

**Archaeological Evaluation Report  
Kingsgate Business Centre  
Kingsgate Road  
Royal Borough of Kingston**

**NGR (TQ) 518151, 169693**

**Planning Ref: APP/Z5630/A/142216303**

**ASE Project No: 7624  
Site Code: KID15**



**ASE Report No: 2015249  
OASIS id: archaeol6-218081**

**By Giles Dawkes**

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**July 2015**

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**Abstract**

*Archaeology South-East was commissioned by Kingston Gate Properties Ltd, with RPS providing archaeological project management, to undertake an archaeological evaluation at Kingsgate Business Centre, Kingsgate Road, Kingston Upon Thames, Surrey in advance of the redevelopment of the site. The archaeological work took place on the 13th and the 14th July 2015 and comprised the machine excavation of two trenches.*

*The fieldwork has identified varying levels of existing truncation in the evaluated areas. No prehistoric, Roman or medieval evidence was recovered; however, the remains of a later post-medieval brick building were recorded in Trench 2.*

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## **1.0 INTRODUCTION**

### **1.1 Site Background**

1.1.1 Archaeology South-East was commissioned by Kingston Gate Properties Ltd, with RPS providing archaeological project management, to undertake an archaeological evaluation at Kingsgate Business Centre, Kingsgate Road, Kingston Upon Thames, Surrey in advance of the redevelopment of the site. The site is centred on National Grid Reference 518151, 169693 (Figure 1).

### **1.2 Geology and Topography**

1.2.1 The following information is taken from the Written Scheme of Investigation for the evaluation (RPS 2015).

1.2.2 The site is situated approximately 400m east of the River Thames. The topography is flat at 15.37m to 15.50m AOD.

1.2.3 The BGS solid and drift map of South London (Sheet 270) shows the site is situated on 'Langley Silt: sandy clay and silt ('Brickearth')' of the Quaternary.

### **1.3 Planning Background**

1.3.1 The site has an existing planning approval (Ref: APP/Z5630/A/142216303) for a new building to accommodate a mixed use scheme including student accommodation.

1.3.2 Due to the archaeological potential of the site, as outlined in a prior *Archaeology/Historic Environment Baseline and Impact Assessment* of the site (RPS 2015a), an archaeological condition was placed on the site, which states that:

*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 evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.*

*B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development commences the applicant (or their heirs and successors in title) shall 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.*

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

*D) 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 (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.*

*Informative Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.*

- 1.3.3 A *Written Scheme of Investigation* (RPS 2015) was duly prepared and approved by the Greater London Archaeological Advisory Service (GLAAS), in their capacity as advisors to the Local Planning Authority, in accordance with the above condition. All works were carried out in accordance with this document and with the relevant standards and guidance documents of the Chartered Institute for Archaeologists (CIfA 2014 a; CIfA 2014b) and GLAAS (GLAAS 2014)

#### **1.4 Scope of Report**

- 1.4.1 This report details the results of the archaeological evaluation carried out on the site on the 13th and the 14th July 2015 and has been prepared in accordance with the *Written Scheme of Investigation* (RPS 2015). The fieldwork was carried out by Giles Dawkes managed by Andy Leonard (fieldwork) and Dan Swift (post-excavation).

## **2.0 ARCHAEOLOGICAL BACKGROUND**

### 2.1 Introduction

2.1.1 The archaeological background of the site was outlined in the Written Scheme of Investigation (RPS 2015) and is summarised below,

### 2.2 Prehistoric

2.2.1 Finds of Mesolithic date include an axe from a location to the west of the site, whilst struck flint of general early Mesolithic to Late Bronze Age date was found at the Kingston Rotunda. There are a Neolithic flint blade was recovered from west of Richmond Road. A late Neolithic deposit is also recorded from 59 Clarence Street. No Bronze Age settlement sites or funerary monuments are known from the area, although some pottery and flintwork are known from Canbury Park. Iron Age finds from Kingston are mainly from the river itself.

### 2.3 Roman period

2.3.1 The nearest large Roman settlement was at Ewell on the line of the Roman Road to Southwark (to the south-east), whilst *Ad Pontes* (Staines) was a station settlement where the Roman road to Silchester crossed the River Thames. The site of Kingston Old Town was occupied in the Roman period and there is evidence for several Roman farmsteads and of ritual remains within the wider area. Significantly an example a settlement at Skerne Road to the immediate northwest of the site is suspected based on pits and a ditch of first century date, quarry pits containing much building material from a moderate to high status Roman building (such as a villa) dating to AD 240-300 (RPS 45-47;). The summary within the Surrey Archaeological Collections publication (Bradley 2005, 171-185) states:

‘An excavation at Skerne Road, Kingston upon Thames identified the presence of three phases of Roman occupation in an area where Roman finds had been identified in the 19th century. Several pre-Flavian pits and a gully were recorded. Two 3<sup>rd</sup> century quarry pits were also identified which had been utilised subsequently for the disposal of rubbish. While a wide spectrum of domestic refuse was represented within these pits, certain assemblages recovered were unusual. High concentrations of both roof and box-flue tiles dating to the mid-1st to 2nd centuries AD were recovered, deposited with pottery dating to the 3rd century. This may indicate the presence of a 1st/2nd century building in the vicinity of the site possibly demolished or altered in 3rd century. Partially articulated cattle bone and horse skeletons were also recovered from one of the quarry pits. An alignment of postholes of probable 3rd century date was identified, while a 4th century arable deposit suggested continuity of activity in the area for most of the Roman period.’

