

**PANDORA HOUSE,  
1 WARREN ROAD,  
KINGSTON KT2 7HN**

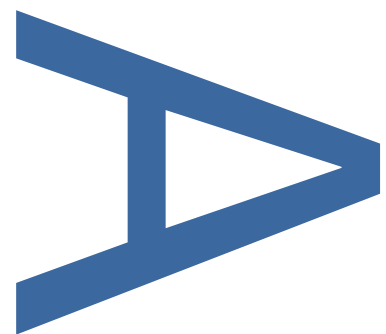
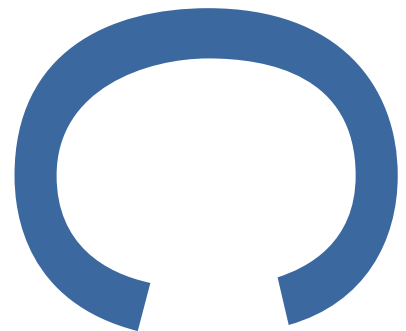
**AN ARCHAEOLOGICAL WATCHING  
BRIEF**

**PLANNING APPLICATION NUMBER:  
16/14433/FUL**

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

**SITE CODE: WRR17**

**JUNE 2017**



**PRE-CONSTRUCT ARCHAEOLOGY**

**DOCUMENT VERIFICATION**

**PANDORA HOUSE, 1 WARREN ROAD,  
KINGSTON KT2 7HN:**

**AN ARCHAEOLOGICAL WATCHING BRIEF**

Quality Control

		PCA project code	K4743
		Report No	R12932
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Revision No.	Date	Checked	Approved

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**PANDORA HOUSE, 1 WARREN ROAD, KINGSTON KT2 7HN**

**AN ARCHAEOLOGICAL WATCHING BRIEF**

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**MUSEUM OF LONDON SITE CODE: WRR17**

**PLANNING APPLICATION NUMBER: 16/14433/FUL**

**LOCAL PLANNING AUTHORITY: Royal Borough of Kingston Upon Thames**

**CENTRAL NGR: TQ 2071 7011**

**COMMISSIONING CLIENT: CGMS CONSULTING**  
on behalf of: **PORTERHOUSE CONSULTING**

**WRITTEN AND RESEARCHED BY: GUY SEDDON**  
**PRE-CONSTRUCT ARCHAEOLOGY LIMITED**  
**JUNE 2017**

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**June 2017**

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## **1 ABSTRACT**

- 1.1 This report details the working methods and results of an archaeological watching brief undertaken by Pre-Construct Archaeology Limited on land at a former property called Pandora House, 1 Warren Road, Kingston Upon Thames, London, KT2 7HN (Figure 1). The fieldwork was undertaken from 2nd to 5<sup>th</sup> June 2017.
- 1.2 The watching brief observed the excavation of foundation and underpinning trenches associated with the construction of a new residential property on the study site, which partially overlapped with the footprint of the previous dwelling.
- 1.3 Natural drift geology comprising gravel was encountered between 45.17m OD and 45.12m OD. The watching brief then observed a sequence of subsoil and topsoil above the natural. Discrete truncation from the construction of the previous property was visible.
- 1.4 No features or finds of archaeological significance were observed during the watching brief.
- 1.5 The completed archive will be deposited with the London Archaeological Archive and Research Centre (LAARC) under site code WRR17.

## 2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken on land at the former Pandora House, 1 Warren Road, Kingston Upon Thames, London, KT2 7HN. The site is centered at National Grid Reference TQ 2071 7011 (Figure 1). The fieldwork was undertaken from 2<sup>nd</sup> to 5<sup>th</sup> June 2017.
- 2.2 The site is bordered to the north by a residential property called Coombe Parva, to the east by Warren Road, the south by Ballard Lane and to the west by a residential property called Hedone. (Figure 2).



*Plate 1: Overview of site.*

- 2.3 The archaeological watching brief was conducted by Pre-Construct Archaeology Limited under the supervision of Kari Bower, and the project management of Chris Mayo. This report was written by Guy Seddon. The archaeological work was commissioned by CgMs Consulting on behalf of Porterhouse Consulting. The archaeological project was monitored on behalf of the Royal Borough of Kingston Upon Thames by Laura O’Gorman, Historic England, and was overseen by the client’s archaeological consultant, Lorraine Mayo of CgMs Consulting. The work was undertaken in accordance with an approved Written Scheme of Investigation (Mayo, 2016).
- 2.4 The site archive was identified using the unique site code WRR17, issued by the Museum of London. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be deposited with LAARC under that code.
- 2.5 The site is located within an archaeological priority area.

### **3 PLANNING BACKGROUND AND RESEARCH OBJECTIVES**

#### **3.1 National Planning Policy Framework (NPPF)**

3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, superseding 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. Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment.

