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**RICHMOND FILM SERVICES, THE OLD SCHOOL,
PARK LANE, RICHMOND,
LONDON BOROUGH OF RICHMOND UPON THAMES**

AN ARCHAEOLOGICAL EVALUATION

Authors: Zbigniew Pozorski	
NGR: TQ 1793 7520	Report No: 5094
District: LB of Richmond upon Thames	Site Code: PLN16
Approved: Claire Halpin MCIfA	Project No: 6596
Signed:	Date: 19 April 2016

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OASIS SUMMARY SHEET

Project details			
Project name		<i>The Old School, Park Lane, Richmond, London Borough of Richmond upon Thames</i>	
<p><i>In April 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at The Old School, Park Lane, Richmond, London Borough of Richmond upon Thames (NGR TQ 1793 7520). The evaluation was commissioned by the Debonair Group and was undertaken in compliance with a planning condition attached to planning permission for the redevelopment of the site including the conversion and restoration of The Old School building to form 5No residential apartments and 90m2 of B1a office space and the erection of 3No terraced townhouses with basement accommodation at the rear and car parking, landscaping and use of existing vehicular access.</i></p> <p><i>The site is situated on the Thames terrace gravels and was parkland and gardens until 1870 and the construction of the school. Prehistoric finds, mainly Palaeolithic and Bronze Age, are widely known from the area. Medieval remains were also recorded just 50m away. Therefore the site had a potential for prehistoric and medieval archaeological remains.</i></p> <p><i>In the event the evaluation revealed no archaeological features or finds.</i></p>			
Project dates (fieldwork)		12/04/2016	
Previous work (Y/N/?)		N	Future work (Y/N/?)
P. number		6596	Site code
			PLN16
Type of project		An Archaeological Evaluation	
Site status		-	
Current land use		Former school/offices building	
Planned development		Residential redevelopment	
Main features (+dates)		-	
Significant finds (+dates)		-	
Project location			
County/ District/ Parish		Greater London	LB of Richmond upon Thames
HER/ SMR for area		GLHER	
Post code (if known)		TW9 2RA	
Area of site		c.1000m ²	
NGR		TQ 1793 7520	
Height AOD (min/max)		8.40/8.80m	
Project creators			
Brief issued by		Requirement of HE GLAAS	
Project supervisor/s (PO)		Zbigniew Pozorski	
Funded by		Roquebrook Project Management Ltd	
Full title		The Old School, Park Lane, Richmond, London Borough of Richmond upon Thames. An Archaeological Evaluation	
Authors		Pozorski, Z.	
Report no.		5094	
Date (of report)		April 2016	

RICHMOND FILM SERVICES, THE OLD SCHOOL, PARK LANE, RICHMOND, LONDON BOROUGH OF RICHMOND UPON THAMES

AN ARCHAEOLOGICAL EVALUATION

SUMMARY

In April 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at The Old School, Park Lane, Richmond, London Borough of Richmond upon Thames (NGR TQ 1793 7520). The evaluation was commissioned by the Debonair Group and was undertaken in compliance with a planning condition attached to planning permission for the redevelopment of the site including the conversion and restoration of The Old School building to form 5No residential apartments and 90m2 of B1a office space and the erection of 3No terraced townhouses with basement accommodation at the rear and car parking, landscaping and use of existing vehicular access.

The site is situated on the Thames terrace gravels and was parkland and gardens until 1870 and the construction of the school. Prehistoric finds, mainly Palaeolithic and Bronze Age, are widely known from the area. Medieval remains were also recorded just 50m away. Therefore the site had a potential for prehistoric and medieval archaeological remains.

In the event the evaluation revealed no archaeological features or finds.

1 INTRODUCTION

1.1 In April 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at The Old School, Park Lane, Richmond, London Borough of Richmond upon Thames (NGR TQ 1793 7520; Figs. 1 & 2). The evaluation was commissioned by Roquebrook Project Management Ltd and was undertaken in compliance with a planning condition attached to planning permission for the redevelopment of the site including the conversion and restoration of The Old School building to form 5No residential apartments and 90m2 of B1a office space and the erection of 3No terraced townhouses with basement accommodation at the rear and car parking, landscaping and use of existing vehicular access (Richmond upon Thames Planning Approval Ref 14/3780/FUL).

