

Archaeological Services & Consultancy Ltd

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT:
GREEN HOLLOW, COOMBE HILL ROAD
KINGSTON-UPON-THAMES**

*on behalf of
Peninsula Construction Ltd*



David Fell BA MA MIFA

December 2007

ASC: 1023/KCH/1

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Site Data

<i>ASC project code:</i>	KCH	<i>ASC Project No:</i>	1023
<i>County:</i>	Greater London		
<i>Village/Town:</i>	Kingston-upon-Thames		
<i>NGR (to 8 figs):</i>	TQ 2123 7033		
<i>Present use:</i>	Former garden and tennis court		
<i>Planning proposal:</i>	Construction of new detached house		
<i>Planning application ref/date:</i>	Not known		
<i>Local Planning Authority:</i>	London Borough of Kingston-upon-Thames		
<i>Date of assessment:</i>	December 2007		
<i>Client:</i>	Peninsular Construction Ltd Unit 4A Farm Lane Industrial Estate 101 Farm Lane London SW6 1QJ		
<i>Contact name:</i>	Mr Piers Rance		

Internal Quality Check

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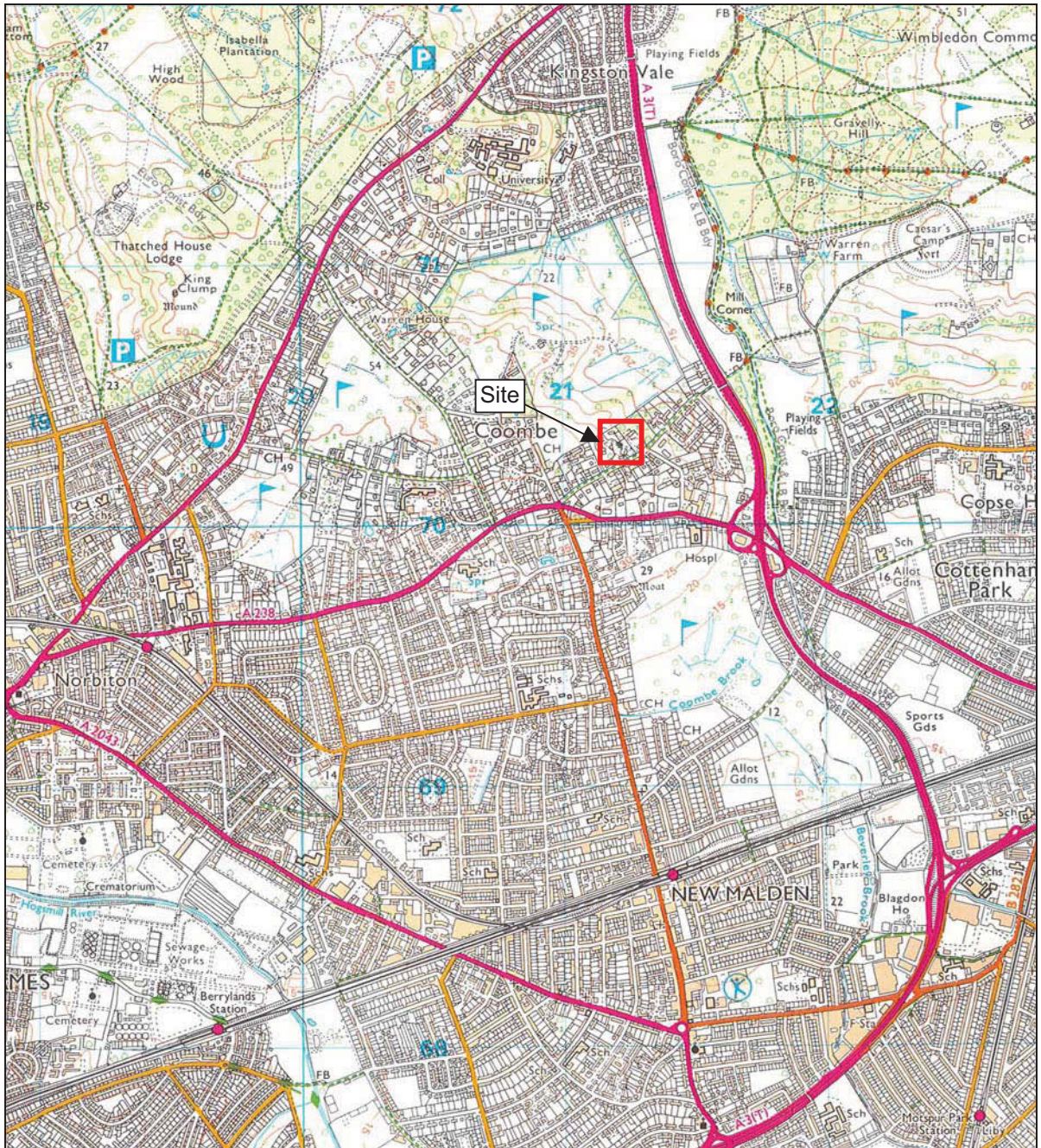


Figure 1: General location (Scale 1:25,000)

Summary

In December 2007 an archaeological desk-based assessment was undertaken of land at Green Hollow, Coombe Hill Road, Kingston-upon-Thames in advance of the construction of a new house. The site probably comprised open ground until the 1930s when it was incorporated into the grounds of a house named Coombe Green. A tennis court was constructed on the site and during the 1950s or 1960s a further house, named Green Hollow was constructed in the north part of the site. Archaeological remains were not identified from the site, but a number are known from the surrounding area, notably a concentration of prehistoric and Roman artefacts from Kingston Hill, to the west of the site. Any archaeological remains not identified during the assessment which may have been present within the footprint of the tennis court and Green Hollow are likely to have been extensively disturbed or destroyed during the terracing and construction operations. Overall, the site is considered to offer low archaeological potential.

1 Introduction

1.1 In December 2007 *Archaeological Services and Consultancy Ltd* (ASC) prepared an archaeological desk-based assessment of a site at Green Hollow, Coombe Hill Road, Kingston-upon-Thames. The project was commissioned by *Peninsular Construction Ltd*, and was carried out according to the standards of the *Institute of Field Archaeologists* (IFA). It was prepared in order to meet the requirements of the local planning authority (LPA), the *London Borough of Kingston-upon-Thames* and the *Greater London Archaeological Advisory Service* (GLAAS).

1.2 *Planning Background*

This desk-based assessment has been required under the terms of *Planning Policy Guidance Note 16* (PPG16), in response to development proposals for the site, comprising the construction of a new detached house (Figures 3 and 4).

1.3 *Archaeological Services & Consultancy Ltd*

Archaeological Services & Consultancy Ltd (ASC) is an independent consultancy providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Archaeological Organisation* by the Institute of Field Archaeologists, in recognition of its high standards and working practices.

1.4 *Management and Author*

1.4.1 The assessment was carried out under the overall direction of **Bob Zeepvat** BA MIFA. Bob is an established archaeologist with extensive experience in managing archaeological projects, of a wide range of fieldwork in both rural and urban environments, of post-excavation, publication and presentation projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Institute of Field Archaeologists since 1986. He has been involved in the management of archaeological projects since the late 1970s,

formerly as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit*, and as Project Manager for the *Hertfordshire Archaeological Trust*.

- 1.4.2 The assessment was researched and prepared by **David Fell** MA MIFA. David is an experienced archaeologist with extensive fieldwork and post-excavation experience, and also of historical research and building recording. David holds a first degree from the University of York, and a master's degree from Birmingham University. He has held a range of supervisory appointments since 1990, including *Milton Keynes Archaeology Unit*, *Buckinghamshire County Archaeology Service*, *Bedfordshire County Archaeology Service*, *Archaeological Project Services*, *Hertfordshire Archaeological Trust* and the *Museum of London Archaeology Service*.

1.3 Site Location

- 1.3.1 The site is situated in the London Borough of Kingston-upon-Thames (Figure 1). It lies to the east of Kingston town centre, off a minor road leading from Coombe Lane West, and is centred on Ordnance Survey National Grid Reference TQ 2123 7033 (Figure 2). It comprises a triangular area of land, stretching between Coombe Hill Road and Coombe Hill Golf Course.

- 1.3.2 The site is divided into two plots. Plot 1, to the north, is occupied by a detached house named *Green Hollow*. Plot 2 is south of Plot 1 and is the site of a former swimming pool and garden (below, section 3.3.7).

1.4 Geology & Topography

- 1.4.1 The site is in an urban area and the soils of the area have not been mapped (BGS 1983). The site has been extensively disturbed (below, section 3.3.7) and unmodified soils may not survive. The underlying natural geology comprises Eocene London Clay (British Geological Survey, Sheet 270).

- 1.4.2 The site slopes slightly from west to east and lies at an average elevation of *c.*37m OD. It is situated east of an area of slightly higher ground, often referred to as *Kingston Hill*, which rises to an elevation of *c.*54m. The latter area has acted as a focus of settlement activity since the prehistoric periods (below, section 3.2.1, 3.2.2, etc.).

