

Anna House, Coombe Hill Road, Kingston-Upon-Thames An Archaeological Evaluation Report

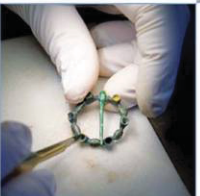
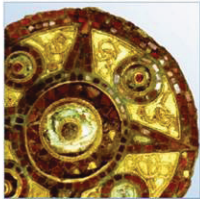
Planning Application Number: 07/14681/FUL

National Grid Reference Number: TQ 2123 7027

AOC Project no: 30076

Site Code: ANA 08

Date: December 2008



ARCHAEOLOGY

HERITAGE

CONSERVATION

Anna House, Coombe Hill Road, Kingston-Upon-Thames

An Archaeological Evaluation Report

On Behalf of:	Mark Randall Q Developments Ltd 18 Molasses Row Plantation Wharf London SW11 3UX
National Grid Reference (NGR):	TQ 21237 70273
AOC Project No:	30076
Prepared by:	Paolo Guarino, Ian Hogg
Illustration by:	Jonathon Moller
Date of Excavation:	17th November – 26th November 2008
Date of Report:	December 2008

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

Author: Paolo Guarino	Date: December 2008
Approved by: Melissa Melikian	Date: December 2008
Final Report Stage:	Date:

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

Tel. 020 8843 7380
Fax. 020 8892 0549
e-mail. london@aocarchaeology.com



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Non-Technical Summary

An archaeological evaluation was conducted by AOC Archaeology on behalf of Mark Randall of Q Developments Ltd between 16th and 17th December 2008 at Anna House, Coombe Hill Road, Kingston-Upon-Thames. The evaluation comprised the excavation of two trenches, each measuring 10m x 2m at base.

Natural gravels were recorded at a height of 43.11m OD. Two parallel linear features were recorded in Trench 1, these may denote field boundaries. A modern drain was recorded in Trench 2.

1. Introduction

- 1.1 This document is a report on an Archaeological Evaluation undertaken at Anna House, Coombe Hill Road, Kingston-upon-Thames (Figure 1). The work was undertaken on behalf of Q Developments Ltd.
- 1.2 The site is centre on National Grid Reference TQ 21225 70258 and is within land bounded by Coombe Green to the northwest, Windsong House to the west, Coombe Road to the south, Coombe Green Cottage to the east and northeast and by the Coombe Green rear access road to the north. The site is approximately 0.3 hectares in size.
- 1.3 The site is most recently occupied by Anna House, a detached two-storey brick house with extensions to the rear. The grounds include a swimming pool and limited tree cover, which may be a remnant of woodland shown on historic maps.

2 Planning Background

- 2.1 The local planning authority is the Royal Borough of Kingston-upon-Thames. Archaeological advice to the council is provided by the Greater London Archaeology Advisory Service (GLAAS).
- 2.2 Planning permission to undertake the development has been granted under the Town and Country Planning Act (1990) (Ref No. 07/14681/F) subject to the following condition:

Condition

“No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.”

Reason

“The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.”

- 2.3 This condition has been required in accordance with *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in 1990 (DoE, 1990), and was recommended by the archaeology advisor to the Royal Borough of Kingston-Upon-Thames, Diane Walls.
- 2.4 The proposed scheme involves the demolition of the existing dwellings and the construction of two detached dwellings with basements.
- 2.5 In accordance with PPG 16, it has been imposed as a condition on planning consent by the archaeology advisor to the Royal Borough of Kingston-Upon-Thames that an archaeological evaluation be carried out, in order to determine the presence or absence of archaeological deposits or features.
- 2.6 A desk-based assessment has not been required as part of this process due to the limited scale of the development. The WSI fulfilled the requirement for a detailed archaeological project design for the first stage in this process, an Archaeological Evaluation.

- 2.7 An Archaeological Evaluation was recommended to inform on a suitable mitigation strategy and carried out in accordance with a Written Scheme of Investigation (AOC 2008).
- 2.8 The site lies within an Archaeological Priority Area, as defined by the Unitary Development Plan for the Royal Borough of Kingston-Upon-Thames.

3. Geology & Topography

- 3.1 The British Geological Survey Map (BGS Sheet 270) indicates that the site lies upon Eocene Claygate Beds. The natural topography of the site slopes downhill eastwards towards the Beverley Brook. Beverley Brook rises at Worcester Park and flows northwards through Wimbledon Common and Richmond Park before joining the Thames near Putney Bridge.

