



Archaeological Desk-Based Assessment

On behalf of

DB Planners Ltd

Concerning

**26 Galsworthy Road
Kingston Upon Thames
KT2 7BS**

April 2019



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Cover: North facing view of Links Cottage (photo: Border 2019)

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1 Non-Technical Summary

This Archaeological Desk Based Assessment (ADBA) assesses the impact of the proposed development at 26 Galsworthy Road, Kingston Upon Thames, London KT2 7BS. This desk-based study assesses the impact of the proposed scheme on cultural heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets.

The site does not lie in a Conservation or Archaeological Priority Area, but it does lie adjacent to the Kingston Hill Archaeological Priority Area.

It is considered that the site has a varied archaeological survival potential. The areas within the footprint of the existing structures are likely to have a **low to moderate** potential, with a **high** potential for archaeological survival across the rest of the site. This is due to the fact that outside of Links Cottage (and garage), the site has not previously been developed.

It is thought that there is a **low** potential for archaeology dating to the prehistoric, Roman or medieval period.

The site has a **high** potential to contain archaeology dated to the post-medieval period, in particular, the course of the early 16th century Hampton Court Palace Water Supply conduit is projected to pass through the southern half of the site. Remains of this nature would be considered to be of **high** significance, should they be present.

The proposed scheme would completely remove or severely truncate any archaeological remains within the footprint of the residential buildings, with further groundworks, landscaping and services causing disturbance to a lesser extent.

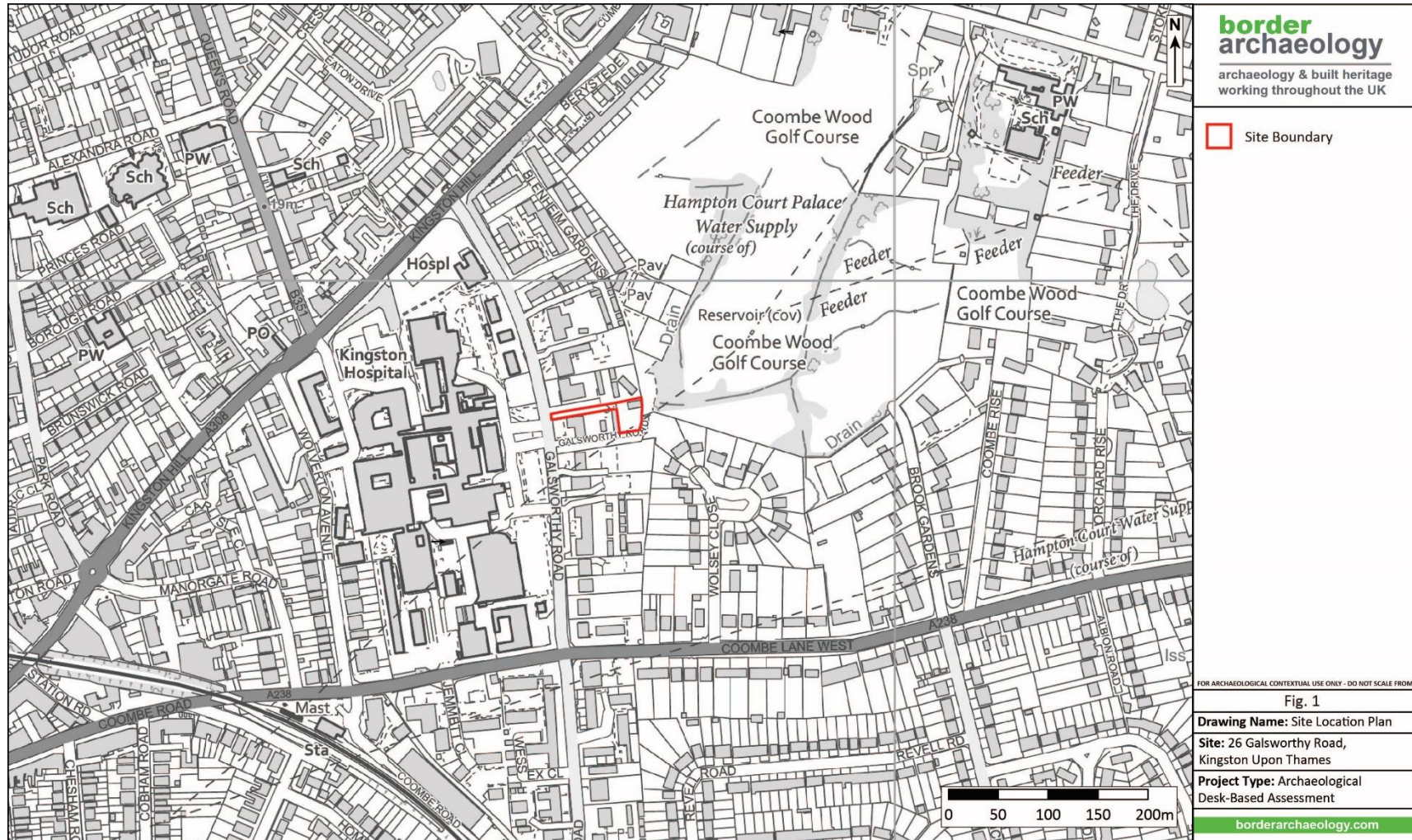
Owing to the proximity to the Kingston Hill Archaeological Priority Area, and the **high** potential for part of the Hampton Court Palace Water Supply conduit system to run through the southern part of the site, it is recommended that an archaeological evaluation take place to fully determine the presence, nature and extent of the conduit system. Mitigation, if required, might consist of archaeological excavation and recording of any significant buried remains to ensure that remains, should they be present, are not removed without record.

2 Introduction

Border Archaeology has been commissioned by DB Planners Ltd to carry out an ADBA regarding the proposed scheme at 26 Galsworthy Road, Kingston Upon Thames. The scheme comprises the demolition and clearance of the existing dwelling and the construction of part three, part four storey residential buildings, basement car park and associated landscaping with access off Coombe Lawn Tennis Club (*fig. 1*).

This ADBA assesses the impact of the proposed works on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential buried heritage assets.

Note: within the limitations posed by dealing with historical material and maps, the information in this document is, to the best of the author and Border Archaeology, correct at the time of writing. Further investigation, more information about the nature of the present buildings and/or more detailed proposals for development or updated plans may require changes to the document. Proposed plans referenced in this document were received 28th February 2019.



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3 Methodology

3.1 Aims and Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

3.2 Criteria for Assessment of Potential and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed scheme. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered.

Moderate – Possibility that features may be encountered in the vicinity of the site.

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed scheme (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in the *Design Manual for Roads and Bridges Vol. 11 Section 3 part 2* (Highways Agency 2009). BA is also fully cognisant of general guidelines on the assessment of heritage assets contained in the *National Planning Policy Framework, Planning Guidance Section 16* ('Conserving and Enhancing the Historic Environment') and relevant local planning policy guidance contained in *Royal Borough of Kingston Upon Thames Local Development Framework, Core Strategy* (adopted April 2012) (*Policy DM 12 'Development in Conservation Areas and Affecting Heritage Assets'*).

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

3.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 500m study area around the site, the results of which are shown on a Cultural Heritage Features Map (*fig. 2*). These show the location of known cultural heritage features (including SAMs, archaeological events and monuments) within the study area, which have been assigned a unique cultural heritage reference number (**BA 1,2,3**, etc.). These are listed in the associated gazetteers.

