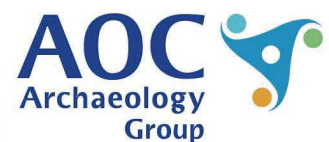
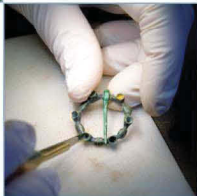
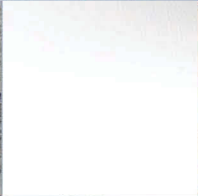
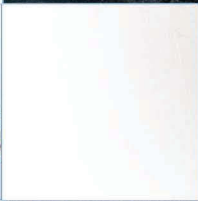
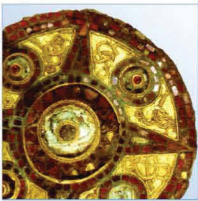
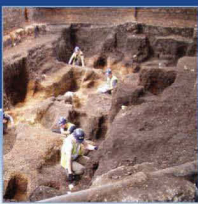


117 London Road, Royal Borough of Kingston upon Thames: Archaeological Desk-Based Assessment

Project No: 32327

February 2013



ARCHAEOLOGY

HERITAGE

CONSERVATION

117 London Road, Royal Borough of Kingston upon Thames: Archaeological Desk-Based Assessment

On Behalf of:	JMB Property Investments Ltd. Office 303, 56 Gloucester Road, London, SW11 4UB
National Grid Reference (NGR):	TQ 18664, 69354
AOC Project No:	32327
Prepared by:	Helen MacQuarrie
Illustration by:	Gísli Pálsson
Approved by:	Paul Mason
Date of Assessment:	January / February 2013

This document has been prepared in accordance with AOC standard operating procedures

Report Author: Helen MacQuarrie	Date: January / February 2013
Report Approved by: Paul Mason	Date: February 2013
Report Stage: FINAL	Date: February 2013

Enquiries to: AOC Archaeology Group
Unit 7
St Margaret's Business Centre
Moor Mead Road
Twickenham
TW1 1JS

Tel. 020 8843 7380
Fax. 020 8892 0549

CONTENTS

	Page
LIST OF ILLUSTRATIONS	ii
LIST OF PLATES	ii
LIST OF TABLES	ii
1 INTRODUCTION	1
1.1 Project Background	1
1.2 Site Location & Description	1
1.3 Published Geological Conditions	1
1.4 Preliminary Consultation	2
2 ASSESSMENT METHODOLOGY & CRITERIA	2
2.1 Assessment Methodology	2
2.2 Assessment Criteria	3
2.3 Limitations	3
3 PLANNING BACKGROUND	3
3.1 Identified Heritage Assets & Key Planning Considerations	3
3.2 National & Local Planning Policy	4
4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND	6
4.1 The Prehistoric (c. 500,000 BC– AD 43)	6
4.2 Roman Periods (AD 43 – 410)	7
4.3 The Early Medieval (AD 410 – AD 1066)	8
4.4 Medieval Period (AD 1066 – AD 1538)	8
4.5 The Post-Medieval (AD 1538 – AD 1900) & Modern Period (AD 1900 to present)	9
5 ADDITIONAL BACKGROUND RESEARCH	12
5.1 Previous Archaeological Investigations	12
5.2 Previous Geotechnical Site Investigations	12
5.3 Site Walkover	12
6 ASSESSMENT OF EVIDENCE	16
6.1 Past Impacts Within the Site Boundary	16
6.2 Assessment of Archaeological Potential	16
7 IMPACTS & RECOMMENDATIONS	17
7.1 Development Proposal	17
7.2 Impact assessment	17
7.3 Further Works / Mitigations Recommendations	17
8 BIBLIOGRAPHY	18
8.1 Documentary Sources	18
APPENDIX A GAZETTEER OF HERITAGE ASSETS	36
APPENDIX B Assessment Criteria	44

LIST OF ILLUSTRATIONS

FIGURE 1:	Site Location
FIGURE 2:	Detailed Site Location
FIGURE 3:	Proposed Development Plan and Elevation
FIGURE 4:	Published Geological Conditions
FIGURE 5:	Designated Heritage Assets Map
FIGURE 6:	Prehistoric and Undated Heritage Assets Map
FIGURE 7:	Roman Heritage Assets Map
FIGURE 8:	Early Medieval Heritage Assets Map
FIGURE 9:	Medieval and Medieval to Post Medieval Heritage Assets Map
FIGURE 10:	Post-Medieval Heritage Assets Map
FIGURE 11:	Archaeological Investigations Map
FIGURE 12:	Ordnance Survey Map of 1868, 1:2,500 Scale
FIGURE 13:	Ordnance Survey Map of 1898, 1:10,560 Scale
FIGURE 14:	Ordnance Survey Map of 1913, 1: 2,500 Scale
FIGURE 15:	Ordnance Survey Map of 1956, 1: 2,500 Scale
FIGURE 16:	Ordnance Survey Map of 1986, 1: 2,500 Scale
FIGURE 17:	Ordnance Survey Map of 1999, 1:10,000 Scale

LIST OF PLATES

PLATE A:	London in 1741 – 45, John Rocque, 1746
PLATE B:	Horner's Map of 1813
PLATE C:	Kingston Tithe Map, 1840
PLATE D:	View of site from London Road, with Grade II listed Elmfield / Tiffin School (AOC 96) to northwest (direction north)
PLATE E:	View of site from London Road (direction east)
PLATE F:	View of site from London Road towards the Grade II* Listed Lovekyn Chapel (AOC 104) (direction west)
PLATE G:	Southern part of site adjacent to London Road (direction east)
PLATE H:	Western part of site showing boundary walls with Grade II Listed Elmfield / Tiffin School (AOC 96) to northwest (direction north)
PLATE I:	Northern part of site showing boundary walls with Grade II Listed Elmfield / Tiffin School (AOC 96) and view towards Grade II* Listed Lovekyn Chapel (AOC 104) (direction southwest)
PLATE J:	Northern part of site showing boundary walls with Grade II Listed Elmfield / Tiffin School (AOC 96) (direction north)

LIST OF TABLES

TABLE 1:	Gazetteer of Heritage Assets
TABLE 2:	Assessing the Importance of a Heritage Assets
TABLE 3:	Criteria for Determining Magnitude of Impact

1 INTRODUCTION

1.1 Project Background

- 1.1.1 AOC Archaeology has been commissioned by JMB Property Investments Ltd. to undertake an archaeological desk-based assessment covering the proposed redevelopment of land at 117 London Road, Royal Borough of Kingston upon Thames.
- 1.1.2 This report details the results of the assessment and aims to identify the character and nature of the known and potential heritage resource within the site, assess the impact from past development, and, where possible, summarise the likely impact from the proposed development works upon the known and potential heritage resource.
- 1.1.3 The report will include recommendations for mitigation measures and / or further archaeological works where required. The results of further works, such as evaluation trenching, can be used to inform upon the nature of any subsequent mitigation measures (if needed).

1.2 Site Location & Description

- 1.2.1 The development site is located, on the northern side of London Road at number 117; National Grid Reference (NGR) TQ 18664, 69354 (Figure 1).
- 1.2.2 The site is roughly rectangular in plan and has a total area of c. 0.06 hectares. It is bound by London Road to the south, Tiffin Boys School (Grade II Listed, formerly known as Elmfield) to the west and north, and a property fronting London Road to the east (Figure 2).
- 1.2.3 The site is currently occupied by a two-storey late 20th century storehouse, currently owned by HSS. The current building does not have a basement and the surrounding land surface is concrete hardstanding. The site boundaries comprise red brick and wooden panelling. The walls are not anticipated to be earlier than Victorian in date.
- 1.2.4 The proposed development scheme comprises the 'demolition of existing building and provision of new 3 storey building comprising A1/B1 use to ground floor plus 4 x 1 and 4 x 3 bed apartments' (email correspondence Jowitt J, 2nd January 2013). Foundation designs have not yet been finalised.

1.3 Published Geological Conditions

- 1.3.1 Geological formations, natural topography and flora and fauna can influence the pattern of human settlement. The factors must not be assumed to have been constant and therefore to have had a predictable influence at all times in the past. The influence of these factors on land use can be an important element in determining the nature of the archaeological deposits (stratification) formed on sites.
- 1.3.2 The market town of Kingston upon Thames is located on the southern bank of the River Thames. Such locations form suitable areas for permanent settlement as rivers not only provide a key transportation / communication link but also deposit fertile alluvial soils making the land favourable for cultivation.
- 1.3.3 The British Geological Survey Geo-index map (Figure 4) indicates that the underlying bedrock geology of the site and surrounding area is London Clay comprising clay and silt, lain down in the Eocene period c. 54.8 - 33.7 million years ago. The British Geological Survey records that the bedrock is overlain by Langley Silt Member of clay and silt.
- 1.3.4 The site is located on flat land lying at around 9.2m OD. A benchmark (9.41m OD) is located on the southwest angle of Lovekyn Chantry Chapel, London Road, 0.2m above ground level (TQ 1856 6935).