4. Archaeological & Historical Background

Prehistoric (Before c.AD 43)

- 4.1 Coombe is located on the western side of the Beverley Brook, while to the west lies the Thames at Kingston, the location of the most easterly ford on the river Thames, this fact would have been important in travel and trade from prehistory. Little in the way of prehistoric evidence has been found in the area of the site. A flint axehead of Mesolithic or Neolithic date was found during a watching brief at Coombe Hill Golf Club, 0.1km north of the site (SMR No 022068). Evidence for a knapping floor was discovered at Warren End, Coombe, 0.6km west of the site, a large amount of struck flint was found as well as Mesolithic tools. A possible enclosure ditch containing late Bronze Age/early Iron Age pottery was also found.
- 4.2 About 2.5km to the east of the site is Caesar's Camp, which is an Iron Age hillfort, despite the name.

Roman (c. AD43 – 450)

- 4.3 Most Roman activity in the area has been recorded around Kingston Hill and Kingston Bridge. In 1722 a number of funerary urns were discovered near the bridge (Downing Biden, 1983, 6) 3500m west of the site. However, the first edition Ordnance Survey Map, and other maps examined up to 1938 bear the legend 'Numerous Roman Remains and Coins Found', just 200m to the northwest of the site, strongly indicative of a nearby Roman presence.
- 4.4 Roman artefacts were excavated during the construction of the 'new bridge' in 1828 (Downing Biden, 1983, 6), these included Roman spearheads, axes and brooches, this may indicate a Roman military presence in the area, a logical step considering the importance of the Thames crossing. It is likely that the Roman road between London and Silchester also went through Kingston (Codrington 1903, 289), road building being usually being carried out by the army. It is possible that a bridge was also constructed here also.
- 4.5 With the emergence of London as the major settlement of Roman Britain, Kingston's importance diminished as less traffic was directed there (Downing Biden, 1983, 7) and became a minor settlement in the late Roman period.

Anglo-Saxon (c. AD451 – 1065)

- 4.6 Coombe lies some 3km east of Kingston-upon-Thames, and its name derives from the Old English *cwm*, meaning valley. It is recorded in the Domesday Book as having three manors, and these may have been established in the Saxon period. Tenant farms are recorded in the area.

- 4.7 The importance of Kingston in the Saxon period overshadows the rural area of Coombe. Kingston-upon-Thames was the site for the coronation of seven Anglo Saxon kings; this was how the name Kingston originated as the kings would be crowned upon a coronation stone (still present in Kingston today). Kingston itself was first mentioned in AD 836 or 838 in an Anglo Saxon charter, during this period the settlement was a manor of the West Saxon kings.
- 4.8 Anglo Saxon finds close to the site are very scarce, the Saxon settlement being centred around the bridge in Kingston.

Medieval (c. AD1066 – 1540)

- 4.9 The Manor of Coombe was held by the Bellet family during the 12th and 13th centuries before coming into the hands of the crown, it was then granted to the Nevill family and became known as Coombe Nevill. In 1423 the manor was transferred to Merton Priory who held the land until the dissolution (VCH, 1911, 501) when it was granted to the crown. Evidence of direct settlement at Coombe Wood Road, 1200m north has been revealed, consisting of domestic pottery dating from 11th-13th century in a linear feature.
- 4.10 It was the 'Great Bridge' over the Thames that made Kingston important for traffic, being the most easterly crossing before London Bridge. In the 12th century Kingston grew into a town and was granted charters by King John in 1200 and 1208, it is also thought that King John had a residence at Kingston. There is no date for the initial construction of the bridge but it already had associated lands by 1219 when Master William de Coventry was master of the bridge (VCH, 1911, 488).
- 4.11 The character of Coombe in the medieval period may have been largely woodland. With the construction of Hampton Court palace in 1523 Kingston increased in importance, it also provided commerce for local traders and therefore would have increased traffic. During archaeological work at Gallows Tampus, Coombe Wood Golf Course, 900m west of the site, the brick walls of a conduit house for Hampton Court were found. A second house for Coombe Conduit is a scheduled monument located on Coombe Lane West. These were built by Cardinal Wolsey in the 16th century and supplied water from the Coombe springs to Hampton Court Palace.

Post-Medieval (c. AD1541-Modern)

- 4.12 In 1552 the crown granted the manor of Coombe to Sir William Cecil for 21 years, this grant was further extended until 1579 when Cecil (by then Lord Burleigh) gave the manor back to the queen. The manor was granted to successive families until it ceased to exist sometime in the Victorian era.
- 4.13 A major change to land-use in the Coombe area was the enclosure of Richmond Park in 1637 to provide a hunting ground close to Hampton Court Palace. This lies north of the site, with Coombe Wood between. The area appears to have been largely unsettled until the expansion of Norbiton eastwards with development along Coombe Lane.
- 4.14 Coombe Hill Road is depicted on the first Ordnance Survey Map, but was undeveloped until 1938, when Coombe Green Cottage has been built. This is still standing, directly west of Anna House.

