

15-23 FIFE ROAD, KINGSTON, LONDON

Historic Environment Desk-Based Assessment
Prepared for: Viewranks Estates, 15 Fife Road Ltd and
19 Fife Road Ltd

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1.0 Introduction

1.1 Purpose of report

SLR Consulting have been instructed to carry out a detailed archaeological desk-based assessment by Assael Architecture on behalf of the Client, Viewranks Estates, and the Applicant, 15 Fife Road Ltd and 19 Fife Road Ltd, in advance of the proposed development of 15-23 Fife Road, Kingston, London KT1 1SB. This requirement has been set by generic documentation issued by the Royal Borough of Kingston which states that if proposals include disturbance of the ground in an Area of Archaeological Potential an archaeological desk top assessment and evaluation would be needed. The site lies within an Archaeological Priority Area, and this report provides a planning supporting statement to comply with the desk top element identified by the advisory planning requirement.

1.2 Proposed development

1.2.1 Current site

The site is currently occupied by Sports Direct and Currys PC World. There are retail uses along the street and the ground floor of the proposed development should retain this. There is a delivery yard to the North of the site. The site is located on Fife Road, a busy thoroughfare for pedestrians, cars and cyclists accessing the train station and bus depots to the north. It is also adjacent to Bentalls the town's shopping centre and department store. The site is surrounded by predominantly 3 - 4 storey buildings, with taller elements fronting the street corners, including Bentalls and the new developments near the station on Wood Street. Fife Road has predominantly retail frontages facing south, with deliveries and servicing concentrated on Dolphin Street to the west.

Figure 1 Current plan of site and photographs

See A3 drawings in Appendix 1

1.2.2 Outline of Proposed Scheme

The design process through RIBA Stage 2 is for a proposal to provide a new high quality co-living development on the site. The scheme proposes to deliver new co-living units with internal and external amenity space, as well as a new retail unit (Use Class A3) on the ground floor whilst maximising the site's orientation and location.

This includes the demolition of the existing buildings on site and the erection of a part-seven, part-nine storey building to provide co-living accommodation (use class sui generis) and a restaurant (use class A3), together with associated access and servicing, parking and landscaping arrangements.

Area schedule: A summary of the proposed uses and floorspace is set out in the table below.

Land use	No. of units	Floorspace (GIA in sqm)
Co-Living (sui generis)	200	5,215
Internal amenity space(ancillary to sui generis)	N/A	1,205
External amenity space (ancillary to sui generis)	N/A	336
Retail (A3)	1	424

Mix of Accommodation:

200 co-living rooms (single occupancy) in total with multiple room sizes;

16 accessible units which is 8% of the total amount;

60 larger/premium units;

Car Parking:

This is a car-free development.

A new DDA bay will be provided on Fife Road for blue badge holders to park.

Cycle Parking:

210 No. secure cycle parking spaces are proposed in total.

(WSP briefing note, March 2020)

Figure 2 Proposed demolition area, ground floor and basement plans

See A3 drawings in Appendix 2

1.3 Planning policy framework

1.3.1 The Development Plan

In addition to the National Planning Policy Framework (“NPPF”) (February 2019), the statutory Development Plan for the site comprises:

- The London Plan (2016);
- Kingston Core Strategy and Proposals Map (2012); and
- Kingston Town Centre Area Action Plan K+20 and Proposals Map (2008).

The new London Plan (the Intend to Publish version) is at an advanced stage and is a material consideration, as is the recently issued letter from the Secretary of State for Housing, Communities and Local Government to the London Mayor, dated 13 March 2020, in respect of this version of the London Plan.

Policy CS 8 Character, Design and Heritage

The Council will protect the primarily suburban character of the Borough, existing buildings and areas of high quality and historic interest from inappropriate development and will seek opportunities for sensitive enhancement in these areas and in areas of poorer environmental quality, where the character has been eroded or needs improving. It will use the Borough Character Study and Residential Design SPD to require good design and guide the assessment of development proposals and will seek to ensure that new development:

- recognises distinctive local features and character
- has regard to the historic and natural environment
- helps enhance locally distinctive places of high architectural and urban design quality
- accords with Neighbourhood ‘strategies for delivery’ set out under ‘Character, Design and Heritage’

- relates well and connects to its surroundings

Tall buildings may be appropriate in the Borough's town centres; however, some parts of these areas will be inappropriate or too sensitive for such buildings. Relevant SPDs will provide further guidance on this matter and the Council will determine applications for such development on the basis of the criteria in the English Heritage/CABE Guidance on Tall Buildings (July 2007) and the London Plan.

The Council will also require higher standards of design generally to achieve a more attractive, sustainable and accessible environment.

Policy DM 10 Design Requirements for New Developments (including House Extensions)

Development proposals will be required to incorporate principles of good design. The most essential elements identified as contributing to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced include the following:

- prevailing development typology, including housing types, sizes and occupancy
- prevailing density of the surrounding area
- scale, layout, height, form (including roof forms), massing
- landscape setting and features
- plot width and format which includes spaces between buildings
- building line build up, set back and front boundary
- typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.

Development proposals should also:

- protect the quality, character, scale and skylines of sensitive areas and safeguard strategic and local views

In addition to the above requirements, the Council will have particular regard to the significant contribution that existing private residential gardens make to:

- the Borough's suburban character and distinctive local context

Heritage

- The Borough of Kingston upon Thames has a rich and distinguished history and has maintained a strong connection to its past, thus preserving its sense of place and deeply ingrained character.
- There are five historic cores within the Borough: Kingston Town dates back to Saxon times and it boasts one of the best-preserved medieval Market Places in South East England. Today, Kingston Town Centre flourishes on its Market Town roots as one of the best retail centres in South West London.

Policy DM 12 Development in Conservation Areas and Affecting Heritage Assets

The Council will:

- 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.
- preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration
- allow alterations which preserve or enhance the established character and architectural interest of a heritage asset, its fabric or its setting
- 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

- respect features of local importance and special interest through the consideration of form, scale, layout, and detailed designs of a site, area or streetscape
- seek the conservation and improvement of the natural and built historic environment which contribute to the character of the Borough's historic riverside setting
- where possible, provide access for all to encourage public enjoyment of the historic environment and Kingston's heritage assets

Kingston Town Centre Area Action Plan K+20 (2008)

This AAP relies on PPG15 (now NPPF), London Plan and UDP historic environment (or subsequent LDD) policies, plus a detailed policy for the OTCA to achieve the key objective and implement proposals to:

- Protect and enhance the historic core, its medieval street pattern, riverside heritage and key views
- Maintain and enhance the vibrancy and vitality of the OTCA, particularly its historic core by promoting opportunities for further trading in its principal spaces, providing for recreation and leisure activities along the riverside and use of upper floors above shops
- Protect and enhance the historic routes into the centre and other areas of quality Victorian and 20th century development that retain their original fabric and character
- Ensure that development proposals in conservation areas preserve or enhance their character and appearance; retain buildings, trees and other features which make a positive contribution to their character and appearance and replace buildings, features and spaces that detract from their quality with sympathetic redevelopment, alterations and other improvement
- Provide a range of public realm improvements to conservation areas, including new paving in the Market Place in keeping with its historic status and improved links to the riverside
- Provide enhancements to listed buildings and other buildings of historic interest, including refurbishment and reuse of the listed former Post Office building to include a community use and protection and public access to the undercroft to the John Lewis building to view the Old Bridge remains
- protect the archaeological resource and interest

Development proposals within, or with the potential to affect, conservation areas will be assessed against the policies and guidance identified above.

ARCHAEOLOGY (Plan 9)

- 7.11 *“The town centre is designated as an Area of Archaeological Significance. The Council will rely on PPG16 and UDP Policy BE19 (or subsequent LDD policies) to safeguard and manage the archaeological resource and ensure the preservation of sites of archaeological interest. An Archaeological Study was completed in 2006 to provide a strategic overview of the results of past archaeological investigations and guidance to help manage the archaeological resource as part of the planning process, where development proposals may affect it. The Study reveals evidence of Prehistoric, Roman and early Saxon farmsteads, an important late Saxon and Norman Estate Centre and a thriving Medieval and Post Medieval market town. Overall, a significant proportion of the archaeological resource remains intact and there is a presumption in favour of preservation in situ.”*

1.3.2 Kingston SPG

Alongside National Planning policy and the London plan Kingston Council have published several SPG documents in a bid to influence the direction of development in the borough. These include;

- Core Strategy Development Plan Document (Adopted on the 17th April 2012 by The Royal Borough of Kingston)
- Area Action Plan (Adopted July 2008)
- North Kingston Development Brief (October 2016)
- Direction of Travel for Kingston (Adopted October 2016)

In 2016, RB Kingston-upon-Thames adopted the North Kingston Development Brief, which seeks to bring forward a comprehensive redevelopment of the whole application site for a residential-led mixed-use scheme including the uses identified in the Kingston Town Centre Area Action Plan.'

The Council's vision is to:

"...transform this previously largely derelict part of Kingston Town Centre into a new residential and learning mixed use quarter. We intend to initiate a development that achieves a combination of sustainable land use change, design excellence and commercial viability".

The key objectives are:

- The delivery of new homes in a central location (to note Co-Living is now under Policy H16 – Large-scale purpose-built shared living)
- To reinforce the identity of Richmond Road as a local high street
- To provide modern and flexible employment space
- To deliver new high quality public realm
- To support the existing education uses
- To deliver environmental improvements

The existing and emerging planning context highlights the importance of seizing the opportunities provided by this significant town centre redevelopment site.

Kingston Opportunity Area

Due to be formalised in the emerging London Plan, in which there is a requirement to optimise densities and in which Royal Borough of Kingston will need to create 9,000 new homes and 5,000 new jobs.

Direction of Travel: Jointly adopted by Royal Borough of Kingston and the Mayor of London, which sets a growth strategy to support the development and intensification of areas within the borough to provide new homes, jobs and investment.

Increasing housing targets: The draft London Plan increases the housing targets for Royal Borough of Kingston by 113%, with a ten-year target of 9,640 new homes.

Making effective use of land: Greater emphasis within the National Planning Policy Framework on making effective use of land, particularly on previously developed sites.

An accessible, town centre site: A PTAL of 6, close to the Kingston train station and to the services and facilities in Kingston town centre.

Crossrail 2: Would significantly increase the accessibility of Kingston and the attractiveness of this as a location for housing growth.

A changing local context: Opportunity to define a new identity for this part of Kingston, following nearby high-density residential developments, as sought by the North Kingston Development Brief.

Less sensitive to change: Whilst there are a number of important buildings in the immediate area, notably the Grade II listed Bentalls Centre, it is not one of the more sensitive areas within the historic centre or along the riverfront.

2.0 Methodology

The Baseline section of the report considers designated and non-designated heritage assets within a study area of 300m. Data has been gathered from web-based sources including the National Heritage List for England and the British Geological Society web portal. Historic mapping has also been consulted through sites such as the National Library of Scotland, Victoria County Histories and the British Library.

A search request was also made to the Greater London Archaeology Advisory Service (GLAAS) for Historic Environment Record (HER) assets within 300m of the proposed site boundary. These data have been layered into a GIS and sorted into chronological order, so that an understanding of the historic development of the landscape can be attempted. Historic details available online have also been consulted to help with providing context to the physical archaeological and built heritage remains.

This report has been prepared using historical Ordnance Survey maps and environmental and geological data provided by various online mapping sites including M-EC Consulting Development Engineers, Layers of London and the British Library. Due to Coronavirus travel restrictions, a site walkover undertaken was not possible, so Google Earth and Street View have been utilised to inspect the location virtually.

3.0 Site location and description

3.1 Site location and land-use

The site is a roughly square area over approximately 0.12 ha on the corner of Fife road and Dolphin Street in Kingston Upon Thames. It is made up of the following parcels of land: 15-17 Fife Road, currently occupied by Currys PC World; and 19-23 Fife Road, currently occupied by Sports Direct with active frontage along Fife Road and inactive frontage along Dolphin Street. For the purpose of the planning application, the site as a whole is referred to as '15-23 Fife Road'. The site is bounded by a delivery road and office units to the north, commercial units to the east, Dolphin Road with commercial units beyond to the west and Fife Road with further commercial units beyond to the south.

The site falls within the Council's Key Area of Change which encourages high-quality mixed-use development, the Primary Shopping Area and a Secondary Shopping Frontage. The site has a Public Transport Accessibility Level ("PTAL") rating of 6A, which denotes 'excellent' accessibility to public transport with Kinston Railway Station approximately 150 metres to the north-west providing direct services to Central London (Waterloo). The site is not located within any of the borough's conservation areas and is a 135m from the nearest one. The site is within an Area of Archaeological Significance. Nearby Castle Street is a locally designated Area of Special Character.

3.2 Geological and topographical background

Archaeological excavations have suggested that the historic core of Kingston is on an 'island' formed by a now-vanished east channel of the Hogsmill which branched northwards from the main channel of the Hogsmill near what is now the junction of Hall Road and Wheatfield Way, to near the junction of Kingsgate Road and Wood Street where it met the Latchmere stream. This flowed west into the Thames as the Downhall channel approximately on the line of Down Hall Road. The edge of the Thames was probably further east than today, and the west side of this island would have been low-lying marginal land. South-west of the Hogsmill was another 'island' of higher gravel bounded to the east by a low-lying area known as The Bittoms. This high ground merges into the general rise towards Surbiton in the southern part of the parish (Hawkins 1998, 271–2).

The geology of Kingston is directly related to the vagaries of the River Thames, the changes in its levels and variations in its rate of flow. The underlying gravel and sand deposits of the Reading and Woolwich beds and the London Clay were formations of the Eocene (early Tertiary) Period, laid in a basin or lagoon at least 90,000 years

ago. However, Kingston's geology and topography was largely shaped by the complex of river gravels laid down as "drift" deposits in the Pleistocene Period during or after the last major age of glaciation (Devensian) some 10–13,000 years ago, forming the Flood Plain Terrace. A mantle of "brickearth" (fine-grained deposits of varying origin) veneers the Flood Plain Terrace, especially between Long Ditton and Kingston. Changes in climate from the post-glacial period to the intervention of human societies stabilising the course and confines of the Thames contributed to the deposition of alluvium in the area. Archaeological excavations at Eden Walk to the south of the proposed development, suggest the presence of a substantial channel associated with the Thames, with silting from the Neolithic period onwards. A watching brief at the Bentalls Store re-development to the west, by the Museum of London from 1987-1990, further revealed other areas of this channel. The evidence suggested that the channel continued to silt up and had minor tributaries in the Roman period, and was still represented by marshy ground in the medieval period. This would suggest that areas of higher ground were at times isolated either by channels or marshy ground, particularly to the east of the Thames, possibly in conjunction with the Hogsmill to the south. Penn and Rolls suggest this major channel identified at Eden Walk divided the area containing All Saints Church and the Market from land to the east. It appears, therefore, that in the immediate post-glacial period the Thames ran through a low-lying flood plain with substantial tributaries or braidings crossing to meet it. A smaller channel was recorded at 82 Eden Street during excavations by the then Department of Greater London Archaeology Service (Emery 1989). This silted up channel contained considerable Roman artefacts possibly of a votive nature. Natural gravel was encountered at a depth of 3.30m below ground surface, c 4.00m OD, during archaeological investigations at 59 Clarence Street. Evidence of braided river channels was also noted here. (MOLAS Watching Brief, 2005).

The British Geological Survey (BGS) online GeoIndex reports that the site is underlain by superficial deposits of the Langley Silt Member and bedrock deposits of the London Clay Formation. A geotechnical borehole survey was undertaken by M-EC between 21st and 23rd October 2019. In summary, ground conditions were found to comprise:

Made Ground: Reinforced concrete hardstanding over buff to light brown, sandy gravel of concrete, brick and crushed granite/limestone. Encountered to a depth of 0.80m below ground level (bgl).

River Terrace Deposits: Light brown, generally gravelly, medium grained sand. Gravels are generally fine to medium grained, sub rounded quartzite, although shells were also encountered from 4.5m bgl. Encountered to a depth of 5.2m bgl.

London Clay Formation: Generally stiff to hard, grey, occasionally silty clay, proven to a depth of 20.0m bgl and not fully penetrated.

The Langley Silt Member was not encountered at the borehole position although these strata may be present above the River Terrace deposits across the wider site area. The River Thames is 300m to the west of the site.

Figure 3 Borehole location and logs

See A3 drawing in Appendix 3

4.0 Baseline

4.1 Designated Heritage Assets

The designated heritage assets within the study area are given in Table 1 below and shown in Appendix 4 (against a modern OS map). The site does not lie within a World Heritage Site or Conservation Area although two Conservation Areas lie within 300m of the site. Kingston Old Town 135m south-west of the site and Fairfield/Knights Park 285m south-east.

There is one Scheduled Monument outside the study area; that of the 12th century Clattern Bridge 410m south-west of the site.

Within the 300m study area there are twenty-one listed buildings. The Grade I listed Church of All Saints lies 205m to the south-west. The Grade II* listed War Memorial is 180m south-west of the site. The nearest of the nineteen Grade II listed buildings is Bentall's Shopping Centre, 30 metres to the west of the site, although the façade facing the development is that of the 1990s construction. The majority of the listed buildings are concentrated to the south-west of the site and are associated with the medieval settlement of Kingston.

The site is otherwise within an Area of Archaeological Significance and nearby Castle Street (50m east of the site) and Old London Road (235m south-east of the site) are designated Areas of Special Character.

Old London Road and Castle Street are not within conservation areas but contain buildings and features of architectural and historic importance, which contribute to Kingston's character and are worthy of preservation.

- Old London Road is an important strategic route into Kingston from London dating from the medieval period. It functions as a secondary shopping street and has a number of listed buildings (Grade II and II*), including Cleaves' Almshouses which date from the 17th century. The street environment is poor and it is included on the rolling programme of public realm improvements identified in Part C of this AAP.
- Castle Street is a secondary shopping street, which developed as an entity in the late 1930s and has a cohesive architectural design with two three storey terraced blocks in neo Georgian style, with regular window design and a common brick on the upper floors. An environmental improvement scheme was completed in 2006. In appropriate circumstances, the Council will consider the making of Directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, to protect these areas. (From Kingston Town Centre Area Action Plan, 2008).

There are also 5 locally listed buildings shown on the non-designated HER map in Appendix 5.

Table 1 Designated Heritage Assets

NHLE number	Name	Description	Status grade
LB			
1080054	Kingston upon Thames War Memorial	The memorial consists of a bronze sculpture of a male warrior atop a granite pedestal with low flanking walls, the whole atop a stepped base. The sculpture is of a nude figure of a man bearing aloft a flaming cross while trampling upon a serpent which he kills with a sword, as two children shelter at his side. The granite pedestal carries the principal inscription in applied bronze. The lower part of this, continuing onto the low flanking walls, carries bronze relief panels bearing 624 First World War names. The principal inscription now includes a dedication to the Second World War, but no names were added.	II*
1080075	30, OLD LONDON ROAD	Circa 1660. 2-storey gable-fronted house with attic. Painted brick front, modern shop on the ground floor. Two segmental arched windows on the 1st floor and a brick band course at eaves level. Steep-pitched tiled roof. Gable to street. The rear elevation, also gabled, is stuccoed.	II
1080095	Former Old Crown Public House	Early to mid-18th century façade. Reputed to have timber frame, perhaps of 17th century. The front is of 3 storeys, with 5 windows on the 1st floor and 3 on the 2nd floor. On the ground floor is a C19 pilastered pub front of little	II

NHLE number	Name	Description	Status grade
		interest, with, to the right, a carriageway which has been filled in with a further modern pub front. The upper floors are faced with brown brick with red brick dressings to the 1st floor windows. 1st floor windows are segmental arched with slightly recessed sash boxes. The 2nd floor windows have 3 casements each. There is a brick band at 2nd floor level. Tiled roof. The rear and sides are rendered and gabled. Some timber framing survives on the upper floors.	
1080096	14 AND 16, CHURCH STREET	Early to mid C19, altered. 3 storeys, 5 bay north front with the 3 centre bays bowed forward. Rusticated stucco ground floor with some vermiculation. A modern shop window in the central bays. Grey brick faced 1st floor with stucco window dressings. The windows have moulded architraves. The three central windows have, in addition, a frieze and cornice, the central one being pedimented, with console brackets. Stucco main cornice, with later stuccoed attic above. Channelled stucco ground floor with a modern shop window to west return. First floor brick faced with triple window and stucco pilasters, architrave, frieze and console-bracketed cornice. The main cornice and attic continue from the front. This building holds an important position in the townscape.	II
1184118	4, CHURCH STREET	Early/mid C19. 3 storeys, 2 bays wide. Modern shop on ground floor. Upper floors faced with painted brick with flat, gauged brick window heads. Hipped slate roof with bracketed eaves. Listed for group value.	II
1184139	13 AND 15, CHURCH STREET	C17 altered. Originally 2, 2 storeyed cottages, each one bay wide. Third storey added C19. Ground floors now combined into a single shop but upper floors are still separate. There is a modern shop front on the ground floors. The upper floors are rendered, with a band at 2nd floor level. Although the roofs were raised in the C19, some of the original C17 principal timbers survive. Both houses had double roofs. Tie beams survive at front and rear in both as well as some of the original principal rafters, also, in the northern truss of the back roof in No 15, a raking queen strut, and, in the back slope of the front roof of No 13, a butt purlin. Also surviving in No 15 (above ground floor level) the original brick chimney stack with grouped rectangular flues, and, just below the tie beam of the northern roof truss at the rear, a 3-light timber-framed window with diamond mullions.	II
1184174	Pair of gate piers at entrance to All Saints Churchyard	Two late 17th century stone gate piers. Ashlar. Vermiculated to one side. Carved acanthus capitals. Flanking entrance from Church Street to the east of the Church.	II
1184637	Former Police Station	Dated 1864. Former Police station. Three storeys, three bays wide. Yellow brick with yellow brick quoins. Channelled ground floor with rusticated door surround. Windows are segmental-arched with brick architraves and keys. Brick band at 2nd floor level. Hipped slate roof on brick eaves cornice.	II
1185038	18, THAMES STREET	C18. The front is a C20 rebuild. (Half-timbered above a modern shop). Tiled roof. 3 storeys, 2 bays wide. The back is C18 plum brick with flush-framed sash windows, eaves cornice, tiled roof.	II
1253306	BENTALLS DEPOSITORY	Includes Bentall's Depository. Clarence Street. Depository and store. 1935-6 by Maurice Webb. Rendered steel frame; hipped Spanish tile roof. Grand Spanish/Italianate style. 3 storeys and attic over open ground floor; 7-window range with hipped roof to central tower. Square-headed entry to centre; square-headed metal casements with central opening lights flanked by green shutters. Wide banded quoin strips; cill band to attic storey is broken by tall central window flanked by shutters set in keyed semi-circular moulded arch; tiled lettering beneath eaves of central tower; wide bracketed eaves. Rear elevation to Clarence Street, also with central tower and 3-bay side elevations are in similar style. Interior not inspected. Recommended as an industrial building of unusually good quality, with hacienda-style detailing applied to correct classical proportions of an American scale.	II
1253350	Former Regal Cinema	Former cinema, now bingo club and dance studios. 1930 to the designs of Robert Cromie as the Regal Cinema. Brown brick over rendered and banded plinth, with areas of plaster and faience decoration concentrated around the entrance and cornice. Rectangular plan with double-height hall, having balcony, accessed from foyers on two levels, the upper one with tea room now serving as dance studios entered separately from side street. Boiler house with chimney at rear. Main elevation to Richmond Road has entrance near corner, with banded and rendered ground floor forming plinth to tall largely blind facade, with nine giant pilasters under linked band, and fluted concrete cornice. Four stepped or 'fountain style' Art Deco niches within this	II

NHLE number	Name	Description	Status grade
		composition. Entrance is through four original pairs of double doors reached up steps and set under four stylised Ionic pilasters with wave and floral motifs between, in faience tile surround. Canopy to entrance now covered in plastic. Foyer with tripartite ceiling, a series of Art Deco panels and four fluted columns. Auditorium has proscenium arch with very rhythmic modified Greek design, repeated under balcony. Full-height fluting and Art Deco 'fountain' style niches to ante-proscenium ventilation and organ chambers. Wavy oval inset coves to ceiling and under balcony, with arcading to upper side walls incorporating original light fittings. Balcony fronts with fasces and lion's head masks.	
1299945	24 AND 24A, MARKET PLACE	Earlier C19. 3 and 4 storeys. 3 bays, 4 storeys facing Church Street; 3 bays, 3 storeys curving round into Market Place. Modern shop on the ground floor. Painted brick upper floors with stucco architraves to 1st floor windows. The 3 storey part to the right has lost its cornice and moulded architraves. The building is included primarily for group value.	II
1300279	3 AND 5, CHURCH STREET	Early C19. 3 storeys, 2 bays each above a modern shop which has combined both ground floors. Modern shop front. Yellow brick above with flat, gauged brick window heads and parapet. Sash windows retaining glazing bars. Listed primarily for group value.	II
1358430	23, MARKET PLACE	Early C17 with C18 alterations. Much rebuilt after fire in 1973. Timber framed. Tiled pitched roof. Originally 2 storey range with jettied upper floor comprising 3 separate units. In the C18, the roof was raised to accommodate attics and rebuilt with four gabled dormers, though the original roof trusses were retained. The walls are rendered. On the ground floor is a shop front of similar design to the C19 shop front existing at the time of the fire. Much of the timber frame and facade survived the fire as did some C17 timber panelling on the 1st floor but the load-bearing function of the timber frame has now been taken over by a new reinforced concrete frame. Also known as No 1 Church Street.	II
1358436	6, 8 and 8A, Church Street	Late C16 or early C17. Originally a public house, divided into three shops in the later C19. 2 storeys, 3 bays wide. Timber framed with jettied upper floor. Modern shop fronts on the ground floor. Square headed sash windows to two left hand bays. Other modern oriel. The upper floors rendered in the C19. No 6 also has some C20 false timbering and a modern oriel bay window. Tiled roof with chimney stack between Nos 6 and 8.	II
1358437	Church of All Saints	Mostly C14 and C15, with traces of earlier work, including the remains of old Norman chapel on south side of church. Much restored in 19th century by Brandon (1862-6) and Pearson (1883). Flint with stone dressings and stone battlemented parapet. Slate roof comprises. Four bay nave, with Perpendicular clerestory, choir, north and south aisles, transepts and chapels. Cruciform with central tower. Upper part of tower rebuilt in 1708 in brick with dipped parapet and pineapple ornaments to the corners. Contains many good monuments and wall tablets, including Chantrey's seated figure commemorating Countess Louisa Theodosia of Liverpool, 1825, and Flaxman's monument to Philip Meadows of 1795. Good 19th century stained glass, including the west window. 1865 by Lavers and Barrant, the west window to the north aisle and the easternmost window in south wall of south chapel, probably by the same, and the earlier south aisle window east. 4 earlier roundels in north aisle.	I
1358454	26 AND 28, THAMES STREET	Late C17 or early C18 altered, now one shop, formerly separate premises. Modern shop on ground floor. Upper floors refaced with early C20 half-timbering (of little interest). Separate roofs to each building: No 26 has a slated front slope on eaves; No 28 has a steeply pitched tiled roof behind a parapet. At the back to the churchyard, the buildings remain separate. No 26 has an early C18, or late C17, plum brick rear wall one bay wide, with dentil eaves cornice and steeply pitched, tiled roof with some peg tiles. No 28 projects beyond No 26. Mid to late 17th century. Brown brick with red dressings. 2 bays, the left hand narrower, containing door to ground floor. Three storeys. Square headed sash windows (renewed). Elaborate shouldered relieving arches over windows and door to ground and first floor with strong keystones, in cut brick. Hipped, tiled roof joining front slope at right angles. Moulded eaves cornice.	II
1358456	Former Granada Cinema	Former cinema. 1939. Designed by George Coles with interior by Komisarjevsky. Brick. 2 storeys to facade. Plate glass replacement entrance doors to ground floor, beneath cantilevered canopy. 3 arched windows to first	II

