

Archaeological Watching Brief Report

# WHYTE CHASE GOLF CLUB DRIVE KINGSTON

---

For Coombe Hill Development Ltd.

---

Thomas Swannick MSC & Guy Hunt BA MCIfA

---

L~P:ARCHÆOLOGY

Archaeological Watching Brief Report

# WHYTE CHASE GOLF CLUB DRIVE KINGSTON

---

Client: Coombe Hill Development Ltd.

---

Local Authority: Royal Borough of Kingston upon Thames

---

NGR: 520891, 170229

---

Planning App: 15/14575/FUL

---

Author: T Swannick & G Hunt

---

Doc Ref: LP2038L-WBR-v1.2

---

Date: December 15

---

Site Code: WYT15

---

**L-P:ARCHÆOLOGY**

A trading name of L - P : Heritage LLP

The Truman Brewery | 91 Brick Lane | London, E1 6QL | +44 [0]20 7 770 6045 | [www.lparchaeology.com](http://www.lparchaeology.com)

**[www.lparchaeology.com](http://www.lparchaeology.com)**

# TABLE OF CONTENTS

*Table of Figures*

*Table of Plates*

*Abstract*

1. Introduction
2. Site Background
3. Archaeological and Historical Background
4. Aims and Objectives
5. Methodology
6. Results
7. Conclusions
8. Archive

*Sources Consulted*

*Figures*

*Appendices*

# TABLE OF FIGURES

Figure 1 - Site Location General

Figure 2 - Site Detail

Figure 3 - GLHER – Prehistoric to Roman

Figure 4 - GLHER – Medieval to Modern

Figure 5 - Site excavation area

Figure 6 - Section

# TABLE OF PLATES

Plate 1 - South facing section showing Topsoil (1000), Subsoil (1001), Gravel (1002) and Natural. 2 x 1m Scale.

Plate 2 - Site stripped to natural. Facing East.

Plate 3 - Disturbed North Area of site. Facing West.

# Abstract

An archaeological watching brief was carried out during redevelopment at Whyte Chase, Golf Club Drive, Kingston Upon Thames. This report has been prepared by Thomas Swannick and Guy Hunt of L - P : Archaeology on behalf of Coombe Hill Development Ltd. The project was managed by Daniel Dodds of AB Heritage Ltd.

The objectives of the watching brief were to record any archaeological remains exposed during works.

The watching brief recorded no archaeological remains, the site having been disturbed by previous development.

# 1. Introduction

- 1.1. The results of this archaeological Watching Brief have been prepared by Thomas Swannick and Guy Hunt of L - P : Archaeology for Coombe Hill Development Ltd. on the instructions of Daniel Dodds of AB Heritage Ltd.
- 1.2. This Watching Brief Report considers land at Whyte Chase, Golf Club Drive, Kingston upon Thames, KT2 7DF (hereafter “the site”). The site is centred on National Grid Reference (NGR) 520891,170229 (FIGURE 1).
- 1.3. The site lies on the west side of Golf Club Drive. The site is bounded to the north by adjacent property Corkran House and to the south by Bracken House (FIGURE 2).
- 1.4. The fieldwork was carried out by Thomas Swannick and Audrey Charvet of L - P : Archaeology in November of 2015.
- 1.5. The site code allocated from the Museum of London is WYT15.
- 1.6. The Local Planning Authority is the Royal Borough of Kingston upon Thames (RBKuT) who take archaeological advice from the Greater London Archaeology Advisory Service of Historic England.
- 1.7. The work was carried out in accordance with the Written Scheme of Investigation (WSI) prepared by Guy Hunt of L - P : Archaeology (HUNT 2015).

## 2. Site Background

### 2.1. PLANNING

2.1.1. Planning consent (ref: 15/14575/FUL) has been granted by the Local Planning Authority (RBKuT) for the redevelopment of the site as a new dwelling. This consent is subject to an archaeological condition. Condition 14 is as follows:

A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved in Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been approved by the Local Planning Authority.

2.1.2. RBKuT have agreed the methodology for these works in full as detailed in a Written Scheme of Investigation (HUNT 2015) approved by Greater London Archaeology Advisory Service.

2.1.3. This document seeks to satisfy the condition by describing the results of the Watching Brief and clarifying the status and location of the project archive.

### 2.2. GEOLOGY

2.2.1. The British Geological Survey identifies the underlying solid geology as Claygate Member, comprising sand, silt and clay, a sedimentary bedrock formed during the Palaeogene Period, approximately 35 to 55 million years ago in an environment dominated by shallow seas. The superficial geology across the

application site has been identified as Black Park Gravel Member, comprising sand and gravel ((BRITISH GEOLOGICAL SURVEY 2015)).

2.2.2. The results of the watching brief confirmed the drift geology as sand and gravel.

### **2.3.TOPOGRAPHY**

2.3.1. The site is set on generally level ground, at approximately 50 m OD, within the residential area of Coombe in the borough of Kingston upon Thames. The site is located on Golf Club Drive, 25m West of Coombe Hill Golf Club (FIGURE 2).

2.3.2. The application area forms an irregularly shaped plot, measuring approximately 50m in length, 21m in width and enclosing an area of 825 square metres.



