

Eagle Brewery Wharf Archaeological Desk-Based Assessment

Kingston London Borough Council

28 February 2024

LICHFIELDS

LICHFIELDS

Lichfields is the pre-eminent planning and development consultancy in the UK

We've been helping create great places
for over 60 years.

lichfields.uk

© 2023 Nathaniel Lichfield & Partners Limited (trading as "Lichfields"), All Rights Reserved, is registered in England, no. 2778116.
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.
Formatted for double sided printing.
Plans based upon Ordnance Survey mapping with the permission of His Majesty's Stationery Office.
© Crown Copyright reserved. Licence number 10007707
66042/02/MLW/MRi
26878473v6

Contents

1.0	Introduction	1
	Origins and scope of report	1
	Proposed Development	1
	Aims and Objectives	1
	Assumptions and Limitations	2
2.0	Methodology	3
	Assessing Significance and Potential	3
	Assessing Potential	4
3.0	Relevant Legislation, Policy and Guidance	6
	National Planning Policy Framework (2021)	6
	Planning Practice Guidance (PPG) updated 2021	6
	Local Policy	7
	Local Guidance	7
4.0	Baseline Conditions	9
	Introduction	9
	Site and study area	9
	Geology and Topography	9
5.0	Archaeological Baseline	12
	Previous Archaeological Investigations	12
	Designated Heritage Assets	14
	Non-Designated Heritage Assets	14
	Archaeological and Historic Background	14
6.0	Potential and Significance	27
	Survival	27
	Statement of Potential and Significance	28
7.0	Potential Effects	30
	Proposals	30

Effects on non-designated archaeological assets and unknown archaeological remains 31

8.0 Conclusions and Recommendations 32

Conclusion 32

Recommendations 32

1.0 Introduction

Origins and scope of report

- 1.1 The Royal Borough of Kingston upon Thames has commissioned Lichfields to produce a desk-based assessment (DBA) to support the proposed development of the Eagle Brewery Wharf site in Kingston upon Thames, Surrey, KT1 1HL (NGR TQ 17763 69039), hereafter referred to as the “site”). This DBA has been produced in accordance with the requirements of the National Planning Policy Framework (NPPF)¹, and local planning policies, and in accordance with MHCLG planning practice guidance, and standards and guidance produced by the Chartered Institute for Archaeologists (CIfA)², Historic England³ and the Greater London Archaeological Advice Service.
- 1.2 This report deals solely with buried archaeological heritage assets and does not cover built heritage assets (such as listed buildings), except where such discussion aids the interpretation of the buried heritage resource, or where buried fabric is likely to be affected by proposals. Setting issues affecting the historic built environment are not discussed in this report. Issues affecting the historic built environment are addressed in the separate heritage statement also prepared by Lichfields.
- 1.3 The information presented within this document is correct at the time of writing to the best knowledge of the author, within the limits imposed in dealing with historic materials and mapping. The archaeological resource is by its nature an unknown resource prior to confirmation through site investigations.

Proposed Development

- 1.4 The proposed development on this site is for a series of public realm improvements at Eagle Brewery Wharf in Kingston-upon-Thames. This development will contribute to the emerging plan for Kingston town centre, which is called, ‘*Your vision, our future*’ and prioritises a greener, cleaner, and safer metropolitan hub. The designs will increase the number of trees and vegetation within the site, redesign the available public seating and introduce landscaping with the aim of transforming it into a hub for all ages to socialise and engage in informal community events. The proposed scheme also aims to increase visual links between the site, town centre and the River Thames. A detailed description of the proposal is set out at Section 7 of this report.
- 1.5 The proposed scheme will require intrusive works within the site up to a maximum depth of 1.5m below ground level.

Aims and Objectives

- 1.6 The purpose of this DBA is to determine the significance of any heritage assets affected by the Proposed Development and assess the impact of the Scheme on this significance. The objectives are to:
- 1 Identify the presence of known designated and non-designated archaeological assets and the potential for unknown archaeological assets that may be impacted by the proposed development;

¹ Ministry of Housing, Communities & Local Government. 2021. *National Planning Policy Framework*.