2.3.2 It is notable that Roman period material (pottery/tile) was found at two other locations within the vicinity of the site at Canbury Passage and at Sopwith Way just to the south.

## 2.4 Anglo-Saxon

2.4.1 The main areas of Saxon settlement (AD1066-AD1500) were centred on the historic 'Old Town'. Farms of Saxon and Norman date are known from the wider area which also included an important late Saxon and Norman manor and settlement. In addition, possible Saxon gullies have been found at Kingston Rotunda to the southeast of the site.

## 2.5 Medieval

2.5.1 The street pattern of medieval Kingston dating from at least the 15th century still survives and there is evidence of a thriving market held there. The wider farmland around the town was serviced by farms whose locations are not all known, although a medieval tithe barn of 1303 belonging to Canbury or Canbury Manor, was still visible at Sopwith Way to the south of site in 1870.

2.5.2 Medieval occupation has been identified in the vicinity of the site, including a pit at the former Kingston Power Station, pits, ditches, yard and kiln at 21-23 London Road and a building at Kingston Rotunda to the south.

## 2.6 Post-medieval and modern

2.6.1 Archaeological findings of post-medieval date in the vicinity include a structure, pits and field boundary evidence, along with an 18th century basement at Skerne Road to the northwest. In addition, a wall and a cess pit were found at 4 Clarence Street and a pit and well at 99-101 Clarence Street.

## 2.7 Project Aims and Objectives

2.7.1 The general aims of the evaluation, as set out in the WSI (RPS 2015) are:

- 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 London Borough of Kingston to make an informed decision on the status of the condition, and any possible requirement for further work in order to satisfy that condition
- To make available to interested parties the results of the investigation



2.7.2 The specific aims of the evaluation are:

- Confirm the level of existing truncation at the site. Believed to be severe at the eastern end in particular
- Determine the presence/absence of ancient alluvium or fluvial deposits associated with the former Latchmore stream/Downnhall ditch (formerly running south of the line of Kingsgate Road)
- Determine any prehistoric evidence on site and vulnerability to construction impact
- Determine the presence of any Romano-British activity on site associated with the settlement area to the north-west and vulnerability to construction impact
- To identify any evidence that may relate to the early medieval-medieval activities on site and vulnerability to construction impact
- Determine the presence of any features which may relate to the post-medieval development of the area and vulnerability to construction impact

### **3.0 ARCHAEOLOGICAL METHODOLOGY**

#### **3.1 Fieldwork Methodology**

- 3.1.1 Two trenches were excavated on site, Trench 1 to the east of the existing building and Trench 2 to the west. Both trenches had to be moved from their prescribed locations (RPS 2015) because of live services. Trench 1 was 1.5m wide and a total of 11.8m long, and was split into two halves due to a live service and up to 0.5m deep. The trench was also narrower and longer than described in the WSI (ibid), where it was described as 1.8m wide and 10m long, due to space restrictions. Trench 2 was 1.5m wide and 5.5m long; 0.5m shorter than prescribed (ibid) due to live services, and was up to 1.6m deep. The actual locations of both trenches are shown on Figure 2.
- 3.1.2 All trenches were scanned using a cable avoidance tool prior to excavation, and the live services identified marked by spray paint. Mechanical excavation was undertaken under archaeological supervision in spits of no more than 0.10m to the top of the underlying natural substrate. Care was taken not to damage any possible archaeological horizons, features or material within overburden deposits.
- 3.1.3 All cut features were 100% excavated in an attempt to recover datable finds. This also included an instance of hand-digging into the section beyond the trench edge in an effort to recover material from ditch fill [1/004]. In the event, no finds were recovered from the site.
- 3.1.5 All features and deposits were recorded using ASE standard context sheets, with colours recorded by visual inspection only. A comprehensive photographic record was made.
- 3.1.6 Trenches and features were located and planned using GPS and tied in to the Ordnance Survey.
- 3.1.7 Spoil heaps and trench bases were scanned by eye for unstratified finds.
- 3.1.8 Trenches were backfilled using the machine bucket. No formal reinstatement was undertaken.

#### **3.2 Archive**

- 3.2.1 The site archive is currently held at the offices of ASE and will be deposited at the London Archaeological Archive and Research Centre (LAARC).

Number of contexts	17
No. of files/paper record	1
Plan and section sheets	1
Bulk Samples	none
Photographs	3 digital
Bulk finds	none
Environmental flots/residue	none

Table 1: Quantification of the site archive

## 4.0 RESULTS (Figures 3 and 4)

### 4.1 Trench 1

Context	Type	Description	Max. Length m	Max. Width m	Deposit Thickness m	Height m AOD
1/001	Masonry	Concrete	11.8	1.5	0.2	7.95
1/002	Deposit	Levelling layer	11.8	1.5	0.1	7.75
1/003	Deposit	Natural sand and gravel	11.8	1.5	-	7.65
1/004	Fill	Ditch fill	1.5	0.8	0.4	7.75
1/005	Cut	Ditch	1.5	0.8	0.4	7.75
1/006	Fill	Pit fill	0.77	-	0.2	7.71
1/007	Cut	Pit	0.77	-	0.2	7.71
1/008	Fill	Pit fill	0.45	-	0.14	7.55
1/009	Cut	Pit	0.45	-	0.14	7.55
1/010	Fill	Pit fill	0.56	-	0.12	7.55
1/011	Cut	Pit	0.56	-	0.12	7.55