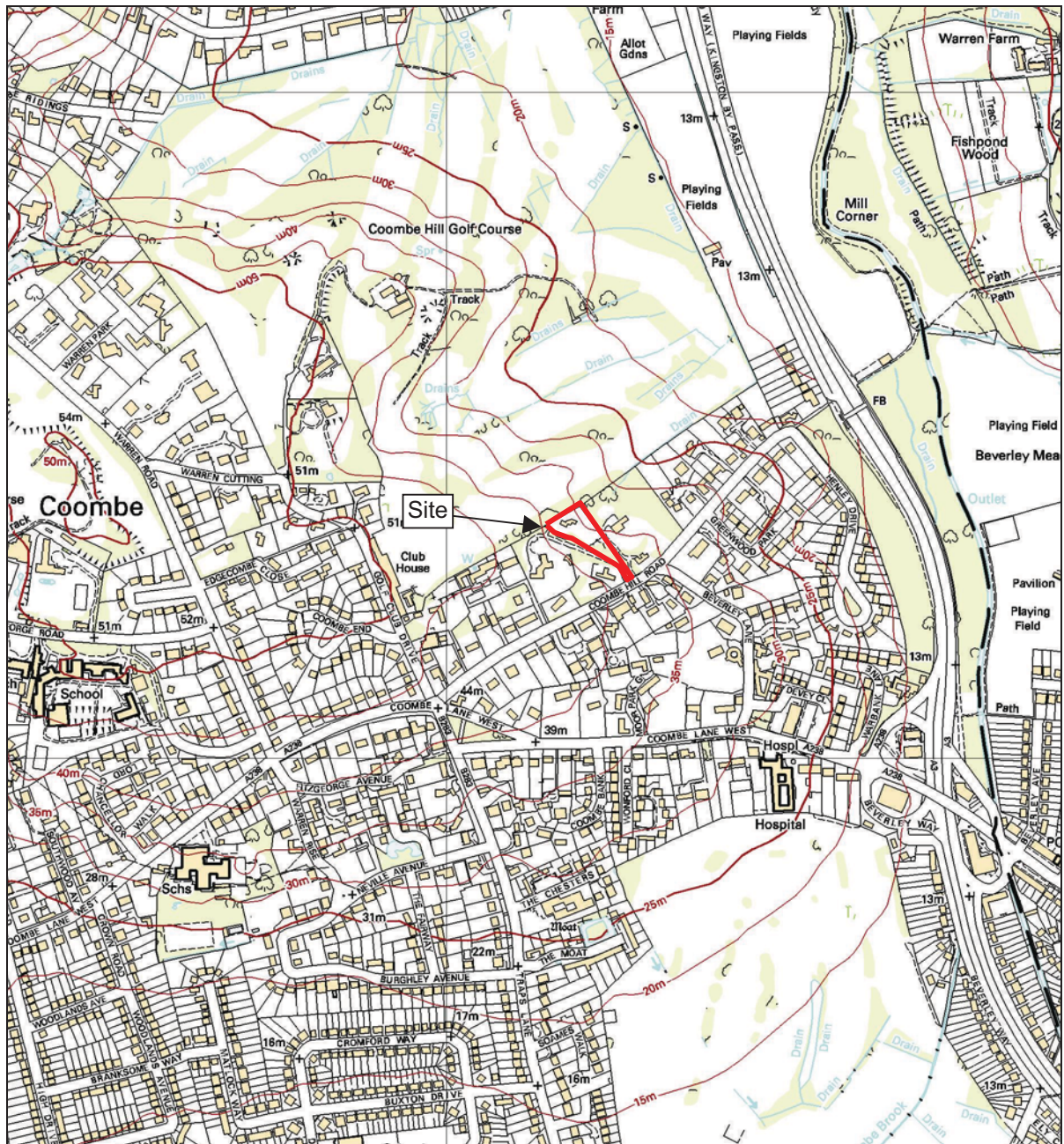


Figure 2: Site location (Scale 1:10,000)

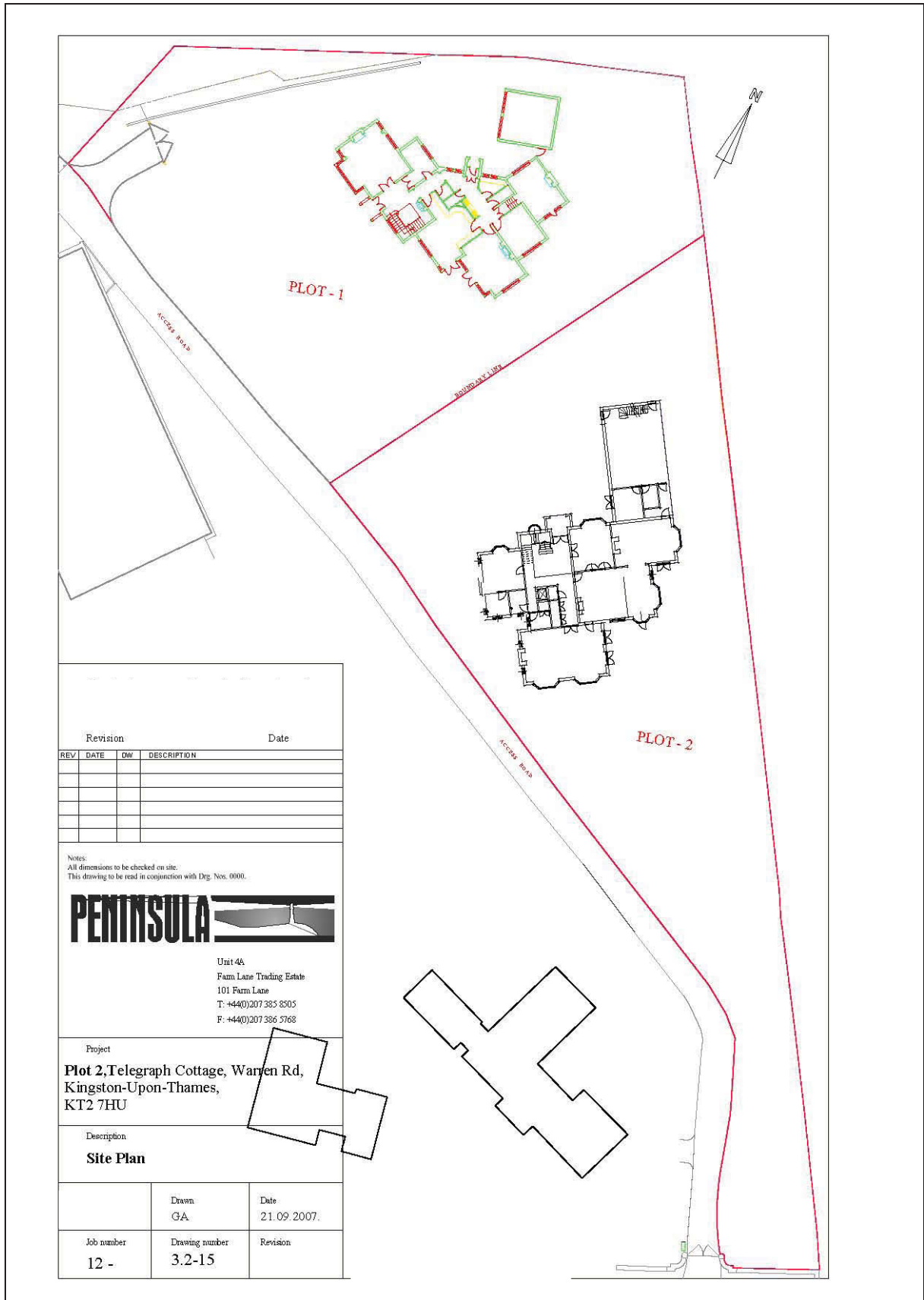


Figure 3: Plan of the proposed development (not to scale)

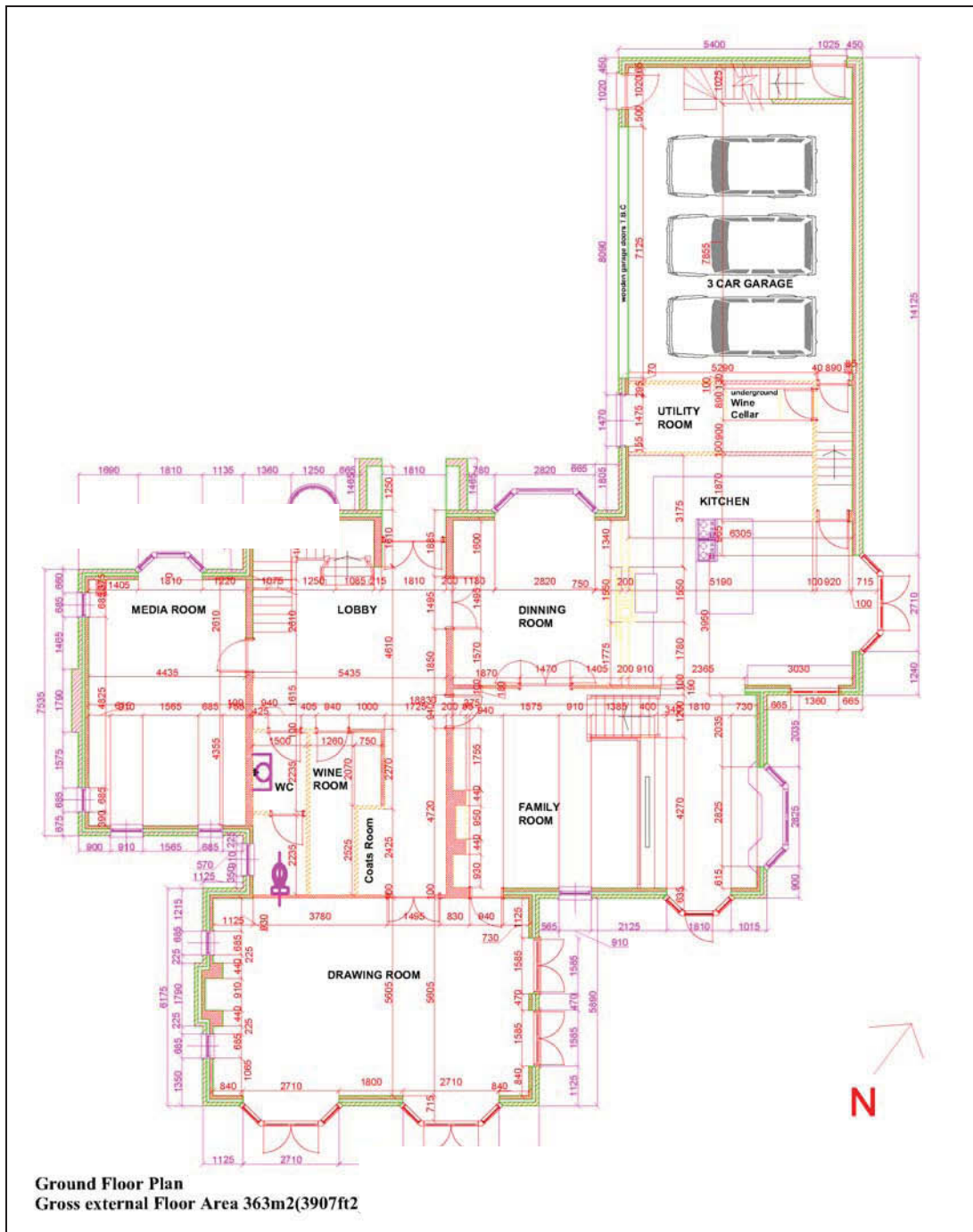


Figure 4: Detailed ground plan of the proposed building (not to scale)

2 Aims and Methods

- 2.1 ‘Archaeological desk-based assessment is an assessment of the known or potential archaeological resource within a given area, consisting of a collation of existing information in order to identify the likely extent, character and quality of the known or potential archaeological resource, in order that appropriate measures might be considered’ (IFA 2000).
- 2.2 The assessment was carried out according to the brief, and the Institute of Field Archaeologists’ *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).
- 2.3 The following readily available sources of information were consulted for the desk-based assessment:

2.3.1 *Archaeological Databases*

Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the *Greater London Sites and Monuments Record* (SMR). The study area employed in the SMR search included the site itself, and a surrounding study area of approximately 1km radius.

2.3.2 *Historic Documents*

Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The principal source consulted was the *Kingston-upon-Thames Local Studies Room*.

2.3.3 *Cartographic & Pictorial Documents*

Old maps and illustrations are normally a very productive area of research. The principal sources consulted was the *Kingston-upon-Thames Local Studies Room*.

2.3.4 *Geotechnical Information*

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.

2.3.5 *Secondary and Statutory Sources*

The principal source consulted was *Kingston-upon-Thames Public Library* and ASC’s own in-house library.

3 Archaeological and Historical Evidence

SMR = Sites and Monuments Record

LB = Listed Building

3.1 Introduction

3.1.1 The local and regional settings of archaeological sites are factors that are taken into consideration when assessing the planning implications of development proposals. The following sections provide a summary of the readily available archaeological and historical background to the development site and its environs.