The research carried out for this ADBA consists of the following elements:

- Greater London Historic Environment Record (GLHER) - this includes information from past investigations, find spots and documentary and cartographic sources.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- The National Record of the Historic Environment database (<http://pastscape.org.uk>)
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Site visit were applicable.

4 Site Description

4.1 Site Location

The site is located at 26 Galsworthy Road, which is set back from the main road down a private road, with the site located behind Trevallyn Lodge which lies to the west of the site. To the east of the site is Coombe Wood Golf Course, with the site bordered to the north and south by residential housing blocks. Ground level within the site lies at approximately 28.9m OD (KND Surveys Ltd, 2017).

The site falls within the historic parish of Norbiton and lay within the county of Surrey before being absorbed into the administration of the Royal Borough of Kingston Upon Thames.

The closest natural water source is the River Thames which lies 1.95km to the west of the site.

4.2 Designated Heritage Assets

The site does not contain any designated (protected) heritage assets such as scheduled monuments, listed buildings or registered parks and gardens.

The site does not lie within a Conservation Area or an Archaeological Priority Area (APA). However, the site does lie adjacent to the Kingston Hill Archaeological Priority Area which covers Coombe Wood Golf Course, and extending towards the north-east. The APA notes a Neolithic and Bronze Age settlement and the medieval Hampton Court Palace Water Supply system, for which there are a number of buildings and structures associated.

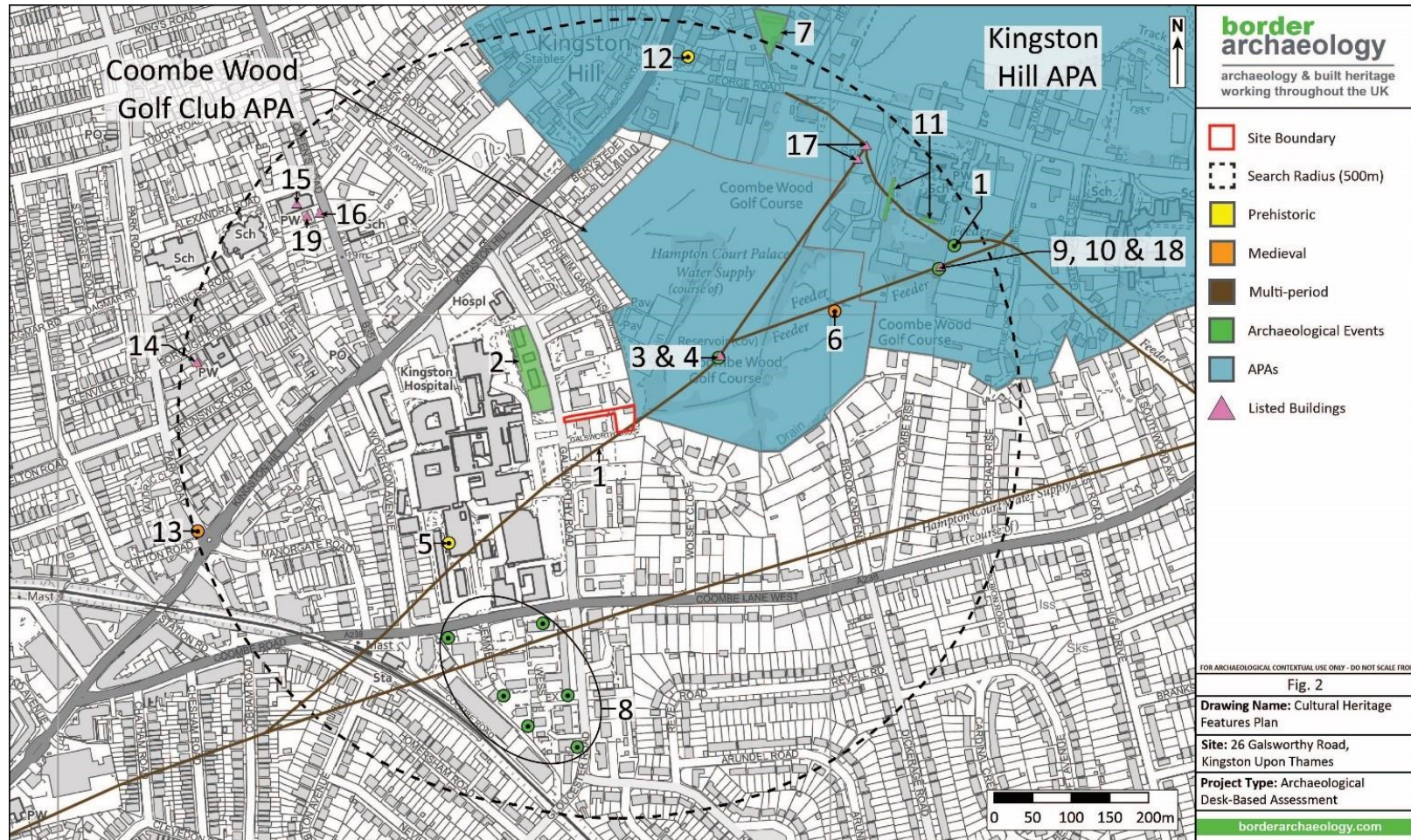
4.3 Geology & Topography

The BGS digital solid and drift geology data returns no records for superficial deposits within the area of the site, but records the underlying bedrock as London Clay.

There is currently no geotechnical data available for within the site, however, a historic borehole taken 180m north-west of the site at Kingston Hospital, records superficial deposits to be 0.2m of topsoil overlying 0.9m pale grey/ buff sandy siltstone (Woolwich and Reading beds) overlying Thanet Sands, in turn, overlying London Clay.

Woolwich and Reading beds, which form part of the Lambeth Group comprise grey clays and pale sands and estuarine shells, with some oyster beds. At the base of the shell bearing clays in south-east London there are pebble beds and lignitic (brown coal) layers. This area, with its proximity to the River Thames, and to the east, Kempton Park gravels, suggest that this would have been within the channels or floodplains of the River Thames. As there is little geological information available for the immediate vicinity of the area, it is difficult to tell if the site would have lain on the well-draining gravel terraces as recorded to the east of the site, or, if the area would have been waterlogged and less suitable for settlement.

5 Cultural Heritage Features Gazetteer and Map



BA No.	HER Ref	Description
1	ELO3365/MLO20416	Hampton Court Palace Water Works. Scheduled Monument, built early 16 th century. The remains of Hampton Court Palace Water Works constructed by Cardinal Wolsey or Henry VIII in the early 16 th century, providing the water supply for the Palace. The water originated from springs on Kingston Hill and Coombe Hill and was collected by brick feeders, concentrated in three Conduit Houses, and piped underground to the Palace. Trial trenching carried out by Sutton Archaeological Services in 1998. The site was in the Hampton Court Palace Water Works (16 th century water management system). No further information available.
2	ELO3766	Archaeological trial trenching carried out by MOLAS in 1993. Three trial trenches were excavated, due to the destruction caused by 19 th century building works no archaeological finds, features or deposits were found in situ. There was a redeposited layer consisting of a mixture of material mostly dating to the 19th century but also included an occasional Roman sherd or post Roman ceramic.
3	ELO7368	An archaeological excavation was undertaken by Sutton Archaeological Services in 2004. Two trenches were excavated revealing 16 th century deposits and evidence of repairs to the building in the 18th century.
4	MLO88262	Coombe Wood Golf Course, Kingston. Grade II listed conduit house located on the golf course, also known as Gallows Tamkin, built circa 1538 - 40. Partly restored in the 20th & 21st centuries. It was part of the Tudor water supply system for Hampton Court Palace.
5	MLO19591	Findspot: Prehistoric end scraper found at Kingston workhouse - now the southern part of the hospital. In KHS since 1930.
6	MLO73318	Medieval Manor/ settlement. Coombe is mentioned in the Domesday Book as having three manors. Settlement details are implied but not implicit.
7	ELO15828	Archaeological watching brief carried out by L-P Archaeology. Monitoring of excavation of building footings to a depth of 48.5m OD. The stratigraphic sequence of the site consisted of a grey -brown silty clay topsoil which contained inclusions of 20th century glass, glazed pottery and plastic. This overlay a yellow-brown angular flint gravel which contained no artefactual remains. No subsoil present. No archaeological finds or features. Site truncated due to 20 th century landscaping.
8	ELO3777	A watching brief was undertaken by MOLAS in 1995 comprising six test pits at the Royal Eye Hospital in Kingston. No archaeological finds or features were recovered, however none of the pits were located along the possible route of the Hampton Court Conduit System and as such the potential for remains on site is uncertain.

