## BISHOPS PALACE HOUSE ROYAL BOROUGH OF KINGSTON-UPON-THAMES



## **ARCHAEOLOGICAL WATCHING BRIEF**



**PCA REPORT NO: R11412** 

**SITE CODE: RIW13** 

**APRIL 2013** 



PRE-CONSTRUCT ARCHAEOLOGY

#### **DOCUMENT VERIFICATION**

## BISHOPS PALACE HOUSE ROYAL BOROUGH OF KINGSTON-UPON-THAMES

## ARCHAEOLOGICAL WATCHING BRIEF

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## An Archaeological Watching Brief at Bishops Palace House, Kingston-Upon-Thames

Site Code: RIW13

Central NGR: TQ 1779 6932

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

Planning Reference: 10/12058/FUL

Commissioning Client: CgMs Consulting

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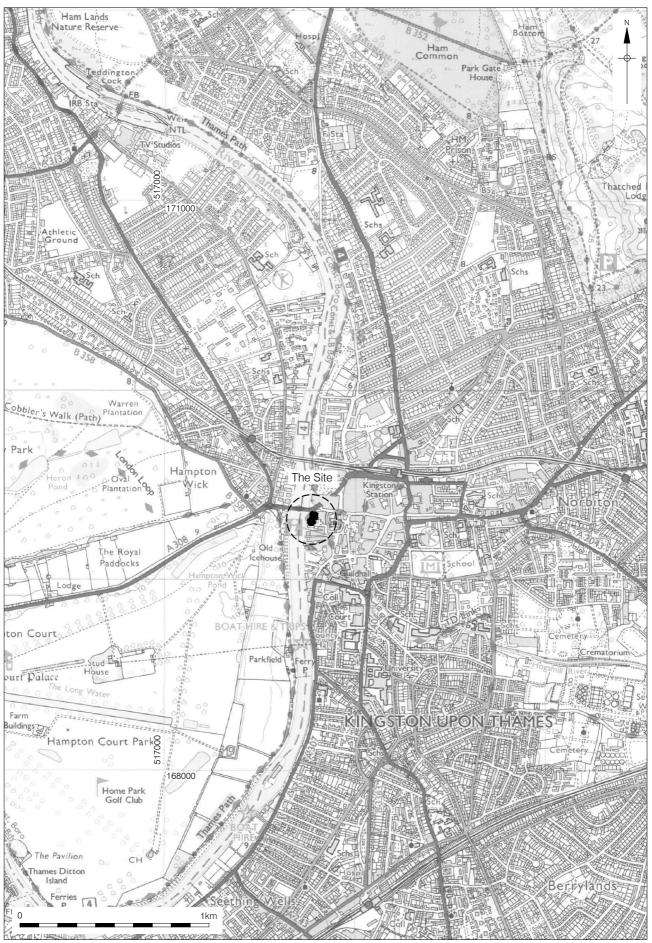
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#### 1 ABSTRACT

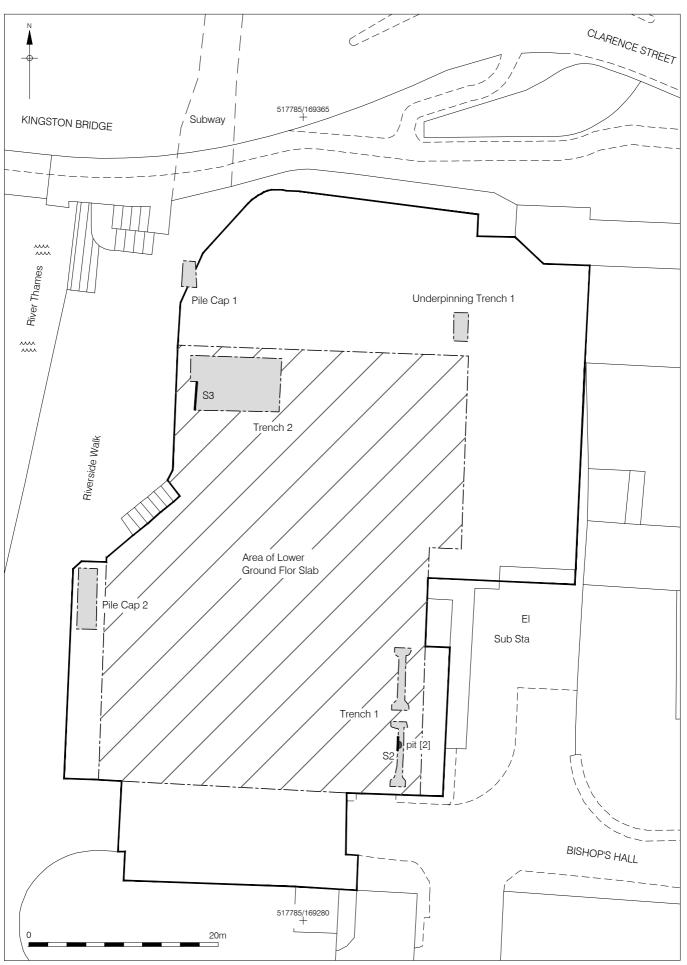
- 1.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Ltd during groundwork at Bishops Palace House, located immediately to the southeast of Kingston Bridge. The archaeological investigation was conducted during groundwork carried out as part of the refurbishment of the building.
- 1.2 The work was commissioned by CgMs Consulting and was in response to an archaeological condition attached to the planning permission (ref; 10/12058/FUL) granted for the site.
- 1.3 Archaeological monitoring was carried out during late March and early April 2013. Despite the depth (of up to 2.00m) of the monitored trenches no archaeologically significant deposits were reached. The investigation demonstrated that the ground within the entire site had been significantly raised during the 20<sup>th</sup> century.
- 1.4 No archaeological finds or features from any period were encountered during this investigation.