3.1.2 In considering any proposal for development, including allocations in emerging development plans, the local planning authority will be mindful of the policy framework set by government guidance, existing development plan policy and of other material considerations.

#### **3.2 Regional Guidance: The London Plan**

3.2.1 Additional relevant planning strategy framework is provided by The London Plan, which was updated in 2015. It includes the following policy of relevance to archaeology within London:

##### **Historic environments and landscapes**

##### **POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY**

###### Strategic

A London's heritage assets and historical environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

###### Planning decision

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their setting should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological assets or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that assets.

###### LDF preparation

F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organizations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their setting where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

#### **3.3 Royal Borough of Kingston Upon Thames, Local Development Framework: Core Strategy**

3.3.1 The relevant Development Plan framework is provided by the Kingston Upon Thames Core Strategy adopted in April 2012. The Plan contains the following policy which provides a framework for the consideration of development proposals affecting the historic environment:

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## **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 HERITAGELED 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**

3.4.1 The redevelopment of the site has been granted planning consent by the local planning authority, the Royal Borough of Kingston Upon Thames, under application number 16/14433/FUL. The consented scheme permits the demolition of the existing structure at the site and its replacement with a six-bedroom detached dwelling.

3.4.2 The planning consent includes a condition which requires archaeological work; liaison between CgMs Consulting and Historic England agreed the terms of a mitigation project whereby a watching brief would be maintained during the invasive site excavations, followed by appropriate recording and reporting. The condition is as follows:

16. No demolition or development shall take place until a [Written Scheme of Investigation] has been submitted to and approved by the Local Planning Authority in writing. For land that is included in the [Written Scheme of Investigation], no demolition or development shall take place other than in accordance with the [Written Scheme of Investigation], which shall include the statement of significance and research objectives and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
  - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of the resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the [Written Scheme of Investigation].
-



Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the implementation of archaeological excavation and the subsequent recording of the remains prior to development, in accordance with the NPPF and in accordance with Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Adopted April 2012.

3.4.3 The watching brief was designed in a Written Scheme of Investigation (Mayo 2016) which was approved by Historic England on behalf of the local planning authority.

### **3.5 Research Objectives**

3.5.1 The principle objective of the archaeological monitoring will be to record any archaeological artefacts and ecofacts and their context. In addition, the archaeological monitoring had the following objectives:

- To determine the natural topography of the site, and the height at which it survives.
- To establish the presence or absence of prehistoric activity, whether settled occupation or artefact scatters.
- To establish the presence or absence of Roman, medieval or post-medieval activity at the site.
- To ascertain the date, nature and purpose of the made ground deposits.
- To establish the nature, date and survival of activity relating to any archaeological periods at the site.
- To establish the extent of all past post-depositional impacts on the archaeological resource.

## **4 GEOLOGY AND TOPOGRAPHY**

- 4.1 The following geology and topography is taken from the site specific WSI, (Mayo, 2016):
- 4.2 The site lies on a plateau of land isolated by the River Thames which is located c2km to the west and c7km to the north. Beverly Brook is located 2km to the east and the River Hogsmill is located c2km to the south.
- 4.3 The topography of the current land surface of the property is approximately flat with surface elevations broadly at 45.50m OD<sup>1</sup>.
- 4.4 The British Geological Survey (accessed on-line 05/10/16) indicates that the site is located on the edge of a possible gravel island which is formed of the superficial Black Park Gravel Member, sitting atop the Claygate Member (Sand, Silt and Clay). Immediately to the south, the BGS records London Clay with no superficial cap.

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<sup>1</sup> Information from Topographic Survey drawing by Indigo Surveys Limited, date February 2015, Dwg No 21989/1-2D

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## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 PCA has undertaken several investigations in the area near of the site, notably around the perimeter of Coombe Wood Golf Course and Coombe Hill Golf Course. The following background is summarised from reports associated with those projects (Bradley 2012; Holden 2008, Leary 2001, Watson 2012; also Fell & McLeish 2013). In summary, finds of prehistoric to Saxon date have been noted in the area of George Road near to the south of the site, some uncovered by gravel extraction from the 16th - 20th century.

5.2 A search of the Greater London Historic Environment Record (GLHER) was undertaken in preparation of the WSI, and the data received is incorporated here as appropriate.

### ***Prehistoric***

5.3 The area has considerable potential for the prehistoric period. The GLHER refers to a number of Prehistoric flint implements from the Coombe area, including a cluster a short distance to the north of the site (approximately 100m) at Birch Grove on Warren Road. Here, during a watching brief (event number ELO4939), a buried soil horizon yielded several prehistoric struck and burnt flints and a possible feature in association. 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***

5.4 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 to 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***

5.5 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.

