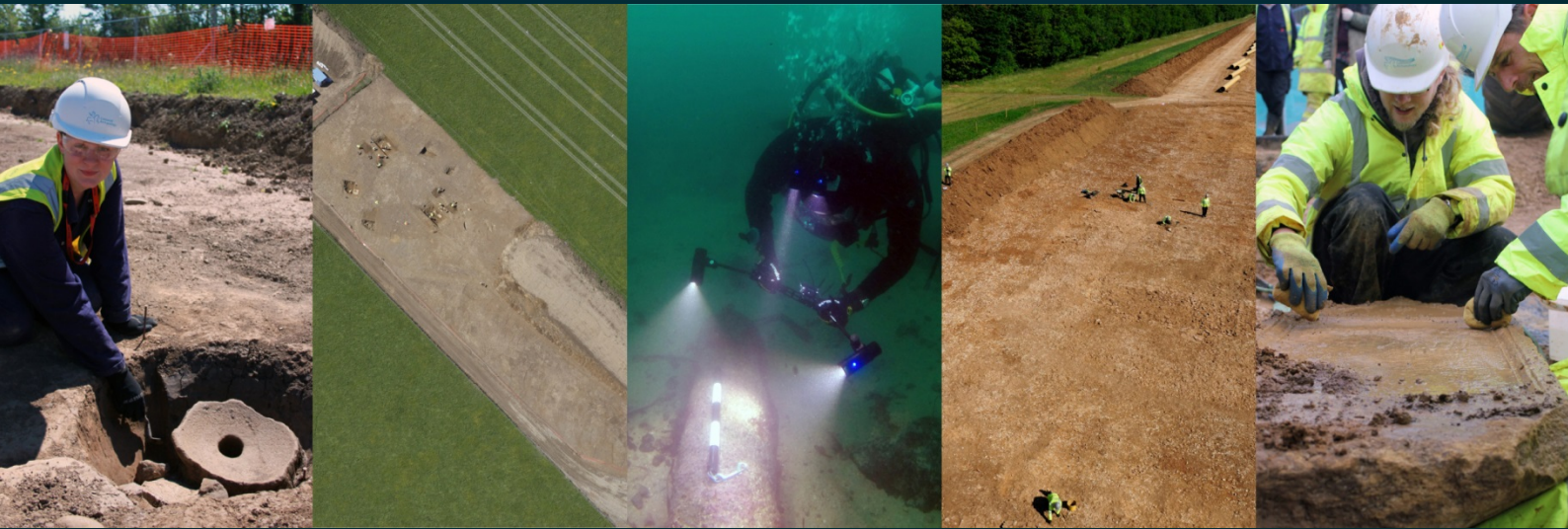


**Eden House,
62 - 68 Eden Street
Kingston upon Thames**

Archaeological Evaluation



for
Mountleigh Brompton Limited

EDH16

CA Project: 770352
CA Report: 16167

April 2016



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62 - 68 Eden Street,
Kingston upon Thames,

Archaeological Evaluation

EDH16

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Document Control Grid						
Revision	Date	Author	Checked by	Status	Reasons for revision	Approved by
A	16.03.16	Joe Whelan	DDR	Internal review	Edits	REG
B	23.03.16	Joe Whelan	DDR	Draft for issue	Edits	REG
C	07.04.16	Joe Whelan	DDR	FINAL	Approved by GLAAS HE	Laura O'Gorman HE

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Fig. 1 Site location plan

Fig. 2 Trench location plan showing archaeological feature

Fig. 3 Trench 1: section and photograph



SUMMARY

Project Name: Eden House, 62 – 68 Eden Street,
Location: Kingston upon Thames, Surrey
NGR: TQ 1816 6918
Type: Evaluation
Date: 15 March 2016
Planning Reference: 15/12343/FUL
Location of Archive: The London Archaeological Archive and Research Centre
Site Code: EDH16

An archaeological evaluation was undertaken by Cotswold Archaeology in March 2016 at 62 - 68 Eden Street, Kingston upon Thames, Surrey.

A single trench was excavated revealing modern truncation across the trench with an 18th century pit located at the eastern end of the trench beneath the modern overburden. No finds or features predating the 18th century were recorded. No further evidence of 14th Century medieval pottery kilns identified in excavations immediately to the north were shown to be present or extend into the site.