## 3. Archaeological and Historical Background

### 3.1. TIMESCALES USED IN THIS REPORT:

PERIOD	FROM	TO
<b>PREHISTORIC</b>		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
<b>HISTORIC</b>		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	PRESENT

Table 1 - Timescales used in this report

3.2. Information from the Greater London Historic Environment Record (GLHER) is referenced with the Monument ID e.g. MLO12345. Modern archaeological interventions are referenced by their Museum of London site codes (for example MNO12).

### 3.3. PREHISTORIC

3.3.1. The Prehistoric periods are difficult to interpret for the study site due to the low density of evidence. There are however two sites (covered below) with small Prehistoric finds assemblages. There are three sites covered in total. Sites with evidence from this period are shown in (FIGURE 3).

3.3.2. The paucity of evidence is most likely due to a combination of factors, including a general lack of recording of Prehistoric remains in London and the extent to which later activity has disturbed and removed the more ephemeral evidence of Prehistoric activity (MERRIMAN 1990).

#### EARLY PREHISTORY

3.3.3. There are two findspots within the GLHER ascribed to the Palaeolithic periods,

as well as a probable Mesolithic find within the record (MLO66041).

3.3.4. 213m SW of the study site, a watching Brief (WRR94), found evidence of cultivation soils and a 'possible' cut feature containing 3 burnt flints (MLO609). There were also finds of 7 struck flints and 36 burnt flints that were *ex situ* within the soil and sub-soil horizons.

3.3.5. 469m NE of the study site, a watching brief (CBH95), found a flint axe head (MLO660), which was provisionally ascribed a Mesolithic date. This was however an isolated find and was not able to be dated with certainty.

3.3.6. The overall lack of *in situ* remains in a 500m radius of the site indicates a low level of activity within the general area around the study site.

3.3.7. Sites from these periods remain extremely rare and the potential for *in situ* remains from these periods to be found on the study site itself was low.

#### **LATER PREHISTORY**

3.3.8. Evidence for the later Prehistoric periods is sparse. Only one modern excavation (WEK93) has taken place with 500m radius of the study site has recovered Prehistoric pottery from later contexts.

3.3.9. Early to Late Iron Age pottery (MLO643 WEK93) within a ditch was found alongside other Prehistoric pot.

3.3.10. The potential for *in situ* remains from these periods to be found on the study site itself was therefore very low.

#### **3.4.ROMAN**

3.4.1. The study site is not located within 500m of any known Roman settlement or road.

3.4.2. There have been two recorded Roman findspots within 500m of the study area. Neither of which were found during modern excavations.

3.4.3. A piece of Roman mosaic tile (MLO 165) was found 140m SE of the study site. It is referenced colloquially by (FINNY 1929), but there is no accurate location or providence for the find exists.

3.4.4. A Roman coin hoard within an Urn (MLO 18870), was found some time in the 17<sup>th</sup> century within a gravel pit. Once again the find does not have an accurate location or provenience.

3.4.5. Due to the scarcity of finds, lack of Roman settlement or road and inaccurate location of finds, it was likely that Roman finds would be low.

### **3.5.MEDIEVAL**

3.5.1. Selected Medieval features are illustrated in (FIGURE 4).

3.5.2. Within the 500m radius of the study site, only one notable example of Medieval activity can be found. No modern excavations have found evidence of Medieval activity or findspots.

3.5.3. Located 316m South of the study site was a Manor house (MLO10533) on modern day Fitzgeorge Avenue. The Manor house burnt down sometime between 1361-1382 and was later rebuilt in the Post-Medieval period, which is covered in the below section (MALDEN 1911: 501–503).

3.5.4. It is highly likely that the study site lay in open fields relating to the nearby manor throughout this period. The potential for significant archaeology on the study site was low. There was a low-moderate chance of finding agricultural soils and possibly other features (such as ditches) related to Medieval agriculture.

### **3.6.POST MEDIEVAL**

3.6.1. There are two main identifiable Post Medieval developments within the study area (FIGURE 4).

3.6.2. The main development surrounds the rebuilt Coombe Nevill Manor House (MLO17572) on Fitzgeorge Avenue. It is located 330m South of the site. It has an associated Gate house (MLO2697), farmhouses (MLO281, MLO809), a house (MLO2697) and lodge (MLO88207), and garden boundary walls (MLO88249). The main Manor house (MLO17572) was rebuilt in 1579, when Thomas Vincent acquired the property off Queen Elizabeth I. The farmhouses were added in the 16<sup>th</sup> century, along with the gatehouse. The garden walls were added in the 17<sup>th</sup>

century and the lodge in the 19<sup>th</sup> century. The house (MLO269) has no prescribed date. All of these buildings have been demolished, bar the 1870's lodge (MLO88207), which is a listed building.