Table 2: Trench 1 list of recorded contexts

- 4.1.1 Trench 1 was located in the east the site, running north-west to south-east. The trench measured 14.8m long by 1.5m wide with a maximum depth of 0.5m. Excavation ceased at the top of the natural.
- 4.1.2 Natural sand and gravels [1/003] were between 7.55m and 7.75m AOD. A ditch and three possible pits were identified cut into [1/003]. The pits ([1/007], [1/009] and [1/011]) were all roughly sub-circular and filled with a sterile brown sandy gravels ([1/010], [1/008] and [1/006]).
- 4.1.3 In all of the pits the cut interface with the natural was indistinct and irregular. They are best interpreted as plant boles or geological features (Gill King pers comm to Rob Masefield).
- 4.1.4 In the north-east end of the trench was an apparent small ditch [1/005]. The ditch was roughly V-shaped and filled by a sterile brown sandy gravel [1/004]; a deposit almost identical to the adjacent pit fills. Similarly, the ditch fill contained no finds and its date therefore remains unknown. The feature was partially truncated by a modern service and while this feature has been called a ditch, the limited nature of the evaluation trenching makes this interpretation far from certain. It is quite conceivable that [1/005] is in fact a pit or a tree-throw, rather than a linear cut.
- 4.1.4 All of the features were sealed by c 0.2m of modern levelling material [1/002] and the existing concrete slab [1/001].
- 4.1.5 No finds were recovered from Trench 1.

## 4.2 Trench 2

Context	Type	Description	Max. Length m	Max. Width m	Deposit Thickness m	Height m AOD
2/001	Deposit	Tarmac and concrete	5.5	1.5	0.20	8.16
2/002	Deposit	Rubble demolition	5.5	1.5	1.3	7.96
2/003	Masonry	Brick floor	5.5	1.5	0.12	6.85
2/004	Masonry	Brick wall	5.5	-	1.3	7.45
2/005	Deposit	Natural sand and gravel	5.5	1.5	-	6.46
2/006	Deposit	Levelling layer / alluvium	5.5	1.5	0.18	6.64

Table 3: Trench 2 list of recorded contexts

- 4.2.1 Trench 2 was in the west of the site and was aligned north-east to south-west. The trench measured 5.9m by 1.5m in plan, with a maximum depth of 1.6m at the top of the natural sand and gravel. It was, therefore, too deep to enter safely and was recorded from the top of the trench accordingly.
- 4.2.2 The natural sand and gravel [2/005] was recorded at c 6.46m AOD at the southern end of the trench.
- 4.2.3 The natural deposits had suffered extensive horizontal truncation during the construction of a brick building. This consisted of an south-east to north-west orientated wall [2/004] and a red brick floor [2/003] constructed of unfrogged pavoids. The wall was only seen in the section of the trench and was bonded using a yellow, non-lime, mortar. Beneath the floor was a layer of brown gravelly sand [2/006] with frequent brick and tile inclusions interpreted as a levelling layer for the brick floor [2/003] or as an alluvial layer.
- 4.2.4 A 1.3m thick layer [2/002] including modern plastics and metals, covered the building remains and represents the demolition of the building. Above [2/002] was the existing concrete slab [2/001].
- 4.2.5 No finds were recovered from the trench.

## **5.0 DISCUSSION AND CONCLUSIONS**

### **5.1 Overview of stratigraphic sequence**

- 5.1.1 Trench 1 contained undated features; interpreted as possibly representing plant boles or geological features. Trench 2 contained the partly demolished remains of a brick-built building; surviving elements, visible only from the top of the trench which was too deep to enter safely, included a brick wall and a brick floor of unfrogged brick.
- 5.1.2 Ample historic mapping (Figures 9-15 in RPS 2015a) exists for the site and while it is not possible to exactly identify the building found in Trench 2 from the 1896 Ordnance Survey map (Figure 5), the remains perhaps represent one of the terraced houses in the south-west of Cadbury Passage.
- 5.1.3 Trench 1, on the other hand, may be located in the front garden of one of the former houses at the north-eastern end of the same street shown on the 1896 OS map.

### **5.2 Deposit survival and existing impacts**

- 5.2.1 Natural sand and gravel was identified in both trenches.
- 5.2.2 In Trench 1, in the east of the site, natural sand/gravel was located 0.30m below ground level (BGL) and it should be noted that it was directly overlain by a levelling layer and that no subsoil or topsoil horizon was recorded. Some landscaping has gone on in this area therefore; however, natural deposits may not have suffered grievous truncation.
- 5.2.3 In Trench 2, in the west of the site, more significant truncation appears to have occurred to depths of at least 1.1m. This appears to have occurred during the construction of a brick building.
- 5.2.4 It should be noted that at the western end of the site the natural topography probably sloped down from east to west, which is why Trench 2 was so much deeper than Trench 1, and that here the ground level has therefore probably been built-up (see section 2; Figure 4).

### **5.3 Consideration of research aims**

- 5.3.1 The primary aim of the evaluation as set out in the WSI (RPS 2015) was to establish whether any archaeological evidence survives on the site. Brick buildings and possible garden features were recorded. The precise date of these remains unclear although they are almost certainly not older than 19<sup>th</sup> century.
- 5.3.2 Possible evidence of deposits relating to Latchmore stream/Downnhall ditch was recorded in Trench 2 where a layer of material below the brick floor may represent either a make-up level for the floor or alluvial material. It should be noted that frequent brick and tile inclusions could be seen in this layer from the top of the trench.

