

**A Preliminary Archaeological Investigation at Windfall, George Road,  
Kingston-on-Thames, London Borough of Kingston**

**Site Code: GOK 08**

**Central National Grid Reference: TQ 1988 7026**

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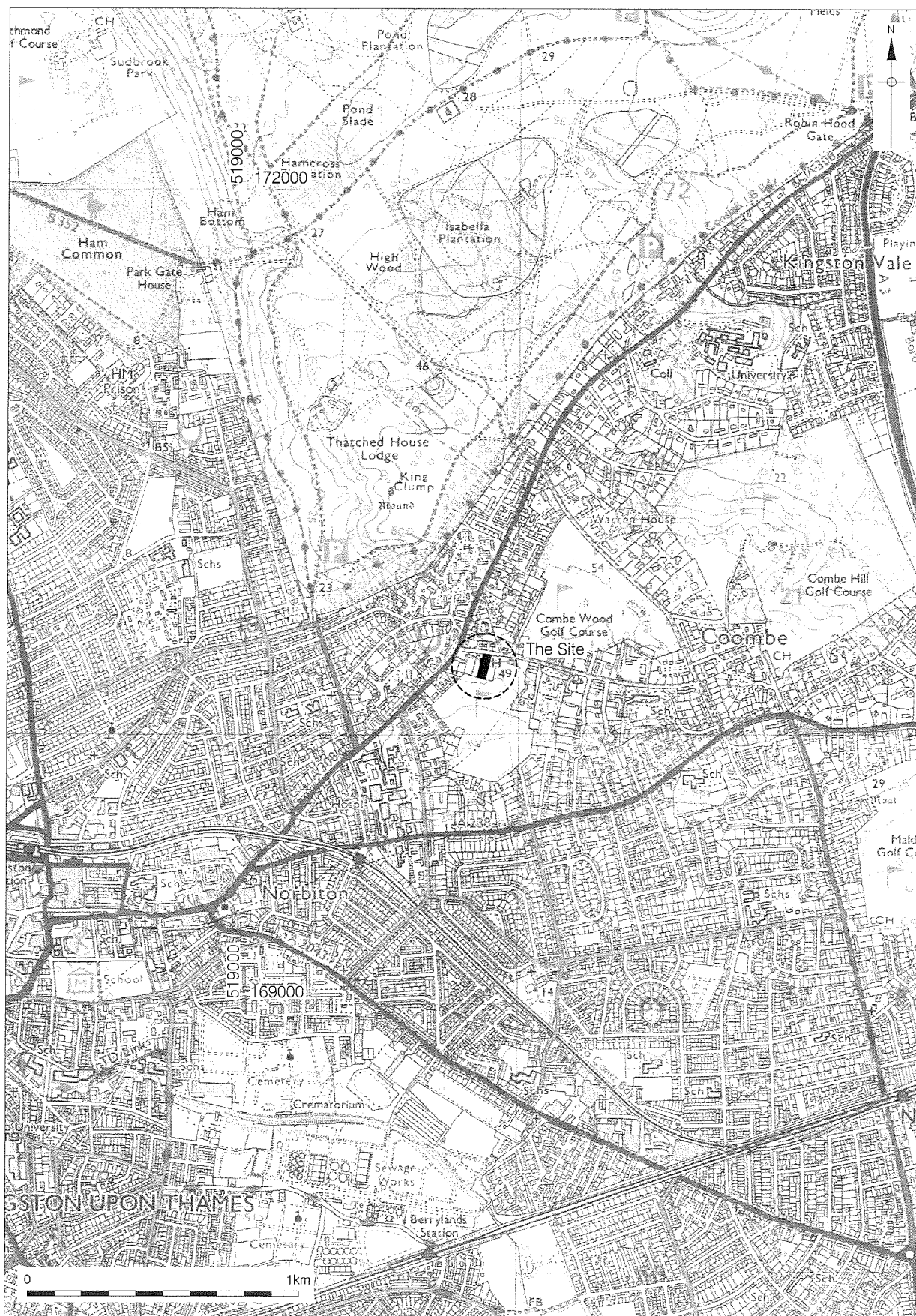
## **1 ABSTRACT**

- 1.1 This report details the results of a preliminary archaeological investigation undertaken by Pre-Construct Archaeology Limited in advance of redevelopment of Windfall, George Road, Kingston-on-Thames.
- 1.2 The work was undertaken to allow an informed decision to be made on the most practicable methodology to release a planning condition, as full evaluation was deemed not possible prior to demolition of the existing dwelling.

