

AN ARCHAEOLOGICAL EVALUATION

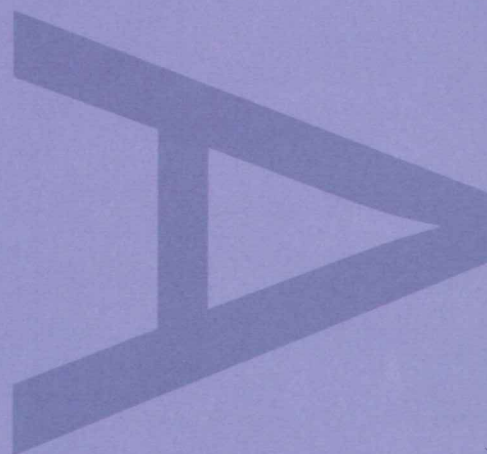
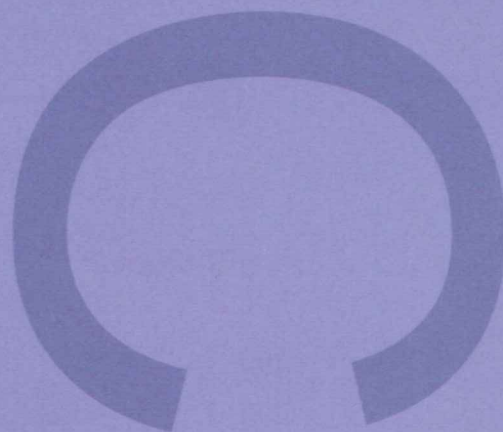
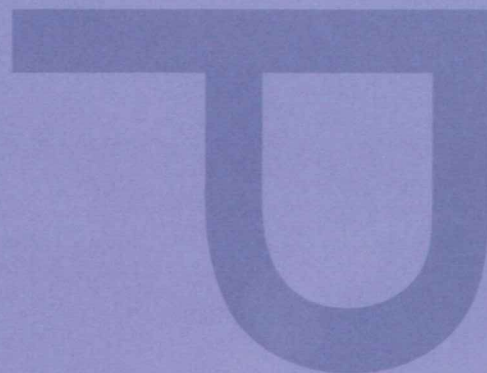
AT

25-27 HIGH STREET,

HAMPTON WICK,

LONDON BOROUGH OF RICHMOND

UPON THAMES, KT1 4DA



JULY 2008

PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

**25-27 HIGH STREET, HAMPTON WICK,
LONDON BOROUGH OF RICHMOND UPON
THAMES, KT1 4DA**

ARCHAEOLOGICAL EVALUATION

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**An Archaeological Evaluation at 25-27 High Street, Hampton Wick,
London Borough of Richmond upon Thames, KT1 4DA**

Site Code: HWI 08

Central National Grid Reference: TQ 1755 6941

**Written and Researched by Stuart Holden
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July 2008**

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CONTENTS

1	Abstract	3
2	Introduction.....	4
3	Planning Background.....	7
4	Archaeological And Historical Background.....	9
5	Methodology	11
6	Geology And Topography	12
7	Archaeological Sequence	13
8	Conclusions And Recommendations.....	18
9	Acknowledgements.....	19
10	Bibliography.....	20

ILLUSTRATIONS

Figure 1: Site Location	5
Figure 2: Trench Location.....	6
Figure 3: Trenches 1 and 2	17
Figure 4: Sections 1 and 2.....	18

APPENDICES

Appendix 1: OASIS Form	22
Appendix 2: Context Index	24
Appendix 3: Site Matrix	25
Appendix 4: Plates	26

1 ABSTRACT

- 1.1 This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology Limited in advance of redevelopment of 25-27 High Street, Hampton Wick, London Borough of Richmond upon Thames, KT1 4DA.
- 1.2 The evaluation revealed natural gravels sealed by deposits of made ground. Above these layers were found elements of structures of late 18th and 19th century date that are likely to relate to buildings shown on 19th century Ordnance Survey maps, and may possibly have originated from buildings shown on the mid 18th century Rocque map.