3.1.2 The study area lies within an area of archaeological and historical interest, and this has been recognised by the local authority by the designation of the site and an extensive area to the west as an *Archaeological Priority Area* (Figure 5). The location of known archaeological and historical sites recorded in the SMR is shown in Figure 5, and details appear in Section 8.

3.1.3 Little large scale archaeological work has taken place in the area. Within the area, the Saxon and later town of Kingston-upon-Thames has been the subject of detailed archaeological research, but little detailed work has taken place in the surrounding area.

3.2 Archaeological & Historical Background to the Study Area

3.2.1 Prehistoric (before AD 43)

The area offers considerable potential for the study of the prehistoric periods but lack of modern large scale excavation has hampered understanding of these periods. Many of the references included in the SMR comprise stray finds of isolated artefacts and are frequently poorly referenced. The SMR refers to a number of Prehistoric, Mesolithic and Neolithic flint implements from Coombe Hill' (e.g. SMR 1502, 3398, 4087, etc.). A better provenanced site has been recorded west of Warren Road c.1km west of the site, where a lithic working has been identified within a number of hollows or tree boles (SMR 23060). A Neolithic greenstone axe was also found nearby (SMR 8176). The potential importance of the higher land west of the site is illustrated by the discovery of a Late Bronze Age defended settlement at Coombe Warren c.300m west of the site (SMR 6430709; Field & Needham 1986).

3.2.2 Roman (AD43-c.450)

During the Roman period, the area was away from the main overland communication routes. The principal route through the area was a major road now known as *Stane Street* (OS 1979) linking *Londinium* (London) with *Noviomagus* (Chichester).

Like earlier periods, understanding of the Roman period has been hampered by the lack of opportunity for detailed excavation and the fact that many of the references in the SMR are to antiquarian finds from the 17th and 18th centuries (Cotton *et al* 2004, 171; Page 1967, 364). Ordnance Survey maps of the area

note the presence of Roman coins and other remains (Figures 9-11), the most significant of which was a hoard of late Roman coins in an urn c.200m west of the site (SMR 18870). It is likely that a Roman building existed on Kingston Hill (Hawkins 1996), and the discovery of a fragment of Roman mosaic from Warren Road c.0.8km northwest of the site (SMR 165), indicates the potential of this area to reveal evidence of Roman period buildings.

3.2.3 Saxon (c.450-1066)

Little is known of the Saxon period in the area. The modern town of Kingston-upon-Thames c.3km west of the site is known to have Saxon origins and probably acted as the focus of settlement in the area during this period.

The first documentary reference to Kingston-on-Thames is from the 9th century when the town was known as *Cyninges Tun* or *Cingestune*. A meeting is recorded between *King Ecgbert*, *King Athelwulf* and *Coelnoth*, Archbishop of Canterbury on 20 November 838 (Andrews 2004, 171). The town developed as a royal estate centre during the 9th century and may have had a religious and political significance in the 10th and 11th centuries. The potential of Kingston to contribute to the understanding of settlement continuity during the Saxon period has recently been highlighted (Nixon *et al* 2002, 49).

The focus of early Saxon settlement in Kingston-upon-Thames is not known in detail, but Saxon period settlement remains have been identified at a number of sites, including Eden Street, Brook Street and South Lane (Andrews *et al*, 2003, 10-11.).

Little is known of the extent or nature of any Saxon occupation around the site, but the higher ground to the west of the site on Kingston Hill may potentially have contained Saxon settlement. Evidence for the period is limited to the discovery of a Saxon, or early medieval spouted pot, found c.700m west of the site, along Warren Park (SMR 4309).

3.2.4 Medieval (1066-1500)

Kingston-upon-Thames is referred to in the *Domesday survey* (1086), when it was referred to as *Chingestone*, *Chingestun* and *Chingestune* (Williams and Martin 2003).

The site lies within an area referred to generally as *Coombe*. The place name *Cumbe* or *Combe* has been in use since the 11th century and developed as a separate manor from Kingston-upon-Thames (Malden 1967, 502). The manor house (SMR 10533) was situated on Fitzgeorge Avenue c.0.5km west of the site, but burnt down in 1368-9 (*ibid*). It was replaced and developed into the building later known *Combe House* (Figure 9, etc.). A moated site on the east side of Trapps Lane c.0.5km south of the site (SMR 23227) may also have had manorial associations and a medieval pond and leat were situated south of Warren Farm c.1km northeast of the site.

3.2.5 *Post-Medieval (1500-1900)*

A number of maps of Surrey and south west London were produced from the 18th century (e.g. Morden 1703; Senex 1729, etc.). They were produced at a small scale, but illustrated the major topographical features of the area. The early 18th century layout of the area is illustrated on Morden's map of Surrey, which was compiled in 1703 (Figure 6). It is difficult to correlate with accuracy details of the modern layout of the area, with features shown on the map, but the road leading east from Kingston-upon-Thames is shown (the modern A3), with *Combe Park* to the south. The west end of the road shown on the south side of *Combe Park* follows approximately the line of the present *Coombe Lane West*.

A more reliable representation of the area is provided by the first edition one inch to the mile scale Ordnance Survey map, which was compiled c.1810 (Figure 7). The major modern features of the area had been established by that time, including *Combe Lane*, which is shown in detail following its sinuous route east from Kingston-upon-Thames. The map shows the area as essentially rural, with urban areas being limited to the medieval town of Kingston-upon-Thames and the minor settlements of Wimbledon and Malden. The road linking Malden and *Coombe Lane West* (now *Trapps Lane*) is shown and the complex intersection of the two road, adjacent to *Combe House*, is also illustrated.

The first readily available large scale map to show the area in detail is the Tithe map of Kingston-upon-Thames, which was compiled in 1840 (Figure 8). This again shows the rural nature of the area with settlement concentrated close to the junction of *Combe Lane* and *Trapps Lane*. The former manorial sites (above, section 3.2.4) are shown as individual land parcels, while the area north of *Coombe Lane West* is shown as a single extensive open area (land parcel 59).

The first edition twenty five inch to the mile scale Ordnance Survey map was published in 1871 and shows the area in considerable detail (Figure 9). Many of the earlier elements of the landscape remained, but a number of significant developments had taken place during the early and mid 19th century, perhaps due to the sale, by the Duke of Cambridge, of much of his landholdings at *Coombe* (Sampson 2006). The 1871 map shows that *Combe Hill Road* had been laid out and a substantial property, named *Coombe Warren*, had been constructed to the south. The latter was constructed c.1864 and is regarded as one of the finest houses by the architect George Devey (Cherry & Pevsner 2002, 319). The area on the north side of the new road remained open ground, but a gravel pit is shown close to its junction with *Coombe Lane West*.

The later nineteenth century was a period of economic expansion in Kingston-upon-Thames and this is reflected in the 1897 edition map by signs of encroaching urbanisation into the area (Figure 10). The map shows the established houses of *Coombe Warren*, *Coombe End* and *Coombe House* in detail and illustrates that suburban development was now taking place along the south side of *Coombe Lane West*. The gravel pit on the north side of *Coombe Hill Road* had also expanded but is shown on the map as disused and

was overgrown with trees. The remaining area north of Coombe Hill Road remained as open land and is shown as a wooded area, labelled 'Warren'.

3.2.7 Modern (1900-present)

The early 20th century appears to have been a period of relative stability in the area and the 1913 edition map (Figure 11) shows that little urban development had taken place in the area since the publication of the 1897 edition. The map shows a significant development beyond the north side of Coombe Hill Road, where the former woodland had been encroached upon by the laying out of Coombe Hill Golf Course. Large areas of woodland had been cleared and a 'club house' is shown, east of Coombe End.

In 1932 the Fitzgeorge family sold the remaining 700 acre Coombe Estate, to the London developer *Higgs & Hill* and the area then developed rapidly as an exclusive residential area (Sampson 2002, 128). Coombe Hill Road was developed as a private estate and the layout is shown in detail on the 1933 edition map (Figure 12). The development comprised large detached houses one of the most significant of which is *Soames House*, which is a large neo-Georgian house by the architect Stanley Ramsey (Cherry & Pevsner 2003, 320). It has a projecting rear drawing room incorporating elements of the palm house of the former *Combe Warren* (above, section 3.2.5).

The site formed the west side of a square shaped property (land parcel 156d), which is shown on later maps (and still known as) as *Coombe Green*. Similar properties are shown to the east and west, including the site of the former gravel pit, at the west end of Coombe Hill Road.

The Ordnance Survey map was revised in 1940 (Figure 13) and shows that a number of significant alterations had been made in the area. One of the most significant buildings in the area was *Coombe House*, which was situated at the junction of Coombe Lane West and Trapps Lane. The 1933 maps show this as a large house with an extensive range of outbuildings to the west. By 1940 the principal building had been significantly reduced in size and many of the domestic buildings had been removed. Part of the grounds, on the south side of the house had been sold off and new residential streets, named *Neville Avenue*, *Burghley Avenue* and *The Fairway* had been laid out. Modifications had also been made to the golf course, including substantial extensions to the clubhouse and the popularity of tennis is evident from the large number of tennis courts shown in the gardens of houses between Coombe Hill Lane and Coombe Lane West. The map was revised in 1953 (Figure 14) but shows little change from the previous edition.

A number of new houses were constructed adjacent to the site during the 1950s and 1960s and the layout of the area in 1967 is shown in Figure 15. The present building named 'Green Hollow' had been constructed within the site itself (below, section 3.3.7) and a number of the neighbouring properties had been divided and smaller plots created, accommodating additional residences. These comprised *St Anthony* and *Anna House* on the west side of the site and *Coombe Glen Bungalow* to the east. The layout in 1992 is shown in Figure 16

and indicates that little alteration had taken place in the area since the 1960s. The contemporary layout appears in Figure 2.

3.3 The Known Archaeology & History of the Site

3.3.1 Prehistoric (before AD43)

Prehistoric remains are not present on the site.

3.3.2 Roman (AD43-c.450)

No Roman remains are known from the site.

3.3.3 Saxon (c.450-1066)

There is no evidence for Saxon period remains.

3.3.4 Medieval (1066-1500)

Medieval remains have not been found on the site.

3.3.5 Post-Medieval (1500-1900)

The earliest map in the *Kingston Local Studies Room* to show the site is the first edition one inch Ordnance Survey map, which was compiled c.1810 (Figure 7). The small scale of this map does not allow the site to be shown in detail, but the site is part of a larger land parcel, between Coombe Lane and Coombe Wood.

The earliest readily available large scale plan to show the area which now comprises the site is the Tithe map of Kingston-upon-Thames, which was compiled in 1840 (Figure 8). This essentially confirms the information in the first edition Ordnance Survey map and indicates the open nature of the site at that time.

A more detailed illustration of the site is provided on the 1871 edition twenty five inch Ordnance Survey map, published in 1871 (Figure 9). The site is shown as heath and partially wooded ground and a conspicuous northwest to southeast track or ride is shown, which survives as part of the west boundary of the site. The map was revised in 1897 and 1913 (Figures 10 and 11) illustrating that the site remained as open land during the late 19th and early 20th centuries.