- 5.3.3 No prehistoric, Roman or medieval evidence was recorded.
- 5.3.4 The remains of later post-medieval buildings were recorded, with surviving demolition deposits, a brick wall and brick-floor recorded in Trench 2. In Trench 1 only probably natural features were recorded. Similar remains are anticipated across the site though perhaps less survival is likely in the area occupied by the Kingsgate Business Centre where deeper truncation may have occurred.

## **5.4 Conclusions**

- 5.4.1 The fieldwork has identified varying levels of existing truncation in the evaluated areas. No prehistoric, Roman or medieval evidence was recovered; however, the remains of a later post-medieval brick building were recorded in Trench 2.

## **5.5 Impact Assessment**

### *5.5.1 Methodology for slab removal*

- 5.5.2 It is expected that the existing slab will be removed by being broken up with an excavator mounted breaker prior to being excavated out.

### *5.5.3 Proposed Foundation Design*

- 5.5.4 A figure showing the proposed foundation design is included at the back of this report.

- 5.5.5 Pile diameters are proposed to be 600mm but may increase to 750mm.

- 5.5.6 The proposed finished floor level surface is 9.1m AOD. Pile cap bases are proposed to be c. 1.3m below this, so approximately 7.8m AOD.

- 5.5.7 The ground floor slab, sub-base and insulation will be a maximum combined thickness of 425mm. Therefore the proposed horizontal truncation is expected to be at a level of c. 8.675m AOD.

### *5.5.8 Existing Building*

- 5.5.9 The surface of the existing building's floor slab is c. 8.30m AOD. The thickness of this is unknown at present, but it is suspected to be c. 200mm thick. The underside of the slab is likely therefore to be at c. 8.10m AOD.

### *5.5.10 Proposed Impacts on the Archaeological Resource*

- 5.5.11 The underside of the existing building slab is estimated to be at c. 8.10m AOD. The proposed underside of the new slab is expected to be at a level of c. 8.675m AOD. Pile cap bases are proposed at c. 7.8m AOD.

- 5.5.12 In Trench 1 (east of site) the surface of the natural sand and gravel was recorded at 7.65m AOD therefore here there should be no impact on the archaeological resource and c. 0.15m (pile cap bases) to 1m (new slab

underside) of cover above natural deposits.

5.5.13 In Trench 2 (west of site) the top of the highest archaeological material (brick wall [2/004]) was recorded at 7.45m AOD therefore here there should be no impact on the archaeological resource and c. 0.35m (pile cap bases) to 1.2m (new slab underside) of cover above the archaeological resource.

5.5.14 When archaeological/geological survival is extrapolated across the central part of the site from the data recorded in the evaluation trenches, there should be no impact on deposits in this area from the new slab construction and between 0.45m to 0.65m of cover, and only negligible impact of c. 0.30m from the pile cap bases.

## **BIBLIOGRAPHY**

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GLAAS 2014, *Standards for Archaeological Work*

RPS 2015, *Kingsgate Business Centre London Borough Of Kingston, Written Scheme Of Investigation For Archaeological Evaluation*

RPS 2015a, *Kingsgate Business Centre, Kingsgate Road, Kingston Upon Thames Royal Borough Of Kingston Archaeology/Historic Environment Baseline And Impact Assessment*

## **ACKNOWLEDGEMENTS**

ASE would like to thank Kingston Gate Properties Ltd for commissioning the work and for their assistance throughout the project, and Gillian King and Laura O’Gorman of GLAAS for her guidance and monitoring. Justin Russell produced the figures for this report; Andy Leonard project managed the excavations and Dan Swift project managed the post-excavation process.



## HER Summary

Site Code	KID15					
Identification Name and Address	Kingsgate Business Centre, Kingsgate Road, Kingston-upon-Thames					
County, District &/or Borough	Kingston-upon-Thames					
OS Grid Refs.	(TQ) 518151, 169693					
Geology	Langley Silt: sandy clay and silt					
Arch. South-East Project Number	7624					
Type of Fieldwork	Eval. ✓					
Type of Site			shallow Urban			
Dates of Fieldwork	Eval. 13-14.07.15					
Sponsor/Client	RPS					
Project Manager	Andy Leonard					
Project Supervisor	Giles Dawkes					
Period Summary		undated				
<p><b>Summary</b></p> <p>Archaeology South-East was commissioned by Kingston Gate Properties Ltd, with RPS providing archaeological project management, to undertake an archaeological evaluation at Kingsgate Business Centre, Kingsgate Road, Kingston Upon Thames, Surrey in advance of the redevelopment of the site. The archaeological work took place on the 13th and the 14th July 2015 and comprised the machine excavation of two trenches.</p> <p>The fieldwork has identified varying levels of existing truncation in the evaluated areas. No prehistoric, Roman or medieval evidence was recovered; however, the remains of a later post-medieval brick building were recorded in Trench 2.</p>						