5. Aims & Objectives

- 5.1 The aims of the Evaluation were defined as being:

- To establish the presence/absence of archaeological remains within the site.
- To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.
- To record and sample excavate any archaeological remains encountered.
- To assess the ecofactual and environmental potential of any archaeological features and deposits.
- To determine the extent of previous truncations of the archaeological deposits.
- To enable the archaeology advisor to the Royal Borough of Kingston-Upon-Thames to make an informed decision on the status of the condition on the planning permission, and any possible requirement for further work in order to satisfy that condition.
- To make available to interested parties the results of the investigation in order to inform the mitigation strategy as part of the planning process.

5.2 The specific aims of the Evaluation were:

- Determine the presence of any remains of prehistoric date.
- Determine the presence of any remains of Roman date on site.
- Determine the presence of any remains of medieval date on site.
- Determine the presence of any remains of post-medieval date on site.

5.3 The final aim was to make public the results of the investigation, subject to any confidentiality restrictions.

6. Methodology

6.1 The Evaluation comprised the excavation of two trenches in three areas with selected hand excavation of archaeological features where present. Each trench measured 10m by 2m at base.

6.2 All machining during the evaluation was carried out using a JCB 3CX tracked excavator with a smooth bladed ditching bucket, under the constant supervision of the Archaeological Project Supervisor.

6.3 The site code **ANA 08** was obtained for the project, and used for all fieldwork.

6.4 All evaluation trenches were accurately located to the National Grid and their levels calculated using a temporary benchmark with a value of 43.26mOD.

6.5 All recording was in accordance with the standards and requirements of the Museum of London's *Archaeological Field Manual* (MoL 3rd edition 1994).

6.6 All of the work was carried out in line with:

- *Archaeological Guidance Paper (AGP): 3, Standards and Practices in Archaeological Fieldwork* (English Heritage 1998a)
- *IFA Standard and Guidance for Archaeological Field Evaluation*. (IFA 1995, revised 2001).

6.7 A continuous unique numbering system was employed. For each trench, a block of numbers in a continuous sequence was allocated.

- 6.8 Written descriptions, comprising both factual data and interpretative elements, were recorded on standardised sheets.

7. Results

Trench 1

Thickness	Context	Description
0.20m	1000	Topsoil
0.40m	1001	Subsoil
0.20m	1002	Natural Gravel

- 7.1 Trench 1 measured 10.00m x 2m at base, was aligned approximately north-south and was located at the west of the site to the north of the canteen (Figure 3).
- 7.2 The natural geology (1002) was present 0.60m below the present ground surface at a height of 43.20m OD. It consisted of yellow-orange sandy gravel with occasional large flint nodules. These natural gravels were overlain by a 0.40m thick layer of subsoil (1001) which was mid brown sandy silt with frequent rounded gravel inclusions.
- 7.3 Cut into the natural gravels were two linear features [1003] and [1004] (Figure 4). Both of these features were gentle sided and round based, they ran across the width of the trench and were 1.00m wide and 0.30m deep. The fills of [1003] and [1004] were (1005) and (1006) respectively. These fills were very similar to subsoil (1001), consisting of loose mid brown sandy silt with frequent gravel inclusions.



Plate 1. Two parallel linear features in Trench 1

- 7.4 The subsoil was sealed by a layer of topsoil (1000) 0.20m thick, which consisted of a dark brown black sandy silt and contained frequent roots.

Trench 2

Thickness	Context	Description
0.14m	2000	Topsoil
0.32m	2001	Subsoil
0.20m	2002	Natural Gravel

- 7.5 Trench 2 measured 10.00m x 2m at base, was aligned approximately east-west and was located at the southwest of the site (Figure 3). Trench 2 contained a single linear feature identified as a modern drain.



Plate 2. Modern drain in Trench 2.

- 7.6 Naturally lain yellowish orange gravel (2002) was observed at 43.11m OD, 0.46m below the present ground surface. These were overlain by a 0.32m thick layer of dark orangey brown sandy silt subsoil (2001).

- 7.7 The subsoil (2001) was cut by a modern drain, which ran approximately north-south across the trench. This drain [2004] was vertical sided, 0.70m wide and 1.50m deep when sewage was revealed at its excavation abandoned. The drain fill (2003) consisted of loose brown silty sand with frequent charcoal and pebble inclusions.
- 7.8 The drain was overlain by topsoil (2000) which consisted of dark blackish brown silt and was 0.14m thick.

Finds

- 7.9 No finds were recovered from the site.