NHLE number	Name	Description	Status grade
		floor, with three oculi above. Rectangular tower to right with later C20 lettering. Fine interior including double height entrance hall with heavy coffered ceiling and triple arch motifs to walls etc and main auditorium with plastered proscenium flanked by triple arch motifs with decorative grilles rounded to ceiling etc. Original light fittings.	
1396407	Former Bentall's Department Store	Department store, 1932-5 by Maurice Everett Webb, rebuilt behind façade 1990-2. EXTERIOR: 31-bay façade wrapping around the corner of Wood Street and Clarence Street and totalling nearly 115 metres in length. English Baroque style, derived from Wren's extensions to Hampton Court but of three storeys to Wren's four. Ground floor forms a continuous stone basement with arched doorways in the end and centre bays and square openings containing Classically-detailed bronze-framed shop fronts (partly renewed in 1992) between. Elongated piano nobile with very tall rectangular metal-framed windows (renewed in 1992) in moulded stone surrounds, their heads rising into a broad stone band terminating in a cornice. Attic storey has circular windows with moulded keystone surrounds with further cornice and stone-coped parapet above.	II
1408487	F.W. Paine Funeral Directors	Exterior: Two storeys with attic and basement levels. Stock brick, painted on front façade, four bay, mid C20 casement windows, late C19 shop frontage beneath with modern glazing. Shop frontage retains its stall-risers, pilasters, consoles and fascia, with modern signage. Lamp bracket remains between first and second windows. Rear façade rendered, four bay, C20 casement windows, C19 shop frontage beneath with modern glazing. Front door has brass letterbox with company name. Slate roof. F.W. Paine, 24 London Road, is a nationally rare survival of a complete Edwardian funeral directors' interior, including original fixtures and fittings such as glass fronted cabinets for the display coffin furnishings and urns. The special interest of this building is confined to the bespoke undertaker's premises on the ground and some of the first floor of the building.	II
1432596	Memorial Gates outside Church of All Saints	The ornamental gates were donated as a war memorial.	II

Figure 4 Designated Heritage Assets

See A3 drawing in Appendix 4

5.0 Non-Designated Heritage assets

There are 194 non-designated heritage assets within the 300m study area, 85 of these are post medieval. The site lies within the Area of Archaeological Significance (Archaeological Priority Area) of Kingston Town Centre, which covers the historic town centre and riverfront of Kingston, and areas of early occupation. The assets are mainly located in these areas.

5.1 Prehistoric

The early formation and development of Kingston has been greatly influenced by its geology, topography and complex hydrological systems. In the postglacial period the Thames ran through a wide low-lying floodplain criss-crossed by tributaries, and Kingston was formed on a brickearth-capped gravel island. The island was formed by the Thames on its western side, the River Hogsmill on the south, a now 'lost' channel of the Hogsmill to the east and the braided channels of the Latchmere Stream/Downhall Ditch to the north. The lost channel of the Hogsmill ran northeast to south-west and was once a substantial watercourse. This eastern channel made what is now the historic core, containing All Saints Church and the Market Place, effectively an island. As a result of this, much of Kingston's early archaeological evidence comes from waterlogged contexts, alluvial deposits and fills relating to the channel systems with settlement evidence on the higher, drier land between the watercourses. In addition, the Thames at Kingston was a substantially wider and shallower river, but was canalised from the late 11th century – by around 75 metres at its confluence with the Hogsmill, some 50 metres in the area of Bishops Hall and some 25 metres in the area of the Horsefair, now the site of the John Lewis store.

The prehistoric record for Kingston is fragmentary. There is little evidence for Palaeolithic (500,000 BC to 10,000 BC) activity, but evidence from the Thames and Hogsmill valleys suggests activity in and around the Kingston area probably from the Mesolithic period (10,000BC to 4,000 BC). In 1965 and 1968 excavations in Eden Walk revealed a channel of the Thames silting up from the Neolithic period (4,000 BC to 2,200 BC) onwards. Further excavations in 1974-77 recorded occupation debris from the Neolithic to Roman periods. This included a compact deposit of brushwood and branches sealed by a thick layer of clay. Associated finds (pottery, a human skull, animal bones, stone axes and flint flakes) suggested Neolithic /Bronze Age activity.

A number of flint tools dating to the Palaeolithic and Mesolithic periods have been discovered in the Royal Borough of Kingston upon Thames. In the vicinity of the development, these include, a Palaeolithic flint blade in Penrhyn Road, a flint flake in Thames Street and a Mesolithic microlith in St James Road. During the Palaeolithic and Mesolithic periods human societies led a nomadic existence of hunting and gathering. By the Neolithic period farming had been introduced and evidence of settlement, in and around Kingston town centre, was discovered at Eden Walk in excavations undertaken in the 1960s and 70s. The excavation revealed a silted-up channel containing finds of pottery, worked flint, animal bones and part of a human skull. Recent excavations at the Bittoms by the Museum of London, retrieved Neolithic flint tools and waste flakes from another silted-up channel. This site also revealed evidence of Bronze Age activity in the form of a large pit.

In the vicinity of Kingston Hill there appears to have been a Late Bronze Age (c.1500 BC) defended settlement enclosed by a ditch, and there is some evidence for a significant bronze-working industry. Bronze Age settlement evidence was present in the form of post- and stake- holes and finds included loom weights. Cremations in pots in pits were also recovered. Bronze Age artefacts found around Kingston may indicate that it was a centre for the importation of copper and the production of bronze.

Iron Age (700 BC to 43 AD) settlement evidence is present from the excavations in Orchard Road in 1995 and generally later prehistoric activity is evident on the dry gravel island and on the higher, dryer areas beyond the core of the town on Kingston Hill and Coombe Hill. (Kingston Town Centre, Royal Borough of Kingston Upon Thames Historic Area Study, Historic England, 2016)

By the end of the 8th century BC iron working was introduced into Britain. Iron Age activity was discovered at the "Castle Public House" excavation in Fairfield Road, in the form of an early Iron Age ditch and associated finds. Other unclassified prehistoric finds have been found in the centre of Kingston, such as a flint scraper on the Bishops Hall site and prehistoric pottery in Union Street. There have also been a number of prehistoric finds from Palaeolithic hand axes to Bronze Age swords retrieved from the river Thames in the Kingston area. (MOLAS watching brief, 2005).

There are thirty prehistoric assets within the 300m study area. Within the site itself were found prehistoric pottery fragments (MLO98146).

Table 2 Prehistoric Non-designated Heritage Assets

MON UID	Name	Description	Date
MLO98146	A watching brief was carried out by the Museum of London Archaeology Service in 2005. A paleochannel, two pits and three gulleys were observed. Pottery from late prehistoric, roman, early medieval and post medieval was recovered from the site.	FINDSPOT (In application site)	Lower Palaeolithic to Early Medieval/Dark Age -500000 to 1065
MLO10545	"OX BONE" ABOUT,16FT DEEP 15FT FROM BACK WALL OF MARKS & SPENCER EDEN STREET, IN RIVER SEDIMENTS.	FINDSPOT	Prehistoric -500000 to 42
MLO3400	UNDATED RED/BROWN POTSHERD FROM UNION ST. EX MATHIAS 1924.	FINDSPOT	Prehistoric -500000 to 42
MLO4236	FLINT (NATURAL PEBBLE?) MEASURING 95 X 53MM FOUND ABOUT 4.5M FROM THE BACKWALL OF THE MARKS AND SPENCER STORE AT A DEPTH OF 5M	FINDSPOT	Prehistoric -500000 to 42
MLO62737	Residual worked flints were found in a number of features during investigations in 1995 at Eden Street by the Museum of London Archaeology Service. The flints were located in a number of later features.	FINDSPOT	Prehistoric -500000 to 42
MLO63297	Watching brief by G. Potter and R. Nielsen for Department of Greater London Archaeology (SW), 1987-88; site code BEN87, BEN88. A prehistoric river channel adjoining the Thames was recorded. This had previously been noted in Eden Walk to the south by Kingston Museum in 1965. The watercourse appears to have been a braided channel of the Thames, present into the post-mediaeval period as marshy ground and possibly marking the eastern limit of early settlement in the town. Periods recorded under same site code: Roman (021779, 021780).	WATERCOURSE	Prehistoric -500000 to 42
MLO6993	EXCAVATIONS FOR A LIFT SHAFT REVEALED SECTION OF POINT BAR DEPOSITS ON WESTSIDE OF ANCIENT RIVER CHANNEL AND STILL FLOWING SOUTH TO NORTH.	STREAM	Prehistoric -500000 to 42
MLO76115	The northern part of the site revealed the earliest feature which was a deep linear feature which had burnt flint inclusion and a Bronze Age fragment, and was interpreted as a paleochannel.	PALAEOCHANNEL	Prehistoric -500000 to 42
MLO77098	The evaluation revealed the presence of a prehistoric river channel. Natural sand and gravel was underlying natural gravels, which were the centre area of the river channel. The lower fill of the channel was a blue grey silty sand overlain by a dark brown organic sand and peat with twigs and roots. Overlying this was a mottled brown clay overlain by a thick deposit of mixed sand and gravel. Overlying the above fills was the made ground. It is thought that the climate and human interference are likely to have cause this rapid sedimentation of clay-silts across floodplains since the Iron Age.	PALAEOCHANNEL	Prehistoric -500000 to 42

MON UID	Name	Description	Date
MLO75842	Two areas excavated, Area 1 to north of the site and Area 2 to the south. Earliest feature encountered was a drainage ditch running east-west dated to 1050-1150, prob. reclamation of marshland. A number of post-holes recorded in Area 1, provide evidence of building activity at the site from at least 1230-1400. Other Medieval features include two pits in Area 2 containing Early Medieval greyware pottery wasters, dated to end of 12th century as well as kiln furniture - these sealed by a layer of redeposited brickearth, poss the result of colluvial/alluvial action indicating a period of abandonment of the area due to periodic flooding. Beam slots within this brickearth provided evidence for three buildings - post-demolition material revealed finds dating to 1720-1780. 19th century building activity in Area 2 is represented by a number of post-holes and pits. Area 1 appears to have experienced continuity of building activity as revealed by a large number of 16th century post-holes, representing a building. Area 1, 19th century activity represented by linear features appears to indicate garden activity.	FINDSPOT	Early Mesolithic to Late Bronze Age -10000 to -701
MLO97	ME ADZE, GREEN/GREY FLINT,127X50MM FROM THE THAMES AT KINGSTON EX LAWRENCE 1907	FINDSPOT	Mesolithic -10000 to -4001
MLO8163	STUDENTS OF THE KINGSTON COLLEGE OF TECHNOLOGY GEOLOGY DEPARTMENT TOOK THE OPPORTUNITY TO EXCAVATE THIS FIRST PHASE OF EDEN WALK FOR KINGSTON MUSEUM. THE ANCIENT RIVER CHANNEL WAS OBSERVED (ER34). FURTHER WORK REVEALED EVIDENCE FOR NEOLITHIC/BRONZE AGE ACTIVITY, FINDING POTTERY, A HUMANCANIUM, ANIMAL BONES AND FLINT FLAKES. FURTHER PREHISTORIC MATERIAL WAS LOCATED DURING CONTRACTORS EXCAVATIONS. SEE ALSO SMR 022109	FINDSPOT; FINDSPOT	Early Neolithic to Late Bronze Age -4000 to -701
MLO82	NE?/MODERN (FAKE)? AXE(?) SHALE 223X75MM FROM THE THAMES AT KINGSTON. EX FINNY 1930.	FINDSPOT; FINDSPOT	Early Neolithic to Post Medieval -4000 to 1900
MLO87	NE?/MODERN (FAKE)? AXE, SANDSTONE 228X82MM. EX FINNY 1930. FROM THE THAMES AT KINGSTON.	FINDSPOT; FINDSPOT	Early Neolithic to Post Medieval -4000 to 1900
MLO89	NE/MODERN (FAKE)? AXE BELEMNITE(?) LIMESTONE, 118X24MM. EX FINNY 1930. FROM THE THAMES AT KINGSTON	FINDSPOT; FINDSPOT	Early Neolithic to Post Medieval -4000 to 1900
MLO90	NE?/MODERN (FAKE)? SANDSTONE AXE 183X59MM FROM THE THAMES AT KINGSTON. EX FINNY 1930	FINDSPOT; FINDSPOT	Early Neolithic to Post Medieval -4000 to 1900
MLO91	Neolithic?/modern (fake)? Limestone pounder.143x83mm. From the Thames at Kingston. Ex Finny 1930 ("	FINDSPOT; FINDSPOT	Early Neolithic to Post Medieval -4000 to 1900
MLO3393	EXCAVATIONS BY D FIELD AND D HINTON REVEALED SAND AND CHALK LENSES SEALED BYRB LAYERS.	FINDSPOT	Neolithic -4000 to -2201
MLO4250	NEOLITHIC MACEHEAD OF HORNFELED PORPHYRY. MEASURES 90 X 60 X 60MM AND WEIGHS0.44KG. FOUND AT A DEPTH OF ABOUT 5M, 4.5M FROM THE BACK WALL OF THE MARKS AND SPENCER STORE.	FINDSPOT	Neolithic -4000 to -2201
MLO63300	Watching brief by P. Miller for Department of Greater London Archaeology (SW), 1990; site code BEN90. A possible antler pick of Neolithic date and a fragment of antler were recovered from the site of an ancient river channel (see 021778). Riverlain sediments of Roman and earlier date were present. Periods recorded under same site code: Roman (021782, 021783).	FINDSPOT	Neolithic -4000 to -2201

MON UID	Name	Description	Date
MLO93	NE AXE, GREENSTONE. 216X76X47MM. EX FINNY 1908. FROM THE THAMES AT KINGSTON	FINDSPOT	Neolithic -4000 to -2201
MLO76118	The evaluation revealed the fills of a prehistoric river channel compromising clays and silts at the base with organic deposits above. One particular organic layer was a dark brown sand and peat with roots and twigs which within it was a large alder log and branches and numerous pieces of brushwood. This deposit was carbon 14 dated to the Neolithic period, approximately 2100 BC.	DEPOSIT	Late Neolithic -3000 to -2201
MLO66374	Evaluation and excavation undertaken by JG Perry and AC Skelton for SAS, Sept'95; site code WWE95. A significant scatter of late Bronze Age or early Iron Age pottery was found, associated with a post hole (SMR ref: 022126). It is thought that the pottery represents nearby settlement. Periods recorded under same site code: Bronze Age/Iron Age (022125-6), Roman/Medieval (022127), medieval/post-medieval (022128), post-medieval (022129-30)	FINDSPOT; FINDSPOT; FINDSPOT; FINDSPOT	Early Bronze Age to Late Iron Age -2200 to 42
MLO66375	Evaluation and excavation undertaken by JG Perry and AC Skelton for SAS, Sept'95; site code WWE95. A post hole, possibly associated with a substantial scatter of late Bronze Age/early Iron Age pottery (SMR ref: 022125) was found. Periods recorded under same site code: Bronze Age/Iron Age (022125-6), Roman/Medieval (022127), medieval/post-medieval (022128), post-medieval (022129-30)	POST HOLE; POST HOLE; POST HOLE; POST HOLE; POST HOLE	Early Bronze Age to Late Iron Age -2200 to 42
MLO83	BA MACEHEAD, SILICIFIED SANDSTONE 120X55MM. EX FINNY 1930. FROM THE THAMES AT KINGSTON	FINDSPOT	Bronze Age -2200 to -701
MLO94	BR BATTLE AXE. 140X50MM IN EPIDERITE. EX FINNY 1908. FROM THE THAMES AT KINGSTON	FINDSPOT	Bronze Age -2200 to -701
MLO95	BA SPEARHEAD, COPPER ALLOY 430MM LONG. FROM THE THAMES AT KINGSTON. EX ROOTES 1907	FINDSPOT	Bronze Age -2200 to -701
MLO96	BA SWORD "CARPS TONGUE TYPE" COPPER ALLOY 545MM LONG. EX ROOTES 1907. FROM THE THAMES AT KINGSTON.	FINDSPOT	Bronze Age -2200 to -701
MLO99	BA CHAPE, COPPER ALLOY WITH SOME LEATHER ADHERING. 283X52MM. EX ROOTS 1907	FINDSPOT	Bronze Age -2200 to -701
MLO88	MB SPEARHEAD IN 2 PARTS, COPPER ALLOY. 441X50MM. EX FINNY 1929. FROM THE THAMES AT KINGSTON	FINDSPOT	Middle Bronze Age -1600 to -1001

5.2 Roman

The spread of Roman (43 AD to 410 AD) finds from several locations across the town suggests a complex landscape peppered with Roman activity and settlement, apparently both sacred and domestic in nature. At Skerne Road, to the north of the town core, in situ evidence for Roman occupation has been found spanning the first to fourth centuries and investigations at 2 Clarence Street in 1988 also now appear to represent settlement activity. A channel at 82 Eden Street contained Roman artefacts of possible votive origin, including an assemblage of 355 coins and associated finds including jewellery, lead strips (possibly curses), smelting waste and numerous iron nails⁸. Some building material was also recovered within the channel, including roof tiles, flue tile, painted wall plaster and cut stone and ashlar blocks. Subsequent investigations at 70-76 Eden Street in 1995 revealed a pit containing Roman finds. Antiquarian references to the discovery of the Roman altar from Eden Street and to the Coombe Neville Roman mosaic pavement, both now in Kingston Museum, are questionable and the origin of these significant heritage assets from the town cannot be confirmed. There are, however, well recorded 19th century records of a Roman inhumation cemetery with grave goods from the Canbury Fields area, now known as the Surrey Basin. Recent investigations in this part of the town constantly reveal finds of prehistoric pottery, although previous brick-earth quarrying and development may have removed much of the archaeological

resource. The archaeological evidence suggests an enigmatic spread of prehistoric and Roman settlement and possibly religious activity across the town and along the valleys of the Hogsmill and the Thames. The interrelationship of the Roman settlements at Kingston with the wider settlement patterns of the Hogsmill valley including the important Roman settlement and probable religious centre at Ewell and possible stock raising centre at Old Malden are key topics for future research. Clarification of the nature of prehistoric and Roman activity to the east of the town around Kingston Hill/Coombe Hill also remains a priority. (Kingston Town Centre, Royal Borough of Kingston Upon Thames Historic Area Study, Historic England, 2016)

Following the Roman invasion in AD 43, new roads and towns were opened up in the south-east of Britain. There is scattered evidence of Roman activity in and around Kingston town centre. Roman finds are present in the Eden Street area, from individual finds such as a single coin to important discoveries such as the recent excavation at the rear of 82 Eden Street by the Museum of London Archaeology Service. This site revealed a small silted up channel (possibly a tributary of the Eden Walk channel) in which approximately 350 Roman coins (dating to the AD 4th century), jewellery and other artefacts had been deposited. The scattered nature of the finds in the channel suggests the site may have been used as a votive area. This may offer some explanation of the Roman altar recorded in a garden in Eden Street, though there is some doubt that this object was recorded in situ.

Further evidence of Roman activity has been recorded to the south of the development, in the form of Roman pottery retrieved from Phase II of the Eden Walk excavations, and four postholes containing Roman pottery and tile at the "Castle Public House" excavation (possibly the only Roman "structural" evidence recorded in the town centre). To the north-west, in the area around the power station and railway station, Roman finds have been recorded. Roof tile and pottery suggest Roman activity may have been outside the medieval town centre. Roman finds included pottery and the remains of a number of skeletons in Canbury Fields, suggesting the possibility of a Roman cemetery in the vicinity. An archaeological watching brief, conducted by the MoLAS during the redevelopment of the Bentall's Department store from 1987–90, revealed Roman finds (pottery and building material including a decorated flue tile) in the sedimentary layers of a deep channel. This channel appeared to have begun silting up by the Roman period and was probably a continuation of the channel recorded in the Eden Walk excavation. (MOLAS watching brief, 2005).

There are seventeen Roman assets within the 300m study area. Within the site itself Roman pottery fragments have been found (MLO98146).

Table 3 Roman Non-designated Heritage Assets

MON UID	Name	Description	Date
MLO10525	FLAT ROOF TILE MEASURING 300 BY 270MM FOUND IN NOVEMBER 1929.	FINDSPOT	Roman
MLO10527	INSCRIBED "DEI FORTUNI ET NUMINIBUS AUGUSTORUM" FOUND IN GARDEN, BUT NO EVIDENCE THAT IT WAS IN SITU. IN KHS.	ALTAR	Roman
MLO23093	AN ASSORTMENT OF ROMAN MATERIAL WAS FOUND ON THIS EXCAVATION (ER35), INCLUDING FRAGMENTS OF POTTERY AND FLINT.	FINDSPOT	Roman
MLO23147	PERHAPS THE ONES REFERRED TO AS ROMAN BY VCH SURREY VOL.2	HUMAN REMAINS; HUMAN REMAINS	Roman
MLO59712	Excavation by P. Emery for Department of Greater London Archaeology, 1989; site code EDE 89. A river channel, infilled with a sequence of alternating waterlaid deposits, was uncovered (021547). Amongst other finds in these layers were over 350 bronze coins, mostly of C4th House of Constantine. It has been suggested that these could represent a single dispersed hoard, or individual offerings at a crossing or to a river deity, but further analysis is required (summer 1990). PERIODS RECORDED	FINDSPOT	Roman

MON UID	Name	Description	Date
	UNDER SAME SITE CODE: unknown (021547); Roman (this entry); Saxon (021549-50); medieval (021551-2); post-med (021553).		
MLO61407	Evaluation by G. Brown for Pre-Construct Archaeology, January 1995; site code CLD 95. A single Roman potsherd was found in a post-medieval context. Periods recorded under same site code: Roman (021699); post-med (021700).	FINDSPOT	Roman
MLO63298	Watching brief by G. Potter and R. Nielsen for Department of Greater London Archaeology (SW), 1987-88; site code BEN87, BEN88. Roman tile was located in the upper silting layers of a prehistoric river channel adjoining the Thames (021778). Periods recorded under same site code: prehistoric (021778), Roman (021780).	FINDSPOT	Roman
MLO63299	Watching brief by G. Potter and R. Nielsen for Department of Greater London Archaeology (SW), 1987-88; site code BEN87, BEN88. Roman pottery was located in the upper silting layers of a prehistoric river channel adjoining the Thames (021778). Periods recorded under same site code: prehistoric (021778), Roman (021779).	FINDSPOT	Roman
MLO63301	Watching brief by P. Miller for Department of Greater London Archaeology (SW), 1990; site code BEN90. Several pieces of Roman tile were recovered from the site of an ancient river channel (see 021778). Riverlain sediments of Roman and earlier date were present. Periods recorded under same site code: Neolithic (021781), Roman (021783).	FINDSPOT	Roman
MLO63302	Watching brief by P. Miller for Department of Greater London Archaeology (SW), 1990; site code BEN90. Several pieces of Roman brick were recovered from the site of an ancient river channel (see 021778). Riverlain sediments of Roman and earlier date were present. Periods recorded under same site code: Neolithic (021781), Roman (021782).	FINDSPOT	Roman
MLO63311	Excavation by P. Emery for Department of Greater London Archaeology (SW), 1988; site code CLA88. Two large pits containing bone and Roman tile were located beneath a succession of metalised surfaces (021786). Numerous graves were also present, to the north of the churchyard. Periods recorded under same site code: post-mediaeval (021784, 021785, 02187501), unknown (021786, 021787, 021788, 021790).	FINDSPOT	Roman
MLO65957	A Roman pit was identified during an excavation at 70-76 Eden Street, Kingston by the Museum of London Archaeology Service in 1995. The pit was circular and contained Roman pottery and building material. Located to the north of the excavation area no other Roman features were identified in the nearby area.	PIT	Roman
MLO67715	Evaluation undertaken by Adrian Gollop for Pre-Construct Archaeology Limited, April to May 1996; site code: SWK96. A small amount of Roman pottery and building material was recovered, and this probably originated to the east of the site, having been brought in by Latchmere Stream. No evidence for in situ Roman activity was found. Periods recorded under Roman (022263), and Undated (022264).	FINDSPOT; FINDSPOT; FINDSPOT	Roman
MLO76112	The excavation revealed evidence of three phases of Roman occupation. The first Roman phase AD 43-70 was represented predominantly by pits, although a ditch or gully was also identified.	PIT; DITCH	Roman
MLO77071	The most significant features from the second Roman phase AD 240-300 was two quarry pits backfilled with the full spectrum of domestic waste, and large quantities of CBM which appeared to have derived from a relatively high status building. This would suggest the presence of a large 1st/2nd century building(s) in the vicinity (possibly to the north) of the site which had been demolished or altered during the 3rd century. The presence of a hypocaust system (implied by prevalence of box flue tiles) suggests a fairly significant building. Four postholes were also found from this phase of Roman activity and are likely to have formed part of a small timber framed barn or storage building.	QUARRY PIT; BUILDING RUBBLE; STRUCTURE	Roman

MON UID	Name	Description	Date
MLO77072	A single deposit was identified representing the later phase of Roman activity AD 330-400 and it is likely to be an agricultural layer formed of natural deposits re-worked through plough action or other intrusive agricultural practices.	PLOUGH SOIL	Roman
MLO66376	Evaluation and excavation undertaken by JG Perry and AC Skelton for SAS, Sept'95; site code WWE95. A ploughsoil possibly dating from the Roman period or the medieval period. Periods recorded under same site code: Bronze Age/Iron Age (022125-6), Roman/Medieval (022127), medieval/post-medieval (022128), post-medieval (022129-30)	CULTIVATION SOIL; CULTIVATION SOIL	Roman to Medieval

5.3 Medieval

The site lies within the royal manorial estate of Cyningestum (Kingston), or the 'King's Estate' (Weinreb et al. 2008, 464). It has been suggested (Hawkins 1998, 278) that the extensive lands administered as part of the royal estate may have included a Minster church, possibly on the site of the later parish church of All Saints at the north end of the market place. If so, there may have been settlement in the area of the later medieval settlement in Kingston, centred upon the 'island' close to the river-bank of the Thames, north of the Hogsmill River, although the archaeological evidence suggests that in the early part of the Saxon period, between c AD 400–700, the main settlement was centred on the island on the southern side of the Hogsmill River, which was slightly higher ground. Archaeological excavations (site codes ELK96, ELA98) identified the remains of a possible timber hall, identified from numerous stake and post holes during excavation in 1996. Material finds included traces of antler working and an intact pottery drinking cup. In 1998 further evidence of settlement was found in the form of a number of pits. After this settlement went out of use, the higher ground on which it lay appears to have been abandoned for several centuries, possibly indicating a shift to the central island focussed on the suggested Minster church, accessed via fords across the river streams (Hawkins 1998, 276–8; Hawkins 2003, 96). Later Saxon activity has been recorded, however, in archaeological investigations on the south side of the Hogsmill (site code KHR01) where 8th to 10th century pits were identified.