² Chartered Institute for Archaeologists. 2014. *Standard and guidance for historic environment desk-based assessment*.

³ Historic England. 2017. *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)*.

- 2 Assess the significance of any archaeological assets identified;
- 3 Assess the likely impact on the significance of identified archaeological assets from the proposed development; and
- 4 Provide recommendation for an appropriate mitigation strategy aimed at removing/reducing the impact of the proposed development upon the significance of identified archaeological assets.

Assumptions and Limitations

- 1.1 The following assumptions were applied to translate effects on heritage significance/harm in NPPF terminology into the above framework:
- 1 Archaeological potential has been considered in relation to the pattern and significance of known assets (drawn from the Greater London Historic Environment Record) in the vicinity and site land use history to understand level of potential and likely effects.
 - 2 The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and grey literature reports). It has been assumed that this information is reasonably accurate unless otherwise stated.
 - 3 The depths of the intrusive works associated with the proposed landscaping and works have been advised by the project landscape architect, Farrer Huxley.

2.0 Methodology

- 2.1 In order to assess the significance and potential for archaeological assets, the site is placed into its full archaeological and historic context. This was achieved through collecting data within a 250-metre study area around the site outline. The data was obtained from principal sources, in this instance the Greater London Historic Environment Record (HER), which provides information on non-designed archaeological assets (including monuments, buildings and findspots) and past archaeological investigations (events) (both shown on separate plans at Appendix 2). Information on statutorily designated assets was obtained from the National Heritage List for England (NHLE) digital dataset.
- 2.2 The HER dataset is managed and maintained by the Greater London Archaeological Advice Service (GLAAS). The National Heritage List for England (NHLE) is managed and maintained by Historic England (HE).
- 2.3 The following additional sources were also be examined:
- Tithe mapping provided by Genealogy.co.uk
 - Promap: Digital historic Ordnance Survey maps from the 1st edition to present
 - British Geological Survey (BGS): Online digital solid and superficial geological data and historic borehole records
 - Documentary sources – Published histories, site reports, and monographs
 - Internet Sources: Web-published material, including local planning authority planning policies, conservation area information, and information on designated assets.
- 2.4 The locations of known designated and non-designated archaeological assets within the study area are shown on plans at Appendix 2 and are to be cross-referenced with the gazetteer at Appendix 1. The study area contains a number of listed buildings, however, as this assessment deals solely with buried archaeological assets, only those within the site will be referenced.
- 2.5 All distances quoted will be to the nearest 5 meters.

Assessing Significance and Potential

- 2.6 Historic England's Conservation Principles sets out HE's guidance on possible ways to define significance and is broadly consistent with the definition for Significance outlined in NPPF. The significance of a heritage asset lies in its value to the current and future generations due to its heritage interest, be it archaeological, architectural, artistic, or historic. The determination of the significance of an asset, whether it is designated or non-designated, is based on one or more of its values as outlined by HE, using professional judgement. The four principal values are:
- **Evidential value:** the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
 - **Aesthetic value:** this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;

- **Historical value:** the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- **Communal value:** this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

2.7 The heritage importance of the potential archaeological remains is then assigned a level of importance. This will always be a matter of professional judgment by the assessor, but any existing designation categories can provide guidance. Accordingly, the following levels of importance have been accorded to the various designation types and non-designated heritage assets. This should be seen as a starting point. There may be instances where the particular characteristics of a specific asset merit a different category and, if so, this will be set out in the assessment.

Table 2.1 Factors for assessing the value of archaeological assets

Importance	Designation types
Very High	World Heritage Sites (including nominated sites). Archaeological assets of acknowledged international importance. Archaeological assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated archaeological assets of schedulable quality and importance. Archaeological assets that can contribute significantly to acknowledged national research objectives.
Medium	Archaeological assets that contribute to regional research objectives.
Low	Archaeological assets of local importance. Archaeological assets of limited value, but with potential to contribute to local research objectives.
Negligible	Archaeological assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained

Assessing Potential

2.8 Buried archaeological evidence is, by its very nature, an incompletely known quantity which can never be fully identified during a desk-based assessment. The assessed potential is based on available evidence, but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork, typically through non-intrusive (e.g. geophysical, LiDAR), or intrusive (archaeological, geoarchaeological evaluation) survey.

