

**64-70 CLARENCE STREET,
KINGSTON KT1 1NP**

**AN ARCHAEOLOGICAL
MONITORING EXERCISE**

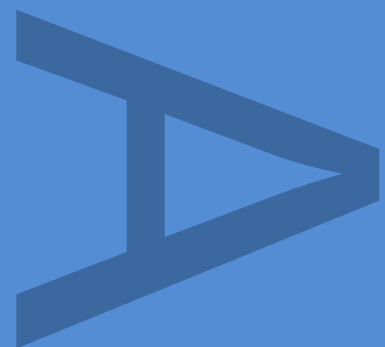
**LOCAL PLANNING AUTHORITY:
ROYAL BOROUGH OF KINGSTON UPON
THAMES**

**PLANNING APPLICATION NO.:
12/12800/FUL**

PCA REPORT NO: 11475

SITE CODE: CLR13

JULY 2013





PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

64-70 CLARENCE STREET, KINGSTON KT1 1NP
AN ARCHAEOLOGICAL MONITORING EXERCISE

Quality Control

Pre-Construct Archaeology Ltd	
Project Number	K3090
Report Number	R11475

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64-70 CLARENCE STREET, KINGSTON KT1 1NP
AN ARCHAEOLOGICAL MONITORING EXERCISE

Site Code: CLR13

Central NGR: TQ 1822 6932

Local Planning Authority: Royal Borough of Kingston Upon Thames

Planning Application No.: 12/12800/FUL

Commissioning Client: CgMs Consulting
on behalf of
Metro Bank PLC.

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1 ABSTRACT

- 1.1 This report details the working methods and results of an archaeological monitoring exercise undertaken during groundworks necessitated by the development of 64-70 Clarence Street, KT1 1NP in the Royal Borough of Kingston Upon Thames. The work was commissioned by CgMs Consulting and was undertaken by Pre-Construct Archaeology Limited between 18th April and 14th May 2013.
- 1.2 The work was undertaken in response to a condition attached to full planning permission for the redevelopment of the site. The site lies in an area of archaeological significance as defined by the Royal Borough of Kingston upon Thames.
- 1.3 A scheme of works was recommended by the Archaeology Advisor to the London Borough of Kingston, Mark Stevenson of English Heritage. The works comprised a programme of proactive observation and recording of geotechnical test pits, ground reduction and service trenches under archaeological control to expose any archaeological remains and allow their systematic investigation and recording.
- 1.4 A deposit of natural sands and gravels was recorded throughout the service trench which was sealed directly by 20th century deposits associated with the extant building, observed in both the service trench and ground reduction areas. This suggests that considerable horizontal truncation had occurred on the site during the construction of the current building in the 20th century. Any potential underlying archaeological deposits or features would have been wholly truncated. The geotechnical test pits, which were located directly against the walls of the extant building to establish the nature and depths of the foundations only recorded modern backfilled deposits associated with these foundations.

2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Limited undertook a proactive archaeological observation and recording exercise at 64-70 Clarence Street, Kingston KT1 1NP in the Royal Borough of Kingston Upon Thames between the 18th April and 14th May 2013. The work was commissioned by Suzanne Gailey of CgMs Consulting on behalf of Metro Bank PLC. in response to an archaeological condition attached to full planning permission received from the local planning authority (Planning Application Number 12/12800/FUL).
- 2.2 The site lies in an area of archaeological significance as defined by the Royal Borough of Kingston upon Thames.
- 2.3 Mr Mark Stevenson, Archaeology Advisor to the Royal Borough of Kingston Upon Thames, recommended that the archaeological condition should be dealt with by means of a proactive observation and recording exercise. As a result of this CgMs Consulting prepared a Specification for An Archaeological Monitoring Exercise for the archaeological works (Gailey 2013), which was approved by Mr Stevenson.
- 2.4 The archaeological monitoring exercise was undertaken by Sarah Barrowman, Ireneo Grosso and Iain Bright and project-managed by Chris Mayo for Pre-Construct Archaeology Ltd.
- 2.5 The site, 64-70 Clarence Street, is bounded to the north by Clarence Street, to the south and west by Weston Park and to the east by 72 Clarence Street. The site is centred at TQ 1822 6932.
- 2.6 The proposed development comprises the demolition of existing buildings on the site and construction of a building to be utilised as a bank.
- 2.7 The groundworks at the site necessitated by the new development consisted of geotechnical test pits, located against the walls of the extant building in order to determine the depth and nature of its foundations. Trenches associated with the installation of services were also undertaken, in addition to areas of ground reduction. The archaeological works comprised a programme of proactive observation and recording, whereby the site works were undertaken under archaeological control to expose any archaeological remains and allow their systematic investigation and recording.
- 2.8 The site was assigned the code CLR13. Following completion and approval the entire site archive will be deposited at the London Archaeological Archive and Research Centre (LAARC).