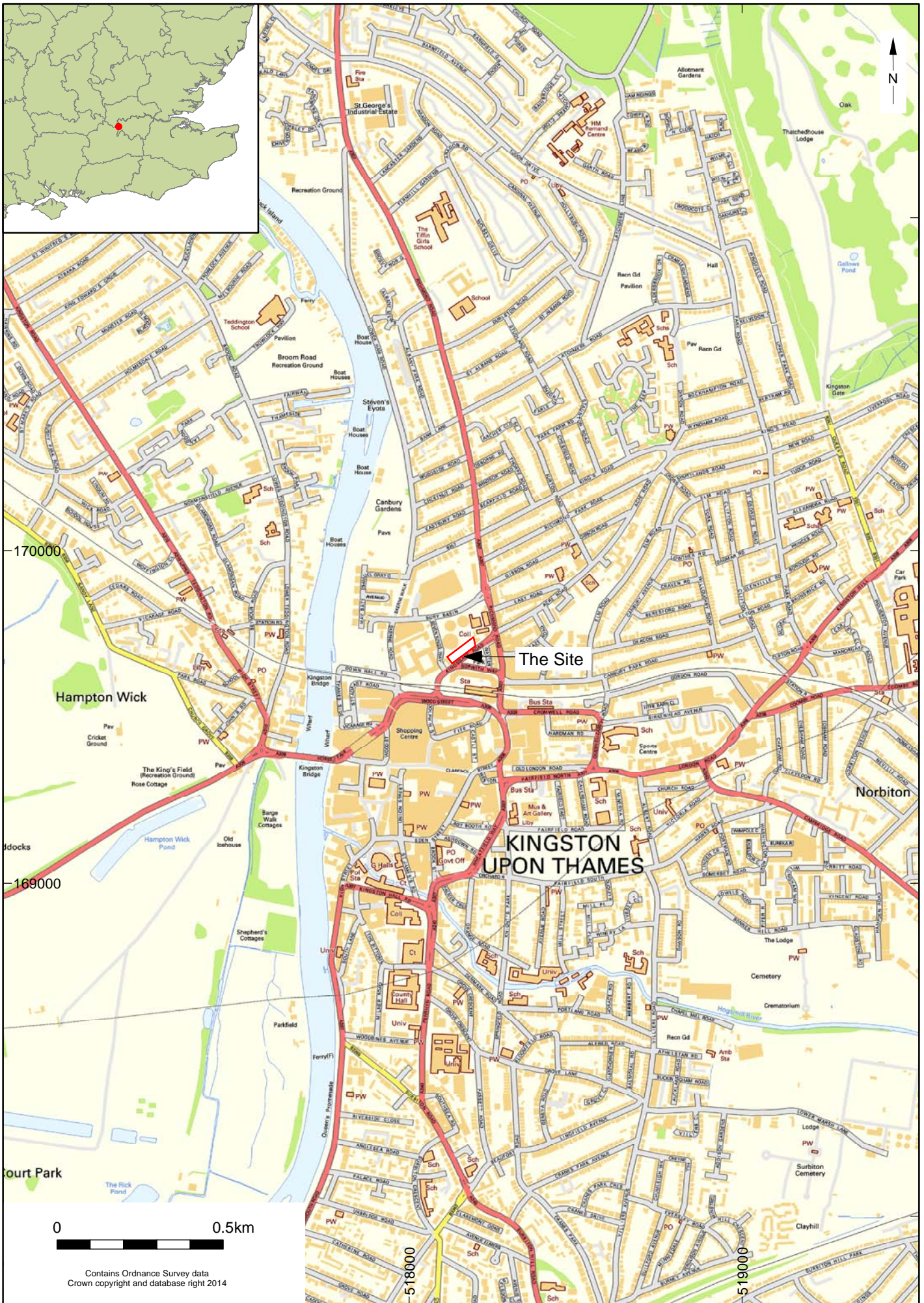
## OASIS Form

### OASIS ID: archaeol6-218081

#### Project details

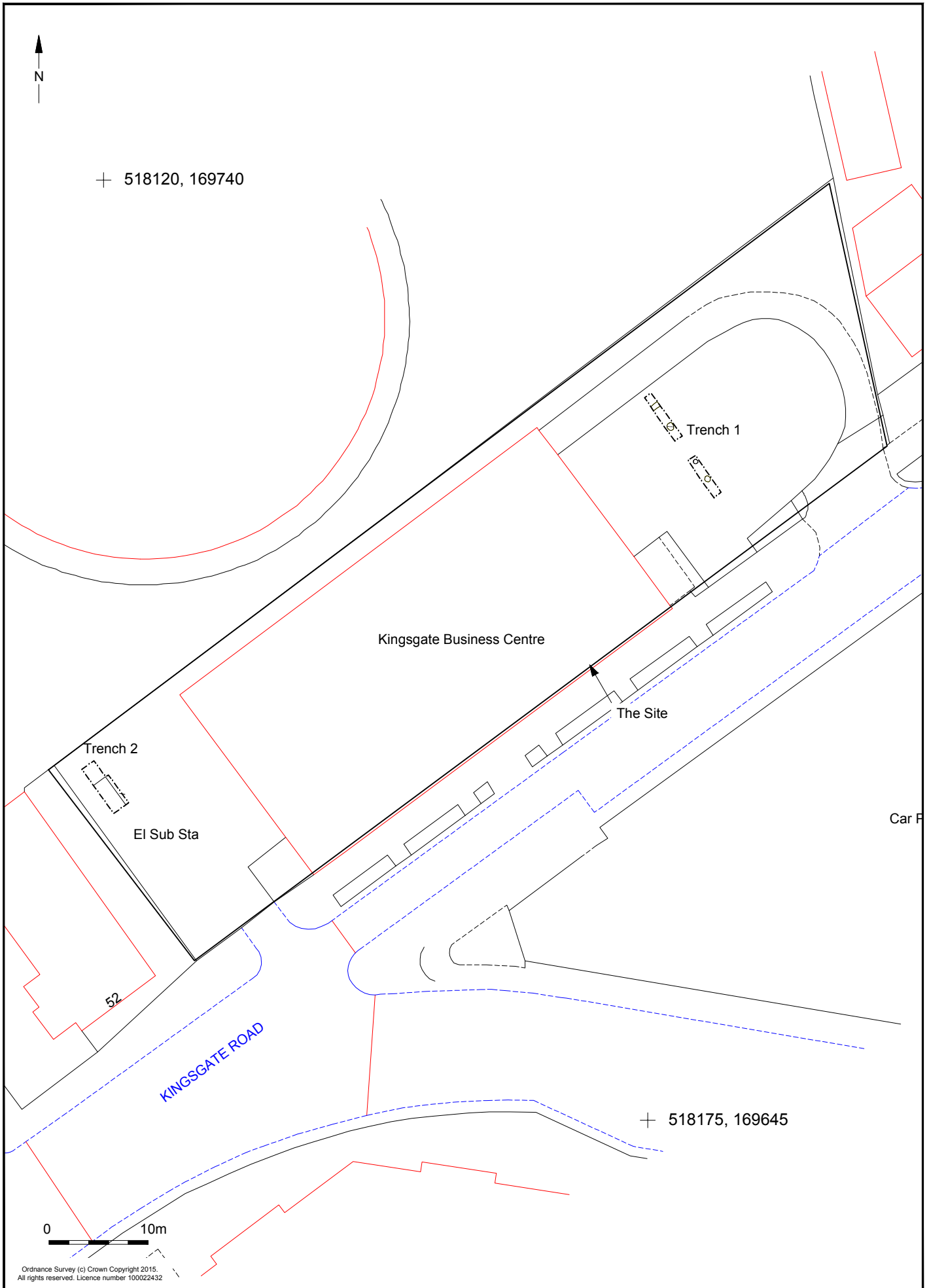
Project name	Kingsgate Business Centre, Kingsgate Road, Kingston Upon Thames
Short description of the project	Archaeology South-East was commissioned by Kingston Gate Properties Ltd, with RPS providing archaeological project management, to undertake an archaeological evaluation at Kingsgate Business Centre, Kingsgate Road, Kingston Upon Thames, Surrey in advance of the redevelopment of the site. The archaeological work took place on the 13th and the 14th July 2015 and comprised the machine excavation of two trenches.  The fieldwork has identified varying levels of existing truncation in the evaluated areas. No prehistoric, Roman or medieval evidence was recovered; however, the remains of a later post-medieval brick building were recorded in Trench 2.
Project dates	Start: 13-07-2015 End: 14-07-2015
Previous/future work	No / No
Any associated project reference codes	KID15 - Sitecode
Any associated project reference codes	7624 - Contracting Unit No.
Type of project	Field evaluation
Site status	None
Current Land use	Industry and Commerce 2 - Offices
Monument type	DITCH Uncertain
Monument type	BUILDING Modern
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Direction from Local Planning Authority - PPS
Position in the planning process	Not known / Not recorded
Project location	
Country	England
Site location	GREATER LONDON KINGSTON UPON THAMES KINGSTON UPON THAMES Kingsgate Business Centre, Kingsgate Road, Kingston Upon Thames