1.2 The evaluation was undertaken in accordance to a requirement of the local planning authority as advised by Historic England Greater London Archaeological Advisory Service (HE GLAAS; Archaeological Advisors to LB Richmond upon Thames) and a written scheme of investigation (specification) prepared by AS (dated 23/02/2016) and approved by HE GLAAS. The project conformed to the Chartered Institute for Archaeologists (CIfA) Code of

Conduct and Standard and Guidance for Archaeological Field Evaluation (2014) and the HE GLAAS *Guidelines for Archaeological Projects in Greater London* (2015), in particular *Part 3: Fieldwork*.

1.3 The evaluation aimed to determine, as far as reasonably possible, the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development. An adequate representative sample of all areas where archaeological remains are potentially threatened were studied, and attention was given to sites and remains of all periods (inclusive of past environments). The evaluation also aimed to clarify the nature and extent of existing disturbance and intrusions and hence assess the degree of archaeological survival of buried deposits and surviving structures of archaeological significance. The project also aimed to assess the impact of the foundation design proposals on any identified archaeological remains.

Planning policy context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 The site lies on the northern side of Park Lane in the northern part of Richmond. The site comprises a building until recently in use as Richmond Film Services, with an old school building to the front and a warehouse. Access is from Park Lane. It is proposed to convert and alter The Old School for residential accommodation and office use, and build a terrace of three townhouses with basements to the rear, along with new vehicle parking etc.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The solid geology of the area is clay of the London Clay Formation overlain by Thames gravels of the Kempton Park Gravel Formation (British Geological Survey 1978). The site lies at c.8.50m AOD on the first terrace gravels of the Thames. Soils in the area are mainly unsurveyed, but those close to the west on the river bank soils of the Hucklesbrook association, described as permeable well drained loamy and some sandy soils, commonly over gravel (Soil Survey of England and Wales 1983).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 The site has been subject to an archaeological desk-based assessment in support of the planning approval (TVAS 2012). In summary:

The site contains The Old School, built in 1870 (with 1894 and 1950s extensions) in an area that was previously fields. Finds and features from the early prehistoric period onwards are known from Richmond, and area became an important centre in the medieval period with the royal palace site.

Palaeolithic finds are known from the borough and considerable evidence of Mesolithic occupation of the higher gravel terrace deposits is known, particularly in nearby Richmond Park, where Neolithic artefact concentrations have also been found. Bronze Age activity is also largely known from artefact finds from the Thames and terrace, artefacts dredged from the Thames locally. Prehistoric flints have been found during evaluations nearby at Parkshot House and also at George Lane. Sparse Iron Age and Roman activity is attested locally, though sparse Roman sherds were found at Parkshot House and finds have been made from Richmond Palace. Richmond developed in the medieval period with a number of large houses including Richmond Palace built by Henry VII, and substantial Tudor remains have been investigated at the palace site. Medieval finds are known throughout the historic core area of Richmond. Twelfth century features and buried ploughsoil were found at Parkshot House. Medieval features and finds are also recorded from George Street and Duke Street Baptist Church, as well as at the palace site to the north. Post-medieval activity has also been revealed by excavations in the area.

4.2 The GLHER has been consulted to update the project report and principal potential for the site is for remains of prehistoric activity and for medieval/post-medieval remains associated with settlement at Richmond,

particularly to the rear of the site where the townhouses are proposed which appears to have suffered less in the way of previous ground disturbance.

4.3 The terrace gravels in the area of the site yielded Palaeolithic flint axes and tools, and Bronze Age spear heads in the early 20th century (HER MLO10647, MLO18970 & MLO18988); but archaeological investigations at 10-12 Parkshot in 1994 recorded a more conclusive scatter of struck and burnt flint, potentially associated with subsoil horizons of prehistoric origin (HER MLO61839). A single sherd of Roman pottery was also recovered from this site (HER MLO61841).

4.4 The site was situated on the eastern side of the medieval Richmond Green (HER MLO10323), land to the east the Richmond/Shene Palace, subsequently incorporated into the royal park created by Henry V and Henry VI in c.1414-54, and expanded into the New Park created by James I in 1603. Evaluation excavations at 10-12 Parkshot c.50m to the east of the site recorded a late 12th century pit and gully, a 12th-early 13th century flood deposit, and a 12th-14th century ploughsoil that suggest prior to the enclosure of the parkland, medieval activity and settlement was present on the fringes of the green (HER MLO61842, MLO61844-5). A medieval horticultural/garden soil was also recorded at Duke Street Baptist Church c.180m to the south (HER MLO99304).