1. INTRODUCTION

1.1 In March 2016 Cotswold Archaeology (CA) carried out an archaeological evaluation for Mountleigh Brompton Limited at Eden House, 62 – 68 Eden Street, Kingston upon Thames, Surrey TQ 1816 6918; Fig. 1).

1.2 The evaluation was undertaken to accompany a planning application (Ref: 16/12343/FUL). Planning consent on the full application for the site has been granted by the London Borough of Kingston-upon-Thames, the local planning authority (LPA). The approved application includes for the demolition of the existing retail/office building (on the west of the site) and redevelopment, to provide a mixed use building with retail (Class A1), financial and professional services (Class A2), café or restaurant (Class A3) at ground and basement levels, as well as 37 apartments (Class C3) with associated ground floor parking.

The granting of consent is subject to a condition (Condition 9) which relates to archaeology and states:

No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme and report of archaeological evaluation in accordance with a written scheme which has been submitted to and approved by the LPA.

If heritage assets of archaeological interest are identified by the evaluation report, then before development, other than demolition to existing ground level, commences the application shall secure the implementation of a programme of archaeological investigations in accordance with a written scheme of investigation which has been submitted to and approved in writing by the LPA. No development or demolition shall take place other than that in accordance with the written scheme of investigation.

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 and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

1.3 The evaluation was undertaken in accordance with a detailed *Written Scheme of Investigation* (WSI) produced by CA (2016) and approved by Laura O’Gorman, Assistant Archaeological Advisor at GLAAS the archaeological advisor to the LPA, to address Condition 9 and has been guided in its composition by the *Standard and Guidance for Archaeological Field Evaluation* (ClfA 2014), the *Management of Archaeological Projects 2* (English Heritage 1991), the *Management of Research Projects in the Historic Environment (MORPHE): Project Manager’s Guide* (English

Heritage 2006), the Greater London Archaeology Advisory Service (GLAAS): Guidelines for Archaeological Projects in Greater London (April 2015).

The site

- 1.4 The site lies on the corner of Eden Street (to the immediate west) and Lady Booth Road (to the south) with modern buildings to the immediate west, north and east. The site 62 – 68 Eden Street currently includes a 1960s retail/office building in the west, with an associated, small vehicle parking area on the east of the site.
- 1.5 The site slopes steeply down to the west to facilitate basement access to the building to the immediate west of the site. The site lies at c. 5.2m above Ordnance Datum (aOD) at the west end, rising to modern ground/street level at the east end at c. 9.1m aOD. The topography of the site would strongly indicate that there would be increasing levels of truncation to the west of the site, of any potential archaeological deposits and features.
- 1.6 The underlying geology of the site comprises gravel and sand deposits of the Reading and Woolwich Beds overlying the London Clay Formation.

2 ARCHAEOLOGICAL BACKGROUND

- 2.1 The archaeological and historical background to the site has been outlined in an Archaeological Desk-based Assessment for a contiguous site to the immediate north of the current site (CgMs October 1998; revised 2005 and 2011). A summary of the potential is presented below.
- 2.2 The site lies within an Archaeological Priority Zone. The main areas of potential on the site summarised from the Archaeological Desk-based assessment are
 - Prehistoric - moderate potential for remains
 - Roman - very good potential
 - Saxon - very good potential
 - Medieval - very good potential
 - Post-medieval - very good potential

Quaker Burial Ground

- 2.3 A Quaker burial ground is located only 40m to the immediate north of the current site. The Quaker community in Kingston appears to have been well established by the 1650's holding well attended meetings at the home of meal merchant John Fielder. In 1663 the community purchased a plot of land in London Road for use as a burial ground and in 1673 the first Quaker meeting house was established in Kingston, probably at the corner of Eden Street and Union Street (CgMs 1998). The burial ground was in use from 1664 to 1814 and a total of 497 burials were recorded. It fell out of use when the 78 Eden Street burial ground was established. Prior to the development of the 84 London Road site in 1997 the burial ground was archaeologically excavated (Kirk 1997). It is clear from the exhumers record that all known burials have been removed from the burial ground.