BA No.	HER Ref	Description
9	ELO6078	An archaeological excavation was carried out by Sutton Archaeological Services in 2004 excavating two trenches, at either end of the conduit, revealing 17 th to 19 th century deposits. The remains of a 19 th century gravel path, terracotta edgings and a displaced stone step were located in one trench. The remains of a late 17 th to early 18 th century brick culvert with a sheet lead base were located in the other. This conduit passed through a contemporary brick wall. Recovered brick fragments dating from the 17 th /18 th century were recovered in both trenches.
10	ELO7369	Trial trenching was carried out in 2006 by Sutton Archaeological Services, at the Ivy Conduit. The 18 th century tiled floor of the main chamber was removed and a Tudor brick floor, brick sump and lead cistern with an outlet pipe were recorded. The sequence of repairs and alterations to the structure were also recorded. Samples were recovered and the tiled floor was replaced using original and modern tiles.
11	ELO8445	Trial trenching was undertaken in 2008 by SAS, consisting of two trenches, which revealed turf and topsoil above made ground, which overlay natural sand and gravel. No archaeological finds or features were uncovered.
12	MLO8097	Findspot: Neolithic polished flint axe, broken at butt end.
13	MLO12332	Medieval Road, leading to common fields called Mannin Gate, stopping before the Manor boundary.
14	MLO107584	Borough Road (No 18 - 20) Kingston Upon Thames. Grade II listed, former air raid refuge, canteen and staff facilities (1939 - 40) and associated fire watcher's post (1941), which was part of a factory block by A P Starkey for H D Symons and CO Ltd, specialist manufacturers of electrical insulation.
15	MLO88195	Church of St Paul. Grade II listed Gothic church, exhibiting three periods of construction.
16	MLO88159	Garden wall and gate piers to vicarage and vicarage end and to the Church of St Pauls. Grade II listed.
17	MLO88175	Conduit House, George Road. Grade II listed Conduit House, 1538 - 40 with later alterations. Two separate buildings: an upper and lower chamber joined by an underground pipe or culvert.
18	MLO88176	Conduit House (120m south of Coombe Ridge House). Grade II listed conduit house in the 16 th century.
19	MLO88158	The Vicarage and Vicarage End. Grade II listed building. Built 1870s by C. L Luck, a two-storey house with stone faced walls and Gothic detail.

Table 2: Cultural Heritage Features Gazetteer

6 Archaeological Assessment

There have been seven past archaeological investigations within the 500m study area, and the archaeology of the area is relatively well understood. Immediately to the east of the site, the Kingston Hill APA includes three Conduit Houses, and conduit system which were part of the Hampton Court Palace Water Works Supply. A small section of this conduit is projected to pass through the south/south-east corner of the site.

6.1 Prehistoric

During the Palaeolithic period the climate underwent significant changes which reflected a rise in temperature that ultimately led to a change in the environment and the flora and fauna that could survive within the newly developing climate. During the Mesolithic and later the river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication.

The site is located in an area close to or within the floodplain of the River Thames, and as such would have been in a dynamic environment, with resources enough to make it attractive for human activity, and in the areas of higher, well-draining gravel, suitable for settlement.

There have been only two instances of prehistoric activity recorded within the 500m study area, although this may reflect more a lack of archaeological intervention, as opposed to a lack of remains. The first, a flint scraper (**5**) was found 310m south-west of the site at the old Kingston Workhouse (now part of Kingston Hospital). The second instance was a polished Neolithic flint axe (**12**), which was broken at the butt end, found 440m due north of the site, both finds are likely to have been residual. The APA notice for Kingston Hill mentions that there has been evidence recovered in the area for Neolithic and Bronze Age settlement, though there has been nothing found within the study area to reflect this and it is likely that during this period the site was in wetland or within floodplain.

6.2 Romano-British

The arrival of the Romans in 43AD brought about a distinct change in settlement pattern in the London area. Within a decade, the Romans had established the town of *Londinium* on the north bank of the Thames where the City of London is now located. The site lies approximately 11km north-west of the Roman city.

A network of roads stretched out in several directions from Londinium with Stane Street, the main Roman road that ran from London Bridge to Chichester, passing through Morden 5km east of the site.

Excavation works carried out in 1989, approximately 1.7km south-west of the site (and outside of the study area), at Eden Street recorded evidence of a Roman settlement near the Hogsmill River, at a tributary crossing with 4th century pottery, items of jewellery and 330 coins recovered from the former watercourse. It is known that during

the Roman period, Kingston existed as an island bordered by the Thames to the west and the Hogsmill to the south and east, with the Latchmere Stream (now culverted) to the north (Hawkins 2007).

There is only one instance of Roman remains recorded within the study area of the site, at the Kingston Hospital Ante-Natal unit on Galsworthy Road (2), 120m north-west of the site. Trial trenching here in 1993 revealed mostly 19th century deposits with occasional Roman pot sherds. It is likely that during this period, the site was at some distance from the Roman settlement within Kingston centre, and was probably agricultural land within part of an estate or farmstead.

6.3 Medieval

Following the withdrawal of the Roman army from England in the early 5th century AD, Germanic speaking settlers ('Saxons') arrived from mainland Europe. In the 7th to 9th centuries, the Saxon trading settlement of *Ludenwic* flourished on the north bank of the Thames in the area of modern Covent Garden and the Strand, approximately 15km north-east of the site (Cowie & Blackmore 2008, xv). In the 9th century, *Londinium* was reoccupied and its walls repaired as part of the defensive system established by King Alfred against the Danes. This settlement, named *Lunenburh*, formed the basis of the medieval city.

Kingston is first mentioned in 836 or 838 as it was the meeting place for King Egbert's and the Archbishop Ceolnoth's council (VCH *Surrey viii*, 487 – 501). This, and the fact that in the 10th century the West Saxon kings; Edward the Elder, Athelstan, Edmund and Edred were all crowned in Kingston suggesting it was a place of some significance.

Coombe is mentioned in the Domesday Book (1086) as having three manors (6) however, no evidence has been found for settlement within this area, with the nearest settlement at Kingston which was a market town and also an inland port. The GLHER records a road with medieval origin (13) 500m west of the site, which led to common fields known as Mannin Gate, and stopping at the manor boundary. No finds or features dating to the medieval period have been recorded within the study area and it is likely during this period that the site lay in open field used for pasture or arable, at some distance from settlement.

