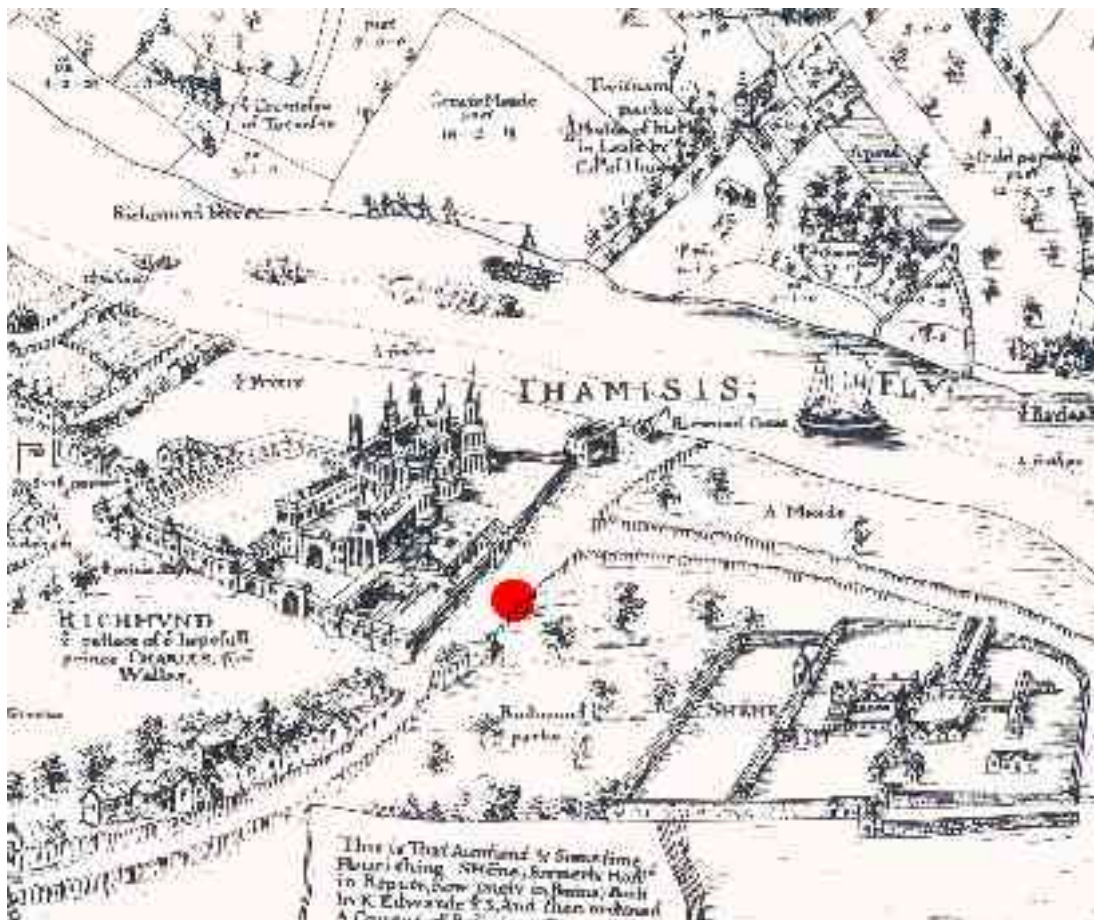


**8 OLD PALACE LANE, TW9 1PG**

**LONDON BOROUGH OF RICHMOND UPON THAMES**

**LEVEL 1-2 HISTORIC BUILDING RECORD AND  
ARCHAEOLOGICAL WATCHING BRIEF**



**COMPASS**



**ARCHAEOLOGY**



8 OLD PALACE LANE, TW9 1PG

LONDON BOROUGH OF RICHMOND UPON THAMES

LEVEL 1-2 HISTORIC BUILDING RECORD AND  
ARCHAEOLOGICAL WATCHING BRIEF

SITE CODE: OLL09

SITE CENTRE NGR: TQ 1748 7499

PLANNING REFS: 08/3240//HOT and 08/3354/LBC

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February 2009

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### ***Abstract***

*An archaeological watching brief and Level 1-2 Historic Building Record was undertaken on No. 8 Old Palace Lane, London Borough of Richmond upon Thames, TW9 1PG. The initial walkover survey was undertaken on the 20<sup>th</sup> January 2009, while the on-site monitoring was undertaken between 25<sup>th</sup> January to 19<sup>th</sup> February 2009. The archaeological work was undertaken following recommendations made by English Heritage in advance of, and during, redevelopment of the property including internal alterations and the construction of a rear extension. The property is Grade II listed and lies within an archaeological priority zone and conservation area as defined by the London Borough of Richmond Unitary Development Plan (2005) and English Heritage.*

*No. 8 Old Palace Lane forms the northern most property in an early Victorian terrace consisting of six buildings and constructed in the later 1830s on the northwest side of Old Palace Lane. The property is in close proximity to the boundary of the Richmond Palace complex and the Green, both historically significant areas and now sought after addresses in the Richmond area. The property itself features a 1970s rear extension and loft-conversion along with a number of internal alterations. It does, however, feature a number of interesting period features all of which are subject to the Grade II listing and will be retained or incorporated into the new design.*

*Archaeological monitoring was undertaken during groundworks in the back garden of the property, in the area designated for the new rear extension. No archaeological finds or features were observed during the course of the watching brief; exposed deposits indicated previous ground reduction and truncation of the natural silty clay, probably contemporary with the 1970s extension.*

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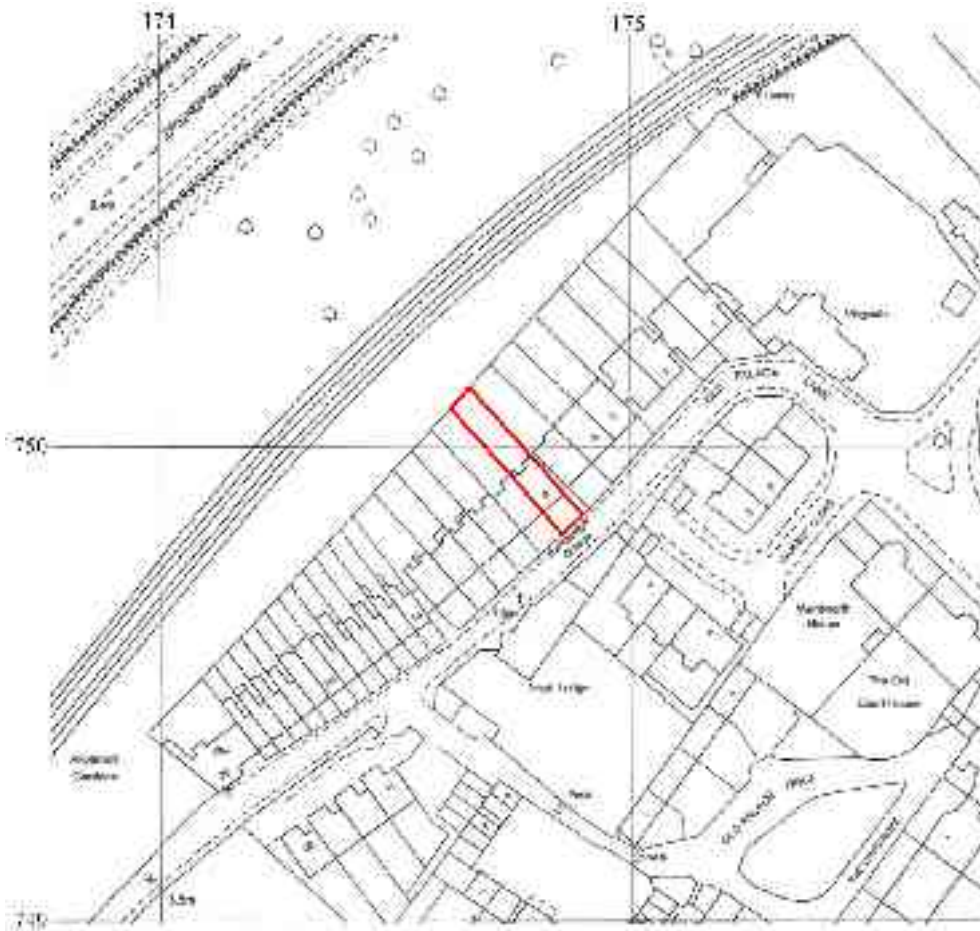


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## 1. Introduction

- 1.1 This report describes the results of a Level 1-2 Historic Building Record and Archaeological Watching Brief carried out during January – February 2009 at No. 8 Old Palace Lane, London Borough of Richmond TW9 1PG. The work was carried out in response to recommendations made by English Heritage following planning consent for a rear extension and internal and external alterations to the Grade II Listed property.
- 1.2 The archaeological work consisted of two-phases: an initial walk-over survey was undertaken for the completion of a Level 1-2 Historic Building Record prior to the commencement of development works; an Archaeological Watching Brief was undertaken during contractor's groundworks prior to the construction of a single-storey rear extension.
- 1.3 Number 8 Old Palace Lane forms the north-eastern end of a Victorian terrace of six properties located immediately west of Richmond Green and in close proximity to the complex of Richmond Palace to the southeast.