Excavations in the Eden Street area, (site code EDE89) revealed a V-shaped ditch containing early Saxon pottery, indicating continuous use between the 4th–6th century AD. This would also have lain outside of the central 'island' area, on the eastern side of the Hogsmill River. Tentative evidence of a sunken floored Saxon dwelling was also found east of the Hogsmill; probably site code KG70 (Hawkins 1998, 276). East of the central island further activity, possibly agricultural, took place on the higher ground (ibid, 276). Hawkins (1998, 2003) suggests early Saxon activity also on the west side of the channel, in the vicinity of Eden Walk (site code KES76).

Towards the end of the period, the Minster system began to be replaced by local parochial organisation, with formal areas of land (parishes) and settlements served by a parish church.

There are a number of historical references and documents referring to Kingston in the late Saxon period. The earliest reference is that of a great council held in 'Cyningestun' in AD 838 (document held in the British Library) where King Egbert presided. Kingston was regarded as an important Saxon royal manor. Seven Saxon kings of England are known to have been crowned in Kingston, the first being Edward the Elder in AD 900 and the last Ethelred in AD 979 (Malden 1911, 487–501). They may have been crowned in St Mary's Chapel (GLHER 031698), which was still standing in the early 18th century immediately south of the current church of All Saints. A fragment of a carved stone cross of 8th century date was recovered from the north chancel of the existing parish church. While not conclusive proof as it may have been brought to Kingston from elsewhere at a later date, this does lend evidence to the presence of a Saxon church in Kingston at this time. Any Minster church at Kingston was demolished before c 1100, possibly replaced by the parish church (Hawkins 2003, 95). The Bishop of Winchester owned a palace to the west of the church in the early 9th century (GLHER No. 030007). Hawkins thinks this is a misinterpretation. It was recorded as the property of the Bishops of Winchester from c 1202 and

used by them until 1392, after which it was leased to tenants, and demolished c 1600 (Hawkins 1998, 275; VCH Surrey iii, 487–501; MoLA parish histories)

Saxon settlement

Kingston developed from a rural settlement in the early Saxon period (5th -7th century AD) to an important Royal estate centre by the tenth and eleventh centuries, as recorded in Domesday Book 10. The historic settlement of Kingston upon Thames was important both as a secular and as an ecclesiastical centre from the seventh century, with evidence of a royal connection from AD 838 and in AD 925 Athelstan was crowned here as King of the English. The royal administration may have included an important church - possibly on the site of the 11th century Chapel of St Mary, just south of the present Church of All Saints or just west of this, in the area still retaining the 'Bishops Hall' place-name. Most notably this area of the town could contain important human burial archaeology, relating to the burial grounds of All Saints Church and of earlier iterations of the church and a potential minster burial ground. It is possible that a very large number of human burials dating from the Saxon period, but particularly medieval and post-medieval in date may be present across the historic core. Early Saxon activity is focused in several distinct locations across the town. In the 1974-76 excavations at Eden Walk, the 1978 excavations at 76 Eden Street and the 1989 excavations at 82 Eden Street, Lady Booth Street on the east of the modern town centre, quantities of chaff-tempered pottery of 5th-7th century date were recovered. Excavations at Brook Street in 1985 recovered a large quantity of 6th -7th century pottery¹¹. These settlements appear to be broadly domestic in nature, but archaeological remains of possibly high status settlement dating to the 5th to 7th centuries have been found at South Lane and the Bittoms, including a substantial hall building, and evidence of weaving and antler-working. Kingston's urban origins appear to date to the mid-to-late 12th century when it became a thriving medieval market town centred upon a new bridge, a rebuild of the parish church, the Market Place, and commercial and industrial activity relating to the river system. The town was awarded its first recorded charter (a document granting the townspeople certain rights) in 1200, and the town's importance grew. King John had a residence here, as did the Bishop of Winchester. The ancient river crossing at Hogsmill was the link between the former counties of Middlesex and Surrey. The earliest documentary evidence for a bridge across the Thames at Kingston is from 1193. Archaeological evidence from the extensive bridge excavation that took place in the 1990s suggests a date of no earlier than 1170. Therefore the existence of a Saxon bridge seems unlikely; although it does appear that the Thames was fordable at Kingston during the Saxon period. The medieval road system converged on the bridge and the central island would have been characterised by small bridges across the various watercourses. Of these the Clattern Bridge, crossing the Hogsmill south of the Market Place, is the only survivor, roughly contemporary with the first bridge at Kingston. The Clattern Bridge is a Scheduled Ancient Monument. Other medieval bridges are recorded at Kingston. There is evidence of extensive flooding in Kingston in the medieval and post medieval periods, particularly around the High Street area, and the course and confines of the Thames and Hogsmill were not stabilised until the end of the 19th century. The town is particularly significant in the medieval period for the production of the Kingston type of Surrey Whiteware pottery. This was used in London and the Thames Valley from the 13th century onwards. Several sites in the Eden Street, Union Street and London Road area have revealed nationally important pottery remains, including vast collections of pottery, wasters and kilns. Major archaeological excavations at the Horsefair and on the Charter Quays site have provided significant data on the thriving town of Kingston in the medieval and post-medieval periods¹⁸. Many of the town's earliest medieval buildings would have been constructed along the river frontage and around Market Place; extensive foundations of a series of medieval buildings with long plots extending from Market Place to the river were found. Most of these medieval remains have now gone. The major surviving early building, apart from the 13th to 15th century elements of All Saints Church, is the grade II*-listed Lovekyn Chapel, a chantry chapel founded in 1309 and partly rebuilt in 1352. Elements of the medieval Kingston bridge and a medieval undercroft from the Horsefair excavations have been preserved within the John Lewis development but are not in situ. These important monuments are not on regular public display. Part of a medieval pillar, probably from a merchant's house, is on display outside Kingston Library. The King's Stone part of the fabric of St Mary's Chapel is on display outside the Kingston Guildhall. A Jacobean staircase is preserved within Nos 6-9 Market Place. Notwithstanding these losses, the old core of the town around All Saints Church

and Market Place, with its recognisably medieval street pattern, is described as 'the best preserved of its type in outer London', by Pevsner.

Little physical evidence remains today of the important royal Saxon settlement in Kingston. The Saxon chapel of St Mary stood to the south of the parish church of All Saints until it collapsed in 1730, undermined by grave-digging (McCormack & Shipley, 1988). The chapel was excavated in the 1930's and its foundations are marked out in the church grounds. There are a number of historical references and documents relating to the Saxon period. The earliest reference is that of a great council held in "Cyningestun", in AD 838, (document held in the British Library) where King Egbert presided. Kingston is regarded as an important Saxon royal "vill" or manor, with Surbiton as the south part of its estate and Norbiton as the north. Seven Saxon kings of England are known to have been crowned in Kingston, possibly in St Mary's Chapel, the first being Edward the Elder in AD 900 and the last Ethelred in AD 979. Archaeological evidence of Saxon activity has been recorded at two Museum of London excavations in Kingston. At the Bittoms a Saxon pit was excavated and at 70–76 Eden Street another pit was found. At earlier Kingston excavations such as the Eden Walk site (Phase II), Saxon features were also recorded. By the time of the Domesday Survey in AD 1086, Kingston was a royal manor held directly as part of the king's personal estate. The Domesday Survey records Kingston as having a church, five mills, three fisheries and a considerable amount of ploughland. The Parish church of All Saints is recorded to have Norman stonework in its fabric (McCormack & Shipley, 1988), though it is uncertain that the church referred to in the Domesday Survey is the same structure. More likely it is the earlier Saxon building, St Mary's Chapel. A possible mill site, in Denmark Road close to the Hogsmill, may be one of those referred to in the Domesday Survey (McCormack & Shipley, 1988). Kingston's official emblem, three salmon on a blue background, relates the importance to the town of the fisheries mentioned in the Domesday Survey. Various structures in Kingston are mentioned in historical documents such as a Bishop's Palace, a castle, and palace (referred to as King John's Palace). The Bishop's Palace refers to the Bishops of Winchester who held a palace in Kingston. The "Castle" and King John's Palace are recorded as having been captured by King Henry III in 1264 (Hall/Woodriff, 1981). MOLAS

Medieval town

Numerous archaeological finds and historical references confirm Kingston as an important urban medieval centre, well positioned on the Thames in relation to trade. Its strategic placement as the first river crossing upstream of London Bridge and its function as an inland port, transferring goods to and from Surrey and London, enhanced its status. During this period Kingston is referred to as a town rather than a village, reflecting its trade status and market function. In 1481 a charter officially granting incorporation was established, giving Kingston independent status. The medieval town was centred around the Parish church and the market place, though other medieval structures such as the extant 14th century Chapel of St Mary Magdelene occur in the hinterland of the town. High Street, still used today, is thought to have been first built in the late 12th century. A number of late medieval structures still stand around the market place, which include part of 14 Market Place (now the Next building) and 23 Market Place, thought to have been first constructed in the 15th century. There are many individual archaeological finds, for example, an iron dagger found in Fairfield Road and medieval coins discovered in High Street. Others constitute more substantial remains such as the recent excavations by the Museum of London at the Horsefair (John Lewis Department Store re-development site) where a 14th century undercroft and the medieval (13th century) Kingston Bridge were excavated. This 13th century structure may have replaced an even earlier bridge. This river crossing was an important strategic point. Armies often crossed the Thames in Kingston and a number of skirmishes occurred between rival forces. Medieval Kingston bridge was replaced by the present bridge in 1828. Other archaeological finds indicate industrial activity in the hinterland of the town. These include evidence of the medieval pottery industry. During the medieval period the town was a centre for production of "Surrey White Ware" pottery (this was also produced in other Surrey locations, for example Cheam and Farnham, though each centre had a distinctive Whiteware type). Two whiteware pottery kilns are known which date to the late 14th century, discovered in 1968/9 by the Kingston Upon Thames Archaeological Society. One is in Union Street and the other at 70–72 Eden Street.. The latter was not fully excavated and continued into the adjoining northern property. Results of further excavation at 70–76 Eden Street have added another three kilns to this number. Kilns were also present on the Charter Quay site. MOLAS.

Later medieval period (AD 1066–1485)

By the time of the Domesday Survey in AD 1086 Kingston was a royal manor held directly as part of the king's personal estate, with a church, five mills, three fisheries and a considerable amount of ploughland (Williams and Martin 1992, 72). It remained in royal hands until AD 1200, when it passed to the freemen of the town under the charter of King John.

Numerous archaeological finds and historical references confirm Kingston as an important urban medieval centre, well positioned on the Thames in relation to trade and beside the 'great bridge' over the Thames, located just north of the current bridge, [NGR 517725 169415] north-west of the site (Wakeford 1990, 8). The bridge gave Kingston special importance, as in the 13th century, this was the most easterly of the bridges before London Bridge was reached. During this period Kingston is referred to as a town rather than a village, reflecting its trade status as a major market and inland port, transferring goods to and from Surrey and London. In 1481 a charter officially granting incorporation was established, giving Kingston independent status (Miles 2004).

There is no evidence to determine at what date the bridge over the Thames was built (there may have been one in Saxon times), but it was already endowed with lands for its maintenance in 1219. The bridge probably underwent little modification from an early period until the 19th century (Malden 1911, 487–501). Sketches of the bridge from around 1800 show a 'long and flimsy wooden structure consisting of a narrow causeway railed on either side and resting on rows of poles disposed in groups of four or five banded together by wooden frames.'

The medieval town was centred on the parish church of All Saints and Market Place [NGR 517900 169220], although other medieval buildings, such as the extant 14th-century Chapel of St. Mary Magdalene, (on London Road [NGR 518574 169358]) occur within the hinterland of the town. The present day High Street is thought to have first been established during the 12th century. A number of late medieval structures are still present around the Market Place that include part of 14 Market Place and 23 Market Place, thought to have been first constructed in the 15th century (Miles 2004).

In 1217 the peace between King John and Louis of France was first negotiated at Kingston though signed at Lambeth, and Henry III came here in 1234, 1236, and 1263. Probably the castle captured by Henry III in 1264 on his march south to Rochester was built to cover the Thames bridge on land seized from the manor by Gilbert de Clare. The HER includes the traditional location of a castle close to the Guildhall [NGR 517899 169219] (GLHER ref 030001). It is thought that there was a palace also located south of the Hogsmill [NGR 517838 169011], possibly at the western end of Kingston Hall Road, with accessory administrative buildings extending east into The Bittoms. It has been suggested that palace may have been early 13th century date, although there is no archaeological evidence for this: a house of the late 15th century known as King John's Dairy may be the origin of the tradition (Wakeford 1990, 28). It is recorded, however, that Richard II was certainly staying somewhere in Kingston at the time of the death of Edward III in 1377, when the citizens of London came here to greet their new lord (Malden 1911, 487–501).

The parish church of All Saints [NGR 517900 169300] (GLHER 200319), on the northern side of the market place, is recorded to have Norman stonework in its fabric (McCormack and Shipley 1988). By 1130, All Saint's Church had been granted by the King to Gilbert, Sheriff of Surrey, who in turn gave it to his foundation of Merton Priory, and it was largely rebuilt by c 1300 (Cherry and Pevsner 2002, 311–2).

Archaeological finds indicate industrial activity in the hinterland of the town. During the medieval period from c 1230 to 1400 Kingston was a centre for the manufacture of pottery now known as 'Surrey Whiteware'. Evidence has been found of a significant centre of pottery production in the area of Eden Street, [NGR 518182 169211] and Union Street [NGR 517970 169168] (site codes EDN95, KND82). Highly decorated tablewares (such as jugs) and cooking wares were produced, until the industry declined due to competition from rival manufacturers in Cheam and around the Surrey/Hampshire border. At least four kiln sites are known, dated to the 14th century, and a major excavation undertaken by MoLAS in Eden Street found large quantities of Whiteware vessels (Miller and Stephenson 1999, ix; MoLA parish histories).

There are nine early medieval assets within the study area; these include the Saxon chapel of St Mary, various Saxon spearheads found in waterlogged contexts near the Thames, as well as pits, ditches and gullies. There are thirty-six later medieval assets in the study area. These mainly pertain to the medieval development of Kingston, involving revetments and piers associated with the Thames and other water channels, foundations of houses and industrial kiln activity.

Table 4 Medieval Non-designated Heritage Assets

MON UID	Name	Description	Date
MLO59713	Excavation by P. Emery for Department of Greater London Archaeology, 1989; site code EDE 89. A V-shaped ditch, dated to the Saxon period, contained chaff-tempered pottery. A truncated pit was dated to the Saxon period, and contained substantial proportion of a flat-bottomed, chaff-tempered vessel	DITCH; PIT	Early Medieval/Dark Age 410 to 1065
MLO6494	FRAGMENT OF SAXON POT FOUND IN BRICKEARTH DURING EXCAVATION BY KINGSTON MUSEUM (ER16), DATED 6th century to 8th century, NOT IN SITU (DUNCAN HAWKINS, CGMS, PERS. COMM.)	FINDSPOT	Early Medieval/Dark Age 410 to 1065
MLO66620	Preconquest flint and mortar footings of the chapel of St Mary were excavated in 1926 (Finny 1927). The Saxon chapel of St Mary stood to the south of the present parish church of All Saints until grave digging caused the chapel to collapse in 1730. The chapel was excavated in the 1930s and the foundations are marked out in the graveyard (DBA 1996).	CHAPEL	Early Medieval/Dark Age 1000 to 1065
MLO7730	AS IRON SPEARHEAD, INCOMPLETE SOCKET. 481X29MM. EX GOULD 1904. FROM THE THAMES AT KINGSTON	FINDSPOT	Early Medieval/Dark Age 410 to 1065
MLO8166	NOW IN ?CHURCH. CASTS IN KHS. SETTLEMENT EXCAV 1976 EDEN ST	FINDSPOT	Early Medieval/Dark Age 410 to 1065
MLO92	AS SPEARHEAD, IRON WITH WOOD ADHERING. 113X23MM. EX FINNY 1909.FROM THE THAMES AT KINGSTON	FINDSPOT	Early Medieval/Dark Age 410 to 1065
MLO98	AS SPEARHEAD, IRON, 257X32MM. FROM THE THAMES, AT KINGSTON (?) EX FINNY 1908	FINDSPOT	Early Medieval/Dark Age 410 to 1065
MLO71936	Desktop assessment for Kingston Bus Station undertaken by MWP, 1996. The earliest reference to Kingston occurs in 838 when a great council was held at 'Cyningstun' (the King's Estate) under the guidance of King Egbert. Kingston appears to have been a royal vill or manor comprising a southern area called Surbiton and a northern part, Norbiton. Seven Kings are known to have been crowned in Kingston. By the late Saxon period, Kingston seems to have been a thriving riverside community and in 1086 was recorded as having a church, five mills, three fisheries and extensive ploughland.	SETTLEMENT; MANOR	Early Medieval/Dark Age to Medieval 410 to 1539
MLO77108	A gully was observed, running east-west following the incline of the slope. It contained a single sherd of Early Surrey Ware with flint tempering, dated to AD 1050-1150. The gully was aligned perpendicular with a possible channel, probably feeding into it, suggesting that it was used to drain the waterlogged land, either to settle of to farm.	GULLY	Early Medieval/Dark Age to Medieval 1050 to 1200
MLO10538	IN 1450 DOCUMENTS OF MERTON PRIORY RECORD DETAILS OF A LARGE DOVECOTE ON EDEN STREET	DOVECOTE	Medieval 1066 to 1539
MLO10540	WOOD STREET, & IN PARTICULAR ITS EARLY NAME, HYRDLE STREET, POSSIBLY INDICATIVE OF TIMBER MARKET.	TIMBER MARKET	Medieval 1066 to 1539
MLO10819	DOWN HALL - ON 1ST EDITION OS 25 INCH - NOT ON 1:2500 1956 OS - SITE NOW BENTALLS GARAGE (C 1930?) Formerly a property of Merton Priory, first recorded early 13th century as being held by Lefwin and Adam Le Mariner, held in 15th century by the Skern family (leading Kingston merchants) and in the 17th century as a meeting place for dissenters. Photographs in Kingston Local Studies Library indicate that in its final form it was of late 17th century or early 18th century build.	HOUSE	Medieval 1066 to 1539
MLO12291	EXCAVATED IN 1968, THE EDEN ST POTTERY KILN PRODUCED A LARGE AMOUNT OF SURREY WHITEWARE OF A DISTINCTIVE TYPE. AMONG THE FORMS PRESENT, WHICH INCLUDED BOWLS, JUGS, POTS, DISHES, LOBED CUPS AND CRUCIBLES, WERE CLEARLY WASTER MATERIALS. THE EXCAVATION (ER4) POINTS CONCLUSIVELY TO THE EXISTENCE OF A MEDIEVAL POTTERY INDUSTRY IN	POTTERY KILN	Medieval 1066 to 1539

MON UID	Name	Description	Date
	KINGSTON. Wasters, interpreted as being from this kiln, were also found in excavations at 82, Eden Street in 1989 (see 021533). A pit, interpreted as a stoking or rake-out pit associated with this kiln, was found by Museum of London Archaeology Service in 1995 (021731).		
MLO17598	BOAT-SHAPED PIER BASE WITH CUTWATERS REVETTED WITH TIMBER PILES.STRUCTURE WAS OF FLINT AND REIGATE STONE.INCREASING EVIDENCE FOR A NUMBER OF MEDIEVAL PHASES TO THE BRIDGE.	WOODEN REVETMENT	Medieval 1066 to 1539
MLO23681	C13 UNDERCROFT FOUND DURING DEM. OF ROSE & CROWN (030515) EARLY 20th century. REDISCOVERED IN 1985 (Department of Greater London Archaeology) THE UNDERCROFT WAS MOVED TO ALLOW FOR THE BUILDING OF THE JOHN LEWIS PARTNERSHIP BUILDING. IT IS NOW BACK IN THE BUILDING BUT NOT IN ITS ORIGINAL POSITION. THE WALLS AND 2M OF THE ROOF SURVIVE INTACT. SEE ALSO GLHER REFS: 022134-5, FOR OTHER PERIODS RECORDED IN Department of Greater London Archaeology EXCAVATION.	UNDERCROFT	Medieval 1066 to 1539
MLO24232	DURING CONVERSION WORKS, MAY 1984, AN EARLIER STRUCTURE OF CHALK BLOCK WALLFOUNDATIONS WAS RECORDED. CONSISTED OF A NARROW STRUCTURE, C 4M WIDE, WITH SSQUARE CESS PIT IN ONE CORNER, PRESUMABLY A GARDEROBE OUTSHUT TO THE REAR OF A MEDIEVAL BUILDING FRONTING ON TO THE MARKET PLACE. FILL OF PIT CONTAINEDMUCH RUBBLE, 16th century POTTERY, STAINED WINDOW GLASS AND DECORATED FLOOR TILES.EXISTING BUILDING EARLY 17th century - SEE 200314 - UNUSUAL 'HALF-TIMBERED' TECHNIQUE IN KINGSTON.	BUILDING	Medieval 1066 to 1539
MLO4218	11 MEDIEVAL POTSDHERDS FROM SURREY ARCH SOC EXCAVATIONS 1964	FINDSPOT	Medieval 1066 to 1539
MLO4280	CONDIMENT SET, CERAMIC 130X63X40. 2 BOWLS, JOINED C1775-1800	FINDSPOT	Medieval 1066 to 1539
MLO4327	MEDIEVAL IRON DAGGER 258MM LONG BLADE 132X18MM, HANDLE MISSING, BOUGHT 1965.FROM GARDEN OF 13 FAIRFIELD RD	FINDSPOT	Medieval 1066 to 1539
MLO59717	Excavation by P. Emery for Department of Greater London Archaeology, 1989; site code EDE 89. Numerous medieval features were recorded, including boundary ditches (and post holes 021552). PERIODS RECORDED UNDER SAME SITE CODE: unknown (021547); Roman (021548); Saxon (021549-50); medieval (021551-2); post-med (021553).	DITCH	Medieval 1066 to 1539
MLO59720	Excavation by P. Emery for Department of Greater London Archaeology, 1989; site code EDE 89. Various medieval features were recorded, including post holes (and boundary ditches 021551). PERIODS RECORDED UNDER SAME SITE CODE: unknown (021547); Roman (021548); Saxon (021549-50); medieval (021551-2); post-med (021553).	POST HOLE	Medieval 1066 to 1539
MLO63307	Excavation by P. Emery for Department of Greater London Archaeology (SW), 1988; site code CLA88. Excavations revealed the walls and floors of two tenements belonging to a group known as "The Rookery". The remains consisted of reused Reigate stone blocks, including a mediaeval gargoyle. Periods recorded under same site code: Roman (021789), postmediaeval (021784, 02178501), unknown (021786, 021787, 021788, 021790).	FINDSPOT	Medieval 1066 to 1539
MLO63436	Evaluation undertaken by R Nielson for Museum of London Archaeology Service at 99/101 Clarence Street, Aug'92; site code EMP92. Medieval pottery was found in a truncated overburden layer.	FINDSPOT	Medieval 1066 to 1539
MLO66285	Excavation undertaken by Kingston Museum and DOE (D Hinton). During contractors' excavations, a Surrey White Ware medieval kiln was located. See also SMR ref: 031847.	KILN	Medieval 1066 to 1539
MLO68930	Archaeological monitoring undertaken by D. Hawkins on behalf of LPE, Oct-Sept'96; site code SAD96. Several phases of medieval timber revetments were recorded. By analogy with other similar features in the area, notably those at Kingston Horsefair (SMR ref: 022115), these were thought to date to between c.1300 to 1500. Periods recorded under this site code: medieval (022335-6), post-medieval (022337)	REVETMENT	Medieval 1066 to 1539
MLO68932	Archaeological monitoring undertaken by D. Hawkins on behalf of LPE, Oct-Sept'96; site code SAD96. Alluvial deposits were recorded interspersed with subsequent phases of revetment (SMR ref: 022335). It is thought that the silting might represent a flood episode. Periods recorded under this site code: medieval (022335-6), post-medieval (022337)	FLOOD DEPOSIT	Medieval 1066 to 1539