5.6 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 southwest of the site may also have had manorial associations and a medieval pond and leat were situated south of Warren Farm north of the site.

**Post-Medieval**

- 5.7 The Second Edition OS map of 1899 shows the site to be located within open parkland associated with the neighbouring property, Ballard. This property and its grounds had been developed from 1877, when a map of that date shows the site within open land, possibly agricultural, to the east of Coombe End and its lands at the edge of Coombe Wood. The 1919 OS map shows no change from the Second Edition. The 1933 revision shows no change either.
- 5.8 The OS map of 1951 shows the same situation as the above, however the site is depicted in supreme detail: the location of Pandora House is within woodland within the grounds of Ballard Coombe. A gate lodge to the Ballard Coombe estate is shown on the southern side of what is now Ballard Close, opposite to Pandora House.

## **6 ARCHAEOLOGICAL METHODOLOGY**

- 6.1 The proposed methodology of the archaeological work was detailed in the site specific Written Scheme of Investigation (Mayo, 2016).
- 6.2 The watching brief consisted of the monitoring of the excavation of foundation and underpinning trenches, associated with the new development upon the study site.
- 6.3 A mechanical 180° excavator fitted with a toothless ditching bucket was used to excavate the trenches, under the supervision of a qualified archaeologist.
- 6.4 The excavation continued in spits of around 100mm at a time until the natural ground was exposed.
- 6.5 Following the excavation of the low-grade deposits, relevant trench faces that required examination or recording were cleaned by archaeologists using appropriate hand tools. The investigation of archaeological levels was by hand, with cleaning, examination and recording both in plan and in section.
- 6.6 All archaeological features (stratigraphical layers, cuts, fills, structures) were evaluated by hand tools and recorded in plan at 1:20 or in section at 1:10 using standard single context recording methods. Features were evaluated to characterise their form, function and date.
- 6.7 The recording systems adopted during the investigations were fully compatible with those developed out of the Department of Urban Archaeology Site Manual, now presented in PCA's Site Manual (Taylor 2009). The site archive was organised to be compatible with the archaeological archives produced in the local authority area.
- 6.8 A full photographic record was made during the archaeological investigation consisting of digital photography.
- 6.9 The complete archive produced during the evaluation and watching brief, comprising written, drawn and photographic records, will be deposited with LAARC identified by site code WRR17.
- 6.10 The locations of the trenches were established using triangulation. Levels were taken using a topographical survey that was provided by the client (see footnote 1).

## 7 THE ARCHAEOLOGICAL SEQUENCE

### 7.1 Phase 1: Natural Gravel

- 7.1.1 The earliest deposit recorded on site consisted of natural gravel, probably of the Black Park Gravel Member formation, which was allocated context number [2]. This was observed in all of the trenches and was relatively level across the study area, varying between 45.17m OD and 45.12m OD.
- 7.1.2 Within Trenches 3 to 6 the gravel was overlain by a 0.30m-thick layer of mid yellowish red, slightly sandy clay, [7]. This deposit had a maximum height of 45.31m OD in Trench 3, located in the southeast of the study area, falling to 44.70m OD in Trench 6, located to the west of the site.
- 7.1.3 Sealing the clay, in Trenches 4, 5 and 6 was layer [14]. This comprised loosely compacted, light yellowish red sand with a thickness of c.0.22m, which fell from 45.35m OD in Trench 5, located on the eastern boundary of the study site, to 44.80m OD to the west in Trench 6.



*Plate 2: Section 1, Trench 1*

### 7.2 Phase 2: Post-Medieval

- 7.2.1 Sealing the natural deposits within Trenches 2, 4, 5 and 6 was a layer of subsoil, numbered as [4], [9], [11] and [13] consecutively. The layer comprised loose-firmly compacted mid-greyish brown sandy silt that was observed at a maximum level to the southwest of the site in at 45.77m OD, in Trench 2, falling off to the northeast, where it was recorded at 45.40m OD in Trench 5. It is probable that this layer originates from the late post-medieval period when the study site was

open, possibly agricultural land, as depicted on the OS map of 1899.



*Plate 3: Section 5, Trench 4*

### **7.3 Phase 3: Modern**

- 7.3.1 Directly sealing the natural gravels in Trench 1, numbered [1] and [3], Trench 3, [6], and also sealing the subsoil in Trench 5, [10] was a levelling layer. This layer comprised firmly compacted, mid brownish grey sandy silt that had frequent inclusions of small to medium sized fragments of brick and tile, and is most probably associated with the construction of the recently demolished Pandora House in the mid-20<sup>th</sup> century.
- 7.3.2 A layer of topsoil was recorded in Trenches 3, 4 and 6, and was numbered as [5], [8] and [12] consecutively. It sealed the levelling layer in Trench 3 and the natural deposits in Trenches 4 and 6. This layer was probably an imported/re-laid, topsoil associated with the final stages of the construction of Pandora House and was used to form the front and back gardens.

