

**CORINTH HOUSE, WARREN ROAD
ROYAL BOROUGH OF
KINGSTON-UPON-THAMES**



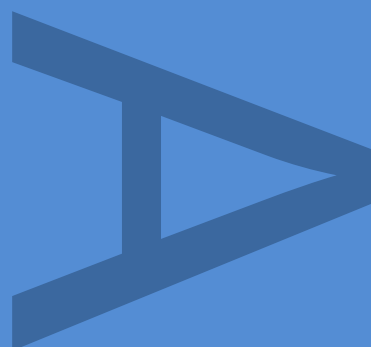
ARCHAEOLOGICAL INVESTIGATION



PCA REPORT NO: R11318

SITE CODE: CRH12

OCTOBER 2012



PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

CORINTH HOUSE, WARREN ROAD, ROYAL
BOROUGH OF KINGSTON-UPON-THAMES

ARCHAEOLOGICAL INVESTIGATION

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CORINTH HOUSE, WARREN ROAD, ROYAL BOROUGH OF KINGSTON-UPON-THAMES
AN ARCHAEOLOGICAL INVESTIGATION

Site Code: CRH12

Central National Grid Reference: TQ 2070 7025

Local Planning Authority: Royal Borough of Kingston-Upon-Thames

Planning Application Number: 12/14056/FUL

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Pre-Construct Archaeology Ltd. October 2012

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October 2012

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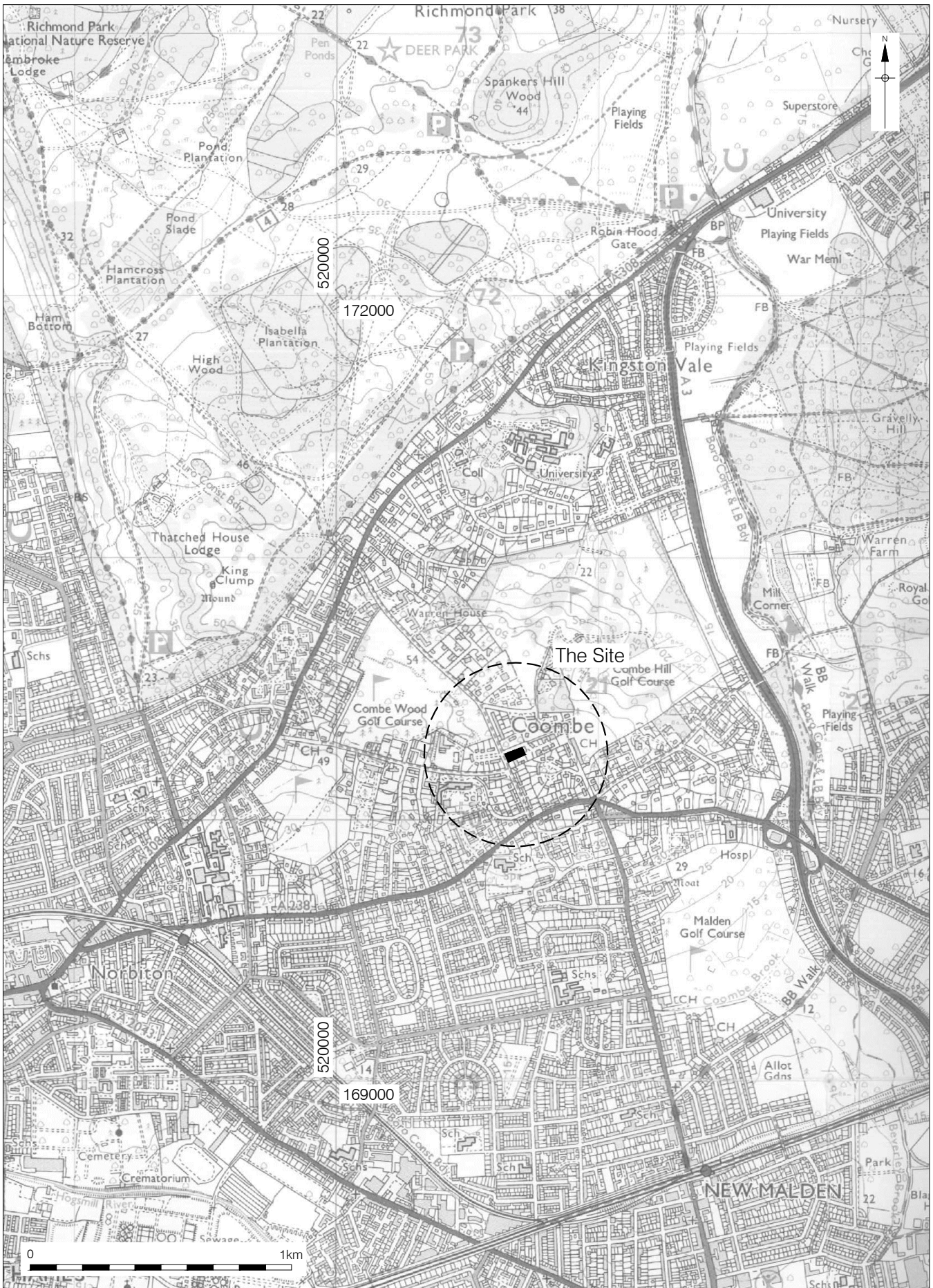
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1 Abstract