3.3.6 Modern (1900-present)

The site probably remained as open ground until the 1930s, when the entire north side of Coombe Hill Road was developed for housing (above section 3.2.7). The layout of the site in 1933 is shown on Figure 12, illustrating that the site formed the west side of a larger property comprising 4.311 acres, named *Coombe Green*. The former northwest southeast track/ride was followed by the principal drive into the property and a rectangular feature, shown on later maps as a tennis court, is shown on the east side of the site. A

small rectangular structure, probably a pavilion or similar garden structure, is shown near the north corner of the site. The grounds are shown as wooded.

The Ordnance Survey map was revised in 1940 and an extract is shown as Figure 13. The site appears to have seen relatively little alteration during the 1930s, the only exception being that the pavilion/garden structure had been extended to the north.

The first fifty inch scale Ordnance Survey map of the area was published in 1953 and this shows the layout of the site in the mid twentieth century (Figure 14). This shows more detail of the tennis court and three minor structures are shown on its west side. The drive to the building to the north had been removed and had been replaced by a path leading from the drive to the north side of the tennis court.

The present property was formed during the 1950s or early 1960s, probably as a result of the sale of the land on the west side of the drive to *Coombe Green*. The fact that the site now formed an individual property is demonstrated by the fact that a new house, named *Green Hollow*, had been constructed on the site of the earlier garden structure. The layout in 1967 is shown in Figure 15 and the new house is shown, with a number of outbuildings/garages to the rear and a swimming pool and glasshouse to the front. The tennis court remained in use and the features on its west side, shown on the 1953 map (Figure 14) are defined as steps. Access to the property was from the rear, via the drive to *Coombe Green*.

The Ordnance Survey map was revised in 1992 and an extract is shown in Figure 16. The principal boundaries and the house remained unaltered, but a number of minor changes had taken place, notably to the tennis court. This is no longer shown and had probably become disused, but its southern edge is shown as a boundary line. The glasshouse and swimming pool are not shown and had probably been removed.

At the time of writing (December 2007) *Green Hollow* remains, but the remainder of the site is being developed. The garages/outbuildings to the north of the house have been removed and the tennis court area is to be the site of a new detached house (Figures 3 and 4).

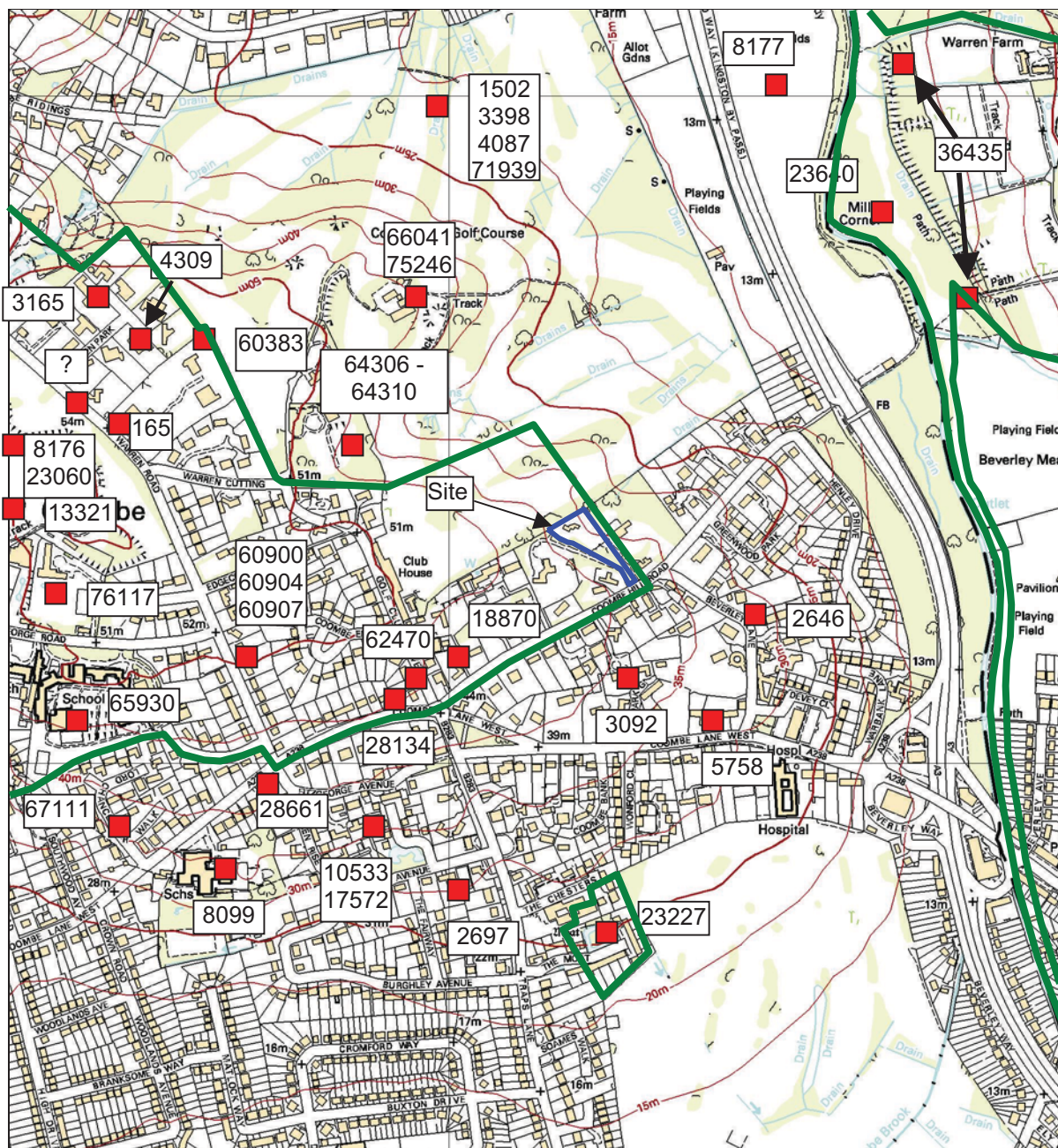


Figure 5: Archaeological sites in the Greater London Sites and Monuments Record with Archaeological Priority Areas outlined in green. All locations and boundaries are approximate (*Scale = 1: 10,000*).