3 PLANNING BACKGROUND

3.1 National Guidance: National Planning Policy Framework

3.1.1 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.

3.1.2 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.

3.2 Regional Guidance: The London Plan

3.2.1 The proposed development is subject to the considerations of policy 7.8 from The London Plan (2011).

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

3.3.1 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 Core Strategy, adopted in April 2012, contains policy statements in respect of protecting the heritage resource. The development of the site is subject to the following policies:

Policy DM 12

Development in Conservation Areas and Affecting Heritage Assets

The Council will:

- a. continue to identify, record and designate assets, and periodically review existing designated assets within the Borough that are considered to be of special historic significance in order to ensure that future development will preserve or enhance locally distinctive heritage assets. These records will be maintained in the form of a Historic Environment Record.
- b. preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration
- c. allow alterations which preserve or enhance the established character and architectural interest of a heritage asset, its fabric or its setting
- d. ensure that development proposals affecting historic assets will use high quality materials and design features which incorporate or compliment those of the host building or the immediate area
- e. respect features of local importance and special interest through the consideration of form, scale, layout, and detailed designs of a site, area or streetscape
- f. seek the conservation and improvement of the natural and built historic environment which contribute to the character of the Borough's historic riverside setting

- g. where possible, provide access for all to encourage public enjoyment of the historic environment and Kingston's heritage assets

3.4 Site Specific Planning Background and Constraints

3.4.1 The site lies in an area of archaeological significance as defined by the Royal Borough of Kingston upon Thames. There are no Scheduled Ancient Monuments within or near the development site.

3.4.2 An archaeological Desk-Based Assessment was prepared by CgMs Consulting (Gailey 2012) to support the planning application.

3.4.3 The proposed development has been granted planning permission (Planning Application No: 12/12800/FUL). The permission included a planning condition as follows:

6. No development shall take place until the applicant 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. The development shall only be carried out in accordance with the detailed scheme pursuant to this condition. The archaeological works shall only be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: To ensure that matters of archaeological interest can be recorded in accordance with Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Adopted April 2012.

3.4.4 Mr Mark Stevenson, Archaeology Advisor to the Royal Borough of Kingston Upon Thames, recommended that the archaeological condition should be dealt with by means of a proactive observation and recording exercise. As a result of this CgMs Consulting prepared a Specification for An Archaeological Monitoring Exercise for the archaeological works (Gailey 2013), which was approved by Mr Stevenson.

4 GEOLOGICAL AND TOPOGRAPHIC BACKGROUND

Taken from the site specific archaeological Desk-Based Assessment (Gailey 2012)

- 4.1 The underlying geology of the site comprises of River Gravels overlain by Langley Silt 'Brickearth' (British Geological Survey, South London, England and Wales, Sheet 270; Solid and Drift Edition, 1:50,000 series).
- 4.2 The area of Central Kingston was bisected by numerous small river and stream channels flowing westwards to the Thames. Excavations at 59a and 59b Clarence Street to the west of the site and the Rotunda site to the northeast of the site each recorded evidence of a former palaeochannel that may represent a water course along the line of Wood Street/Clarence Street.
- 4.3 As a result the site may once have lain within, or on the southern edge of, the floodplain of a former water channel. The site lies approximately 250m east of the 'east arm' of the Hogsmill river and approximately 500m east of the current banks of the River Thames.
- 4.4 The site lies on the edge of a low ridge at approximately 8.5m AOD.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

A detailed account of the archaeological and historical background is presented in the site specific Desk-Based Assessment (Gailey 2012). The following is a summary of this report.