- 1.1.1 An archaeological investigation was undertaken by Pre-Construct Archaeology Ltd on a recently cleared rear-garden site at Corinth House, Warren Road, Royal Borough of Kingston-Upon-Thames, KT2 7HN. The archaeological investigation was conducted in advance of the proposed development of the site.
- 1.1.2 The work was commissioned by Claremont Homes Limited and was in response to an archaeological condition attached to the planning permission (ref; 12/14056/FUL) granted for the residential development of the site.
- 1.1.3 The investigation was undertaken on 16th October 2012 and monitored the removal of a recently laid piling mat and the stripping of the sub-soil down to the top of natural deposits. This covered an area of 243m² (13.50m north-south by 18m east-west) and represents the total footprint of the proposed basement.
- 1.1.4 Un-truncated natural deposits of sandy gravels, identified as part of the Black Park Gravel member, were encountered in the base of the stripped area.
- 1.1.5 No archaeological finds or features from any period were encountered during this investigation.

2 Introduction

- 2.1.1 An archaeological investigation was conducted on 16th October 2012 by Pre-Construct Archaeology Ltd (PCA) on a recently cleared rear-garden site at Corinth House, Warren Road, Royal Borough of Kingston-Upon-Thames, KT2 7HN (Figure 1).
- 2.1.2 The National Grid Reference of the site is TQ 2070 7025.
- 2.1.3 The investigation was commissioned by Claremont Homes Limited and was monitored for the Local Planning Authority by Diane Abrams of English Heritage. The field investigation was supervised by Stuart Watson and project managed by Tim Bradley, both of Pre-Construct Archaeology Limited. All work was undertaken following the appropriate English Heritage (GLAAS) (1998) and IFA (1993) guidelines.
- 2.1.4 The investigation was undertaken in response to an archaeological condition attached to the planning permission granted for the residential development of the site by the Royal Borough of Kingston Upon Thames (ref: 12/14056/FUL).
- 2.1.5 The investigation was confined to the area of the footprint of a basement of the proposed development, which was approximately rectangular in shape and measured circa 18m east-west by 13.50m north-south, giving an approximate area of 243m² (Figure 2).
- 2.1.6 The site is situated within a residential area on Kingston Hill and is bounded to the south-west by Warren Road and to the north-west by Edgecombe Close.
- 2.1.7 The archaeological investigation followed the methodology set out in a Specification prepared for the site by Pre-Construct Archaeology Limited (Bradley 2012) and was intended to discover the quantity and quality of archaeological remains, as dictated by current best practice. The investigation was specifically aimed to:
- Locate, define, record and date any surviving archaeological deposits, features or finds on the site.
- 2.1.8 In addition the investigation sought to answer the following research questions:
- What evidence can be revealed of the natural strata and its' topography at the site?
 - Is there any evidence of prehistoric remains in the area of development?
 - Is there any further evidence of Roman activity in the area of the site?
 - Is there any evidence for medieval activity in the area of development?
 - Is there any evidence for post-medieval activity in the area of the site?
 - What evidence is there for truncation of the stratigraphic sequence through the 20th century development of the site?
- 2.1.9 The completed archive, comprising written, drawn and photographic records, as well as any artefactual material recovered, will be deposited at the London Archaeological Archive and Research Centre (LAARC) under the site code **CRH12**.