MON UID	Name	Description	Date
MLO68935	Archaeological monitoring undertaken by D. Hawkins on behalf of LPE, Oct-Sept'96; site code SAD96. Two fairly well-preserved planks recorded within a medieval revetment (SMR ref: 022335) were found to have come from the timbers of clinker-built boats. Periods recorded under this site code: medieval (022335-6), post-medieval (022337)	BOAT UNCLASSIFIED	Medieval 1066 to 1539
MLO71937	A tithe barn belonging to Canbury or Canbury Manor, owned by Merton Priory, from which the vicar of Kingston was entitled to grain from 1303 onwards. The tithe barn was large, some 90 feet square and had four gateways (Biden p100). Traces of the barn were still visible in 1870 (Thorne p403).	TITHE BARN	Medieval 1066 to 1539
MLO77109	A number of substantial postholes were clustered around the pits and stakeholes were recorded to the north-east of area 1, indicating structural activity. The post holes were filled with original fills as excavated, or with post packing, these provided a date range of 1140-1300 and 1230-1400. The large sizes of the posts suggest a substantial structure was probably supported here round the beginning of the 14th century.	BUILDING	Medieval 1140 to 1539
MLO77110	Two pits were observed, both containing large quantities of Early Medieval Greyware pottery wasters and kiln furniture, within a matrix of charcoal. This clearly indicates kiln waste, although there are no apparent kilns present. This could be due to pottery production within the immediate vicinity of the site. The pottery and CBM have been dated to the end of the 12 th century, Other pits were dated 1130-1300 and represent domestic activity.	PIT; PIT	Medieval 1066 to 1539
MLO77113	To the west of area 1 a ditch was cut into the natural clay, N-S, 5m long and over 3m wide and 0.6m deep. It was filled with a light yellowish-brown sandy gravel which contained a single sherd of Kingston ware jug dated 1230-1400 This was on the same alignment as the possible channel and therefore may represent a re-cut or canalisation of the channel. It could just be a ditch to run alongside the channel.	DITCH	Medieval 1066 to 1539
MLO77116	Areas of intercutting pits were excavated and were found to contain large amounts of 14th century pottery fragments within charcoal fills. Though this rubbish contained pottery fragments contemporary with the kiln, they were not predominantly wasters.	PIT GROUP	Medieval 1066 to 1539
MLO77117	A NE-SW running ditch was recorded in the eastern half of the area and may have continued to the southwest where a similar ditch on the same alignment was recorded. These ditches contained Medieval pottery inclusion and may well have been boundary ditches.	DITCH; DITCH	Medieval 1066 to 1539
MLO77118	Overlying the NE-SW aligned ditch in the eastern half was a gravel yard surface. The gravel was sealed by a silty layer containing a large amount of late 13th/early 14th century pottery.	YARD	Medieval 1066 to 1539
MLO77119	The northern third of the site produced evidence for a medieval pottery kiln. The kiln was comprised of five phases of use, each forming a separate floor whilst retaining the same walls. The earliest was sub-rectangular in shape changing to circular in the latest phase. This may reflect the change in function from tile-producing to another type of manufacture. An E-W ditch extended across the site and truncated by the kiln's stoke pit. The latest kiln had two flues at either end with a stoke pit correspondingly.	KILN	Medieval 1300 to 1539
MLO62738	Medieval activity mainly in the form of large-scale pottery production was identified at 70-76 Eden Street during investigations in 1995 by the Museum of London Archaeology Service. The earlier medieval features comprised a deep pit and a number of small cuts. The function of these features is not certain and the finds date them to the 14th century, although probably unrelated to the kilns. Most of the features were associated with a 14th century pottery industry on the site. Four medieval Surrey Whiteware kilns were identified, some with associated stoking pits. The kilns were located to the east of the site and were covered by a 0.70m thick build-up of later deposits. The kilns were dug into the natural brickearth and the subterranean firing chambers were lined with brickearth and straw. As the kilns went out of use, they were backfilled with soil, waster material and collapsed kiln superstructure. Some of the flues, chambers and floors were partially preserved although nothing that would have been above ground level survived. The best preserved of the kilns was a to flue structure with two adjacent stoking pits and an internal pedestal. The circular stoking pits adjacent to the kilns contained a primary fill of charcoal and soil wit waster material, suggesting that the fill was the raked-out waste from the last kiln firing. A large pit, possibly initially used for quarrying construction material was re-used as a dump for	LAND SURFACE; DITCH; POTTERY KILN; STOKE PIT; POST HOLE; PIT; POTTERY MANUFACTURING SITE	Medieval 1066 to 1539

MON UID	Name	Description	Date
	waster material. It is likely that the kilns and stoke pits, once obsolete would have also been used as a dump. Other medieval features included probable rubbish pits, a ditch and scattered post holes. Although probably associated with the kilns the relationship could not be confirmed. (1-3)		
MLO15581	Medieval CHAPEL, THE SITE OF WHICH IS MARKED ON THE 1956 OS 1:2500. EXCAVATED BY FINNY 1926. IT WAS DEMOLISHED IN 1730 AFTER THE COLLAPSE OF THE WALL. THE CHAPEL STOOD TO THE SOUTH EAST OF ALL SAINTS CHURCH AND IS WIDELY HELD TO BE THE CHAPEL IN WHICH SEVEN SAXON KINGS WERE CROWNED IN THE 10TH AND 11TH CENTURIES.	CHAPEL; CHAPEL	Medieval to Post Medieval 1066 to 1900
MLO17203	IN 1968 A MEDIEVAL POTTERY KILN HAD BEEN DISCOVERED BEHIND 70-72 EDEN STREET (see 030513/00/00). THIS ADJACENT SITE BECAME VACANT AND AN ARCHAEOLOGICAL INVESTIGATION UNDERTAKEN. NO FURTHER EVIDENCE FOR INDUSTRIAL ACTIVITY WAS FOUND.	GARDEN	Medieval to Post Medieval 1066 to 1900
MLO66377	Evaluation and excavation undertaken by JG Perry and AC Skelton for SAS, Sept'95; site code WWE95. The buried remains of a pig were found to date from the medieval or post-medieval periods. Periods recorded under same site code: Bronze Age/Iron Age (022125-6), Roman/Medieval (022127), medieval/post-medieval (022128), post-medieval (022129-30)	ANIMAL BURIAL; ANIMAL BURIAL; ANIMAL BURIAL	Medieval to Post Medieval 1066 to 1900
MLO66451	Excavation undertaken by JS McCracken for Department of Greater London Archaeology, 1985; site code HOR85. Two buildings dated to the C15th or 16th century were found, with stone foundations and clay floors with associated pitched tile hearths. Periods recorded under same site code: medieval (030516), medieval/post-medieval (022134-5)	BUILDING; BUILDING; BUILDING	Medieval to Post Medieval 1066 to 1900
MLO66452	Excavation undertaken by JS McCracken for Department of Greater London Archaeology, 1985; site code HOR85. A late medieval/early post-medieval (c.1500) cesspit was found. It was lined with tile and flint. Periods recorded under same site code: medieval (030516), medieval/post-medieval (022134-5)	CESS PIT; CESS PIT; CESS PIT	Medieval to Post Medieval 1066 to 1900
MLO67362	During conversion works to the Old Crown, S. Nelson recorded an earlier chalk block wall foundation running at right angles to the street frontage. It consisted of a narrow structure c.4m wide, containing in one corner a square cess pit. Presumably this represented a garderobe outshut to the rear of the medieval building fronting onto the Market Place. The fill of the pit contained much rubble, pottery of 16th century date and an interesting group of stained window glass and decorated floor tiles. No further periods recorded on site.	PIT; TOILET; TOILET; PIT; PIT; TOILET	Medieval to Post Medieval 1066 to 1900
MLO71940	During the medieval period Kingston developed into a thriving market town. It was granted Royal Borough status and King John granted its first extant charter in 1200. Kingston had the only bridge upriver from London bridge and became a natural focal point for trade. There was a market from 1242 and a fair from 1256. Further fairs were granted in 1351 and 1556. References in the 14th and 15th centuries point to the existence of a thriving commercial centre, with street names indicating the presence of different trades, for example Salters Lane, Wool Market, Leather Market, Butchery Row and Cook Row. In 1535 the historian John Leland described Kingston as 'the best market town of all Southerly'. By the 16th and 17th centuries, Kingston was established as an important centre for boat building, tanning, milling, brewing and river barge traffic. It was a flourishing market town, uniquely aided by a charter granted by Charles I in 1628, forbidding the holding of any other market within a seven-mile radius.	MARKET PLACE; MARKET PLACE; MARKET PLACE	Medieval to Post Medieval 1066 to 1900
MLO74047	Evaluation by OAU in July 99 found undisturbed deposits (though later built on with 19th century housing) ploughsoil with few sherds giving dates from C13 to 1640-70.	LAND SURFACE; LAND SURFACE; LAND SURFACE	Medieval to Post Medieval 1066 to 1900
MLO118441	Church of All Saints, Market Place, Kingston upon Thames, Surrey, KT1 1RJ	CHURCHYARD; TABLE TOMB; GRAVESTONE	Medieval to Post Medieval 1066 to 1900

5.4 Post medieval to modern

By the 16th and 17th centuries Kingston had established itself as an important centre for boatbuilding, tanning, milling, brewing and river barge traffic. It was a flourishing market town, uniquely aided by a charter granted by Charles I in 1628 forbidding the holding of any other market within a seven-mile radius.

There are eighty-five post medieval to modern assets; thirty-seven of these relate to photographs taken in the late 19th and early 20th century prior to demolition of houses. The rest includes results and finds from various excavations and interventions during periods of redevelopment in the late 1980s to early 21st century.

Excavation within the site itself found various pits, refuse dumps and gullies containing post medieval finds. The development of this later period is covered in the historical mapping in section 7.0 below.

Table 5 Post medieval to modern Non-designated Heritage Assets

MON UID	Name	Description	Date
MLO10551	MR FOWLER'S BOOT SHOP JONES GT, HORSE FAIR, 1894 (Photograph). SLO16797. DREWETT, HORSEFAIR WITH WOODEN BUILDING C.1895 (Photograph). SLO16798. DREWETT, HORSEFAIR, WITH WOODEN BUILDING C.1895 (Photograph). SLO16799.	SHOP	1540 to 1900
MLO17198	EXCAVATIONS BY S NELSON ON BEHALF OF KUTAS REVEALED BRICK FOUNDATIONS AND FLOORS OF A DOMESTIC BUILDING DATING FROM THE LATE 17TH CENTURY. POTTERY AND CLAY PIPES FROM THIS PERIOD WERE RETRIEVED. ALSO FOUND WAS A PREVIOUSLY UNKNOWN ISSUE OF A 17TH CENTURY TRADER'S TOKEN, HENRY MALE.	HOUSE	1540 to 1900
MLO17661	INSPECTION OF FORMER WARING AND GILLOW STORE PRIOR TO DEMOLITION. CELLARS AT1 CLARENCE STREET WERE EXTANT. THIS BUILDING WAS CONSTRUCTED AFTER THE OPENING OF THE NEW BRIDGE AND OCCUPIED BY A DR TAYLOR. THE BUILDING WAS ALSO KNOWN AS BRIDGE HOUSE.	HOUSE; CELLAR	1540 to 1900
MLO1862	HIGHLY DISTURBED PITFILLS CONTAINED SMALL POTTERY FRAGMENTS. Excavation archive: HINTON MP. EXCAVATION ARCHIVE. SITE CODE KR78/ER16.	PIT	1540 to 1900
MLO23144	MR KING'S GREENGROCERY SHOP JONES GT, HORSE FAIR, 1894 (Photograph). LO40481.	SHOP	1540 to 1900
MLO23145	HODGSON WfJ, WEST SIDE, CORNER OF WATER LANE, C.1895 (Photograph). SLO40482.	HOUSE	1540 to 1900
MLO23290	MENTIONED IN CONNECTION WITH THE FINDING OF AN UNDERCROFT (030516). DEM EARLY 20th century HODGSON WfJ, "ROSE AND CROWN", CORNER OF OLD BRIDGE STREET AND (Photograph). SLO40952	PUBLIC HOUSE	1540 to 1900
MLO23292	HOME OF THE ROOTS FAMILY - DEM. 1908 - FOR EMPIRE THEATRE In the early 19th century Canbury Lodge was erected. In 1888 the Lodge was shown standing alone but within a few years the area was developed to include the Kingston Picture House just to the south and Canbury Lodge was renamed Canbury Croft (Sampson p68). There is some confusion as to the history of this house as Sampson advises that Canbury Croft was demolished in 1921 to make way for Kingston Bus Station.	HOUSE	1540 to 1900
MLO24416	HODGSON WfJ, ROW BARGE INN, OLD BRIDGE STREET, LATER REBUILT (Photograph). SLO43555.	SHOP	1540 to 1900
MLO29090	CHURCH HALL (Post Medieval - 1540 AD to 1900 AD)	CHURCH HALL	1540 to 1900
MLO3146	Department of Greater London Archaeology EXCAVATION REVEALED WALL IN TEST PIT 1 CUTTING CHARNEL PIT (032024). THIS APPEARS TO BE BACK OF BASEMENT WALL FOR 9 CHURCH ST. OVER THIS WAS THE REMAINS OF A SIMILAR AND NEAR CONTEMPORARY WALL. BOTH WALLS COMPOSED OF DARK RED BRICKS BONDED WITH DARK YELLOW SANDY MORTAR. ALSO IN TEST PIT 2 A CONTEMPORARY ROUGH FOUNDATION WAS FOUND. BUILT OVER WALLS WAS LATER 19TH CENTURY WALL.	BASEMENT; WALL	1540 to 1900
MLO3148	Department of Greater London Archaeology EXCAVATION FOLLOWING DISCOVERY OF HUMAN BONES LED TO DISCOVERY OF CHARNEL PIT WHICH CONTAINED REMAINS OF UP TO 25 INDIVIDUALS. DATING EVIDENCE SUGGESTS LATE 17TH CENTURY DATE. FINDS INCLUDED POTSDHERDS AND TILE FRAGMENTS. EXCAVATION REVEALED WALLS (032025) SUGGESTING CHURCHYARD (200319) WAS OPEN IN THIS AREA AT THIS TIME.	CHARNEL PIT	1540 to 1900
MLO3394	A WATCHING BRIEF IN A SERVICE TRENCH REVEALED ASSORTED BUILDING MATERIAL.	FINDSPOT	1540 to 1900

MON UID	Name	Description	Date
MLO5250	A post medieval find of unknown type was found at Canbury Passage near Kingsgate Road in Kingston. The nature of the find is unknown although it was found during an excavation by Kingston Historical Society. (1)	FINDSPOT	1540 to 1900
MLO58360	OBSERVATION OF TWO TEST-PITS BY Department of Greater London Archaeology (SITE CODE CHK91) SHOWED THE Post Medieval BACK BASEMENT WALL OF NO 9 CHURCH ST CUTTING A C17 CHARNEL PIT (MLO58364), WHICH MAY HAVE BEEN CLEARANCE FROM ALL SAINTS CHURCHYARD. SIMILAR Post Medieval WALL FOUNDATIONS WERE OBSERVED IN THE OTHER TEST-PIT.	BASEMENT; WALL	1540 to 1900
MLO58364	OBSERVATION OF TWO TEST-PITS BY Department of Greater London Archaeology (SITE CODE CHK91) SHOWED C17 CHARNEL PIT, POSSIBLY CLEARANCE FROM ALL SAINTS CHURCHYARD. THE Post Medieval BACK BASEMENT WALL OF NO 9 CHURCH ST CUT THE CHARNEL PIT (MLO58360), AND APPEARED TO BE LATE C17/EARLY 18th century. A SIMILAR Post Medieval WALL FOUNDATION WAS OBSERVED IN THE OTHER TEST-PIT. NATURAL NOT FOUND.	BURIAL; CHARNEL PIT	1540 to 1900
MLO59721	Excavation by P. Emery for Department of Greater London Archaeology, 1989; site code EDE 89. An 18th century pit contained a number of Surrey White Ware sherds, including wasters, probably from the medieval kiln behind 70/72 Eden Street excavated in 1968/9 by Kingston Museum (see 030513). PERIODS RECORDED UNDER SAME SITE CODE: unknown (021547); Roman (021548); Saxon (021549-50); medieval (021551-2); post-med (this entry).	PIT	1540 to 1900
MLO61408	Evaluation by G. Brown for Pre-Construct Archaeology, January 1995; site code CLD 95. A deposit interpreted as a postmedieval ploughsoil was recorded, confirming cartographic sources from 1741 - 1865 which suggested agricultural use. Periods recorded under same site code: Roman (021699); post-med (021700).	CULTIVATION SOIL	1540 to 1900
MLO6142	TWO BRICK-LINED CESS PITS AND TWO RED BRICK WALLS, ONE PROBABLY LATE 17TH CENTURY, THE OTHER 19TH CENTURY. EXCAVATED IN 1983 BY A. PENROSE FOR KINGSTON MUSEUM AND HERITAGE SERVICE (ER52).	WALL; CESS PIT	1540 to 1900
MLO63303	Excavation by P. Emery for Department of Greater London Archaeology (SW), 1988; site code CLA88. Basement excavations revealed the early 18th century foundations of part of the original Crown and Thistle Inn. Periods recorded under same site code: Roman (021789), post-mediaeval (021785, 02178501), unknown (021786, 021787, 021788, 021790).	BUILDING	1540 to 1900
MLO63438	Evaluation undertaken by R Nielson for Museum of London Archaeology Service at 99/101 Clarence Street, Aug'92; site code EMP92. 18th-19th c. pits were revealed and an 18th c. well (SMR ref: 082958).	PIT	1540 to 1900
MLO63440	Evaluation undertaken by R Nielson for Museum of London Archaeology Service at 99/101 Clarence Street, Aug'92; site code EMP92. An 18th c. well was located which was backfilled before the construction of the standing building. In addition 18th-19th century pits were revealed (SMR ref: 082957).	WELL	1540 to 1900
MLO66378	Evaluation and excavation undertaken by JG Perry and AC Skelton for SAS, Sept'95; site code WVE95. Post-medieval bedding trenches were found. Periods recorded under same site code: Bronze Age/Iron Age (022125-6), Roman/Medieval (022127), medieval/post-medieval (022128), post-medieval (022129-30)	BEDDING TRENCH	1540 to 1900
MLO66379	Evaluation and excavation undertaken by JG Perry and AC Skelton for SAS, Sept'95; site code WVE95. A deeply-cut ditch ran across the site. Periods recorded under same site code: Bronze Age/Iron Age (022125-6), Roman/Medieval (022127), medieval/post-medieval (022128), post-medieval (022129-30)	DITCH	1540 to 1900
MLO67361	Excavation undertaken by P. Nicolaysen for KHS/KUTAS, 1984; site code not known. The only features found were a brick lined cess pit containing 18th century and early 19th century pottery and glass fragments and a sub-rectangular pit which extended vertically 4m below the modern ground surface and contained fragments of mathematical tile, building rubble and 19th century/20th century pottery. At the bottom of the pit was a mass of corroded metal including 3 almost complete circular vessels. No further periods recorded on site.	CESS PIT	1540 to 1900
MLO6786	FORMERLY THE BELL INN (NOS 36-38) BUT PRIOR TO THE DEMOLITION HAD BEEN AMOTOR SPARES GARAGE. A SKETCH DRAWING & PHOTOGRAPHIC RECORD WERE MADE. THIS WAS REPEATED FOR NOS 34, 40 AND 42.	CELLAR; PIT	1540 to 1900
MLO68903	Evaluation undertaken by Duncan Hawkins for LPE, Oct'95; site code TDE95. No evidence of human activity earlier than the post-medieval period was recovered during the excavations. A series of mixed dumped soils containing residual finds of 17th century and 18th century date were thought to represent a new garden for	GARDEN	1540 to 1900

MON UID	Name	Description	Date
	Down Hall which was substantially remodelled in the mid 19th century. No further periods recorded under this site code.		
MLO68933	Archaeological monitoring undertaken by D. Hawkins on behalf of LPE, Oct-Sept'96; site code SAD96. The final phase of revetment recorded on the site was thought to date from the late 18th century. Periods recorded under this site code: medieval (022335-6), post-medieval (022337)	REVTMENT	1540 to 1900
MLO76109	The evaluation revealed a post medieval ploughsoil. This contained small amounts of datable artefacts, however the presence of the ceramic field drain inserted into layer 4 implies that the area was still open field or parkland up until as late as the 19th century. The site appeared to have remained undeveloped until terraced housing was built in the later 19th century.	PLOUGH SOIL	1540 to 1900
MLO77055	The plough soil was overlain by layers associated with the construction and demolition of 19th century terraced housing.	MADE GROUND; BUILDING RUBBLE	1850 to 2050
MLO77073	Post medieval features were predominantly in the form of shallow pits, small postholes and beamslots. These are thought to largely be related to horticultural/agricultural activity, such as sheds/barns. A possible line of fence or ditch demarcating the boundary between fields was also evident.	STRUCTURE; PIT; FIELD BOUNDARY	1540 to 1800
MLO77076	The basement of a 19th century building was also recorded with associated probable garden features. It was constructed of frogged red bricks and may be the substantial house of George Phillipson, shown on the Kingston Tithe Map 1840.	BASEMENT	1800 to 1900
MLO77111	In order of 50 postholes were excavated to reveal the presence of former post-medieval buildings. The pairing of postholes suggests replacements, and the variety of shapes indicates that more than one phase of building is represented. The alignment of these postholes is consistent with the orientation of Clarence Street suggesting that they were associated with the fronting buildings on Clarence Street. The pottery recovered dates the demolition to between 1550 and 1700.	BUILDING; BUILDING; BUILDING	1540 to 1900
MLO77112	A series of beamslots were dug into the layer of re-deposited brickearth, forming three buildings with a post-demolition date of 1720-1780. These probably represent stables, since a pony/horse burial was excavated further south.	BUILDING; BUILDING; BUILDING	1700 to 1800
MLO77114	A number of linear features were recorded from area 1 and have been interpreted as garden horticultural features. These reflect Kingstons' continuing trade in crops and vegetables with London.	LINEAR FEATURE; LINEAR FEATURE; LINEAR FEATURE; LINEAR FEATURE	1800 to 1900
MLO77115	35 postholes were observed representing the final phase of activity in area 2 of the site. These were all backfilled during the 19th century, as indicated by the pottery, and represent building activity on the site.	BUILDING	1800 to 1900
MLO77120	A burial pit was revealed in evaluation trench 1 and contained the complete skeleton of donkey or a pony. A second horse interment was discovered in the centre of the site and dated to the late 17th century or early 18th century.	BURIAL PIT; BURIAL PIT; ANIMAL BURIAL PIT	1540 to 1900
MLO8106	TIMBER-FRAMED HO, GABLE TO ST AYLIFFE GW, KINGSTON OLD BRIDGE ST. ENTRANCE TO WATERMAN'S (Photograph). SLO12373.	HOUSE	1540 to 1900
MLO8107	SHOP, TIMBER-FRAMED, GABLE-END TO ST. AYLIFFE GW, KINGSTON. OLD BRIDGE ST. ENTRANCE TO WATERMAN'S PA (Photograph). SLO12374.	SHOP	1540 to 1900
MLO8108	PHIPSON E, HORSE FAIR/BACK LANES C1894 (Unpublished illustration). SLO12376. AYLIFFE GW, KINGSTON. OLD BRIDGE ST. ENTRANCE TO WATERMAN'S (Photograph). SLO12375. DREWETT, OLD BRIDGE STREET: VIEW EAST PRIOR TO DEMOLITION (Photograph). SLO12378. DREWETT, THAMES STREET: JUNCT VICARAGE ROAD, PRIOR TO DEMOL (Photograph). SLO12379. HARDWICK JJ, YE OLD BARLEY MOW (Unpublished illustration). SLO12377.	PUBLIC HOUSE	1540 to 1900
MLO8112	HODGSON WFJ, OLD BRIDGE STREET (Photograph). SLO12392. HODGSON WFJ, OLD BRIDGE STREET C.1894 (Photograph). SLO12391. DREWETT, OLD BRIDGE STREET: VIEW EAST PRIOR TO DEMOLITION (Photograph). SLO12393.	PUBLIC HOUSE	1540 to 1900
MLO8116	HODGSON WFJ, JUNCTION OF OLD BRIDGE STREET AND THAMES ST (Photograph). SLO12397. HODGSON WFJ, JUNCTION OF OLD BRIDGE STREET AND THAMES STREET (Photograph). SLO12398. AYLIFFE GW, KINGSTON. "BACK LANES" (Photograph). SLO12396. PHEASANT LANE, NOW BACK LANE, 1890. (Photograph). SLO12399. DREWETT, THAMES STREET: JUNCT VICARAGE ROAD, PRIOR TO DEMOL (Photograph). SLO12400.	HOUSE	1540 to 1900