## **8 RESEARCH QUESTIONS AND CONCLUSIONS**

### **8.1 Primary Objectives**

8.1.1 The Written Scheme of Investigation (Mayo, 2016) highlighted a set of specific objectives to be addressed by the investigation:

**To determine the natural topography of the site, and the height at which it survives.**

8.1.2 The natural gravel, probably of the Black Park Gravel Member formation, was between 45.17m OD and 45.12m OD.

8.1.3 Mid yellowish red, slightly sandy clay overlay the gravels with a maximum height of 45.31m OD in the southeast of the study area, falling to 44.70m OD in the west of the site.

8.1.4 Sealing the clay was loosely compacted, light yellowish red sand which fell from 45.35m OD to the east of the study site to 44.80m OD in the west.

**To establish the presence or absence of prehistoric activity, whether settled occupation or artefact scatters.**

8.1.5 No evidence of prehistoric activity was witnessed during the watching brief.

**To establish the presence or absence of Roman, medieval or post-medieval activity at the site.**

8.1.6 No evidence of Roman, or medieval activity was witnessed during the watching brief.

8.1.7 A layer of subsoil, probably originating from the late post-medieval period was observed during the watching brief. It is probable that this layer represents a period of time when the study site was open agricultural land, as depicted on the OS map of 1899. It was recorded at a maximum level to the southwest of the site in at 45.77m OD, falling off to the northeast, where it was recorded at 45.40m OD.

**To ascertain the date, nature and purpose of the made ground deposits.**

8.1.8 The made ground deposits that were witnessed during the course of the watching brief all appear to have been laid down during the construction of Pandora House during the mid 20<sup>th</sup> century. The purpose of these layers was most probably to level the land to facilitate the formation of the gardens relating to the house.

**To establish the nature, date and survival of activity relating to any archaeological periods at the site.**

8.1.9 The only pre-modern archaeological period represented on the study site is the late post-medieval, which was characterised by the aforementioned subsoil layer.

**To establish the extent of all past post-depositional impacts on the archaeological resource.**

8.1.10 Apart from the post-medieval soil and the construction of Pandora House, no past post-



depositional impacts on the archaeological resource were witnessed on the study site.

## **8.2 Conclusions**

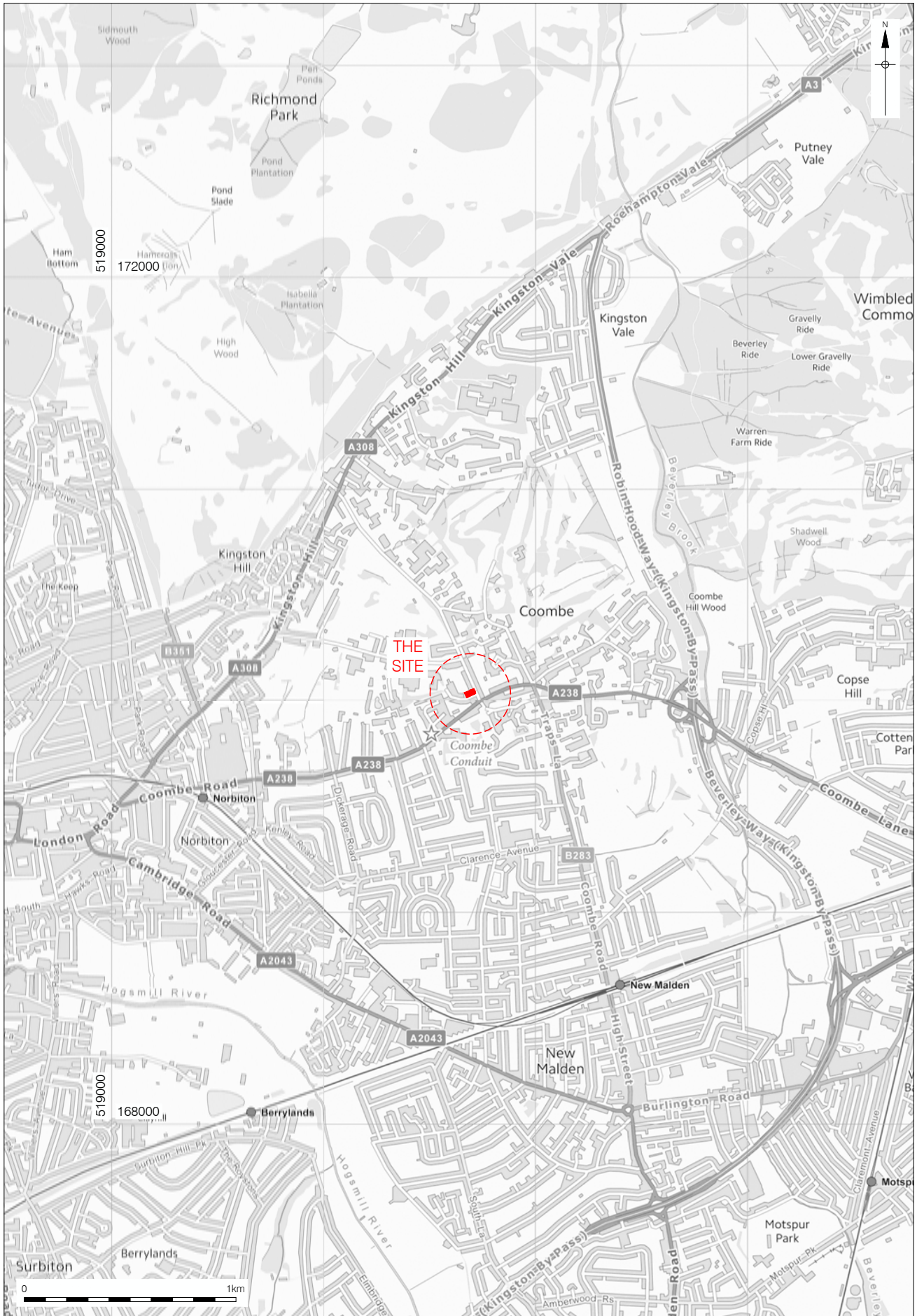
- 8.2.1 The watching brief demonstrated that there has been no significant activity until the 20<sup>th</sup> century at which time Pandora House was constructed.
- 8.2.2 The archaeological watching brief recorded natural deposits across all of the site. These deposits are consistent with the known underlying geology described by the British Geological Survey.
- 8.2.3 The results of the site investigation will be published by PCA as a summary in the annual 'Round-Up' of *London Archaeologist*.
- 8.2.4 Upon approval of this report and with confirmation that the project is complete, the archive will be deposited with the London Archaeological Archive and Research Centre identified by site code WRR17.