Postcode	KT2 5AA
Study area	0.10 Hectares
Site coordinates	TQ 518151 169693 50.9315918237 0.160684013535 50 55 53 N 000 09 38 E Point
Height OD / Depth	Min: 6.46m Max: 8.16m
Project creators	
Name of Organisation	Archaeology South-East
Project brief originator	GLAAS
Project design originator	RPS Consulting
Project director/manager	Andrew Leonard

Project supervisor	Giles Dawkes
Type of sponsor/funding body	Private
Project archives	
Physical Archive recipient	LAARC
Digital Archive recipient	LAARC
Digital Contents	"none"
Digital Media available	"Database","Spreadsheets","Survey","Text"
Paper Archive recipient	LAARC
Paper Contents	"none"
Paper Media available	"Context sheet","Drawing","Photograph","Plan","Report","Section"
Project bibliography	
1	
Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological Evaluation Report Kingsgate Business Centre, Kingsgate Road, Kingston Upon Thames
Author(s)/Editor(s)	Giles Dawkes
Other bibliographic details	2015249
Date	2015
Issuer or publisher	Archaeology South-East
Place of issue or publication	Portslade
Description	grey report
Entered by	Giles Dawkes (giles.dawkes@ucl.ac.uk)
Entered on	16 July 2015



Contains Ordnance Survey data  
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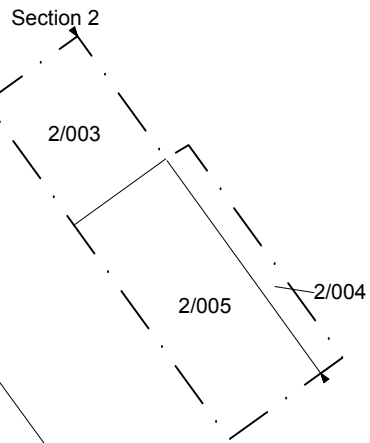
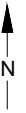
© Archaeology South-East		Kingston Business Centre		Fig. 1
Project Ref: 7640	July 2015	Site location		
Report Ref: 2015249	Drawn by: JC			



© Archaeology South-East		Kingsgate Business Centre	Fig. 2
Project Ref: 7640	July 2015	Site location	
Report Ref: 2015249	Drawn by: JC		