MON UID	Name	Description	Date
MLO8117	PHOTO CAPTIONED "CLEARED IN 1895" AYLIFFE GW, KINGSTON. HORSE FAIR. THAMES ST CORNER. (Photograph). SLO12401. PRINTS OF THE HORSEFAIR, C.1894 (Photograph). SLO12402. DREWETT, THAMES STREET: JUNCT VICARAGE ROAD: PRIOR TO DEMOL (Photograph). SLO12403.	SHOP	1540 to 1900
MLO8118	PHOTO CAPTIONED "CLEARED IN 1895" HODGSON WFJ, CORNER OF OLD THAMES STREET AND THE HORSE FAIR (Photograph). SLO12405. AYLIFFE GW, KINGSTON. HORSE FAIR. THAMES ST CORNER. (Photograph). SLO12404. PRINTS OF THE HORSE FAIR, C.1894 (Photograph). SLO12406. DREWETT, THAMES STREET: JUNCT VICARAGE ROAD: PRIOR TO DEMOL (Photograph). SLO12407.	SHOP	1540 to 1900
MLO8119	GEO DAY'S FURNITURE SHOP HODGSON WFJ, HORSE FAIR, C.1894 (Photograph). SLO12410. DREWETT, HORSEFAIR WITH BUILDINGS DEMOLISHED 1895 (Photograph). SLO12411. DREWETT, HORSEFAIR WITH WOODEN BUILDING C.1895 (Photograph). SLO12412. AYLIFFE GW, KINGSTON. HORSE FAIR. CLEARED 1895 (Photograph). SLO12408. PRINTS OF THE HORSE FAIR, C.1894 (Photograph). SLO12409.	SHOP	1540 to 1900
MLO8120	MRS BROWN'S BOOT SHOP HODGSON WFJ, HORSE FAIR, C.1894 (Photograph). SLO12414. DREWETT, HORSEFAIR WITH BUILDINGS DEMOLISHED 1895 (Photograph). SLO12415. DREWETT, HORSEFAIR WITH WOODEN BUILDING C.1895 (Photograph). SLO12416. AYLIFFE GW, KINGSTON. HORSE FAIR. CLEARED 1895 (Photograph). SLO12417. PRINTS OF THE HORSE FAIR, C.1894 (Photograph). SLO12413.	SHOP	1540 to 1900
MLO8121	MR BROWN'S SHOP (GREENGROCER) DREWETT, HORSEFAIR WITH BUILDINGS DEMOLISHED 1895 (Photograph). SLO12422. DREWETT, HORSEFAIR WITH WOODEN BUILDING C.1895 (Photograph). SLO12418. KELLY & CO LTD, KELLYS KINGSTON DIRECTORY FOR 1895 (Article in monograph). SLO12419. AYLIFFE GW, KINGSTON. HORSE FAIR. CLEARED 1895 (Photograph). SLO12420. PRINTS OF THE HORSE FAIR, C.1894 (Photograph). SLO12421.	SHOP	1540 to 1900
MLO8122	MR COMBER'S HAIRDRESSING SHOP JONES GT, HORSE FAIR, 1894 (Photograph). SLO12425. DREWETT, HORSEFAIR WITH WOODEN BUILDING C.1895 (Photograph). SLO12426. DREWETT, HORSEFAIR, WITH WOODEN BUILDING C.1895 (Photograph). SLO12427. KELLY & CO LTD, KELLYS KINGSTON DIRECTORY FOR 1895 (Article in monograph). SLO12423. AYLIFFE GW, KINGSTON. HORSE FAIR. CLEARED 1895 (Photograph). SLO12424.	SHOP	1540 to 1900
MLO8126	MRS ROBINSON'S ALBANY EATING HOUSE JONES GT, HORSE FAIR, 1894 (Photograph). SLO12438. HODGSON WFJ, HORSE FAIR, C.1894 (Photograph). SLO12437. DREWETT, HORSEFAIR WITH WOODEN BUILDING C.1895 (Photograph). SLO12439. DREWETT, HORSEFAIR, WITH WOODEN BUILDING C.1895 (Photograph). SLO12434. KELLY & CO LTD, KELLYS KINGSTON DIRECTORY FOR 1895 (Article in monograph). SLO12435. AYLIFFE GW, KINGSTON. HORSE FAIR. CLEARED 1895 (Photograph). SLO12436.	EATING HOUSE	1540 to 1900
MLO8128	GABLE END TO ST HODGSON WFJ, OLD BRIDGE STREET C.1894 (Photograph). SLO12442. DREWETT, OLD BRIDGE STREET: VIEW EAST PRIOR TO DEMOLITION (Photograph). SLO12443.	LODGING HOUSE	1540 to 1900
MLO8129	PAIR OF BRICK HOUSES. BACK LANE FROM WATERMAN'S PASSAGE, 1892. (Photograph). SLO12445 AYLIFFE GW, KINGSTON. "BACK LANES" (Photograph). SLO12444. PHEASANT LANE, NOW BACK LANE, 1890. (Photograph). SLO12446.	HOUSE	1540 to 1900
MLO8130	AYLIFFE GW, KINGSTON. "BACK LANES" (Photograph). SLO12447. PHEASANT LANE, NOW BACK LANE, 1890. (Photograph). SLO12448.	LODGING HOUSE	1540 to 1900
MLO8131	AYLIFFE GW, KINGSTON. "BACK LANES" (Photograph). SLO12450. PHEASANT LANE, NOW BACK LANE, 1890. (Photograph). SLO12449.	LODGING HOUSE	1540 to 1900
MLO8132	AYLIFFE GW, KINGSTON. "BACK LANES". (Photograph). SLO12451. PHEASANT LANE, NOW BACK LANE, 1890 (Photograph). SLO12452.	HOUSE	1540 to 1900
MLO8134	PAIR OF BRICK HOUSES AYLIFFE GW, "BACK LANES" OF KINGSTON LOOKING TOWARDS THE TOWN (Photograph). SLO12454. BACK LANE LOOKING TOWARDS THAMES STREET, 1890 (Photograph). SLO12455.	HOUSE	1540 to 1900
MLO8136	HODGSON WFJ, WEST SIDE, CORNER OF WATER LANE, C.1895 (Photograph). SLO12458.	PUBLIC HOUSE	1540 to 1900
MLO8137	HODGSON WFJ, WEST SIDE, CORNER OF WATER LANE, C.1895 (Photograph). SLO12459.	LAUNDRY	1540 to 1900

MON UID	Name	Description	Date
MLO8138	HODGSON WFJ, WEST SIDE, CORNER OF WATER LANE, C.1895 (Photograph). SLO12460.	HOUSE	1540 to 1900
MLO8139	HODGSON WFJ, THE RED LION INN, LATER REBUILT, C.1895 (Photograph). SLO12461. HODGSON WFJ, WOOD STREET, C.1900 (Photograph). SLO12462.	PUBLIC HOUSE	1540 to 1900
MLO8140	HODGSON WFJ, WOOD STREET, C.1900 (Photograph). SLO12463.	SCHOOL; NATIONAL SCHOOL	1540 to 1900
MLO8141	SAUNDERS PORK BUTCHERS HODGSON WFJ, BETWEEN THE VICARAGE GROUNDS AND ALL SAINTS SCHOOL (Photograph). SLO12464.	SHOP	1540 to 1900
MLO8142	HODGSON WFJ, BETWEEN THE VICARAGE GROUNDS AND ALL SAINTS SCHOOL (Photograph). SLO12465.	SHOP	1540 to 1900
MLO8147	DREWETT, HORSEFAIR WITH WOODEN BUILDING C.1895 (Photograph). SLO12472. DREWETT, HORSEFAIR, WITH WOODEN BUILDING C.1895 (Photograph). SLO12473.	SHOP	1540 to 1900
MLO8148	DREWETT, OLD BRIDGE STREET: VIEW EAST PRIOR TO DEMOLITION (Photograph). SLO12474.	LODGING HOUSE	1540 to 1900
MLO8149	DREWETT, HORSEFAIR, WITH WOODEN BUILDING C.1895 (Photograph). SLO12475.	PUBLIC HOUSE	1540 to 1900
MLO8150	DREWETT, WOOD STREET WITH COTTAGE C.1900 (Photograph). SLO12476.	SHOP	1540 to 1900
MLO8154	KCC, OLD BRIDGE STREET: ENTRANCE TO WATERMAN'S PASSAGE (Photograph). SLO12483.	ENGINEERING WORKS	1540 to 1900
MLO8155	AYLIFFE GW, KINGSTON. VICARAGE RD. WATER LANE NR. MARSH MILL. (Photograph). SLO12484.	HOUSE	1540 to 1900
MLO8160	81 CLARENCE ST (FORMERLY) CLARENCE ST FROM EDEN ST. (Photograph). SLO12489.	SHOP	1540 to 1900
MLO88204	(Formerly listed as The Old Crown Public House) Early to mid 18th century façade. Reputed to have timber frame, perhaps of 17th century. The front is of 3 storeys, with 5 windows on the 1st floor and 3 on the 2nd floor. On the ground floor is a C19 pilastered pub front of little interest, with, to the right, a carriageway which has been filled in with a further modern pub front. The upper floors are faced with brown brick with red brick dressings to the 1st floor windows. 1st floor windows are segmental arched with slightly recessed sash boxes. The 2nd floor windows have 3 casements each. There is a brick band at 2nd floor level. Tiled roof. The rear and sides are rendered and gabled. Some timber framing survives on the upper floors.	TIMBER FRAMED BUILDING; PUBLIC HOUSE; PUBLIC HOUSE; PUBLIC HOUSE; PUBLIC HOUSE	1600 to 1983
MLO88205	Early to mid C19, altered. 3 storeys, 5 bay north front with the 3 centre bays bowed forward. rusticated stucco ground floor with some vermiculation. A modern shop window in the central bays. Grey brick faced 1st floor with stucco window dressings. The windows have moulded architraves. The three central windows have, in addition, a frieze and cornice, the central one being pedimented, with console brackets. Stucco main cornice, with later stuccoed attic above. Channelled stucco ground floor with a modern shop window to west return. First floor brick faced with triple window and stucco pilasters, architrave, frieze and console-bracketed cornice. The main cornice and attic continue from the front. This building holds an important position in the townscape.	HOUSE; HOUSE; SHOP	1800 to 1983
MLO88213	Early/mid C19. 3 storeys, 2 bays wide. Modern shop on ground floor. Upper floors faced with painted brick with flat, gauged brick window heads. Hipped slate roof with bracketed eaves. Listed for group value.	HOUSE; SHOP	1800 to 1983
MLO88214	C17 altered. Originally 2, 2 storeyed cottages, each one bay wide. Third storey added C19. Ground floors now combined into a single shop but upper floors are still separate. There is a modern shop front on the ground floors. The upper floors are rendered, with a band at 2nd floor level. Although the roofs were raised in the C19, some of the original C17 principal timbers survive. Both houses had double roofs. Tie beams survive at front and rear in both as well as some of the original principal rafters, also, in the northern truss of the back roof in No 15, a raking queen strut, and, in the back slope of the front roof of No 13, a butt purlin. Also surviving in No 15 (above ground floor level) the original brick chimney stack with grouped rectangular flues, and, just below the tie beam of the northern roof truss at the rear, a 3-light timber-framed window with diamond mullions.	HOUSE; HOUSE; SHOP; SHOP	1600 to 1983
MLO88232	C18. The front is a C20 rebuild. (Half-timbered above a modern shop). Tiled roof. 3 storeys, 2 bays wide. The back is C18 plum brick with flush-framed sash windows, eaves cornice, tiled roof.	TIMBER FRAMED HOUSE; HOUSE; SHOP; HOUSE	1700 to 1999

MON UID	Name	Description	Date
MLO88253	Earlier C19. 3 and 4 storeys. 3 bays, 4 storeys facing Church Street; 3 bays, 3 storeys curving round into Market Place. Modern shop on the ground floor. Painted brick upper floors with stucco architraves to 1st floor windows. The 3 storey part to the right has lost its cornice and moulded architraves. The building is included primarily for group value.	HOUSE; SHOP	1800 to 1983
MLO88264	Early C19. 3 storeys, 2 bays each above a modern shop which has combined both ground floors. Modern shop front. Yellow brick above with flat, gauged brick window heads and parapet. Sash windows retaining glazing bars. Listed primarily for group value.	HOUSE; SHOP	1800 to 1983
MLO88271	Early C17 with C18 alterations. Much rebuilt after fire in 1973. Timber framed. Tiled pitched roof. Originally 2 storey range with jettied upper floor comprising 3 separate units. In the C18, the roof was raised to accommodate attics and rebuilt with four gabled dormers, though the original roof trusses were retained. The walls are rendered. On the ground floor is a shop front of similar design to the C19 shop front existing at the time of the fire. Much of the timber frame and facade survived the fire as did some C17 timber panelling on the 1st floor but the load-bearing function of the timber frame has now been taken over by a new reinforced concrete frame. Also known as No 1 Church Street.	HOUSE; TIMBER FRAMED HOUSE; JETTIED HOUSE; HOUSE; SHOP; HOUSE	1600 to 1973
MLO88276	Late C16 or early C17. Originally a public house, divided into three shops in the later C19. 2 storeys, 3 bays wide. Timber framed with jettied upper floor. Modern shop fronts on the ground floor. Square headed sash windows to two left hand bays. Other modern oriel. The upper floors rendered in the C19. No 6 also has some C20 false timbering and a modern oriel bay window. Tiled roof with chimney stack between Nos 6 and 8.	JETTIED HOUSE; PUBLIC HOUSE; TIMBER FRAMED BUILDING; SHOP; SHOP	1567 to 1983
MLO88287	Late C17 or early C18 altered, now one shop, formerly separate premises. Modern shop on ground floor. Upper floors refaced with early C20 half-timbering (of little interest). Separate roofs to each building: No 26 has a slated front slope on eaves; No 28 has a steeply pitched tiled roof behind a parapet. At the back to the churchyard, the buildings remain separate. No 26 has an early C18, or late C17, plum brick rear wall one bay wide, with dentil eaves cornice and steeply pitched, tiled roof with some peg tiles. No 28 projects beyond No 26. Mid to late 17th century. Brown brick with red dressings. 2 bays, the left hand narrower, containing door to ground floor. Three storeys. Square headed sash windows (renewed). Elaborate shouldered relieving arches over windows and door to ground and first floor with strong keystones, in cut brick. Hipped, tiled roof joining front slope at right angles. Moulded eaves cornice.	HOUSE; SHOP; TIMBER FRAMED HOUSE	1667 to 1983
MLO9336	ITEMS FOUND DURING BUILDING DEMOLITION.	BUILDING	1540 to 1900
MLO99557	An industrial waste deposit, of probable post medieval date, was found through excavation at the site of 19-23 Fife Road, Kingston Upon Thames, by the Museum of London Archaeology Service in 2005. The deposit consisted of grey clayey sand with moderate amounts of iron waste and charcoal within it. It showed evidence of heat on deposition and the layer beneath it was scorched. On analysis the iron waste was found to be undiagnostic and its small quantity suggests that this was not an industrial site, but that the waste was redeposited material. A post medieval date was suggested by the presence of a clay pipe stem. * Natural brickearth was observed at levels between 5.75m OD and 6.42m OD. *	REFUSE DISPOSAL SITE	1540 to 1900
MLO118467	Old London Road, Nos. 49-71 [Cleave's Almshouses], Kingston upon Thames, KT1 2AU {17th century almshouse garden} Cleave's Almshouses were founded in 1668, built at the bequest of William Cleave, who left a legacy of land and money to build the almshouses, 'for the maintenance of twelve poor people of the parish of honest life and reputation, for ever'. Additional homes were built in 1880, 1910 and 2003, eventually creating a quad surrounding a quiet garden. The almshouses remain among the oldest surviving buildings in Kingston. The London Road frontage has a strip of garden with lawn, flower beds and a line of trees inside the low brick wall to the road, with an internal garden overlooked by the houses. William Cleave (1572-1667) was an Alderman of the City of London, a member of the Haberdashers Company, and had a house in Kingston. When he died he left a number of bequests, including a legacy of his property in Kingston, together with £500 to build almshouses for 'six old men and six old women'. Cleave was buried in the parish church of All Saints. The twelve dwellings were completed by 1670, constructed of local brick, and each almshouse had an upper and lower room. Central to the range was a communal hall, over the entrance of which were the founder's arms and date of foundation. The inmates were also provided with a silver plate engraved with Cleave's arms to wear on their sleeve. Initially the beneficiaries were to be 'six poor	GARDEN; COMMUNITY GARDEN	1670 to 2050

MON UID	Name	Description	Date
	men and six poor women' who were aged over 60 years old and single, but in 1889 married couples were able to benefit. In 1880 the Trustees of the almshouses had had sufficient funds to enable them to erect four further houses for additional residents, two men and two women. Kingston Corporation had responsibility for the Almshouse Trust that ran Cleave's Almshouses, and the residents were selected by the Court of Assembly. In 1910 10 more houses were built at the back of the site, which created an internal garden area for the residents' use. In the 1990s the Nineteenth Century houses were converted into single storey accommodation and the original 12 almshouses were refurbished. Finally, in 2003, a legacy from Miss Blanche Audric enabled a plot of land to be purchased and another terrace of 6 houses was built, completing the quad around the garden. Cleave's Almshouses continue to be run by Kingstonupon- Thames United Charities and provide housing for poor men and women over 60 who are residents of the borough.		
MLO104923	Down Hall Road, Kingston, KT2 5AH {Site of Kingston Power Station} Kingston Power Station was located on Down Hall Road and is a 19th century construction which closed in the 1960's. During an evaluation on the site in 2009 by Pre-Construct Archaeology footings and a large chamber were observed. Some of the buildings may have been reused from the sewage works located adjacent to the site.	POWER STATION	1830 to 1960
MLO23146	Wood Street, Kingston upon Thames {Site of 19th -20th Century School} Site of All Saint's Infant School built between 1898 - 1913 demolished to make way for the Bentalls Department Store c1934.	NATIONAL SCHOOL	1898 to 1934
MLO88164	Water Lane, Kingston {site of a post medieval boat builders} The site of the premises of RJ Turk and Son (Boatbuilders). It was a brick building abutting Water Lane and adjoining weather-boarded workshop. The boatyard was established by Richard Turk in 1740. Present buildings probably date from early 19th century but may include older fabric. Two storeys, three bays facing the road with six bay extension to left. Both parts white painted weather-boarding, with a continuous strip of windows at 1st floor. Narrowly spaced glazing bars with over-lapping glazing. Hipped, pantiled roof to the right with slate to left hand extension. On the eaves of the right hand return elevation a Royal coat of arms with supporters of the post-1836 period "by appointment". Set well back to the right a 19th century, two storey house with its side abutting Water Lane. Four bays wide. Brown brick with flat, gauged brick window arches. Hipped tiled roof.	BOAT YARD; COAT OF ARMS	1740 to 2004
MLO62740	Eden Street (Nos 70-76), Kingston, KT1 {Post medieval features} A number of post medieval features were identified during investigations at 70-76 Eden Street in 1995 by the Museum of London Archaeology Service. In the east of the site were a series of gravel extraction pits many of which truncated parts of the medieval pottery kilns (MLO62738) on the site. A ditch aligned north-west/south-east ran across the site and is thought to be a boundary ditch. Along the western part of the site were cobbled surfaces which may be associated with yards to the rear of properties fronting Eden Street. A number of post holes were thought to indicate a boundary. To the north of the site was a large naturally silted feature interpreted as a pond.	QUARRY PIT; COBBLED SURFACE; POST HOLE; BOUNDARY DITCH; POND	1540 to 1900
MLO99558	Fife Road (19-23), Kingston Upon Thames, KT1 {Post medieval quarry pit} The backfill of a 19th century quarry pit and two other deep pits were found through excavation at 19-23 Fife Road, Kingston Upon Thames, by the Museum of London Archaeology Service in 2005. The quarry pit fill consisted of a thick deposit of greyish brown sandy silt observed at c6.65m OD. It contained lenses of yellowish sand, brickearth and dark grey silt. A few pieces of pottery, two glass bottles, fragments of ceramic building material and animal bone were found within the fill. Two other deep pits were found in the same area of the site, with similar fills of grey silty clay with few inclusions. The full extent and depth of the cut extended beyond the limits of the intervention. * Natural brickearth was observed at levels between 5.75m OD and 6.42m OD. *	QUARRY PIT; PIT	1801 to 1900
MLO107846	Eden Street (Nos 86-88) [Halifax Bank], Kingston, KT1 1ED {1930'S Bank} 86-88 Eden Street was purpose-built for the Halifax Building Society in 1934-35 to designs by the firm Gale, Heath and Sneath. It was part of a circle of offices in outer London to expand home ownership, and was opened by the Lord Mayor of London, Sir Stephen Killik, with Sir Enoch Hill, the President of the Building Society, and the Mayor of Kingston, Sir Alfred Woodgate, who congratulated the Society for giving Kingston a building of such pleasing appearance. The most striking feature of the building is the sculptural decoration above each doorway. These depict the head of John the Baptist on a blue and gold chequered background, held in place by neoclassical robed figures. The illustration is a detail from the crest of the town of Halifax, where it is believed that the saint was buried. The word 'HALEZFAX' appears above the head on the left doorway, and is rumoured to be a corruption of the Old	BANK (FINANCIAL)	1934 to 2050

MON UID	Name	Description	Date
	English for 'holy face', though may also derive from the geography of the town on a river bend. Although not a feature of all of their branches, a similar sculpture appears on another premises: the Halifax branch at 51-55 Strand, Westminster (1932; unlisted), by Colonel George Val Myer and FJ Watson-Hart, uses very similar sculptural mouldings, though has lost, or perhaps was never adorned, with colour.		
MLO107852	Clarence Street (No 54) [HSBC Bank], Kingston, KT1 1NP {1928 BANK} In 1833, the National Provincial Bank Ltd (NPB) was established in London. The bank's policy was to open branches in England and Wales outside the 65-mile limit around London so it could issue its own banknotes, with a purely administrative head office situated in London. The first branch was opened in Gloucester in 1834. By 1865 the bank had 122 branches, many of which were established through the acquisition of small private and joint stock country banks. In 1866 a new head office was opened in Bishopsgate, City of London, where the first London branch was also established, obliging the bank to give up its note issue. By 1900 the bank had around 200 branches. It continued to expand its branch network between the wars and after 1945. In 1968 the bank announced its merger with Westminster Bank, becoming the National Westminster Bank. NPB chose FCR Palmer and WFC Holden as in-house architects. Palmer was originally employed by the Office of Works for ten years before being transferred as architect to the General Post Office from 1908 to 1920, where he developed the standard 'Ingatestone type' for Class II Post Offices. He was architect to NPB from 1922 to 1934, through his practice Palmer & Holden, with WCR Holden. The NPB in Clarence Street Kingston on Thames was built c1928. Ownership of the bank building passed to HSBC in 2000. Since initial construction c1928, the ground floor windows have been lowered and metal window guards added. An access ramp has been installed at the main entrance and a subsidiary door has been replaced by a cash point. Internally, the mezzanine floor has been extended above later 20th/early 21 st century office partitioning.	BANK (FINANCIAL); COLUMN; FRIEZE	1928 to 2050
MLO118442	Church Street / Union Street [Kingston War Memorial Gardens], Kingston, KT1 {20th century memorial gardens} The site was formerly a burial ground, opened in 1826 as an overflow burial ground to Kingston's parish churchyard of All Saints, which was by then becoming overcrowded as Kingston's population grew. It later became full and was closed following the Government's Burial Acts and Kingston Burial Board was established in order to acquire a site for a new cemetery outside the town centre, which was opened as Kingston Cemetery in 1855 on what was then rural land. After closure as a burial ground the old burial ground in Union Street was laid out as a public garden and the War Memorial with fine bronze sculpted figures on a plain stone plinth was unveiled in 1923. The Metropolitan Open Spaces Acts of 1877 and 1881 and the Disused Burial Grounds Act of 1884, later extended under the Metropolitan Open Spaces Act of 1887, enabled 'open spaces and burial grounds in the Metropolis for the use of the inhabitants thereof for exercise and recreation'. The garden is formally laid out with gravestones moved to the perimeter beds, lawns, raised beds and seating, and a garden for the blind. Kingston's annual Remembrance Day service takes place in the gardens.	CEMETERY; Public Garden	1826 to 2050

5.5 Undated

There are eight historic features within the study area which have been identified, but the date of these is not certain. These include human remains, pits, findspots, gullies and a paleochannel that was found within the site itself but could not be dated.

Table 6 Undated Non-designated Heritage Assets

MON UID	Name	Description	Date
MLO12342	PARTS OF 2 SKULLS FOUND IN REBUILDING WORK IN AN ALCOVE. INQUEST REVEALS SKULL FIND WAS MAN AND WOMAN	HUMAN REMAINS	Undated
MLO59595	Excavation by P. Emery for Department of Greater London Archaeology, 1989; site code EDE 89. A river channel, infilled with a sequence of alternating waterlaid deposits, was uncovered. Amongst other finds in these layers were over 350 bronze coins, mostly of C4th House of Constantine (021548). The uppermost layers contained early Saxon chaff tempered pottery. PERIODS RECORDED UNDER SAME	WATERCOURSE	Undated

MON UID	Name	Description	Date
	SITE CODE: unknown (this entry); Roman (021548); Saxon (021549-50); medieval (021551-2); post-med (021553).		
MLO63309	Excavation by P. Emery for Department of Greater London Archaeology (SW), 1988; site code CLA88. Two large pits containing bone and Roman tile were located beneath a succession of metalled surfaces (021786). Numerous graves were also present, to the north of the churchyard. Periods recorded under same site code: Roman (021789), post-mediaeval (021784, 021785, 02187501), unknown (021786, 021788, 021790).	PIT	Undated
MLO63310	Excavation by P. Emery for Department of Greater London Archaeology (SW), 1988; site code CLA88. Two large pits containing bone and Roman tile were located beneath a succession of metalled surfaces (021786). Numerous graves were also present, to the north of the churchyard. Periods recorded under same site code: Roman (021789), post-mediaeval (021784, 021785, 02187501), unknown (021786, 021787, 021790).	FINDSPOT	Undated
MLO63312	Excavation by P. Emery for Department of Greater London Archaeology (SW), 1988; site code CLA88. Two large pits containing bone and Roman tile were located beneath a succession of metalled surfaces (021786). Numerous graves were also present, to the north of the churchyard. Periods recorded under same site code: Roman (021789), post-mediaeval (021784, 021785, 02187501), unknown (021786, 021787, 021790).	BURIAL; PIT	Undated
MLO63443	Evaluation undertaken by R Nielson for Museum of London Archaeology Service at 99/101 Clarence Street, Aug'92; site code EMP92. An east-west aligned gully and post and stake holes of unknown date were recorded.	UNASSIGNED	Undated
MLO67717	Evaluation undertaken by Adrian Gollop for Pre-Construct Archaeology Limited, April to May 1996; site code: SWK96. The erosion and flooding caused by the water courses of the Latchmere Stream, uncovered during excavation, had effectively eliminated all in situ traces of human activity prior to the early Post Medieval period. This stream is noted during excavations where it had been revetted and later backfilled with demolition rubble. Periods recorded under Roman (022263), and Undated (022264).	STREAM	Undated
MLO99559	A palaeochannel was found through excavation at the site of 19-23 Fife Road, Kingston Upon Thames, by the Museum of London Archaeology Service in 2005. The feature was observed in the southeastern part of the site and was aligned roughly north-south. It was cut into the underlying brickearth and the fill was mid grey clayey silt. A second fill of light brown brickearth was observed on its western side. No finds were recovered from the palaeochannel.	PALAEOCHANNEL	Undated

Figure 5 Non-Designated Heritage Assets

See A3 drawing in Appendix 5

6.0 Surveys and Excavations

The HER contains 84 “events” which relate to activities undertaken to look for or investigate historical remains. Most of these have taken place since the late 1980s in response to modern development within the study area. Twenty-five of these are desk-based assessments, four are building surveys, six have no further details available, and the rest are excavations, evaluations and watching briefs.