2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Ltd conducted an archaeological evaluation at 25-27 High Street, Hampton Wick, London Borough of Kingston upon Thames, between 7th-9th July 2008.
- 2.2 The work was commissioned by Richard Meager of CgMs Consulting on behalf of Lovett International. Chris Mayo managed the project for Pre-Construct Archaeology Limited. Stuart Holden undertook the fieldwork and authored this report.
- 2.3 The site is triangular in shape, bounded to the northeast by High Street, to the south by 23 High Street and to the northwest by an access road leading to the rear of 15-29 High Street. The National Grid Reference for the centre of the site is TQ 1755 6941 (Figure 1).
- 2.4 The archaeological evaluation constituted the excavation of two trenches within the boundaries of 25 High Street (Figure 2).
- 2.5 The project was assigned the unique code HWI 08.



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Figure 1
 Site Location
 1:20,000 at A4



Figure 2
Trench Location
1:500 at A4

3 PLANNING BACKGROUND

3.1 Planning Background

3.1.1 The evaluation aimed to satisfy the objectives of the Borough of Richmond 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', adopted in 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 Policies:

BLT 7 - ARCHAEOLOGICAL SITES

6.31 The Council will seek to promote the conservation, protection and enhancement of the archaeological heritage of the Borough, including industrial archaeology, and will encourage the interpretation and presentation of sites, finds and research to the public.

6.32 The Council is committed to developing the potential of archaeological sites in terms of education, recreation and tourism. This will involve agreements with developers who will be expected to include design, land use and management safeguards for archaeological sites affected by their proposals. The term 'archaeology' may include industrial sites, buildings, machinery and artefacts of the 19th and 20th centuries where these are of historic or architectural interest.

BLT 8 - EVALUATION OF ARCHAEOLOGICAL SITES

6.33 Where development proposals may affect archaeological remains or areas of archaeological potential the Council will encourage early discussion of the implications with developers and specialist bodies where appropriate. The Council may require the applicant to arrange and make adequate provision, including funding, for an archaeological field evaluation, according to a written specification agreed with the Council, before proposals can be considered.

6.34 Prospective developers should include as part of their research into the development potential of a site which they undertake before they make a planning application, an initial assessment of whether the site is known or likely to contain archaeological remains by consultation with the appropriate specialist bodies, normally English Heritage. Where this indicates that important remains may exist the Council may require an archaeological field evaluation to be carried out before any decision on the planning application is taken. This will probably involve a ground survey and small scale trial trenching carried out by a professionally qualified archaeologist. This evaluation will help define the character and extent of the remains and thus indicate the weight that should be attached to their preservation. It will also be helpful in identifying potential options for minimising or avoiding damage. The Council will normally expect developers to provide the results of such assessments and evaluation as part of their application: where necessary it will consider service of a direction under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 to require provision of information. The Council wishes to endorse the spirit of the Code of Practice already established by the British Archaeologists and Developers Liaison Group. [Map 7](#) shows Archaeological Constraints in the Borough.

BLT 9 DEVELOPMENT OF ARCHAEOLOGICAL SITES

6.35 Where development affects sites of archaeological importance, the Council will normally require that the applicant satisfies the Council that appropriate provision, including funding, has been made for the remains to be preserved in situ, or in exceptional cases where preservation in situ is not appropriate or feasible, excavated and recorded. A condition will normally be attached to any consent granted requiring these works to be carried out.

6.36 The proposals map identifies scheduled ancient monuments. The archaeological constraints map identifies areas with archaeological potential where sites of importance could exist. Not all sites of archaeological importance will necessarily be on the constraints map. Established procedures of consultation and evaluation must be followed in preparing development proposals. On sites of archaeological importance the Council will ensure, wherever possible, that archaeological remains are preserved in situ. However, this need not prevent the development of the site providing that special attention is paid to the protection of remains through the careful design of buildings and their foundations. In considering such proposals the Council will liaise with English Heritage and other appropriate

organisations. Where proposals will cause significant damage to sites of acknowledged importance the Council will refuse planning permission. In exceptional circumstances, where the Council decides that preservation in situ is not justified and that development resulting in destruction of the remains should proceed, it will have to satisfy itself before granting planning permission that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such excavation and recording should be carried out before development commences, working to a brief agreed by the Council and with advice from archaeological consultants. To achieve this, a legal agreement may be sought, or a condition may be imposed. If, following the granting of planning permission, the site is found to contain previously undetected archaeological remains, the Council will seek to enter into negotiations and agreement with the developer to resolve any conflicts. Remains deemed to be of national importance can be scheduled by the Secretary of State in which case the developer would need to seek separate scheduled monument consent. Applications for financial assistance may be made to English Heritage in particular cases.