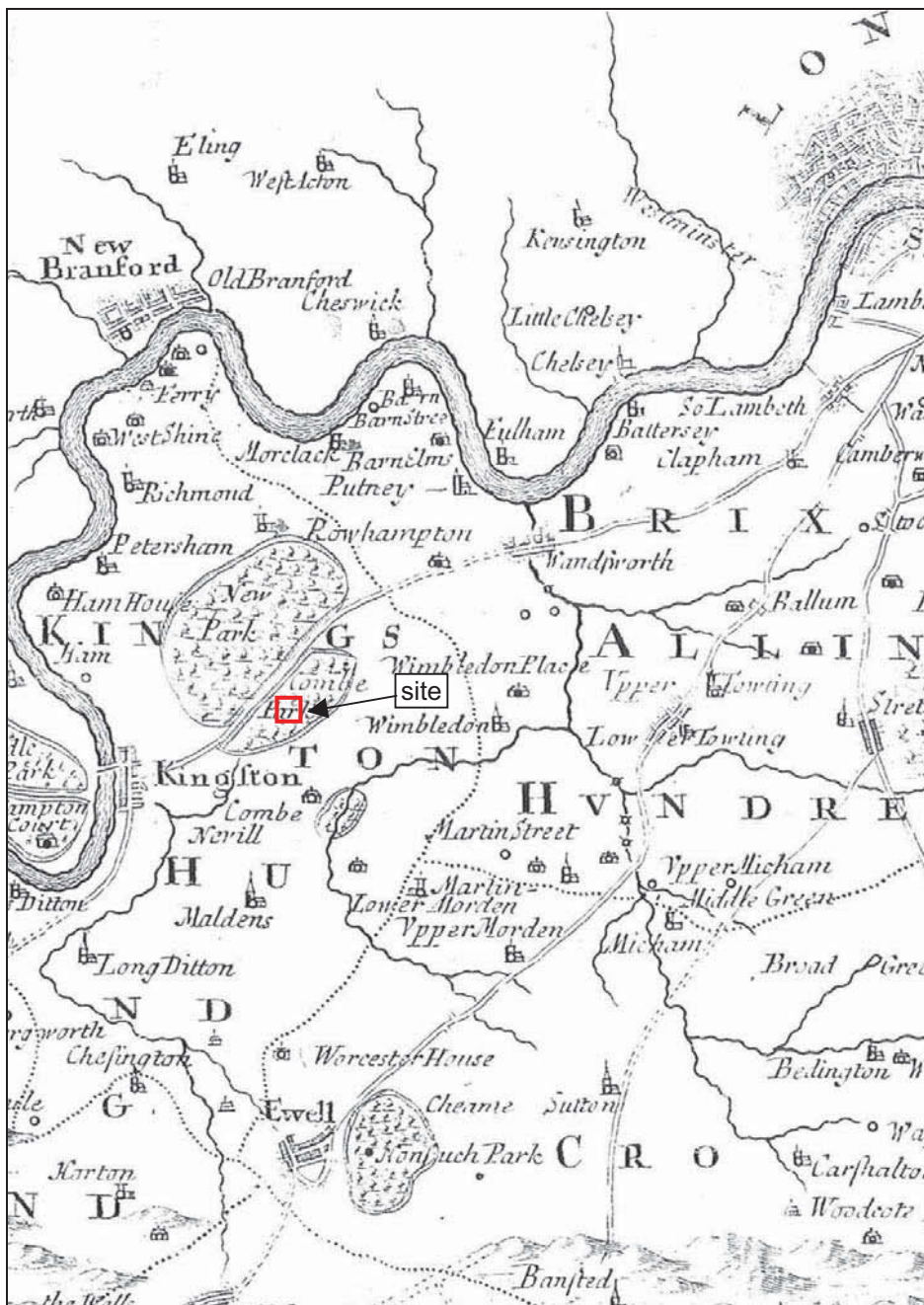


Figure 6: Extract from Morden's Map of Surrey 1703

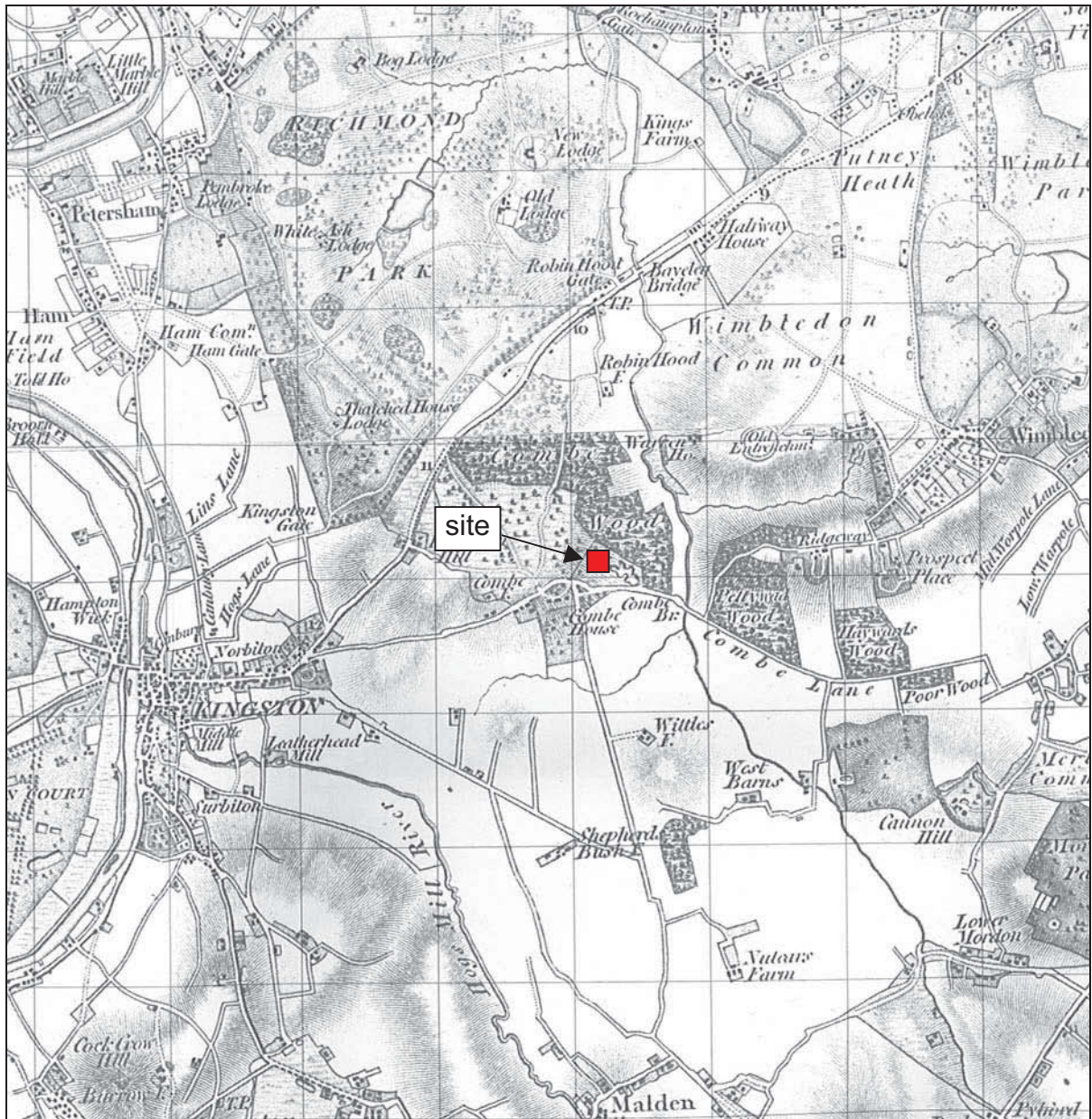


Figure 7: Extract from the first edition Ordnance Survey 1: 63,360 scale map c. 1810

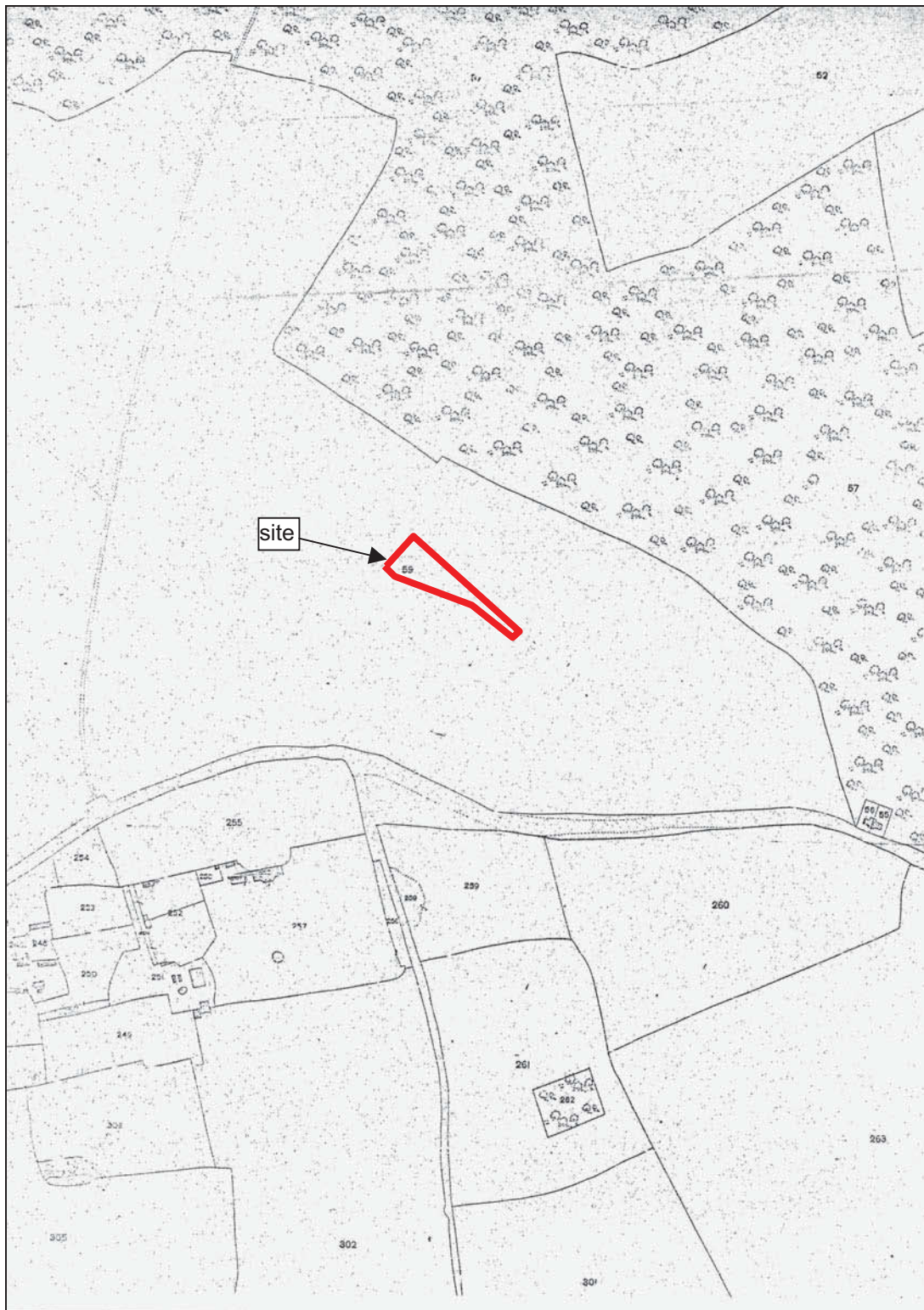


Figure 8: Extract from the Tithe map of Kingston-upon-Thames, 1840 (not to scale)

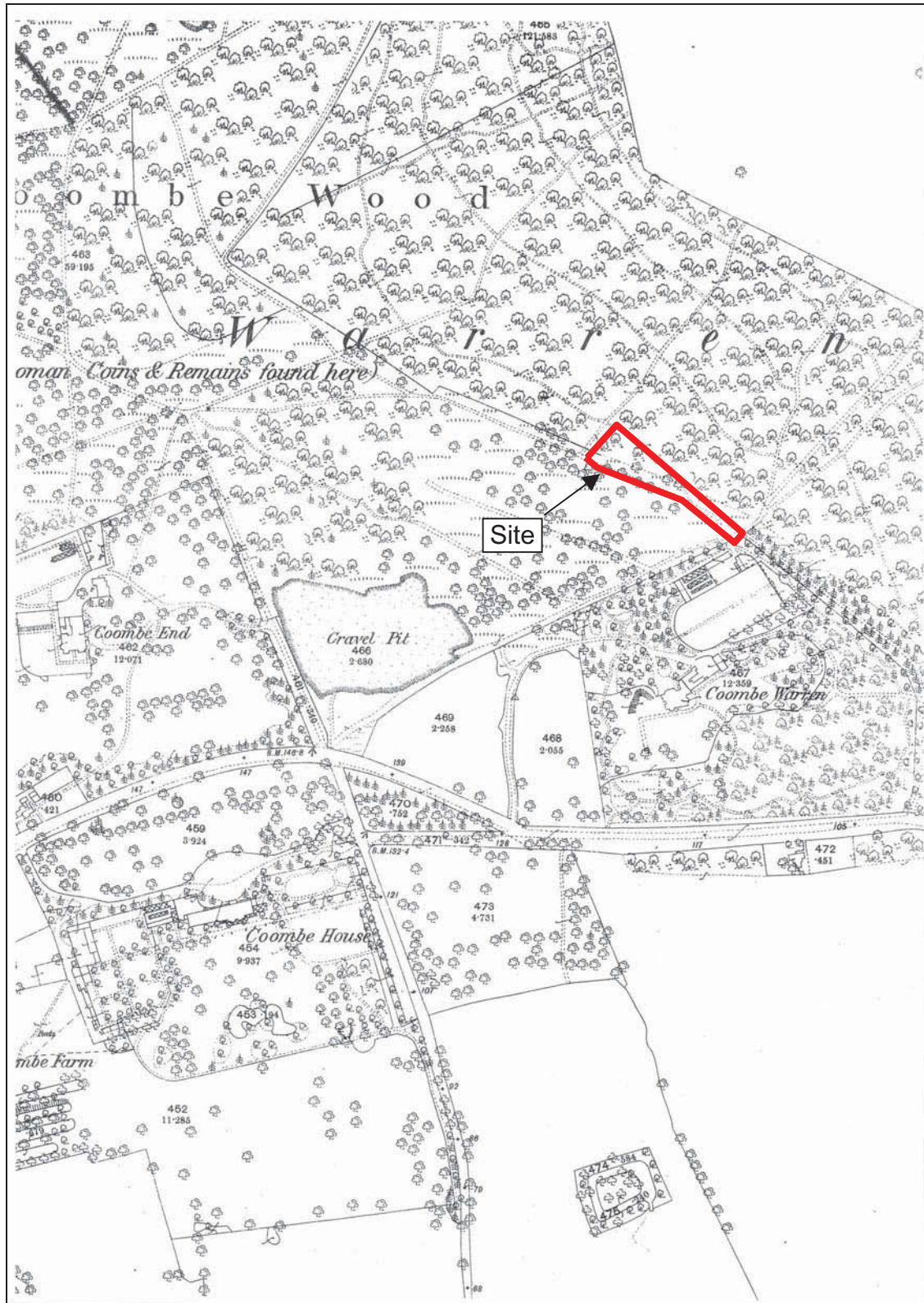


Figure 9: Extract from the 1871 edition Ordnance Survey map (Scale = 1: 5,000)

