton Court Road in its latest incarnation prior to 2009 demolition and development is a plain shopfront, different in character to the other houses on this part of the street, and of low historical and architectural value.

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Figure 1:.

[hco09_fig1.tif](#)

Figure 2:

Figure 3:

Figure 4:

Appendices

Appendix A, Context Register

Context No.	Context Description	Length	Width	Depth	Plan No.	Section No.
101	Pale grey concrete	30.00m	25.00m	0.10m	2	1 and 2
102	Loose cement and rubble			0.50m		2
103	Red brick wall foundation			0.30m	2	
104	Natural = see 107	30.00m	25.00m	-	2	1 and 2
105	Modern breeze block and concrete foundation			1.30m	2	
106	Mixed rubble and sand made ground	5.00m	4.00m	0.10m+		1 and 2
107	Sandy silt Natural	30.00m	25.00m	-	2	1 and 2
108	Red brick wall			2.00m+	2	2
110	Red brick wall foundation			0.70m	2	2
111	Yellow sand bedding layer			-		
112	Mixed dark brown dump			0.60m	2	2
113	Mixed re-deposited natural and CBM	30.00m	25.00m	2.00m		2
114	Lens of crushed tile and mortar	30.00m	25.00m	2.00m		2
115	Concrete footings	3.00m	2.50m	1.00m	2	
116	Concrete drain	0.75m	0.75m	0.60m	2	
117	Robber trench		1.20m	0.60m	2	
118	Concrete and rubble infill of trench 117		1.20m	0.60m	2	

Appendix B, OASIS Form

OASIS ID: aocarcha1-66541

Project details

Project name 39c Hampton Court Road

Short description of the project A programme of Historic Building Recording was conducted on the site of 39c Hampton Court Road, opposite the Lion gate of Hampton Court. This had most recently been a single storey commercial premises of mid 20th century date built onto Maze Cottage and a Grade II Listed wall bounding Bushey Park. A Watching brief was carried out on the excavation of new foundations, which revealed poorly surviving foundation walls of 19th century date which may be the remnant of tea-rooms known to have been on the site at the turn of the 20th century.

Project dates Start: 14-10-2009 End: 23-10-2009

Previous/future work No / Not known

Any associated project reference codes HCO 09 - Sitecode

Any associated project reference codes 30497 - Contracting Unit No.

Type of project Recording project

Site status Conservation Area

Current Land use Industry and Commerce 1 - Industrial

Monument type HOUSE Post Medieval

Monument type HOUSE Modern

Investigation type 'Part Survey','Watching Brief'

Prompt Direction from Local Planning Authority - PPG16

Prompt Direction from Local Planning Authority - PPG15

Project location

Country England

Site location GREATER LONDON RICHMOND UPON THAMES TEDDINGTON AND HAMPTON 39c Hampton Court Road

Postcode TW12

Study area 200.00 Square metres

Site coordinates TQ 1502 6894 51.4073028256 -0.346097912681 51 24 26 N 000 20 45 W Point

Project creators

Name of AOC Archaeology
Organisation

Project brief EH GLAAS
originator

Project director/manager Andy Leonard

Project supervisor Les Capon

Type of Developer
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Digital Archive Museum of London
recipient

Digital Archive ID HCO 09

Digital Media 'Images raster / digital photography','Images vector','Text'
available

Digital Archive notes held at AOC until transfer

Paper Archive Museum of London
recipient

Paper Archive ID HCO 09

Paper Media 'Context sheet','Plan','Report'
available

Paper Archive notes held at AOC until transfer

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title 39c Hampton Court Road,

Author(s)/Editor(s) Capon, L.

Date 2009

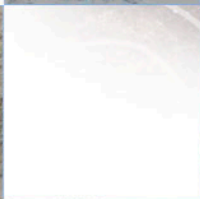
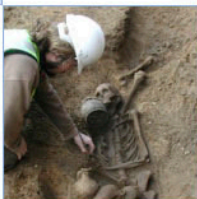
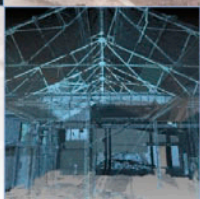
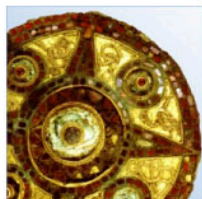
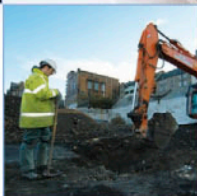
Issuer or publisher AOC Archaeology

Place of issue or London
publication

Description A4 15 pages, 4 illustrations, four plates

Entered by les capon (les.capon@aocarchaeology.com)

Entered on 30 October 2009



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