**Figure 1:** Site location in relation to the Ordnance Survey 1:2500 map.

*This figure reproduced from the Ordnance Survey map with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright (Compass Archaeology Ltd, 5-7 Southwark Street, London SE1 1RQ, license no. AL 100031317).*

## **2. Acknowledgements**

- 2.1** Compass Archaeology is grateful to Kathryn Levitt of ICE Design and to Paul Calderbank and Martin Webster of Aspire 2 Developments Ltd for commissioning the Historic Building Record and Archaeological Watching Brief, and to Diane Walls of English Heritage for monitoring the work on behalf of the London Borough of Richmond.

## **3. Archaeology and Planning**

- 3.1** The London Borough of Richmond's Unitary Development Plan (UDP) contains policies relating to archaeological remains and sites with archaeological potential. Local and National policies also require the protection of Listed Buildings and areas of archaeological potential generally guided by planning policy notices PPG 15 and PPG 16. The legislation providing specific protection for buildings and areas of special architectural or historic interest is covered by the Planning (Listed Buildings and Conservation Areas) Act 1990. PPG 15: Planning Policy Guidance Note 15: *Planning and the Historic Environment* 2007 provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment.

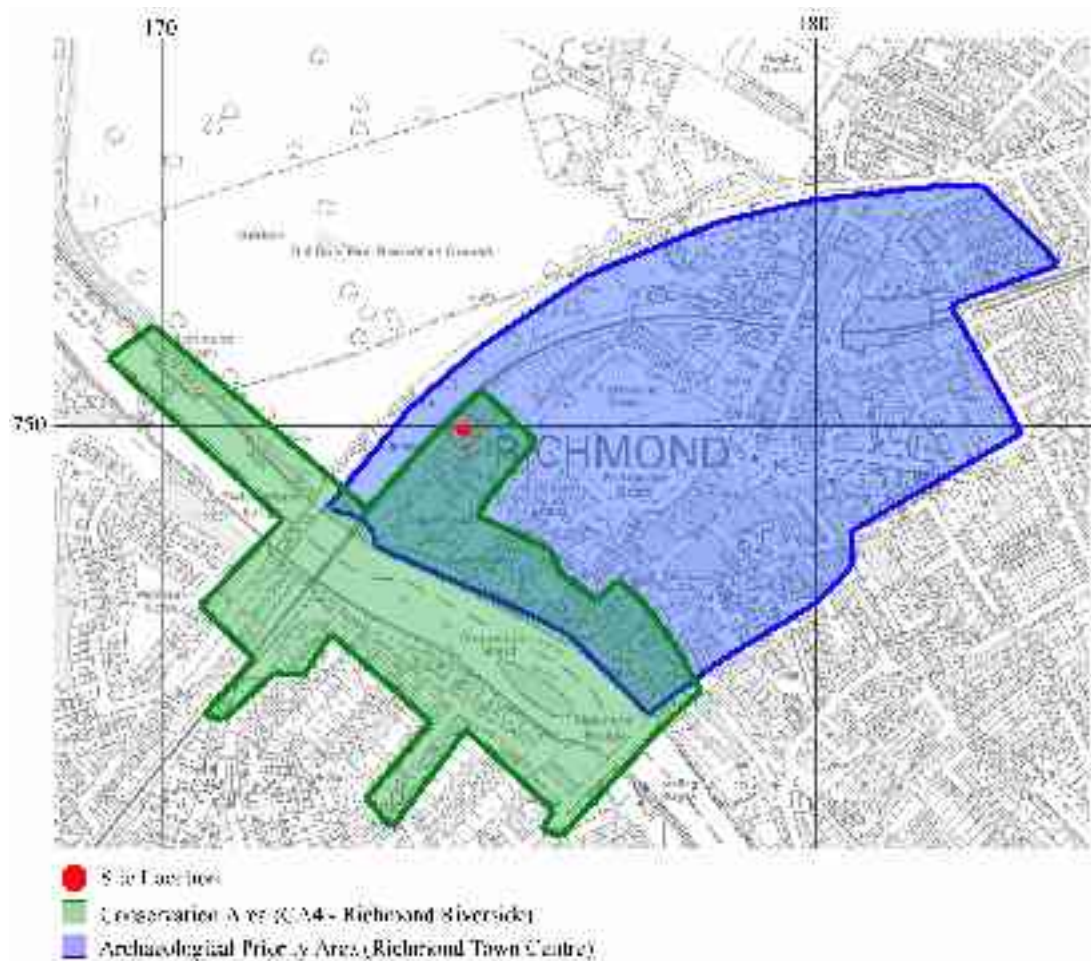
- 3.2** No. 8 Old Palace Lane is a Grade II listed property and is located within the Richmond Riverside Conservation Area (CA4), it is also within an Archaeological Priority Area related to Richmond Town Centre as defined by the London Borough of Richmond UDP in consultation with English Heritage (see Figure 2 below).

- 3.3** Proposals for the alteration and extension of the property were submitted under planning application Ref: 08/3240/HOT and listed building consent application Ref 08/3354/LBC, both were granted consent with conditions on 23<sup>rd</sup> December 2008. Detailed conditions were placed on the permission to safeguard the special architectural and historic interest of the property (in accordance with Policy BLT3). Further conditions were placed on planning consent in accordance with Policy LB12A Archaeology.

*No development shall take place on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority*

*REASON: To safeguard the archaeological interest of the site.*

- 3.4** The proposal was submitted to the borough's archaeological advisor, Diane Walls of English Heritage (GLAAS), who advised that a watching brief would be required during ground-reduction works and that '*provision is made for a Level 2 Historic Building Record and analysis prior to/during this work*' (13<sup>th</sup> January 2009).



**Figure 2:** The site in relation to the Richmond Conservation Area and Archaeological Priority Area, based on the Ordnance Survey 1:10 000 map.

*Reproduced from the Ordnance Survey map with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright (Compass Archaeology Ltd, 5-7 Southwark Street, London SE1 1RQ, license no. AL 100031317).*

## 4. The Current Site and Proposed Development

### 4.1 The Current Site

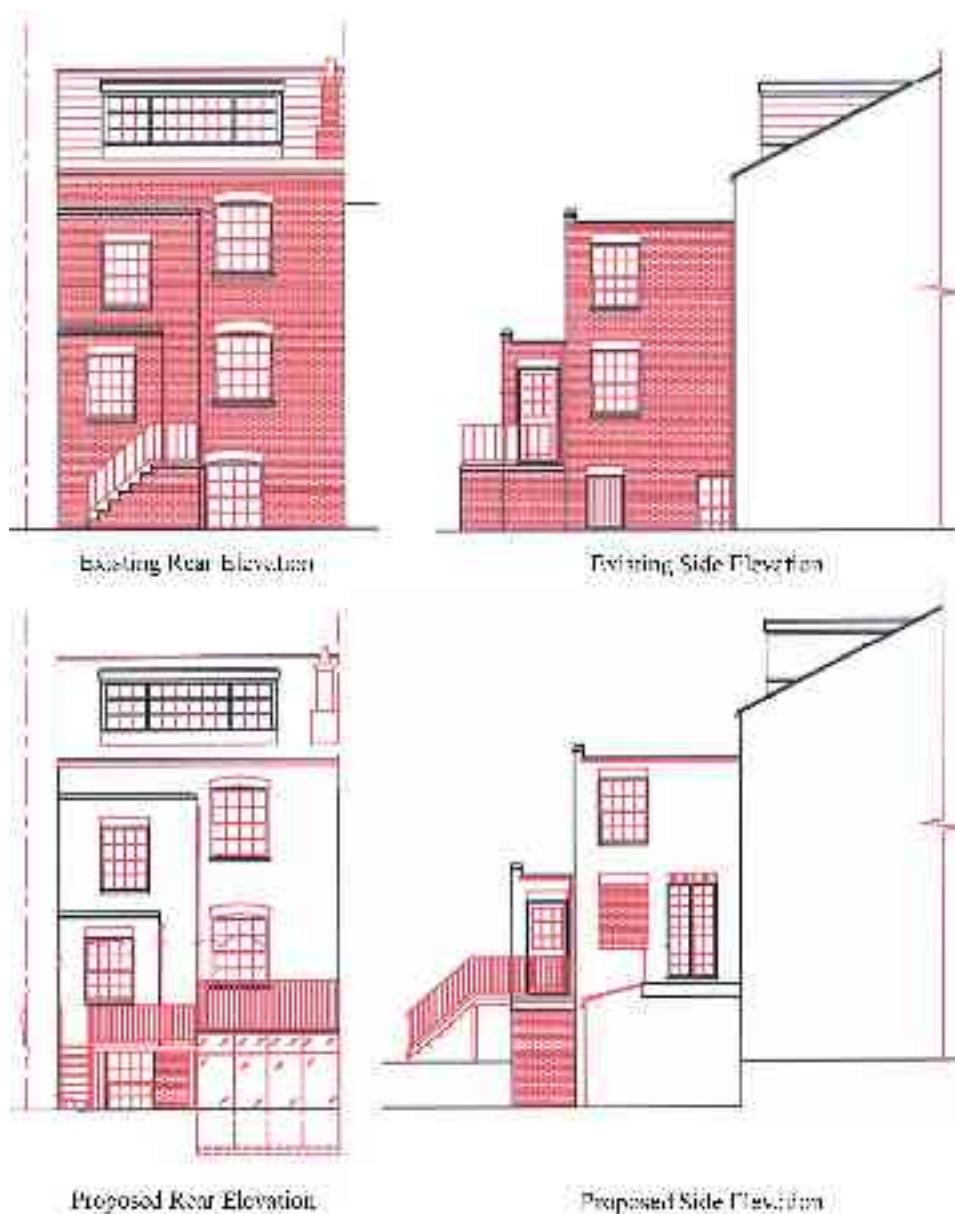
- 4.1.1** Number 8 Old Palace Lane forms the end northeastern property in a row of six Victorian terraced properties on the northwestern side of Old Palace Lane. The existing building is of three-storeys with living accommodation in the roof, fronting onto Old Palace Lane with a rear garden bounded by allotment gardens, the railway and the modern A316. The property is bounded to the northeast by 7/7A Old Palace Lane and to the southeast by 9 Old Palace Lane. An in-depth photographic survey and discussion of the existing building is presented in Section 8: Level 1-2 Historic Building Record.