## **9 ACKNOWLEDGMENTS**

- 9.1 Pre-Construct Archaeology Ltd would like to thank Ewan Chipping and Lorraine Mayo of CgMs Consulting for commissioning the work. We also thank Laura O’Gorman of Historic England for monitoring the archaeological project.
- 9.2 The author would also like to thank Chris Mayo for his project management and editing, Kari Bower for supervising the Watching Brief, and Hayley Baxter for the CAD illustrations.

## **10 BIBLIOGRAPHY**

- Greater London Archaeology Advisory Service, 2015. *Guidelines for Archaeological Projects in Greater London*, Historic England
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- Taylor, J with Brown, G 2009, *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construct Archaeology Limited

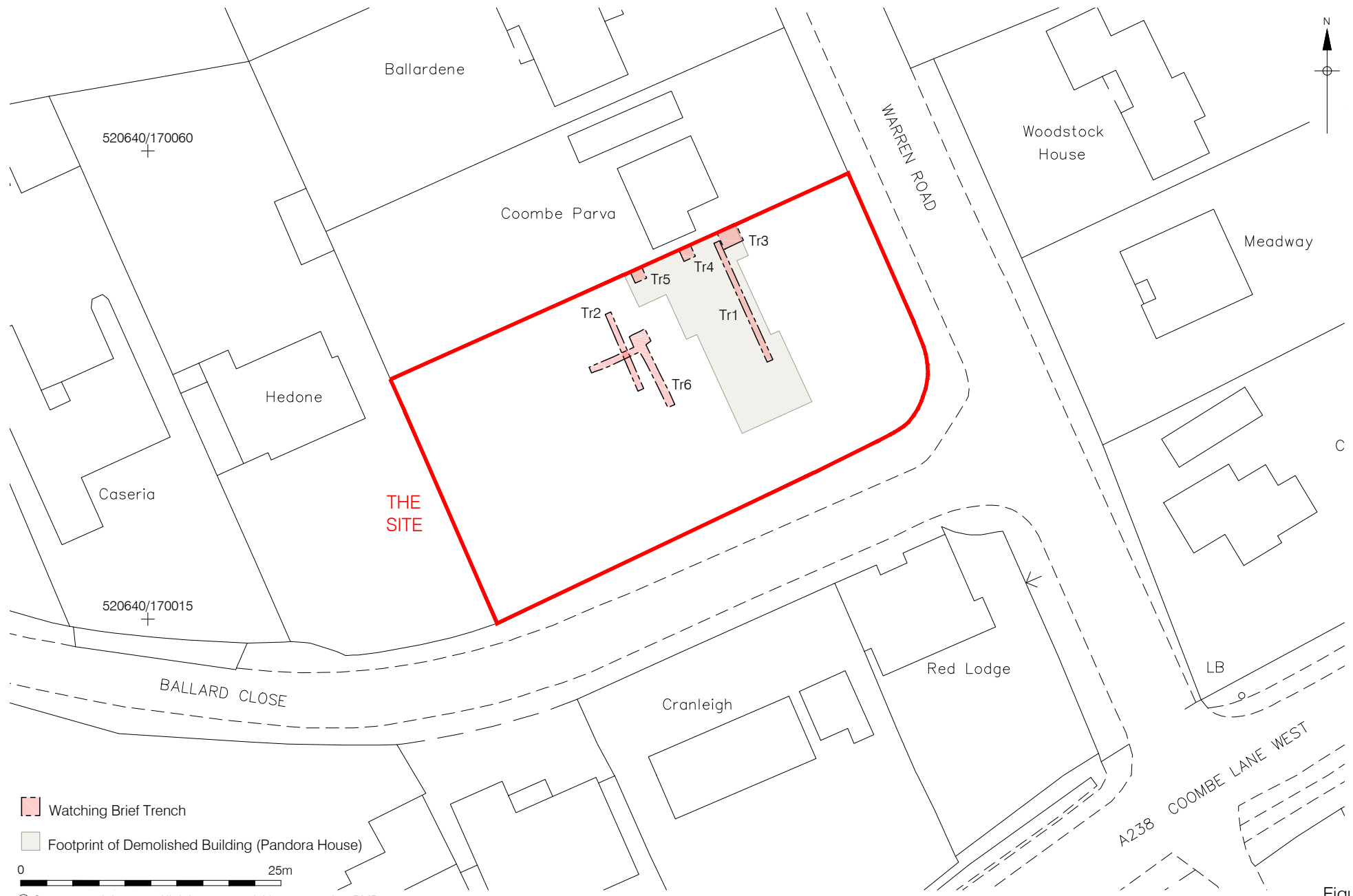


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Figure 1  
Site Location  
1:20,000 at A4



- Watching Brief Trench
- Footprint of Demolished Building (Pandora House)