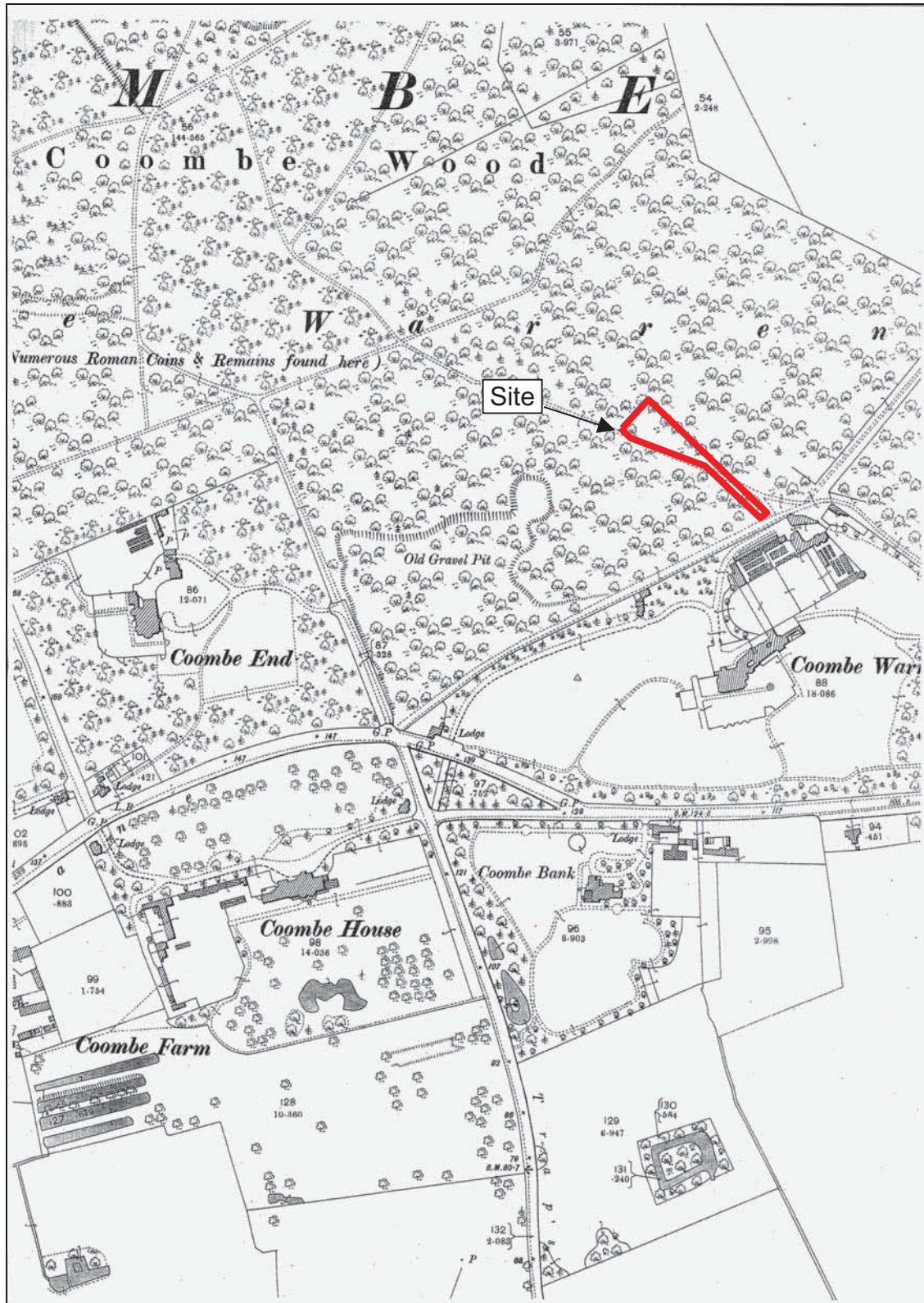


Figure 10: Extract from the 1897 edition Ordnance Survey map (Scale = 1: 5,000)

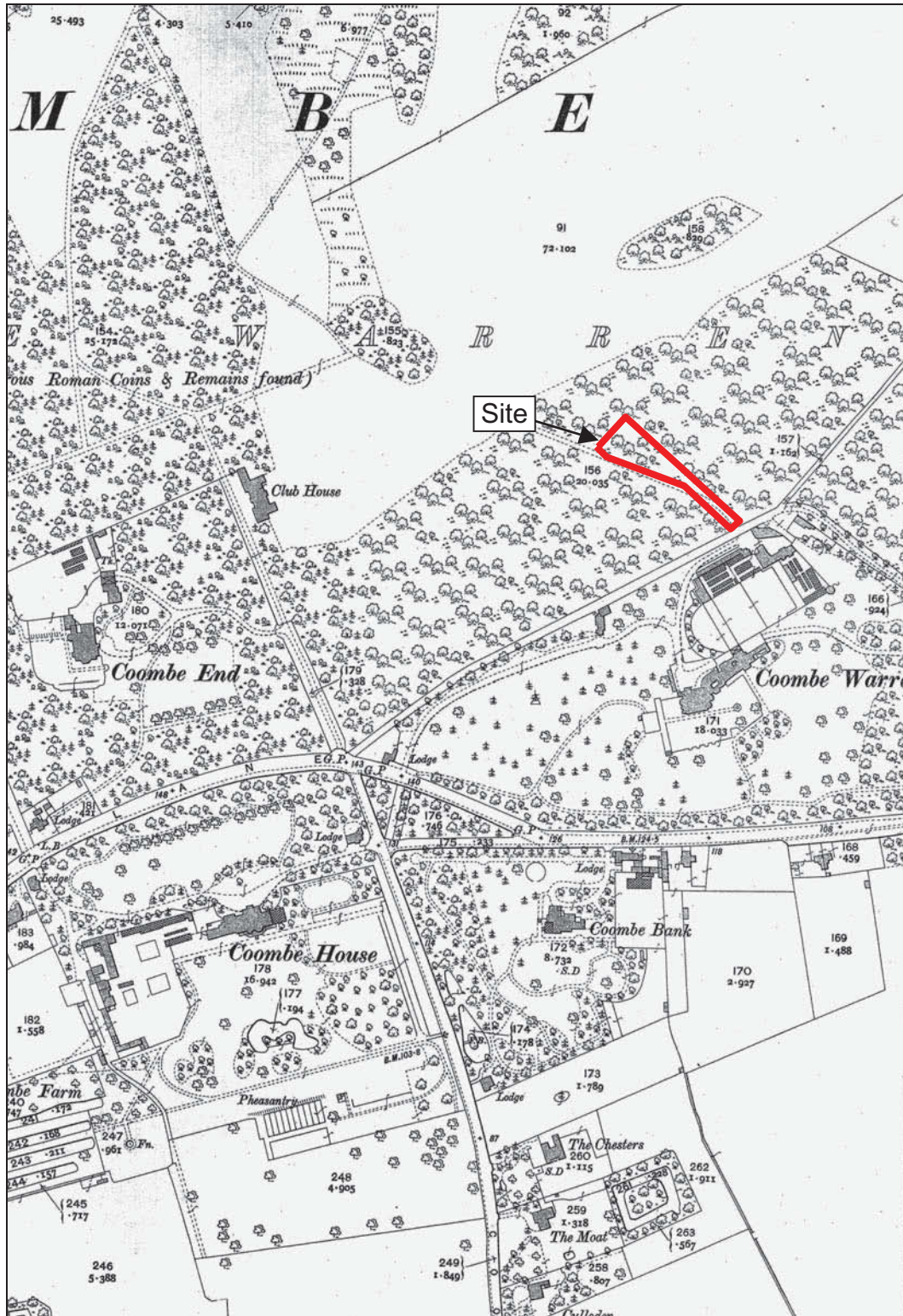


Figure 11: Extract from the 1913 edition Ordnance Survey map (Scale = 1: 5,000)

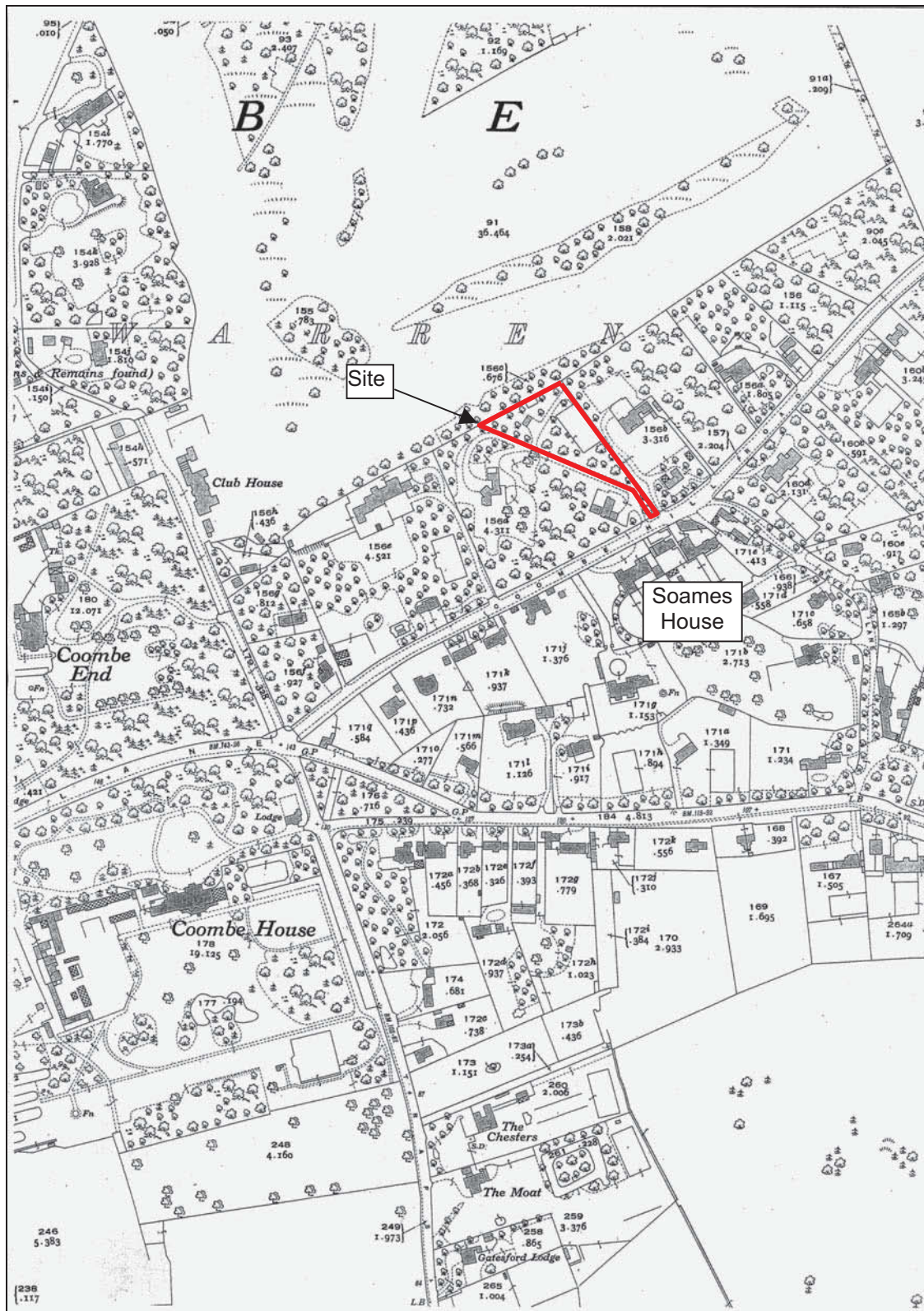


Figure 12: Extract from the 1933 edition Ordnance Survey map (Scale = 1: 5,000)