### 4.2 The Proposed Development

- 4.2.1** The proposal for redevelopment of the property at No. 8 Old Palace Lane consisted of a single storey rear extension and internal alterations, with the

provision for a new balcony above a single storey rear extension and alterations to the rear staircase.

- 4.2.2** The site forms a narrow rectangle in plan and has a total volume of 695 cubic metres, the proposal involves the demolition of part of the listed building that has a volume of 7.75 cubic metres. The proposed extension will provide a new kitchen room and measure approximately 3.5m deep and be 3.2m wide and approximately 2.8m high at the highest point. These works are to form new openings through existing walls (approximately 50% through original Victorian walls and 50% through existing extension works dating to the 1970s).



**Figure 3:** Existing and proposed elevations, extracted from Design Drawings 0855-05 and 0855-10, Wargrave Design Consultancy Ltd.

- 4.2.3** The internal alternations, although comparatively small scale, are quite detailed and are therefore not all listed here, but will all be recorded to Level 2 requirements. The works primarily involve converting an existing bedroom into a family bathroom, changing access and circulation routes between rooms and forming access to the new balcony, converting a bathroom into a utility room and forming a new ensuite.
- 4.2.4** The new rear extension involves excavation bellowing the existing ground level, this work was undertaken with archaeological supervision, the results of the watching brief are presented in Section 9 below.

## **5. Site Location and Geology**

- 5.1** No. 8 Old Palace Lane stands on the northwest side of the street, bounded to the rear by allotment gardens and separated from the Old Deer Park to the northwest by the modern railway and A316. Old Palace Lane continues some 200m southwest to meet the River Thames in the vicinity of the railway bridge and Twickenham Bridge. The road continues northeast to meet Portland Terrace and The Green on the western corner of Richmond Green. The property is close to the boundary of the former Richmond Palace to the southeast.
- 5.2** The site lies about 230m to the NNE of the Thames, on gently rising ground at about 8.0m OD. The British Geological Survey (Sheet 270, 1998) indicates that the site overlies natural River Terrace Deposits (Kempton Park Gravel; described as gravel, sandy and clayey in part). Alluvium deposits are recorded in the vicinity of the Thames to the southwest, while London Clay and Head deposits are noted to the south and east.

## **6. Summary of the Historic Development of the Site**

### **6.1 General History**

- 6.1.1** The watching brief works were considered to have the potential to encounter archaeological remains dating from all periods as this area of Richmond has a rich archaeological heritage. The area is well known for its concentration of lithic artefacts dating through the prehistoric periods and it was considered possible that *in situ* or reworked and redeposited flint artefacts would be encountered on the site. It was considered less likely that archaeological deposits dating to the Roman and Saxon periods would be encountered, but the proximity of Richmond Palace and the complex medieval and post-medieval heritage of the surrounding area made it likely that remains relating to these periods would be encountered on the site.
- 6.1.2** Richmond was formerly the hamlet of Sheen or Shene, which is not mentioned in the Domesday Survey of 1087, being then a part of the neighbouring manor of Kingston. The exact date at which Sheen became a manor in its own right is unclear, but it is certainly independent by the latter half of the reign of Henry I in the 12<sup>th</sup> century. Also unclear is when a royal residence was first erected at Sheen, but surviving records indicate that a 'palace' stood there from at least



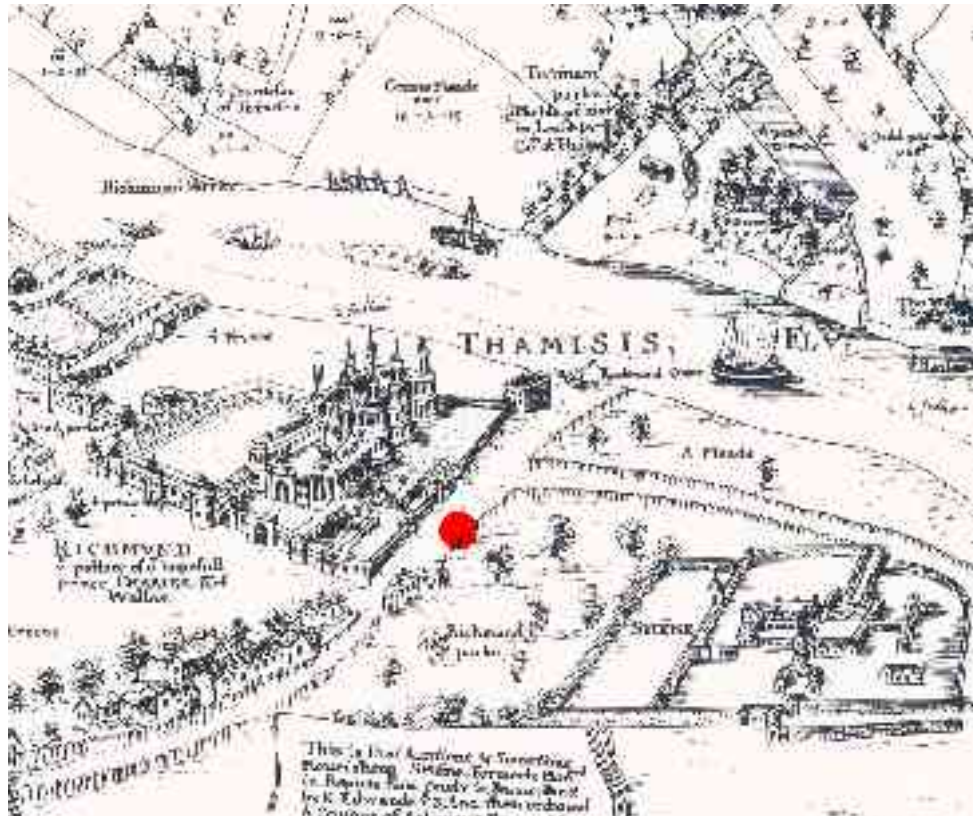
the 13<sup>th</sup> century. The earliest royal residence was partly destroyed around 1394 on the orders of the then King, Richard II following the death of his wife at the palace. Rebuilding was begun by Henry V in 1414 around the same time that he established a Carthusian Monastery at West Sheen, known as the Charterhouse of Jesus of Bethlehem. The royal manor at Sheen was severely damaged by fire in 1497 and was subsequently lavishly rebuilt by Henry VII who renamed the palace Richmond after his title of Earl of Richmond in Yorkshire. Richmond Palace endured until the mid-17<sup>th</sup> century with the English Civil War and the execution of Charles I. The Commonwealth Parliament sold the property and it was divided up by the purchasers; much of the stone building including the Chapel, Hall and Privy Lodgings were destroyed although some of the brick-buildings and Middle Gate survived to see the restoration of Charles II in 1660. The surviving palace was mainly used for the accommodation of royal children and later leased out to a variety of tenants. From the 18<sup>th</sup> century new buildings were constructed to replace the old, many of which stand today including Maids of Honour Row (1724-5) and Trumpeters' House (1702-3).

- 6.1.3 Richmond Green, to the northeast of the palace, has historically played host to sporting events and entertainment, from Tudor jousting to the local pub cricket league. It is still edged by houses and commercial premises, the sites of which were historically used to accommodate people visiting or serving at the palace. From the 18<sup>th</sup> century these buildings were more commonly used as homes for the upper class members of the court including nobility, diplomats and later émigrés from France. The railway to the northwest was constructed in the 1840s and effectively cut the Green off from the Old Deer Park, this was subsequently followed by the construction of a series of Victorian terraces and villas in the area, including those that currently form the terrace of Old Palace Lane.

## 6.2 Cartographic Evidence

- 6.2.1 Old Palace Lane itself appears to be just outside the historic boundary of the Richmond Palace complex between the royal residence and the Old Deer Park. A study of available post-medieval maps and plans shows the development of the site and its immediate vicinity, the earliest source dating to the mid-17<sup>th</sup> century. The area is covered by Moses Glover's *Map of Isleworth Hundred* of 1635 (see Figure 4 below; original at Syon House: reprod. in Cloake 1991, 14). This gives a general perspective view looking approximately southeast, and shows the site area in open land on or just outside the eastern boundary of the former New Park of Shene (shown here as fenced). The complex of buildings forming Richmond Palace lies slightly further to the east, and there are some other buildings just to the northeast (at the western corner and on the northwest side of the *Greene*).