70-76 Eden Street - medieval pottery kilns

- 2.4 Prior to the development of the (then) existing buildings at 70-76 Eden Street an archaeological excavation was undertaken in 1993. A total of four 14th century medieval Surrey Whiteware kilns were exposed and excavated (MOL 1999). All were disturbed by later activity and the kilns were dug directly in to the natural brickearth. A substantial quantity of Kingston-type Surrey Whiteware pottery waster material, including many intact vessels, was retrieved from the kiln interiors, stoking pits and waster pits.
- 2.5 The majority of the pottery assemblage represented was waster material, in the form of small and large jugs and cooking pots. The waster and kiln assemblage has made an important contribution to the variety of forms known to have been produced in Kingston-type ware; to the dating of some previously known forms; and to the understanding of the development of kiln technology (MOL 1999).
- 2.6 During the kiln excavations low concentrations of residual finds from the prehistoric, Roman and Saxo-Norman periods were recovered. These included prehistoric flintwork, Roman ceramic building material and early medieval pottery (c. 1050-1150), all suggestive of activity from those periods in the immediate vicinity (MOL 99).

Geotechnical Data

- 2.7 There are records of two geotechnical surveys on land adjacent to 78 Eden Street, only 40m north of the current site. The first was undertaken in 2005 in advance of a

proposed new meeting hall and comprised three hand dug test pits and five boreholes (BSL 2005), all located around the edge of the existing Quaker meeting house. The five boreholes all recorded made ground over river terrace gravels – four at between 0.90m and 1.40m depth and one showing deeper disturbance to 2.30m depth. The three hand dug test pits were adjacent to existing walls to check foundation depths.

- 2.8 The second geotechnical investigation was undertaken on the same site in September 2011, after the exhumation of the burial ground, and consisted of one borehole and three hand dug trial pits (BSL 2011). The trial pits were in the area of the burial ground and all showed modern disturbance to depths of 0.85m to 1.50m, onto clayey sandy gravel natural. This reflects the method of exhumation via sequential trenches down to the natural sands and gravels. The borehole was just beyond the south-east boundary of no. 78 and showed disturbed ground with coal to a depth of 2.20m.

3. ARCHAEOLOGICAL OBJECTIVES

- 3.1 The purpose of the evaluation was to provide information to determine the date, nature, extent and state of preservation of any archaeological deposits within the area of the proposed redevelopment. The fieldwork can be employed to provide the detailed information necessary to mitigate the effects of development.
- 3.2 The specific research aims of the project are;
- a) To determine if archaeologically significant levels have survived on the site.
 - b) To assess any possible evidence related to the medieval pottery kilns recorded on the adjacent 70-76 Eden Street site.
 - c) To assess evidence for survival of prehistoric, Roman and early medieval finds and/or remains.
 - d) To provide information in order to draw up an appropriate mitigation strategy if required, for further stages of archaeological work to fulfil Condition 9.
 - e) The potential and significance of any such deposits located will be assessed according to the research priorities such as set out in English Heritage Research Agenda (English Heritage 2005) or any more local or thematic research priorities such as A Research Framework for London's Archaeology (MoLAS 2003) as necessary.

- 3.3 The information gathered will enable GLAAS acting on behalf of the LPA to identify and assess the particular significance of the site's heritage resource, consider the impact of the proposed development upon that significance, and develop plans to avoid or minimise conflict between heritage resource conservation and any aspect of the development proposal, in line with the *National Planning Policy Framework* (DCLG 2012). These plans may include a requirement for further stages of archaeological work in order to satisfy Condition 9.

4. METHODOLOGY

Standards and Guidance

- 4.1 The evaluation was undertaken in compliance with the standards outlined in the Institute for Archaeologists' Standard and Guidance for Archaeological Evaluations (ClfA 2014), and with the Greater London Archaeology Advisory Service: Guidelines for Archaeological Projects in Greater London (April 2015). The April 2015 GLAAS Guidance states:

2.3.6 Archaeological evaluation is often only the first stage of a programme of work and all parties should be aware of the possibility of a requirement for further archaeological investigation or preservation in situ. Written Schemes of Investigations will include a statement to the effect that if significant archaeological remains are identified in the initial phase of works, a programme of mitigation, which may include elements of preservation in situ, excavation or conservation, will be required in accordance with an agreed revised Written Scheme of Investigation.

2.3.8 GLAAS expects the use of overarching written schemes for larger projects that will have several phases, or that will take place over an extended period of time (for example quarries, major development projects, infrastructure projects). Phase or area specific methodologies may be needed to supplement the wider document.