6.4 Post-Medieval

The site lies approximately 4km north-east of Hampton Court Palace, the building of which began in 1515 under Cardinal Wolsey. It appears that either Cardinal Wolsey or, more likely, King Henry VIII (who took up residence at the Palace in 1529) was responsible for constructing an elaborate water conduit system to supply water to Hampton Court Palace, which was fed from three conduit heads known as Coombe Conduit, 450m north-east of the site, Ivy Conduit 470m north-east of the site and Gallows Tamkin Conduit, approximately 150m north-east of the site. These conduit houses have survived and are designated as Grade II (Thurley 1993, 164-70).

The conduit system supplied Hampton Court Palace with water until 1896, and the projected line of the conduit system can be seen on *fig. 2* (Section 5) crossing through the study area, and through the south-east corner of the

site (1). It is said that the original pipework was based on a Roman design, whereby a sheet of narrow lead was bent around a mandrel and soldered along its length. However, by the 1800s it is noted that the pipeline was a 'patchwork of many different periods' owing to three centuries of repairs and replacement (Lindus Forge 1959, 3-14).

An undated early 18th century plan of 'Cardinal Wolsey's Coombe Mains to Hampton Court' water system (*fig. 6*) also shows the course of the conduit to pass close to the south-eastern corner of the site, although it is difficult to locate the course precisely owing to the early date of the map, it does seem to be in close proximity to the edge of the site, if not within.

Rocque's map of Surrey dated 1761 (*fig. 7*) shows that the site (or thereabouts) lies within an area of open fields that have been divided up into a number of plots. To the south can be seen 'Comb Lane' and to the north, Gallows Hill. To the north-east can be seen the Hampton Court Conduit house. During this period, the main landscape is open field used for agricultural and market garden purposes. The nearest settlement is 'Norbeton Street' which is the early precursor to Norbiton.

The 1804 map of Hampton court by William Stanley (*fig. 8*) is small scale, and so does not show much detail for the area of the site. It is possible to see that the area of the site is still mainly open field with the north-eastern area shown as woodland. Norbiton ('Norbeton Street') is now recognised as an area within Kingston, which has spread further towards the east.

The Kingston Upon Thames Tithe map of 1840 (*fig. 9*), shows the area of the site to stretch over three different plots, 218 – a meadow owned by Thomas Jackson and 220 and 224 which were listed as arable and owned by the Duke of Cambridge. The lead pipe used within the Conduit system, which supplied the palace with water until 1876 were sold to the Duke of Cambridge in 1896 as they ran through his land (<https://www.english-heritage.org.uk/visit/places/coombe-conduit/history/>; accessed 5th April 2019).

The First Edition 6" Ordnance Survey map of 1874 (*fig. 10*), shows the site to be still in undeveloped land, across open field. The course of the conduit is clearly marked on this map and it passes directly through the south/ south-eastern extent of the site, perhaps the most reliable evidence yet to suggest its actual location. To the west of the site, the area is becoming more developed, with the 'Union Workhouse' (now Kingston Hospital) to the south-west of the site and the railway and Norbiton and Kingstonhill Station to the south. To the north can be made out, a Brick and Tileworks factory.

By the time of the Second Edition 6" Ordnance Survey map of 1899 (*fig. 11*) it is possible to see a significant change in the surrounding landscape of the area, with the area to the west taking on a more urbanised character. The 'Kingston Union Workhouse' has grown in size, with streets, roads and rows of terraced houses now evident. The area to the east of the site still remains undeveloped and open field, due in part most likely, to being under the ownership still of the Duke of Cambridge and therefore kept as farmland. The conduit system can again be seen to pass through the south-eastern corner of the site.

The Third Edition 25" Ordnance Survey map of 1913 (*fig. 12*) shows the site in the greater context of the area, and it is possible to see how much the area to the west has become fully urbanised, made up of rows of detached and terraced houses, streets and municipal buildings, including 'Kingston Infirmary' to the immediate west of the site. This map also shows for the first time, development within and immediately next to the site, with the construction of Links Cottage within the site, and to the west of it an early building along Gloucester Road (now Galsworthy Road). There are now sizeable houses lining Gloucester Road to the north and south of the site, and to the east, a club house can be seen, presumably for the Coombe Tennis Club.

The 25" Ordnance Survey map of 1935 (*fig. 13*) does not show any changes to within the site, or its immediate vicinity, but does show that development as seen to the west has now begun to spread east, with the land to the south of the site, along Coombe Lane now developed, with rows of houses and terraces lining the streets. Kingston Hospital can still be seen, and the workhouse is now the 'Central Relief Institution'. Land to the east of the site is still open, and undeveloped and the line of the conduit system is still clearly marked across this area, and passing through the site as before.

The 25" Ordnance Survey map of 1947 (*fig. 14*) shows the site virtually as it is today, with no changes within it. Development of land to the south-east of the site has extended almost all the way up to the southern boundary of the site, and the access road to the tennis club can also be seen. The tennis club buildings to the north-east of the site are much expanded and the overall character of the area has taken on a suburban feel. Once again, the course of the conduit can be seen plotted through the land to the north-east and the south-eastern corner of the site.

Today the site is occupied by a vacant two storey house with mature gardens, as shown on the earlier Ordnance Survey maps. The site visit revealed that the garden appears to be at a higher level than the access road to the south of the site, suggesting that this has been made up over time. In the south-eastern extent of the site there was also raised paving and a brick flower bed.

7 Proposed plans

The scheme comprises the demolition of the existing building and levelling of the site, and the construction of two three-storey houses with full basements. There will also be a new access road and landscaping within the site. The depths of the proposed basements are 2.6m plus the basement slab (approx. 0.9m), giving an overall depth of 3.5m (*figs. 3-5*).