2.9 A site’s archaeological potential is calculated using professional judgement and knowledge. It is assessed by a considering the archaeological remains expected to exist on the site and takes into consideration historic and recent impacts and thus its likely survival. The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- **High:** The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;

- **Moderate:** The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a possibility that archaeological evidence could survive.
- **Low:** The available evidence suggests archaeological evidence of activity is unlikely to survive within the Site, although some minor land-use may have occurred.
- **Uncertain:** Insufficient information to assess past human activity.

3.0 Relevant Legislation, Policy and Guidance

National Planning Policy Framework (2021)

3.1 At the heart of the NPPF is the achievement of sustainable development – this includes securing high-quality design, ensuring the vitality of town centres and conserving heritage assets in a manner appropriate to their significance.

- 1 **Paragraph 189** states heritage assets ‘are an irreplaceable resource’ and should be conserved ‘in a manner appropriate to their significance’.
- 2 **Paragraph 192** states that “Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
 - a assess the significance of heritage assets and the contribution they make to their environment; and
 - b predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
- 3 **Paragraph 194** notes that ‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’
- 4 **Paragraph 199** notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’
- 5 **Paragraph 202** states where less than substantial harm to the significance of a designated heritage asset arises, this harm should be weighed against the public benefits of the proposal.
- 6 **Paragraph 203** requires the effect of an application on a non-designated heritage asset to be taken into account. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7 **Paragraph 206** requires that local planning authorities look for opportunities for the positive contribution of new development within conservation areas and the setting of heritage assets as a means ‘to enhance or better reveal their significance’.

Planning Practice Guidance (PPG) updated 2021

3.2 NPPG provides further guidance on the importance of heritage considerations, ensuring the effective implementation of policy as set out in the NPPF. Relevant paras. are:

- 1 Paragraph 041 Reference ID: 18a-041-20190723 refers to the importance of non-designated heritage assets of archaeological interest highlighting that these assets are still subject to the conservation objective. It states that “*On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first*”.

Local Policy

- 3.3 The relevant statutory development plan for the site comprises of the Royal Borough of Kingston upon Thames Core Strategy (2012), the Kingston Town Centre Area Action Plan (2008) and The London Plan (2021).
- 3.4 The Council is in the process of preparing a new Local Plan that will replace the Core Strategy (2012) and the Kingston Town Centre Area Action Plan (2008). Consultation on the first draft of the Local Plan (Regulation 18) closed in February 2023 and the Council are currently developing the Publication version of the Local Plan, which they are aiming to have completed by winter 2023/24.
- 3.5 The local polices that are relevant to archaeology are set out below.

Core Strategy (April 2012)

- 1 **Policy CS8 (Character, Design and Heritage):** The Council will protect areas of high quality and historic interest from inappropriate development, seeking to ensure that new development has regard to the historic and natural environment.
- 2 **Policy DM12 (Development in Conservation Areas and Affecting Heritage Assets):** The Council will preserve or enhance the existing heritage assets of the Borough, including its Areas of Archaeological Significance, through the promotion of high quality design and a focus on heritage-led regeneration.

The London Plan (March 2021)

- 1 **Policy HC1 (Heritage Conservation and growth):** Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

First Draft of the Local Plan Consultation (Regulation 18) (November 2022)

- 3.6 The draft policy relevant to archaeology is:
- 1 **Draft Policy KD14 (Archaeology):** *“the Council will protect the borough’s archaeological assets by requiring development that includes excavation or ground works in the borough’s Archaeological Priority Areas to demonstrate that archaeological potential has been fully evaluated...”* There will be a presumption in favour of preserving archaeological remains in situ but where it has been demonstrated that this is not feasible the remains should be appropriately recorded, assessed, analysed and disseminated.