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30/10/12 JS

Figure 1
Site Location
1:20,000 at A4



3 Planning Background

3.1.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment).

3.1.2 Section 12 of the NPPF, entitled Conserving and Enhancing the Historic Environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

Delivery of sustainable development.

Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment.

Conservation of England's heritage assets in a manner appropriate to their significance, and recognition of the contribution that heritage assets make to our understanding of the past.

3.1.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

3.1.4 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

3.1.5 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

3.1.6 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

3.1.7 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.1.8 In short, government policy provides a framework which:

Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).

Protects the settings of such designations.

In appropriate circumstances seeks adequate information (from desk based assessment and field investigation where necessary) to enable informed decisions.

Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.

- 3.1.9 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 3.1.10 The Localism Act, which came into being 15 November 2011, contains provisions which will result in the abolition of regional strategies. However, their abolition will require secondary legislation and until such time as this is introduced they will remain part of the development plan.
- 3.1.11 On 6 May 2009 the Secretary of State published the final approved Regional Spatial Strategy (RSS) for the South East (The South East Plan). The RSS replaces the Regional Planning Guidance for the South East (RPG9), together with the relevant County Structure Plans. The South-East Plan holds the following policy with regard to the historic environment:

Policy BE6: Management of the Historic Environment.

When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest level of protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged.

Archaeology in the Royal Borough of Kingston-Upon-Thames and the UDP

- 3.1.12 The study aims to satisfy the objectives of the Royal Borough of Kingston-Upon-Thames, which fully recognises the importance of the buried heritage for which they are the custodians. The Royal Borough's *Unitary Development Plan* (UDP), First Alteration 2005, contains policy statements in respect of protecting the buried archaeological resource. The Development of the site, is subject to the following policies;

Areas of Archaeological Significance

BE19

- (A) where development proposals affect known areas of archaeological significance, as identified on the proposals map, the council will expect provision to be made for a site evaluation, where required, by an archaeological organisation approved by the local planning authority prior to the determination of planning applications;
- (b) where evaluation proves the existence of archaeological remains, the following appropriate action will apply:
- (i) for remains of major archaeological importance, the council will expect provision to be made for preservation in situ and will consider the need for statutory protection of monuments of national importance;
- (ii) for other remains of archaeological importance, a full archaeological excavation will be required prior to any development.

Where there are reasonable grounds to suspect that archaeological Remains may exist in other areas, the provisions made under (a) and will be applied.

3.1.13 A Written Scheme of Investigation (Bradley 2012) was submitted and approved by the Local Planning Authority, and the archaeological work undertaken, as detailed by this report, is in response to that planning condition.

Site Constraints

- 3.1.14 The site lies within an Area of High Archaeological Potential, as defined by the local authority. The main focus in this part of the borough is on prehistoric and Roman remains.
- 3.1.15 There are no listed buildings located within the vicinity of the study site and there are no Scheduled Ancient Monuments within the immediate area of the study site.

The proposed development

- 3.1.16 The proposed development comprises a single detached 6-bedroom house. The development includes an extensive basement that occupies almost the entire footprint of the new building. The remainder of the plot will be given over to car-parking, gardens and landscaping.