**Figure 4:** An extract from the Moses Glover map of 1635 (original at Syon House, reproduced in Cloake 1991: 14).

- 6.2.2** The above layout is also shown in a reconstructed map entitled *Richmond in the late 16<sup>th</sup>/early 17<sup>th</sup> centuries* (Cloake 1993, 16). A similar picture is given in a plan of *The Town of Richmond in 1603*, which also describes the strip of land along the line of the later Old Palace Lane as *Crane Piece* – after the crane and jetty at its riverward end (Cloake 2001, 52). However, no buildings are shown in this area.
- 6.2.3** More detailed plans indicate the position and layout of Richmond Palace in relation to the present site. The western boundary of the Palace is shown just to the east of the present Old Palace Lane, at this point enclosing the Clerk of Works Yard (Cloake 1993, 14; Cloake 2001, *Plate 59* facing p 453). The main Palace buildings and moat lay further to the south and the Great Court and Privy Garden to the southeast.
- 6.2.4** A Plan of the Town of Richmond in 1664 (reproduced in Cloake 2001, 146) shows several properties on the northwest side of the later Old Palace Lane, with No. 12 – owner John Chabnor – apparently straddling the location of the present property. Elsewhere it is recorded (*ibid* 153) as follows:

*‘In October 1653 John Chabnor and his wife Elizabeth acquired from Elizabeth, widow of Robert Rogers, the house on the west side of the lane running down Crane Piece..... The land on which it was built was a new grant from waste in 1633 to Samuel Chambers, resident Clerk of Works of the Palace. He at once built a cottage on it (mentioned in 1634) and sold it to the*

*Rogers family in 1638. Chabner sold the house to Sir Richard Chaworth in 1670.'*

- 6.2.5 Rocque's survey of c. 1746 clearly marks Richmond Green, with the line of Old Palace Lane leading off towards the River. The southeast side of the Lane has significant development, whilst to the northwest (including the area of the present site) mainly gardens or allotments are indicated.
- 6.2.6 The 1771 *Plan of the Royal Manor of Richmond... in the County of Surrey* by Thomas Richardson shows a building directly fronting onto Old Palace Lane, surrounded by a larger plot that apparently straddles the northern and southern boundaries of the present site (Figure 5 below, Cloake 2001, facing p 452). The outline of the structure is elongated but fairly shallow from front to back.



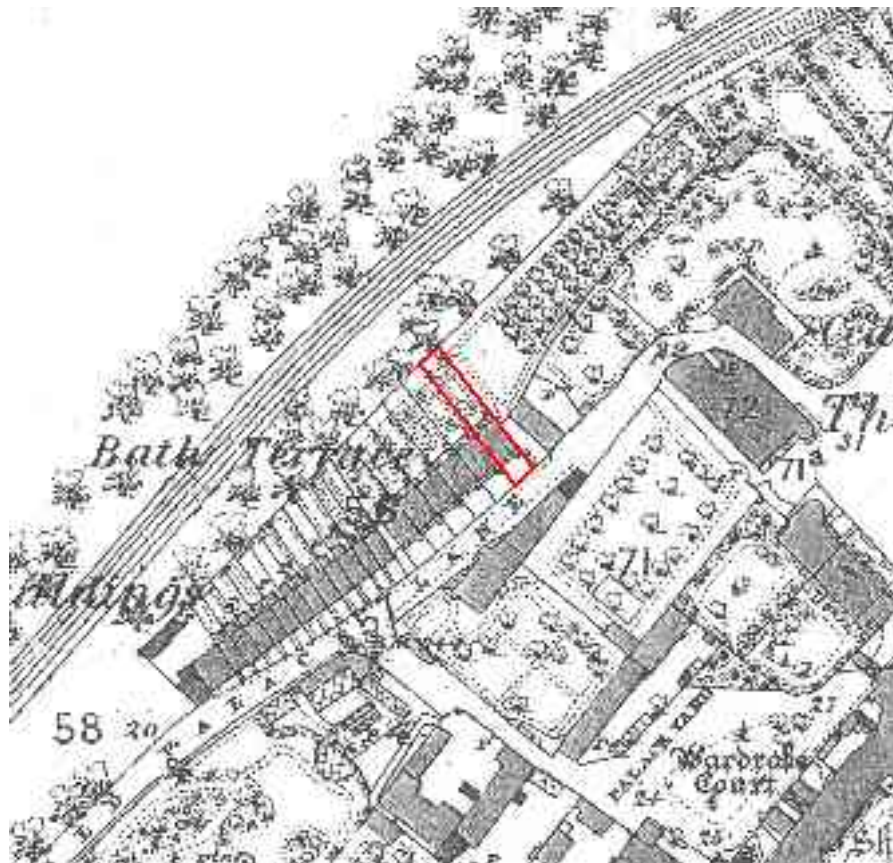
**Figure 5:** An extract from the 1771 *Plan of the Royal Manor of Richmond... in the County of Surrey* by Thomas Richardson.

- 6.2.7 The present property forms the northeastern end of a row of six properties, known as *Bath Terrace* and constructed in the 1830s (Cloake 2001, 348). The line of terraced cottages that stand immediately to the southwest – *Bath Buildings* – predate this, and were built in 1810 (*ibid* 348).
- 6.2.8 The *Metropolitan Commission of Sewers Plan of Richmond* (1849) shows Bath Terrace and the earlier row of cottages to the southwest. However, there



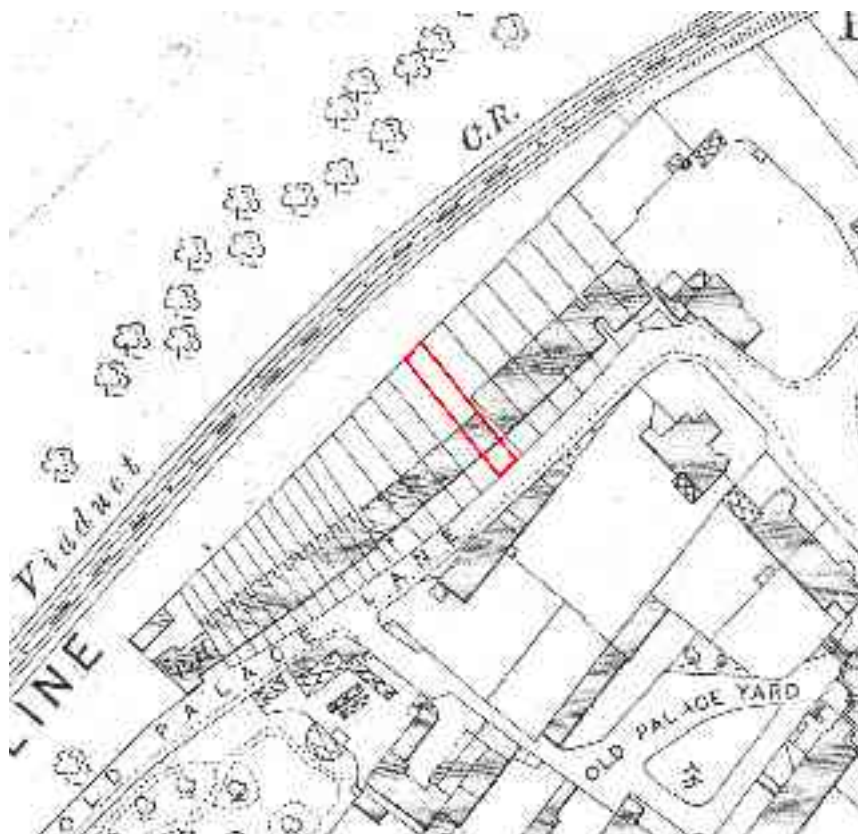
is little additional information on the Tithe map – the *Plan of the Parish of Richmond...* – of 1851. This shows the line of Old Palace Lane and also the new Windsor & Staines Railway to the west, but the intermediate land is blank, with no buildings or numbers relating to the Apportionment. In fact all the land on the western side of the Town – west of Paradise Row and southwest of the railway station area – appears to have been untithed.

- 6.2.9** Both *Bath Terrace* and *Bath Buildings* are clearly shown on the 1<sup>st</sup> Edition 25-inch Ordnance Survey map, surveyed between 1864-67 (Figure 6 below; *Surrey Sheet VI. 4*). The subsequent OS 2<sup>nd</sup> Edition (surveyed 1891-94) gives a very similar picture, although the earlier southern terrace is now called *Asgill Cottages* (and the lane itself *Asgill Road*, although subsequently reverting to Old Palace Lane). This is confirmed by the records of Kelly's Post Office Directory – Bath Terrace on Asgill Road is listed as such until 1897-8 when it reverts to Old Palace Lane.



**Figure 6:** Extract from the Ordnance Survey map surveyed between 1864-7 (Surrey Sheet VI.4).

- 6.2.10** The buildings are shown on the subsequent Ordnance Survey maps, albeit with slightly less detailing for *Bath Terrace*. The adjacent terrace to the north of this appears on the OS Edition of 1913, replacing one or two earlier buildings (Figure 7 below). However, there is no significant change thereafter, in the Revision of 1933 or on the post-war metric edition of 1959/60 (*Plan TQ 1774*)



**Figure 7:** Extract from the Ordnance Survey map of 1913.

### 6.3 Further Research Material

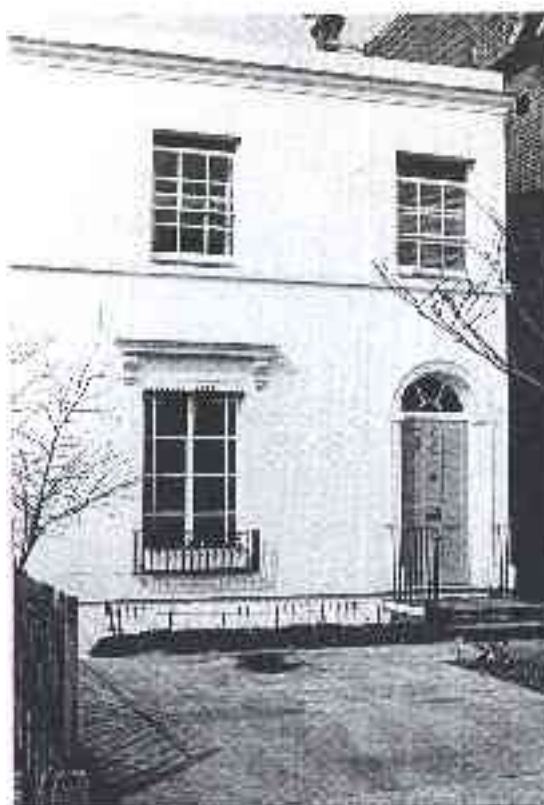
**6.3.1** A search was made of resources available at the Richmond Local Studies Collection; while the material was relatively limited a small amount of useful information was collected. The published Street Directories available for reference provide a list of residents known to have occupied No. 8 Old Palace Lane, formerly No. 1 Bath Terrace between 1878 – 1972, and two photographs of the property probably roughly contemporary with the extension of the property in the 1970s were retrieved.