#### 2 INTRODUCTION

- 2.1 In late March and early April 2013 Pre-Construct Archaeology carried out an archaeological watching brief at Bishops Palace House in Kingston-upon-Thames, London (Figure 1). The investigation was commissioned by CgMs Consulting and aimed to satisfy the archaeological condition of the planning permission issued for the site (10/12058/FUL).
- 2.2 The National Grid Reference of the site is TQ 1779 6932.
- 2.3 Mark Stevenson of English Heritage monitored the work on behalf of the Royal Borough of Kingston. The archaeological fieldwork was supervised by Paw Jorgensen under the project management of Tim Bradley, both of Pre-Construct Archaeology Ltd. All work was undertaken following the appropriate English Heritage (GLAAS) (2009) and IFA (2001/2008) guidelines.
- As well as monitoring the limited lowering of the slab level across the car park area, the watching brief also monitored a number of drainage trenches, underpinning trenches and pile cap excavations across the site. These interventions constituted the deepest impact to the site. Monitoring of these demonstrated that the ground across the entire site had been built up by at least 2.00m in the west and at least 1.20m in the east during the 20<sup>th</sup> century.
- 2.5 The site was situated directly southeast of Kingston Bridge along the south side of Clarence Street and immediately east of the River Thames.
- 2.6 The archaeological investigation followed the methodology set out in a Written Scheme of Investigation (WSI) prepared for the site by CgMs Consulting (Meager 2011) and was intended to discover the quantity and quality of archaeological remains, as dictated by current best practice.



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#### 3 BACKGROUND TO THE PROJECT

#### 3.1 Site Location

- 3.1.1 The site is located at 2a Riverside Walk, Royal Borough of Kingston-Upon-Thames, KT1 1QN (centred on NGR TQ 1779 6932). To the north and west its boundaries are defined by Clarence Street and Riverside Walk respectively. Thames Street borders the northern part of the east side of the site while the remainder of the eastern side is bounded by the backs of commercial units fronting this street. Bishops Hall bisects the southern part of the study site.
- 3.1.2 Immediately northwest of the site Kingston Bridge (Grade II listed) crosses the River Thames, which flows north just beyond Riverside Walk footpath bounding the site to the west. The site is located within the northeast periphery of Riverside South Character Area of the Kingston Old Town Conservation Area and is bordered to the east by the Medieval Quarter Character Area of the same conservation area. All Saints Church (Grade I listed) and Kingston Market House (Grade II\* listed) stand to the east and southeast of the site respectively.

#### 3.2 Geology and Topography

#### Geology

- 3.2.1 The British Geological Survey (2013) identifies the bedrock geology underlying the site as comprising clay and silt members of the London Clay formation deposited within the syncline forming the London Basin. Deposition of the London Clay occurred during the Ypresian Stage (55.8 million to 48.6 million years BP) of the Paleogene Period of the Eocene Epoch. The deposit generally comprises fine sandy silty clay or silty clay ranging in colour from brown (weathered) to bluish-grey (unweathered).
- 3.2.2 In the vicinity of the site, according to the British Geological Survey (2013), the London Clay is overlain by the Langley Silt Member of the Maidenhead formation, which was formerly classified as 'brickearth' a name which is still commonly used. This aeolian deposit accumulated during the later stages of the Devensian Age.
- 3.2.3 While the deposit overlying the London Clay has been classified as aeolian Langley Silt Member archaeological investigations in the vicinity have shown that the 'brickearth' deposit comprises alluvial clay and silt lain down during indurations from the nearby River Thames and its tributaries (Meager, 2011).