5.1 Prehistoric

5.1.1 A small number of archaeological interventions in the area have recorded evidence for prehistoric activity. Eden walk, c. 250m southwest, revealed evidence for Neolithic activity associated with the former east arm of the Hogsmill. Limited interventions at 59a and 59b Clarence Street, c. 200m west of the site, recorded a possible brushwood platform or trackway representing activity on the edge of the water channel dating to the Neolithic period.

5.1.2 A relatively dense scatter of pottery of late Bronze Age/early Iron Age along with a possibly contemporary burial has been found at Orchard Road/Wheatfield Way c. 250m southeast of the site. A Bronze Age ditch has also been recorded at 21-23 Old London Road, c. 200m northeast of the site. Excavations at Eden Walk, c. 250m southwest of the site, produced evidence of Bronze Age activity in the form of a possible brushwood platform or trackway, overlain by a spread of burnt flint.

5.2 Iron Age and Roman

5.2.1 Archaeological investigations at both Fairfield West and Orchard Road, c. 250m south of the site, indicate the presence of a late Iron Age and early Roman activity or settlement site perhaps a farmstead.

5.2.2 A large coin hoard was found in the fill of a former river channel, along with a Roman pit, during excavations at 82 Eden Street, c. 150m southwest of the site. Roman brick and tile were also recovered from a palaeochannel during excavations at Bentalls Department store, c. 250m northwest of the site.

5.3 Saxon and Early Medieval

5.3.1 Two sites have recorded evidence which suggests Saxon settlement in the area; 82 Eden Street/7-17 Lady Booth Street recorded 5th – 7th century pottery within a pit and ditch. Excavations at 23 Brook Street recorded a possible Grubenhaus and the remains of Saxon pottery.

5.3.2 By the time of the Domesday Survey of 1086 Kingston was the estate centre of a vast agricultural land holding comprising of many satellite settlements but Kingston itself was not yet a town. It is therefore considered that the site lay as agricultural land on the periphery of settlement activity.

5.4 Medieval

- 5.4.1 By the 12th century the town of Kingston had developed with the focus being on the market place and All Saints Church, approximately 350m west of the site.
- 5.4.2 A number of sites in the area have recorded medieval activity. Substantial medieval structures were recorded during excavations at Kingston Rotunda, c. 250m northeast of the site. Considerable evidence for pottery production has also been recorded; excavations at 21-23 Old London Road recorded in situ late medieval pottery kilns. In close proximity excavations at 26-28 London Road and the Kingston Rotunda recovered pottery wasters within backfilled quarry pits. Pottery kilns and associated features were again recorded at excavations at Eden Street, c. 250m southwest of the site.
- 5.4.3 It is thought that this area of pottery manufacturing would have lain outside the built up area of the Late Medieval town.

5.5 Post-Medieval

- 5.5.1 By the 17th century the site was occupied by buildings fronting onto Clarence Street to the north of Fair Field. This is illustrated on John Rocque's map of 1747.
- 5.5.2 By the early 19th century the northern western and southern part of the site had been developed with a courtyard/garden in the centre-east of the site. This is reflected on the Tithe Map of 1840.
- 5.5.3 By the mid to late 19th century considerable developed had occurred on the site which was now almost entirely encompassed by buildings. Between 1932 and 1956 the bulk of the site had been demolished and cleared possibly as a result of bomb damage from World War II. By the 1970s a bank had been constructed fronting onto Clarence Street. During this period all remaining 19th century structures were demolished.