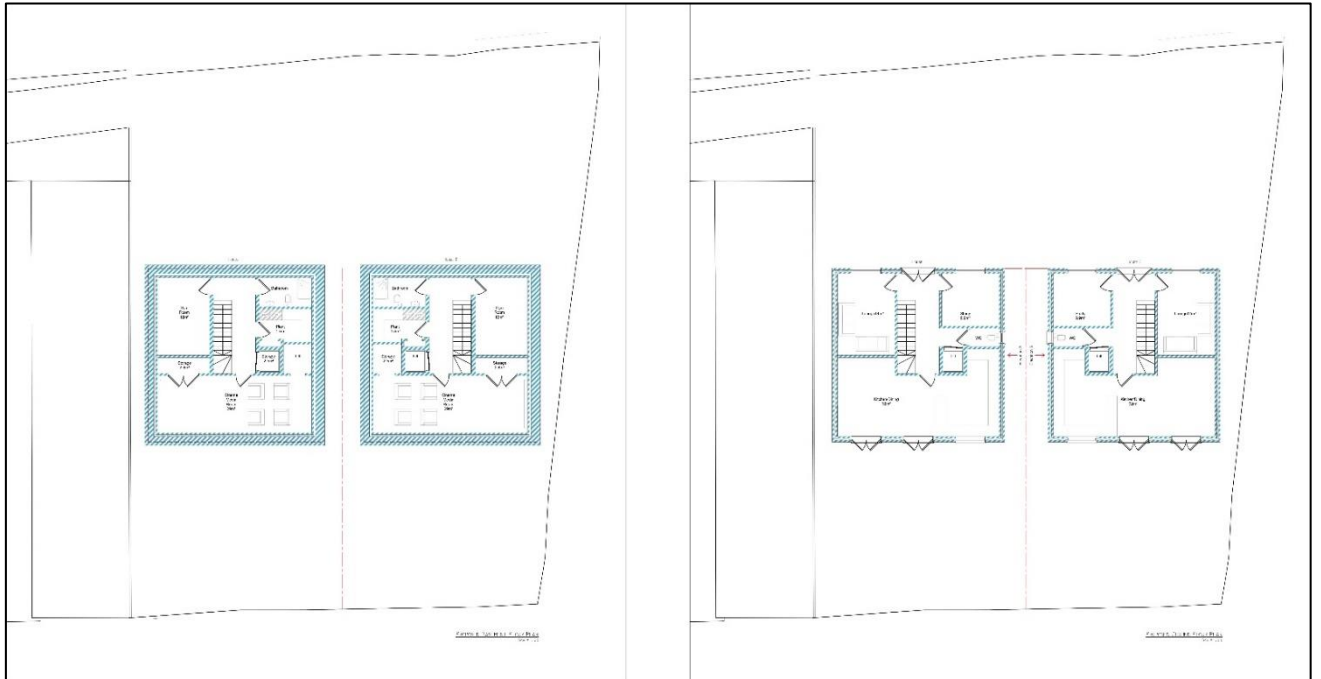


Fig 3: Proposed Basement & Ground floor layout plans (DontMoveExtend.com, Dwg. No. GR26-05-1004, Rev 1, Sept 2018)

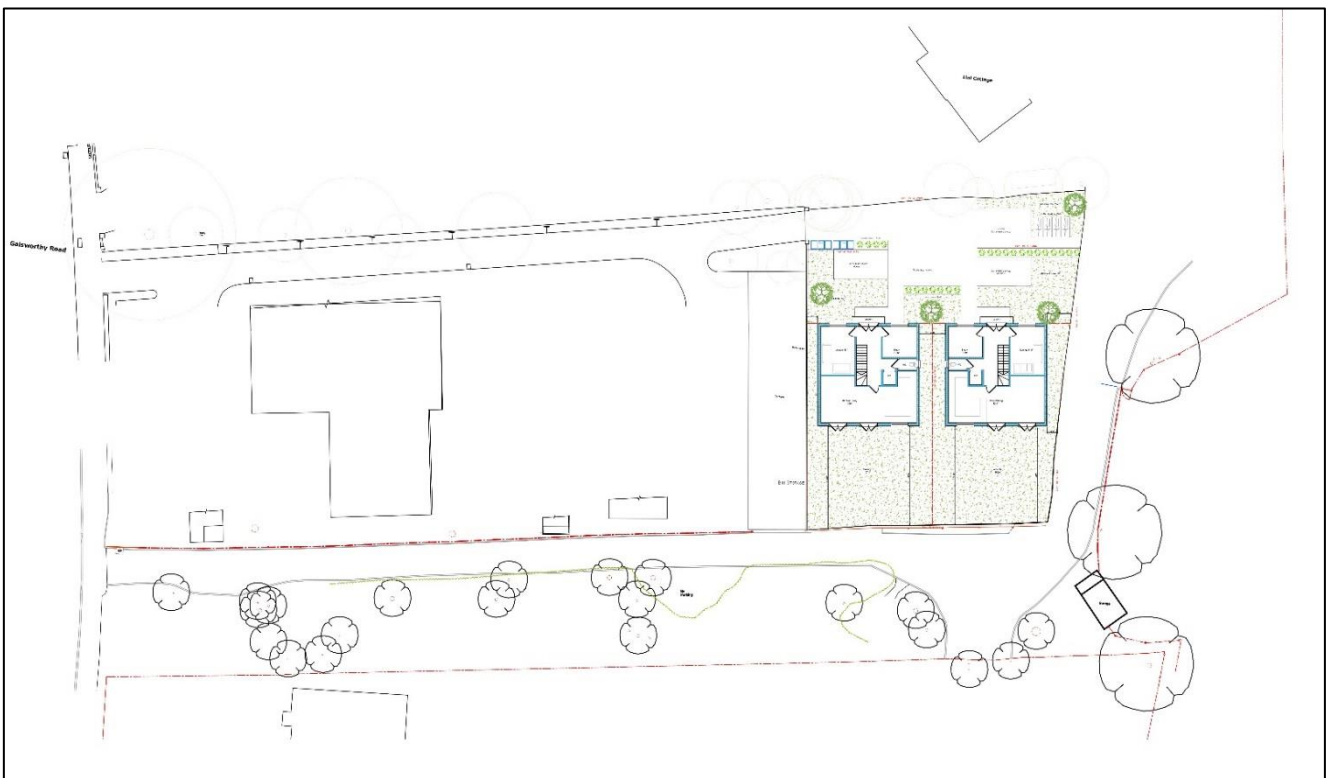


Fig 4: Proposed site layout (DontMoveExtend.com, Dwg No. GR26-05-1003, Sept 2018)



Fig 5: Proposed Rear and Front elevations, (DontMoveExtend.com, Dwg. No. GR26-05-1007, Sept 2018)

8 Archaeological survival & impact of proposals

Archaeological survival potential for within the site is varied. For the areas within the footprint of the existing 'Links Cottage', and garage, archaeological survival is likely to be **low to moderate**. This is due to the fact that although little is known about sub-surface geological deposits, local borehole data shows that they are likely to be shallow. Development of these two structures is likely to have severely truncated any archaeological remains within their existing footprint.

Archaeological survival potential for the rest of the site is predicted to be **high**. This is due to the fact that the site historically, was not developed until the early 20th century when the current house was constructed. No other major building works have taken place within the site, with ground level within this area appearing to be slightly higher than the surrounding ground level.

There is currently no geotechnical data for within the site, and the BGS has no recorded superficial deposits for the area, with the site lying in between a patch of River terrace gravels and silt deposits. It is therefore difficult to tell if the area of the site would have been suitable for settlement or, more akin to wetland floodplain/ river channel. It is more likely that this area was floodplain or within a channel of the Thames during this period and would have been unsuitable for settlement.

The potential for archaeological remains dating to the prehistoric period within the site is likely to be **low**. There have been only a small number of residual finds dating to the prehistoric period recorded within the study area. Residual finds dating to this period would be considered of **low** significance depending upon their nature and extent.

The potential for archaeological remains dating to the Roman period is **low**. There has only been one instance of finds dating to the Roman period found within the study area, which was some residual pot sherd. Although there is evidence of Roman activity further west in Kingston, it is likely that during this period, the site lay within farmland used for arable or crops. Features and finds dating to this period would be considered to be of **medium to high** significance depending upon their nature and extent.

The potential for archaeological remains dating to the medieval period is **low**. There have been no finds or features dating to the medieval period within the site. Although it has been implied that Coombe contained three manors, there has been no evidence recovered within the study area to suggest evidence this. Features or finds dating to this period would be considered to be of **medium to high** significance depending upon their nature and extent.

There is a **high** potential for archaeological remains dating to the post-medieval period for within the site. Cartographic evidence shows that the line of the Hampton Court Palace Water Supply passed through, or at least very close to the south/south-eastern extent of the site. Due to the nature of historic maps, it is difficult to be conclusive with the exact location of the route of the conduit system, as such it is possible that it could run through any part of the southern half of the site. Features or finds dating to this period would in the main, be considered of **low** significance, **except** for those associated with the Hampton Court Palace Water supply conduit. Remains of this nature would be considered of **high** significance.

The proposed scheme comprises the demolition of the existing buildings on site and ground clearance, with the construction of two new residential buildings with basements. The proposed basement depths will be 3.5m below ground level (2.6m for the basement, and a further 0.9m for the basement slab). As such, any archaeological remains that lie within the footprint of the proposed building will be completely removed or severely truncated, reducing their significance to **negligible** or **nil**.