4.5 The site continued to be contained with parkland into the post-medieval period, known as the Old Deer Park, and remaining as part of the royal landscape until the 19th century when it was separated from Kew Gardens by a ha-ha (HER MLO102917). This landscape is probably reflected by a late 17th-19th century garden soil layer recorded at 10-12 Parkshot (HER MLO61846). Numerous buildings were constructed on Parkshot, Kew Road and Little/Richmond Green in the 18th to 19th centuries, many of which survive extant as Listed Buildings (i.e. HER MLO91133, MLO91529 & MLO90993), while the World Heritage Site of Kew Gardens was established to the north. However; Ordnance Survey maps indicate that the site remained undeveloped until the final decade of the 19th century. The 1850 Ordnance Survey Town Plan of London depicts the site as still within the bounds of the New Park, although shortly after it had been enclosed into gardens or vacant plots to the rear (and separate of) houses on Parkshot by 1867, which remained undeveloped until 1871. Between 1871 and 1894 a non-conformist chapel had been built on a plot adjacent to the east of the site, behind houses fronting Parkshot; while the contemporary Old School was built within the site, with a further house and church to the west on Park Lane. The building of the Old School had been expanded to its modern extent by 1912, by which time the church to the west had been removed, although the chapel to east remained. There is no evidence on the cartographic sources to indicate a burial ground associated with either foundation, or that the land of the Old School was ever joined with the chapel or church.

5 METHODOLOGY

5.1 One trench was excavated using a mechanical 180° excavator fitted with a toothless ditching bucket (Fig. 2). The trench was located to the rear of The Old School within footprint of the proposed new houses and measured 15 x 2m.

5.2 Tarmac and undifferentiated overburden were mechanically excavated under close archaeological supervision. Exposed surfaces were cleaned by hand and examined for archaeological features. Deposits were recorded using *pro forma* recording sheets, drawn to scale, and photographed as appropriate. Excavated spoil was searched for finds and the trenches were scanned by a metal detector.

6 DESCRIPTION OF RESULTS

Trench 1 (Fig. 2, DP 1-3)

<i>Sample section 1A (DP 4)</i> <i>West end, south-south-west facing</i> <i>0.00 = 8.60m AOD</i>		
0.00 – 0.13m	L1000	Tarmac.
0.13 – 0.36m	L1001	Made ground. Compact, mixed red, yellow and white CBM rubble and dark greyish brown sandy silt.
0.36 – 0.60m	L1002	Mid to dark brownish grey, friable, sandy silt with occasional CBM fragments.
0.60 – 1.34m	L1003	?Garden soil. Light brown, soft, sandy silt with occasional small stones.
1.34m +	L1004	Natural. Mid yellow and yellowish brown, loose, gravel with yellow and brown patches of sand.

<i>Sample section 1B (DP 5)</i> <i>East end, north-north-east facing</i> <i>0.00 = 8.57m AOD</i>		
0.00 – 0.15m	L1000	Tarmac. As above.
0.15 – 0.28m	L1001	Made ground. As above.
0.28 – 0.85m	L1002	As above.
0.85 – 1.46m	L1003	?Garden soil. As above.
1.46m +	L1004	Natural gravel. As above.

Description: No archaeological features were present. Two fragments of oyster shell and animal bone were recovered from L1002

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds.

8 DEPOSIT MODEL

8.1 The site was commonly overlain by Tarmac (L1000; 0.10 – 0.15m thick). The latter overlay modern Made Ground L1001 (0.12 – 0.25m thick). Below L1001 was a layer of probably also made ground, L1002 (0.25-0.60m). L1002 overlay Garden Soil L1003 (0.60 – 0.80m), a light brown, soft, sandy silt with occasional small stones.

8.2 The natural geology, L1004, was present at 1.25 – 1.50m below the existing ground level and comprised a mid yellow and yellowish brown, loose, gravel with yellow and brown patches of sand.

9 DISCUSSION

9.1 The site had a potential for archaeological remains, in particular for prehistoric and medieval archaeology. Such remains have been found in the vicinity of the site and consisted of Palaeolithic, Bronze Age and medieval finds. The site is situated on the Thames terrace gravels and was parkland and gardens until 1870 and the construction of the school.

9.2 In the event no archaeological features were revealed. The only finds were oyster shells and animal bone recovered from probably modern made ground. No indication of any previous development of this part of the site was identified. A thick deposit of light brown soil above natural gravels may have been a garden soil corresponding with use of the site as gardens in the post-medieval period until the late 19th century.

10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at London Archaeological Archives and Resource Centre (LAARC). The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Chris Edwards of Roquebrook Project Management for commissioning the project.

AS would also like to acknowledge the input and advice of Ms Laura O’Gorman of the Historic England Greater London Archaeology Advisory Service.