- 4.2 The site recording system (*CA Technical Manual 1: Fieldwork Recording Manual* (2013) complied with those advocated in the *Archaeological Site Manual* (Museum of London Archaeology Service, 1994). A unique site code (EDH16) was obtained by the archaeological contractor from the London Archaeological Archives and

Research Centre and confirmed to GLAAS in advance of the commencement of fieldwork.

- 4.3 The fieldwork comprised the excavation of a single trench in the location shown on the attached plan (Fig. 2). The Trench was set out on OS National Grid (NGR) co-ordinates using Leica GPS and surveyed in accordance with CA Technical Manual 4 *Survey Manual*.

Evaluation Fieldwork Methodology

- 4.4 The evaluation comprised the excavation of a single trench measuring 10m by 1.8m. The trench dimensions and layout are shown on Figure 1. The trench was located at the top of a west to east sloping ramp which formerly served as the car parking area for Eden House. The west end of the trench was located at 8.70m above Ordnance Datum (aOD) falling to a height of 7.40m aOD at the east end.
- 4.5 The trench was scanned for live services by trained staff using CAT and Genny equipment in accordance with the *Safe System of Work for Avoiding Underground Services*. Two electrical services were found to cross the trench. As a consequence the trench was in effect split into two halves leaving the central live service undisturbed. The second service to the west of the trench resulted in the trench being foreshortened by up to 0.50m to avoid its location. The final “as dug” trench plan was recorded with GPS.
- 4.6 Before the trench could be excavated a mechanical excavator equipped with a breaker was used to fracture the reinforced concrete, the concrete was then removed using a toothed bucket, once that had been achieved a toothless grading bucket was used to excavate the trench. All machining was conducted under constant archaeological supervision. The trench was stepped slightly to the north to retain a safe working zone as a result of the large quantities of spoil stored within the limited available space.
- 4.7 Each context was recorded on *pro-forma* trench and context sheets complete with written and measured descriptions. The trench including feature 103 was electronically planned using a Leica 1200 series GPS. A hand drawn section (scale 1:10) was also produced. A unique site code (EDH16) was obtained by the CA from

the London Archaeological Archives and Research Centre and confirmed to GLAAS in advance of the commencement of fieldwork.

- 4.8 A full photographic record was maintained using digital cameras equipped with an image sensor in excess of 10 megapixels. These digital images are subject to managed quality control and curation processes which will embed appropriate metadata within the image and ensure long term accessibility of the image set.
- 4.9 Following the completion of the excavation and recording, the trench was safely backfilled with the excavated arisings. The backfilling was undertaken once the trench had been signed off by GLAAS.
- 4.10 Deposits were assessed for their palaeoenvironmental potential in accordance with CA Technical Manual 2: *The Taking and Processing of Environmental and Other Samples from Archaeological Sites* as a consequence no deposits were identified that required sampling. All artefacts recovered were processed in accordance with Technical Manual 3 *Treatment of Finds Immediately after Excavation*.
- 4.11 The archive and the single artefact from the evaluation are currently held by CA at their offices in Andover. Subject to the agreement of the legal landowner the site archive will be deposited with the London Archaeological Archive and Research Centre (the LAARC). A summary of information from this project, set out within Appendix C, will be entered onto the OASIS online database of archaeological projects in Britain.

5. RESULTS (FIGS 2-3)

- 5.1 This section provides an overview of the evaluation results; detailed summaries of the recorded contexts and finds are to be found in Appendices A and B respectively.

Trench 1 (Figs 2 & 3)

- 5.2 The natural yellow brown clayey sand brickearth with flint gravels (102) was revealed at a depth of 0.40m to 0.55m below ground level (BGL). The brickearth lay directly below the crushed c.0.20m to 0.35m in depth hardcore sub-base (101), for the overlying c.0.20m in depth modern reinforced concrete carpark surface (100). The depth of the modern surface/overburden to the top of the brickearth was a

consistent depth along the whole length of the trench despite being located on the sloping ramp, apart from at the eastern end of the trench where the brickearth had been truncated by an 18th century pit (103)

- 5.3 At the eastern end of the trench pit 103 was recorded, which directly underlay the hardcore sub-base (101). The pit (103) measured 2m in length, by 1.8m in width (within the confines of the trench) and 1.1m in depth and extended beyond the limits of the trench with only its western edge being revealed within the trench. The fill consisted of 104, a dark brown clayey silt with common inclusions of flint gravel; degraded fragments of ceramic building material tile and charcoal were noted. Lenses of yellowy brown silty clay were also noted. A single sherd of glazed mid 17th to 18th centuries Tin-glazed earthenware was collected from the base of this feature.