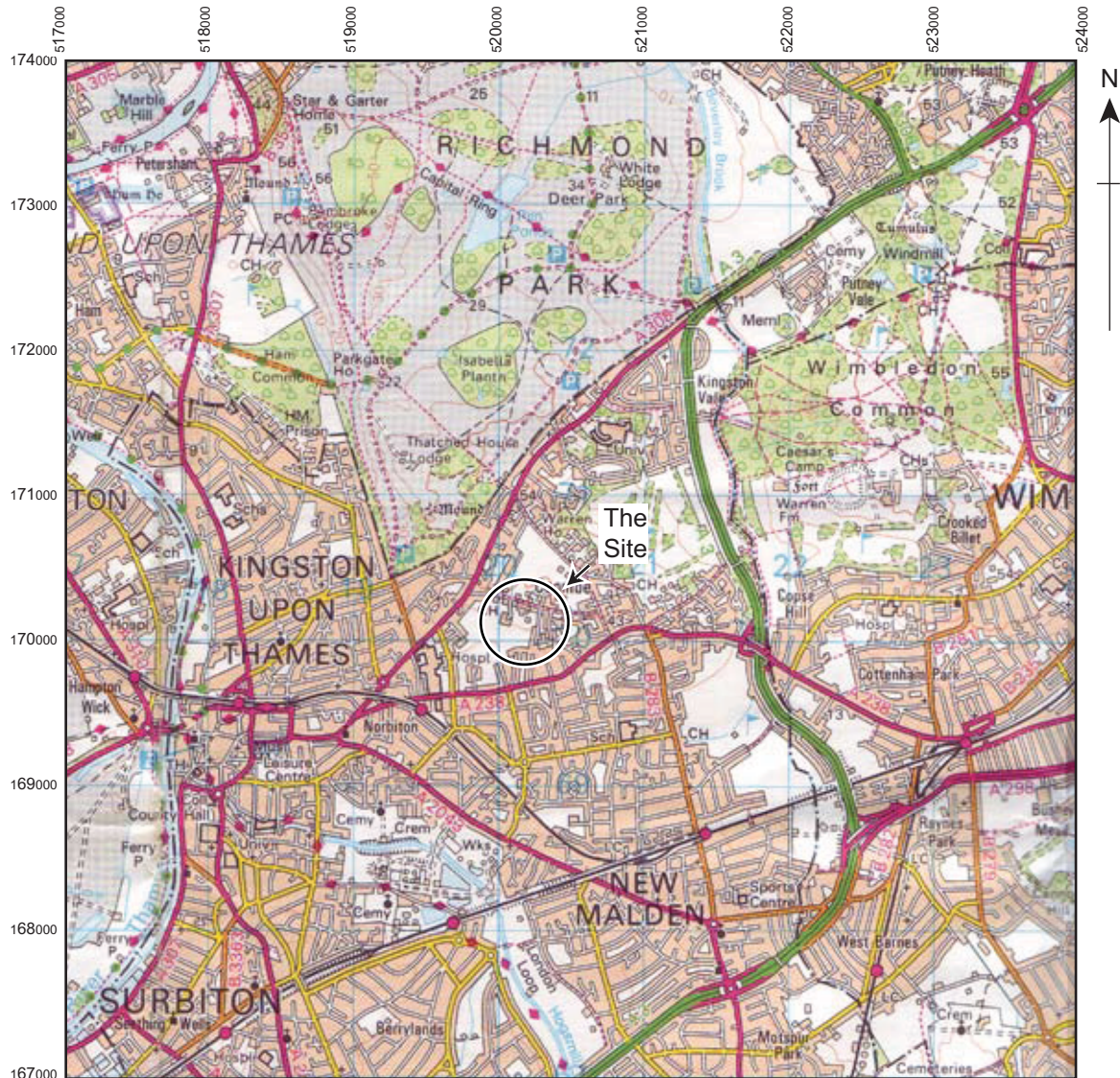
8. Conclusions and Recommendations

- 8.1 The aims of the evaluation were to determine the presence of any archaeological remains dating to the prehistoric, Roman, medieval and post-medieval periods. No finds or features of prehistoric, Roman, medieval or post-medieval date were present.
- 8.2 The investigation did reveal two undated linear features in Trench 1; their similarity in alignment and form suggest they are contemporary. These features failed to yield any diagnostic finds but may denote field boundaries. The drain in Trench 2 was modern.
- 8.3 Further works on site are not likely to produce any more significant information than that produced by the evaluation. However, the final decision will rest with the Royal Borough of Kingston-upon-Thames Council and GLAAS.
- 8.6 If no further fieldwork is undertaken, publication of the results will be through the ADS OASIS form (Appendix B) with a short summary submitted to the London archaeology quarterly review. The archive will be deposited at the London Archaeological Archive Resource Centre (LAARC), Museum of London.

9. Bibliography

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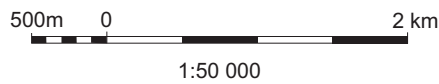