#### 6.3.2 Table of Residents 1878 - 1972

Year	Name	Directory
1878 - 1880	Miss Jackson	Wood's
1881	John Bonny	Times Almanack
1882 – 1884	Frederick Hornby	Times Almanack
1885 – 1889	Thomas Harris	Kelly's
1890 – 1898	Carsten Holthouse	Kelly's
1899 – 1900	William Fletcher	Kelly's
1901	Mrs Clark	Kelly's
1902 – 1907	Thomas Turner	Kelly's
1908 – 1910	Sydney Parvin	Kelly's
1911 – 1913	Ewart James Scot	Kelly's
1914 – 1917	Mrs Rusbridger	Kelly's
1918 – 1926	John Russell	Kelly's

1927 – 1932	F. Gordon Wilsher	Kelly's
1933 – 1961	Arthur Herbert Hornby	Kelly's
1962 – 1972	Edward M Carroll	Kelly's

### 6.3.3 Photographic Sources



**Figure 8:** No. 8 Old Palace Lane *c.* 1972.



**Figure 9:** Nos 8-14 Old Palace Lane, *c.* 1972.

## **7. The Level 1-2 Historic Building Record**

### **7.1 Introduction**

This report provides a Level 1-2 Historic Building Record of the Grade II listed property at No. 8 Old Palace Lane, Richmond upon Thames, TW9 1PG. A summary introduction of the objectives, methodology and current guidelines for this level of reporting are outlined below.

The following specification follows the format laid out in English Heritage's 2006 document '*Understanding Historic Buildings: A guide to good recording practice*'. This document sets out guidance on the recording of historic buildings for the purposes of historical understanding, and is a revised and expanded version of '*Recording Historic Buildings: A Descriptive Specification*' (RCHME 1996). Most modern records aiming at historical understanding will correspond broadly to one of four main levels of record set out in this document, ranging Level 1, the simplest, consisting of photographs and brief notes, to the most complex Level 4. For this site English Heritage have asked for a Level 1-2 Survey.

### **7.2 Objectives**

For this site the Historic Buildings Record is compiled for the following reasons:

- i) To secure an understanding of a building and its significance sufficient to inform the preparation of a scheme of alteration and partial demolition;*
- ii) To deposit a permanent record in an established archive.*

The role of recording within the planning process is the subject of a separate English Heritage document, *Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities* (EH, forthcoming).

### **7.3 Requirements for a Level 2 Survey**

The guidance states that a Level 1 survey is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, not normally an end in itself but contributing to a wider aim. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments or historic landscape characterisation, for a pilot project, to identify buildings for planning purposes, or whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date. Level 1 surveys will generally be of exteriors only, although they may include superficial interior inspection for significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches.

A Level 2 survey is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building that is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

## **7.4 Methodology**

For this site the Level 2 survey will incorporate the following data:

### **7.4.1 Documentary research**

Documentary research forms a component of every recording project and a detailed documentary search will be undertaken.

### **7.4.2 Field Investigation**

The field investigation of a building normally follows preliminary documentary research. Field investigation will be undertaken as a series of walk-over surveys (for the purposes of the Historic Building record and as an on-going archaeological monitoring exercise during the watching brief)) and will involve direct observation and analysis of the property in order to ascertain what information it provides about its origins, form, function, date, development and so on. The investigation will include a visual examination of the building's external and internal fabric to Level 2 standards, with particular attention to stratigraphic relationships, architectural styles, plan elements, decorative schemes, fixtures and fittings, and other details that help to date the building or its various stages of evolution. The objective has been to break the building down into a series of intelligible phases of architectural development, and to record the surviving original architectural aspects of the building whilst also noting any changes that have taken place since its construction in the mid to late 19<sup>th</sup> century.

All parts of the interior will be examined.

### **7.4.3 Survey and drawings**

Plans drawn by the project architect will be used here, as they represent an accurate, clear and concise framework on which the historic interpretation is based (Design Drawings produced by Wargrave Design Consultancy Ltd). For a Level 2 survey normally sketches are acceptable, but as measured drawings are available they will be used here.

Measured scale plans of all floors, sections, elevations and detail drawings. The report includes measured cross-sections and elevations to illustrate the

vertical relationships within the building (floor and ceiling heights, for example).

#### **7.4.4 Photography**

Photography will be used to record much of the detailed evidence on which an analysis of historic development is based and the photography used in this report fulfils the criteria of a Level 2 report.

#### **7.4.5 The written account**

The written account will fulfil all the criteria of a Level 2 Survey. A number of libraries and archives will be consulted. The various sources will be noted, photocopied/scanned or photographed as appropriate. Information held by the project team will be thoroughly examined and relevant data included in this report.

In summary the record will involve identifying the sources available for consultation, obtaining information from them, and thereafter collecting and examining these sources. Through this process it will be possible to produce an overview of the nature of the building, of the extent to which these may have been altered by later activity, and finally an assessment of the surviving potential of the current formation of the building on the site.

#### **7.4.6 Archiving and signposting**

The site archive, including master copies of the report, together with photographs, drawings, research notes etc, will be deposited in the Museum of London Archaeological Archive Research Centre (LAARC) which has suitable arrangements for the long-term preservation of such material. Signposts to the other archives for this site will also be clearly given including the relevant archives held by local archives.

### **7.5 The Walkover Survey**

Each element of the existing building is recorded and discussed within the following photographic survey and accompanying text. The heritage components within each photographic are discussed as relevant.

#### **7.5.1 The Setting of the Building**

No. 8 Old Palace Lane is the most northern property in an attractive Victorian Terrace on the northwest side of the street. The setting is picturesque, flanked to the north by a later 19<sup>th</sup> or early-20<sup>th</sup> century terrace of white and red-brick houses, while to the south and on the opposite side of the street similarly attractive and historic properties stand. The street is quiet and well-maintained, occupying a strip of land between the well-known Richmond Green and the River Thames, immediately outside the former boundary of the Richmond Palace complex and close to the historic Richmond Town Centre.





**Figure 10:** No. 8 Old Palace Lane, view north towards the neighbouring later terrace.



**Figure 11:** View south down Old Palace Lane towards the River.

### 7.5.2 The Front Exterior Elevation

All the properties in the 1830s terrace show relatively uniform facades typical of earlier 19<sup>th</sup> century architectural tastes. The brick is faced with white stucco on the front elevation while the brick is left exposed on the sides and rear of the building. Stucco facing became popular in the earlier 19<sup>th</sup> century, allowing for a cheap and effective substitute for facing in stone which created a smooth, clean effect and could be used for more elaborate mouldings. The Old Palace Lane terrace utilises this method and shows a pleasantly simplistic architectural design of the Neo-Classic or Greek Revival trend, orderly and symmetrical, more reminiscent of the Regency style than the later elaborate Gothic Revival for which the Victorians are famed.



**Figure 12:** The white stucco façade of the early Victorian terrace.

The stucco moulding embellishments on this façade are fairly minimal, limited to a simple cornice below the roof-overhang, horizontal rails at the base of the upper and lower windows, the arched architrave (door frame) and decorative Italianate scrolled drip-mould over the lower window. This latter feature may serve a dual purpose, adding artistic embellishment while acting as a barrier to water pouring down the face of the property. The door is a simple four-panelled feature (probably a recent alteration as opposed to an original feature) with a small fanlight window (semi-circular window with a horizontal sill) with two radiating bars above. The upper windows are both double-hung sash windows typical of the period, while the ground floor window is a notably larger casement window with overhanging diamond moulding on the lintel and a wrought-iron rail around the sill.



**Figure 13:** The ground floor casement window and paneled front door of No. 8 Old Palace Lane.

The front elevation continues below the existing street and driveway level to the lower ground floor or basement. A stone staircase leads down from the level of the existing driveway, turning ninety degrees to run parallel with the front wall and into a narrow passage. Interestingly, the steps are noticeably bowed showing significant wear from extended use. A secondary front entrance with a part glass-panelled modern door leads into the hallway of the lower ground floor with a further double-hung sash window to the right. A small alcove opposite this door is currently used for outside storage. The modern external utility meters are fixed overhead in this area.



**Figure 14:** External lower-ground floor and worn steps.



### 7.5.3 Rear External Elevation and Garden

The rear of the property will face the most extensive alterations during the development programme, involving the relocation of certain heritage features, ground works and the construction of a rear extension and balcony. The existing façade shows the two major phases of construction with the core of the original 1830s building and the protruding 1970s extension. The extension, built in concrete and breezeblock with yellow-stock brick facing, extends out of the Victorian structure in two-storeys matching the upper-ground and first floors. A small cubbyhole occupies the remaining space beneath the upper-ground floor.