6 METHODOLOGY

- 6.1 The archaeological work at the site comprised a proactive observation and recording exercise. Seven geotechnical test pits, excavated against walls of the extant building to determine the nature and depth of foundations were monitored archaeologically. Following demolition and clearance of the site, ground reduction was undertaken in order to install a piling mat. Thereafter a single trench, for the installation of services, were excavated under archaeological supervision with a mechanical excavator, fitted with a flat bladed bucket, carefully and methodically to enable effective recording and investigation of any remains which were exposed. The trench was aligned approximately N-S, and measured c22.0m long by c0.50m wide, and up to 0.80m deep.
- 6.2 All recording systems employed were fully compatible with those used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, presented in PCAs Operations Manual 1 (Taylor 2009).
- 6.3 Plans were drawn at appropriate scales and located the trenches within the surrounding topography/site boundaries. Sections were drawn at 1:10 and were located on the trench plans.
- 6.4 A detailed description of all archaeological strata exposed was recorded on pro-forma recording sheets.
- 6.5 Excavated spoil was inspected for finds and indications of archaeologically significant deposits where safe to do so.
- 6.6 Levels in this report have been approximated from the 8.5m OD value given in the DBA (Gailey 2012).

7 PHASED ARCHAEOLOGICAL SEQUENCE

The following section provides a chronological account of the archaeological features and deposits encountered during the archaeological monitoring exercise.

7.1 Phase 1: Natural

7.1.1 The earliest deposit recorded during the archaeological monitoring exercise was a deposit of natural sands and gravels, [20]. This deposit was observed throughout the monitoring of the service trenches being an orangey-yellow sandy-gravel. This was recorded consistently at c. 7.30m OD. This natural deposit is consistent with the known underlying geology as suggested by the British geological Survey Sheet for the area (Sheet 270 South London).

7.2 Phase 2: Modern

7.2.1 Recorded throughout all the geotechnical test pits and within the ground reduction areas were various modern deposits. These modern layers were the only deposits recorded within the test pits, and are summarised thus:

Test Pit	Context	Upper OD height	Combined thickness
1	[1]	c8.38m OD	>1.32m
2	[2], [3]	c8.32m OD	1.06m
3	[4]	c8.28m OD	0.47
4	[5]	c8.28m OD	0.47
5	[6]	c8.33m OD	0.53
6	[7]	c8.28m OD	0.18
7	[8], [9], [10], [11]	c8.30m OD	0.50m

7.2.2 Sealing all modern deposits throughout all the geotechnical test pits was a layer of modern concrete, c. 0.20m thick. This concrete represented the modern surface level which was located predominantly at 8.50m OD.

7.2.3 The location of the geotechnical test pits directly next to modern walls suggests that the recorded deposits relate to the construction of these buildings and are therefore 20th century in date. This is furthered evidenced by the brick and concrete footings of these buildings being located directly below them.

7.2.4 Recorded sealing the natural sands and gravels in the service trench and ground reduction areas was another sequence of modern deposits, context [13]. This sequence of modern deposits was recorded at a highest level of c. 7.97m OD and had an overall thickness of 0.60m. These modern deposits directly sealing the natural stratigraphy illustrates the site to have been truncated in recent history.