1.4 Preliminary Consultation

- 1.4.1 A draft copy of this assessment was provided in January 2013 to the to the archaeological advisors at the Greater London Archaeology Advisory Service (GLAAS), archaeological advisors to the Royal Borough of Kingston upon Thames. Advice was provided by Mr. Mark Stevenson.
- 1.4.2 Mr. Stevenson confirmed the approval of the draft report. He highlighted the early date for the potential brewhouse (see below) being of heritage is of interest and indicated that a programme of evaluation will be required in order to inform upon the scope and need for possible mitigation strategy. He indicated such evaluation works would also provide opportunity to clarify if any medieval archaeology is present for the area.

2 ASSESSMENT METHODOLOGY & CRITERIA

2.1 Assessment Methodology

- 2.1.1 The assessment has been carried out in accordance with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (IfA 1990, rev. 2008 & 2011) and with regard to relevant statutory requirements, national, regional and local guidance, including the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework, March 2012; and regional and local planning policy.
- 2.1.2 A study area of a 500m radius around the approximate site boundaries (centred on National Grid Reference 518664, 169354) has been used to assess the likely nature and extent of the archaeological and built heritage resource. The Greater London Historic Environment Record (GLHER) database of archaeological sites, finds, events, monuments, and designations is the primary source of information concerning the current state of archaeological and architectural knowledge in the study area.
- 2.1.3 The assessment has used the sources listed below to identify and map heritage assets and other relevant evidence with the site and study area. Heritage assets are defined in national planning guidance and can include designated assets (scheduled monuments, listed buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.
- 2.1.4 This information forms the description of the heritage baseline conditions, together with:
- Archival and documentary sources held in house and at the Kingston Local History Room;
 - An assessment of topographical, geological, archaeological and historical information from web based and in-house sources;
 - Cartographic evidence for the study area;
 - An assessment of relevant published and unpublished archaeological sources;
 - A site-walk over; and
 - Published sources listed in Section 8.
- 2.1.5 The heritage assets and other relevant find spots or evidence identified from the sources listed above have been described and presented numerically in the Gazetteer of Heritage Assets (Appendix A) and are displayed on the Heritage Assets Maps (Figure 5-11).
- 2.1.6 Where identified finds, features or assets appear within the text, the AOC gazetteer number is shown in round brackets e.g. (AOC X) and can be referenced back to the details listed in Appendix A.

2.2 Assessment Criteria

- 2.2.1 The assessment aims to identify the known and likely archaeological potential of the site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix B.
- 2.2.2 The criteria for assessing archaeological potential is expressed in this report as ranging between the scales of High, Medium, Low and Uncertain.
- 2.2.3 Levels of importance in the report are expressed as ranging between the scales of national, regional, local, negligible and unknown. The value or importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as nationally important. For sites where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.
- 2.2.4 The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the ‘baseline’ conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major; moderate, minor and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied.

2.3 Limitations

- 2.3.1 It should be noted that the report has been prepared under the express instructions and solely for the use of JMB Property Investments Ltd. and associated parties. All the work carried out in this report is based upon AOC Archaeology’s professional knowledge and understanding of current and relevant United Kingdom standards and codes (January 2013), technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AOC Archaeology does not accept responsibility for advising JMB Property Investments Ltd. or associated parties of the facts or implications of any such changes in the future.
- 2.3.2 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed planning or design purposes.

3 PLANNING BACKGROUND

3.1 Identified Heritage Assets & Key Planning Considerations

- 3.1.1 No designated heritage assets fall within the site boundary, however the site lies adjacent to Grade II Listed Elmfield and Tiffin School (AOC 96). The western boundary wall to Tiffin School, by Queen Elizabeth Road is Grade II Listed (AOC 93), however none of the walls which form the limit of the site itself are listed or of heritage significance. The site lies approximately 50m to the north of the Fairfield / Knight’s Park Conservation Area (Figure 5).
- 3.1.2 The site falls within an Area of Archaeological Significance as designated by the Royal Borough of Kingston Local Development Framework (Figure 5). The GLHER does not record any undesignated heritage assets within the site itself nor has the site been subject to previous archaeological investigation (Figure 6 – 11).

- 3.1.3 This assessment identified no previously unidentified extant heritage assets which would form a planning consideration; however the site of a post-medieval brewhouse has been identified which may survive sub-surface. Cartographic sources indicate that the brewhouse dates to at least the mid-18th century and survived until the mid-19th century when the coming of the railways marked the end this industry in Kingston. The anticipated archaeological resource within the site boundary is considered to be of Local Significance and unlikely warrant preservation *in situ*, however a programme of archaeological works is advised as a condition of planning in order to establish the extent, date and character of the brewhouse prior to commencement of construction works.
- 3.1.4 There are no Registered Parks & Gardens; Registered Battlefields; or World Heritage Sites within the 500m study area.

3.2 National & Local Planning Policy

The National Planning Policy Framework (March 2012)

- 3.2.1 The National Planning Policy Framework (NPPF) was published on the 27th March 2012 and it immediately superseded a number of Planning Policy Statements and Guidance, including *Planning Policy Statement 5: Planning for the Historic Environment*.
- 3.2.2 The NPPF sets out 12 Core Planning Principles of which the conservation of heritage assets is one. Although PPS 5 has been replaced, the accompanying Practice Guide (DCLG, DCMS & EH 2010) has been retained and the information and guidance in the Practice Guide remains in force and cogent. One of the NPPF's core principles is that '*planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*'
- 3.2.3 Where designated asset's are concerned great weight should be given to the asset's conservation and that loss of significance should require '*clear and convincing justification*'. Impacts upon non-designated heritage assets are also a pertinent planning consideration.
- 3.2.4 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to '*record and advance the understanding of the significance of the heritage asset's [...] in a manner appropriate to their importance and the impact, and should make this evidence publicly accessible.* (Paragraph 141)'.

The London Plan

- 3.2.5 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.
- 3.2.6 The policies relevant to archaeology or heritage and development issues are outlined below:

POLICY 7.8: HERITAGE ASSETS AND ARCHAEOLOGY

Strategic:

- *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- *Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

Planning Decisions:

- *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*
- *New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

POLICY 7.9: HERITAGE-LED REGENERATION*Strategic:*

- *Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.*

Planning decisions:

- *The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.*

Kingston Local Development Framework (LDF)

- 3.2.7 Kingston upon Thames planning policy consists of a series of documents that form the Local Development Framework (LDF). The Core Strategy was adopted by the Council on 17 April 2012 replacing the Unitary Development Plan.
- 3.2.8 The LDF Core Strategy identifies the following heritage asset categories within the Borough (*para 6.77*):
1. Listed Buildings
 2. Scheduled Ancient Monuments
 3. Conservation Areas
 4. Areas of Archaeological Significance
 5. Key Views
 6. Strategic Areas of Special Character
 7. Local Areas of Special Character
 8. Buildings of Townscape Merit (locally listed buildings)
 9. Historic Parks and Gardens
- 3.2.9 Specific information regarding the Areas of Archaeological Significance is not provided within the document, however Annex 1 states, '*Area of Archaeological Significance: a site where significant*

archaeological remains may survive, and site investigation will be required. (Royal Kingston 2012, 207)

3.2.10 The following policies from the LDF relate to the proposed development site:

LDF CORE STRATEGY 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.

LDF CORE STRATEGY POLICY DM 12: DEVELOPMENT IN CONSERVATION AREAS AND AFFECTING HERITAGE ASSETS.