**Figure 15:** The rear of No. 8 Old Palace Lane showing the 1970s extension extending out from the original Victorian house.

A set of concrete steps leads out of this extension onto the paved area of the garden, which is presumably contemporary with the extension. The paving extends towards the main house to a small series of five steps leading down to the lower-ground floor level of the original Victorian property. The modern extension is in two-tiers with a main two-storey block and a single-storey porch with a glass-panelled door leading onto the concrete steps. The sash windows are in-keeping with the older part of the property.



**Figure 16:** The 1970s extension to the rear of No. 8 Old Palace Lane and extensions to neighbouring terrace properties.

The alterations to this part of the property involve the replacement of the existing concrete steps with a new stairway and the reduction of the paved area from the base of these steps to match the level of the existing Victorian lower-ground floor (see proposed external elevation Figure 3 and Archaeological Watching Brief section 8). This will involve reduction of the cubbyhole storage space below the modern extension. The existing interior of this space reveals the breeze block construction of the later extension and the former external brick-work of the Victorian core, a blocked-up window can be seen in the rear wall that would originally have looked onto the rear garden area.



**Figure 17:** Cubbyhole storage space below the 1970s extension, inside showing blocked-up window in the earlier Victorian brickwork.



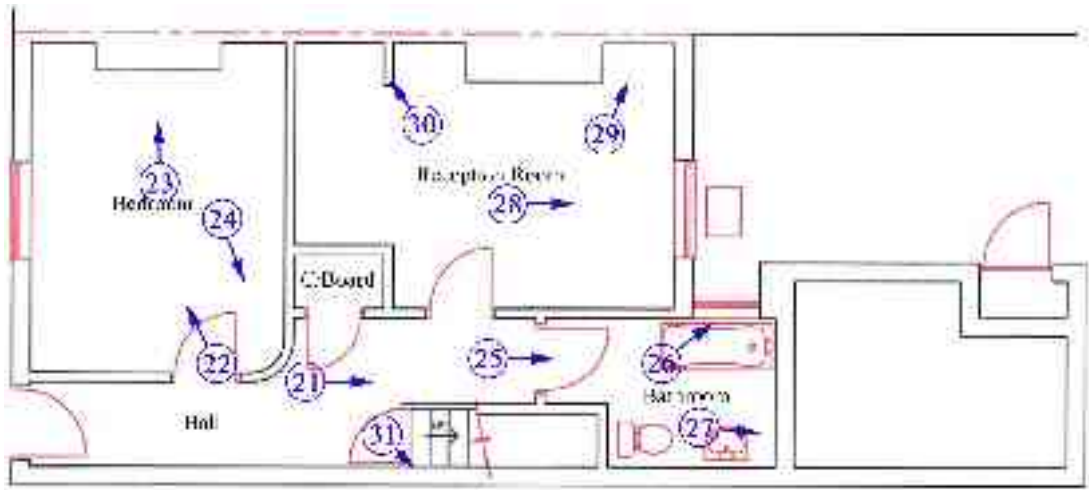




**Figure 19:** Lower-ground floor awning window and Victorian out-house.

#### **7.5.4 Lower Ground Floor**

The existing lower-ground floor is accessed from the front of the property by the secondary front-entrance discussed in section 7.5.2 above. This leads into a narrow hallway from which a flight of stairs leads up to the upper-ground floor. A bedroom, cupboard space, reception room and small bathroom are accessed from this hallway. The following photographs should be viewed in conjunction with Figure 20 below showing a plan of this level and the location and direction of photographs.



**Figure 20:** Plan of the existing lower ground floor showing the locations of photographs in Figures 21 – 31. Based on original design drawing 0855-01 by Wargrave Design Consultancy Ltd.

The staircase leading to the upper ground floor is of wood-construction with tongue and groove panelling on the flanking wall, the staircase is enclosed with an interior wooden panel wall. The lower ground floor will be extensively altered including an extension in the open area outside the existing reception room to the rear of the property to make way for a new kitchen and dining area. This will include the removal of the existing window in the reception room (Figure 28), the reduction of the existing bathroom and conversion into a utility room and the construction of an ensuite bathroom between the existing bedroom and reception room.



**Figure 21:** The hallway and staircase on the lower ground floor.



Opposite the stairs, the interior wall between the hall and bedroom is constructed as a gentle curve as opposed to the standard right angle. This shape is mirrored in the wall of the front reception room on the floor above. The front bedroom also features twin built-in closets set into the back wall and a large sash window looking onto the front steps, both of which are original to the property.



**Figures 22 and 23:** The front bedroom on the lower ground floor (NB: the fireplace is not from this property).



**Figure 24:** The curved wall in the bedroom of the lower ground floor. The new doorway to the proposed ensuite bathroom will be located to the left of the scale.

The small bathroom at the rear of the lower ground floor features the frosted awning window discussed above (Figure 19) and an original Victorian window blocked up by the 1970s extension (Figure 17 above and 27 below). The rear wall of this room is to be removed and rebuilt further inside to reduce the room-size for conversion into a utility room.



**Figures 25 and 26:** The lower ground floor bathroom.



**Figure 27:** The blocked up window in the lower ground floor bathroom.

The rear reception room currently looks out onto the back-garden and features the original Victorian window which is to be removed and relocated to the 1970s extension (Figure 18 above and 28 below). There are two built-in closets in the back wall of the room; both have lower full-length panelled doors and the back-rear example has a smaller space above. The door-furniture here, as with the rest of the property, are modern embellishments.



**Figure 28:** The back reception room on the lower ground floor showing the window to be removed.



**Figures 29 and 30:** Closets in the back reception room.

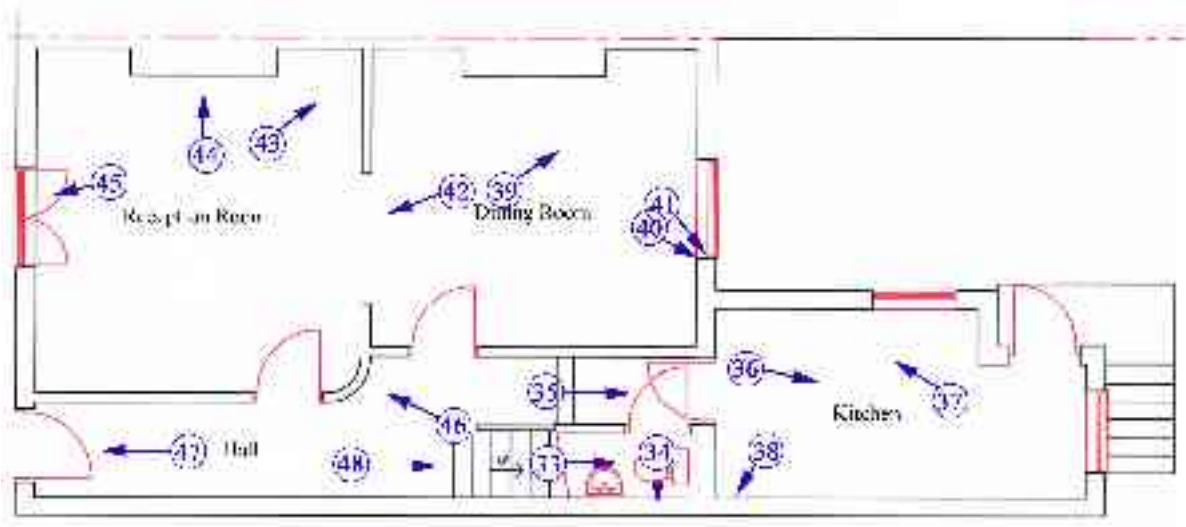
At the base of the staircase leading up to the upper-ground floor, a section of the original Victorian brickwork is visible between the plaster and wood-panelling where pipes run between floors (Figure 31).



**Figure 31:** Exposed brickwork at the bottom of the staircase on the lower ground floor.

#### **7.5.5 Upper Ground Floor**

The staircase discussed above leads into the upper ground floor by way of a small toilet room usually shut off by wooden saloon doors. Along with this small toilet room, the upper ground floor features the back kitchen, which occupies the 1970s extension, and a hall, dining room and reception room in the Victorian core of the property. Figure 32, below, shows a plan of the existing upper ground floor showing the location and direction of the following photographs taken during the walkover survey. The major alterations on this level will be to the 1970s extension, including the insertion of new glass doors onto a raised patio over the rear extension and the blocking up of an existing window. The existing aperture between the reception and dining rooms will be widened and the staircase will be opened with the small toilet room removed.



**Figure 32:** Plan of the upper ground floor showing the location and direction of photographs in Figures 33 – 48 (Based on original design drawing 0855-02 by Wargrave Design Consultancy Ltd).

The small bathroom at the top of the flight of stairs leading from the lower ground floor currently contains a toilet and sink with a large shallow cupboard on the back wall. The most interesting feature of the room is a small two-light awning window in the northern wall. This window, whether original or a slightly later feature, would have faced onto relatively open land when first built, now it faces the brick face of the neighbouring terrace property to the north with only a narrow gap between the two buildings.



**Figures 33 and 34:** Toilet room and small two-light window on the upper ground floor.



**Figures 35 and 36:** View down the hall alongside the staircase, looking from the Victorian core to the 1970s extension and inside the extension towards the rear garden.