3.1.3 The Borough of Richmond 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 a Conservation Area as defined in the Borough of Richmond upon Thames' Unitary Development Plan and there are no Scheduled Ancient Monuments or Listed Buildings within the site's boundaries.

3.2 Research Objectives

3.2.1 The Specification for Archaeological Evaluation ¹ highlighted the following objectives:

- To establish the presence or otherwise of any archaeological remains, and to define the date and nature of such activity.
- To establish the environmental context of any archaeological remains, together with any earlier and/or later activity.
- Evaluate the likely impact of past land use and development.
- Provide sufficient information to construct an archaeological mitigation strategy.

¹ Meager 2008

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Summary

4.2 A programme of archaeological investigation was undertaken at Old Bridge Street, 60m to the south-southeast of the site and the following information is gleaned from the reports from that site², together with other documentary and cartographic information, the latter contained within the evaluation specification³.

4.3 Prehistory

4.3.1 Other than artefacts recovered from the Thames, no finds of pre-Roman date have been found in the vicinity. Particularly well represented are artefacts from the Neolithic and Bronze Age periods. Bronze Age settlements have been identified in Kingston on the banks of the river on the Surrey side.

4.4 Roman

4.4.1 Excavations at 11 Lower Teddington Road, to the northeast of the subject site, in 1990 recorded truncated Roman features; however, the nature of the activity was indeterminable.

4.5 Saxon and Medieval

4.5.1 Nothing is known of local early Saxon settlement. Domesday Survey records *Hamntone*, considered to derive from the Saxon meaning “the settlement in the bend in the river”. The manor was held by the family of Walter de St. Waleric until 1218 and consisted mostly of agricultural landscape. The manor passed to Henry de St. Albans who in turn sold it twenty-one years later to the Knights of St. John (Knights Hospitallers) who probably then controlled it for three centuries. The manor house probably stood at the site of Hampton Court Palace.

4.5.2 The excavations at Old Bridge Street recovered pottery of 11th and 12th century date, albeit from a residual context. The construction of Kingston Bridge was undertaken prior to 1193 and is likely to have instigated the construction of houses and commercial premises along both sides of the street approaching the bridge. The Old

² Adams, 1996 Brown, 1995a Brown, 1995b

³ Meager 2008

Bridge Street investigations indicate that buildings were not constructed here until the late 13th or, more likely, early 14th century.

4.6 Post-Medieval

4.6.1 In 1514 the Knights Hospitallers leased the manor to Cardinal Wolsey, who presented it to Henry VIII in 1525.

4.6.2 The earliest cartographic source, Ogilby 1682, shows a moderately sized settlement at Hampton Wick. John Rocque's map of 1745 shows buildings in the vicinity of the site, although the scale of the map, and the stylised nature of the drawing does not allow accurate positioning of the structures.

4.6.3 The present bridge replaced the medieval edifice in 1828. The Ordnance Survey (OS) map of 1869 shows the site occupied by a number of terraced properties that appear to be unchanged by the 1898 edition.

4.6.4 In 1902 a tram system was introduced to the High Street that necessitated the demolition of a number of structures, including those to the south of the site, probably to lengthen the curve of the road. The re-erection of the properties stretching from opposite Old Bridge Street to the subject site, created the terrace that is shown on the 1914 OS map and which survive to the present, incorporating No. 25 High Street.

4.6.5 The 1914 OS map show No. 27 High Street as vacant and, other than a small structure in the northern corner of the site shown on the 1986 OS map, the site appears to remain devoid of structures to the present day.

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 development was proposed by CgMs Consulting and agreed by Diane Walls of English Heritage, Archaeology Advisor to the London Borough of Richmond upon Thames.
- 5.2 Excavation of the trenches as laid out on the Proposed Trench Location Plan⁴ was not possible due to on-site physical constraints. As such they were adjusted as shown in Figure 2.
- 5.3 All works were undertaken in accordance with the guidelines set out by English Heritage⁵ and the Institute of Field Archaeology.
- 5.4 An Ordnance Survey Bench Mark located on The White Hart Hotel, value 8.38m OD, was transferred to the site.

⁴ Meager, 2008 Figure 3

⁵ English Heritage, 1998 a, b, c

6 GEOLOGY AND TOPOGRAPHY

6.1 Geology

6.1.1 The British Geological Survey 1:50,000 map series, sheet 270 (South London), indicates that the site is located on London Clay overlain by Kempton Park River Terrace Gravels.