The Council will:

- a. continue to identify, record and designate assets, and periodically review existing designated assets within the Borough that are considered to be of special historic significance in order to ensure that future development will preserve or enhance locally distinctive heritage assets. These records will be maintained in the form of a Historic Environment Record.*
- b. preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration*
- c. allow alterations which preserve or enhance the established character and architectural interest of a heritage asset, its fabric or its setting*
- d. ensure that development proposals affecting historic assets will use high quality materials and design features which incorporate or compliment those of the host building or the immediate area*
- e. respect features of local importance and special interest through the consideration of form, scale, layout, and detailed designs of a site, area or streetscape*
- f. seek the conservation and improvement of the natural and built historic environment which contribute to the character of the Borough's historic riverside setting*
- g. where possible, provide access for all to encourage public enjoyment of the historic environment and Kingston's heritage assets*

4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

4.1 The Prehistoric (c. 500,000 BC– AD 43)

(Palaeolithic c. 500,000 – 10000 BC; Mesolithic c. 10000 to 4000 BC; Neolithic c. 4000-2200 BC; Bronze Age c. 2200-700 BC and Iron Age c. 700 BC - AD 43)

- 4.1.1 Detailed studies relating to the area surrounding Kingston contribute valuable information to our knowledge of the landscape at this time. Such studies revealed that during the Prehistoric period, c.3000BC, the historic centre of Kingston next to the River Thames would have been an island (Butters 1995). The site itself may have been situated on the eastern bank across from the island.
- 4.1.2 Further evidence relating to this period is sparse, with only a few entries occurring on the GLHER (Figure 6). Evidence of early prehistoric activity has been recorded at Cromwell Road (AOC 2) to the northwest of the site where Late Palaeolithic artefactual evidence was recovered and an early

Mesolithic struck flint (AOC 7) was recovered at Kingston Rotunda to the west of the site. Four struck flints were also recovered during excavations in 1995 at Tiffan Boys School (AOC 3) and burnt and struck lithics were found Villiars Road (AOC 4), approximately 400m to the south of the site. A Bronze Age gully and pits have also been found during excavations elsewhere on London Road c.300m west of site (AOC 9).

- 4.1.3 Early Neolithic to Bronze Age evidence has been recovered at Canbury Park Road (AOC 5) to the west of the site, in addition to Bronze Age activity at 3-6 the Parade and 26-28 London Road (AOC 6 and 9 (illustrated as 9 on the gazetteer)).
- 4.1.4 More substantial evidence of prehistoric activity was discovered on Fairfield Road, approximately 450m south-west of site, in the form of V-shaped ditches containing early Iron Age pottery and worked flint. This was found in association with a scatter of struck flint and Prehistoric pottery (AOC 1). Such evidence could relate to the Iron Age settlement that is suggested to be present in the area (Butters 1995). The limited and sparsely distributed evidence presented implies the potential for prehistoric activity on site would be low to moderate.

4.2 Roman Periods (AD 43 – 410)

- 4.2.1 Kingston and the surrounding area lies approximately 20km outside of the main Roman settlement area of *Londinium* where the modern City of London now lies. *Londinium* would have acted as a focus for activity whose influence would have been felt throughout the region.
- 4.2.2 The area where Kingston now lies would have existed away from any known part of the network of roads built by the Romans (Butters 1995). This suggests that the area would have been partially isolated from many elements of Roman life, but this does not discount the possibility of Roman settlement in the vicinity.
- 4.2.3 Place name evidence supports the possibility of a settlement in the vicinity, with medieval documents referring to the place name of Waleport, which translated means ‘Town of the Britons’ (Butters 1995). This is suggested to be approximately 500m east of the site.
- 4.2.4 Detailed evidence for activity in the Kingston area is vague. The earliest written account comes from Leland who collated information in the 1530s. He writes;
- “The olde monuments of the town of Kingeston be founde yn the decluyving doune from Come parke towards the galoyes: and there yn ploughing and digging have very often beene founde fundation of waulles of houses, and diverse coyeness of brasse, sylver and gold, with Romaine inscriptions, and painted yerten pottes; an yn one yn the Cardinal Wolsey’s tyme was founde much Romaine money of sylver, and plates of Sylver”* (Field & Needham 1986).
- 4.2.5 The records that exist on the GLHER for this period refer to the recovery of groups of finds (Figure 7). A spread of 350 bronze coins from the 4th century AD was found deposited as part of an in-filled river channel, approximately 500m south-west of the proposed development site (AOC 12). At the time of excavation it was uncertain whether the coins were part of a dispersed hoard or individual offerings.
- 4.2.6 Roman evidence in the form of a post hole and structure have been recorded at Fairfield Road (AOC 10) to the west of the site and additional, albeit fragmentary, evidence has been recovered from Cromwell Road (AOC 11 and 13). Due to the lack of substantial evidence, the potential for archaeology from the Roman period is low.

4.3 The Early Medieval (AD 410 – AD 1066)

- 4.3.1 The earliest documentary reference to Kingston dates from 838 which lists a series of Kings as being crowned at this place. It also appears that Kingston was also a royal vill or manor, which would automatically attribute a certain level of importance to the location (AOC 17).
- 4.3.2 Kingston and its surrounding area may have received greater attention due to its inclusion within a disputed area between the Kingdoms of Wessex, Mercia and Kent, with each vying for territorial superiority (Butters 1995).
- 4.3.3 Archaeological evidence is again limited to only a few records (Figure 8), with a gully dated to the period recorded during investigations at Kingston Rotunda (AOC 18), a ditch and pit recorded at 82 Eden Street (AOC 14) and archaeological investigations at the neighbouring Tiffin Boys School (AOC 15) revealing an early to mid 11th century pit containing early medieval flint-tempered ware. Early medieval ceramics have also been recovered at 76 Eden Street (AOC 16) to the west of the site. As such evidence of early medieval settlement activity is fairly fragmentary and suggests that there is a low potential for archaeological finds of this date.

4.4 Medieval Period (AD 1066 – AD 1538)

- 4.4.1 At the beginning of the medieval period, the Domesday Book of 1086 records the settlement at Kingston as being well established, with a church, five mills, three fisheries and extensive ploughland. The importance of Kingston was gained from its 'great bridge' over the River Thames, built at some time before AD 1219, which, at this time, was the most easterly of the bridges over the Thames before reaching London Bridge (VCH, 1911). The 13th century saw a growth in trade and prosperity in the town, which can be attributed to the construction of the bridge and by the granting of a market charter by AD 1242 (Butters, 1995).
- 4.4.2 The growth of Kingston can also be observed in the increase of archaeological finds from this period. There are 15 entries (AOC 20 – 33, 104) relating to medieval archaeological activity and a further six pertaining to medieval to post-medieval evidence (AOC 34 – 39) (Figure 9). The site lies to the east of the medieval core of Kingston and nearby medieval foundations include the Chantry chapel of St Mary Magdalene (also known as Lovekyn Chapel) (AOC 104) and the site of the medieval leper hospital (AOC 19). Both lie on the fringes of main settlement along the line of London Road. The Chantry chapel of St Mary Magdalene (also known as Lovekyn Chapel) (AOC 104) was founded in AD 1309 and partly rebuilt in AD 1352. In AD 1561 it became Queen Elizabeth's Grammar School and was much renewed in 1886. It is now part of Kingston Grammar school and is Grade II* Listed.
- 4.4.3 A medieval brickearth quarry pit (AOC 31 (location same as 36 on Figure 9)) was recorded during archaeological investigation, c. 500m to the west of the proposed development site. This extraction of raw material may represent evidence of the brick making industry or pottery manufacture.
- 4.4.4 Further evidence of the pottery industry is indicated by a medieval kiln discovered during excavations (AOC 29) for the Rotunda, just over 500m to the north-west of the site, where evidence for buildings dating from AD 1230 to 1440 was also recorded. Archaeological investigations at Tiffin School (AOC 23), adjacent to the site, recorded a 12th century pit.
- 4.4.5 The site is located on the eastern fringes of the medieval settlement of Kingston and is likely to have been utilised as agricultural lands during this period. As such the potential for significant archaeological remains relating to medieval landscape is considered low. The location of the site on the medieval lines of communication into the settlement, however, suggests a slightly higher potential for road side settlement evidence.

4.5 The Post-Medieval (AD 1538 – AD 1900) & Modern Period (AD 1900 to present)

- 4.5.1 There are a total of 39 records in the Gazetteer of Cultural Heritage Features (Appendix A) dating to the post-medieval period (AOC 40-79, Figure 10) and 18 listed buildings (AOC 93 – 103 and 104 – 111, Figure 5).
- 4.5.2 Post-medieval activity in close proximity to the site includes a Quaker burial ground (AOC 60), c. 125m to the east, post-medieval plough soils recorded during archaeological investigations at Tiffin Boys School (AOC 51) and garden soil recorded at London Road (AOC 78), also to the east of the site.
- 4.5.3 Kingston began to expand rapidly in the latter half of the post-medieval period. Population figures show a continued rise in population during the 19th century rising from 4,612 recorded in the 1801 census, to 7,212 in 1831; 12,080 in 1851; 27,647 by 1871 and 54,956 by the turn of the century (1901 Census) ([www. vision.edina.ac.uk](http://www.vision.edina.ac.uk)).

London in 1741 - 45, John Rocque; 1746 (Plate 1)

- 4.5.4 Rocque's map of London and the surrounding environs is the earliest available cartographic source to show the area of the proposed development site, though the map is at a large scale and not as accurate as later evidence.
- 4.5.5 The approximate area of the proposed development site is located to the north of 'Norbeton Street' (present day London Road). The accurate plotting of the site is made difficult by the fact that the large neighbouring property 'Elmfield' has not yet been constructed (1754). However, the identification of a complex of structures arranged around a courtyard on the south side of 'Norbeton Street' can be used to plot the site on the north side of the road. The site contains a linear structure fronting onto the Norbeton Street.