## **2 INTRODUCTION**

- 2.1 Pre-Construct Archaeology Ltd conducted a preliminary archaeological evaluation at Windfall, George Road, Royal Borough of Kingston-on-Thames, on 18<sup>th</sup> June 2008.
- 2.2 The work was commissioned by Mr Ali Agha. Helen Hawkins managed the project for Pre-Construct Archaeology Limited. Stuart Holden undertook the fieldwork and authored this report.
- 2.3 The site is rectangular in shape, bounded to the north by George Road, to the east by Pinewood Manor to the south by Coombe Wood Golf Club and to the west by George Lodge Cottage. The National Grid Reference for the centre of the site is TQ 1988 7026 (Figure 1).
- 2.4 The preliminary archaeological investigation constituted the hand excavation of three test pits, one in the area of the proposed garage to the north of the dwelling and two in the area of the proposed swimming pool to the south of the dwelling (Figure 2).
- 2.5 The project was assigned the unique code GOK 08.

Fig 1 Site location



Reproduced from Ordnance Survey 1:25,000. Crown Copyright 2007.

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Figure 1  
Site Location  
1:20,000 at A4



Figure 2  
Test Pit Location  
1:500 at A4

### 3 PLANNING BACKGROUND

#### 3.1 Planning Background

3.1.1 The evaluation aimed 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 Borough's deposited draft 'Unitary Development Plan' 2005 contains policy statements in respect of protecting the buried archaeological resource.

3.1.2 The proposed development of the site is subject to the Council's Archaeology Policy:

##### **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 (B) WILL BE APPLIED.

3.1.3 The Royal Borough of Kingston upon Thames UDP mirrors advice contained in the Department of Environment document 'Planning Policy Guidance: Archaeology and Planning (PPG 16)'. This document identifies the need for early consultation in the planning process to determine the impact of the construction schemes upon buried archaeological strata.

3.1.4 The site lies within an Area of Archaeological Significance as defined in the Royal Borough of Kingston upon Thames' Unitary Development Plan and there are no Scheduled Ancient Monuments or Listed Buildings within the site's boundaries.

3.1.5 An archaeological planning condition has been attached to the planning consent (Planning Application Number 08/14218/FUL) for the site:

'No development shall take place until the applicant, their agent or successors 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.'



### 3.2 **Research Objectives**

3.2.1 The Written Scheme of Investigation highlights possible research topics:

- What is the nature, depth and survival of any archaeological deposits on the site?
- Is the natural geology truncated or has the ground been made up?
- Is there any evidence for Neolithic or Bronze Age remains?

## **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **4.1 Summary**

- 4.2 Finds of prehistoric to Saxon date have been noted in the area of George Road, some uncovered by gravel extraction from the 16th - 20th century.

### **4.3 Prehistory**

- 4.3.1 A Mesolithic lithic implement was discovered during a watching brief (COO 93) at High Banks, Coombe Park<sup>1</sup> to the north of the site, with further implements discovered during an evaluation and excavation at Warren End, Warren Cutting, Coombe Hill<sup>2</sup> to the east of the site. Neolithic material recovered from the George Road area consists of pottery, hearths, potboilers and a polished greenstone axe head<sup>3</sup>. Material dating to the late-Bronze Age/early-Iron Age consists of urned cremations, socketed axes, spears and swords<sup>4</sup>.

### **4.4 Roman**

- 4.4.1 Roman material found in the George Road area includes; pottery described as 'a dull black Roman cup'<sup>5</sup>; possible building remains; a bronze statue and two coin hoards- one dated to the 3rd-4th century, the other discovered in the early-16th century comprising of a plate, chains and coins<sup>6</sup>.

### **4.5 Saxon**

- 4.5.1 It is possible that Saxon pottery and weapons may have been found in association with the Roman material discovered in antiquity<sup>7</sup>.

### **4.6 Medieval**

- 4.6.1 Kingston upon Thames is a medieval Borough first mentioned in 1241 and again in a charter of Henry III in 1256<sup>8</sup>. Gallows Conduit, a conduit house built c.1514 that formed part of the water supply system for Hampton Court Palace<sup>9</sup> is positioned approximately 300m to the east.