6.1.2 The natural geological deposits of sand and gravel were exposed in Trench 1 at a level of 6.85m OD.

6.2 Topography

6.2.1 The site lies approximately 100m to the west of the River Thames on a flat area of land at approximately 8.2m OD.

7 ARCHAEOLOGICAL SEQUENCE

7.1 Trench 1 (Figure 3, Figure 4: Section 1, Appendix 2: Plate 1)

7.1.1 Trench 1 was orientated east-west, measuring 5m by 2m and positioned mid-way, towards the southern side of the site.

7.1.2 Phase 1: Natural

7.1.2.1 The lowest deposit encountered was a light yellow brown silt sand and gravel [12] at a level of 6.85m OD. This was overlain by a 0.2m thick layer of light grey brown silt sand made ground [11] with moderate inclusions of sub-rounded pebbles up to 40mm in diameter and occasional ceramic building material (CBM) flecks.

7.1.3 Phase 2: 18th Century Made Ground

7.1.3.1 A 0.6m thick deposit of dark brown sand silt made ground [10] with occasional fragments of CBM and very occasional flecks of charcoal extended across the trench. The pottery assemblage recovered from this deposit indicated a late 18th to early 19th century date and comprised:

Pearlwares (PEAR PNTD; PEAR TR): 1770 - 1840. Painted and transfer-printed. ?Refined white earthenware. Cup and saucer.

7.1.4 Phase 3: 18th Century Structure

7.1.4.1 At the eastern end of the trench, a northwest-southeast aligned wall [8], 1½ bricks thick and returning to the southwest at its southern end as a 1 brick thick wall was uncovered, surviving to a height of 7.67m OD. Two bricks were retained from this feature for analysis:

Fabric 3032 nr 3033 (1664 - 1725)- Unfrogged and fairly irregular (65mm thick). Two batches of mortar - both lime and sand. Late 17th-18th century.

Fabric 3033 (1450 - 1700)- Reused brick fragments.

The dimensions of this structure as revealed and conjectured by wall [8] were at least 4.7m by 3.0m.

7.1.5 Two areas of brick floor abutted northern side of the east-west aligned part of the wall, [6] and [7] at levels of 7.56m OD and 7.60m OD respectively. A third area of brick floor [4] was positioned to the north of [6], at a level of 7.57m OD and continued beyond the limit of excavation. Laid on a thin bed of light brown yellow sand, the floor was edged to the southern and western side with a line of mortared bricks,

suggesting that further courses were laid on top. A single brick was retained for analysis:

Fabric 3047 (c.1680 to 19th century) - Thin unfrosted brick with very regular with sharp arrises and moulding to all surfaces. Usually used in drains or floors as paving. This example has wear to one surface but appears to have been re-used.

7.1.6 Phase 4: 19th Century

7.1.6.1 Running east-west through the centre of the trench was an ill-defined linear cut [3] truncating floor surfaces [4] and [6], and associated with a manhole structure [9] at its western end. It was filled with dark brown grey sand silt [2] containing moderate inclusions of CBM fragments, gravel pebbles up to 40mm in diameter and occasional charcoal flecks. The pottery assemblage recovered from this fill indicated a 19th century date and comprised:

Yellow ware (YELL); 1820 - 1900. Slip-decorated.

Post-medieval red earthenware (PMR); 1580 - 1900. Lug handle from a large vessel.

Red border ware (RBOR); 1550 - 1900.

7.1.7 Phase 5: 19th-20th Century

7.1.7.1 A 0.3m thick layer of overburden [1], at 8.0m OD, and 0.25m of concrete at 8.25m OD, sealed the archaeological deposits.

7.2 Trench 2 (Figure 3, Figure 4: Section 2, Appendix 2: Plate 2)

7.2.1 The trench was orientated west-west, measured 4m by 2m and was located towards the northern corner of the site.

7.2.2 Phase 4: 19th Century

7.2.2.1 In the eastern half of the trench, the southwest corner of a brick cellar was revealed [15], surviving to a level of 7.53m OD with a height in excess of 1.6m. Probing suggested that the floor of the cellar is at approximately 5.68m OD. Continuing beyond the northern limit of excavation, a ledge was built into the north-south aligned portion of the wall at a level of 6.92m OD and with a depth of 100mm. Two iron nails were also inserted into the north-south aligned portion of the wall at a level of 6.77m OD. The north-south aligned part was 1½ bricks wide whilst the east-west part was 1 brick thick. A single sample of the brick was retained for analysis:

Late 3033-type fabric (1600 - 1900)- Frogged stock, frog to sanded side, 60mm wide. Fairly well made, sharp arrises. Mid/late 18th-19th century. Successive layers of lime-wash and coloured lime-wash? to one side (white and red).