- 3.6.3. There is a similar Post Medieval development located 410m East of the study site. This development is later than that of Coombe Nevill, all built between 1870-1882. It comprises a Gate lodge (MLO88242), Estate cottage (MLO88243) and wall for an orangery (MLO88216). All three of these buildings survive in some form as listed buildings. These buildings were designed by George Devey, and were all related to the now demolished Coombe Warren House (MLO3092).
- 3.6.4. These developments indicate a general change in use of land around the study site. The redevelopment and rebuilding of Coombe Nevill Manor on the previous site of the medieval manor house fits with a picture of changing Post Medieval land ownership. It is likely that the study site still remained as open agricultural fields throughout the Post Medieval period, due its proximity to the Manor house and the subsequent development to the East.
- 3.6.5. It was possible that there was a low-moderate chance of finding agricultural soils and possibly other features (such as ditches) related to Post Medieval agriculture.
- 3.6.6. There is significant urbanisation post 1900 within the area surrounding the site, with more sub-urban developments being established.
- 3.6.7. There are a number of listed buildings (MLO88169, MLO88302, MLO88301) from 1900 onwards, primarily to the West of the study site. There is also the construction of Cedar Court (MLO88278), which contains timbers from a Late Medieval timber frame.

### **3.7. DISCUSSION**

- 3.7.1. There was some potential for stray Prehistoric finds within soil horizons such as at WRR94. To a lesser extent there was low potential for evidence of Prehistoric landscapes such as ditches (WEK93) and cultivation soils.
- 3.7.2. For the Roman period, there is sparse and poorly located evidence. This combined with no known Roman settlement and distance from a road

indicated that there was a low level of Roman potential.

- 3.7.3. The site is not located near any known Early Medieval settlement, and as such potential was very low.
- 3.7.4. From the 10<sup>th</sup> century until the 18<sup>th</sup> century, the site likely lay in agricultural fields.
- 3.7.5. In the early 16<sup>th</sup> century (c.1549) rebuilding of the Manor house began to the South of the study site. This may form part of local land enclosure strategies and redistribution and organisation of field systems.
- 3.7.6. The establishment of the Estate cottage and gate lodge to the East of the study site in the 19<sup>th</sup> century (c.1870) may also indicate that the study site lay undeveloped as agricultural land at this time.
- 3.7.7. By 1900, there is the sub-urban development of the study area, including houses and golf courses. The site is developed in the late 20<sup>th</sup> century.

## 4. Aims and Objectives

4.1. The general aims of the Watching Brief were:

- ◆ To record archaeological remains revealed during the groundworks operations.
- ◆ To ensure that should significant remains (such as significant prehistoric remains) be encountered, that Historic England be informed and appropriate action be taken.

4.2. The specific aims of the Watching Brief were:

- ◆ To watch for the presence of prehistoric remains on the study site.
- ◆ To record evidence for the land use of the site and its nature over time.

## 5. Methodology

- 5.1. For a full description of the archaeological methodology please refer to section 4 of the WSI (HUNT 2015).
- 5.2. The works covered by the watching brief comprised excavation of building footings and garden area.
- 5.3. The watching brief monitored all ground works including foundation trenches, service runs, landscaping and ground reduction.
- 5.4. The full central area to be excavated was 30m x 17m, equalling 410m square metres. The majority of the area to be excavated was an undisturbed garden area to the west. 190 metre<sup>2</sup> of the north and east of the area to be excavated was disturbed and truncated by building footings and modern drainage. Breaking of ground would start with an 11 metre<sup>2</sup> trench to be dug for a water tank. These areas can all be seen in FIGURE 5.
- 5.5. The site was bordered to the north and west by a tree protection area and to the east by the welfare and spoil area. These areas would not be excavated, and thus not need a watching brief.
- 5.6. Approximate ground level was calculated at 50.30m OD, based off spot height in street from OS master map. All levels recorded during fieldwork were measured relative to ground level (m BGL).
- 5.7. All excavation was undertaken by a combination of hand tools and mechanical excavator with a toothless bucket. This was under constant supervision by a qualified archaeologist.

## 6. Results

6.1. The stratigraphic sequence observed on site is illustrated in sketch form in **FIGURE 6**.

The sequence was as follows: a layer of dark brown-black sandy silt topsoil (1000), overlying a light to mid purple-brown sand subsoil (1001), which overlay a mid orange-yellow weathered sandy gravel with flint (1002).



Plate 1 - South facing section showing Topsoil (1000), Subsoil (1001), Gravel (1002) and Natural. 2 x 1m Scale.

6.2. The topsoil (1000), was not present at the disturbed northern and eastern area of the site due to truncation.

6.3. The humic topsoil (1000) contained frequent inclusions of 20<sup>th</sup> century glass, glazed pottery and plastic, and there was significant root action. The presence of 20<sup>th</sup> Century waste was likely due to the demolition of the post-war house that was on the site. There were no artefactual remains of earlier date.

6.4. The subsoil (1001) was relatively undisturbed to the south and west of the site, with only some root action within it. This was likely because this was where the garden of the post-war house lay. In the north and east of the site, the subsoil was much lighter and sandy, like as it had been exposed and truncated by cuts for the relatively shallow footings of the house. The subsoil also contained CBM inclusions at this end, further indicating disturbance to the subsoil during the house construction. This contained no artefactual material and the interface with the overlying topsoil was moderate.



6.5. The orange yellow gravel (1002) was the top of the gravel terrace, which was likely exposed at some point in antiquity, thus was stained with natural accumulation of alluvial silt and the gravel and flint nodules were worn and eroded. The context was clean and contained no artifactual finds. Context (1002) was 0.35m at its deepest, and overlay the natural drift sandy gravel geology. The interface between the two deposits was clear.