#### **Topography**

- 3.2.4 The present use of the site as a car park and commercial venues has seen the natural topography obscured by levelling of the landscape. There is little variance in the gradient across the site though the 'ground level' (between 6.30 and 6.40m OD) is slightly lower than the street level (6.80m OD) adjacent to the site.
- 3.2.5 A hypothetical model showing the evolution of part of the Kingston-Upon-Thames waterfront was created by Wessex Archaeology in 2003 for the publication of the results of archaeological investigations carried out at Charter Quay to the south of the current study site. If this model holds true then the majority of the present site is likely to have lain within the river until the 14<sup>th</sup> century from which time successive land reclamation work pushed the waterfront further west. By the 16<sup>th</sup>-17<sup>th</sup> century the majority of the present site had been reclaimed from the river and by the early 19<sup>th</sup> century at the latest the site in its totality comprised dry land (Wessex Archaeology 2003).
- 3.2.6 When the current building was constructed in the late 1970s the ground level within the site was significantly raised to its current level (Meager, 2011). This was confirmed by the present investigation, which noted that gravel had been deposited across the west and northeast portions of the site. Along the western boundary of the site, nearest to the river, the thickness of this deposit exceeded 1.5m. While the gravel deposit was seen to be only 0.2m thick in the northeast it was underlain by other deposits which were also, judging by the cellophane wrappers, fragments of plastic and lumps of concrete present throughout these, associated with the late 1970s redevelopment of the site.

#### 3.3 Archaeological and Historical Background

#### **Prehistoric**

- 3.3.1 Although numerous finds of flint implements from the Palaeolithic to Neolithic period have been reported from nearby, none of these have been recovered from contemporary features. Many of these finds have been recovered from the Thames foreshore or the banks of the river and are generally considered to have been carried by the current before being deposited at their respective find spots. This makes it difficult to identify the provenance of such material (Meager, 2011).
- 3.3.2 Almost all of the later prehistoric finds reported from the vicinity of the current site are derived from either the Thames itself or from the banks thereof. Many of the reported finds have been of metalwork dating to the Bronze Age including numerous spearheads, axes, a single tanged dagger, several swords and a scabbard of copper alloy. It is likely that many, if not all, of these finds represent objects placed in the river for votive and/or ceremonial reasons. A small quantity of residual Bronze Age and Iron Age pottery was recovered from later features during excavations at Charter Quay to the south of the current site (Meager,

2011).

3.3.3 Kingston's topographic position on a promontory at the confluence of the Thames and the Hogsmill rivers would have provided an area of high dry land rising above the river floodplains. Such areas are considered to be conductive to exploitation by early hunter gatherer communities (Meager, 2011). It is therefore possible that at least some of the prehistoric material recovered from the vicinity is reflective of at least transient use of the area during the prehistoric period.

#### Roman

3.3.4 Roman period finds have been recovered from a number of sites around Kingston including amongst others 2 Clarence Street and Charter Quay to the north and south of the current site respectively (Meager, 2011). Rather than point to a single settlement the evidence for Roman activity points towards a "complex of rural settlements and activity areas" (Hawkins and Green, 2007).

#### **Anglo-Saxon**

- 3.3.5 Both documentary sources and archaeological evidence show that a substantial settlement existed at Kingston during the Saxon period. The earliest settlement evidence comes from the 'South Lane island' to the south of the site. Here the earliest evidence shows that a settlement existed from perhaps 400-700 alongside a roughly contemporary agricultural settlement to the east of the current site (Hawkins, 1998).
- 3.3.6 In the late Saxon period there seems to have been a shift away from the South Lane island in favour of a location around All Saints Church to the east of the site. It is likely that it was the construction of the predecessor of the present church that led to the shifting location of the settlement. Kingston is recorded in the 10<sup>th</sup> century as the place of consecration of three kings namely Athelstan in 925, Eadred in 946 and Ethelred II in 978. Contemporary documentary sources also confirm that Kingston was a significant Royal Estate centre from the first half of the 9<sup>th</sup> century to the late 11<sup>th</sup> century (Hawkins, 1998).