Further addition of new services, access road and landscaping would also remove or truncate any archaeological deposits up to an estimated standard depth of 1.5m, that may lie within their footprint.

9 Conclusions and recommendations

The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. The site does not lie within a Conservation or Archaeological Priority Area, although it does lie adjacent to the Kingston Hill Archaeological Priority Area.

There is currently no geotechnical information available for within the site, and the BGS digital and drift geology data for the area is currently unrecorded. This makes it difficult to estimate levels of natural deposits and the possible depth of archaeological deposits, if present.

Archaeological survival potential for within the site is considered to be high in the areas outside of the existing structures, owing to the fact that historically, it has only been subject to minor development. The areas within the footprint of 'Links Cottage' and accompanying garage are likely to have a low to moderate potential.

It is thought that there is a low potential for prehistoric, Roman and medieval archaeology to be found within the site. However, there is a high potential for remains dating to the post-medieval period, in particular, it is thought that the Hampton Court Palace Water supply conduit (constructed in the early 16th century) passes through the southern extent of the site. If present, this would be considered to be of high significance.

The proposed scheme would cause significance ground disturbance, particularly within the footprint of the two residential buildings, with the excavation of the basements removing all, or severely truncated any archaeological deposits that may be present. Site clearance, groundworks, adding new services and resurfacing would also truncate or remove any archaeological deposits present up to a possible depth of 1.5m.

In this instance, owing to the proximity to the Kingston Hill Archaeological Priority Area, and the high potential for part of the Hampton Court Palace Water Supply conduit system to run through the southern part of the site, it is recommended that an archaeological evaluation take place to fully determine the presence, nature and extent of the conduit system. Mitigation, if required, might consist of archaeological excavation and recording of any significant buried remains to ensure that remains, should they be present, are not removed without record.

10 Copyright

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12 Cartography

18th c (undated) - Plan of Cardinal Wolsey's Coombe Mains to Hampton Court

1761 – John Rocque's Map of Surrey

1804 - Hampton Court map, William Stanley

1840 - Tithe Map of Kingston Upon Thames

1874 - First Edition 6-inch Ordnance Survey map

1899 - Second Edition 6-inch Ordnance Survey map

1913 - Third Edition 25-inch Ordnance Survey map

1935 Fourth Edition 25-inch Ordnance Survey map

1947 – Provisional Edition 25-inch Ordnance Survey map

13 Appendix 1: Historic Maps



Fig. 6: Plan of Cardinal Wolsey's Coombe mains to Hampton Court (18th c.)
(Reproduced by courtesy of the National Archives)

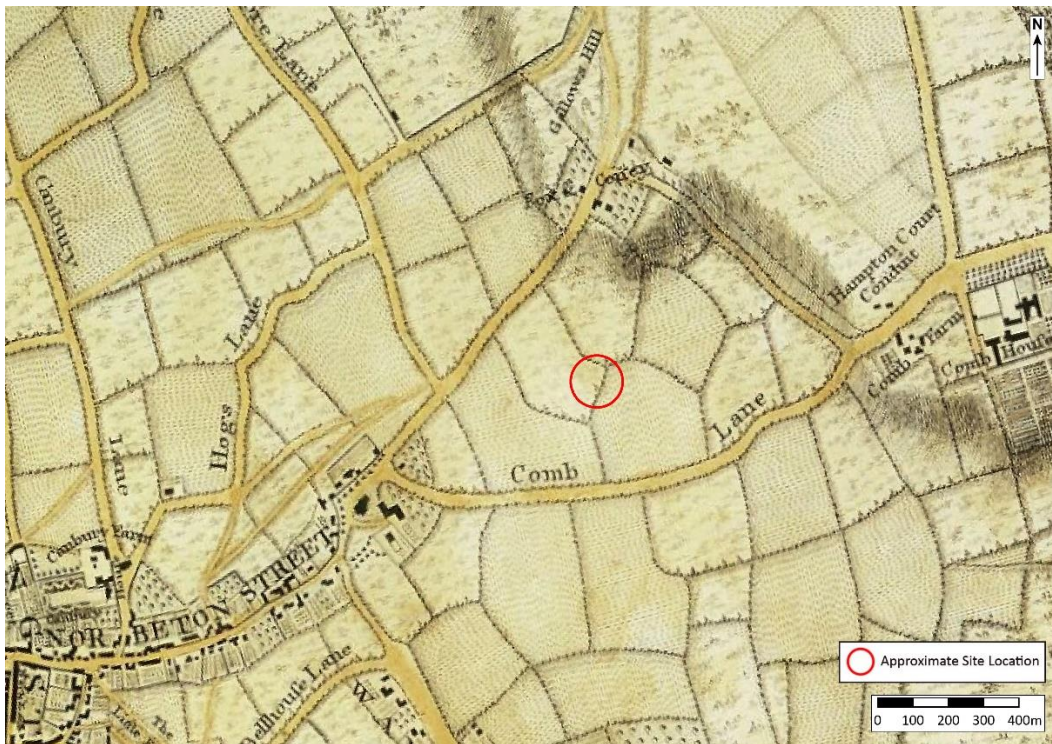
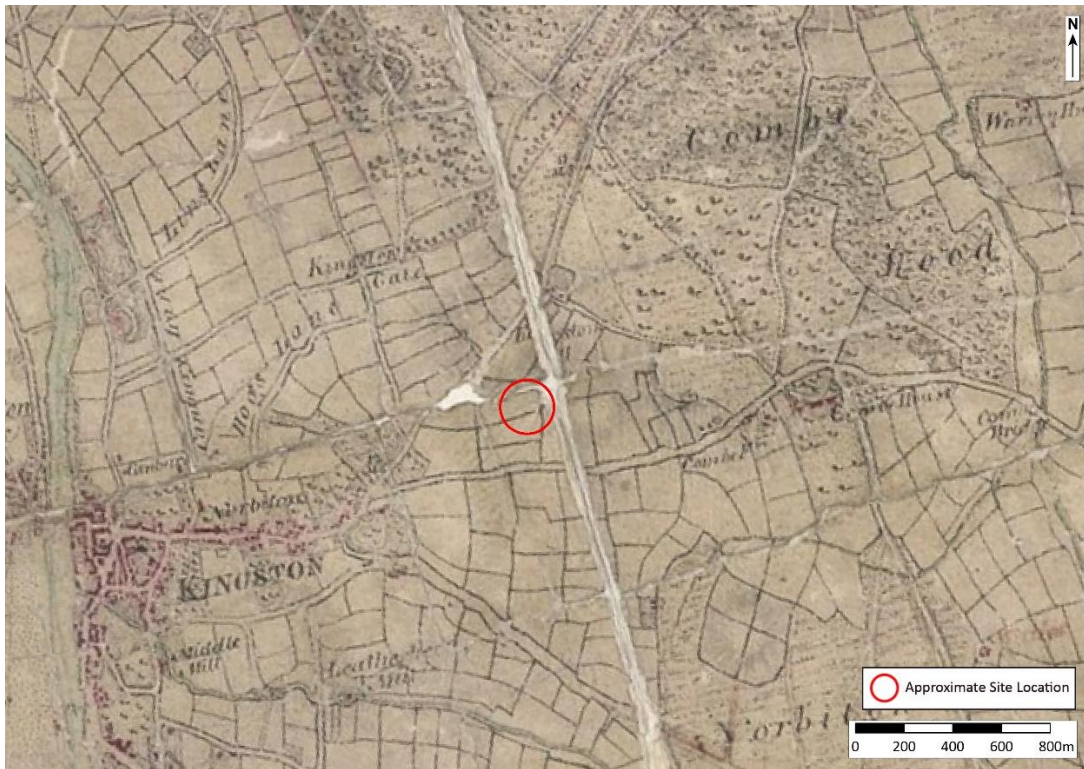
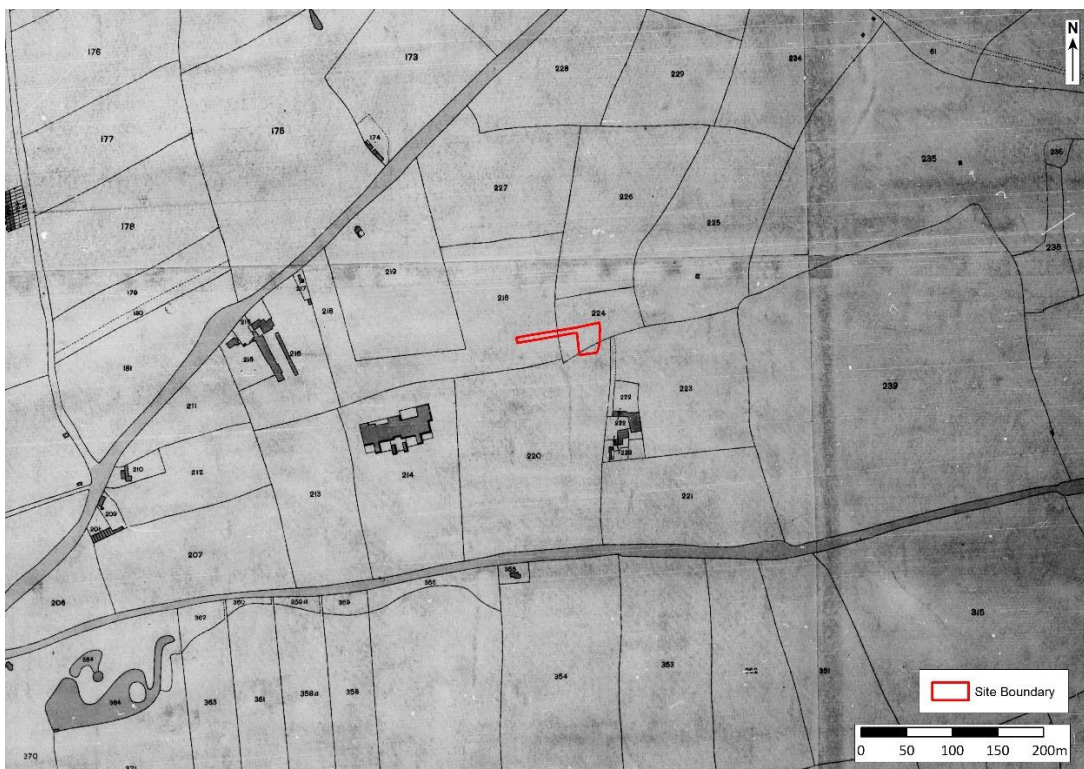