8 INTERPRETATIONS AND CONCLUSIONS

- 8.1 The principal objective of the archaeological work as outlined within the Specification for an Archaeological Monitoring Exercise (Gailey 2013) was to record any archaeological artefacts and ecofacts, and their context. In addition the archaeological monitoring had the following objectives:
- To define the extent, character and chronology of activity on the site.
 - To define the presence or absence of prehistoric activity on the site.
 - To define the presence or absence of Roman activity on the site.
- 8.2 The earliest deposits recorded during the archaeological monitoring exercise were natural sands and gravels. These were only encountered during the archaeological monitoring of the service trenches. These deposits were consistent with the underlying geology as suggested by the British Geological Survey Sheet for the area (Sheet 270 South London), being located at c. 7.30m OD.
- 8.3 The archaeological monitoring exercise recorded no evidence for archaeological activity pre-dating the 20th century. Only modern 20th century deposits were encountered. The geotechnical test pits all recorded sequences of 20th century deposits associated with the extant building. This is unsurprising given the location of these test pits directly against the walls of the extant building - these were located within construction cuts for the foundations and would only have encountered modern deposits. This is attested to by the presence of structural brick and concrete elements of the extant building recorded below the modern deposits.
- 8.4 Directly sealing the natural deposits within the service trench and ground reduction areas were further modern 20th century deposits. This sequence of natural stratigraphy sealed by 20th century deposits was encountered throughout the entirety of the service trench. This suggests that the area of the site saw extensive horizontal truncation during the construction of the extant building during the 20th century. This clearly truncated all underlying deposits into the natural strata and therefore any potential archaeological deposits or features.
- 8.5 The results of the archaeological investigation will be published as an entry in the London Archaeologist 'Round Up'.
- 8.6 The entire site archive will be deposited at the London Archaeological Archive and Research Centre (LAARC) under site code CLR13, following approval of this report. PCA will provide a copy of this report to the local studies library, and it will be supplied to the Greater London Historic Environment Record by the Archaeology Advisor to the Royal Borough of Kingston Upon Thames.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Suzanne Gailey of CgMs Consulting for commissioning the project on behalf of Metro Bank PLC.
- 9.2 The author would like to thank Chris Mayo for his project management and the construction crew for their on-site co-operation. Illustrations were produced by Jennifer Simonson.

10 BIBLIOGRAPHY

- Gailey, S. 2012. Archaeological Desk Based Assessment, Clarence Street, Kingston-Upon-Thames. CgMs Consulting unpublished report
- Gailey, S. 2013. Specification for an Archaeological Monitoring Exercise, Clarence Street, Kingston. CgMs Consulting unpublished report
- Taylor, J. with Brown, G. 2009, Fieldwork Induction Manual: Operations Manual 1, Pre-Construct Archaeology Ltd.

APPENDIX 1: CONTEXT INDEX

Context	Trench	Plan	Section	Type	Description	Date	Phase
1	TP 1	N/A	TP 1	Layer	Modern made ground	Modern	2
2	TP 2	N/A	TP 2	Layer	Modern made ground	Modern	2
3	TP 2	N/A	TP 2	Layer	Modern made ground	Modern	2
4	TP 3	N/A	TP 3	Layer	Modern made ground	Modern	2
5	TP 4	N/A	TP 4	Layer	Modern made ground	Modern	2
6	TP 5	N/A	TP 5	Layer	Modern made ground	Modern	2
7	TP 6	N/A	TP 6	Layer	Modern made ground	Modern	2
8	TP 7	N/A	TP 7	Layer	Modern made ground	Modern	2
9	TP 7	N/A	TP 7	Layer	Modern made ground	Modern	2
10	TP 7	N/A	TP 7	Layer	Modern made ground	Modern	2
11	TP 7	N/A	TP 7	Layer	Modern made ground	Modern	2
12	VOID						
13	Trench 1	N/A	1	Layer	Modern made ground	Modern	2
20	Trench 1	N/A	1	Layer	Natural sands and gravel	Natural	1

APPENDIX 2: OASIS FORM

OASIS ID: preconst1-155757

Project details

Project name	An Archaeological monitoring exercise at 64-70 Clarence Street, Kingston
Short description of the project	An archaeological monitoring exercise at 64-70 Clarence Street, Kingston Upon Thames. Seven geotechnical test pits, located directly next to walls to determine the depth and nature of the foundations recorded only modern deposits. Trenches for the installation of services recorded natural sands and gravels sealed by modern deposits. This suggests that the site saw heavy horizontal truncation during 20th century development.
Project dates	Start: 18-04-2013 End: 14-05-2013
Previous/future work	No / No
Any associated project reference codes	CLR13 - Sitecode
Any associated project reference codes	12/12800/FUL - Planning Application No.
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 3 - Retailing
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON KINGSTON UPON THAMES KINGSTON UPON THAMES 64-70 Clarence Street
Postcode	KT1 1RB
Study area	493.00 Square metres
Site coordinates	TQ 1822 6932 51 0 51 24 36 N 000 17 59 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 7.00m Max: 7.00m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	CgMs Consulting
Project director/manager	Chris Mayo
Project supervisor	Sarah Barrowman