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<sup>1</sup> Pastscape, [1213188](#)

<sup>2</sup> Pastscape, [1214061](#)

<sup>3</sup> Pastscape, [401312](#)

<sup>4</sup> Ibid.

<sup>5</sup> Pastscape, [401195](#)

<sup>6</sup> Pastscape, [401312](#)

<sup>7</sup> Ibid.

<sup>8</sup> Pastscape, [879804](#)

<sup>9</sup> Pastscape, [618397](#)

## 4.7 Post-medieval

- 4.7.1 The 1871 1:10,560 Ordnance Survey map<sup>10</sup> show the site lay in a parcel of undeveloped land to the east of the George and Dragon Public House. A wide, roughly east-west orientated feature is marked running across the plot but there is no indication of what this represents. To the southwest of the site, along London Road, a Brick and Tileworks is marked. This would have recovered brickearth material from the surrounding area.
- 4.7.2 By 1898, a large residence, Cornwall Lodge, is constructed on the site and appears to occupy the land now occupied by Windfall and extending to the eastern boundary of the site. Lionel Edward Kennard occupied this house in 1912<sup>11</sup> and the structure remains until at least 1938 but is demolished by 1957. The site remains devoid of buildings until at least 1975.

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<sup>10</sup> <http://www.old-maps.co.uk>

<sup>11</sup> <http://www.nationalarchives.gov.uk>

## 5 METHODOLOGY

- 5.1 The evaluation fieldwork was designed to assess the presence or absence of significant archaeological remains, which may require further investigation. The excavation of two trenches, each measuring 5m by 2m, positioned across the proposed garage (Trench 1) and swimming pool (Trench 2) was agreed with Diane Walls, English Heritage Greater London Archaeological Advisory Service (GLAAS) monitor on behalf of Royal Kingston upon Thames Borough Council.
- 5.2 Excavation of Trench 1 was not possible as this was positioned within the driveway across the locations of the gas, electricity and water mains running from the street to the northeast corner of the dwelling. In addition, electric cables feeding the automated gates also passed through this area. The trench could not be moved to a suitable nearby position without being moved from the footprint of the proposed development; or disturbing landscaping due to be retained in the new design and disturbing electrical connections to the outside lighting of the property.
- 5.3 Excavation of Trench 2 was not possible as; there was inadequate clearance to the east of the dwelling for passage of a suitable mechanical excavator to access the rear of the property. The location of the trench was on an upper terrace of landscaped gardens, awkward to access and excavate safely.
- 5.4 In order to ascertain the nature of the underlying deposits, three 0.5m by 0.5m Test Pits were hand excavated. These were positioned in the area of lawn to the northeast of the property (TP1), in the upper lawn terrace (TP2) and third lawn terrace (TP3), the latter two adjacent to the path running down the east side of the gardens. Each of the Test Pits was excavated to the top of the highest significant deposit or to the physical limit of excavation. The sequences were recorded in section and a photographic record was also made as appropriate.
- 5.5 All works were undertaken in accordance with the guidelines set out by English Heritage<sup>12</sup> and the Institute of Field Archaeology.
- 5.6 An Ordnance Survey spot height, located on George Road immediately to the northwest of the property, together with levels from the land survey provided by the client has allowed approximate Ordnance Datum (OD) heights to be calculated.

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<sup>12</sup> English Heritage, 1998a, b, c

## **6 GEOLOGY AND TOPOGRAPHY**

- 6.1 The site lies on a plateau of land isolated by the River Thames which is located 2km to the west and 7km to the north. Beverly Brook is located 2km to the east and the River Hogsmill is located 2km to the south.
- 6.2 The topography of the current land surface of the property declines from north-northeast to south-southwest. Artificial terracing has been carried out to the rear of the house.
- 6.3 The British Geological Survey 1:50,000 map series, sheet 270 (South London), indicates that the northern part of the site is located on a geological deposit of Black Park Gravel, a River Terrace deposit that extends to the north and the higher parts of the locale. Immediately north of George Road is an area of made ground, presumably backfilled quarry pits from gravel extraction. The gravel deposit lies above Claygate Member (sand, fine-grained silt and clay), which is exposed on the southern part of the site. Sequentially, the London Clay outcrops farther down slope, to the south within the confines of the golf course.
- 6.4 The natural geological deposits of gravel and silty sand, may have been exposed in Test Pits 1 and 2, although the restricted dimensions of the exposed layers limits substantiation.