Figure 1: Site Location

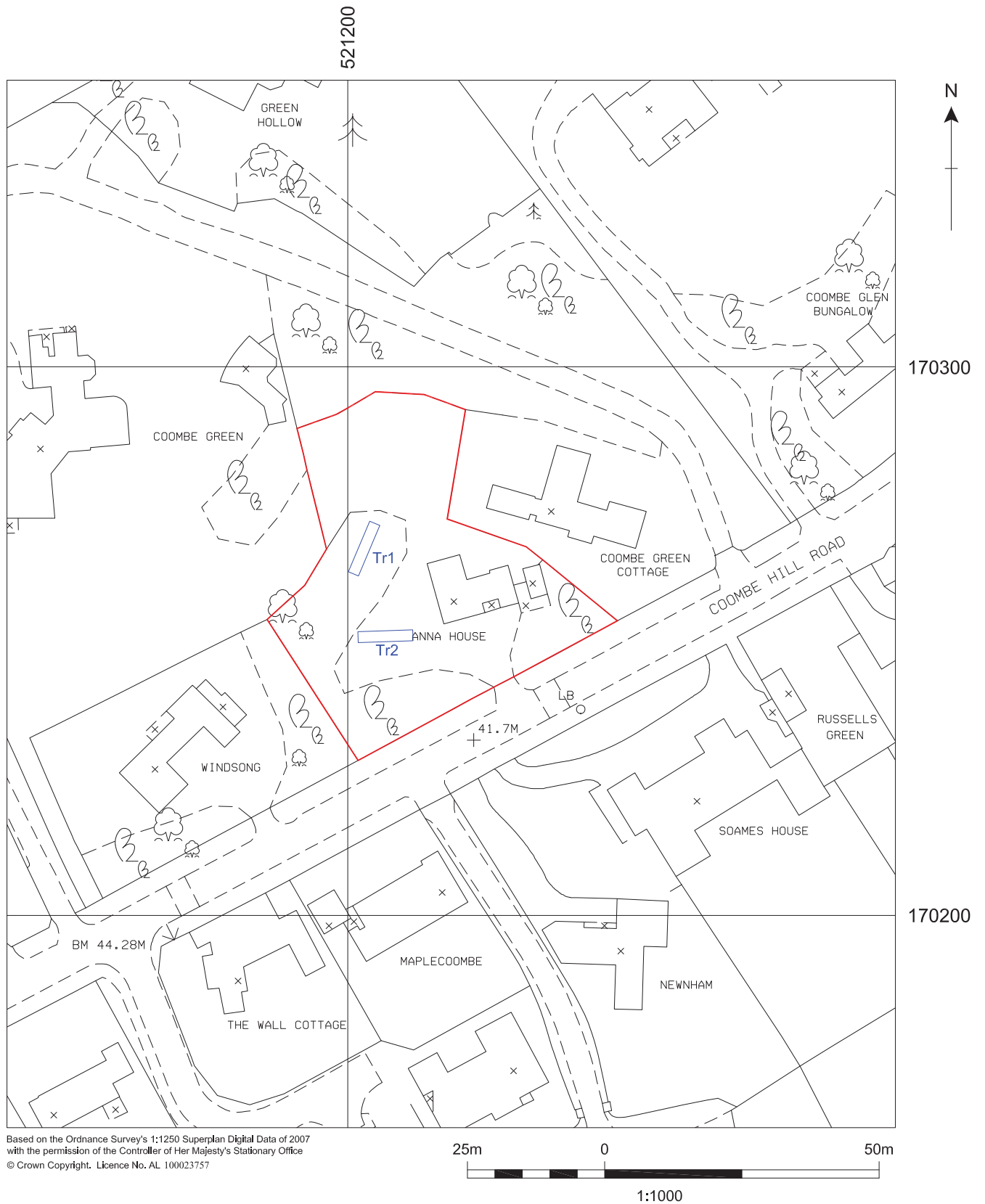
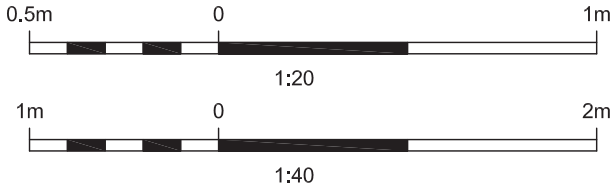
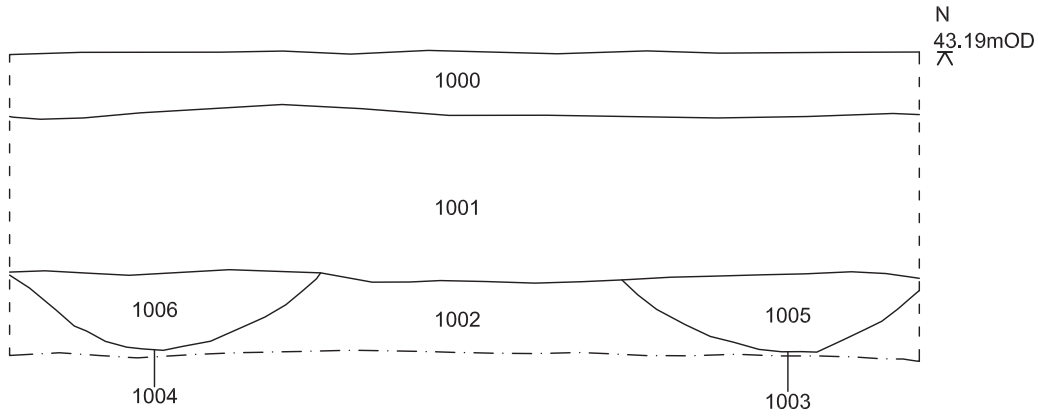