Project supervisor	Ireneo Grosso
Project supervisor	Iain Bright
Type of sponsor/funding body	Bank
Name of sponsor/funding body	Metro Bank PLC

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	LAARC
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Drawing", "Matrices", "Photograph", "Plan", "Report", "Section", "Survey"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	64-70 Clarence Street, Kingston KT1 1NP: An Archaeological Monitoring Exercise
Author(s)/Editor(s)	Hawkins, N.
Other bibliographic details	Report No: R11475
Date	2013
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London
Description	A4 client report, spiral bound with blue cover

Entered by	Chris Mayo (cmayo@pre-construct.com)
Entered on	31 July 2013

Plate 1: East facing view of Test Pit 1



Plate 2: East facing view of Test Pit 2



Plate 3: West facing view of section of service trench showing natural sands and gravels sealed by modern deposits



Plate 4: South facing view along service trench



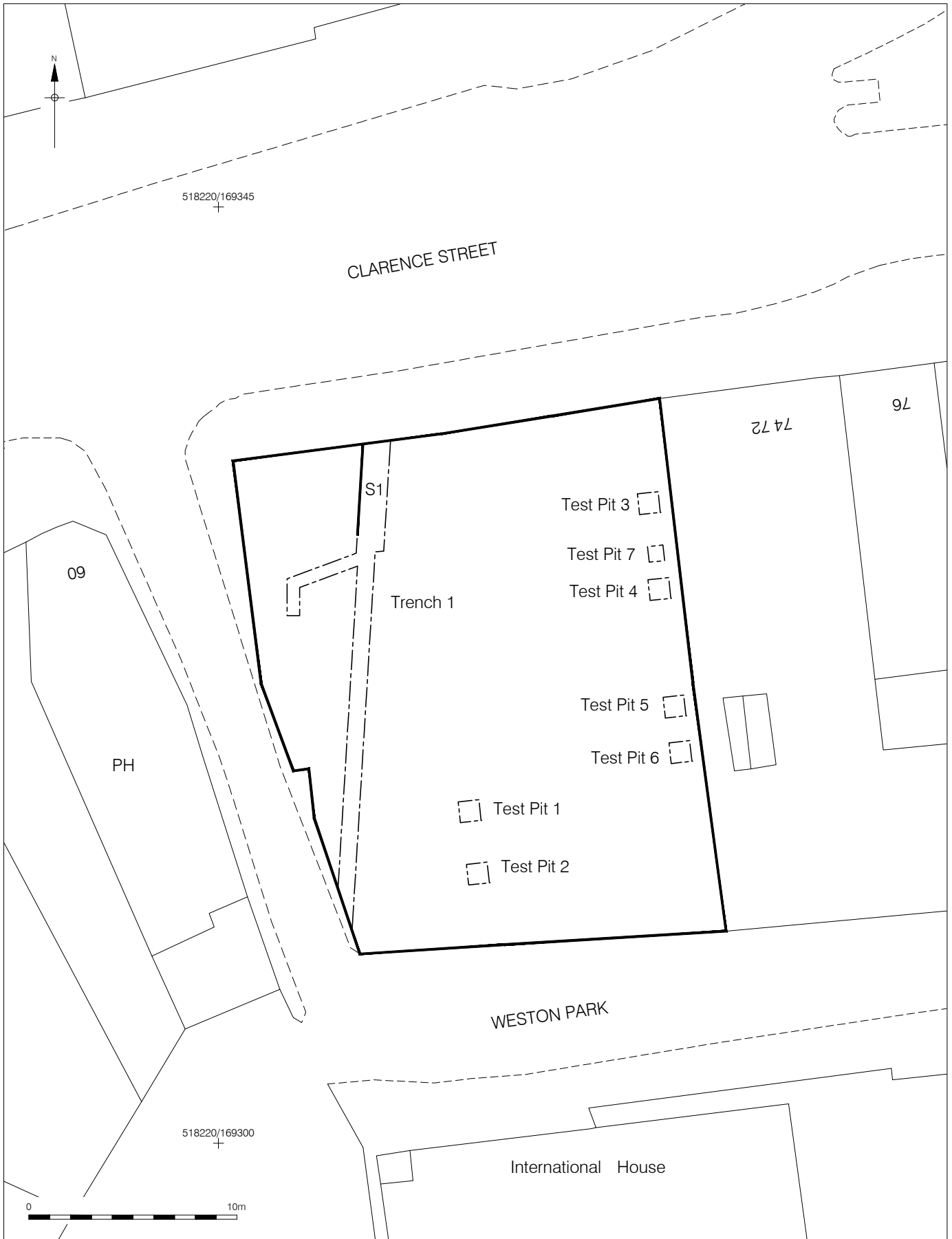
Plate 5: Southwest facing view of section within service trench