Local Guidance

- 3.7 The following local guidance documents are also a material consideration:

- 1 Kingston Old Town Conservation Area Character Appraisal and Management Proposals (2006) – The Appraisal includes a summary of the archaeological significance of Kingston Old Town. In relation to management proposals for the Conservation Area, it identifies the site as a “...*priority for enhancement - either on its own or as part of a development proposal*”.
- 2 Public Realm Enhancement Strategy (2005) – This document contains no specific guidance in relation to archaeology but identifies the site as needing various enhancement measures to enable it to contribute positively to the character and appearance of the Conservation Area.
- 3 London Borough of Kingston-upon-Thames Archaeological Priority Areas Appraisal 2021 – This document provides an overview of the historic development, archaeological importance and potential of Kingston’s Archaeological Priority Areas.

4.0 **Baseline Conditions**

Introduction

- 4.1 A site's location, topography, and geology can provide indication of its suitability for past human activity. Topography and geology can provide information on whether ground levels have been raised or terraced away and can contribute to our understanding of the archaeological potential and survival of a site.

Site and study area

- 4.2 The site is 0.11 hectares, located between the River Thames and the High Street, accessible by a small road named Ram Passage in the Old Kingston-upon-Thames Town centre. It comprises a mixture of modern paving, concrete slab and other hard-surfacing including that along Queens Promenade. Towards its southern edge, the site includes eight silver birch trees, set within a small grassy area. The site is bounded by a seating area for the Ram Pub to the north and Queen's Reach Housing and its associated private parking to the south and east respectively. The western boundary of the site extends into the River Thames, where it encompasses the river wall various boat moorings. There is an isolated whitebeam tree located just outside of the site's northern boundary.
- 4.3 The wider surroundings are characterised by central Kingston-upon-Thames, an urban, built-up area in West London on the eastern bank of the River Thames, while on the western bank much of the study area is occupied by Hampton Court Park and Bushy Park.
- 4.4 The site does not contain any above-ground heritage assets. It is located within the Kingston Old Town Conservation Area and is in proximity to various designated heritage assets, including numerous statutorily and locally listed buildings, Clattern Bridge (Scheduled Monument). The site is located across the river from two Registered Parks and Gardens, Hampton Court Registered Park and Garden (Grade I) and Bushy Park Registered Park and Garden (Grade I).
- 4.5 The site lies within the Tier 2 Kingston Town Archaeological Priority Area, identified by the Kingston-upon-Thames Borough Council as holding '*specific evidence indicating the presence or likely presence of heritage assets of archaeological interest*'.⁴ There are no recorded designated or non-designated archaeological assets within the site.
- 4.6 A 250m study area has been defined to assess archaeological potential and resource of the surrounding environs. A 250m study area was considered appropriate for the proposed scale of the development site to assess the archaeological potential, in addition to the context of being located within an urban area. This was agreed with officers at the Greater London Archaeological Advisory Service (GLAAS) via email on 2nd August 2023.

Geology and Topography

Geology

- 4.7 The bedrock geology of the site is recorded on the British Geological Survey (BGS) as the London Clay Formation, comprising clay and silt, formed between 56 and 47.8 million years ago during the Palaeogene period.

⁴ <https://historicengland.org.uk/content/docs/planning/apa-kingston-upon-thames-2021-pdf/>

- 4.8 The BGS records superficial deposits on the site of alluvium, comprising of clay, silt and peat, with those deposits formed between 11.8 thousand years ago and the present during the Quaternary Period. Alluvium often leads to exceptionally good preservation of organic materials, meaning that its presence significantly increases the potential for surviving geoarchaeological deposits and organic remains/artefacts below-ground.
- 4.9 There is one BGS borehole (ref. TQ16NE10)⁵ recorded at the centre of the site. This borehole was recorded in 1896 and logged as 'Kingston Brewery Co Ltd'. The borehole was associated with a survey of a well at the centre of the site, which was marked as disused by 1939. It was 152m deep and records made ground up to 2.4m below ground level and ballast (artificial deposit of coarse stone mixed with sand) up to 4.2m below ground level. Below this, the borehole log records clay with claystone, mottled clays, green-sand, chalks and flints.
- 4.10 In 2007, five trial pits were carried out at the site by the Council⁶, the results of which are summarised below. The findings report, including the locations of the trial pits are included at Appendix 6. For all five pits made ground and concrete were encountered for the full depth of each pit.
- 1 Trial Pit No. 1 Made-up ground up to 0.1m depth, then solid concrete.
 - 2 Trial Pit No. 2 Very loose brick hardcore to 0.9m depth.
 - 3 Very loose brick hardcore to 0.9m depth.
 - 4 Made-up ground to 0.23m depth then solid concrete.
 - 5 Made-up ground to 0.45 depth then solid concrete/stone setts?/timber.
- 4.11 A Phase I geotechnical investigation was carried out on the site in September 2023 as part of development proposals, which confirmed the previous borehole data and suggests 2-3m of made ground across the site.⁷ In consultation with GLAAS a series of five trial pits undertaken across the site in February 2014, as part of the Phase II geotechnical investigations, were archaeological monitored and recorded by Pre-Construct Archaeology Limited (PCA). This is to confirm the depths of made ground across the site and whether the proposed intrusive works would extend below this. Once issued, PCA's report will be shared with GLAAS and submitted to the local planning authority during the determination of the planning application.
- 4.12 The site is located on the banks of the River Thames, where its western boundary incorporates the river wall.