#### Medieval

- 3.3.7 Domesday records Kingston as having 105 households, five mills, three fisheries and a church. While Kingston was recorded as being the home to some 105 households these were divided up between the many satellite settlements scattered throughout the land holding (Butters, 1995).
- 3.3.8 All Saints Church to the east of the site was built in 1130, replacing the earlier Anglo-Saxon church. The size of the new church allowed for a larger surrounding parish. Evidence suggests that the church constructed in the 12<sup>th</sup> century was of comparable size to the present church (Nathaniel Lichfield & Partners, 2003).
- 3.3.9 By the late 12<sup>th</sup> century the first Kingston Bridge had been constructed. The earliest

- surviving documentary evidence for the bridge is the 1193 Pipe Roll, which records payments for repairs to the bridge. Remains of the bridge were exposed during archaeological investigations to the north of the current bridge in 1985-87. Dendrochronological dating of one of the timber piles upon which the masonry bridge stood dated the timber to 1170 (Hawkins, 2006).
- 3.3.10 Since at least the 13<sup>th</sup> century the town's market place has existed in essentially the same place. Both the bridge and the market were significant contributing factors in Kingston's flourishing economy during this time. Other factors influencing the town's economic growth during this period were the local pottery and tanning industries (Nathaniel Lichfield & Partners, 2003).
- 3.3.11 The site takes its name from the house (or palace) of the Bishop of Winchester, which was built within the eastern part of the current site during the 13<sup>th</sup> century (Nathaniel Lichfield & Partners, 2003).

#### Post-medieval

- 3.3.12 Throughout the post-medieval period phases of land reclamation continued along the edge of the Thames. Historic maps of the area suggest that the current site by the 17<sup>th</sup> century had been completely reclaimed. By 1631 a tannery operated within the southwestern part of the site. It continued to operate on site until its closure in 1963 (Meager, 2011).
- 3.3.13 The current Kingston Bridge was built in 1825-1828 to replace the medieval bridge which was located to the north of it (Meager, 2011).

#### 3.4 Planning Background

- 3.4.1 The site is located within the Kingston Old Town Conservation Area and within an Area of Archaeological Significance as defined by the Royal Borough of Kingston-Upon-Thames.
- 3.4.2 A planning application was submitted on 28 January 2010 (10/12058/FUL) seeking permission to carry out alterations to the building presently occupying the site. The lower storey of the building is currently in use as a car park the surface level which is slightly lower than the street level outside the building. Amongst the proposed alterations to the building is a plan to lower the surface level within the car park and to change the use of the space from a car park to a mix of retail units and restaurants. Full planning permission with conditions was subsequently granted by the Local Planning Authority on 13 May 2010. The relevant conditions and policies are outlined below:

#### **National Guidance: National Planning Policy Framework**

3.4.3 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for

- local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.
- 3.4.4 In considering any planning application for development the local planning authority will be guided by the policy framework set by the NPPF, by current Local Plan policy and by other material considerations.

#### **Regional Policy: The London Plan**

3.4.5 The relevant Strategic Development Plan framework is provided by "The London Plan, Spatial Development Strategy for Greater London Consolidated with Alterations since 2004" (Feb 2008). It includes the following policy relating to archaeology within central London:

#### Policy 4b.15 Archaeology

The Mayor, in partnership with English Heritage, the Museum of London and Boroughs, will support the identification, protection, interpretation and presentation of London's archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their DPDs for protecting Scheduled Ancient Monuments and archaeological assets within their area.

#### Local Policy: Archaeology in the Royal Borough of Kingston-Upon-Thames

3.4.6 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:
  - 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.

#### Site Specific Planning Background

- 3.4.7 The Royal Borough of Kingston has granted full planning permission, with conditions, for the proposed redevelopment of the site. Of the attached conditions number 9 outlines the need for the instigation of a programme of archaeological investigation prior to the commencement of work on site:
  - 9. No development shall take place within the area indicated (the area of archaeological interest shown on CGMS plan 00/0000) until the applicant, their agent or successor 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 by the Local Planning Authority:
  - (a) No development shall take place prior to the submission and approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work.
  - (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to the Local Planning Authority, to English Heritage, and to the Greater London Historic Environment Record, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.

Reason: The proposed development lies within an area of known archaeological potential and there is a likelihood that, should they be present, archaeological remains will be damaged by the proposed development. An archaeological condition is therefore attached in accordance with policies defined in PPS5, and Policy BE19 (Areas of Archaeological Significance) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

3.4.8 A specification for an archaeological monitoring exercise (Meager 2011) was submitted and subsequently approved by the Local Planning Authority as required by the archaeological

condition for the site.