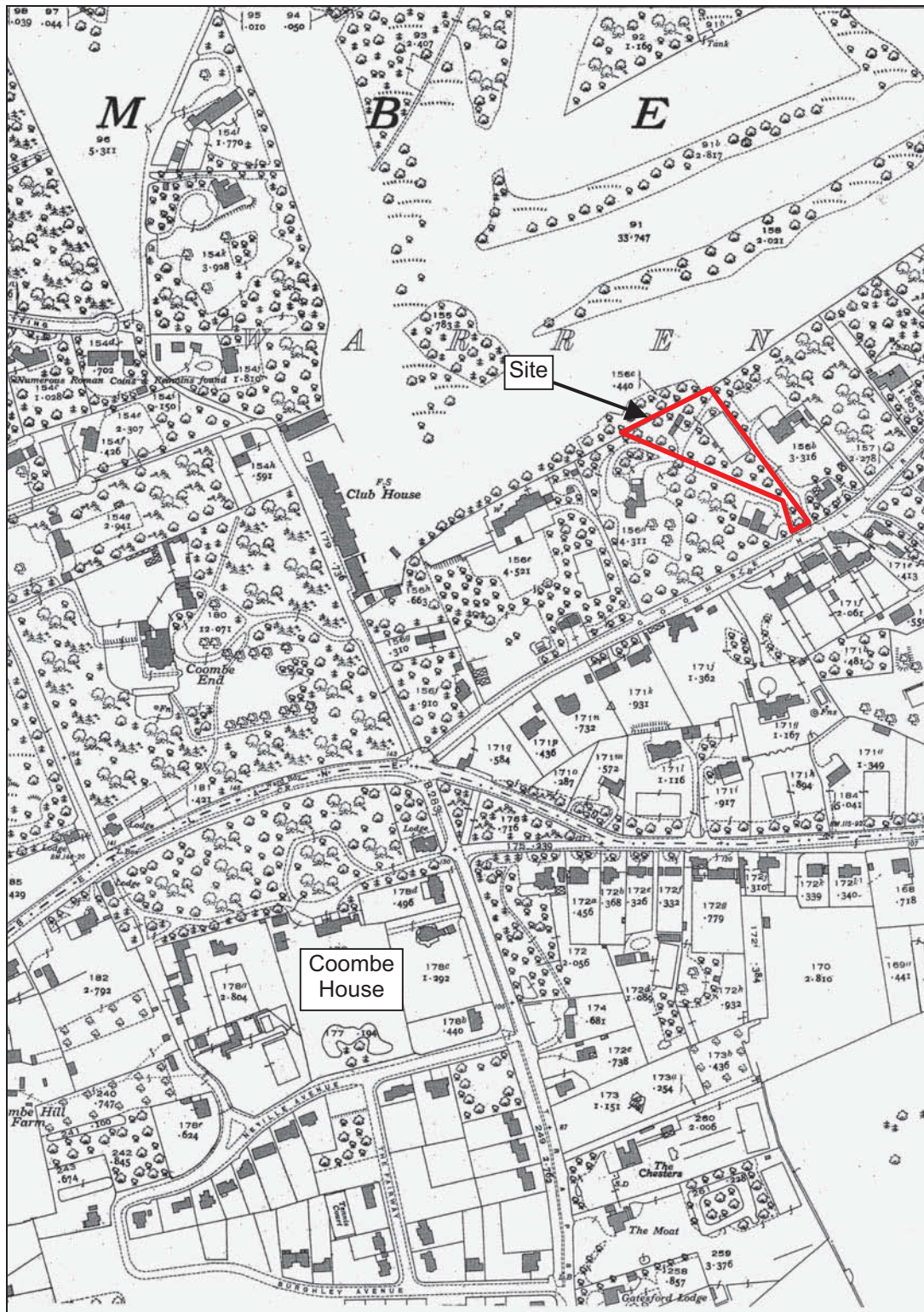


Figure 13: Extract from the 1940 edition Ordnance Survey map (Scale = 1: 5,000)

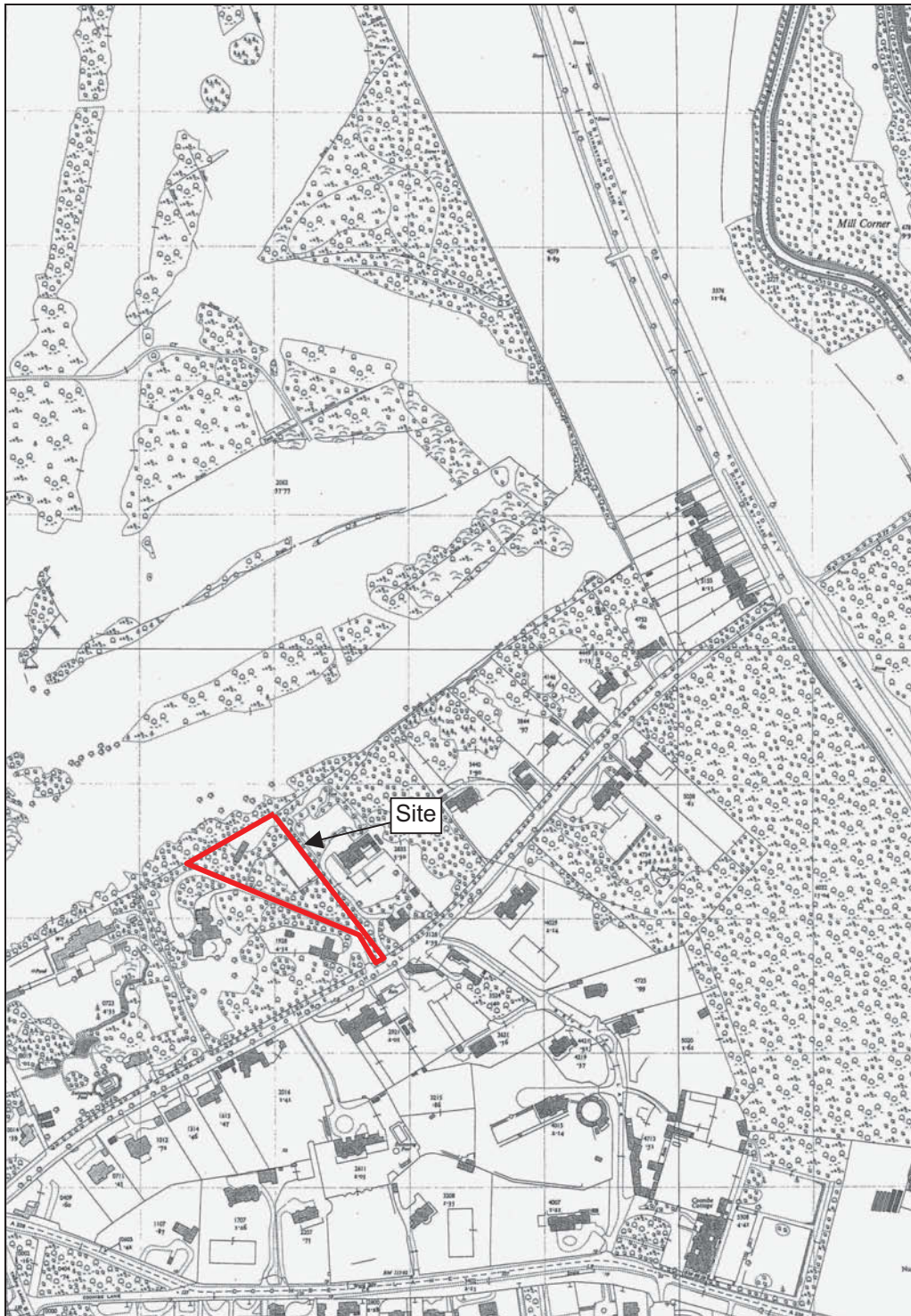


Figure 14: Extract from the 1953 edition Ordnance Survey map (*Scale = 1: 5,000*)

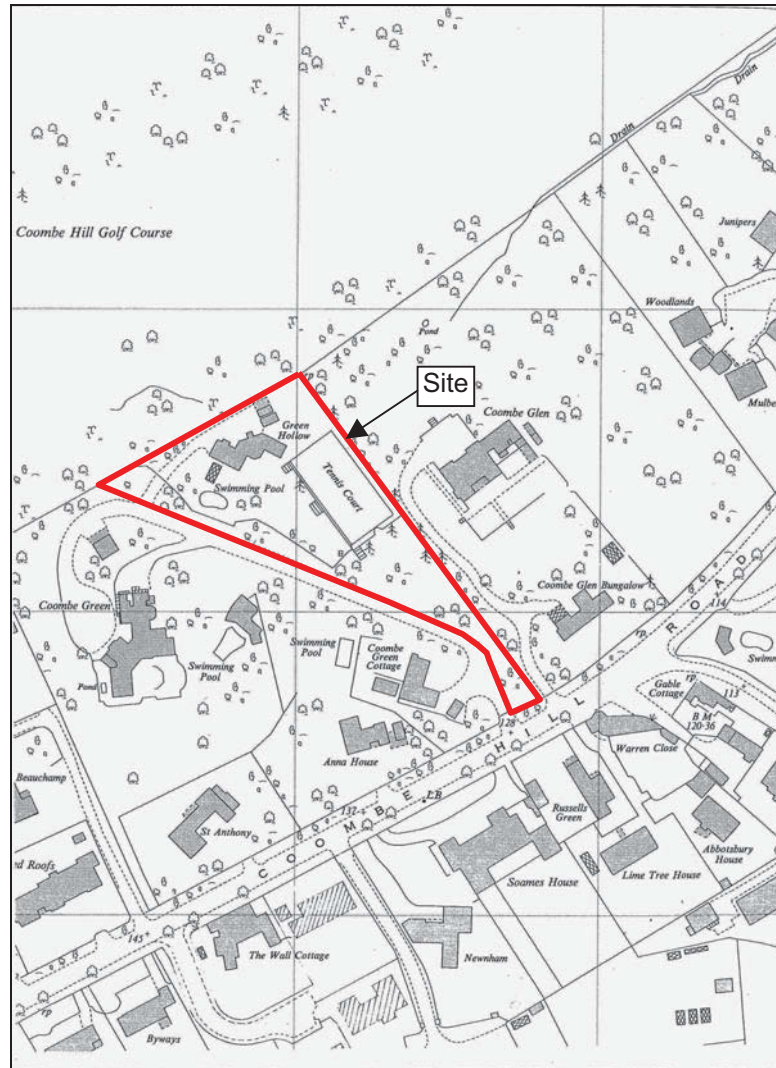


Figure 15: Extract from the 1967 edition Ordnance Survey map (*Scale = 1: 2,500*)



Figure 16: Extract from the 1992 edition Ordnance Survey map (*Scale = 1: 2,500*)

4 Walk-Over Survey

4.1 As part of the assessment a walk-over survey of the site was undertaken on 6th December 2007, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by GLAAS.