## 7 ARCHAEOLOGICAL SEQUENCE

### 7.1 **Test Pit 1** (Figure 3: Section 1, Appendix 2: Plates 1&2)

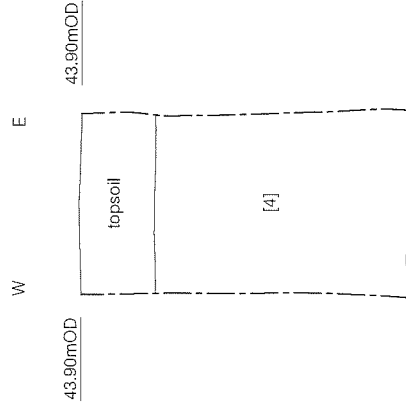
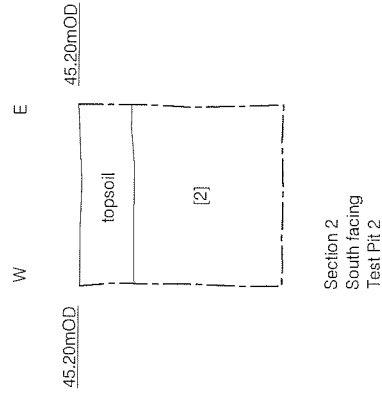
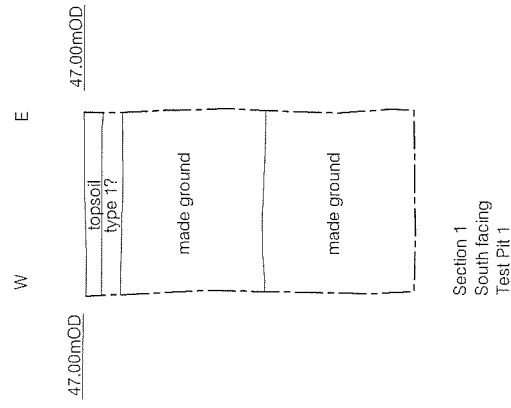
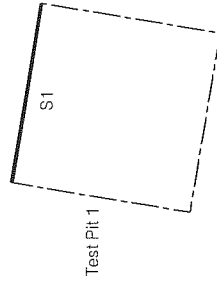
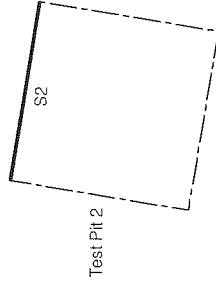
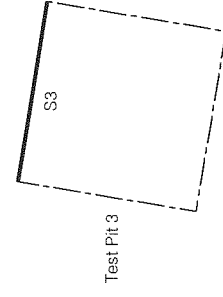
- 7.1.1 The test pit was excavated to a maximum of 0.90m below ground level (bgl) (c. 47.0mOD). A layer of mid red brown silty sand and gravel [1] was observed at the very limit of excavation (c. 0.90m bgl), overlaid by two layers of made ground, each 400mm thick and comprising of compacted brick rubble with a silty sand matrix. The sequence was sealed by 50mm of Type 1 aggregate and 50mm of turf.

### 7.2 **Test Pit 2** (Figure 3: Section 2, Appendix 2: Plates 3&4)

- 7.2.1 The test pit was excavated to 0.55m bgl (c. 45.2mOD) attaining a layer of loose, light red yellow, fine silty sand [2] with occasional pebbles up to 30mm in diameter. Above this was a layer of moderately firm mid yellow brown sandy silt [3], 0.40m thick with occasional inclusions of ceramic building material (cbm), slate and pebbles up to 20mm in diameter. A 0.20m thick layer of topsoil and turf completed the sequence.

### 7.3 **Test Pit 3** (Figure 3: Section 3, Appendix 2: Plates 4&5)

- 7.3.1 The test pit was excavated to a maximum of 0.90m bgl (c.43.9mOD) through 0.65m of loose, dark yellow brown silty sand and gravel [4] with very occasional cbm flecks, the base of which was not reached. The sequence was completed with 0.15m of topsoil and turf.