#### 3.5 Archaeological Methodology

- 3.5.1 The archaeological watching brief monitored the limited ground reduction associated with the lowering of the existing slab by c.400mm, the subsequent excavation of drainage trenches in the northwest and southeast parts of the site as well as two underpinning trenches excavated against the wall forming the eastern site boundary. Pile cap excavations along the exterior side of the west wall of the existing building were also monitored. These excavation zones represent the areas of the deepest impact where the greatest threat to the buried archaeological remains was anticipated.
- 3.5.2 All excavation work was carried out using 360° HYMAC mechanical excavators fitted with narrow ditching buckets. Following this the trenches were cleaned using hand tools in order to identify any features or deposits of archaeological significance. The trenches were then planned at a scale of 1:50 and representative sections were drawn of each trench at a scale of 1:10. Both Trench plans and sections were drawn on polyester based planning film (permatrace).
- 3.5.3 The excavation depth of two of the pile cap trenches exceeded 1.20m and the narrow nature of the trenches did not allow for them to be stepped or the sides to be battered. Because of this it was deemed unsafe to enter the trenches after full depth was reached. Any measurements and deposit descriptions below this depth were derived through observations from the top of the trench.

#### 4 ARCHAEOLOGICAL SEQUENCE AND INTERPRETATION

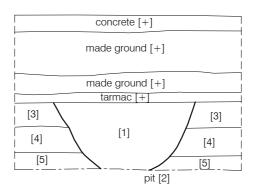
#### 4.1 Archaeological Sequence

- 4.1.1 The earliest deposit observed in the northern part of the site was a loose deposit of dark brownish grey silty sand with frequent root disturbance and occasional brick fragments, concrete lumps and animal bone fragments. This was only observed in trenches excavated in the northern half of the site where it was recorded as [7], [9] and [11] where it was encountered between 6.55m OD and 5.50m OD. The presence of concrete throughout the deposit is suggestive of a 20<sup>th</sup> century date.
- 4.1.2 In the southeast corner of the site the earliest deposit encountered was a layer of made ground comprising redeposited natural gravel, [5]. Similar gravel deposits were seen in all the monitored trenches where it sealed the slightly earlier made ground deposit ([7], [9] and [11]). It was recorded variably as [5], [6], [8], [10] and [12]. This ranged from yellowish brown to brownish yellow in colour and consisted of coarse sandy gravel. In addition to a few sherds of late 19<sup>th</sup> century pottery, fragments of concrete and cellophane wrappers were also found throughout the deposit indicating a 20<sup>th</sup> century date.
- 4.1.3 Overlying the gravel deposit in the southern half of the site was a levelling layer, [4], raising the ground in this part of the site to 5.71m OD. It comprised compact very dark brown to black mottled sandy clay. This was in turn sealed by another levelling layer, [3], first encountered at 5.87m OD. It comprised a compacted layer of very dark grey ash and clinker.
- 4.1.4 In the southeast corner of the site the uppermost levelling deposit [3] was cut by pit [2] filled by loose very dark greyish brown silty sand, [1], with frequent sub-angular pebbles, sub-rounded pebbles and cobbles and occasional brick fragments and lumps of concrete. The sides of the sub-circular pit were concave with a sharp break of slope at the top. Since the feature extended below the base of the trench it was not possible to determine the break of slope at the base.
- 4.1.5 Sealing the pit was a tarmac surface at 5.94m OD. This was observed in all of the trenches in the southern half of the site suggesting that this entire half had been paved with tarmac. It is likely that this represents the remains of the car park shown on the 1969 Ordnance Survey. Above the tarmac surface in the southern half of the site and the gravel deposit in the northern half was a layer of hardcore forming the bedding for the current ground level (approximately 6.50m OD).

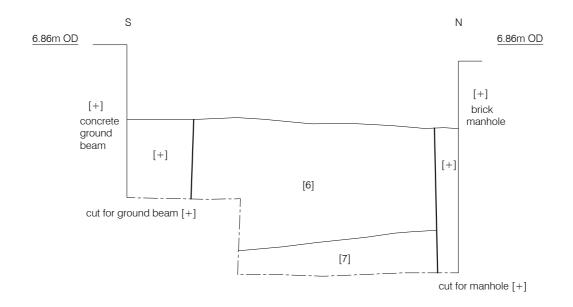
#### 4.2 Conclusion

4.2.1 Despite the depth of some of the trenches monitored (up to 2.00m in the western half of the site and up to 1.20m in the eastern half) no archaeologically significant deposits were encountered. The presence of concrete, plastic and cellophane wrappers throughout even the earliest deposits encountered suggest that these were deposited during the 20<sup>th</sup> century.