0 


























 25m

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 16/06/17 HB

Figure 2  
 Trench Location  
 1:500 at A4

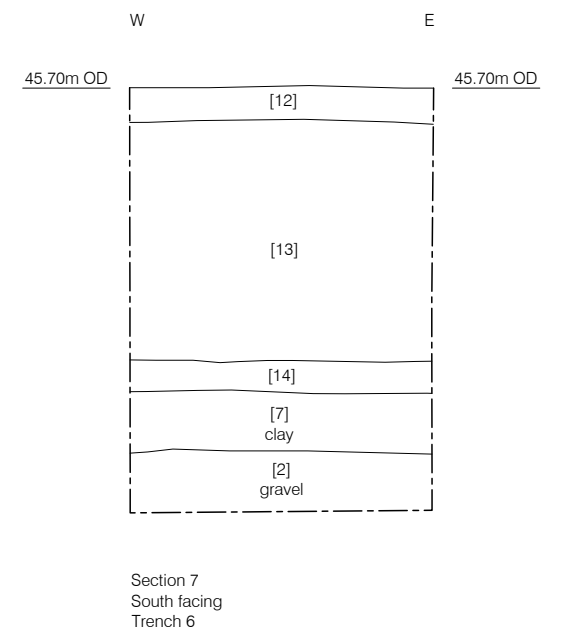