Plate 2 - Site stripped to natural. Facing East.

6.6. There were no archaeological negative features observed and there were no archaeological finds detected in either of the soil horizons.

6.7. There was significant truncation of the subsoil (1001) at the north and west of the site, as a result of the post war housing footings, drainage and services. However they did not truncate the weathered gravel horizon (1002), and so if there were archaeological features they should have been visible.



Plate 3 - Disturbed North Area of site. Facing West.

## 6.8.FINDS

6.8.1. There were no artefactual materials recovered and retained.

## **7. Conclusions**

7.1.No archaeological deposits or artefacts were exposed during the watching brief.

7.2.The site has undergone truncation in the north and west during 20<sup>th</sup> century development and there are no remains of archaeological interest present across the whole site.

7.3.It is recommended that no further work is required for discharge of the archaeological condition.

## 8. Archive

8.1. The archive is to be deposited by arrangement with Museum of London.

8.2. The paper archive consists of:

- ◆ 1 x Photographic Register
- ◆ 1x CD Digital Photographs
- ◆ 3 x Context Sheets

# SOURCES CONSULTED

## **BIBLIOGRAPHIC**

BRITISH GEOLOGICAL SURVEY, 2015. 'Onshore GeoIndex'. [www.bgs.ac.uk/geoindex](http://www.bgs.ac.uk/geoindex).

FINNY, W.E., 1929. 'Roman tile and pottery from Kingston.'. *Surrey Archaeological Collections*, **38**, p.229.

HUNT, G., 2015. *Written Scheme of Investigation: Whyte Chase, Golf Club Drive, Kingston Upon Thames*. L - P: Archaeology.

MALDEN, H.E. ED., 1911. *A History of the County of Surrey: Volume 3*. Victoria County History.

MERRIMAN, N., 1990. *Prehistoric London*. London: H.M.S.O.

GLHER data is used under the following licence:

© Historic England 2015. Contains Ordnance Survey data © Crown copyright and database right 2015

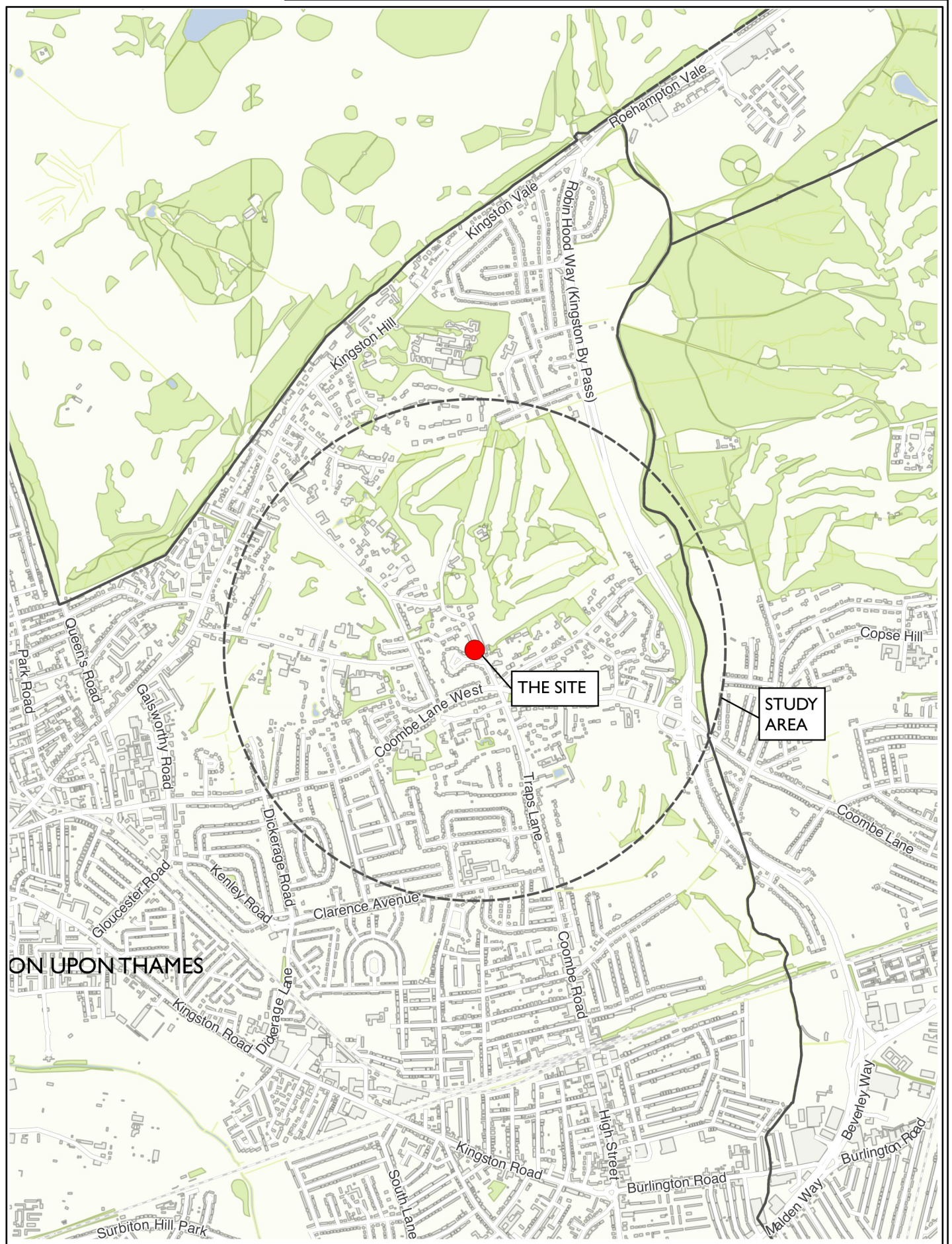
The Dataset contained in this material was obtained on 10/12/2015.