Fig. 7: Extract of Rocque's Map of Surrey (1761)
(Reproduced by courtesy of the National Archives)



*Fig. 8: Extract of Hampton Court – William Stanley map of 1804
(Reproduced by courtesy of the National Archives)*



*Fig. 9: Extract of Kingston Upon Thames Tithe map of 1840
(Reproduced by courtesy of the London Metropolitan Archives)*

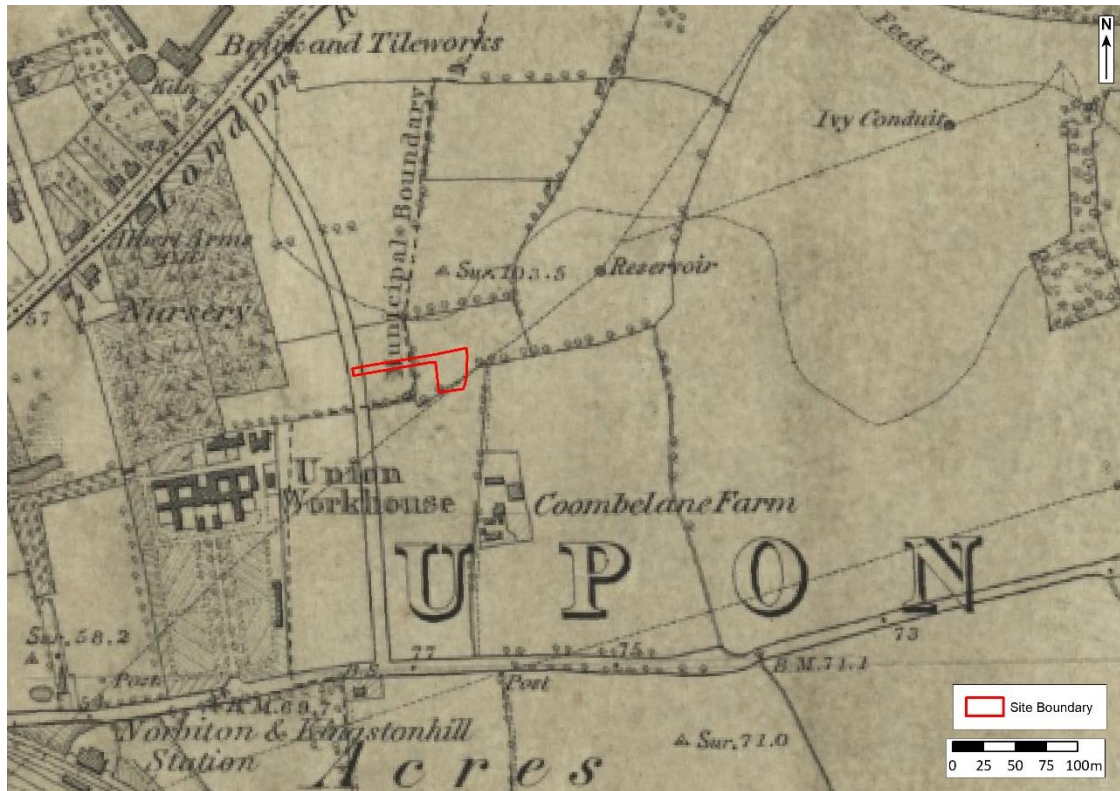


Fig. 10: Extract of OS 1st edition 6-inch map of 1874
(Reproduced by courtesy of the London Metropolitan Archives)