© Archaeology South-East		Kingsgate Business Centre	Fig. 3
Project Ref: 7624	July 2015	Trench 1: plan, section and photographs	
Report Ref: 2015249	Drawn by: JC		

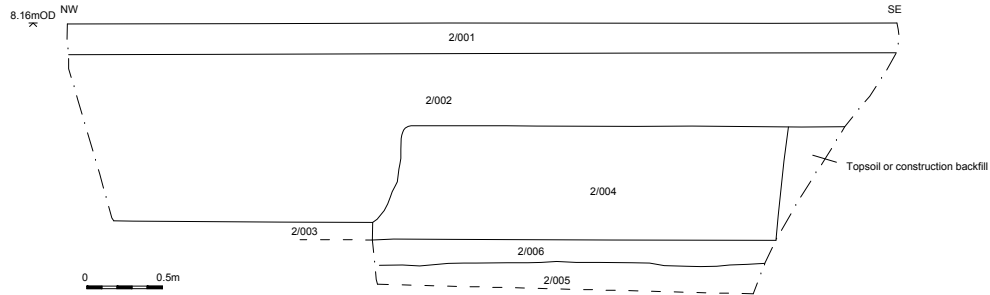


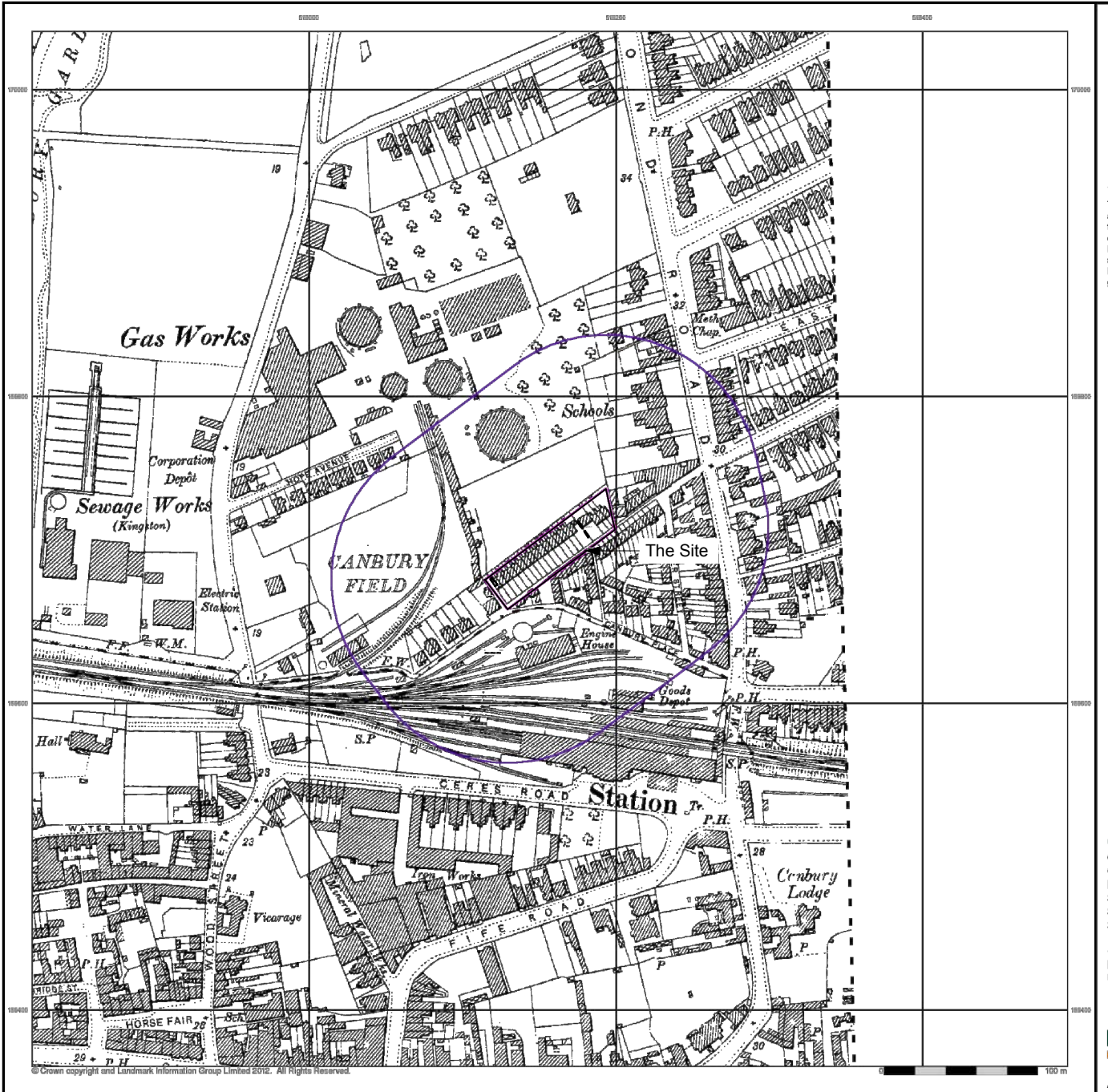
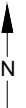
Trench 2 looking south