PLATE A: London in 1741 – 45, John Rocque, 1746

Horner's Map of 1813 (Plate B)

- 4.5.6 The earliest detailed cartographic source which illustrates the site is the 1813 map by Horner (Plate B). The map illustrates a linear structure along the western portion of the site with a square structure towards the north. The layout of the site is very similar to that represented in the 1840 Tithe Map (Plate C) and as such it is assumed that the function of the site, identified as a brewhouse in the Tithe Apportionment, remains the same. The source illustrates that the development within the immediate surroundings of the site is restricted to the roadside with agricultural lands to the north and south of London Road. Elmfield (AOC 96) is depicted to the west of the site.

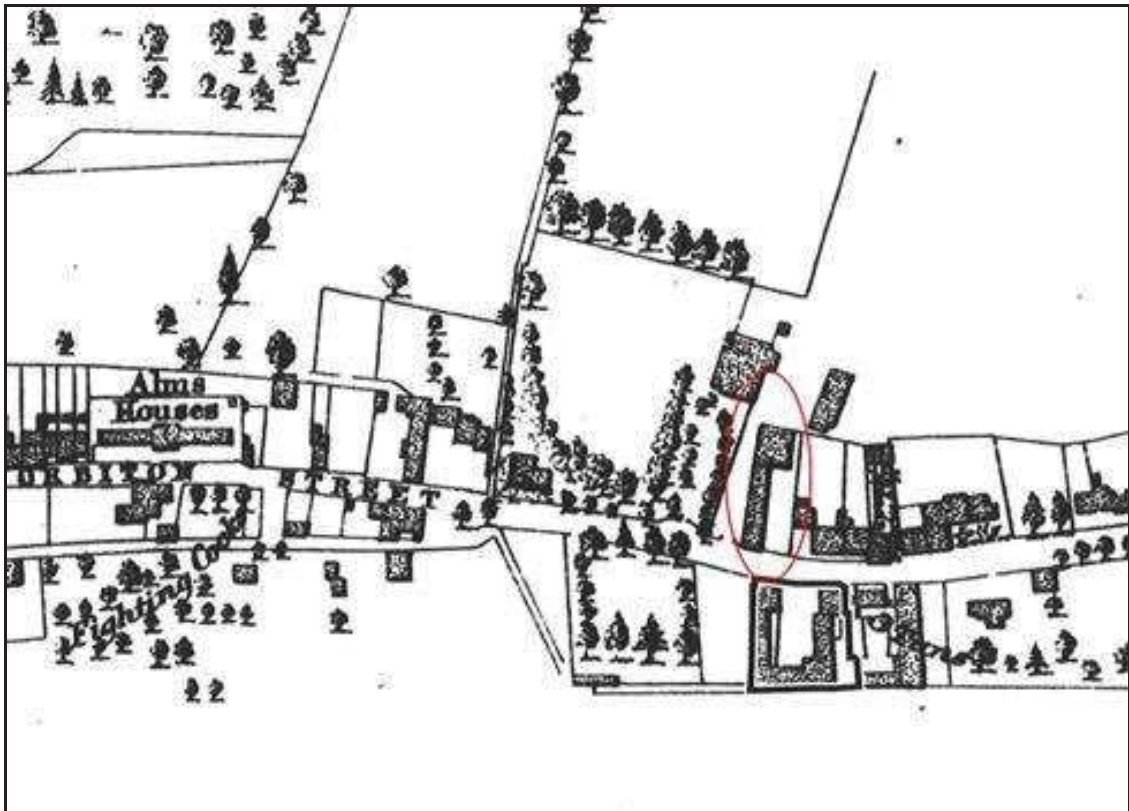


PLATE B: Horner's Map of 1813

Kingston Tithe Map, 1840 (Plate C)

- 4.5.7 The Tithe Map of the parish was produced in 1840 along with a written apportionment to provide a detailed account of land ownership and land use.
- 4.5.8 The site is occupied by a linear structure along the western limit of the site with a square structure towards the northern end of the eastern plot. Both plots are annotated with the apportionment number 1575. The written apportionment indicates that the land was owned by William Henry Kempster and others and was occupied by William and John Thompson. The site is described as a *Brewhouse and Buildings*.
- 4.5.9 The brewhouse which occupied the site in 1840 does not appear to be attached directly to a public house. To the west of the site is the house and gardens of Elmfield which was owned by William Mercer and occupied by Elizabeth Hogg in 1840. To the east there are a row of residential properties with the 'Three Jolly Sailors' Public House located a number of properties away to the east (apportionment number 1571). The Tithe Map illustrates the predominately rural character of the surrounding landscape in the mid-19th century.

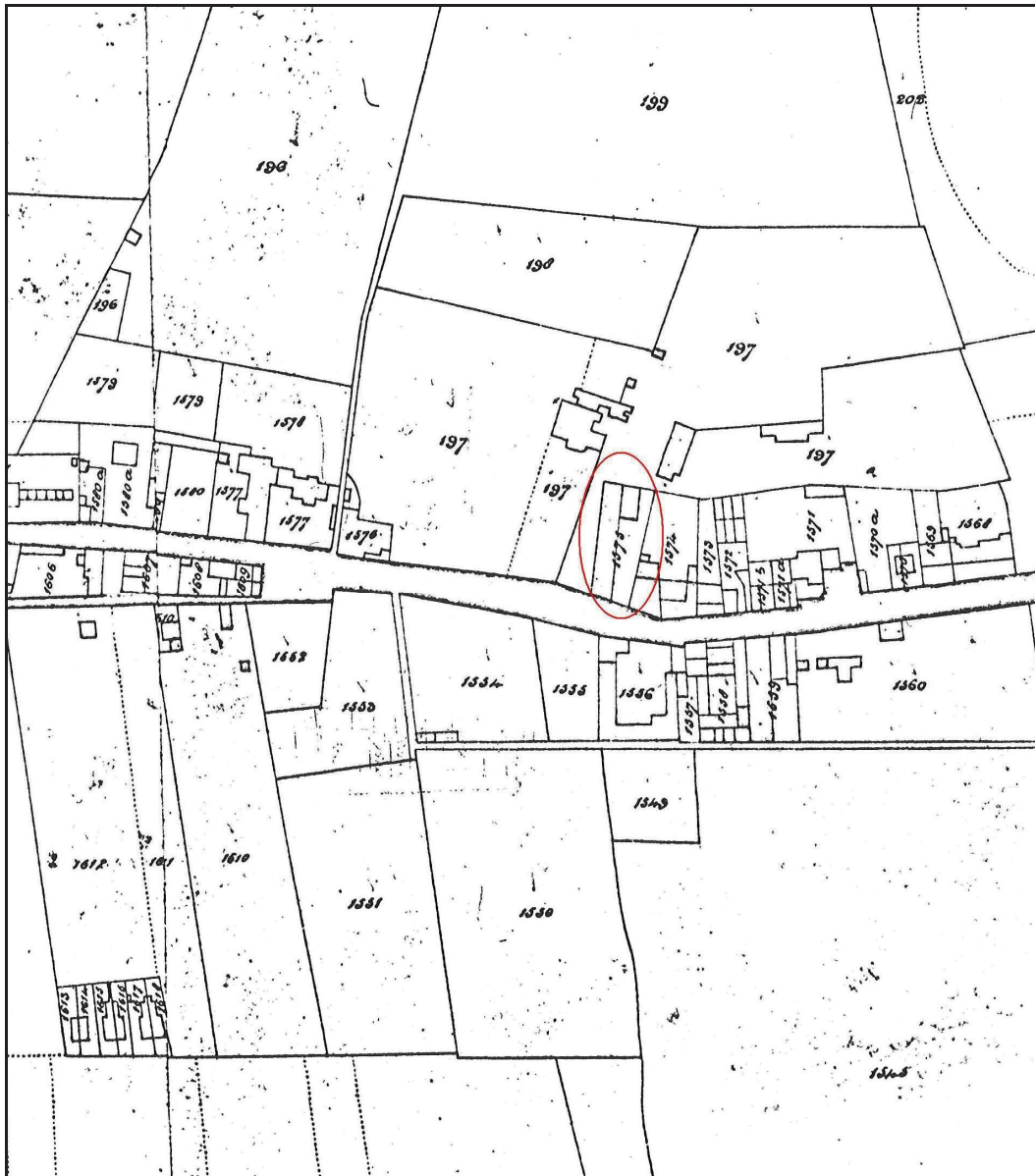


PLATE C: Kingston Tithe Map, 1840

1st Edition Ordnance Survey Map of 1868, 1:2,500 Scale (Figure 12)

- 4.5.10 The earliest available Ordnance Survey map detailing the proposed development site was published in 1868. This source illustrates a change in layout within the site boundary, with the previously illustrated brewhouse structures demolished and the construction of a linear structure by the roadside with gardens to the rear. The 1880 Phillipson's Almanack and Directory for Kingston and Neighbourhood confirms that the property is now occupied by 'A. Lawrence' a coal merchant, rather than a brewhouse.
- 4.5.11 This corresponds to documentary sources which discuss the decline of the brewing industry which thrived in Kingston prior to the arrival of the London & Southampton Railway line in 1838. The position of Kingston as an inland port for the movement of goods by barge and the fact that it was a market town located within a rural landscape with barley and hops grown locally, all contributed to the growth of the brewing industry in Kingston. The impact of the coming of the railways can be seen by the reduction of the number of maltings from 38 in 1837 to 17 by 1840. By the end of the Victorian period all the maltings in Kingston had closed (Sampson 1997, 45).