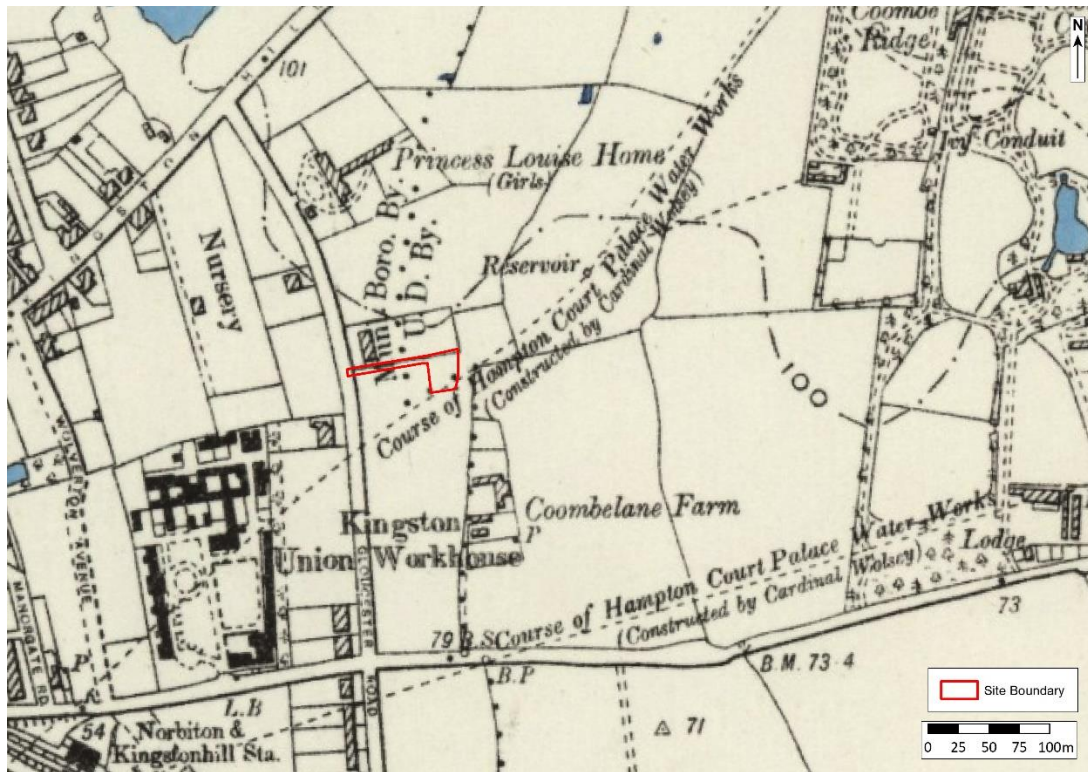


Fig. 11: Extract of OS 2nd edition 6-inch map of 1899
(Reproduced courtesy of the National Archives)

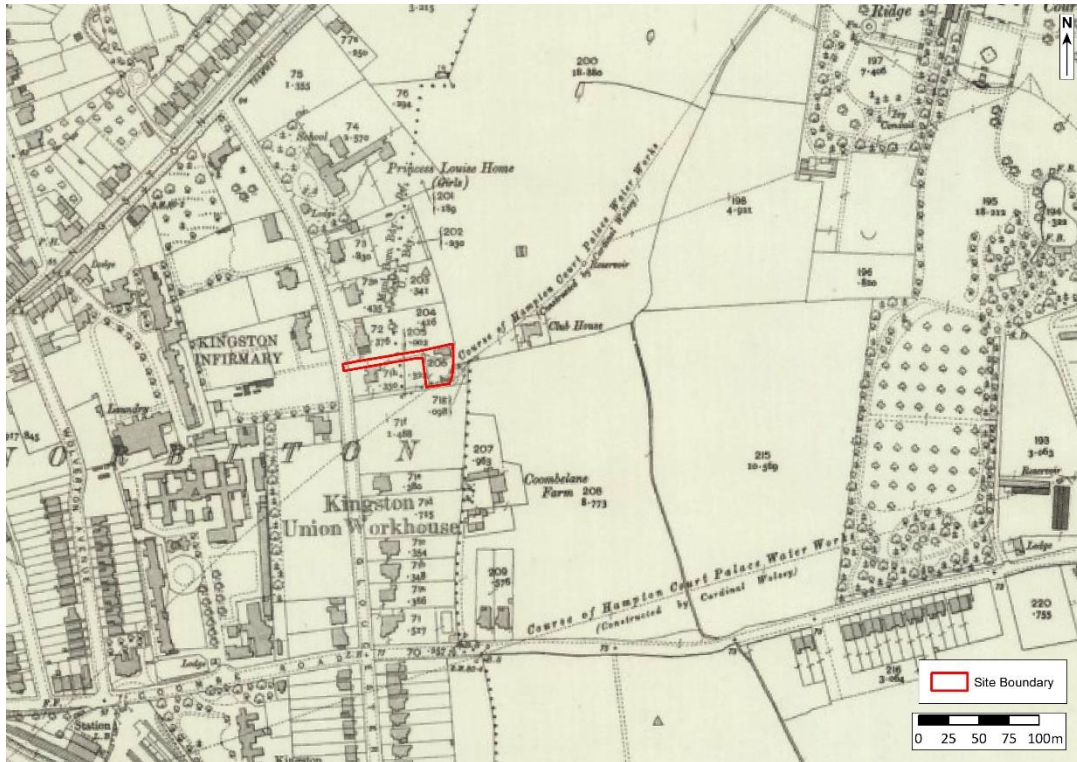


Fig. 12: Extract of OS 3rd edition 25-inch map of 1913
(Reproduced courtesy of the National Archives)

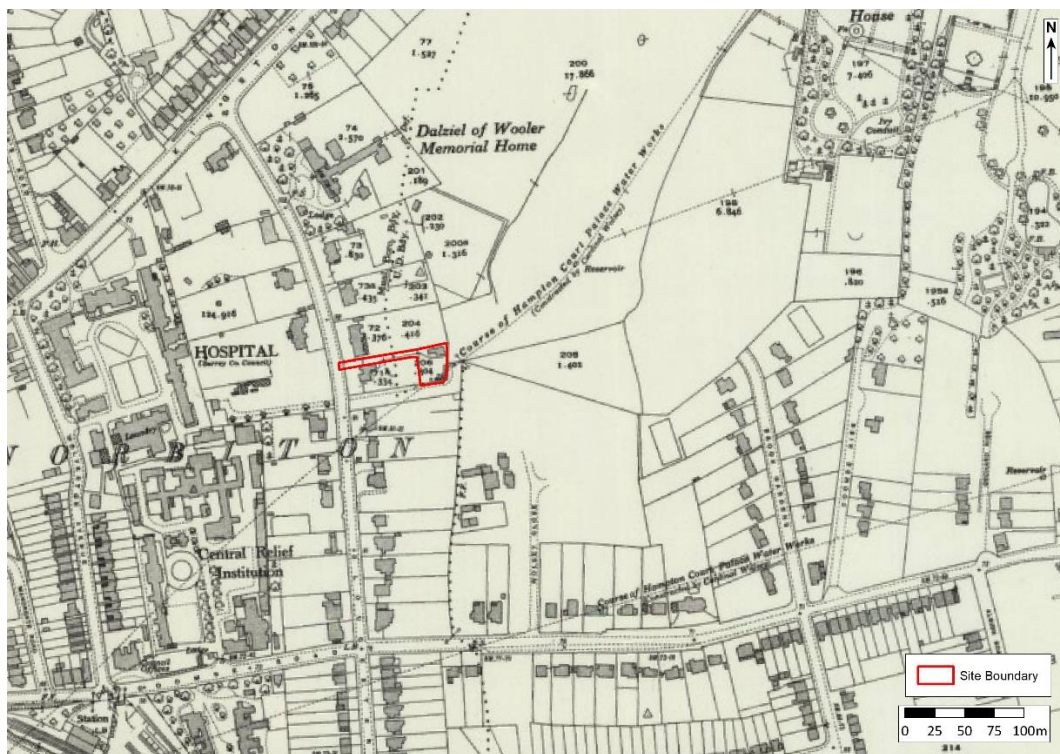


Fig. 13: Extract of OS 4th edition 25-inch map of 1935
(Reproduced courtesy of the National Archives)



Fig. 14: Extract of OS provisional edition 25-inch map of 1947
(Reproduced courtesy of the National Archives)

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