4 Geology and Topography

Geology

- 4.1.1 The British Geological Survey (internet source 1) indicates that the site is on superficial deposits of Black Park Gravel Member-Sand and Gravel. These deposits were formed up to 2 million years ago in the Quaternary period when the local environment was dominated by rivers. The BGS describes Black Park Gravel as:

Sand and gravel, with possible lenses of silt, clay or peat. [Generic description]. Horizontally stratified, matrix-supported gravel with thin tabular cross-bedded sand channels. Gravel assemblage is characterised by abundant angular flint (75-89%), sparse rounded flint (3-9%), sparse vein quartz (4-10%) and sparse quartzite (1-6%). Thickness: 1-6m, average 3m. (internet source 2)

- 4.1.2 The superficial deposits overlay the bedrock geology of Claygate Member-Sand, Silt and Clay.
- 4.1.3 During the investigation natural deposits of sands and gravels were encountered at between 0.50m and 0.60m below current ground level at 51.50mOD and 51.40mOD respectively and their descriptions as noted during this investigation are consistent with being part of the Black Park gravels (Figure 3, Plates 1-4).

Topography

- 4.1.4 The study site was until recently part of the rear garden of Corinth House, which still stands to the west of the site and occupies a position on the apex of Kingston Hill. At the time of the investigation the site was stripped to the level of the underlying sub-soil and covered with a piling mat c.0.30m below the surrounding ground surface (the surviving parts of the garden) lying at approximately 52.00mOD. The site is generally level.

5 Archaeological and Historical Background

5.1.1 The archaeological and historical background to the site has been drawn from PCA's report archive:

Prehistoric

5.1.2 The area has considerable potential for the prehistoric periods but lack of modern large scale excavation has limited the understanding of these periods. The HER refers to a number of Prehistoric flint implements from the Coombe area. A better provenanced site has been recorded west of Warren Road, where lithic working has been identified within a number of hollows or tree boles. A Neolithic greenstone axe was also found nearby. The potential importance of the higher land where the site is situated is illustrated by the discovery of a Late Bronze Age defended settlement at Coombe Warren.

Roman

5.1.3 During the Roman period the area was away from the main overland communication routes. The principal route through the area was a major road now known as Stane Street, linking *Londinium* with *Noviomagus* (Chichester). Our understanding of the Roman period has been limited by the lack of opportunity for detailed excavation and the fact that many of the references in the HER are of antiquarian finds from the 17th and 18th centuries. Ordnance Survey maps of the area note the presence of Roman coins and other remains, the most significant of which was a hoard of late Roman coins in an urn close to the site. It is likely that a Roman building existed on Kingston Hill, and the discovery of a fragment of Roman mosaic from Warren Road indicates the potential of this area to reveal evidence of Roman period buildings.

Saxon and Medieval

5.1.4 The topographic location of the site on Kingston Hill may potentially have been conducive to Saxon settlement. Direct evidence for the period is limited to the discovery of a Saxon, or early medieval spouted pot, found along Warren Park.

5.1.5 The place name Cumbe or Combe has been in use since the 11th century and developed as a separate manor from Kingston-upon-Thames. The manor house was situated on Fitzgeorge Avenue south of the site, but burnt down in 1368-9. It was replaced and developed into the building later known Combe House. A moated site on the east side of Trapps Lane south of the site may also have had manorial associations and a medieval pond and leat were situated south of Warren Farm northeast of the site.

Post-Medieval

5.1.6 Ordnance Survey mapping of the area of the site suggests that it remained undeveloped until the later 1960's. The construction and associated landscaping which followed may have had some impact on the underlying stratigraphy of the site, although small test pits monitored in

advance of the preparation of this document suggest that the natural profile remains intact at least outside areas of previous development.

6 Archaeological Methodology

- 6.1.1 The investigation was conducted according to a Specification prepared by PCA (Bradley 2012) and approved by English Heritage acting on behalf of the local authority prior to the commencement of works. The fieldwork was designed to assess the presence or absence of significant archaeological remains, which may require further investigation.
- 6.1.2 The Specification for this archaeological investigation stipulated that the ground reduction in the area of the footprint of the proposed developments' basement be monitored during the stripping off of the piling mat to expose the upper layers of the natural deposits that lay below a thin surviving layer of the sub-soil. This was to allow the attendant archaeologist to observe and record any potential surviving archaeological finds or features.
- 6.1.3 A 13 ton tracked mechanical excavator fitted with a flat ditching bucket was used under archaeological supervision to remove the overburden down to the top of the natural gravel. Any features, deposits and finds identified within the trench were then to be cleaned and investigated by hand. Investigation was limited to identifying the extent and nature of the deposits and to recover dating evidence.
- 6.1.4 Archaeological and geological data was recorded onto pro-forma sheets and recorded in plan and section as appropriate.
- 6.1.5 A comprehensive photographic record was made of each trench using high-resolution (12.5MP) digital photography.
- 6.1.6 All levels are calculated from topographic data annotated on a site survey plan (Ground Surveys Ltd, drawing number 01, dated July 2011) which gives a height of 52.00mOD at site ground level at the top of the pile wall.
- 6.1.7 The entire basement footprint (TR1) was excavated. The trench measured circa 18m east-west by 13.50m north-south and was excavated to a depth of 0.35m to the top of the natural gravel. Due to limited space, the area was excavated in two halves, the southern side first, and the spoil stockpiled on the north side. After recording, the spoil (from both halves) was re-deposited on the south side.