Topography

- 4.13 The site is in an urban environment and is surrounded on three sides by established development. The topography of the area is generally flat with no hills within the study area. The site itself is approximately 10 metres AOD (Above Ordnance Datum).⁸
- 4.14 It is likely that the topography of the area was significantly different in the past, with evidence suggesting that Kingston formerly consisted of low gravel islands defined by the existing Thames and Hogsmill rivers as well as an extinct river to the east of the site and

⁵ BGS Borehole Reference: 579954

⁶ Royal Kingston Urban Design. Eagle Brewery Wharf Trial Pits, 8th May 2007. Code: 000.

⁷ Southern Testing Laboratories. Eagle Brewery Wharf Desk Study Report, 4th September 2023.

⁸ England topographic map, elevation, terrain [website]. At: <https://en-gb.topographic-map.com/map-kb57/England/?center=51.40788%2C-0.30438&zoom=16&popup=51.40803%2C-0.30811>

study area.⁹ During much of the prehistoric and early medieval periods the site is thought to have been located on a smaller island to the south of the central Kingston.¹⁰

- 4.15 Geoarchaeological evidence also suggests that the area was prone to frequent flooding throughout much of the prehistoric and medieval periods, particularly around the High Street Area (the road which runs near the eastern boundary of the site). There is evidence of past attempts to stop that flooding in the form of multiple medieval revetments around the Thames and Hogsmill rivers, although the course of these rivers were not fully stabilised until the 19th centuries.¹¹

⁹ Royal Borough of Kingston upon Thames. *Kingston Old Town Summary Character Appraisal and Management Proposals*. June 2006. P. 7.

¹⁰ Phillpotts, C. *The Charter Quay Site, Kingston, Documentary Research Report* (undated), p.1.

¹¹ Barson S. *Kingston Town Centre Historic Area Study*, Historic England, 2016, p. 7.

5.0 Archaeological Baseline

Previous Archaeological Investigations

- 5.1 There are no archaeological investigations within the site and 27 within the study area. These are mapped at Appendix 2. The following Table 5.1 lists a selection of previous investigations within the study area that are relevant to understand the archaeological context of the site. The list is not exhaustive and desk-based assessments have not been referenced.

Table 5.1 Previous archaeological investigations within the study area

HER No.	Type	Location and distance from Site	Description	Organisation	Results
152930	Watching Brief	11-13 Thames Street. 230m to North of site.	Undertaken in 2020, excavated three connecting trenches to a depth of 1.8m below ground level.	Touchstone Archaeology	A common stratigraphy of earlier riverbed gravels truncated by modern foundations and overlain by modern made ground. The lowest deposit found was alluvial gravel at the western and eastern edges of the trench at 0.6m. Some evidence of 19 th century brick foundations, red and yellow brick in header bond. No finds were discovered.
157193	Watching Brief	1 Thames Street. 200m to the North of the Site.	Undertaken in 1993.	Museum of London Archaeology Service	Identified a 13 th -14 th century building, a 16 th century brick building and 16 th /17 th century industrial activity.
167220	Open Area Excavation	Multiple plots around Charter Quay. 35m to the North of the site.	Undertaken between 1998-89 concurrently with demolition and construction work.	Wessex Archaeology	Small quantities of prehistoric flint were recovered as well as small quantities of Bronze Age, Roman and Saxon Pottery. A former channel of the Hogsmill was identified, infilled between the 13 th and 16 th Centuries. Several Medieval properties were identified, and revetments were also identified alongside the Thames, dating to 15 th /16 th centuries. Along the High Street a period of industrial activity replaced domestic occupation in the 13 th century. Settlement expansion in the 15 th century, saw the building of substantial timber houses with stone foundations. Substantial remains of post-Medieval buildings also survived including a virtually intact 17 th century cellar.