---

# FIGURES



FIGURE I // Site Location - General



ON UPON THAMES

THE SITE

STUDY AREA

0 500 m



PROJECT // 2038L - Golf Club Drive, Richmond

DESCRIPTION // Site Location

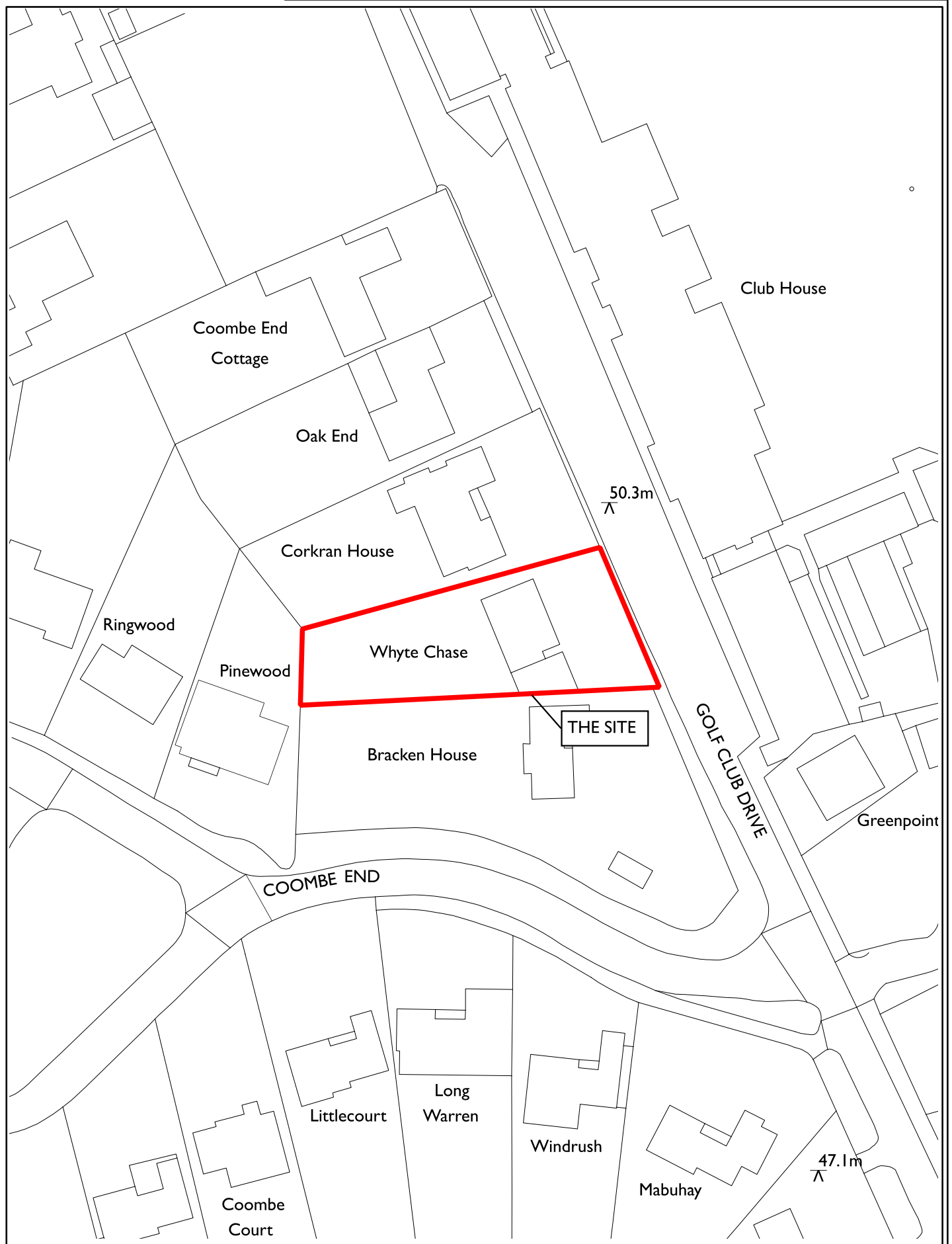
Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LP2038L-WBR-v1