7 The Archaeological Sequence

7.1.1 The following description of the stratigraphy details the main characteristics of each context and its position within the phased stratigraphic matrix, as encountered during the archaeological investigation. More details of the archaeological sequence can be found in appendix 1.

Phase 1: Natural

7.1.2 The earliest deposit encountered on site was a natural deposit of light yellow sandy gravel becoming increasingly sandy in places. This was given the context number [3] and was observed in the base of a shallow slot machine dug in the south-west corner of TR1 (Plate 1) where the top was noted at 0.85m below ground level at 51.15mOD. It was also noted, in a sandier form, as a patchy lens in the south-east part of TR1, at 0.90m below ground level at 51.10mOD (Figure 3, Plate 2). It is likely that this natural deposit is a vein of sandier gravel within the main gravel deposit [2], described below.

7.1.3 Overlying [3] was natural deposit of gravelly sand [2]. This was noted to be mid yellow brown course gravel with very frequent medium rounded pebbles in a sandy matrix. The top was at between 0.50m and 0.70m below ground level at heights ranging from 51.50mOD and 51.26mOD (Figure 3, Plates 1,2 & 4).

7.1.4 Both [2] and [3] equate well with the superficial geology description of the area given by the British Geological Survey as Black Park Gravels (Internet 1).

Phase 2: Post-Medieval/Modern

7.1.5 Sealing natural layer [3] was layer [1]. This is a 0.12m thin layer of dark reddish brown silty sandy sub-soil, observed to be site wide. The top of this deposit was at 0.55m below ground level at 51.45mOD (Figure 3, section 1. Plate 3).

7.1.6 This in turn was sealed over by a single sheet of Geotextile material (Terram) and a 0.30m thick layer of Type 1 crush material forming the pile mat. The perimeter of the study area was lined with a cast concrete pile wall, the top of which formed up to the current ground level at 52.00mOD.

8 Conclusions

- 8.1.1 The investigation conducted at Corinth House, Warren Road, Royal Borough of Kingston-Upon-Thames revealed the presence of natural deposits of Black Park Gravels across the area of the excavated trench.
- 8.1.2 The two natural deposits recorded on site, as contexts [2] and [3], while different in composition, are believed to part of the same geological strata, and are merely variations in the sand content of the gravel (Plates 1 & 2).
- 8.1.3 The natural horizon had not been truncated by the recent installation of a piling mat for the proposed works, surviving intact below a thin remnant of a sub-soil layer [1]. Most of the upper portion of this layer had been horizontally truncated when the ground was stripped and levelled to install a piling mat for the current development. What was observed during this investigation is the lower thin surviving remnant of the sub-soil (Plate 3). No finds were observed in this layer, thus no specific dateable material could be obtained, but the deposit has been ascribed to the post-medieval/modern era.
- 8.1.4 While there had been some localised disturbance of the natural gravel [2] from the remnants of the footings for the cottage/out-house that had stood on the eastern part of the site, and subsequently demolished as part of the redevelopment, this was confined to a small area to the east of the site measuring 8m by 6m, leaving the majority of the natural horizon undisturbed (Plate 4).
- 8.1.5 Despite the largely undisturbed nature of the natural horizon, no evidence for activity from the prehistoric, Roman, medieval or post-medieval periods was encountered during the watching brief. However it should be noted that the study area was relatively small and the negative results of this site may well not be representative of the wider area.