The dimensions of this structure as revealed and conjectured by wall [15] were at least 2.5m by 1.85m.

7.2.2.2 Abutting this wall on the western side was a second brick wall [16] aligned north-south and returning to the west at the northern end. The north-south aligned part of this was 1 brick thick, the east west part 1½ bricks thick and it survived to a level of 7.54m OD. Following the same alignments and positioned in the southwestern corner of the trench was a third wall [17], 1 brick thick and surviving to a level of 7.51m OD. A 5mm thick deposit of light yellow brown sandy silt [18] lay up against these walls.

7.2.2.3 Deposited against the southern side of the cellar wall [15] was a layer or fill of loose grey white mortar [19] containing frequent CBM fragments. This may represent the fill of a second cellar to the south, although this could not be confirmed due to the size of the trench available for safe investigation.

7.2.3 Phase 5: 19th-20th Century

7.2.3.1 Filling the cellar and lying across the other walls and deposits was brick rubble [14] from which brick samples, CBM fragments and finds were recovered that all suggest a 19th century deposition date:

Bricks

Fabric 3032 (1666/1700 - 1900)- Frogged stock, frog to sanded side, 68-70mm thick. Late 18th -19th century

Late 3033-type fabric (1600 - 1900) - Unfrogged stock. Fairly regular moulding, 60mm thick. The brick has not been deliberately moulded as a tapered brick, it appears to have just broken this way and seems to have been re-used. Probably 18th or 19th century.

Late 3033 type nr 3047 (1600 - 1900) – Unfrogged brick. Regular with sharp arrises, sanded to all surfaces, probably cut to use as a Queen closer. 18th - 19th century.

Fabric 3047 (c.1680 to 19th century) - Thin unfrogged brick with very regular with sharp arrises and moulding to all surfaces. As with context [4] usually used in drains or floors. Burnt/ sooted to one side.

Floor tile

Post medieval unglazed earthenware floor tiles (1x25mm; 1x45mm). Contemporary with remainder of assemblage. 17th – 19th century.

Roof tile

Peg tile - Fabric 2276 and 2586 nr 2276 - fine moulding sand – post-medieval.

Pan tile - Fabric 2279 - (1630-1850) - most common late 17th to century.