L-P:ARCHAEOLOGY



FIGURE 2 // Site Location - Detail



0 50 m



PROJECT // 2038L - Golf Club Drive, Richmond

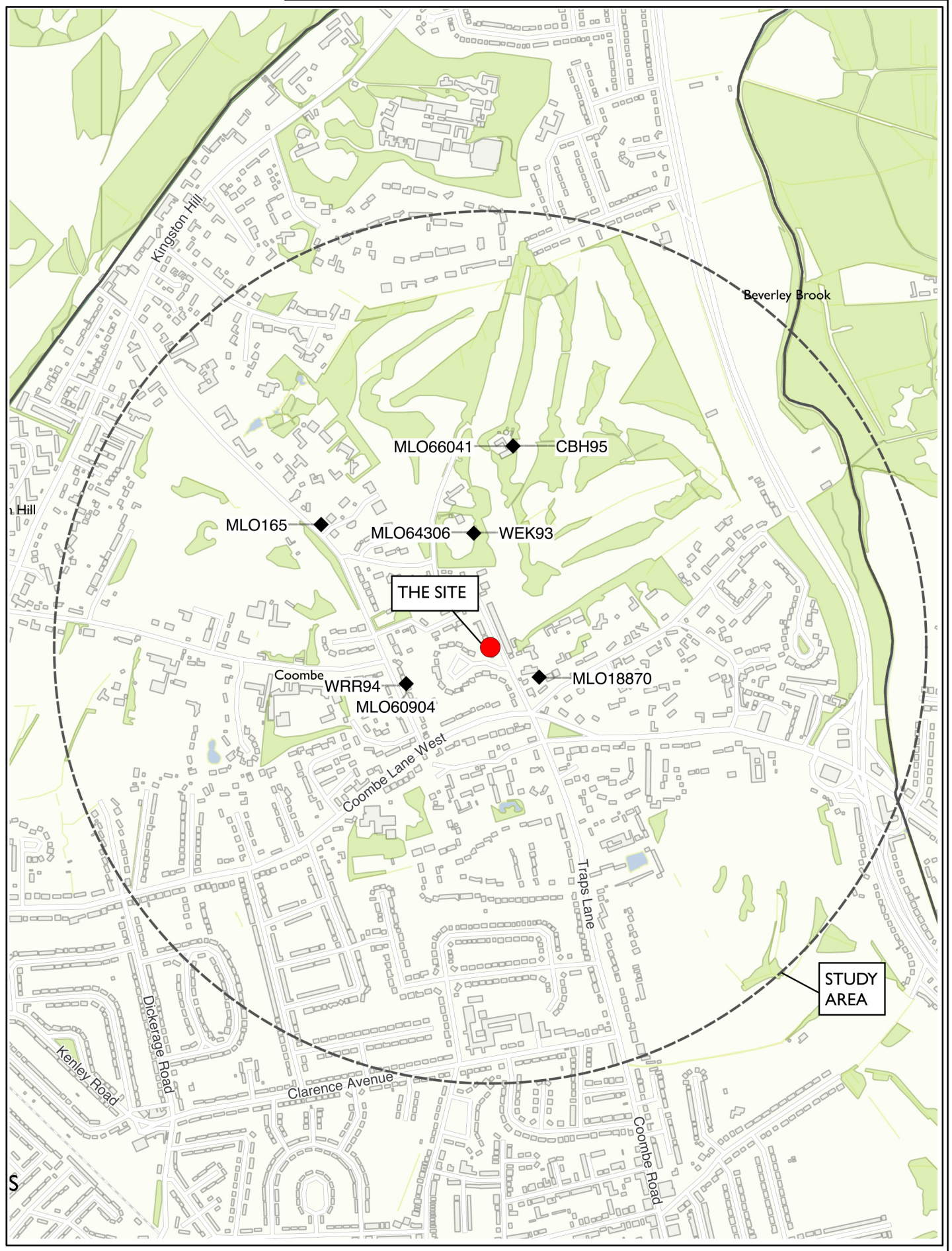
DESCRIPTION // Site Location - Detail

Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LP2038L-WBR-v1

L~P:ARCHÆOLOGY

FIGURE 3 // GLHER



PROJECT // 2038L - Golf Club Drive, Richmond