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APPENDIX 1 CONTENTS OF THE ARCHIVE

Records	Number
Brief	N
Specification	Y
Registers	3 (Context, Drawing, Digital Photo)
Context Sheets	5
Site drawings A1	0
Site drawings A3	0
Site drawings A4	1
Site photographs b/w	0
Site photographs colour slides	0
Digital Photographs	7

PHOTOGRAPHIC INDEX



DP 1. Trench 1. Looking west-south-west.



DP 2. Trench 1. Looking east-north-east.



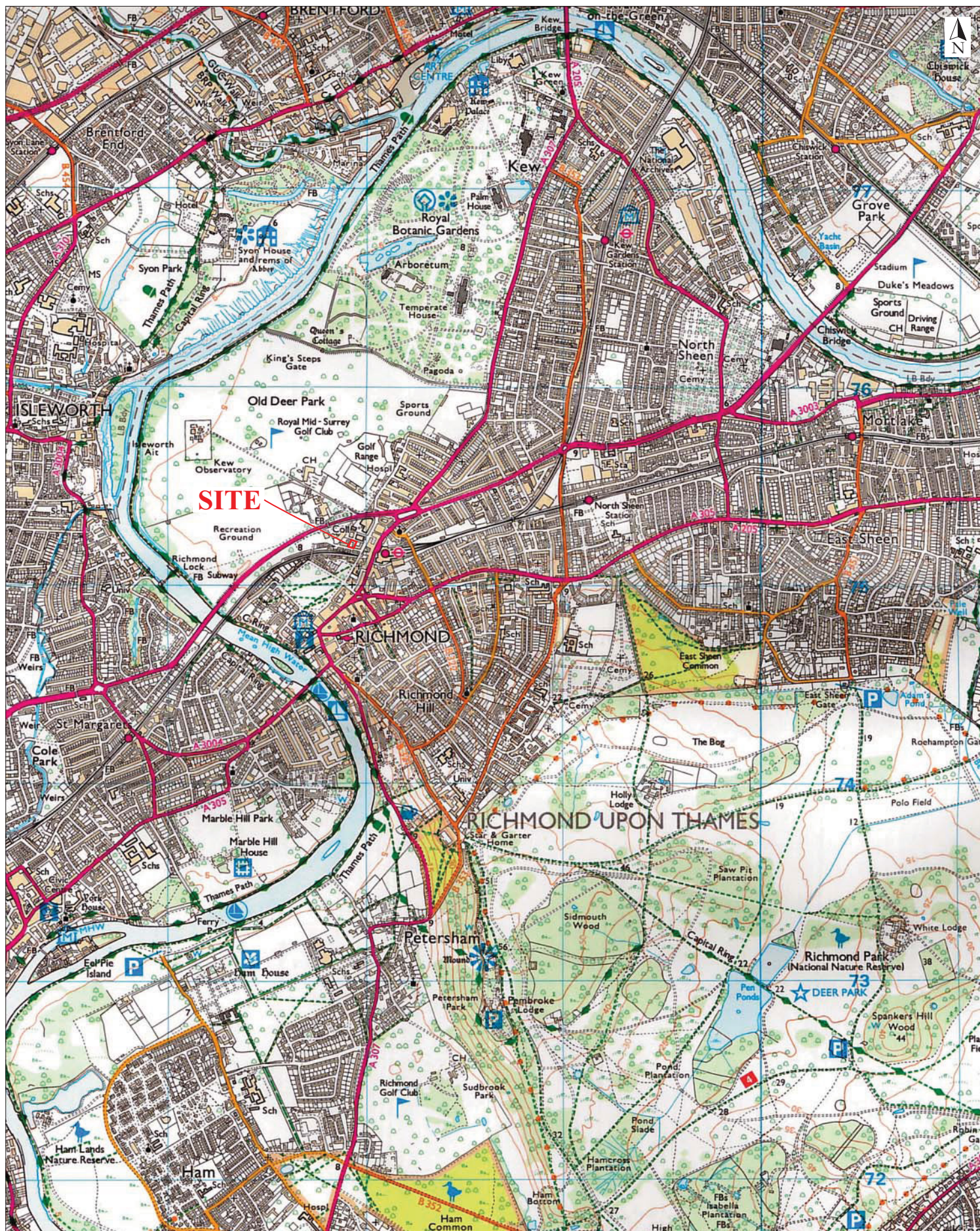
DP 3. Trench 1. Looking east-south-east.



DP 4. Trench 1, west end. Sample section 1A. Looking north-north-east.



DP 5. Trench 1, east end. Sample section 1B. Looking south-south-west.



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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Old School, Park Lane, Richmond, London (P6596)