9 Acknowledgements

- 9.1.1 Pre-Construct Archaeology Limited would like to thank Claremont Homes Limited for commissioning this project.
- 9.1.2 The author would like to thank to the machine driver and site operative from the groundworks sub-contractors for their work.
- 9.1.3 The author would also like to thank PCA CAD department for the illustrations and Tim Bradley who edited this report.

10 Bibliography

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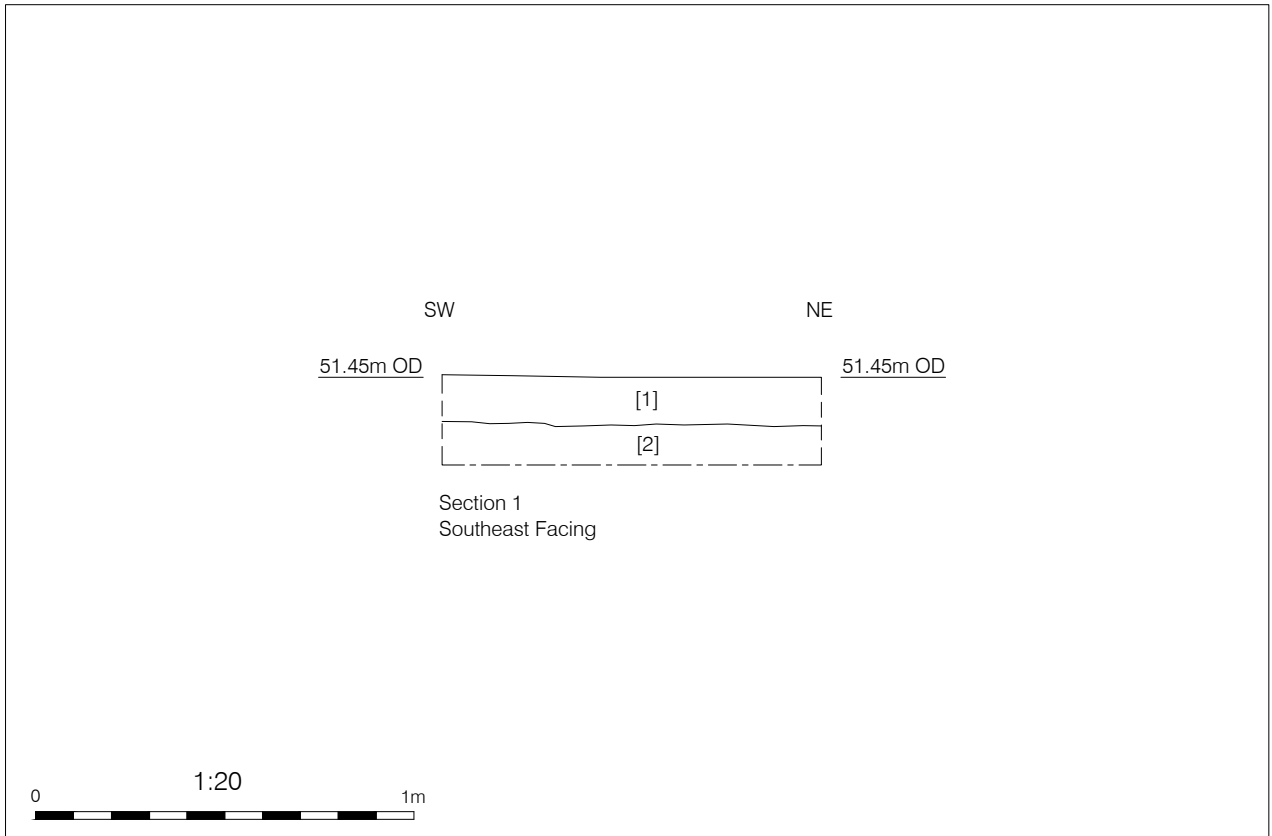
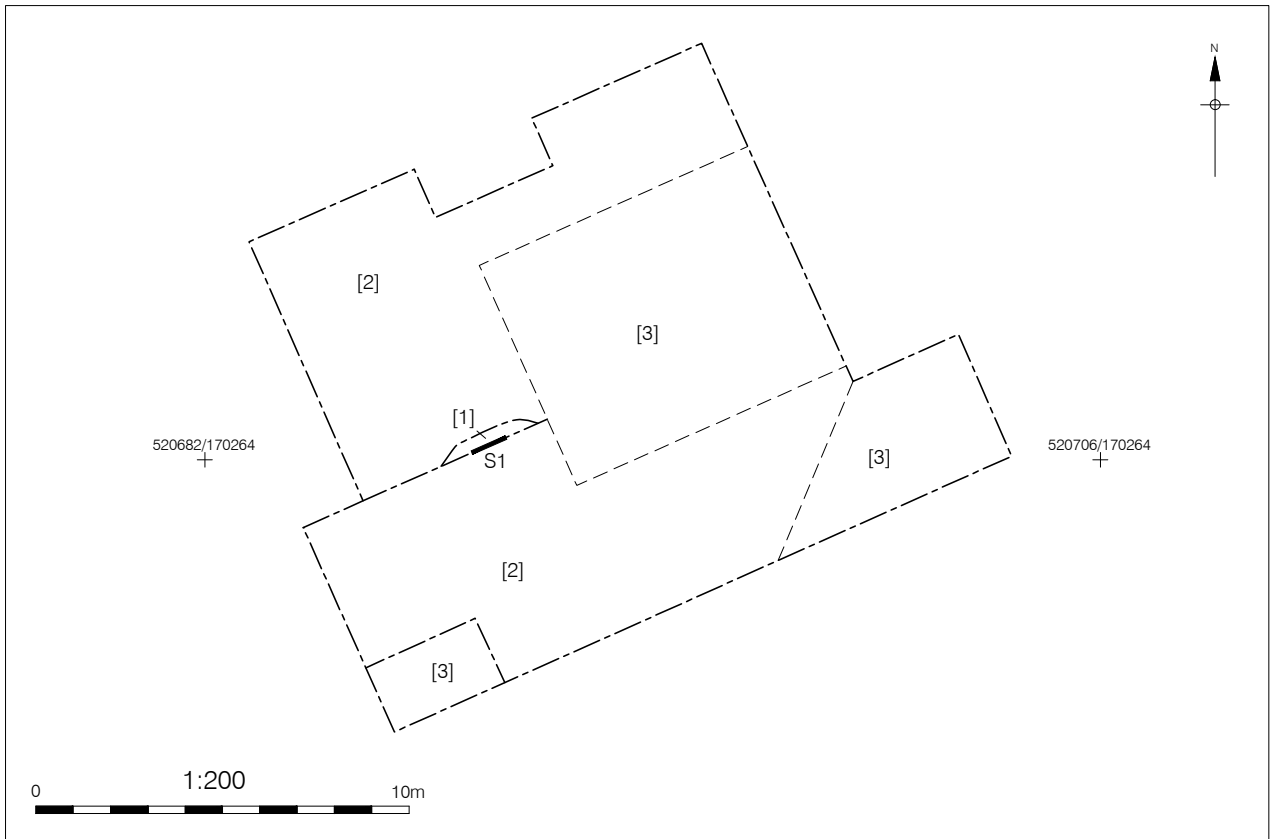
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Internet:

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[Accessed 17/10/12.](#)

Internet source 2: British Geological Survey <http://www.bgs.ac.uk/lexicon/lexicon.cfm?pub=BPGR>
Accessed 22/10/12



Plates 1-4.



Plate 1: D1.4 taken 16/10/12. TR 1. Machine dug slot in the south western corner of the site showing the lighter sandy gravel [3] below the darker red brown gravelly sand [2]. Scales 1m and 0.5m looking E. The newly installed concrete pile wall can be seen flanking the trench edge.



Plate 2: D1.7 taken 16/10/12. TR1. View of slighter deeper excavated eastern end of trench showing darker gravelly sand [2] overlaying the lighter sandy gravel [3]. Scales 1m and 0.5m looking W.



Plate 3: D1.12 taken 16/10/12. TR1, section 1 showing a thin layer of dark red sub-soil surviving below Geotextile material and crush material forming the pile mat. Un-truncated natural gravel [2] lies below. Scales 10cm and 0.5m looking N.



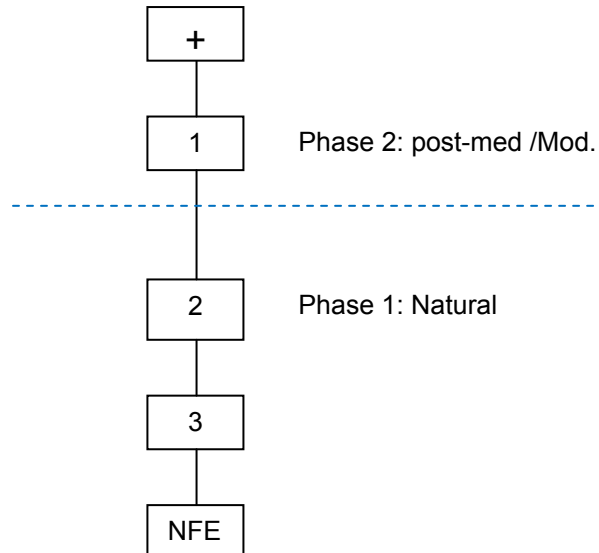
Plate 4: D1.14 taken 16/10/12. TR1. The north-east corner of the site. The dark stains are the footings of a recently demolished out-building that cuts the natural [2]. Scale 1m looking E.

Appendix 1: Context Index

Context Number	Type	Trench No	Section No	Description	Date	Phase
1	Layer	TR1	S1	Red/brown sub-soil	Post-med/Mod	2
2	Natural	TR1	S1	Nat. Gravely sand	Natural	1
3	Natural	TR1	n/a	Nat. Sandy gravel	Natural	1

Appendix 2: Site Matrix

CRH12



Appendix 3: OASIS form

Project details

Project name Corinth House, Warren Road, Kingston-Upon-Thames.
An Archaeological Investigation.

Short description of the project An Archaeological Investigation (Watching Brief) was undertaken by Pre-Construct Archaeology Ltd on the recently cleared rear-garden site at Corinth House, Warren Road, Royal Borough of Kingston-Upon-Thames, KT2 7HN. The archaeological investigation was conducted in advance of the proposed development of the site. The investigation monitored the removal of a recently laid pile mat and the stripping of the surviving sub-soil down to the top of natural deposits. Un-truncated natural deposits of sandy gravels, identified as part of the Black Park Gravel member, were encountered in the base of the striped area. No archaeological finds or features from any period were encountered during this investigation.

Project dates Start: 16-10-2012 End: 16-10-2012

Previous/future work Not known / Not known

Any associated project reference codes CRH12 - Sitecode

Type of project Field evaluation

Site status Local Authority Designated Archaeological Area

Current Land use Vacant Land 1 - Vacant land previously developed

Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Visual Inspection"
Development type	Small-scale (e.g. single house, etc.)
Prompt	Direction from Local Planning Authority - PPS
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON KINGSTON UPON THAMES KINGSTON UPON THAMES Corinth House, Warren Road, Royal Borough of Kingston-Upon-Thames.
Postcode	KT2 7HN
Study area	243.00 Square metres
Site coordinates	TQ 2070 7025 51 0 51 25 04 N 000 15 50 W Point
Height OD / Depth	Min: 51.40m Max: 51.50m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
----------------------	-----------------------------------

Project brief originator	Pre-Construct Archaeology Ltd
Project design originator	Tim Bradley
Project director/manager	Tim Bradley
Project supervisor	Stuart Watson
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Claremont Homes Ltd
<hr/>	
Project archives	
Physical Archive Exists?	No
Physical Archive recipient	None
Digital Archive recipient	LAARC
Digital Contents	"none"
Digital Media available	"Images raster / digital photography"

Paper Archive recipient	LAARC
Paper Contents	"none"
Paper Media available	"Context sheet", "Matrices", "Photograph", "Plan", "Section", "Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
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