2nd Edition Ordnance Survey Map of 1898, 1:2,500 Scale (Figure 13)

- 4.5.12 The OS map of 1898 illustrates little change to the layout of the site recorded in the previous cartographic source.

Ordnance Survey Map of 1913, 1:2,500 Scale (Figure 14)

- 4.5.13 The OS map of 1913 illustrates the addition of an ancillary structure to the north of the building previously noted.

Ordnance Survey Map of 1956, 1:2,500 Scale (Figure 15)

- 4.5.14 The OS map of 1956 illustrates the retention of the Victorian building along the eastern part of the site, with the addition construction of a building in the northern part of the site.

Ordnance Survey Map of 1986, 1:1,250 Scale (Figure 16)

- 4.5.15 The 1986 OS map shows the demolition of the previously noted buildings and the construction of the current two storey brick warehouse building.

Ordnance Survey Map of 1999, 1:1,250 Scale (Figure 17)

- 4.5.16 There are no changes within the site boundary shown on the 1999 OS map.

5 ADDITIONAL BACKGROUND RESEARCH**5.1 Previous Archaeological Investigations**

- 5.1.1 No previous archaeological investigations have occurred within the site boundary, however a number of investigations have occurred in the surrounding area (Figure 11). This includes an archaeological investigation completed at 88 London Road (AOC 129), approximately 20m to the south of the development site (AOC 2004).
- 5.1.2 The investigation recorded a sequence of late 18th century to modern features and layers of made ground. Earlier archaeological deposits were not recorded. The investigation revealed naturally deposited brick earth and gravels at a height of 8.49m to 8.73m OD (1.2m to 1.52m below ground surface) (AOC 2004). Archaeological investigations at the neighbouring Tiffin Boys School (AOC 114) to the north of the site also revealed buried archaeological remains from the prehistoric, early medieval, medieval and post-medieval periods.

5.2 Previous Geotechnical Site Investigations

- 5.2.1 No geotechnical investigations have been undertaken within the site.

5.3 Site Walkover

- 5.3.1 A site walkover was undertaken on 10th January 2013 to assess the site and to gain a greater understanding of existing land use and potential for archaeological constraints within the area of the site.
- 5.3.2 The site is currently occupied by a two storey late 20th century storehouse, currently occupied by HSS (Plate D – F). The building occupies the eastern part of the site with a concrete and tarmac drive to the west and north. The Grade II Listed, 18th century Elmfield / Tiffin School (AOC 96) is visible from the front of the site (Plate D) and the Grade II* Listed Lovekyn Chapel (AOC 104) is visible from the north of the site (Plate I).

- 5.3.3 As the western boundary wall (17th – 18th century in date) to Tiffin School, along Queen Elizabeth Road, is Grade II Listed (AOC 93), consideration of the character of the site boundary walls was made. The site boundaries comprise, along the western limit of the site a red brick and wooden panelled boundary which stands to approximately 1m in height (Plate H and I). The northern limit of the site is formed by a concrete clad red brick wall to an approximate height of 2.5m (Plate J). The walls are not anticipated to be earlier than Victorian in date and are of no particular heritage significance.
- 5.3.4 No previously unrecorded heritage assets were recorded during the site visit. The construction of the current building is not anticipated to have warranted substantial foundations and earlier archaeological deposits may survive within the footprint. The western and northern part of the site, which is currently used as a drive / parking, is anticipated to have less negative impact on potential buried archaeological deposits.



PLATE D: View of site from London Road, with Grade II listed Elmfield / Tiffin School (AOC 96) to northwest (direction north)



PLATE E: View of site from London Road (direction east)



PLATE F: View of site from London Road towards the Grade II* Listed Lovekyn Chapel (AOC 104) (direction west)



PLATE G: Southern part of site adjacent to London Road (direction east)



PLATE H: Western part of site showing boundary walls with Grade II Listed Elmfield / Tiffin School (AOC 96) to northwest (direction north)



PLATE I: Northern part of site showing boundary walls with Grade II Listed Elmfield / Tiffin School (AOC 96) and view towards Grade II* Listed Lovekyn Chapel (AOC 104) (direction southwest)



PLATE J: Northern part of site showing boundary walls with Grade II Listed Elmfield / Tiffin School (AOC 96) (direction north)

6 ASSESSMENT OF EVIDENCE

6.1 Past Impacts Within the Site Boundary

- 6.1.1 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits which may survive within the bounds of the proposed development site.
- 6.1.2 The construction of the current building is not anticipated to have warranted substantial foundations and earlier archaeological deposits may survive within the footprint. The western and northern part of the site, which is currently used as a drive / parking is anticipated to have had a lesser impact on potentially preserved buried archaeological deposits.

6.2 Assessment of Archaeological Potential

- 6.2.1 The archaeological potential of the site largely relates to the post-medieval development of the area. The assessment has identified a post-medieval brewhouse within the site boundary which may survive sub-surface. The brewhouse appears on mid-18th century mapping sources, however it maybe of earlier date.
- 6.2.2 The brewing industry was an important source of wealth for Kingston from the 16th to the mid-19th century when the railway brought an end to the industry. Sub-surface remains associated with this heritage asset are considered of Local Significance. The 18th century cartographic sources place this structure along the western and northern part of the site outside the footprint of the current building where negative impact may be limited.
- 6.2.3 The site is located on the eastern fringes of the medieval settlement of Kingston and is likely to have been utilised as agricultural lands during this period. As such the potential for significant archaeological remains relating to medieval landscape is considered low.
- 6.2.4 The location of the site on the medieval route out of the settlement, however, suggests a slightly higher potential for road side settlement evidence. Medieval archaeological horizons may be negatively impacted by later post-medieval settlement on site and as such fragmentary deposits of Local Importance only are anticipated.
- 6.2.5 Evidence for significant settlement activity spanning the prehistoric – early medieval periods is scant, which suggests that the potential for preserved archaeological deposits relating to these periods is low.
- 6.2.6 Based on the available evidence, there is therefore considered to be a:
- High Potential for sub-surface archaeological remains associated with the post-medieval brewhouse. These deposits are considered to be of Local Importance.
 - Low Potential for evidence relating to medieval land-use. This evidence may be in a fragmentary or piecemeal state. Such features, if present, would most likely be of Local Importance.
 - Low Potential for evidence of significant activity (e.g. in-situ settlement, occupation, industrial etc.) dating to the prehistoric, Roman or early medieval periods. This evidence may be in a fragmentary or piecemeal state. Such features, if present, would most likely be of Local Importance.

7 IMPACTS & RECOMMENDATIONS

7.1 Development Proposal

- 7.1.1 The proposed development scheme comprises the 'demolition of existing building and provision of new 3 storey building comprising A1/B1 use to ground floor plus 4 x 1 and 4 x 3 bed apartments' (email correspondence Jowitt J, 2nd January 2013). Foundation designs have not yet been finalised.

7.2 Impact assessment

Below Ground Archaeology

- 7.2.1 The foundations designs have not been finalised, however the footprint of the proposed building occupies the central and northern part of the site and substantial ground reduction within this area is anticipated. Limited ground reduction associated with re-landscaping of the area outside the footprint may also occur.
- 7.2.2 The proposed development may thus impact on preserved medieval and post-medieval buried archaeological deposits of Local Importance. The Magnitude of Impact is considered to be Medium in line with the methodology statement (Appendix B).