Figure 2: Detailed Site / Trench Location Plan

Section 3
S



Section 1
S

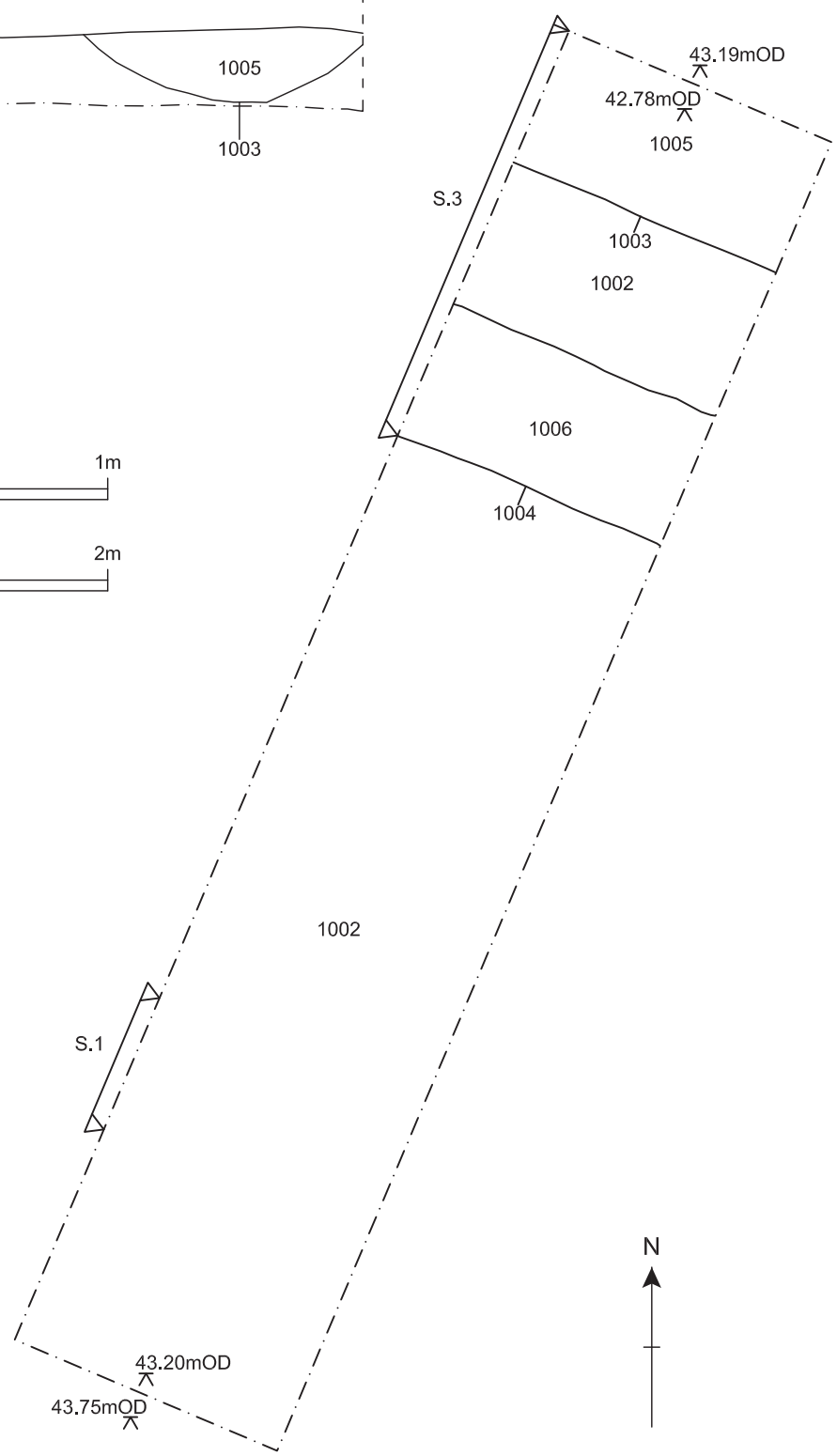
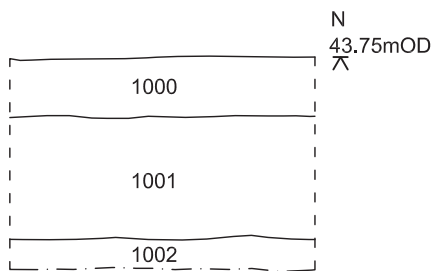


Figure 3: Trench 1: Plan (1:50) & Sections (1:25)