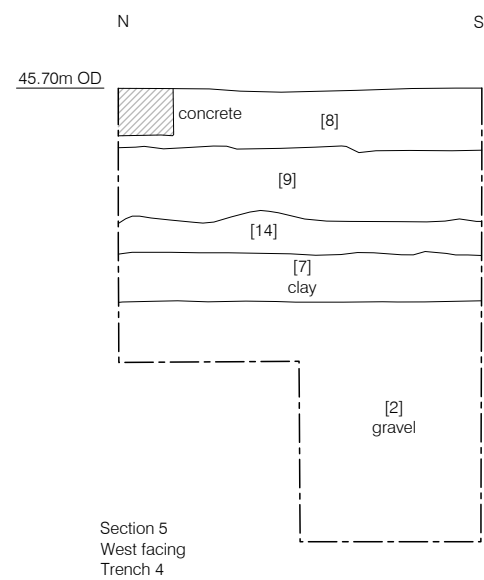
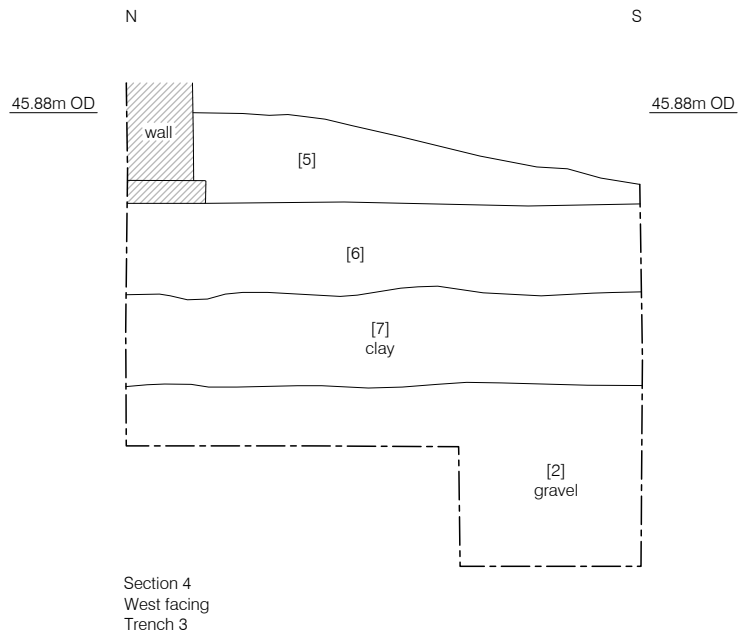
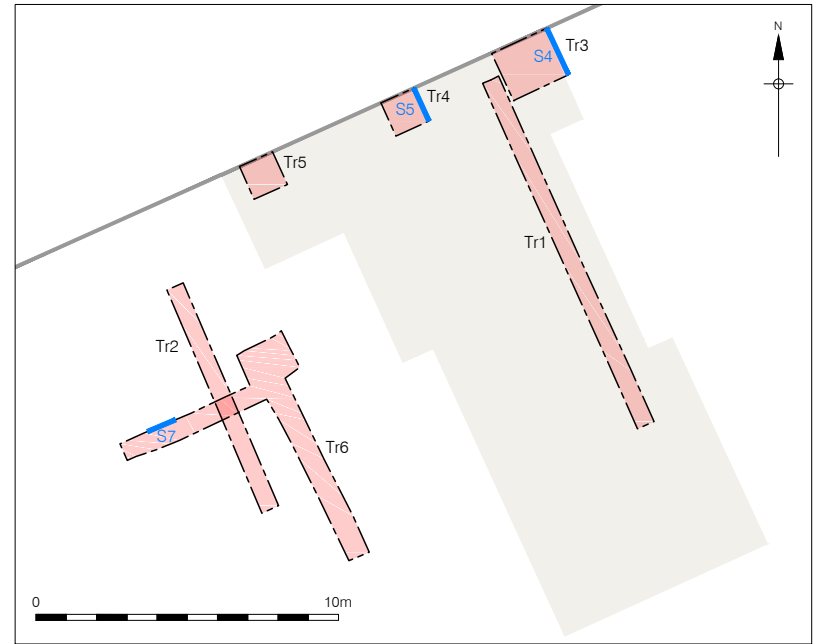
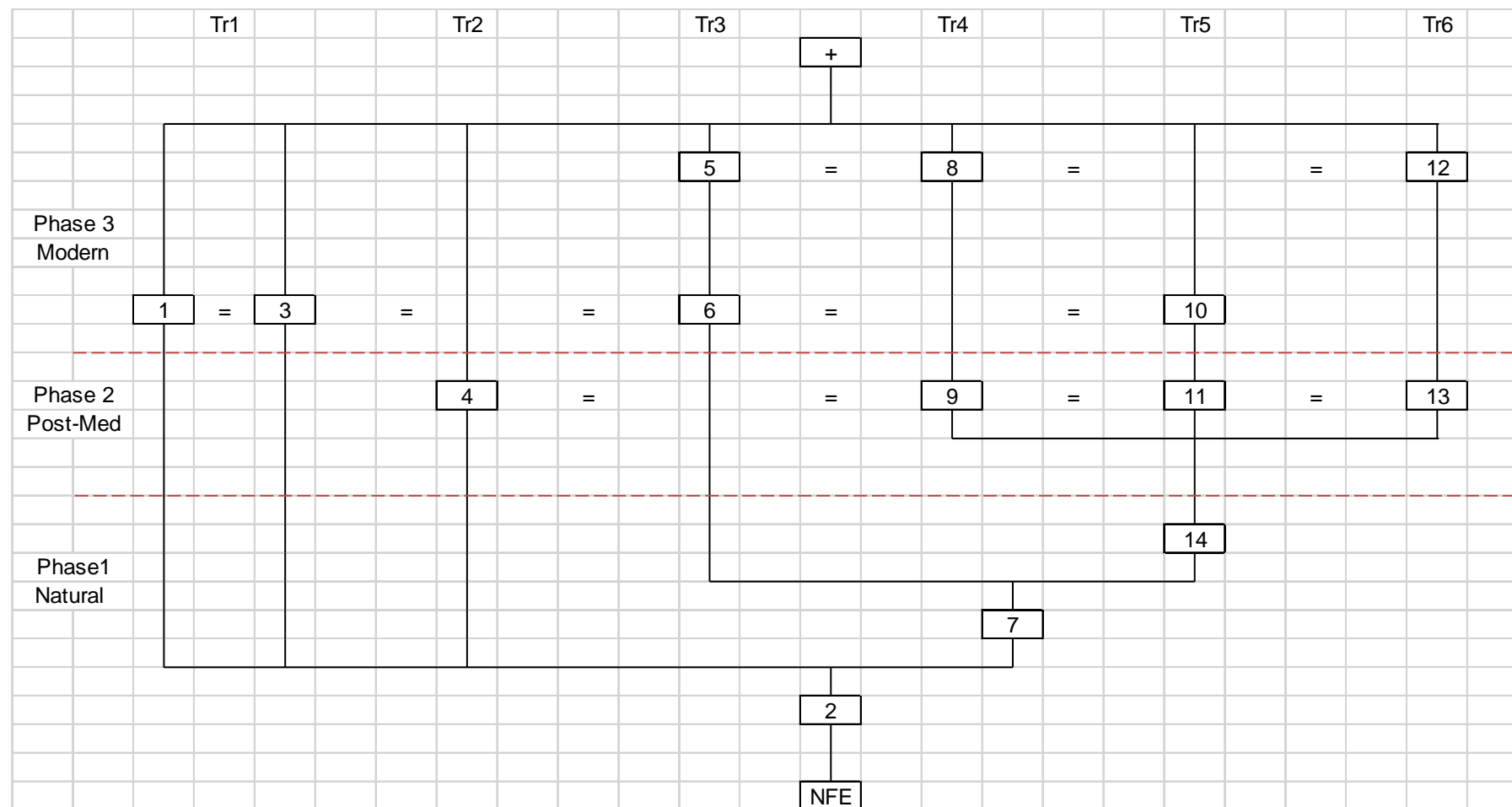