7.3 Further Works / Mitigations Recommendations

- 7.3.1 This assessment has outlined the known and potential archaeological resource with the site boundary and allows an informed planning decision regarding the re-development of the site. The assessment has not identified any designated heritage assets which form a direct planning consideration, nor potential archaeological remains which are likely to warrant preservation in situ.
- 7.3.2 The assessment has identified a post-medieval brewhouse within the western and northern part of the site which is deemed to be of Local Importance. The current development proposal is likely to form a Medium Magnitude of Impact upon this heritage asset, as such it is advised that a programme of archaeological works is implemented as a condition of planning in order to establish the extent, date and character of the brewhouse prior to commencement of construction works. This could take the form of a targeted evaluation in the western / northern part of the site.
- 7.3.3 The assessment has also identified limited potential for buried archaeological horizons associated with medieval land-use. The strategy to evaluate prior to construction works will also establish the medieval archaeological resource.
- 7.3.4 This programme of works is in-line with the advice provided by the Greater London Archaeology Advisory Service, following a review of a draft version of this report (see Section 1.4).

8 BIBLIOGRAPHY

8.1 Documentary Sources

AOC Archaeology (2004) *Kingston Twp Development, Kingston upon Thames Evaluation Report*

Butters S. (1995) *The Book of Kingston*. Baron Birch: Frome

Department Communities and Local Government (2010) *Planning Policy Statement 5: Planning and the Historic Environment*, (Published by The Stationary Office)

Department Communities and Local Government, Department of Culture Media and Sport & English Heritage (2010) *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*

Greater London Authority (2011) *The London Plan*

Institute of Field Archaeologists (IFA) (1994) *Standards and Guidance for Desk-Based Assessment (rev. 2001 & 2008)*

Philipson (1880) *Almanack and Directory for Kingston and Neighbourhood*

Sampson J. (1997) *Kingston Past*. London

The Royal Borough of Kingston (2012) *Kingston upon Thames Local Development Framework (LDF)*

Victoria County Histories (VCH). (1911) *A History of the County of Surrey. Volume 3*.

Vision of Britain Through Time (2012) www.vision.edina.ac.uk [Accessed 13th January 2012]



APPENDICES

APPENDIX A GAZETTEER OF HERITAGE ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 500m radius from the approximate boundaries of the proposed development site was used to collate the Historic Environment Record data (centred on National Grid Reference 518664, 169354). For the purpose of this assessment, all entries from the provided data were assigned a numerical reference (AOC number).

Abbreviations:

AOC No.: Number assigned to sites, monuments, buildings etc. referred to in the text in round brackets e.g. (AOC 1)

GLHER: Greater London Historic Environments Record

NGR: National Grid Reference

TABLE 1: Gazetteer of Heritage Assets

AOC NO	AOC PERIOD	MONTYPE	NAME	GLHER MONUID, EVID OR DESIGUID REF.	DESIGNATION
1	PREHISTORIC	DITCH, DITCH, DITCH	FAIRFIELD RD	MLO3683	
2	PREHISTORIC	FINDSPOT	CROMWELL RD (LAND ON NORTH SIDE OF)	MLO59719	
3	PREHISTORIC	FINDSPOT	TIFFIN BOYS SCHOOL, LONDON RD ,	MLO62900	
4	PREHISTORIC	FINDSPOT	VILLIERS RD (FORMER VP WINERY)	MLO66186	
5	PREHISTORIC	FINDSPOT	CANBURY PARK RD	MLO67724	
6	PREHISTORIC	FEATURE	3-6 THE PARADE & 26-28 LONDON ROAD	MLO75794	
7	PREHISTORIC	FINDSPOT	KINGSTON ROTUNDA	MLO75842	
8	PREHISTORIC	PALAEOCHANNEL	21-23 LONDON ROAD	MLO76115	
9	PREHISTORIC	FINDSPOT	3-6 THE PARADE AND 26-28 LONDON ROAD	MLO77432	
10	ROMAN	POST HOLE, STRUCTURE	FAIRFIELD RD	MLO21145	
11	ROMAN	FINDSPOT	6 CROMWELL RD	MLO61407	
12	ROMAN	FINDSPOT	EDEN STREET, NO.82 {POSSIBLE LATE ROMAN COIN HOARD}	MLO59712	
13	ROMAN	WATER CHANNEL, WATER CHANNEL	CROMWELL RD (LAND ON NORTH SIDE OF)	MLO59711	
14	EARLY MEDIEVAL	DITCH, PIT	82 EDEN ST	MLO59713	
15	EARLY MEDIEVAL	PIT	TIFFIN BOYS SCHOOL, LONDON RD	MLO62901	

AOC NO	AOC PERIOD	MONTYPE	NAME	GLHER MONUID, EVID OR DESIGUID REF.	DESIGNATION
16	EARLY MIEVEAL	FINDSPOT	76 EDEN ST (REAR OF)	MLO6494	
17	EARLY MIEVEAL	MANOR, SETTLEMENT		MLO71936	
18	EARLY MIEVEAL	GULLY	KINGSTON ROTUNDA	MLO77108	
19	MIEVEAL	HOSPITAL, LEPER HOSPITAL	LONDON ROAD, [NEAR]	MLO10534	
20	MIEVEAL	FINDSPOT	13 FAIRFIELD RD	MLO4327	
21	MIEVEAL	PIT	CROMWELL RD (LAND ON NORTH SIDE OF)	MLO59714	
22	MIEVEAL	DITCH	82 EDEN ST	MLO59717	
23	MIEVEAL	PIT	TIFFIN BOYS SCHOOL, LONDON RD ,	MLO62902	
24	MIEVEAL	FINDSPOT	99-101 CLARENCE ST	MLO63436	
25	MIEVEAL	FINDSPOT	CHURCH ROAD (NO. 29) [LAND ADJACENT TO]	MLO63937	
26	MIEVEAL	SETTLEMENT		MLO73317	
27	MIEVEAL	PIT	164-178 LONDON ROAD AND 1-5 COOMBE ROAD	MLO76246	
28	MIEVEAL	QUARRY PIT	3-6 THE PARADE & 26-28 LONDON ROAD	MLO77060	
29	MIEVEAL	PIT, PIT	KINGSTON ROTUNDA	MLO77110	
30	MIEVEAL	YARD	21-23 LONDON ROAD	MLO77118	
31	MIEVEAL	DITCH, PIT, BRICKEARTH QUARRY, POST HOLE, STAKE HOLE	3-6 THE PARADE AND 26-28 LONDON ROAD	MLO78015	
32	MIEVEAL	DITCH	GORDON ROAD/LONDON ROAD, KINGSTON	MLO97936	
33	MIEVEAL	DITCH	GORDON ROAD/LONDON ROAD, KINGSTON	MLO97936	
34	MIEVEAL - POST-MIEVEAL	GARDEN	7-17 FAIRFIELD RD	MLO17203	
35	MIEVEAL - POST-MIEVEAL	LAND SURFACE, LAND SURFACE	26-38 CROMWELL RD KINGSTON	MLO74047	
36	MIEVEAL - POST-MIEVEAL	STRUCTURE, DRAIN, CULTIVATION SOIL	3-6 THE PARADE & 26-28 LONDON ROAD	MLO77061	
37	MIEVEAL - POST-MIEVEAL	BUILDING	KINGSTON ROTUNDA	MLO77109	

AOC NO	AOC PERIOD	MONTYPE	NAME	GLHER MONUID, EVID OR DESIGUID REF.	DESIGNATION
38	MEDIEVAL - POST-MEDIEVAL	KILN	21-23 LONDON ROAD	MLO77119	
39	MEDIEVAL - POST-MEDIEVAL	MANOR HOUSE	LONDON RD	MLO8169	
40	POST-MEDIEVAL	SHOP, HOUSE	LONDON ROAD	MLO10795	
41	POST-MEDIEVAL	PIT	76 EDEN ST (REAR OF)	MLO1862	
42	POST-MEDIEVAL	CULTIVATION SOIL	6 CROMWELL RD	MLO61408	
43	POST-MEDIEVAL	SURFACE	FAIRFIELD	MLO23197	
44	POST-MEDIEVAL	HOUSE	CLARENCE ST	MLO23292	
45	POST-MEDIEVAL	CESS PIT	26-32 FAIRFIELD RD	MLO24148	
46	POST-MEDIEVAL	SHOP, HOUSE	141 LONDON RD	MLO3058	
47	POST-MEDIEVAL	STRUCTURE	CROMWELL RD (LAND ON NORTH SIDE OF)	MLO59710	
48	POST-MEDIEVAL	PIT	82 EDEN ST	MLO59721	
49	POST-MEDIEVAL	CEMETERY	84 LONDON RD	MLO60119	
50	POST-MEDIEVAL	AIR RAID SHELTER	14-22 COWLEAZE RD	MLO60636	
51	POST-MEDIEVAL	GARDEN, AIR RAID SHELTER	TIFFIN BOYS SCHOOL, LONDON RD ,	MLO62904	
52	POST-MEDIEVAL	PIT	99-101 CLARENCE ST	MLO63438	
53	POST-MEDIEVAL	DITCH	CHURCH ROAD (NO. 29) [LAND ADJACENT]	MLO63938	
54	POST-MEDIEVAL	POST HOLE	VILLIERS RD (FORMER VP WINERY)	MLO66187	
55	POST-MEDIEVAL	WELL	FAIRFIELD RECREATION GROUND	MLO67344	
56	POST-MEDIEVAL	CESS PIT	FAIRFIELD RD (SOUTH SIDE)	MLO67361	
57	POST-MEDIEVAL	PIT	CANBURY PARK RD	MLO67725	
58	POST-MEDIEVAL	CELLAR, PIT	34-42 LONDON RD	MLO6786	
59	POST-MEDIEVAL	PLOUGH SOIL	26-38 CROMWELL ROAD	MLO76109	
60	POST-MEDIEVAL	MADE GROUND, TOPSOIL	QUAKER BURIAL GROUND, 84 LONDON ROAD	MLO76114	
61	POST-MEDIEVAL	MADE GROUND, BUILDING RUBBLE	26-38 CROMWELL ROAD	MLO77055	
62	POST-MEDIEVAL	FRIENDS BURIAL GROUND	QUAKER BURIAL GROUND, 84 LONDON ROAD	MLO77057	
63	POST-MEDIEVAL	DEMOLITION LAYER	3-6 THE PARADE & 26-28 LONDON ROAD	MLO77064	