The 1970s extension will undergo extensive alterations in line with the new rear extension and raised balcony/patio construction. The existing window in the south wall will be blocked up and new glass-panelled doors will be inserted into the wall space adjacent allowing access to the outside raised area over the new extension (see Figure 37 below).



**Figure 37:** Existing window to be blocked up and location of new glass doors onto raised patio.



Removed skirting and missing plaster in the front corner of this room exposes the breeze block and plaster construction (Figure 38).



**Figure 38:** Missing plaster and skirting in the corner of the kitchen extension.

The dining room and front reception room are joined by way of two large glass-panel doors which open towards the front of the property (Figure 42). Stripping of wall coverings in the dining room has exposed a section of the original cornice in the rear corner along with a small area of exposed original brickwork (Figure 39). The sash window looking out onto the rear garden features original shutters encased in a wooden box frame below and raised by means of a pulley system (Figures 40 and 41).



**Figure 39:** The upper ground floor dining room



**Figures 40 and 41:** Encased shutters below the sash window in the upper ground floor dining room.



**Figure 42:** Partition doors between the upper ground floor reception room and dining room.



The partition wall between the upper ground floor reception and dining rooms is of lattice wood construction with plaster – the wood structure is visible in an area of fallen plaster in the back corner of the room (Figure 43). The existing fireplace is not original to the property but is a significantly later addition (Figure 44). The full-length casement window in this room features interior folding wooden shutters, which are most likely original to the property (Figure 45).



**Figure 43:** Lattice wood wall construction visible in partition wall.



**Figures 44 and 45:** Fireplace and casement window with shutters in the lower ground floor reception room.

The entrance hall at this level features an interesting curved wall at the base of the stairs and the corner of the front reception room (Figure 46). The shape is mirrored on the lower ground floor and creates an interesting original design feature. The hallway also retains the original dado or chair rail half way up the wall (Figure 47). The plaster in this part of the house shows distinct wear and possible damage from damp. There is a probable original turned newel post at the base of the staircase (the lower most upright support post at the base or midway point of a staircase – Figure 48).



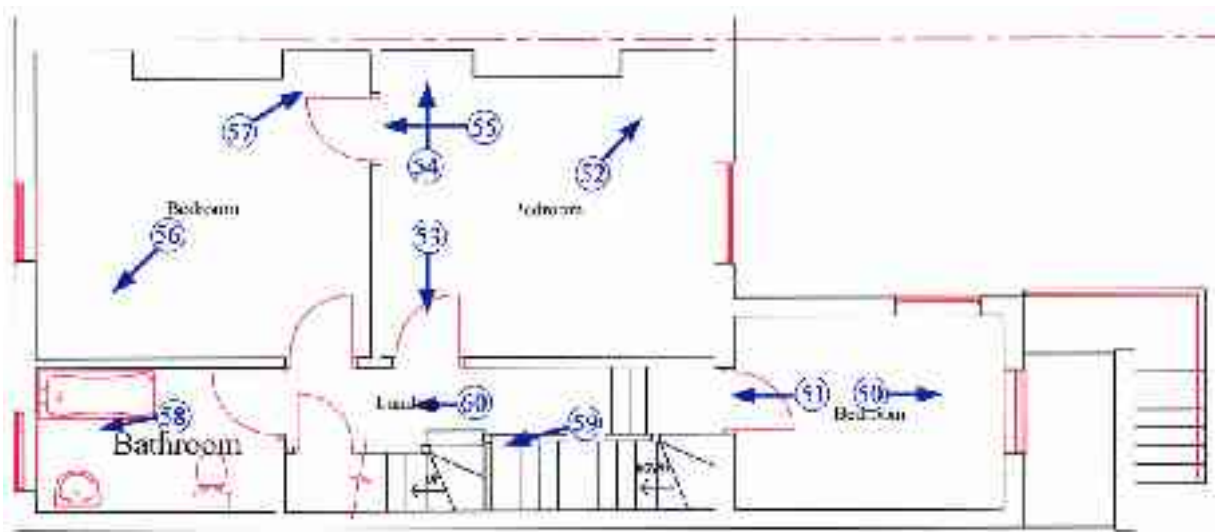
**Figures 46 and 47:** The hallway of the upper ground floor.



**Figure 48:** Staircase on the upper ground floor.

### 7.5.6 First Floor

The stairway leading from the upper-ground floor turns a corner at the top and leads into a small front bedroom contained within the modern 1970s extension. A further corner and rise in floor level by two steps leads into a narrow landing space from which two bedrooms and a small front bathroom are accessed. Opposite the bathroom a further small staircase leads up to the converted loft area on the second floor. Figure 49 shows a plan of the existing layout of the first floor with the locations and direction of photographs taken as part of the walkover survey and presented in Figures 50 – 60.



**Figure 49:** Plan of the first floor showing location of Figures 50-60.



**Figures 50 and 51:** First floor back bedroom in the rear extension and staircases on the landing in the Victorian part of the property.

The back bedroom in the original Victorian part of the property has been stripped of a number of features including the picture rail and fireplace (Figure 52). It can be accessed by two doorways, one leading into the landing (Figure 53) and a second adjoining door with the front bedroom (Figure 55).



**Figures 52 and 53:** Views of the back bedroom.

A built-in cupboard in the niche between the chimney breast and adjoining door shows an interesting half-arch construction in the top wood panelling (Figure 54).



**Figure 54:** Half arch in the panelling of a cupboard in the back bedroom.

This arch does not continue into the adjoining space in the front bedroom which appears to have undergone significant alteration and now consists of a strange lowered and sloped wall formation (Figure 57). It is probable that the arched formation visible in the back bedroom originally continued to form a continuous arch into the front bedroom and was subsequently altered. The adjoining door between the two rooms appears to be a later insertion, not an original Victorian feature.



**Figure 55:** Looking from the rear bedroom into the front room and landing.

The adjoining door between the front and rear bedrooms will be permanently fixed shut, visible only from the rear bedroom. The existing partition wall between the front bedroom and bathroom will have new opening knocked through to create access to a new ensuite. The existing door opening from the bathroom onto the landing will also be fixed shut.



**Figure 56:** First floor front bedroom, partition wall and recessed niche.

A small arched niche, presumably an original feature, is visible in the front wall of the bedroom adjacent to existing partition wall between the bathroom and bedroom. The recessed display niche measures approximately 0.38m in width by 0.52m in height with a depth of approximately 0.06m (Figure 56).



**Figure 57:** Adjoining door and wall formation in the first floor front bedroom.

The front bathroom on the first floor has a single sash window looking out onto Old Palace Lane. Fallen plaster below the window has exposed the original Victorian brickwork.



**Figure 58:** The first floor bathroom.



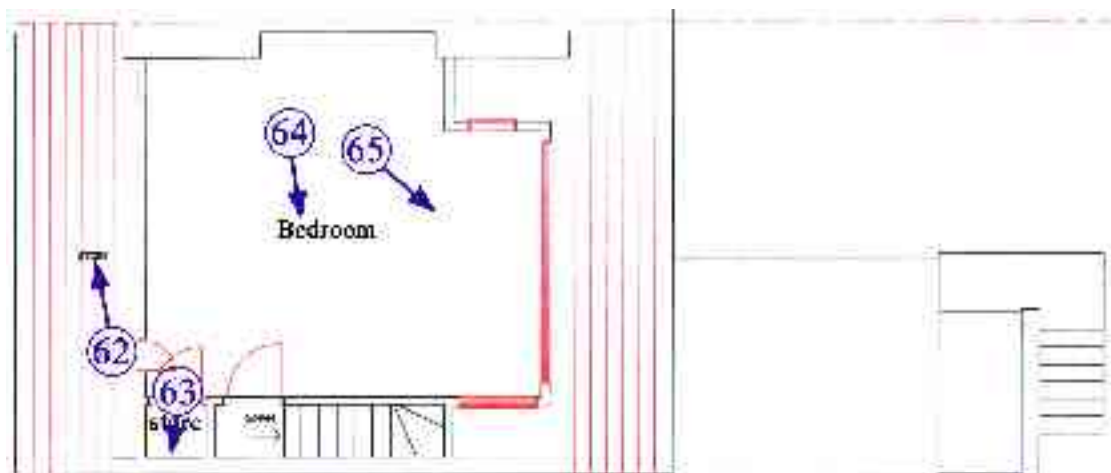
The staircase leading to the second floor loft conversion is a later addition to the property. The shape of a roof hatch can be seen in the ceiling from the first floor, formerly the attic door prior to conversion.



**Figures 59 and 60:** The staircase and loft-hatch from the first floor landing.

#### 7.5.7 Second Floor – Loft Conversion

The original loft of the Victorian property was subsequently converted to accommodate an additional bedroom on the second floor. The current space is open plan with large windows looking out onto the rear of the property and towards the Old Deer Park. There is storage space in cupboards below the exposed rafters at the front of the house. The loft conversion dates to the late 1960s or early 1970s and will be contemporary with the upper ground floor extension to the back of the house.



**Figure 61:** Plan of the second floor loft conversion.



Figure 61 above shows a plan of the second floor loft conversion and the location of photographs reproduced in Figures 62 – 65 below. No. 8 Old Palace Lane is the only property in the Victorian terrace to feature a conversion of the roof the space into additional living accommodation.