Stone

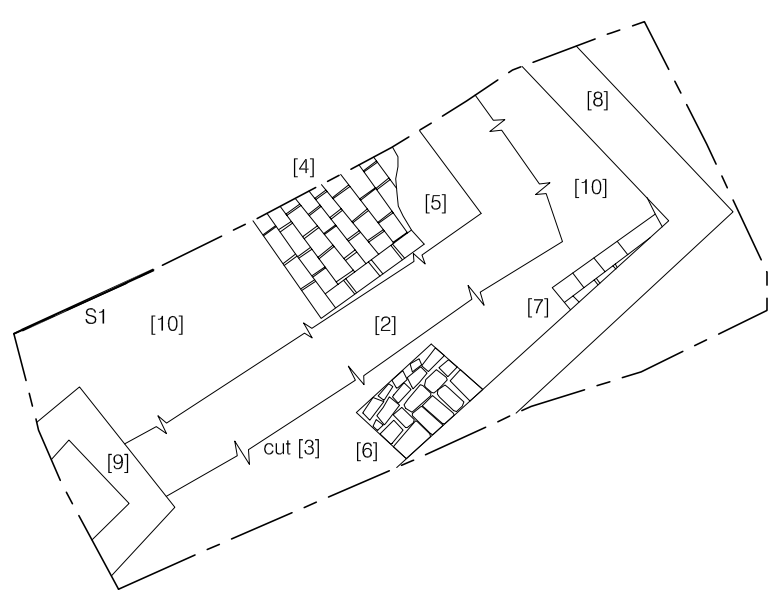
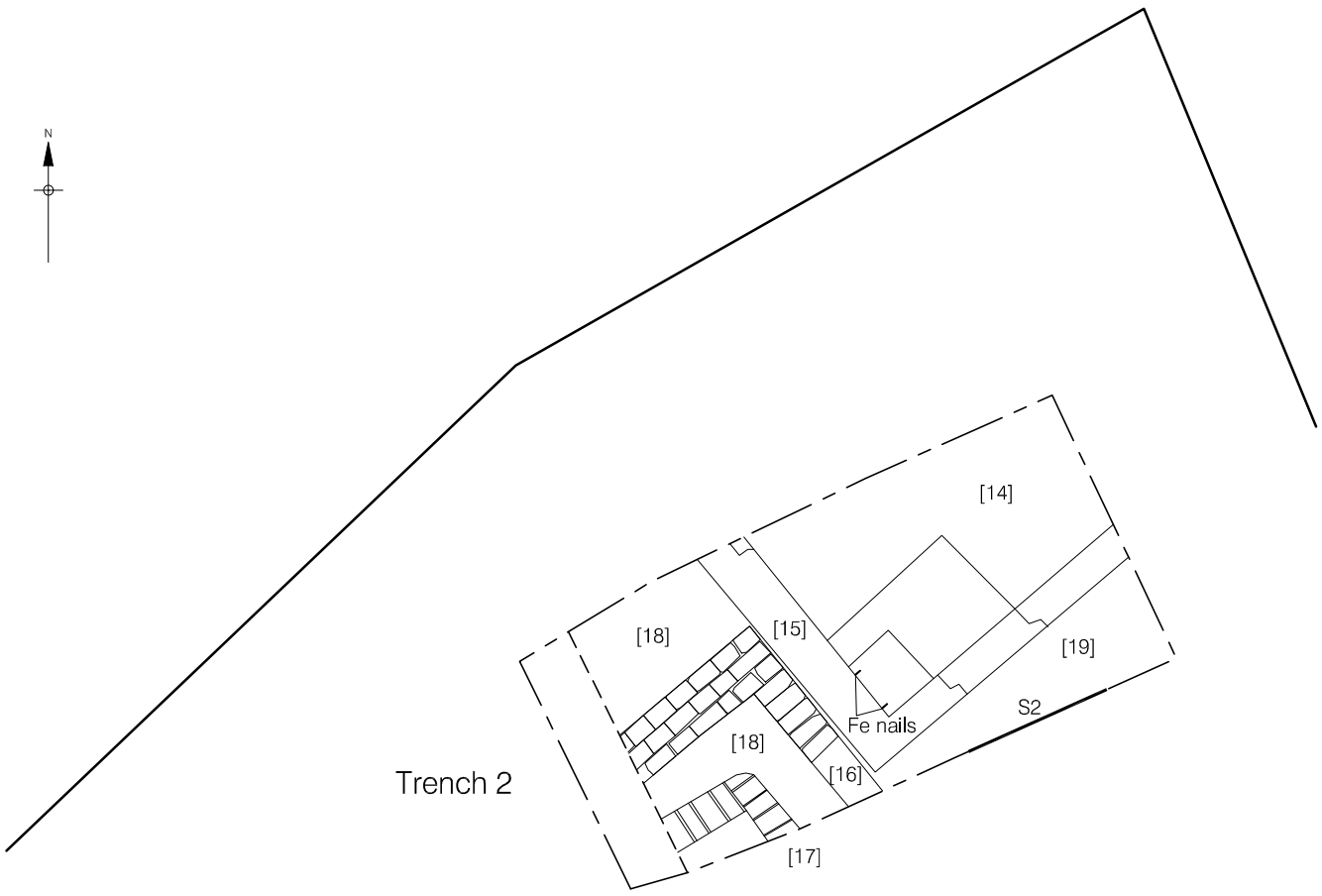
Oolitic limestone slab/ veneer (Fabric 3109)- green painted with lime and sand mortar.

Pottery

English stoneware (ENGS): 1700 - 1900. Bottle.

Pearlware (PEAR TR): 1770 - 1840. Transfer-printed cup.
Refined white earthenware (REFW): 1805 - 1900.
Post-medieval red earthenware ?chimney pot frag.

7.2.3.2 The archaeological deposits were sealed by a 0.15m thick layer of overburden [13], at 7.93m OD, and 0.20m of concrete at 8.13m OD.