6. THE FINDS

- 6.1 Artefactual material from evaluation was hand-recovered from one deposit (pit fill 104). The recovered material dates to the post-medieval period. Quantities of the artefact types recovered are given in Appendix B. The pottery has been recorded according to sherd count/weight per fabric. Fabrics correspond to the London pottery type series codes as defined by MOLA (2014).

Pottery: post-medieval

- 6.2 Fill 104 of pit 103 produced a bodysherd of Tin-glazed earthenware (TGW) in good condition. This ware type is dateable to the mid 17th to 18th centuries.

7. DISCUSSION

- 7.1 The evaluation failed to find any archaeological deposits with the exception of a large post medieval 17 to 18th century pit located at the top of the access ramp at the eastern end of the trench. The majority of the trench revealed the site had been truncated down onto and through the natural geology probably in the 1960's at the time of the construction of Eden House.
- 7.2 As the trench was located some 20m south of the 14th century medieval Surrey Whiteware pottery kilns, excavated in the 1990's, it was anticipated that further

evidence of these might possibly extend into the site. However no evidence of this medieval activity could be identified and the trench was shown to be devoid of archaeological features beyond the 18th century pit at the eastern end of the trench.

8. CA PROJECT TEAM

Fieldwork was undertaken by Joe Whelan, assisted by Tony Brown. The report was written by Joe Whelan. The finds evidence reports were written by Jacky Sommerville. The illustrations were prepared by Leo Heatley. The archive has been compiled by Andrew Donald, and prepared for deposition by Hazel O'Neill. The project was managed for CA by Damian De Rosa

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APPENDIX A: CONTEXT DESCRIPTIONS

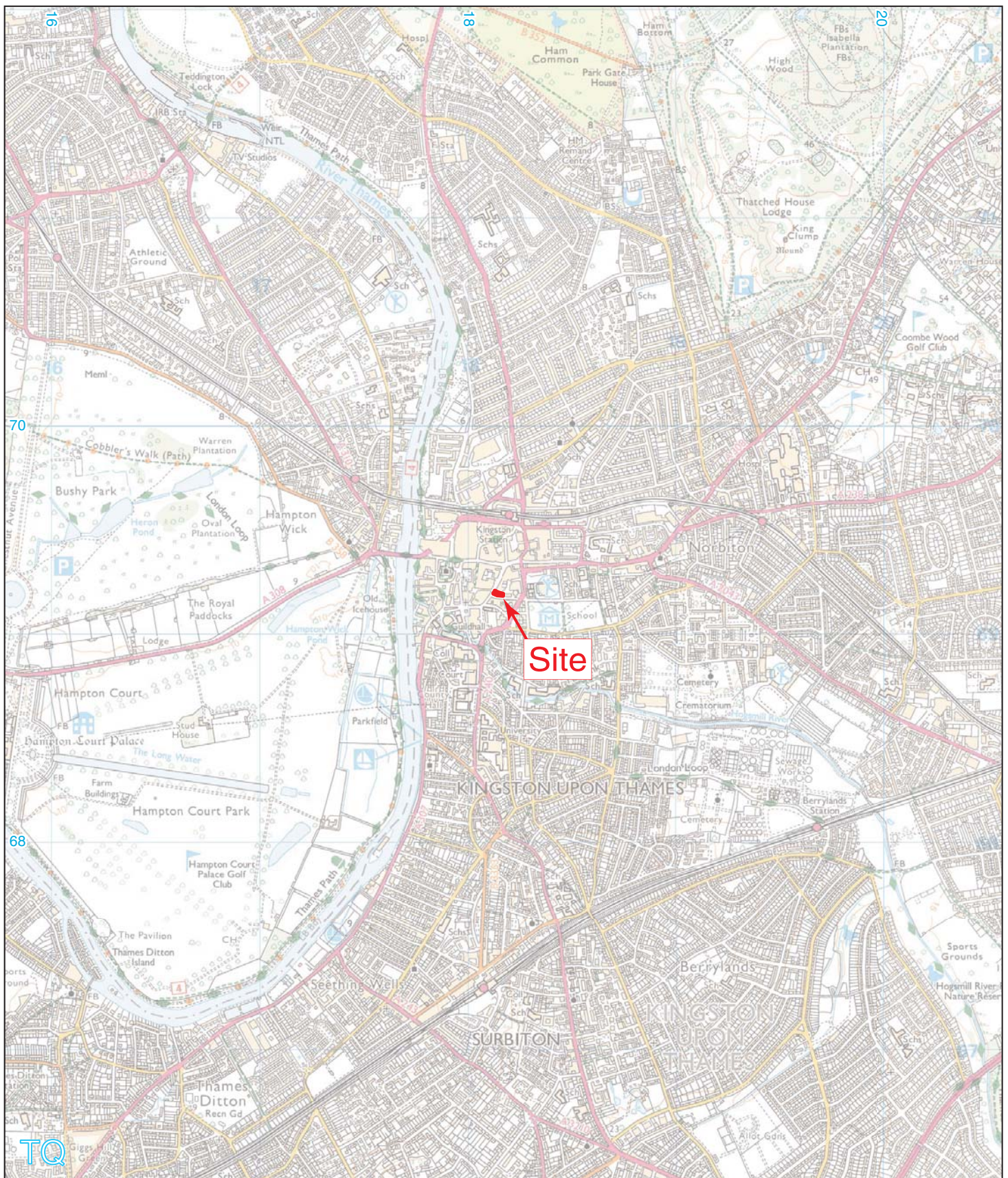
Trench No.	Context No.	Type	Fill of	Context interpretation	Description	L (m)	W (m)	Depth/ thickness (m)
1	100	Layer	-	Car park surface	Reinforced concrete	-	-	0 – 0.18
1	101	Layer	-	Sub-base	Crushed hardcore / CBM	-	-	0.18 - 0.38
1	102	Layer	-	Natural	Mid yellowy brown brickearth with clayey sands / flint gravels			0.38+
1	103	Cut	-	Modern Pit	Modern pit, extends out of trench to the east	2 +	1.8+	1.10
1	104	Fill	103	Pit fill	Dark brown compacted clayey silt with common inclusions of gravel, CBM and charcoal, with lenses of yellowy brown silty clay	2 +	1.8+	1.10