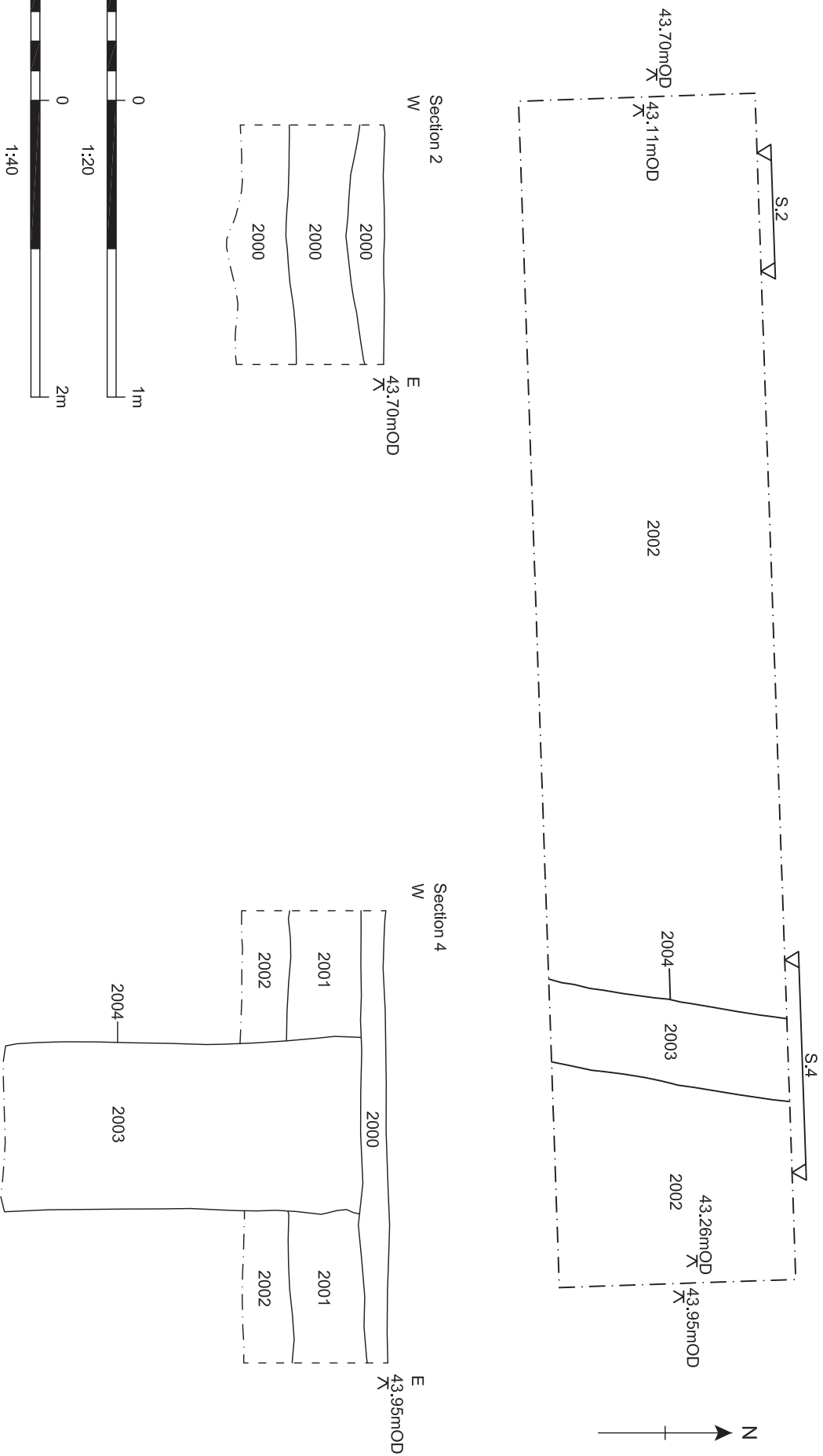
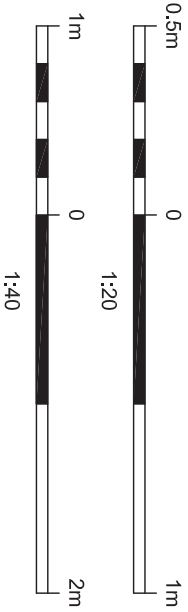


Figure 4: Trench 2: Plan (1:50) & Sections (1:25)



Appendices

Appendix A Context Register

Context	Length	Width	Depth	Plan	Section	Description
1000	10.00m	2.00m	0.20m	1	1, 3	Topsoil
1001	10.00m	2.00m	0.40m	1	1, 3	Subsoil
1002	10.00m	2.00m	0.20m	1	1, 3	Natural
1003	2.00m	1.00m	0.30m	1	3	Linear feature
1004	2.00m	1.00m	0.30m	1	3	Linear feature
1005	2.00m	1.00m	0.30m	1	3	Fill of linear
1006	2.00m	1.00m	0.30m	1	3	Fill of Linear
2000	10.00m	2.00m	0.14m	2	2, 4	Topsoil
2001	10.00m	2.00m	0.32m	2	2, 4	Subsoil
2002	10.00m	2.00m	0.20m	2	2, 4	Natural
2003	2.00m	0.70m	1.50m	2	4	Fill of drain
2004	2.00m	0.70m	1.50m	2	4	Cut of drain