0 2m
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Figure 3
Plan of Trenches 1 & 2
1:50 at A3

8 CONCLUSIONS AND RECOMMENDATIONS

- 8.1 The evaluation has identified that late 18th and 19th century archaeological remains survive approximately 0.3m beneath the current ground surface. These consist of the brick remains of at least one cellar and one ground level room, and are likely to relate to those depicted on the OS maps from 1869 onwards. They may also incorporate some elements of the structures shown on Rocque's map of 1747. The pottery recovered from the demolition material is contemporary with the clearance of these buildings for the tram system at the turn of the 20th century.
- 8.2 Beneath this structural sequence, the evaluation identified natural gravels at 1.4m BGL, sealed by 18th to 19th century made ground. No earlier archaeological features were found during the investigation.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Richard Meager of CgMs Consulting for commissioning the work, and Diane Walls of English Heritage for monitoring it on behalf of the London Borough of Richmond upon Thames.
- 9.2 The author would like to thank Mark and Dean (Lovett International) for their assistance, Berni Sudds for spot dating the finds, Jeremy Rogers for survey and on-site help, and Chris Mayo and Tim Bradley for their project management and editing.

10 BIBLIOGRAPHY

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

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APPENDIX 1: OASIS FORM

OASIS ID: preconst1-45374

Project details

Project name	Hampton Wick
Short description of the project	An evaluation comprising 2 trenches was undertaken at 25-27 High Street, Hampton Wick. The remains of late 18th and 19th century structures was revealed and recorded.
Project dates	Start: 07-07-2008 End: 09-07-2008
Previous/future work	No / Not known
Any associated project reference codes	HWI 08 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Monument type	CELLAR Post Medieval
Monument type	WALL FOUNDATIONS Post Medieval
Significant Finds	POTTERY Post Medieval
Methods & techniques	'Sample Trenches'
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON RICHMOND UPON THAMES TEDDINGTON AND HAMPTON 25-27 High Street, Hampton Wick
Postcode	KT1 4DB
Study area	175.00 Square metres
Site coordinates	TQ 1755 6941 51.4110078370 -0.309579385847 51 24 39 N 000 18 34 W Point
Height OD	Min: 6.85m Max: 6.85m

Project creators

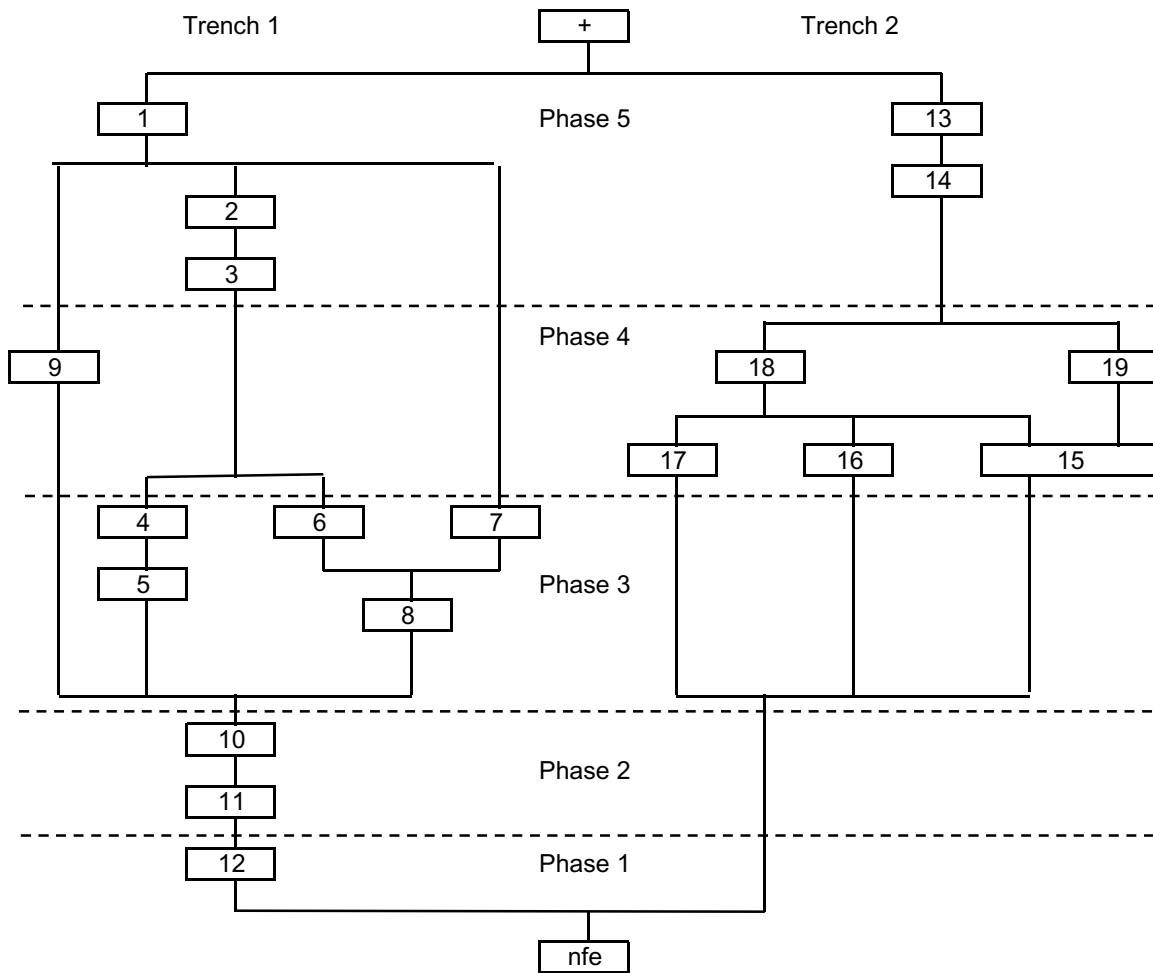
Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	GLAAS