S N 6.74m OD 6.74m OD



Section 2 Trench 1 East Facing



Section 3 Trench 2 East Facing



#### 5 ACKNOWLEDGEMENTS

- 5.1 Pre-Construct Archaeology Limited would like to thank Richard Meager of CgMs Consulting for commissioning this project and Diane Abrams and Mark Stevenson of English Heritage (GLAAS) for monitoring the fieldwork on behalf of the Royal Borough of Kingston-Upon-Thames.
- 5.2 The author would like to thank Ric Thornhill at Lifebuild Solutions Limited and the groundworkers for their help and assistance during the investigation.
- 5.3 The author would also like to thank PCA CAD department for the illustrations and Tim Bradley who edited this report.

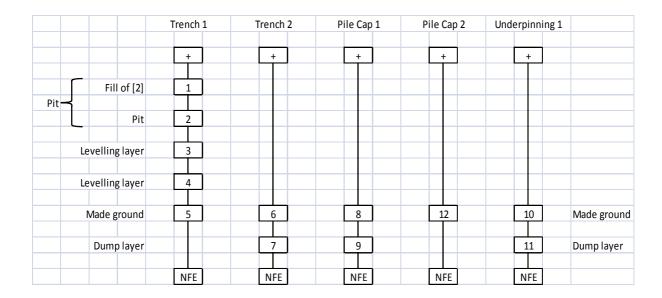
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#### **APPENDIX 1: CONTEXT INDEX**

Site		Grid		
Code	Context	Square/Trench	Type	Description
RIW 13	1	TR1	Fill	Fill of [2]
RIW 13	2	TR1	Cut	Pit
RIW 13	3	TR1	Layer	Levelling layer
RIW 13	4	TR1	Layer	Levelling layer
RIW 13	5	TR1	Layer	Made ground - redeposited gravel
RIW 13	6	TR2	Layer	Made ground - redeposited gravel
RIW 13	7	TR2	Layer	Dump layer
RIW 13	8	PC1	Layer	Made ground - redeposited gravel
RIW 13	9	PC1	Layer	Dump layer
RIW 13	10	UP1	Layer	Made ground - redeposited gravel
RIW 13	11	UP1	Layer	Dump layer
RIW 13	12	PC2	Layer	Made ground - redeposited gravel

#### **APPENDIX 2: SITE MATRIX**



#### APPENDIX 3: OASIS FORM

#### OASIS ID: preconst1-148438

**Project details** 

Bishops Palace House, Kingston-upon-Thames, London Project name

project

Short description of the A watching brief was carried out during groundwork associated with the refurbishment of the 1970s building just southeast of Kingston Bridge. Archaeological monitoring of the excavation of drainage trenches,

underpinning trenches and pile cap excavations of up to 2.00m deep revealed only 20th century deposits associated with ground raising prior

to the construction of the current building.

Project dates Start: 27-03-2013 End: 03-04-2013

Previous/future work Yes / No

Any associated project

reference codes

RIW13 - Sitecode

Any associated project

reference codes

10/12058/FUL - Planning Application No.

Type of project Recording project Site status Conservation Area

Area of Archaeological Significance Site status (other)

Current Land use Other 2 - In use as a building

Investigation type "Watching Brief" **Prompt** Planning condition

**Project location** 

Country **England** 

GREATER LONDON KINGSTON UPON THAMES KINGSTON UPON Site location

**THAMES Bishops Palace House** 

Postcode KT1 1QN

Study area 3631.00 Square metres

TQ 1779 6932 51 0 51 24 36 N 000 18 22 W Point Site coordinates

**Project creators** 

Name of Organisation Pre-Construct Archaeology Ltd

Project brief originator CgMs Consulting Project design originator Richard Meager Project director/manager Tim Bradley Project supervisor Paw Jorgensen

Type of sponsor/funding

body

Developer

**Project archives** 

Physical Archive

Exists?

No

Digital Archive

recipient

**LAARC** 

Digital Media available "Images vector", "Spreadsheets", "Text", "Images raster / digital photography"

Paper Archive recipient LAARC

Paper Media available "Context sheet","Matrices","Plan","Report","Section"

Project bibliography 1

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