**Figures 62 and 63:** Storage space below the rafters in the second floor loft conversion.



**Figure 64:** View of the loft conversion looking towards the staircase.



**Figure 65:** View of the loft conversion towards the rear-looking windows.

### **7.5.8 Conclusions**

No. 8 Old Palace Lane is an attractive example of early Victorian architecture; the style is restrained, reminiscent more of later Regency or neo-classical design than the Gothic tendencies for which the period is famed. The 1970s rear extension and loft conversion have done little to detract from the overall appearance of the building, which still retains some interesting period features. These features are protected under the Grade II listing and will be retained or incorporated within the development proposals.

## **8. The Archaeological Watching Brief**

### **8.1 Introduction**

The rear extension to the property required an archaeological watching brief on groundworks undertaken prior to construction. An area measuring approximately 3.8m by 6.7m within the footprint of the new extension was excavated to a depth of 1.4m below the existing paved garden level. Further reduction was undertaken in the cubbyhole storage space below the 1970s extension to level this area and the external paved area with that of the Victorian lower-ground floor. This levelling will allow for an extension to the lower ground floor beneath the existing 1970s extension and in the area currently used a back-yard (see Figure 66 below).

#### **8.1.1 Standards**

The field and post-excavation work was carried out in accordance with current English Heritage guidelines (in particular, *Standards and Practice in Archaeological Fieldwork, Guidance Paper 3*) and to the standards of the

Institute of Field Archaeologists (*Standard and Guidance for Archaeological Watching Briefs*). Overall management of the project was undertaken by a full member of the Institute.

The recording system followed the procedures set out in the Museum of London recording manual. By agreement with MoLA the recording and drawing sheets used were directly compatible with those developed by the museum.

### **8.1.2 Fieldwork**

The archaeological watching brief took place during contractors' groundworks, and will involved one archaeologist on site as required to monitor works and to investigate and record any archaeological remains. Two archaeologists were present on-site to carry out the Historic Building Record works. Close liaison was maintained with the groundworks team to ensure a presence on site as and when necessary.

### **8.1.3 Monitoring**

The Client and the representatives of English Heritage and the Local Authority were kept advised of the progress of the fieldwork, and in particular any significant finds or remains that may require additional archaeological work.

### **8.1.4 Methodology**

Archaeological deposits and features were investigated and recorded in stratigraphic sequence, and where appropriate finds dating and environmental evidence recovered.

Archaeological deposits and features were recorded as appropriate on *pro-forma* context or trench sheets, and/or drawn in plan or section generally at scales of 1:10 or 1:20. The investigations were recorded on a general site plan and related to the Ordnance Survey grid. The fieldwork record was supplemented as appropriate by photography (35mm colour transparency/ monochrome print/ digital).

### **8.1.5 Post-Excavation Work**

The fieldwork was followed by off-site assessment and compilation of this report, and by ordering and deposition of the site archive.

### **8.1.6 Finds and samples**

Finds and samples were treated in accordance with the appropriate guidelines, including the Museum of London's '*Standards for the Preparation of Finds to be permanently retained by the Museum of London*'. Finds and artefacts were retained and bagged with unique numbers related to the context record, although building material may be discarded following assessment.

Assessment of finds and samples were undertaken by appropriately qualified staff.

#### **8.1.7 Report procedure**

Copies of this report will be supplied to the Client, English Heritage and the local planning authority and the local studies libraries.

A short summary of the fieldwork is appended using the OASIS Data Collection Form, and in paragraph form suitable for publication within the 'excavation round-up' of the *London Archaeologist*.

#### **8.1.8 The site archive**

The records from the archaeological project will be ordered in line with MoL *Guidelines for the Preparation of Archaeological Archives* and will be deposited in the Museum of London Archaeological Archive. The integrity of the site archive should be maintained, and the landowner will be urged to donate any archaeological finds to the Museum.

### **8.2 Results of the Archaeological Watching Brief**

The existing ground surface in the area of reduction works consisted mainly of concrete slabs contemporary with the 1970s extension works. On removal these were found to lie in shallow sand bedding with mixed rubble to a depth of some 0.27m below the existing ground surface. This in turn overlay a mixed made-ground deposit consisting of redeposited topsoil with frequent rubble, sand and pebble inclusions at a thickness of 0.5m+. In the southern part of the excavation area, adjacent to the fence of the neighbouring property, bedding soil from the existing flowerbeds was observed to a depth of 0.6m below the existing ground surface. Below this depth a further 0.6m of very similar material, although slightly lighter in shade, continued to the interface with underlying natural silty clay. The construction levels of the existing steps were also exposed in section, with a further 0.45m (6 courses) of bricks over concrete and rubble base for 0.32m, and overlying made-ground similar to that observed beneath the existing paving slabs.

Natural silty clay was observed below these deposits at an average of 1.2m below the existing ground surface. No archaeological finds or features were observed cutting into the natural. It is probable that the whole area was levelled and reduced during the extension works and that the exposed natural horizon represents a truncated natural deposit.

In the cubbyhole storage space below the 1970s extension, the existing concrete level was broken out, exposing contemporary mixed made-ground deposits below. No significant archaeological finds or features were exposed in this area.



**Figure 66:** The area of ground reduction works in the back garden of No. 8 Old Palace Lane.



**Figure 67:** North facing section showing bedding soils over silty clay natural (1m scale).



**Figure 68:** South facing section showing concrete slabs over bedding with made-ground deposits beneath (1m scale).



**Figure 69:** Section in the extension cubbyhole showing concrete and made-ground layers.

Finds recovered from the made-ground deposits recorded above were examined and discarded. The assemblage was typically modern including fragments of willow pattern ceramics, worn delftware fragments, white earthenware and blue and white transfer ware; further finds includes fragments of undiagnostic clay smoking pipe and glass bottle.

### 8.3 Conclusions

No significant archaeological finds or features were observed during the course of the watching brief. The exposed stratigraphy indicated previous ground reduction and levelling, probably contemporary with the construction of the rear 1970s extension.



## **9. Sources Consulted**

### **9.1 General Sources**

Surrey Local History Centre  
Richmond Local Studies Library

### **9.2 Bibliography**

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**English Heritage.** 2006, '*Understanding Historic Buildings. A guide to good recording practice*'.

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**RCHME** 1996 *Recording Historic Buildings: A Descriptive Specification*'.

## Appendix I: OASIS Data Collection Form

OASIS ID: compassa1-56177

### Project details

Project name	No 8 Old Palace Lane, London Borough of Richmond upon Thames
Short description of the project	An archaeological watching brief and Level 1-2 Historic Building Record at No 8 Old Palace Lane in advance of, and during, redevelopment of the property involving internal alterations and the construction of a rear extension.
Project dates	Start: 20-01-2009 End: 25-02-2009
Previous/future work	No / Not known
Any associated project reference codes	OLL09 - Sitecode
Type of project	Recording project
Site status	Area of Archaeological Importance (AAI)
Site status	Conservation Area
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	N/A None
Significant Finds	N/A None
Investigation type	'Recorded Observation','Watching Brief'
Prompt	Planning condition

### Project location

Country	England
Site location	GREATER LONDON RICHMOND UPON THAMES RICHMOND AND KEW No 8 Old Palace Lane
Postcode	TW9 1PG
Study area	100.00 Square metres
Site coordinates	TQ 1748 7499 51.4611791979 -0.308733816330 51 27 40 N 000 18 31 W Point

### Project creators

Name of Organisation	Compass Archaeology
Project brief originator	English Heritage/Department of Environment
Project design originator	Compass Archaeology
Project director/manager	Geoff Potter
Project supervisor	Rosie Cummings
Type of sponsor/funding body	Developer

Name of sponsor/funding body Aspire 2 Developments Ltd

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Museum of London archive
Digital Contents	'none'
Digital Media available	'Images raster / digital photography',' Text'
Paper Archive recipient	Museum of London Archive
Paper Contents	'none'
Paper Media available	'Photograph', 'Report', 'Unpublished Text'

### Project bibliography

1

Publication type	Grey literature (unpublished document/manuscript)
Title	No 8 Old Palace Lane, London Borough of Richmond Upon Thames: An Archaeological Watching Brief and Level 1-2 Historic Building Record
Author(s)/Editor(s)	Cummings, R
Date	2009
Issuer or publisher	Compass Archaeology
Place of issue or publication	5-7 Southwark St, London SE1 1RQ
Description	Bound report detailing the results of the archaeological watching and Level 1-2 Historic Building Record

Entered by	Rosie Cummings (mail@compassarchaeology.co.uk)
Entered on	2 March 2009

## **Appendix II: London Archaeologist Summary**

Site Address:	No 8 Old Palace Lane, London Borough of Richmond Upon Thames, TW9 1PG
Project type:	Watching brief and Level 1-2 Historic Building Record
Dates of Fieldwork:	20 <sup>th</sup> January – 25 <sup>th</sup> February 2009
Site Code:	OLL09
Supervisor:	Rosie Cummings
NGR:	TQ 1748 7499
Funding Body:	Aspire 2 Developments Ltd

No. 8 Old Palace Lane forms the northern most property in an early Victorian terrace consisting of six buildings and constructed in the later 1830s on the northwest side of Old Palace Lane. The property is in close proximity to the boundary of the Richmond Palace complex and the Green, both historically significant areas and now sought after addresses in the Richmond area. The property itself features a 1970s rear extension and loft-conversion along with a number of internal alterations. It does, however, feature a number of interesting period features all of which are subject to the Grade II listing and will be retained or incorporated into the new design.

Archaeological monitoring was undertaken during groundworks in the back garden of the property, in the area designated for the new rear extension. No archaeological finds or features were observed during the course of the watching brief; exposed deposits indicated previous ground reduction and truncation of the natural silty clay, probably contemporary with the 1970s extension.