In 2005 a watching brief (ELO6704) was carried out on the eastern part of the site by the Museum of London Archaeology Service. Ground excavation prior to the insertion of column bases, foundation beams, a lift shaft and escalator were monitored during redevelopment of the site. Archaeological deposits and features were recorded in section in 10 trenches. In two trenches it was possible to record features in plan. Natural ground was observed at 6.42m OD, dropping to 5.75m OD in the southeast area of site. The earliest feature recorded comprised a palaeochannel, which was seen in the south-eastern part of site. This was aligned roughly north–south and cut into the underlying brickearth. A total of three gullies, two small circular pits and one possible post-hole were also recorded cutting into the weathered brickearth. Pottery recovered from the gullies could provide no conclusive date. These features were sealed by an alluvial deposit, which covered most of the site. Pottery recovered from the first phase of work suggests that the alluvium is of recent origin. The northern half of the site showed evidence of brickearth quarrying. Although it was not possible to define the extent of these deep pits, three were recorded, cutting through the alluvial deposits into the underlying brickearth. Glass bottles and pottery recovered from one of these pits suggests an 18th–19th century date. These bottles may have come from the adjacent R White’s Mineral Water Works.

Table 7 Events listed in the HER

Event UID	Name	Type		Organisation
ELO11483	Clarence Street [All Saints Church], London, KT2: Evaluation	EVALUATION	2010	Archaeology South East
ELO11484	Clarence Street [All Saints churchyard], London, KT2: Desk Based Assessment	DESK BASED ASSESSMENT	2010	CgMs Consulting
ELO13271	Clarence Street (Nos 64-70), Kingston, KT1: Archaeological Monitoring	ARCHAEOLOGICAL MONITORING	2013	Pre-Construct Archaeology
ELO13273	Thames Side/Vicarage Road/Water Lane, Kingston: Desk Based Assessment	DESK BASED ASSESSMENT	2012	CgMs Consulting
ELO13366	Cromwell Road, Kingston: Evaluation	EVALUATION	1993	Museum of London Archaeology Service
ELO13367	Eden Street (Nos 70-76) [C & A site], Kingston: Archaeological Assessment	ARCHAEOLOGICAL ASSESSMENT	1993	Museum of London Archaeology Service
ELO13374	Skerne Road, Kingston: Evaluation	EVALUATION	1999	Museum of London Archaeology Service
ELO14368	Richmond Road [Kingston College], Kingston, KT2 5EH: Strip & Map Exercise	STRIP & MAP EXERCISE	2014	Pre-Construct Archaeology
ELO15819	Kingsgate Road [Kingsgate Business Centre], Kingston: Archaeological Evaluation	EVALUATION	2015	Archaeology South East
ELO15830	Kingsgate Road [Kingston Gasworks], Kingston upon Thames, KT2: Archaeological Evaluation	EVALUATION	2015	

Event UID	Name	Type		Organisation
ELO2272	Richmond Road (Nos 16-18), Kingston, Kingston upon Thames, KT2 5EB: Watching Brief	DESK BASED ASSESSMENT	2012	Pre-Construct Archaeology
ELO2771	Wood Street [Bentall's Department Store], Kingston: Watching Brief	WATCHING BRIEF	1990	Department of Greater London Archaeology (South-west)
ELO18632	Union Street (No. 22-34) [Knapp-Drewett Printing Works Site] Kingston Upon Thames: Archaeological Excavation	RESCUE EXCAVATION	1982	South West London Archaeological Unit
ELO17371	Market Place [All Saints Vestry] Kingston Upon Thames: Historic Building Investigation and Recording	BUILDING SURVEY	2006	Oxford Archaeology
ELO17369	Skerne Road (No. 12) Kingston London Borough of Kingston on Thames: Archaeological Evaluation	TRIAL TRENCH	2008	Thames Valley Archaeological Services
ELO17372	Richmond Road (No.22-30) Kingston Gala Kingston Upon Thames: Archaeological Watching Brief	WATCHING BRIEF	2017	Pre-Construct Archaeology
ELO17809	Canbury Park Road/ Elms Crescent/Cowleaze Road [Canbury Park] Kingston upon Thames KT2 6HL: Desk Based Assessment	DESK BASED ASSESSMENT	2017	CgMs Consulting
ELO17758	Richmond Road (No 43) Royal Borough of Kingston upon Thames KT2 5BW: Archaeological Desk Based Assessment	DESK BASED ASSESSMENT	2016	Archaeology Collective
ELO4758	Thameside [Turk's Boatyard] Kingston Greater London: Evaluation	TRIAL TRENCH	1990	Department of Greater London Archaeology (South-west)
ELO4470	Thames Side [Steadfast Sea Cadets] Kingston upon Thames Greater London: Watching Brief	WATCHING BRIEF	1996	Lawson-Price Environmental
ELO4759	Thames Side [Turk's Boatyard] Kingston Greater London: Evaluation	TRIAL TRENCH	1995	Museum of London Archaeology Service
ELO10303	Lower Ham Road [Kingston Power Station] Kingston KT2: Desk Based Assessment	TRIAL TRENCH	1996	Thames Valley Archaeological Services
ELO2324	Water Lane [Bentalls Car Park B] Kingston upon Thames: Desk Based Assessment	DESK BASED ASSESSMENT	1999	CgMs Consulting
ELO3808	Lower Ham Road [Kingston Power Station] Kingston, KT2: Evaluation	TRIAL TRENCH	1996	Thames Valley Archaeological Services
ELO9833	Lower Ham Road [Kingston Power Station] Kingston, KT2: Watching Brief	WATCHING BRIEF	1996	Thames Valley Archaeological Services
ELO17981	Skerne Road (No. 12) Kingston London Borough of Kingston on Thames: Evaluation	EVALUATION	2008	Thames Valley Archaeological Services
ELO4662	Sopwith Way [Kingston Railway Goods Yard] Kingston: Evaluation	TRIAL TRENCH	1996	Lawson-Price Environmental
ELO9834	Sopwith Way [Kingston Railway Goods Yard] London Borough of Kingston: Desk Based Assessment	DESK BASED ASSESSMENT	1995	Lawson-Price Environmental
ELO19057	Eden Street (Nos.62-68) Kingston Upon Thames Greater London: Evaluation	TRIAL TRENCH	2016	Cotswold Archaeology
ELO19270	Eden Street (No.57) [Gough House] Kingston upon Thames Greater London KT1 1DA: Archaeological Evaluation	TRIAL TRENCH	2018	Pre-Construct Archaeology

Event UID	Name	Type		Organisation
ELO19050	Eden Street [Gough House] Kingston upon Thames Greater London: Desk Based Assessment	DESK BASED ASSESSMENT	2016	CgMs Consulting
ELO9865	Clarence Street (Nos 69-75) and Fife Road (Nos 24-28) Kingston upon Thames: Archaeological Desk Based Assessment	DESK BASED ASSESSMENT	1997	Oxford Archaeological Unit
ELO19575	Clarence Street (38) Kingston Upon Thames Royal Borough of Kingston: Watching Brief and Geoaerchaeological Investigations	WATCHING BRIEF	2011	Pre-Construct Archaeology
ELO9811	Clarence Street (Nos 93-105) [Empire Works] Kingston: Desk Based Assessment	DESK BASED ASSESSMENT	1992	Museum of London Archaeology Service
ELO9810	Clarence Street (Nos 93-105) [Empire Works] Kingston: Archaeological Evaluation	EVALUATION	1992	Museum of London Archaeology Service
ELO17989	Old London Road (no.6) Kingston upon Thames: Desk Based Assessment	DESK BASED ASSESSMENT	2016	CgMs Consulting
ELO19053	Old London Road (2-4) Kingston-Upon-Thames Royal Borough of Kingston Upon Thames: Evaluation	EVALUATION	2016	ASE Archaeology
ELO17800	Eden Street (No. 78) [Primark] Eden Street Kingston-upon-Thames: Excavation and Watching Brief	OPEN AREA EXCAVATION; WATCHING BRIEF	2016-7	Cotswold Archaeology
ELO12825	Richmond Road [Kingston College, School of Art and Design], Kingston: Desk Based Assessment	DESK BASED ASSESSMENT	2013	Archaeology South East
ELO12827	Richmond Road [Kingston Gala], Kingston: Desk Based Assessment	DESK BASED ASSESSMENT	2013	CgMs Consulting
ELO13372	Richmond Road [former British Gas Site], Kingston: Archaeological Assessment	DESK BASED ASSESSMENT	1997	Museum of London Archaeology Service
ELO13501	Richmond Road [Kingston College, School of Art and Design], Kingston: Heritage Statement	DESK BASED ASSESSMENT	2013	Archaeology South East
ELO15831	Kingsgate Road (No 12-50) [Kingsgate Business Centre], Kingston: Archaeological Desk Based Assessment	DESK BASED ASSESSMENT	2015	RPS Planning & Development
ELO15835	Union Street/ Eden Street [Eden Walk], Kingston upon Thames: Archaeological Desk Based Assessment	DESK BASED ASSESSMENT	2015	Museum of London Archaeology
ELO15838	Eden Street, Kingston: Archaeomagnetic Dating	ARCHAEO MAGNETIC DATING	1997	Museum of London Archaeology Service
ELO6810	Central Kingston: Archaeological Assessment	DESK BASED ASSESSMENT	2006	CgMs Consulting
ELO6007	Water Lane and Vicarage Road [Land at] Kingston upon Thames: Desk Based Assessment	DESK BASED ASSESSMENT	2003	CgMs Consulting
ELO9852	Richmond Road (No 40) and Cowleaze Road (Nos 1-3 and 5-11) Kingston upon Thames: Desk Based Assessment	DESK BASED ASSESSMENT	1997	CgMs Consulting
ELO9839	Clarence Street [Kingston Bus Station] Kingston: Desk Based Assessment	DESK BASED ASSESSMENT	1996	Mills Whipp Partnership
ELO9825	Skerne Road [Land at] Kingston upon Thames: Desk Based Assessment	DESK BASED ASSESSMENT	1999	CgMs Consulting
ELO9849	Eden Street (No 78) [Friends Meeting House] Kingston Upon Thames Greater London: Desk Based Assessment	DESK BASED ASSESSMENT	1998	CgMs Consulting

Event UID	Name	Type		Organisation
ELO9819	London Road (Nos 26-28) and The Parade (Nos 1-3) [Land at] Kingston-upon-Thames: Desk Based Assessment	DESK BASED ASSESSMENT	2002	Pre-Construct Archaeology
ELO15816	Richmond Road (No 22-30), [Kingston Gala Bingo Hall], Kingston upon Thames: Historic Building Recording	BUILDING SURVEY; PHOTOGRAPHIC RECORDING	2015	Archaeology South East
ELO6441	Eden Street (No 78), [Friends Meeting House], Kingston Upon Thames, Building Recording	BUILDING SURVEY	2005	CgMs Consulting
ELO10088	Cromwell Road [Quebec House], Kingston Upon Thames, KT2 5EB: Archaeological Evaluation	TRIAL TRENCH	2009	Archaeological Solutions Ltd
ELO12008	Down Hall Road [Former Kingston Power Station], Kingston upon Thames, KT2 5AH: An Archaeological Evaluation.	TRIAL TRENCH	2009	Pre-Construct Archaeology
ELO3219	Eden Street, (Nos.70-76), Kingston, KT1: Evaluation	TRIAL TRENCH	1995	Museum of London Archaeology Service
ELO614	21-23 London Road	TRIAL TRENCH	2001-2	Pre-Construct Archaeology
ELO6704	Fife Road (19-23), Kingston Upon Thames: Watching brief	WATCHING BRIEF	2005	Museum of London Archaeology Service
ELO9812	Eden Street (Nos 70-76), [C&A Site], Kingston, KT1: Excavations	OPEN AREA EXCAVATION	1995	Museum of London Archaeology Service
ELO4420	Richmond Road [J Sainsbury Development - former Gas Works] Kingston upon Thames: Evaluation	TRIAL TRENCH	2000	Museum of London Archaeology Service
ELO3281	Fife Road (Nos 14-18) Kingston Upon Thames W6: Evaluation	TRIAL TRENCH	1996	Wessex Archaeology
ELO5229	Eden Street [Eden Walk Phase II] Kingston Upon Thames Greater London: Excavation	EXCAVATION	1974-7	Kingston Museum
ELO9809	Clarence Street (Nos 93-105) [Empire Works] Kingston-upon-Thames: Excavation	OPEN AREA EXCAVATION	1992	Museum of London Archaeology Service
ELO12750	Eden Street (Nos 62-68)/Lady Booth Road, Kingston: Excavation	EXCAVATION	1960	Kingston Museum
ELO1420	21-23 London Road	EXCAVATION	2001-2	Pre-Construct Archaeology
ELO2770	Bentall's Car Park	WATCHING BRIEF	1988	Department of Greater London Archaeology (South-west)
ELO3014	2 CLARENCE ST KT1	OPEN AREA EXCAVATION	1988	
ELO3216	82 EDEN ST	OPEN AREA EXCAVATION	1989	MOLA S
ELO35	Kingston Rotunda, Kingston-upon-Thames, Evaluation	TRIAL TRENCH	2000-1	Pre-Construct Archaeology
ELO36	Kingston Rotunda, Excavation	EXCAVATION	2000	Pre-Construct Archaeology
ELO452	Land at Water Lane/Vicarage Road	DESK BASED ASSESSMENT	2003	CgMs Consulting
ELO4687	Thames Site, [Steadfast Sea Cadets HQ], Kingston, Evaluation	TRIAL TRENCH	1995	Lawson-Price Environmental
ELO5221	76 EDEN ST (REAR OF)	EXCAVATION	-	-
ELO5222	ALL SAINTS CHURCH (GROUNDS)	EXCAVATION	-	-
ELO5227	CHURCH ST	EXCAVATION	-	-

Event UID	Name	Type		Organisation
ELO5233	THAMES AT KINGSTON	NON ARCHAEOLOGICAL INTERVENTION	-	-
ELO5235	THAMES AT KINGSTON	NON ARCHAEOLOGICAL INTERVENTION	-	-
ELO5236	THAMES AT KINGSTON	NON ARCHAEOLOGICAL INTERVENTION	-	-
ELO609	26-38 Cromwell Road	TRIAL TRENCH	1999	Oxford Archaeological Unit
ELO611	Skerne Road, Kingston Upon Thames: Excavation	TEST PIT; TRIAL TRENCH	2002	Pre-Construct Archaeology
ELO617	Clarence Street (No 59 A & B), Kingston upon Thames, Evaluation	TRIAL TRENCH	1999	Museum of London Archaeology Service
ELO6441	Eden Street (No 78), [Friends Meeting House], Kingston Upon Thames, Building Recording	BUILDING SURVEY	2005	CgMs Consulting
ELO9853	Clarence Street, [Kingston Rotunda], Kingston-upon-Thames, Desk Based Assessment	TRIAL TRENCH	1999	Pre-Construct Archaeology

Figure 6 Location of Events

See A3 drawing in Appendix 6

Figure 7 Plan of MOLAS watching brief test pits

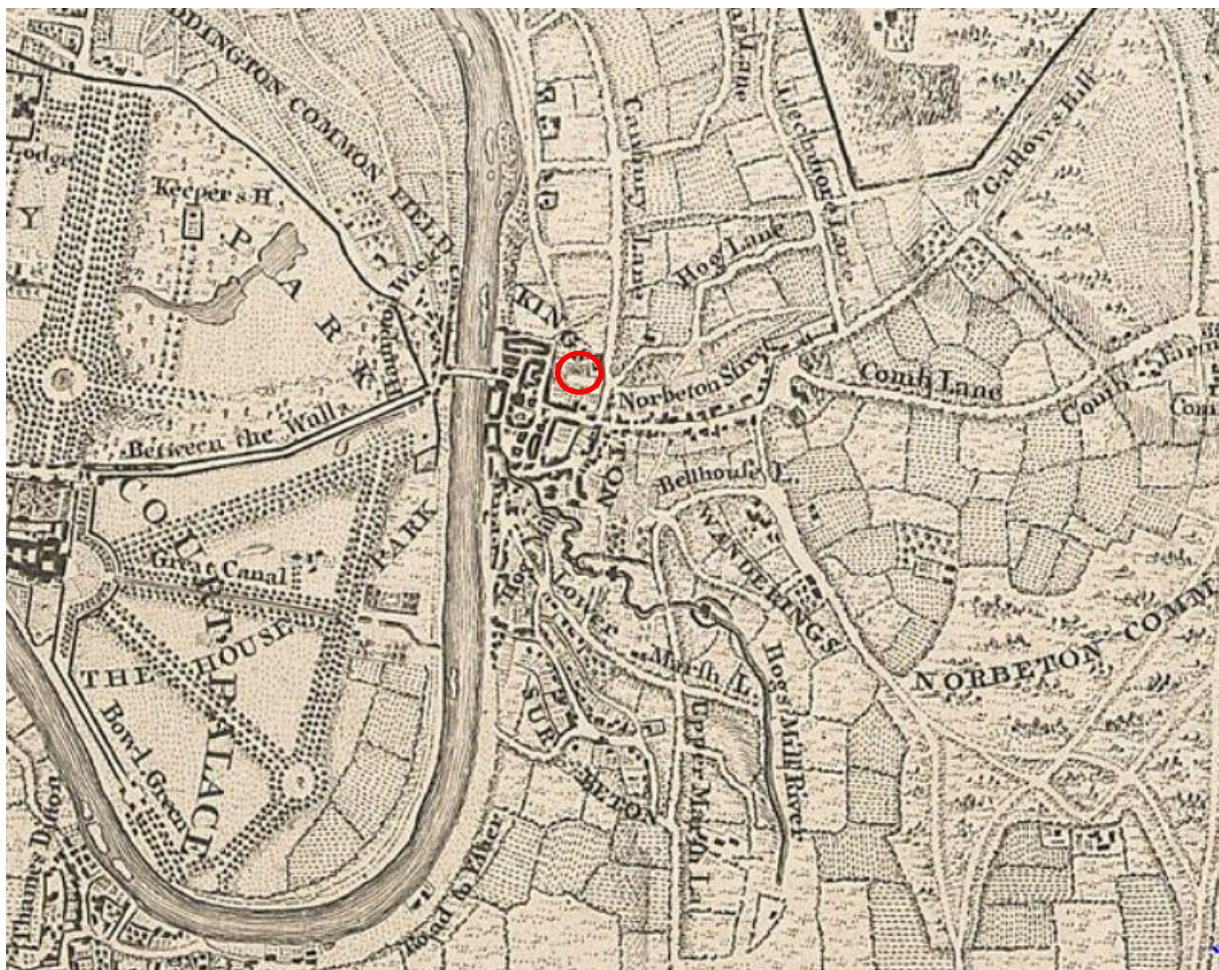
See A3 drawing in Appendix 7

7.0 Historical Mapping

7.1.1 An Exact Survey of the Citys of London, and the Country near Ten Miles round by John Rocque (1746)

The town began to expand eastwards, and by the mid-18th century John Rocque's map shows the extent of development, with the length of London road built up towards Norbiton (then referred to as Norbiton Street). The site can be seen in farmland on the northern periphery of the town, north-east of the medieval centre. The parkland associated with Hampton Court Palace can be seen on the west of the map.

Figure 8 An Exact Survey of the Citys of London, Westminster, ye Borough of Southwark, and the Country near Ten Miles round by John Rocque (1746)



7.1.2 The Kingston Plan by Thomas Hornor, 1813

The 1813 map below shows the principal routes (Portsmouth Road running north-south, London Road running east-west), field boundaries, relative plot sizes and shapes, the earliest bridge, the open spaces of Horsefair and Market Place, the Hogsmill River, a tributary of the Thames. In the centre is a topographical view of the Market Place looking north, with the former Market Building in the foreground and the church with its re-built tower in the background. In the right-hand bottom corner, the prominence of the church tower in the wider landscape is depicted, and can still be appreciated today from Richmond Park, from the south west. For centuries the river has been the hub of Kingston's commercial and social life. Because of the Thames, Kingston was a busy inland port, serving as the main connection from London to western Sussex and central Surrey. Goods sent from London to Kingston by boat completed their journey by road. Conversely, goods sent by road to Kingston went on by barge to London. In a charter granted by Charles I in 1628, Kingston is described as a 'very ancient and populous town situated on the banks of the celebrated and navigable river Thames...from which town, by means of river, different goods and merchandizes, laden wherries and boats, are daily transported backwards and forward to our City of London and the adjacent parts.' Raw materials such as timber and sea-coal, and produce such as wine, malt and hops were some of the cargo items being transported up and down the river between Kingston and the port of London. Charles I stated that no other town within seven miles was to hold a market, a right still in force today. Because of this right and because of its position as a crossing point on the Thames, Kingston has always been a major shopping centre attracting traders and customers alike from a wider area.

The site can be seen in a large rectangular parcel of park or formal gardens and orchards. The large square building to the north-east of the site is the Tithe Barn.

Figure 9 The Kingston Plan by Thomas Hornor, 1813



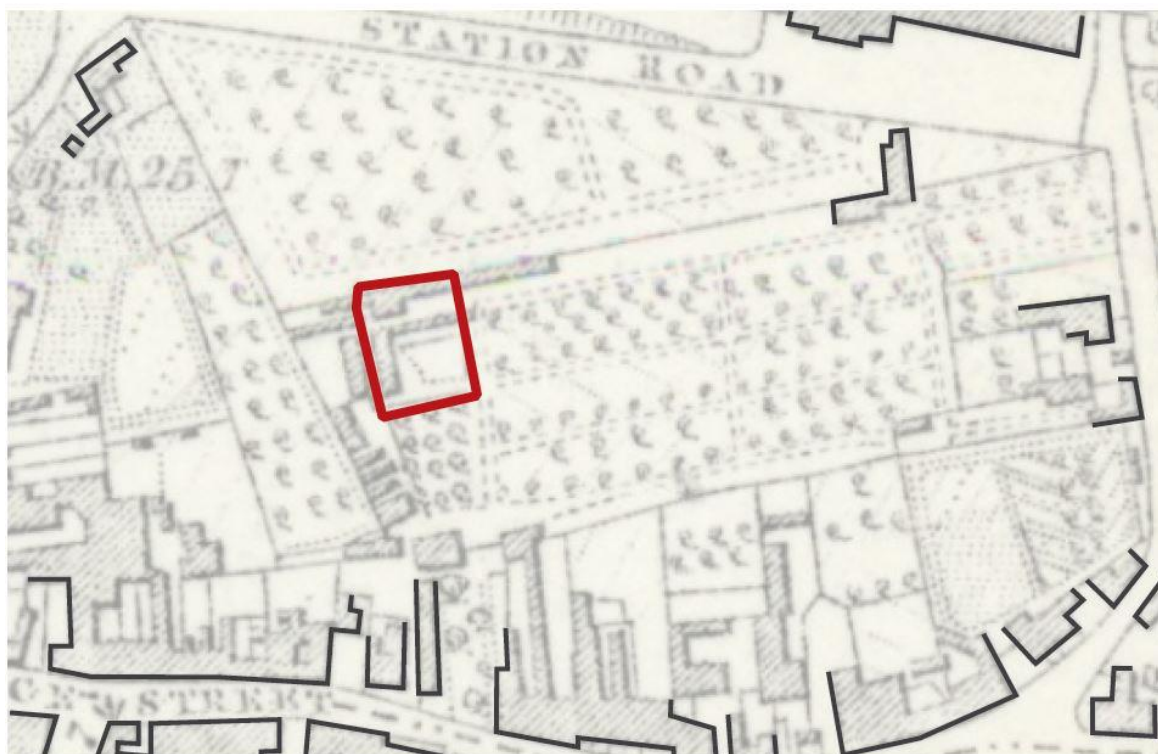
7.1.3 1869 1st edition OS 1 inch

Following a period of decline in the 18th and early 19th century, the introduction of the railway in the mid-19th century led to an increase in population and development. The railway arrived in 1863, and encouraged the growth of the residential suburbs around the town. This was late in terms of railways around London, later than Surbiton to the south (1840), which helps explain the tightly defined town centre and proximity to high status, pre-railway suburban housing. This development of the town has continued with extensive enlargement this century, ensuring that Kingston has remained an important commercial centre.