APPENDIX B: THE FINDS

Context	Category	Description	Fabric Code	Count	Weight (g)	Spot-date
104	Post-medieval pottery	Tin-glazed earthenware	TGW	1	4	MC17-C18

APPENDIX C: OASIS REPORT FORM

PROJECT DETAILS	
Project Name	Eden House, 62 – 68 Eden Street, Kingston upon Thames, Surrey
Short description (250 words maximum)	An archaeological evaluation was undertaken by Cotswold Archaeology in March 2016 at 62 - 68 Eden Street, Kingston upon Thames, Surrey. A single trench was excavated revealing modern truncation across the trench with an 18th century pit located at the eastern end of the trench beneath the modern overburden. No finds or features predating the 18th century were recorded. No further evidence of 14th Century medieval pottery kilns identified in excavations immediately to the north were shown to be present or extend into the site.
Project dates	15 march 2016
Project type (e.g. desk-based, field evaluation etc)	Evaluation
Previous work (reference to organisation or SMR numbers etc)	None
Future work	Unknown
PROJECT LOCATION	
Site Location	Eden House, 62 – 68 Eden Street, Kingston upon Thames, Surrey
Study area (M ² /ha)	
Site co-ordinates (8 Fig Grid Reference)	TQ 1816 6918
PROJECT CREATORS	
Name of organisation	Cotswold Archaeology
Project Brief originator	
Project Design (WSI) originator	Cotswold Archaeology
Project Manager	Damian de Rosa
Project Supervisor	Joe Whelan
MONUMENT TYPE	none
SIGNIFICANT FINDS	none
PROJECT ARCHIVES	
	Intended final location of archive (museum/Accession no.) Recipient of each type of archive
	Content (e.g. pottery, animal bone etc) Indicate the contents of each archive box
Physical	London Archaeological Archive and Research Centre
Paper	London Archaeological Archive and Research Centre
Digital	London Archaeological Archive and Research Centre
	ceramic
	Trench sheets, Context sheets
	digital photos, survey data
BIBLIOGRAPHY	
CA (Cotswold Archaeology) 2016 <i>Eden House, 62 – 68 Eden Street, Kingston upon Thames, Surrey: Archaeological Evaluation</i> . CA typescript report	



Andover 01264 347630
 Cirencester 01285 771022
 Exeter 01392 826185
 Milton Keynes 01908 564660
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 62 - 68 Eden Street
 Kingston-upon-Thames, Surrey

FIGURE TITLE
 Site location plan



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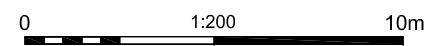
DRAWN BY LJH PROJECT NO. 770352
 CHECKED BY LM DATE 23/03/16
 APPROVED BY DDR SCALE@A4 1:25,000

FIGURE NO.