Appendix B Oasis Form

OASIS DATA COLLECTION FORM: England

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OASIS ID: aocarcha1-51741

Project details

Project name Anna House, Coombe Hill Road

Short description of the project Two Trenches were excavated at Anna House, Kingston. Natural gravels were recorded at a height of 43.11m OD. Two parallel linear features were recorded in Trench 1, these may denote field boundaries. A modern drain was recorded in Trench 2.

Project dates Start: 16-12-2008 End: 17-12-2008

Previous/future work No / Not known

Any associated project codes ANA 08 - Sitecode reference

Any associated project codes 30076 - Contracting Unit No. reference

Type of project Field evaluation

Site status Area of Archaeological Importance (AAI)

Current Land use Residential 1 - General Residential

Monument type LINEAR Uncertain

Monument type DRAIN Modern

Significant Finds NONE None

Methods & 'Sample Trenches'
techniques

Development type Small-scale (e.g. single house, etc.)

Prompt Planning condition

Position in the After full determination (eg. As a condition)
planning process

Project location

Country England

Site location GREATER LONDON KINGSTON UPON THAMES KINGSTON UPON
THAMES Anna House, Coombe Hill Road

Postcode KT2

Study area 0.30 Hectares

Site coordinates TQ 21225 70258 51.4178548707 -0.256467123741 51 25 04 N 000 15 23 W
Point

Height OD / Depth Min: 42.78m Max: 43.26m

Project creators

Name of AOC Archaeology
Organisation

Project brief EH GLAAS
originator

Project design AOC Archaeology
originator

Project director/manager Andy Leonard

Project supervisor Paolo Guarino

Type of Developer sponsor/funding body

Name of Q Developments Ltd sponsor/funding body

Project archives

Physical Archive No Exists?

Digital Archive LAARC recipient

Digital Contents 'Stratigraphic'

Digital Media 'Images raster / digital photography','Text' available

Paper Archive LAARC recipient

Paper Contents 'Stratigraphic'

Paper Media 'Context sheet','Photograph','Plan','Report','Section' available

Entered by Ian Hogg (ian.hogg@aocarchaeology.com)

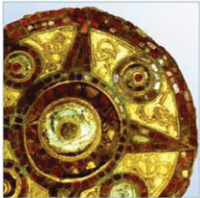
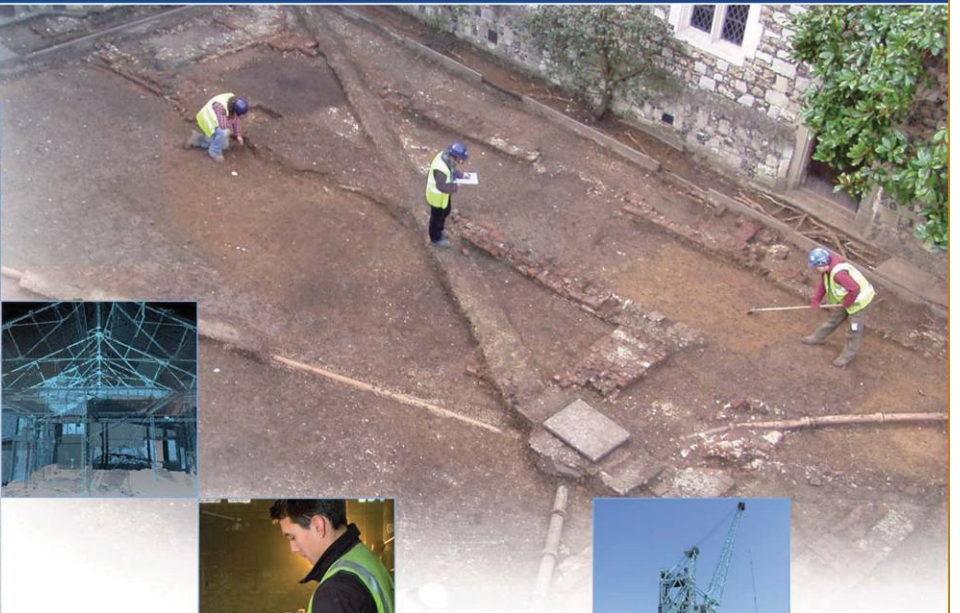
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AOC Archaeology Group, Unit 7, St Margarets Business Centre, Moor Mead Road, Twickenham TW1 1JS
tel: 020 8843 7380 | fax: 020 8892 0549 | e-mail: london@aocarchaeology.com

www.aocarchaeology.com