The medieval bridge across the Thames was replaced with another built between 1825 and 1828 on a new site upstream from the old bridge. It was built to the designs of Edward Lapidge, the Surrey County Surveyor, and opened by the Duchess of Clarence, hence the renaming of the street approaching the bridge as Clarence Street. The 1825 Act for the rebuilding of Kingston Bridge necessitated the destruction of houses in order to align the new road with the bridge approach. Clarence Street was the name given to the short strip of new road (nos 7-19) and at a later date, in the 1840s, the name was applied to the whole of the street from the foot of the bridge to the junction with Eden Street. Just north of this was the old Horsefair. All this has been covered over by the John Lewis building (completed in 1992) but excavations in Old Bridge Street and Horsefair in the 1980s revealed medieval vaulted cellars, one of which has been retained on the riverside walk by the John Lewis building.

The 1st edition Ordnance Survey map of 1869 shows the site with the first buildings on it. Station Road can be seen to the north, with the main road of Clarence Street to the south, where most of the houses and shops are. The immediate area surrounding the site is still shown as gardens or orchards.

Figure 10 1869 1st edition OS 1 inch



7.1.4 1898 edition OS 1 inch

This edition of the map shows how more buildings and amenities have started to be constructed in the area. Fife Road has now been constructed directly to the south of the site and the buildings within the site are on the same footprint as the modern buildings still there. The courtyard immediately to the north is labelled as an Iron Works and the large building now to the left of the site is a Mineral Water Works. Research shows that this belonged to R White's, as one of his factories producing sparkling sodas. Station Road to the north has been changed to Ceres Road. The area to the south of the site is still vacant, though many houses and shops are starting to line the surrounding streets. There is a Vicarage on the triangular plot of land to the west of the Mineral Water Works.

Figure 11 1898 edition OS 1 inch



7.1.5 1913 edition OS 1 inch

This map shows the first theatre within the site; the Royal County Theatre, which opened on the 4th of October 1897 and was a conversion from the former Albany Assembly Rooms which had been vacated for some time. The Architect was J.C. Bourne, who was also associated with the planning of the Empire, Kingston, which can be seen on the map in the south-east corner. In 1917 the theatre was turned into the Super Cinema. The south of Fife Road is now completely filled with houses and shops and the plot of land to the south of this is now almost filled.

Figure 12 1913 edition OS 1 inch



7.1.6 1934 edition OS 1 inch

This map shows the continuing development of the area. The main change being the construction of Bentalls Department Store to the west of the site, which had started as a small drapery store at No 31 Clarence Street in 1867 and gradually expanded until it became the largest privately-owned store in Europe until 1946.

Bentalls department store was re-built in 1935 on a site bounded by Wood Street, Clarence Street and Dolphin Street (Wood Street was widened at this time). Several historic buildings were demolished to clear the site: the Jubilee Temperance Hotel, All Saints School and the public swimming bath. Bentalls was built to the designs of Maurice E. Webb, son of renowned architect Sir Aston Webb, in the 'Wrenaissance' style embodied by the William and Mary Wing at Hampton Court; an architectural reference to Kingston's illustrious neighbour. It bears fine stonework reliefs by Eric Gill. The rebuilding and expansion of Bentalls in 1935, and other developments in the interwar years represented a significant expansion of the retail area in Kingston, as it continued to spread outwards from the historic centre particularly to the north (e.g. Bentalls repository). (Historic England, Historic Area Study, 2015).

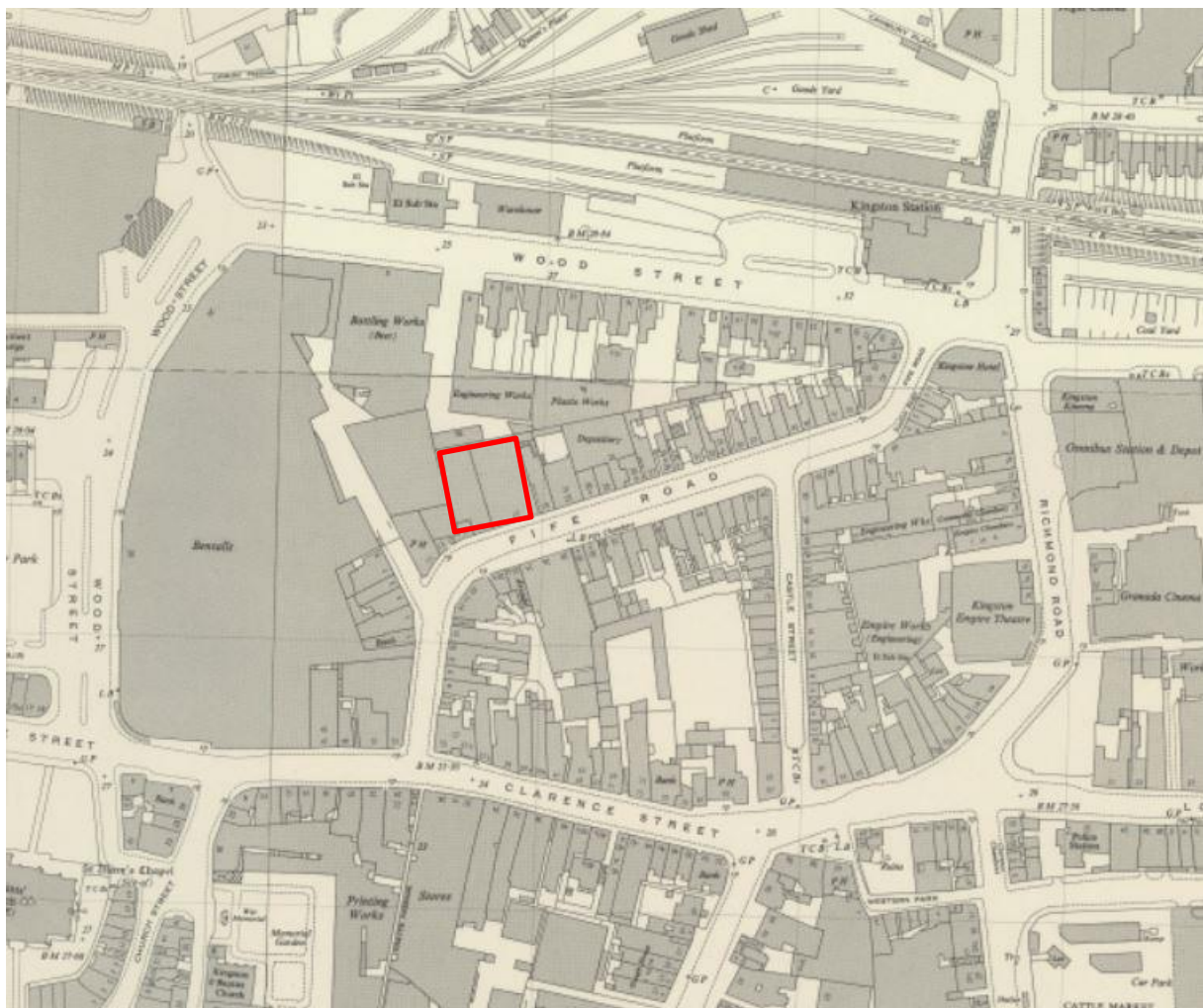
Figure 13 1934 edition OS 1 inch



7.1.7 1958 edition OS 1 inch

Unfortunately in 1940, the theatre on the site caught on fire, leaving the building gutted and only the facade remaining. In 1955, the building was turned into a showroom for the Times Furnishing Company, which hired out theatre production furniture. In 2015 the building became a Sports Direct Store and only the facade of the original theatre remains, with the building between the old mineral water works and the theatre having been demolished to allow for Dolphin Street to be built (see current map in Appendix 1). It is still possible to see part of its original name on what remains of the fly tower. The road to the north, which was formerly named Ceres Street is now Wood Street. Following the rebuilding of the railway station in 1934-5 a new shopping thoroughfare was created in 1939 between Clarence Street and Fife Street, called Castle Street. This improved the connection between the station and the town centre. Castle Street was a single phased development comprising shops and showrooms, with flats above, on both sides of the street.

Figure 14 1958 edition OS 1 inch



8.0 Historical Landscape assessment

There is significant evidence for activity in the area, from the Palaeolithic to the Post Medieval, including within the site itself. The medieval settlement of Kingston is situated to the south-west of the site. The site is otherwise within an Area of Archaeological Significance and nearby Castle Street (50m west of the site) and Old London Road (235m south-east of the site) are designated Areas of Special Character. These contain buildings and features of architectural and historic importance, which contribute to Kingston's character and are worthy of preservation. The site is not located within any of the borough's conservation areas; two Conservation Areas lie within 300m of the site. Kingston Old Town 135m south-west of the site and Fairfield/Knights Park 285m south-east.

"The town centre is designated as an Area of Archaeological Significance. The Council will rely on NPPF and UDP Policy BE19 (or subsequent LDD policies) to safeguard and manage the archaeological resource and ensure the preservation of sites of archaeological interest. An Archaeological Study was completed in 2006 to provide a strategic overview of the results of past archaeological investigations and guidance to help manage the archaeological resource as part of the planning process, where development proposals may affect it. The Study reveals evidence of Prehistoric, Roman and early Saxon farmsteads, an important late Saxon and Norman Estate Centre and a thriving Medieval and Post Medieval market town. Overall, a significant proportion of the archaeological resource remains intact and there is a presumption in favour of preservation in situ."

The site falls within the Council's Key Area of Change which encourages high-quality mixed-use development, the Primary Shopping Area and a Secondary Shopping Frontage. The site has a Public Transport Accessibility Level ("PTAL") rating of 6A, which denotes 'excellent' accessibility to public transport with Kingston Railway Station approximately 150 metres to the north-west providing direct services to Central London (Waterloo).

The site lies within the Station Quarter (Central Area), as defined by Historic England:

"Castle Street was created in 1939 as a new route between Clarence Street and Fife Road, and as a single-phase speculative development. It was named after Sydney Castle, a local J.P. and the head of a firm of ship breakers and timber merchants, who lived at Woodbines, Portsmouth Road.²⁷ The new road was intended to improve the pedestrian connections between the town centre and the railway station, which had been rebuilt at the junction of Ceres Road and Clarence Street in 1934-5. It comprises a development of three-storey brick terraces of ground floor shops with maisonettes above accessed from the rear (some now in office use), bookended at the north and south ends by larger stores, also of three storeys. The style is a stripped back neo-Georgian; the terraces of shops have a simple iron balustrade above the ground floor, with art deco/Regency flourishes, and occasional classical 'stone' surrounds to the first and second storey windows. The larger corner stores are differentiated by a giant order and stone cornice for both the Castle Street frontages and return elevations on Clarence Street and Fife Road. Carriageways on Castle Street provide rear access to the residential areas. The street has subsequently been completely pedestrianized. Castle Street is an attractive piece of inter-war town planning. The parades have a suburban quality that suits the scale of surrounding development (particularly towards Fife Road)." (Historic England, Historic Area Study, 2015).

9.0 Discussion and assessment of Heritage significance

Analysis of the known archaeological resources suggests that multi-phase activity could be found within the site. This is based upon the findings of the watching brief carried out in 2005 on the eastern half of the site, which found a good level of preservation of features and finds. It is unlikely that any significant buildings would remain on the site except for post medieval houses built in the early 19th century, when the site was first developed. The site was in fields for the previous few centuries and is likely to have been on the periphery of any Saxon development, which was concentrated to the south-west of the site. The finds are likely to be of the type found already on the eastern half, such as pits, gullies, rubbish dumps and are will be of local significance only, in helping determine the boundaries of the early nearby settlement. If any further Paleochannels survive there is a small possibility of finding votive offerings, as at other sites in the area.

The site is close to nearby Conservation Areas and Areas of Special Character, therefore the design will have to be sympathetic to these so it does not negatively impact on their heritage significance. The current buildings on the site have been assessed as being good to average impact on their built environment by Historic England in their 2015 Historic Area Study of Kingston.

10.0 Impact Assessment

A key consideration will be the construction of the proposed basement which could be up to 4.4m deep based on current proposals. *“Given the competent nature of the underlying sands and gravels and London Clay, it is not considered that piling will be required for the main structure and the basement could be designed effectively to act as a load bearing raft with the detailed design dependent on the proposals for usage of the basement area. Given the presence of water bearing granular strata at the anticipated basement depth, and the likely presence of groundwater above the level of the basement floor, it is considered that an embedded basement wall construction, utilising secant or contiguous piled walls, or sheet piled walls are most appropriate for the proposed development. Such methods would also be favourable given the lateral constraints of the site and the proximity of adjoining developments. A key requirement will be the reduction of groundwater within the River Terrace Deposits to an acceptable level to facilitate construction at basement formation although consideration will need to be given to the potential impact of dewatering on adjacent developments and also the incorporation of waterproofing.”* From M-EC borehole report.

The proposed basement plans will have the potential to impact on any surviving archaeological deposits under the existing building or next to it to a depth of 4.4m. Potential impacts could include preliminary groundwork, foundations, services etc. Preliminary site works carried out as part of the initial site set up, including preliminary site stripping and demolition, the installation of site fencing and welfare facilities, is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5mbgl; breaking out of the existing foundation/floor slab and basement construction would potentially have an impact, truncating or removing entirely any archaeological remains directly beneath the slab.

It is unknown what method of foundation will be used for the proposed development. Raft foundations would remove archaeological remains within the footprint of the raft to a typical depth of 0.5–1.0mbgl, with localised deeper excavation up to a further 0.5m for ground beams. Standard strip or pad foundations would entail the removal of any archaeological remains within the footprint of each excavated strip to a typical depth of 1.0–1.5mbgl. Service, utilities trenches and drains would typically extend to a depth of 1.0–1.5mbgl. This would be on top of the basement levels and would entirely remove any archaeological remains within the trench footprint. Although it is possible that the bases of deep-cut archaeological features such as pits, ditches, and wells would remain intact beneath these impact levels, and therefore their context could be lost, this is considered unlikely as the watching brief found survival to a depth of no more than 2m bgl.

11.0 Conclusions

The site has evidence for multi-period activity, with a watching brief on the east side of the site finding numerous features and finds. The waterlogged nature of the ground shows a high likelihood for survival and preservation of objects. There is a high potential for finding activity on the western part of the site when it is developed and on the eastern part of the site not previously excavated.

Based on the known archaeological evidence and the potential for unknown remains to survive buried within the site, this desk-based assessment would argue that a moderate to severe impact is likely to occur from the proposed development. It is unlikely that the local authority would require further preliminary site-specific archaeological evaluation of the site either pre- or post- determination of planning consent. It is likely, however, that an archaeological excavation would be requested during preliminary ground preparation and subsequent foundation construction, which would ensure that any archaeological assets were not removed without record. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

References

Assael, A3441 Stage 2 Report, March 2020

Hawkins, D 1998 "Anglo-Saxon Kingston. A shifting pattern of settlement" London Archaeologist viii

Historic England, "Kingston Town Centre, Royal Borough of Kingston Upon Thames, Historic Area Study", Susie Barson, Research Report Series no. 36-2016

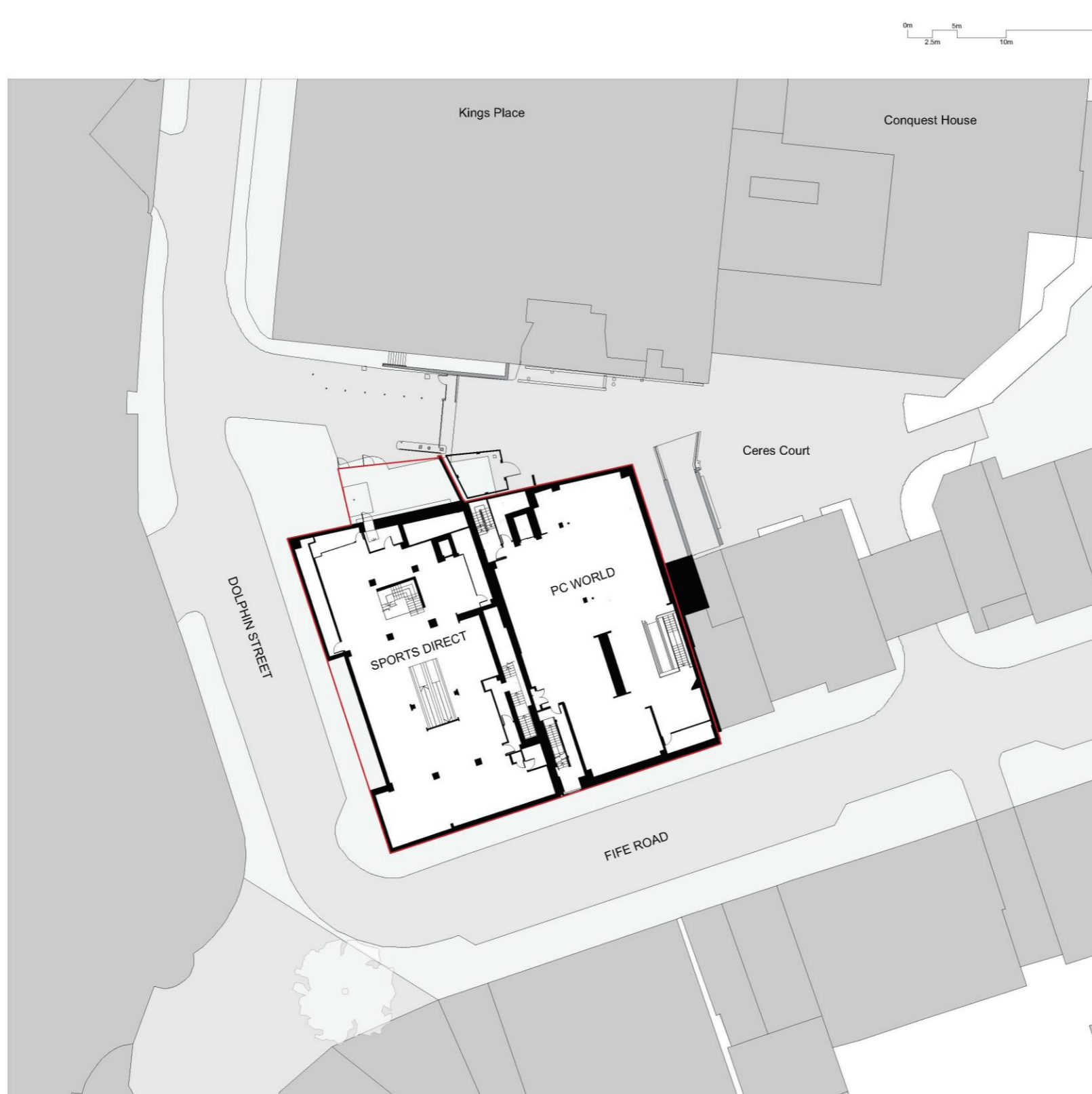
Kingston Town Centre Area Action Plan K+20 and Proposals Map (2008)

M-EC Consulting Development Engineers, GEOTECHNICAL INVESTIGATION WORKS, report Jan 2020

MOLAS Watching Brief, 2005 – "19–23 FIFE ROAD, Kingston Upon Thames, London, KT1, London Borough of Kingston Upon Thames, Revised archaeological watching brief report, February 2006"

VCHS Victoria County History of Surrey vol iii 1911, reprinted 1967 <https://www.british-history.ac.uk/vch/surrey/vol3/pp501-516> (The MoLA histories used are mostly taken from VCH)

WSP briefing note, March 2020



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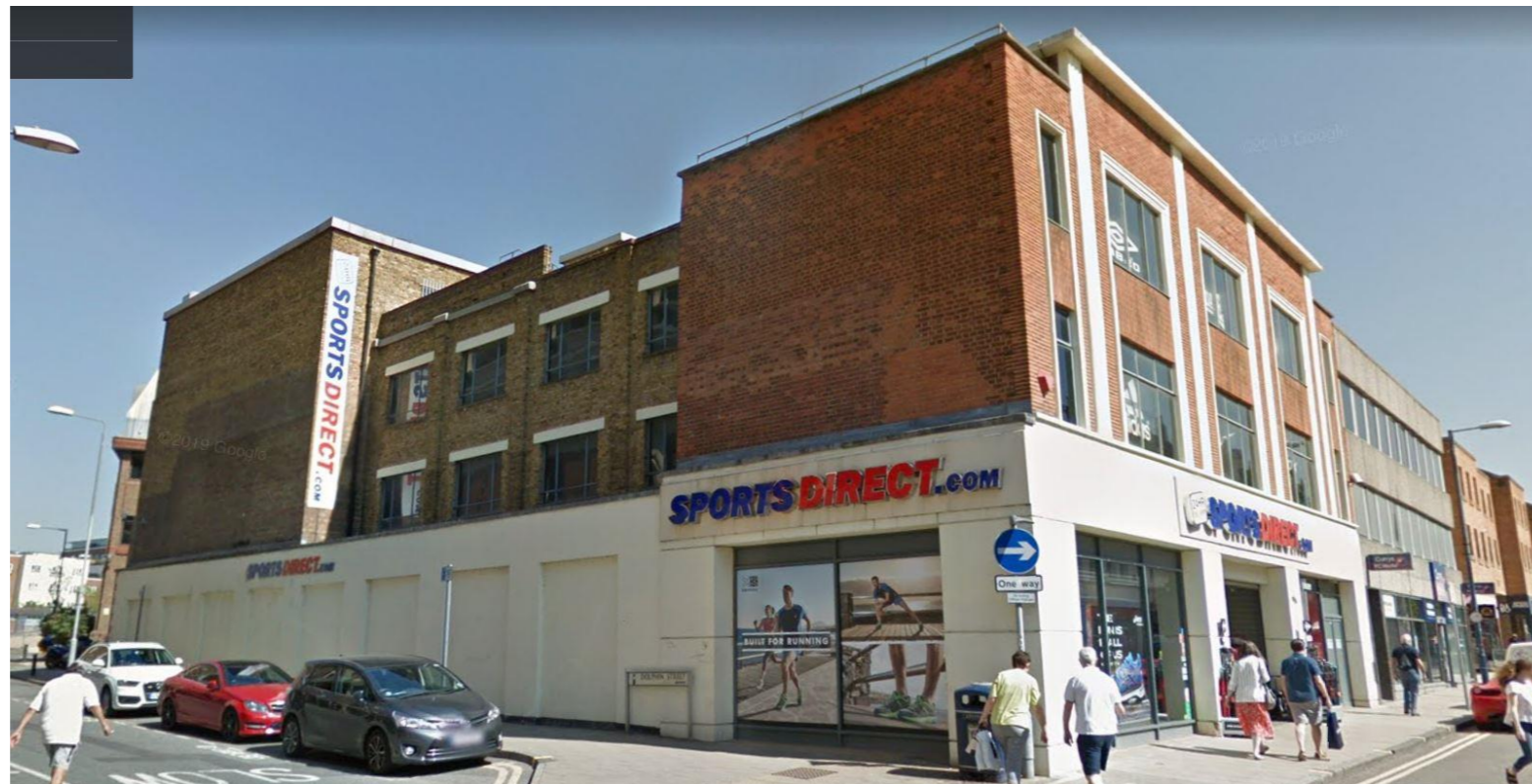


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APPENDIX 1

APPENDIX 1



APPENDIX 1



APPENDIX 2



1 Demolition Drawings: Existing North Elevation
 Scale: 1:200

2 Demolition Drawings: Existing West Elevation
 Scale: 1:200



3 Demolition Drawings: Existing South Elevation
 Scale: 1:200

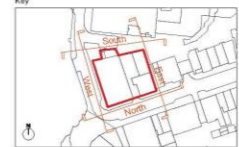
4 Demolition Drawings: Existing East Elevation
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Project title

A3441 Fife Road Kingston

Drawing title

Ground Floor Plan

Scale @ A1 size

1:100

Date

Mar '20

Drawing N°

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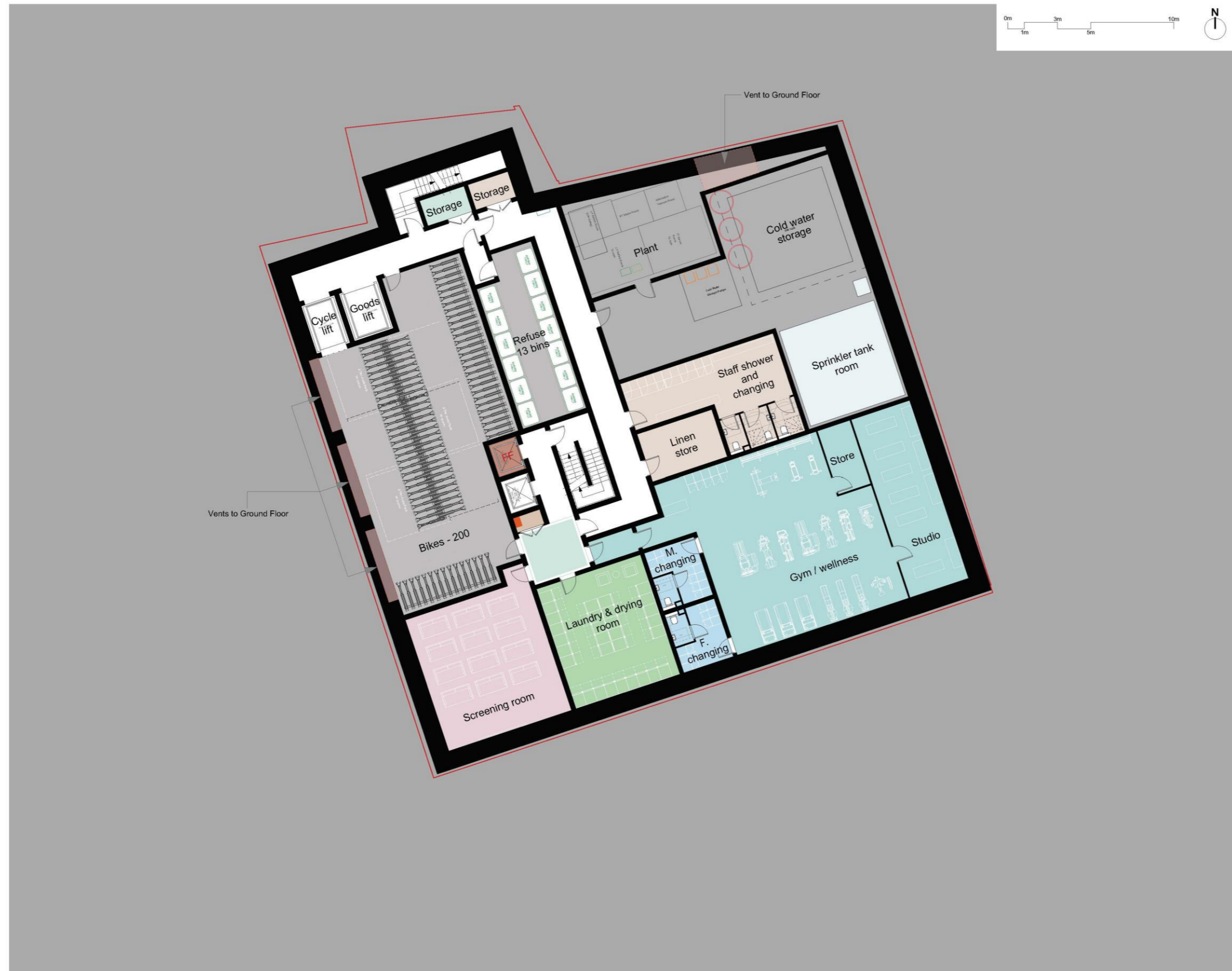
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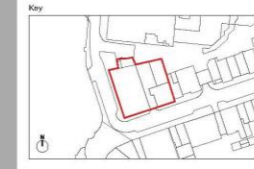
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APPENDIX 2