1



- site boundary
- evaluation trench
- archaeological feature
- modern
- section location



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Cloucester 01285 771022
Exeter 01392 826185
Milton Keynes 01908 564660
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
62 - 68 Eden Street
Kingston-upon-Thames, Surrey

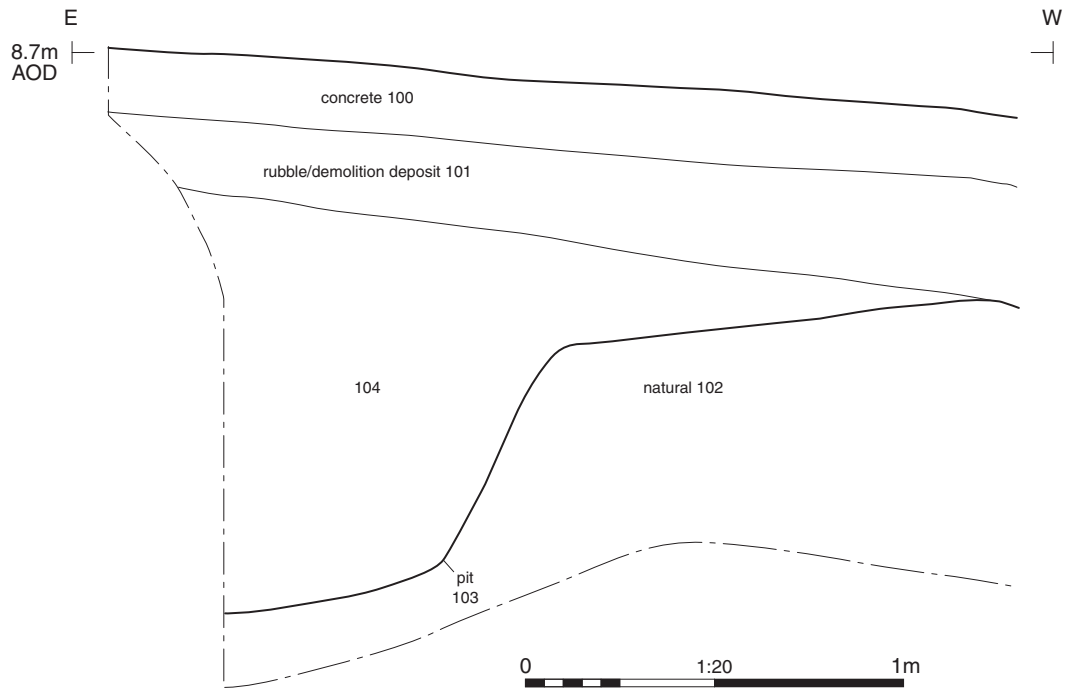
FIGURE TITLE
Trench location plan showing
archaeological feature

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CHECKED BY	LM	DATE	23/03/2016	2
APPROVED BY	DDR	SCALE@A3	1:200	

P:\770352 - Eden House, Eden Street, Kingston - Upton - Thames - Evall\Illustration\Drawings\770352 - Eden St Kingston-upon-Thames - Fig2.dwg

TQ

Section AA



Pit 103, facing south-east (1m scale)



Andover 01264 347630
 Cirencester 01285 771022
 Exeter 01392 826185
 Milton Keynes 01908 564660
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

62 - 68 Eden Street
 Kingston-upon-Thames, Surrey

FIGURE TITLE

Trench 1: section and photograph

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 APPROVED BY DDR SCALE@A4 1:20

FIGURE NO.

3

Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Kemble Enterprise Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Exeter Office

Unit 8
Basepoint Business Centre
Yeoford Way
Marsh Barton Trading Estate
Exeter
EX2 8LB

t: 01392 826185

Milton Keynes Office

41 Burners Lane South
Kiln Farm
Milton Keynes
Buckinghamshire
MK1 3HA

t: 01908 564660