AOC NO	AOC PERIOD	MONTYPE	NAME	GLHER MONUID, EVID OR DESIGUID REF.	DESIGNATION
64	POST-MEDIEVAL	BUILDING	KINGSTON ROTUNDA	MLO77111	
65	POST-MEDIEVAL	BURIAL PIT, BURIAL PIT, ANIMAL BURIAL PIT	21-23 LONDON ROAD	MLO77120	
66	POST-MEDIEVAL	COURTYARD HOUSE	THE KINGSTON TUP PUBLIC HOUSE, 88 LONDON ROAD	MLO77985	
67	POST-MEDIEVAL	PIT	164-178 LONDON ROAD AND 1-5 COOMBE ROAD	MLO78009	
68	POST-MEDIEVAL	MADE GROUND	KINGSTON GRAMMER SCHOOL, 82 LONDON ROAD, KINGSTON	MLO78014	
69	POST-MEDIEVAL	BEDDING TRENCH, POST HOLE, FOUNDATION, FLOOR, RUBBISH PIT	3-6 THE PARADE AND 26-28 LONDON ROAD	MLO78016	
70	POST-MEDIEVAL	SHOP, HOUSE	66 CLARENCE ST	MLO8104	
71	POST-MEDIEVAL	PUBLIC HOUSE	68 LONDON RD	MLO8105	
72	POST-MEDIEVAL	PUBLIC HOUSE	LONDON RD CORNER OF	MLO8159	
73	POST-MEDIEVAL	SHOP	81 CLARENCE ST (FORMERLY)	MLO8160	
74	POST-MEDIEVAL	SCHOOL	LONDON RD	MLO8167	
75	POST-MEDIEVAL	DITCH, POST HOLE, WELL	GORDON ROAD/LONDON ROAD, KINGSTON	MLO97937	
76	POST-MEDIEVAL	DITCH, POST HOLE, WELL	GORDON ROAD/LONDON ROAD, KINGSTON	MLO97937	
77	POST-MEDIEVAL	DANCE STUDIO, BINGO HALL, CINEMA, CHIMNEY, TEA ROOM, BOILER HOUSE	BINGO HALL AND KINGSTON DANCE STUDIO, RICHMOND ROAD {FORMER REGAL CINEMA, 1930'S CINEMA}	MLO88238	
78	POST-MEDIEVAL	GARDEN SOIL	LONDON ROAD (129-133), KINGSTON {POST MEDIEVAL GARDEN SOIL}	MLO99527	
79	POST-MEDIEVAL	HOUSE, SHOP	LONDON ROAD, [NO 141], KINGSTON-UPON-THAMES, {LATE 18TH TO EARLY 19TH CENTURY HOUSE AND LATER SHOP FRONT}	MLO88222	
80	UNDATED	WATERCOURSE	82 EDEN ST	MLO59595	
81	UNDATED	CULTIVATION SOIL	CROMWELL RD (LAND ON NORTH SIDE OF)	MLO59706	
82	UNDATED	WATER CHANNEL	VILLIERS RD	MLO61090	

AOC NO	AOC PERIOD	MONTYPE	NAME	GLHER MONUID, EVID OR DESIGUID REF.	DESIGNATION
83	UNDATED	UNASSIGNED	99-101 CLARENCE ST	MLO63443	
84	UNDATED	WATERCOURSE	VILLIERS RD (FORMER VP WINERY)	MLO66185	
85	UNDATED	FLOOD DEPOSIT	VILLIERS RD (FORMER VP WINERY)	MLO66184	
86	UNDATED	PIT	164-178 LONDON ROAD AND 1-5 COOMBE ROAD	MLO78010	
87	NEGATIVE EVIDENCE	EVENT	LONDON ROAD (NO. 144), KINGSTON UPON THAMES	MLO97911	
88	NEGATIVE EVIDENCE	EVENT	70-72 LONDON RD	MLO60009	
89	NEGATIVE EVIDENCE	EVENT	14-22 COWLEAZE RD	MLO60634	
90	NEGATIVE EVIDENCE	EVENT	FAIRFIELD NORTH	MLO66591	
91	NEGATIVE EVIDENCE	EVENT	1-2 FAIRFIELD WEST	MLO74255	
92	NEGATIVE EVIDENCE	EVENT	LONDON ROAD (NO. 144), KINGSTON UPON THAMES	MLO97911	
93	POST-MEDIEVAL	LISTED STRUCTURE	BOUNDARY WALL TO TIFFIN SCHOOL	203170	II
94	POST-MEDIEVAL	LISTED STRUCTURE	2 GATE PIERS TO SOUTH OF LIBRARY ENTRANCE	203116	II
95	POST-MEDIEVAL	LISTED STRUCTURE	KINGSTON-UPON-THAMES LONDON ROAD (NORTH SIDE) 7A/3 NOS 43 TO 47 (ODD)	203137	II
96	POST-MEDIEVAL	LISTED STRUCTURE	ELMFIELD AND TIFFIN SCHOOL	203141	II
97	POST-MEDIEVAL	LISTED STRUCTURE	LONDON ROAD (SOUTH SIDE) 7A/2 NO 30	203146	II
98	POST-MEDIEVAL	LISTED STRUCTURE	KINGSTON PUBLIC LIBRARY, MUSEUM AND ART GALLERY	203114	II
99	POST-MEDIEVAL	LISTED STRUCTURE	CLEAVE'S ALMSHOUSES	203138	II*
100	POST-MEDIEVAL	LISTED STRUCTURE	LONDON ROAD (NORTH SIDE) 7B/6 NO 105	203140	II*
101	POST-MEDIEVAL	LISTED STRUCTURE	LONDON ROAD (SOUTH SIDE) 7A/1 NO 22	203145	II
102	POST-MEDIEVAL	LISTED	KINGSTON GRAMMAR SCHOOL	203147	II

AOC NO	AOC PERIOD	MONTYPE	NAME	GLHER MONUID, EVID OR DESIGUID REF.	DESIGNATION
		STRUCTURE			
103	POST-MEDIEVAL	LISTED STRUCTURE	FORMER SOPWITH AVIATION COMPANY FACTORY	436564	II
104	MEDIEVAL	LISTED STRUCTURE	CHANCERY CHAPEL OF ST MARY MAGDALENE AND LOVEKYN CHAPEL	203139	II*
105	POST-MEDIEVAL	LISTED STRUCTURE	VINE HOUSE	203144	II
106	POST-MEDIEVAL	LISTED STRUCTURE	CHURCH OF ST PETER	203148	II
107	POST-MEDIEVAL	LISTED STRUCTURE	GRANADA CINEMA	203201	II
108	POST-MEDIEVAL	LISTED STRUCTURE	STONE FROM KING JOHN'S PALACE, IN THE COURTYARD OF THE PUBLIC LIBRARY	203115	II
109	POST-MEDIEVAL	LISTED STRUCTURE	FORMER HAWKER AIRCRAFT EXPERIMENTAL SHOP, SIDDELEY HOUSE	474224	II
110	POST-MEDIEVAL	LISTED STRUCTURE	BINGO HALL AND KINGSTON DANCE STUDIO, RICHMON ROAD, KINGSTON	203217	II
111	POST-MEDIEVAL	LISTED STRUCTURE	BENTALL'S DEPOSITORY, HARDMAN ROAD	203207	II
112	EVENT	EVENT	3-6 THE PARADE AND 26-28 LONDON ROAD	ELO1347	
113	EVENT	EVENT	82 EDEN ST	ELO3216	
114	EVENT	EVENT	TIFFIN (BOYS) SCHOOL	ELO4709	
115	EVENT	EVENT	21-23 LONDON ROAD	ELO1420	
116	EVENT	EVENT	CHURCH ROAD (NO. 29) [LAND ADJACENT TO]	ELO2952	
117	EVENT	EVENT	6 CROMWELL RD	ELO3016	
118	EVENT	EVENT	14-22 COWLEAZE RD	ELO3059	
119	EVENT	EVENT	OLD KINGSTON UNIVERSITY	ELO3065	
120	EVENT	EVENT	3-6 THE PARADE & 26-28 LONDON ROAD	ELO314	
121	EVENT	EVENT	CLARENCE STREET, [KINGSTON ROTUNDA], KINGSTON-UPON-THAMES, DESK BASED ASSESSMENT	ELO9853	
122	EVENT	EVENT	KINGSTON ROTUNDA, KINGSTON-UPON-THAMES	ELO35	
123	EVENT	EVENT	KINGSTON ROTUNDA	ELO36	
124	EVENT	EVENT	KINGSTON GRAMMAR SCHOOL	ELO3786	
125	EVENT	EVENT	VINE PRODUCTS LTD	ELO3799	