DESCRIPTION // GLHER - Prehistoric to Roman

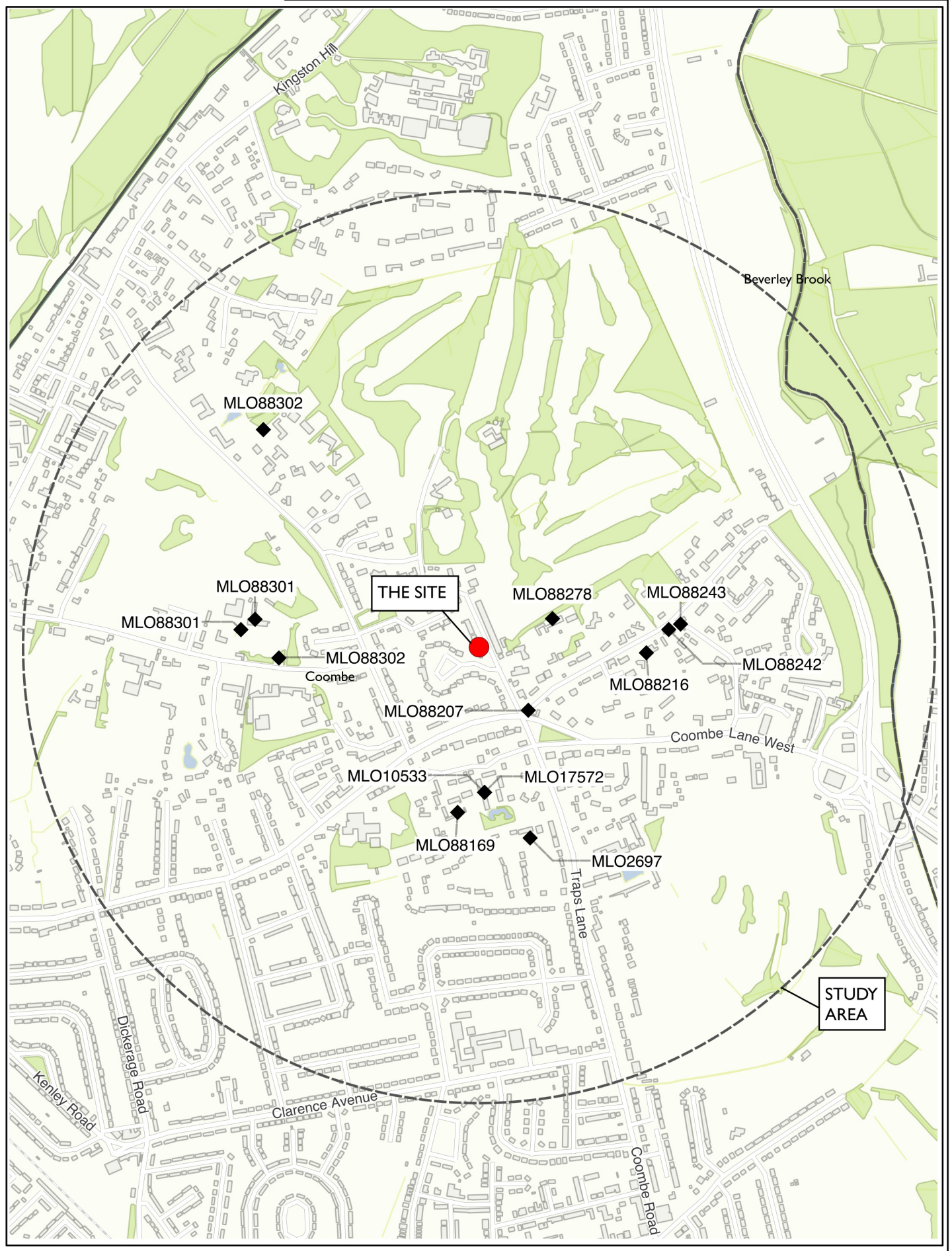
Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LP2038L-WBR-v1

L-P:ARCHAEOLOGY



FIGURE 4 // GLHER



0 500 m



PROJECT // 2038L - Golf Club Drive, Richmond

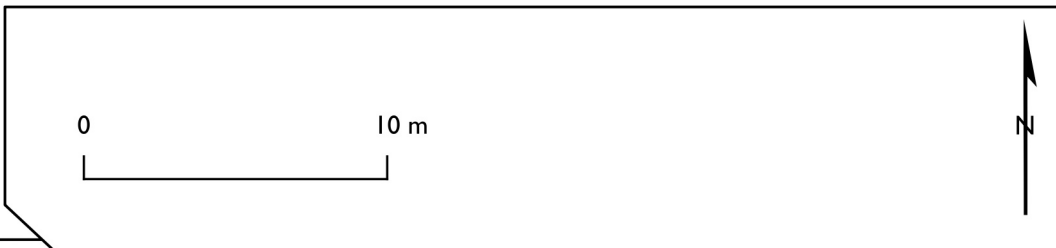
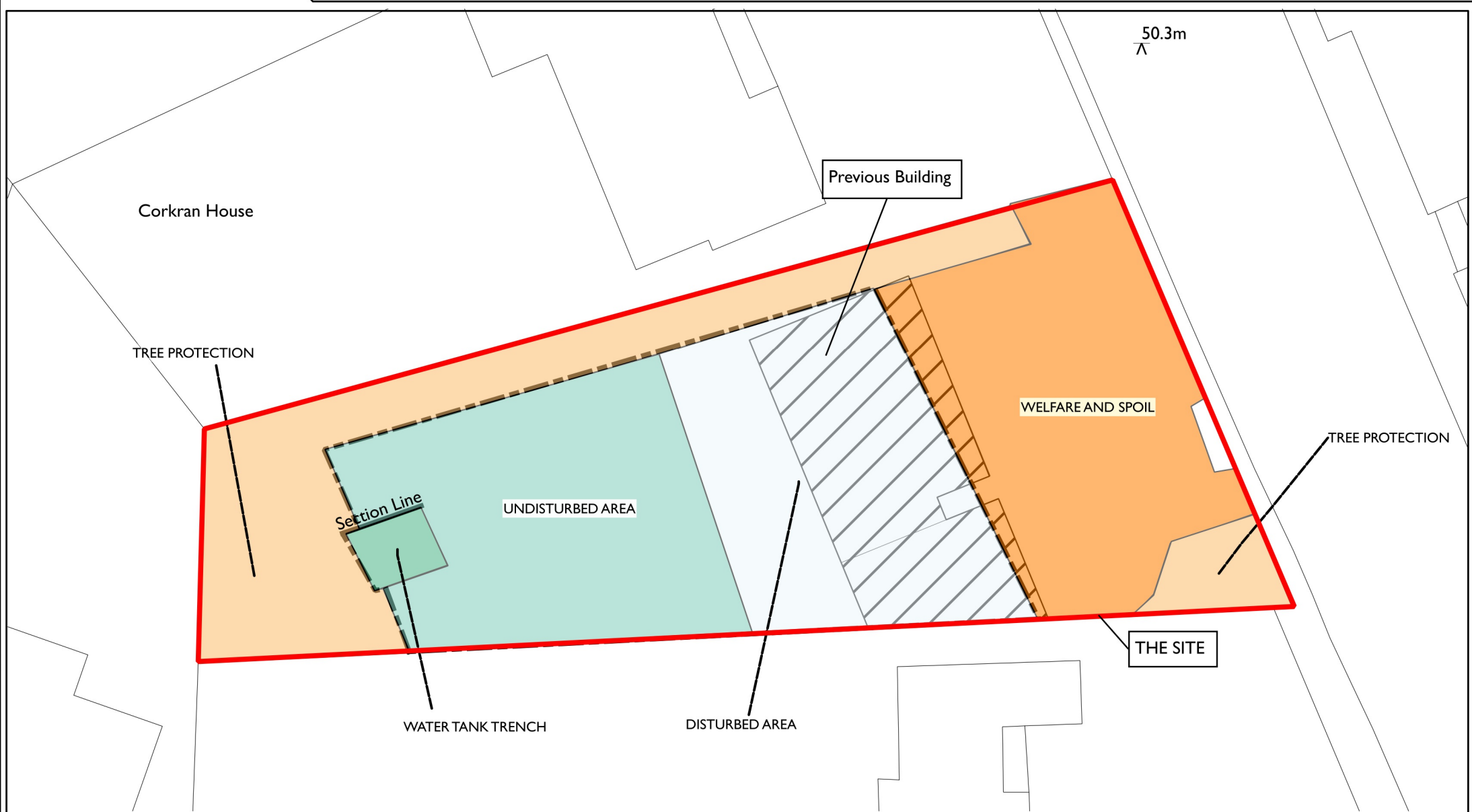
DESCRIPTION // GLHER - Medieval and Later

Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LP2038L-WBR-v1

L-P:ARCHAEOLOGY

FIGURE 5 // Site Excavation Areas



PROJECT // 2038L - Golf Club Drive, Richmond

DESCRIPTION // Site Excavation Areas

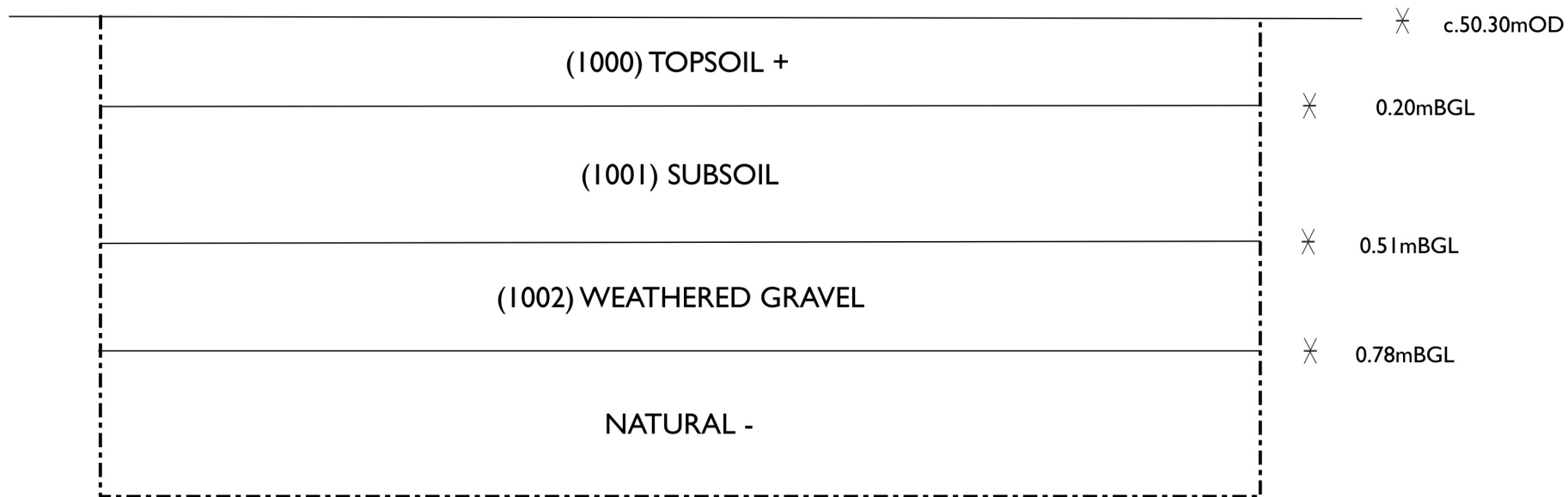
Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LP2038L-WBR-v1

L-P:ARCHAEOLOGY

WEST

EAST



Ground level approximately 50.30m OD. Based off master map data off street level.



PROJECT // 2038L - Golf Club Drive, Richmond

DESCRIPTION // South Facing Section.

DOC REF: LP2038L-WBR-v1

L-P:ARCHAEOLOGY