0 2m

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Section 2



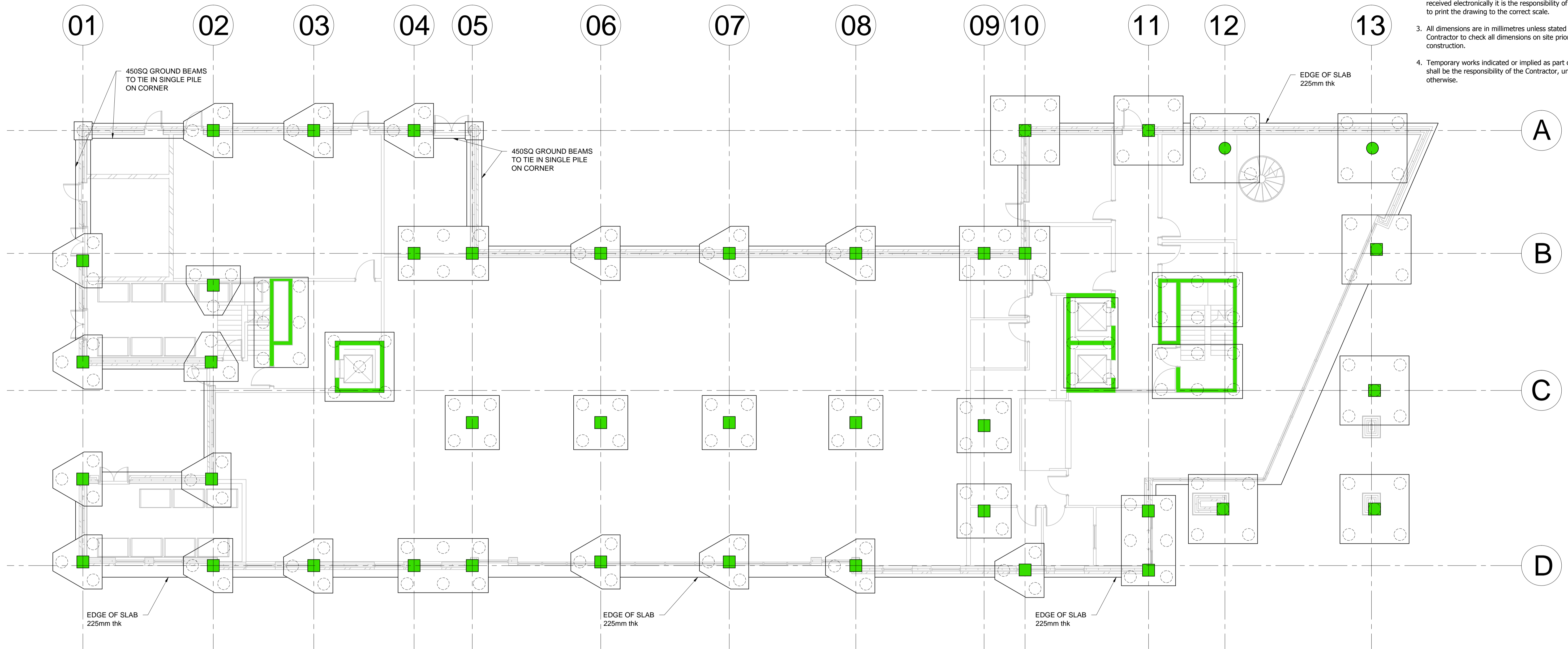


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Project Ref: 7624	July 2015	Ordnance Survey map of 1896		
Report Ref: 2015249	Drawn by: JC			



GENERAL NOTES

1. Drawing to be read in conjunction with all other relevant Engineering & Architectural drawings and specifications. Any conflicts between this drawing and information elsewhere to be reported to the Engineer as soon as possible.
2. Do not scale from this drawing. If this drawing has been received electronically it is the responsibility of the recipient to print the drawing to the correct scale.
3. All dimensions are in millimetres unless stated otherwise. Contractor to check all dimensions on site prior to construction.
4. Temporary works indicated or implied as part of the project shall be the responsibility of the Contractor, unless noted otherwise.



**GROUND FLOOR PLAN**  
SCALE (1:100)

**SUBSTRUCTURE**

MAIN FOUNDATIONS TO THE STRUCTURE TO BE 600mm DIAMETER CFA BORED PILES THROUGH THE MEADE GROUND AND RIVER TERRACE DEPOSITS BEARING ONTO LONDON CLAY AT DEPTH. PILES TO ACHIEVE WORKING LOAD OF 1500kN.

PILES ARRANGED IN GROUPS (OF 3, 4, 5 & 6) WITH PILE CAPS TO TIE ENDS TOGETHER AND TO BUILD COLUMNS OFF. COLUMNS TO BE EITHER RC OR STEEL AND BUILT AT THE CENTROID OF THE GROUP.

N.B. CONCRETE COLUMNS FOR CONCRETE FRAME OPTION SHOWN ABOVE, OTHER OPTIONS SIMILAR.

GROUND FLOOR SLAB TO BE 225mm THICK AND TO BE GROUND BEARING CONSTRUCTED OFF (...). GROUND FLOOR WALLS TO BE BUILT DIRECTLY OFF SLAB.

**STRUCTURAL KEY**

■ INDICATES RC COLUMN

— INDICATES RC WALL (250/300mm thk)

**PRELIMINARY ISSUE**

Rev	By	Checked	Description	Date
P1	MK	DB	PRELIMINARY	03/07/15

Client  
**APACHE CAPITAL**

Project  
**KINGSGATE RD,  
KINGSTON UPON THAMES**

Title  
**FOUNDATION PLAN  
TYPICAL PILING LAYOUT**



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