Project design originator	CgMs Consultants Ltd
Project director/manager	Chris Mayo
Project supervisor	Stuart Holden
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Lovett International
Project archives	
Physical Archive recipient	LAARC
Physical Contents	'Animal Bones','Ceramics','Glass'
Digital Archive recipient	LAARC
Digital Contents	'Survey'
Digital Media available	'Images raster / digital photography','Survey','Text'
Paper Archive recipient	LAARC
Paper Media available	'Context sheet','Diary','Map','Notebook - Excavation',' Research',' General Notes','Photograph','Plan','Section'
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	An Archaeological Evaluation at 25-27 High Street, Hampton Wick, Borough of Richmond upon Thames
Author(s)/Editor(s)	Holden, S
Date	2008
Issuer or publisher	Pre-Construct Archaeology
Place of issue or publication	London
Description	Unpublished client report
Entered by	Stuart Holden (sholden@pre-construct.com)
Entered on	14 July 2008

APPENDIX 2: CONTEXT INDEX

Context Number	Trench	Plan Number	Section Number	Phase	Type	Description	Highest m OD	Lowest m OD
1	1	-	1	5	Layer	Overburden	8.00	7.90
2	1	Tr 1	-	5	Fill	Fill of [3]	7.61	7.56
3	1	Tr 1	-	5	Cut	19C drainage cut	7.61	7.56
4	1	Tr 1	-	3	Masonry	brick floor	7.61	-
5	1	Tr 1	-	3	Layer	bedding for [4]	7.57	-
6	1	Tr 1	-	3	Masonry	brick floor	7.56	-
7	1	Tr 1	-	3	Masonry	brick floor	7.60	-
8	1	Tr 1	-	3	Masonry	18C wall	7.67	7.63
9	1	Tr 1	-	4	Masonry	19C wall	-	-
10	1	Tr 1	1	2	Layer	made ground	7.70	-
11	1	-	1	2	Layer	made ground	7.05	-
12	1	-	1	1	Layer	natural sand and gravel	6.85	-
13	2	-	2	5	Layer	Overburden	7.95	7.92
14	2	Tr 2	2	5	Layer	demolition rubble	7.80	7.77
15	2	Tr 2	-	4	Masonry	cellar wall	7.53	5.68?
16	2	Tr 2	-	4	Masonry	wall	7.54	-
17	2	Tr 2	-	4	Masonry	wall	7.51	-
18	2	Tr 2	-	4	Layer	sand layer around [16]	7.54	7.51
19	2	Tr 2	2	4	Layer	mortar setting for [15]	7.43	-

APPENDIX 3: SITE MATRIX



APPENDIX 4: PLATES

Plate 1: Trench 1 looking west



Plate 2: Trench 2 looking west



PCA

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