AOC NO	AOC PERIOD	MONTYPE	NAME	GLHER MONUID, EVID OR DESIGUID REF.	DESIGNATION
126		EVENT	LONDON ROAD (NO 84), KINGSTON	ELO3932	
127		EVENT	76 EDEN ST (REAR OF)	ELO5221	
128		EVENT	VP WINERY (FORMER)	ELO4818	
129		EVENT	THE KINGSTON TUP PUBLIC HOUSE, 88 LONDON ROAD	ELO5020	
130		EVENT	KINGSTON GRAMMER SCHOOL, 82 LONDON ROAD, KINGSTON	ELO5168	
131		EVENT	26-38 CROMWELL ROAD	ELO609	
132		EVENT	84 LONDON ROAD	ELO612	
133		EVENT	QUAKER BURIAL GROUND, 84 LONDON ROAD	ELO613	
134		EVENT	LONDON ROAD (NO 144), KINGSTON UPON THAMES	ELO6315	
135		EVENT	GORDON ROAD/LONDON ROAD, KINGSTON	ELO6482	
136		EVENT	ALBERT ROAD (35), KINGSTON: EVALUATION	ELO6953	
137		EVENT	THE KINGSTON TUP, 88 LONDON ROAD	ELO746	
138		EVENT	164-178 LONDON ROAD AND 1-5 COOMBE ROAD	ELO778	
139		EVENT	CLARENCE STREET (NOS 93-105), [EMPIRE WORKS], KINGSTON, EXCAVATION	ELO9809	
140		EVENT	CLARENCE STREET (NOS 93-105), [EMPIRE WORKS], KINGSTON, EXCAVATION	ELO9810	
141		EVENT	CLARENCE STREET (NOS 93-105), [EMPIRE WORKS], KINGSTON, DESK BASED ASSESSMENT	ELO9811	
142		EVENT	LONDON ROAD (NO 70), [LOVEKYN CHAPEL], KINGSTON UPON THAMES, WATCHING BRIEF	ELO9818	
143		EVENT	LONDON ROAD (NOS 26-28) AND THE PARADE (NOS 1-3), [LAND AT], KINGSTON, DESK BASED ASSESSMENT	ELO9819	
144		EVENT	CANBURY PARK ROAD, [KINGSTON UNIVERSITY SITE], KINGSTON UPON THAMES, DESK BASED ASSESSMENT	ELO9823	
145		EVENT	COWLEAZE ROAD (NOS 14-22), [LAND AT], KINGSTON UPON THAMES, DESK BASED ASSESSMENT	ELO9826	
146		EVENT	CLARENCE STREET, [KINGSTON BUS STATION], KINGSTON, DESK BASED ASSESSMENT	ELO9839	
147		EVENT	EDEN STREET (NO 78), [FRIENDS MEETING HOUSE], KINGSTON UPON THAMES, DESK BASED ASSESSMENT	ELO9849	
148		EVENT	RICHMOND ROAD (NO 40) AND COWLEAZE ROAD (NOS 1-3 AND 5-11), KINGSTON UPON THAMES, DESK BASED ASSESSMENT	ELO9852	
149		EVENT	LONDON ROAD (NOS 74-82), KINGSTON UPON THAMES, DESK	ELO9856	

AOC NO	AOC PERIOD	MONTYPE	NAME	GLHER MONUID, EVID OR DESIGUID REF.	DESIGNATION
			BASED ASSESSMENT		
150		EVENT	FAIRFIELD WEST (NOS 1 & 2), KINGSTON UPON THAMES, EVALUATION	ELO9860	
151		EVENT	EDEN STREET (NO. 78), KINGSTON UPON THAMES. [FRIENDS' MEETING HOUSE]	ELO6441	
152		EVENT	LONDON ROAD (NO. 144), KINGSTON UPON THAMES	ELO6315	
153		EVENT	GORDON ROAD/LONDON ROAD, KINGSTON	ELO6482	
154		EVENT	CROMWELL ROAD [QUEBEC HOUSE]; KINGSTON UPON THAMES, KT2 5EB: ARCHAEOLOGICAL EVALUATION	ELO10088	
155		EVENT	21-23 LONDON ROAD	ELO614	
156		EVENT	CENTRAL KINGSTON: ARCHAEOLOGICAL ASSESSMENT	ELO6810	
157		EVENT	FAIRFIELD EAST [FORMER NURSERY SCHOOL], KINGSTON-UPON-THAMES: DESK BASED ASSESSMENT	ELO7597	
158		EVENT	LONDON ROAD (129-133), KINGSTON KT2: WATCHING BRIEF	ELO8697	
159		EVENT	RICHMOND ROAD (NOS 16-18), KINGSTON, KINGSTON UPON THAMES, KT2 5EB: WATCHING BRIEF	ELO2272	
160		EVENT	MILL PLACE (NO. 40), KINGSTON-UPON-THAMES. ARCHAEOLOGICAL EVALUATION	ELO12010	
161		EVENT	CHURCH ROAD (NO. 1), KINGSTON UPON THAMES. ARCHAEOLOGICAL DESK-BASED ASSESSMENT	ELO12011	

APPENDIX B ASSESSMENT CRITERIA

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- High - The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium - The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- Low - The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where potential or known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

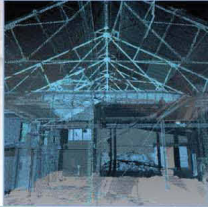
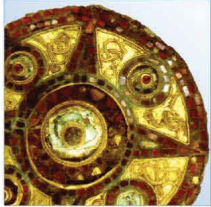
TABLE 2: Assessing the Importance of a Heritage Assets

SCALE OF HERITAGE ASSET IMPORTANCE	
INTERNATIONAL & NATIONAL	<p>The highest status of asset, e.g.</p> <ul style="list-style-type: none"> • World Heritage Sites • Iconic Sites and Monuments; • Scheduled Ancient Monuments (Actual and Potential); • Grade I and II* Listed Buildings; • Grade I and II* Parks and Gardens; • Remains of national or international importance, or fine, little-altered examples of some particular period, style or type • Remains associated with nationally important historic, social or scientific developments • Battlefields on the English Heritage Register of Historic Battlefields.
REGIONAL	<p>Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance Examples may include:</p> <ul style="list-style-type: none"> • Grade II Listed Buildings; • Grade II Parks and Gardens • Conservation Areas • Remains of regional or more than local importance, or major examples of some period, style or type, which may have been altered; • Remains of potential national importance that have been partially damaged in a way that affects their ability to inform i.e. their significance; • Remains associated with regionally important historic, social or scientific developments

LOCAL	<p>Remains of local importance, being lesser examples of any period, style or type, as originally constructed or altered, and simple, traditional sites, which group well with other significant remains, or are part of a planned group such as an estate or an industrial complex;</p> <ul style="list-style-type: none"> • cropmarks of indeterminate origin; • Remains of regional importance that have been partially damaged or remains of national importance that have been largely damaged in a way that limits their ability to inform; • Remains associated with regionally important historic, social or scientific developments.
NEGLIGIBLE	<p>Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance.</p> <ul style="list-style-type: none"> • Relatively numerous types of remains, of some local importance; • Findspots of artefacts that have no definite archaeological remains known in their context. • Remains of local importance that have been largely damaged thus severely restricting their ability to inform i.e. their significance; • Isolated findspots; • Undesignated structures.
UNKNOWN	<p>Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).</p>

TABLE 3: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.



AOC Archaeology Group, Unit 7, St Margaret's Business Centre, Moor Mead Road, Twickenham TW1 1JS
Tel: 020 8843 7380 | Fax: 020 8892 0549 | E-mail: london@aocarchaeology.com

www.aocarchaeology.com