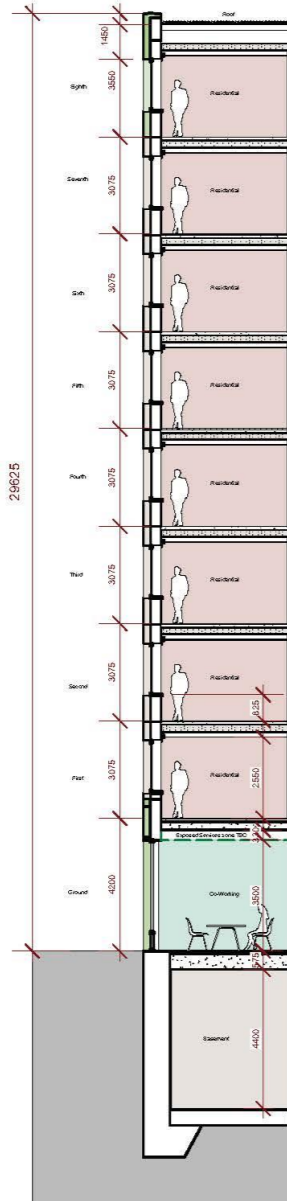
General notes

All setting out must be checked on site
 All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given
 All fixings and weatherings must be checked on site
 All dimensions must be checked on site
 This drawing must not be scaled
 This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register
 This drawing must not be used for land transfer purposes
 Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas
 This drawing must not be used on site unless issued for construction
 Subject to survey, consultation and approval from all statutory Authorities

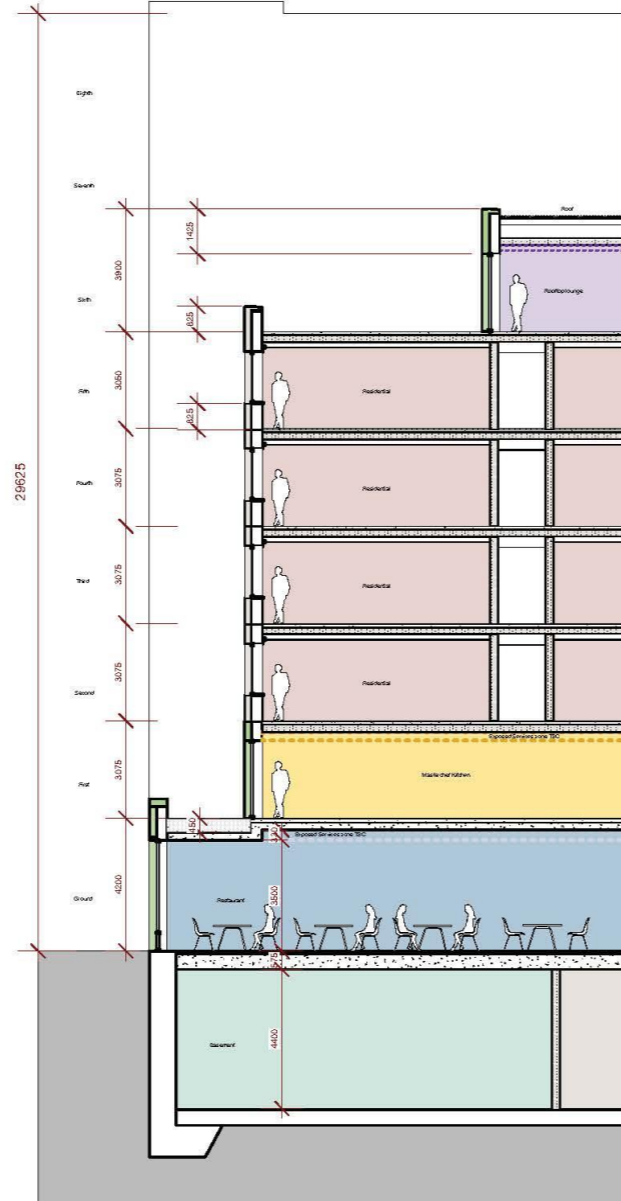
Revision Status:
 P-Preliminary
 C-Contract

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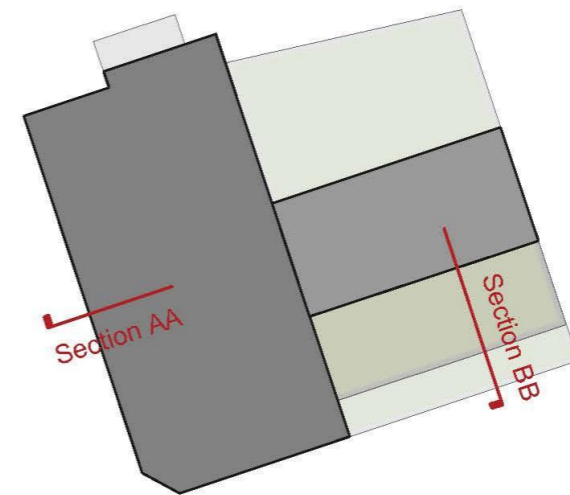
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Section AA
 1:200 @ A3



Section BB
 1:200 @ A3



Client

Viewranks

Project title

Fife Road
 Kingston

Drawing title

Ladder Sections

Scale @ A3 size Date

1:200 @ A3 Feb '20

Drawing N°

FRK-SK-A-200217HB01

Status & Revision

R1

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APPENDIX 3

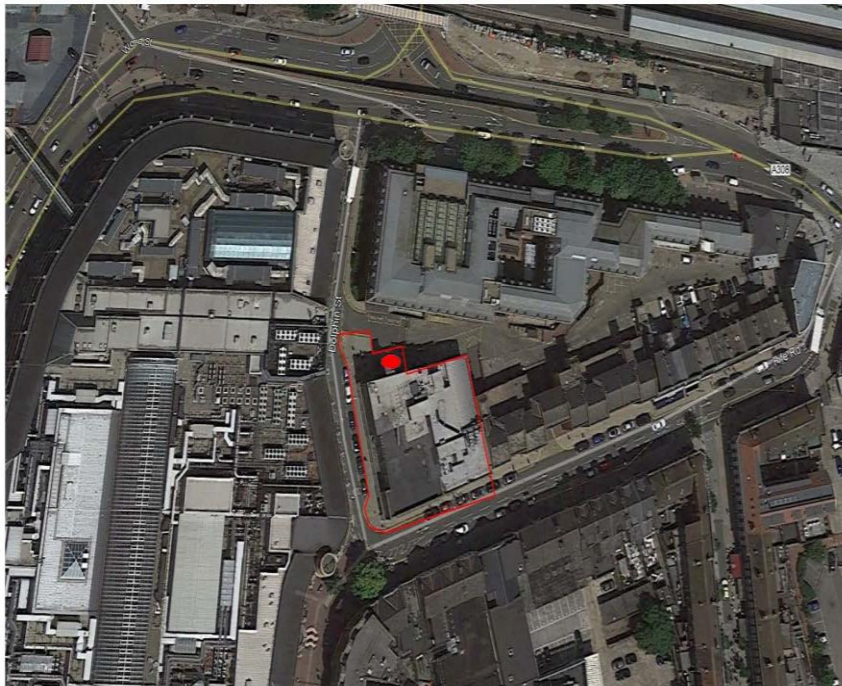
M-EC
 The Old Chapel
 Station Road
 Hugglescote
 Leicestershire
 LE67 2GB



SITE LOCATION PLAN

Project: 25316 – Fife road, Kingston Upon Thames

Postcode: KT1 1SB

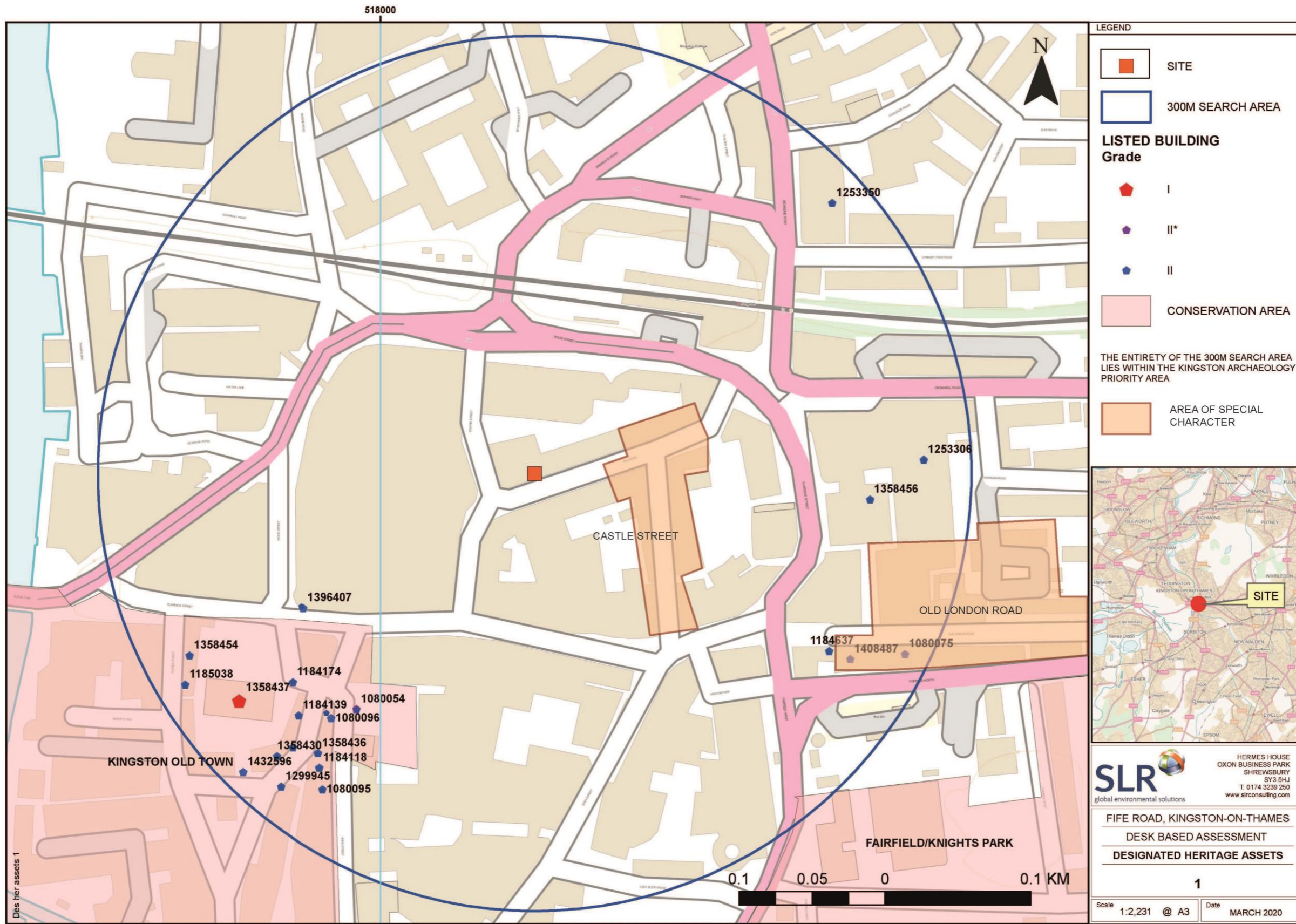


- Site Boundary
- Borehole Location (BH01)

Mewies Engineering Consultants Ltd The Old Chapel Station Road Hugglescote Leicestershire LE67 2GB		Borehole Log				Borehole No. BH01		
Project Name: Land off Fife Road		Project No. 25316.01		Co-ords:		Sheet 1 of 2		
Location: Kingston Upon Thames, Surrey, KT1 1SB		Level: 0.00		Scale 1:50		Hole Type TP+CP		
Client: JOED Construction Ltd		Dates: 21-10-2019 - 23-10-2019		Logged By Ross Goodband				
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.50	B		0.35	-0.35		Reinforced concrete with 5mm steel rebar.
		1.00	B		0.80	-0.80		MADE GROUND: Buff to light brown, sandy to very sandy, medium to coarse grained, sub angular to sub rounded gravel of concrete, brick and crushed granite/limestone.
		1.50	D		1.50	-1.50		Firm, orange to brown, very sandy, slightly gravelly CLAY, gravels are fine to medium, sub rounded quartzite. River Terrace Deposits
		1.50	SPT	N=4 (1,1/1,1,1,1)(S)				Loose to medium dense, light brown, gravelly to very gravelly, medium SAND, Gravels are fine to medium, sub rounded quartzite. River Terrace Deposits
		2.50 - 3.00	B		2.50	-2.95		Medium dense, light brown, medium, very gravelly SAND. River Terrace Deposits
		2.50	SPT	N=11 (2,2/3,3,3,2)(S)				
		3.50 - 4.00	B		3.50	-4.50		Medium dense, light brown, sandy, fine, sub angular GRAVEL of quartzite and shell fragments. River Terrace Deposits
		3.50	SPT	N=18 (1,3/3,4,5,6)(C)				
		4.50 - 5.00	B		4.50	-5.20		Stiff, locally very stiff, grey silty CLAY. London Clay Formation
		4.50	SPT	N=23 (2,2/4,5,6,8)(C)				
		5.50	D		5.50			
		6.00	SPT	N=23 (1,2/4,5,5,9)(S)				
		6.50	D		6.50			
		7.50 - 7.95	U		7.50			
		7.95		Ublow=24				
		8.00 - 8.50	B		8.00			
		8.50						
		9.00	D		9.00			
		9.00	SPT	N=23 (2,3/5,5,6,7)(S)				
		10.00	D		10.00			
Remarks: Hand dug trial pit to 1.2m bgl. Cable Percussion drilling to 20.0m bgl. Groundwater struck at 3.00m bgl, rose to 2.80m after 20 mins.								
Plant Used: Cut Down CP Rig								

Mewies Engineering Consultants Ltd The Old Chapel Station Road Hugglescote Leicestershire LE67 2GB		Borehole Log				Borehole No. BH01		
Project Name: Land off Fife Road		Project No. 25316.01		Co-ords:		Sheet 2 of 2		
Location: Kingston Upon Thames, Surrey, KT1 1SB		Level: 0.00		Scale 1:50		Hole Type TP+CP		
Client: JOED Construction Ltd		Dates: 21-10-2019 - 23-10-2019		Logged By Ross Goodband				
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
		Depth (m)	Type	Results				
		10.50 - 10.95	U		10.50			Stiff, locally very stiff, grey silty CLAY. London Clay Formation
		11.00	D		11.00			
		12.00	D		12.00			
		12.00	SPT	N=24 (2,3/4,6,7,7)(S)				
		13.00	D		13.00			
		13.50 - 13.95	U		13.50			
		13.95		Ublow=28				
		14.00 - 14.50	B		14.00			
		14.50						
		15.00	D		15.00			
		15.00	SPT	N=28 (3,5/6,7,7,8)(S)				
		16.00	D		16.00			
		16.50 - 16.95	U		16.50			
		16.95		Ublow=35				
		17.00	D		17.00			
		18.00	D		18.00			
		18.00	SPT	N=30 (3,4/6,8,8,8)(S)				
		19.00	D		19.00			
		19.50 - 19.95	U		19.50			
		19.95		Ublow=35				
		20.00	D		20.00	-20.00		End of Borehole at 20.000m
Remarks: Hand dug trial pit to 1.2m bgl. Cable Percussion drilling to 20.0m bgl. Groundwater struck at 3.00m bgl, rose to 2.80m after 20 mins.								
Plant Used: Cut Down CP Rig								

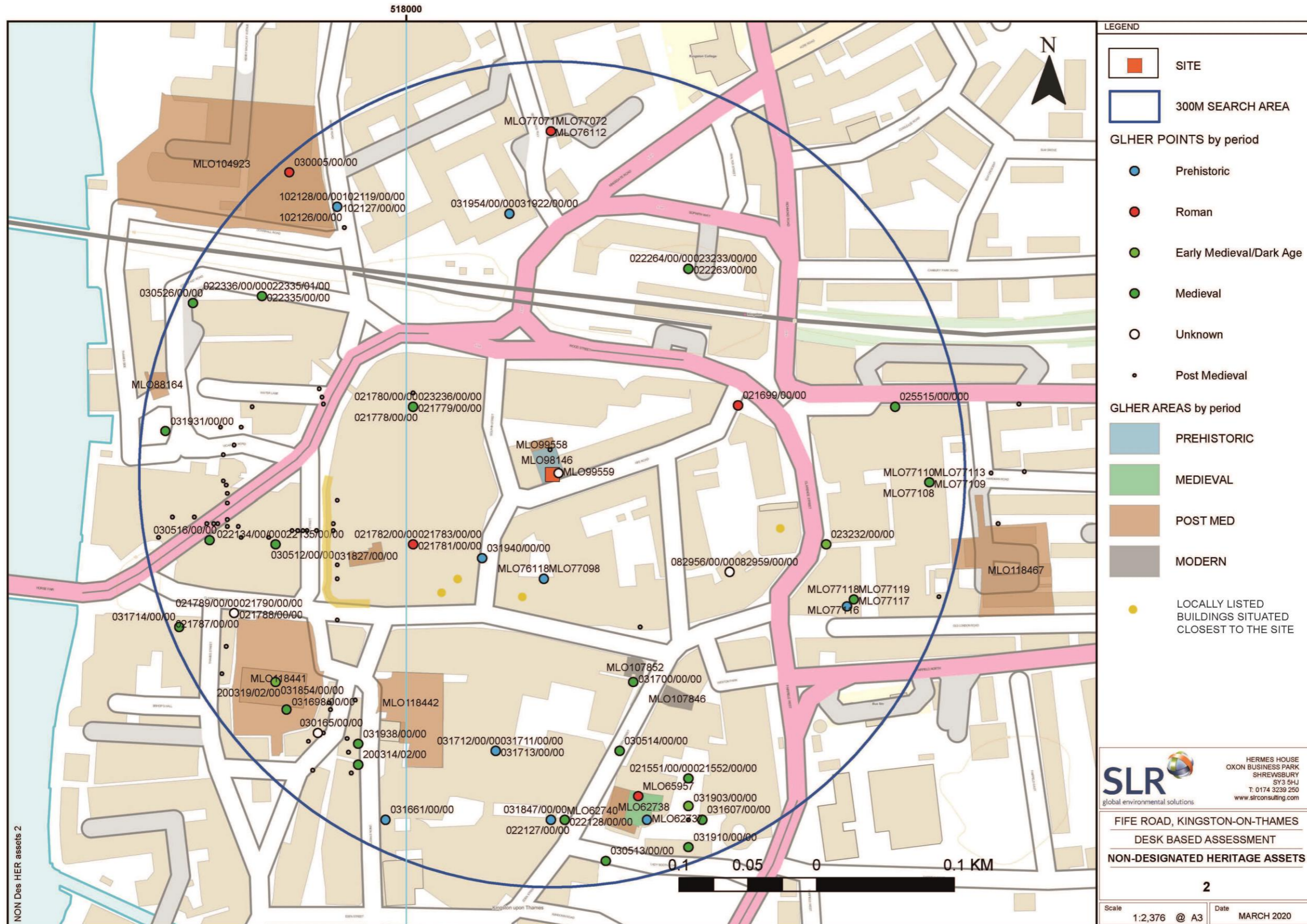
APPENDIX 4



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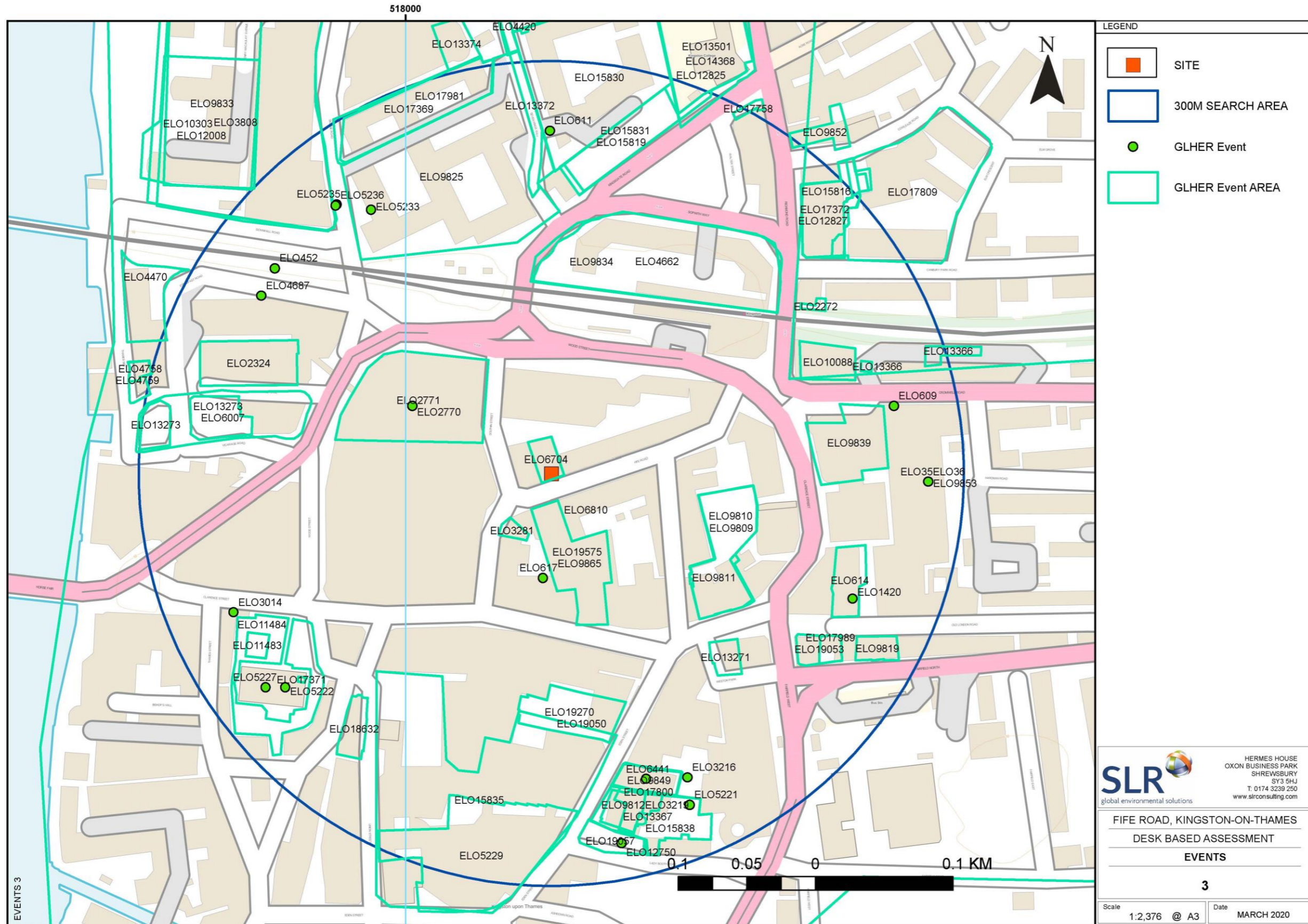
APPENDIX 5



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APPENDIX 6



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APPENDIX 7



Fig 2 Trench locations

14

R:\Project\king\1088\fig02

4.1 Original research aims

What was the level of natural topography?

The highest natural deposits were observed at 6.42m OD towards the western side of site, directly below modern make up. Deposits slope gradually to the east, more particularly around the palaeochannel where the lowest level for natural is 5.75m OD. Deposits consist of light brown sandy brickearth (111)=(126) overlain by siltier orange brown brickearth (104) (125). Where it was possible to observe the deposits in more detail a layer of lighter clayier weathered brickearth, c.0.2–0.4m thick, was present above the orange brown brickearth.

What are the earliest deposits identified?

Although the Prehistoric sherds found in gully [128] are residual, the presence of struck/worked flint within some features in T19 suggest potential Bronze Age activity in the area.

What are the latest deposits identified?

Sherds from gully [102] date to between 1700–1900, whilst those from quarry [106] are c.1740–1750.

Is there any evidence of the natural channel(s) found on other sites in the vicinity? If so can it be related through finds evidence to a possible use as a votive feature, as seen at 82 Eden Street?

A natural channel was seen in the southeastern area of site at approximately 5.75m OD, running roughly north-south. No finds were recovered from it so a possible votive function cannot be determined.

Is there any evidence of Roman activity associated with settlement or occupation?

Three sherds of Roman pottery were recovered from the site, though these are likely to be residual. Compared to Eden Street, the lack of Roman material suggests that this area was marginal land or farmed at the time.

Is there any surviving evidence of Saxon or medieval occupation or activity?

One sherd of Saxon pottery, the latest find within gully [128], could indicate the most northerly fringe of Saxon activity within Kingston.

Significance of the data

The archaeological remains discovered during the watching brief are of local significance only. Although largely negative, the evidence will contribute to our knowledge of the location and extent of archaeological deposits in Kingston.

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