## **8 CONCLUSIONS AND RECOMMENDATIONS**

- 8.1 The gravels exposed at the extreme base of TP 1 may represent truncated natural Black Park Gravel. The compacted made ground layers exposed in TP1 are likely to represent demolition of earlier edifices on the site, such as the late-19th century house, Cornwall Lodge that is shown on cartographic sources from at least 1898 to 1938. As Windfall, the current dwelling, is constructed on an excavated terrace, demolition material from earlier structures exists to the northeast and several service trenches have been cut through, it is likely that the proposed garage structure is positioned in an area that has been comprehensively truncated.
- 8.2 The fine silty sand deposit recorded at the base of TP2 may represent the Claygate Member natural deposits that outcrop in the vicinity. This implies that the terrace to the south in the location of TP3, has been cut away and that the terraces to the north have been built up.
- 8.3 The gravels exposed in TP3 may be redeposited, perhaps filling a quarried area that may be represented by the east-west feature marked on the 1871 Ordnance Survey map.
- 8.4 It is recommended that should further archaeological work be required to satisfy the condition imposed on the planning application, a watching brief undertaken during groundworks for excavation of the swimming pool would be a suitable form of mitigation.



## **9 ACKNOWLEDGEMENTS**

- 9.1 Pre-Construct Archaeology Limited would like to Ali Agha for commissioning the work. The author would like to thank Mr. Hussain Ali Charchafchi for his help and hospitality, the staff of Turf 'N' Plants for their assistance and Helen Hawkins for her project management and editing.

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English Heritage (GLAAS) 1998b *Archaeological Guidance Paper 4: Archaeological Reports*

English Heritage (GLAAS) 1998c *Archaeological Guidance Paper 5: Evaluations*

Hawkins, H. 2008 *Written Scheme of Investigation For An Archaeological Evaluation at Windfall, George Road, Kingston-on-Thames KT2* Pre-Construct Archaeology Ltd unpublished Report.

Old maps: <http://www.old-maps.co.uk>

Pastscape: <http://pastscape.english-heritage.org.uk>

Ordnance Survey maps

1871 1:10,560

1899 1:10,560

1938 1:10,560

1957 1:25,000

1975 1:10,000

## APPENDIX 1 - OASIS FORM

|  |  |
|--|--|
| OASIS ID: preconst1-44266              |  |
| Project details                        |  |
| Project name                           | Windfall, George Road, Kingston  |
| Short description of the project       | A preliminary archaeological evaluation was undertaken in advance of possible future work.           |
| Project dates                          | Start: 18-06-2008 End: 18-06-2008  |
| Previous/future work                   | No / Not known   |
| Any associated project reference codes | GOK 08 - Sitecode  |
| Any associated project reference codes | 08/14218/FUL - Planning Application No.  |
| Type of project                        | Field evaluation   |
| Site status                            | Local Authority Designated Archaeological Area   |
| Current Land use                       | Residential 1 - General Residential  |
| Methods & techniques                   | 'Test Pits'  |
| Development type                       | Small-scale (e.g. single house, etc.)  |
| Prompt                                 | Planning condition   |
| 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 Windfall, George Road, Kingston upon Thames |
| Postcode                               | KT2 7NR  |
| Study area                             | 0.31 Hectares  |
| Site coordinates                       | TQ 1988 7026 51.4181594062 -0.275801611932 51 25 05 N 000 16 32 W Point                              |
| Height OD                              | Min: 44.65m Max: 46.10m  |
| Project creators                       |  |
| Name of Organisation                   | Pre-Construct Archaeology Ltd  |
| Project brief originator               | Greater London Archaeological Advisory Service   |
| Project design originator              | Helen Hawkins  |
| Project director/manager               | Helen Hawkins  |
| Project supervisor                     | Stuart Holden  |
| Type of sponsor/funding body           | Landowner  |
| Name of sponsor/funding body           | Mr. Ali Agha/Hussain Ali Charchafchi   |
| Project archives                       |  |
| Physical Archive Exists?               | No   |
| Digital Archive recipient              | LAARC  |
| Digital Media available                | 'Images raster / digital photography','Text'   |

|                               |  |
|-------------------------------|--|
| Paper Archive recipient       | LAARC  |
| Paper Media available         | 'Notebook - Excavation',' Research',' General Notes','Plan','Section'  |
| Project bibliography 1        |  |
| Publication type              | Grey literature (unpublished document/manuscript)  |
| Title                         | A Preliminary Archaeological Evaluation at Windfall, George Road, Kingston-on-Thames, London Borough of Kingston |
| Author(s)/Editor(s)           | Holden, S  |
| Date                          | 2008   |
| Issuer or publisher           | PCA  |
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