Figure 3  
 Section Location & Sections  
 Plan 1:250 & Sections 1:25

## APPENDIX 1: SITE MATRIX



## APPENDIX 2: OASIS FORM

**OASIS ID: preconst1-287184**

### Project details

Project name	Pandora House, 1 Warren Road, Kingston Upon Thames, London, KT2 7HN: An Archaeological Watching Brief
Short description of the project	An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited on land at a former property called Pandora House, 1 Warren Road, Kingston Upon Thames, London, KT2 7HN. The watching brief observed the excavation of foundation and underpinning trenches associated with the construction of a new residential property on the study site, which partially overlapped with the footprint of the previous dwelling. Natural drift geology comprising gravel was encountered between 45.17m OD and 45.12m OD. The watching brief then observed a sequence of subsoil and topsoil above the natural. Discrete truncation from the construction of the previous property was visible. No features or finds of archaeological significance were observed during the watching brief.
Project dates	Start: 02-06-2017 End: 05-06-2017
Previous/future work	No / No
Any associated project reference codes	WRR17 - Sitecode
Any associated project reference codes	16/14433/FUL - Planning Application No.
Type of project	Recording project
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
Investigation type	"Watching Brief"
Prompt	Planning condition

### Project location

Country	England
Site location	GREATER LONDON KINGSTON UPON THAMES KINGSTON UPON THAMES Pandora House, 1 Warren Road, Kingston Upon Thames
Postcode	KT2 7HN
Study area	300 Square metres
Site coordinates	TQ 2071 7011 51.416634675624 -0.263920922945 51 24 59 N 000 15 50 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 45.12m Max: 45.17m

### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Chris Mayo
Project director/manager	Chris Mayo
Project supervisor	Kari Bower
Type of sponsor/funding body	Consultant
Name of sponsor/funding body	Porterhouse Consulting

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### Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	WRR17
Digital Contents	"Stratigraphic"
Digital Media available	"Database","Images raster / digital photography","Images vector","Spreadsheets","Text"
Paper Archive recipient	LAARC
Paper Archive ID	WRR17
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet","Diary","Drawing","Matrices","Plan","Report","Section","Survey","Unpublished Text"

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Pandora House, 1 Warren Road, Kingston Upon Thames, London, KT2 7HN: An Archaeological Watching Brief
Author(s)/Editor(s)	Seddon, G.
Other bibliographic details	PCA R12932
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