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Figure 1
 Site Location
 1:25,000 at A4

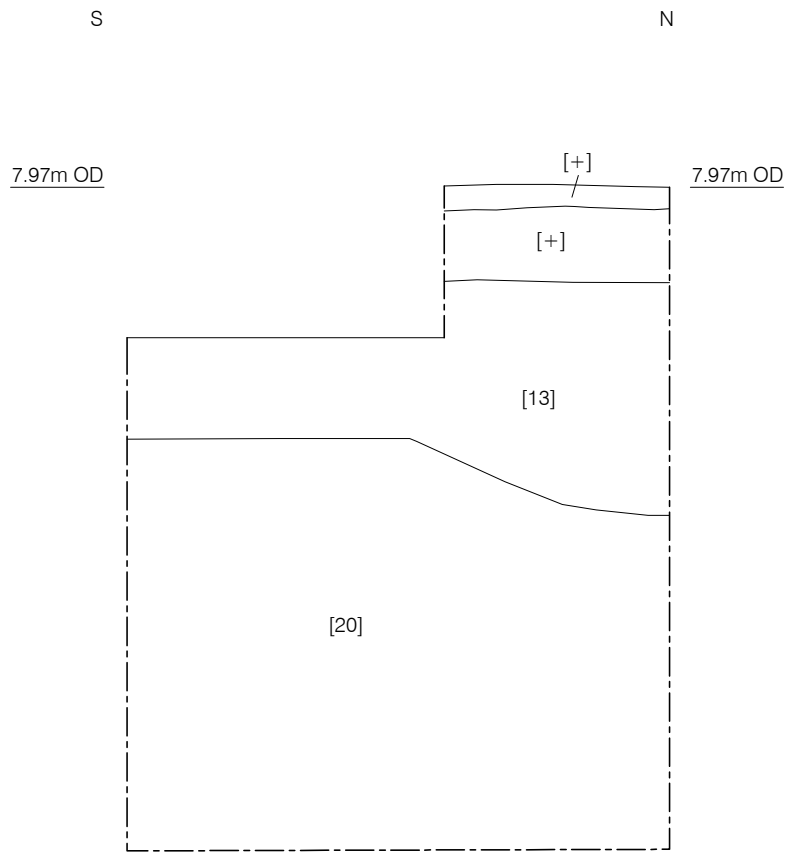


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Figure 2
Trench Location
1:250 at A4



Section 1
Trench 1
East Facing



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Figure 3
Section
1:20 at A4

PCA

PCA SOUTH

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