4.2 *Extent, Access and Present Use*

4.2.1 The site comprises an area of land between Coombe Hill Road and Coombe Hill Golf Course (Figure 2). It is approximately triangular in shape and the north end, adjacent to the golf course is occupied by a building named *Green Hollow* (Plot 1). The south part of the site (Plot 2) is currently undergoing development and is the subject of this assessment (Plates 1 – 4).

4.2.2 The natural terrain falls from west to east as the land drops from the elevated area of Coombe/Kingston Hill, to the west. The topography of the site has been modified and the east side of the site has been terraced, probably at the time of the construction of the tennis court (above, section 3.3.6). The natural slope of the terrain can be seen on the west side of the site and is visible in Plate 5.

4.2.3 The principal access route is from the south, from Coombe Hill Road (Figure 2). Additional pedestrian access is available from the west, via a shared driveway from the adjacent property. The site boundaries are currently defined by temporary timber fences and the area is currently a construction site.

4.2.4 A number of mature trees are present, notably in the north part of the site, which are being retained as part of the development (Plate 7). A detailed survey of the trees and ecology has not been undertaken for the purposes of this assessment.

4.3 *Buildings*

4.3.1 A single detached house, named *Green Hollow*, is situated in the north part of the site and was constructed prior to 1967 (Plate 6). It comprises a two storey brick built building with a hipped gabled tiled roof and casement windows.

4.4 *Services*

A number of service runs were noted, but a detailed service survey was not undertaken for the purposes of this assessment.

4.5 Footing Trenches

- 4.5.1 The development has commenced prior to the completion of this assessment and ground reduction for the construction of the new building had taken place. A number of footing and service trenches had been excavated in the central part of the site (Plate 8).
- 4.5.2 The opportunity was taken to make a brief visual examination of the trenches for any immediately visible archaeological features. The natural strata was visible but extensive truncation and disturbance had taken place and no archaeological features were observed.



Plate 1: General view across the site looking southeast



Plate 2: View of the former tennis court area, looking southeast



Plate 3: View of the central part of the site, looking south



Plate 4: View of the east part of the site, looking south east



Plate 5: General view of the site of the site, looking northwest.
(the slope of the terrain is visible on the left)



Plate 6 : Green Hollow (Plot 1)



Plate 7: View of the northwest part of the site, with tree to be retained



Plate 8: Trench on the northwest side of the site

5 Statutory Constraints on Development

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

5.2 *Archaeological Priority Areas*

The site lies within an area designated by the local planning authority as an *Archaeological Priority Area* (Figure 5).

5.3 *Scheduled Ancient Monuments*

The site does not contain any scheduled ancient monuments.

5.4 *Listed Buildings*

No listed buildings are present on the site.

Three *Listed Buildings* are situated close to the south side of the site, on the south side of Coombe Hill Road. These comprise *Warren Close* (LB 436618), *Gable Cottage* (LB 436620) and the *Orangery* and an adjoining wall to the rear of *Soames House* (LB 203101).

6 Conclusions

- 6.1 The desk-based assessment has revealed that the site offers low archaeological potential. While it is possible that archaeological remains may have been present on the site, any such remains are likely to have been destroyed or severely disturbed by the construction of the tennis court during the 1930s and by *Green Hollow* in the 1950s or 1960s. The current phase of construction is likely to be causing further disturbance. While the occasional survival of individual isolated archaeological remains cannot be entirely discounted, it is unlikely that large quantities of archaeological remains or artefacts survive on the site. No listed buildings are present, but a number are present close to the south side, beyond Coombe Hill Road.
- 6.2 *Archaeological Potential of the Site*
- 6.2.1 Archaeological remains are not known on the site and the site is considered to offer low archaeological potential.
- 6.2.2 The site is situated within an area designated by the local authority as an *Archaeological Priority Area* (Figure 5). The priority area extends as far as the east side of the site and affords protection to the area of Kingston Hill, where a number of prehistoric and Roman sites and artefacts have been discovered. Foremost amongst these discoveries was a hoard of Roman coins, which were found at the west end of Coombe Hill Road c.200m west of the site (SMR 18870).
- 6.2.3 The site probably comprised open ground until the construction of *Coombe Green* during the mid 1930s. A swimming pool was excavated in the garden of *Coombe Green* (Plot 2), approximately on the footprint of the proposed new building and the excavation and terracing operations associated with the swimming pool are likely to have extensively damaged or destroyed any archaeological remains which may have been present. Similar disturbance is likely to have been caused by the construction of *Green Hollow* in the 1950s or 1960s. The south side of the site, away from the swimming pool, has not been subject to such a degree of disturbance and any archaeological remains which may be present in this area may have survived the development of *Coombe Green* in the 1930s.
- 6.2.4 *Green Hollow* is a mid 20th century building and is unlikely to be considered to be of major architectural significance. The Coombe Hill Road development contains a number of significant houses, including examples by the architects Stanley Ramsey and George Devey. A number of listed structures are situated close to the south side of the site.
- 6.3 The framework for the management of archaeological issues in the planning system is currently set out in the document PPG16 *Archaeology and Planning*. Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of the *Greater London Archaeological Advisory Service*.

7 Acknowledgements

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The assessment was managed for *ASC Ltd* by Bob Zeepvat BA MIFA. The research and walk-over survey were undertaken by David Fell BA MA MIFA. The report was prepared by David Fell and edited by Bob Zeepvat.

8 Sites and Monuments Data

Sites listed below are those within the study area, *i.e.* the site and a surrounding radius of *c.* 1km

SMR No	NGR	Period	Type	Description
165	TQ 2050 7050	Roman	Mosaic	Fragment of Roman mosaic
1502	TQ 2100 7100	Neolithic	Axe	Neolithic axe found on Coombe Hill
2646	TQ 1147 7022	Post-medieval	House	House
2697	TQ 2100 6980	Post-medieval	House	House on Trapps Lane
3092	TQ 2126 7013	Post-medieval	House	House
3165	TQ 2046 7070	-	-	Negative watching brief
3398	TQ 2100 7100	Prehistoric	Lithic implement	Worked flint pebble, probably from Coombe Hill
4087	TQ 2100 7100	Mesolithic	Axe	Mesolithic axe, probably from Coombe Hill
4309	TQ 205 706	Saxon/Medieval	Vessel	Saxon or medieval spouted pot
5758	TQ 2142 7007	Prehistoric	Flint Tools	Flint tools
8099	TQ 2065 6984	Post-medieval	Farmhouse	Early 19 th farmhouse on Coombe Lane West
8176	TQ 203 705	Neolithic	Axe	Neolithic Greenstone axe
8177	TQ 2150 7100	Neolithic/Bronze Age	Axe	Axe
10533	TQ 2090 6990	Medieval	Manor House	Manor house of Coombe, on Fitzgeorge Avenue, burnt AD1361-1382
13321	TQ 2032 7035	Neolithic	Occupation site	Neolithic pottery, pot boilers and hearth
17572	TQ 2090 6990	Post-medieval	Manor house	Post-medieval manor house on Fitzgeorge Avenue
18870	TQ 2100 7015	Roman	Coin hoard	Roman urn filled with coins found in 17 th century
23060	TQ 2044 7053	Prehistoric	Lithic working site	Eight flint flakes found in hollows/tree boles
23640	TQ 2163 7082	Post-medieval	Watermill	Probable site of water mill
23227	TQ 2122 6974	Medieval	Moat	Moated site east of Trapps Lane
28134	TQ 2091 7008	Post-medieval	Farmhouse	Coombe Hill Farmhouse
28661	TQ 2074 6998	Post-medieval	Gate lodge	Gate lodge on Coombe Lane
36435	TQ 2173 7089	Medieval	Pond/Leat	Medieval bank associated with fishpond, leat and mill pond
60283	TQ 2063 7063	-	-	Negative watching brief
60900	TQ 2071 7014	Prehistoric	Lithic Implement	Struck and burnt flint
60904	TQ 2071 7014	Prehistoric	Cultivation soil	Cultivation soil. Same as 60907
60907	TQ 2071 7014	Prehistoric	Cultivation soil	Cultivation soil. Same as 60904
62470	TQ 2094 7012	-	-	Negative watching brief on Golf Club Drive
64306	TQ 2085 7048	Prehistoric	Ditch	Ditch containing prehistoric artefacts identified during archaeological evaluation
64307	TQ 2085 7048	Mesolithic	Lithic Implement	Mesolithic flints. See also 64308 & 64309
64308	TQ 2085 7048	Neolithic-Bronze Age	Pottery	Bronze Age pottery found in ditch. See also 64307 and 64309
64309	TQ 2085 7048	Late Bronze Age/early Iron Age	Pottery	Iron Age pottery found in ditch. See also 64307 and 64308

64310	TQ 2085 7048	Prehistoric	Unclassified	Prehistoric worked flint and pottery
65930	TQ 2040 7010	Bronze Age	Lithic & pot	Bronze Age pottery and flint
66041	TQ 2094 7068	Mesolithic/ Neolithic	Axe	Mesolithic/Neolithic axe
71938	TQ 2100 7100	Roman	Settlement	Roman settlement
75246	TQ 2094 7069	-	-	Negative watching brief at Coombe Hill Golf Course
76111	TQ 20500 69900	Post-medieval	Made-ground	Redeposited soil associated with the construction of Coombe Conduit. Contained a single fragment of post-medieval pottery c.1600
76117	TQ 20410 70270	Modern	Linear feature	Features associated with 19 th /20 th quarrying
88208	TQ 20495 69841	Post-medieval	Listed building	Coombe Conduit. Conduit House, part of water supply system to Hampton Court Palace

9 References

Standards & Specifications

IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.

IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.

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10 Cartographic Sources

The following maps and plans were consulted in the course of this assessment:

Date	Reference and Description
1703	Morden's Map of Surrey
c.1805	OS 1 inch map sheet 176. Cassini edition
1823	Greenwoods Map of Surrey
1840	Tithe Map of the parish of Kingston-upon-Thames
1871	Ordnance Survey 1: 2,500 scale map
1897	Ordnance Survey 1: 2,500 scale map
1913	Ordnance Survey 1: 2,500 scale map
1933	Ordnance Survey 1: 2,500 scale map
1940	Ordnance Survey 1: 2,500 scale map
1953	Ordnance Survey 1: 2,500 scale map
1967	Ordnance Survey 1: 1,250 scale map
1992	Ordnance Survey 1: 1,250 scale map
1998	British Geological Survey 1: 50,000 scale geological map no. 270
2001	Ordnance Survey 1: 25,000 Explorer Series map, sheet no. 161
2007	Ordnance Survey 1: 10,000 Landplan data