HER No.	Type	Location and distance from Site	Description	Organisation	Results
163 492	Open Area Excavation	30-32 High Street. 30m to east of the site.	1983 Excavation	Unknown	Discovered foundations of a narrow rectangular building with possible connection with the town's malting trade, other observations included 15 th and 16 th century river deposits.
157 437	Trial Trench	52a High Street. 170m to the south of the site.	2002 trenching on site of proposed development	Museum of London Archaeology Service	All finds, features and deposits were in the post-medieval indicating erosion on gravel foreshore. Alluvial deposit dated to 17 th century; reclamation appear to have taken place after 1650.
165 769	Excavation	The Bittoms, Kingston Hall Road, Kingston College. 130m south-east of the site.	2001 investigation on proposed site of redevelopment. 11 machine excavated trenches on what was once a sand island within the Thames floodplain.	Oxford Archaeology	Traces of Prehistoric activity with residual Neolithic/Bronze Age lithics and isolated pits containing Bronze Age pottery were recorded. Isolated Saxon pits indicate marginal early-medieval occupation. Evidence of Medieval quarrying and cultivation, with 18 th century buildings constructed, with a brick basement associated with one being constructed partly from re-used medieval worked stone.
155 118	Trial Trench	Kingston Magistrates Court. 160m to the east of the site.	Carried out in 1996 after proposed extension to court, consisted of 6 square trial trenches.	Museum of London Archaeology Service	Evidence of alluvial clay thought to indicate flooding from the Hogsmill river in the medieval period. Medieval waste deposits, stake holes and a possible agricultural horizon were also identified. Flooding appears to have continued into the post-medieval.
171 618	Open Area Excavation	26-28 East Lane. 115m to the south-east of the site.	June 1996, one evaluation trench.	Lawson-Price Environmental	The area had been severely truncated by 19 th century basements. Although there were high levels of activity from Saxon and post medieval periods, with some additional sherds of Late Bronze Age and Roman pottery also being recovered.

Designated Heritage Assets

- 5.2 There are no designated archaeological assets within the site and one in the study area, comprising Clattern Bridge (scheduled monument. NHLE: 1002021), a medieval multi-span bridge located c.100m north-east of the site.
- 5.3 There are no designated heritage assets within the site and approximately 25 within the study area, all comprising of listed buildings which are mostly located along the High Street and around the nearby Market Place. The nearest listed building (40, High Street) backs onto the car park adjacent to the site. These considerations are assessed in the separate Heritage Statement, also prepared by Lichfields.
- 5.4 The designated archaeological assets are shown on the Figure at Appendix 2.

Non-Designated Heritage Assets

- 5.5 There are no non-designated archaeological assets within the site and 123 within the study area. These comprise 90 monuments, 11 sites and 22 findspots.
- 5.6 The non-designated archaeological assets within the site and study area are shown on the Figure at Appendix 2 and detailed in the gazetteer at Appendix 1.

Archaeological and Historic Background

- 5.7 The archaeological and historic background of the site and study area are discussed in detail below. All date ranges are approximate.

Prehistoric Period (800,000 BC -AD43)

The Palaeolithic period (800,000 – 12,000 BC)

- 5.8 This period coincides with the end of the Pleistocene period. It is marked by the first instances of flaked flint tool cultures and spans the biological evolutionary period from early hominid species to anatomically and behaviourally modern humans, by the Upper Palaeolithic (40,000 – 10,000 BC). During this time the climate warmed, after the end of the last glaciation, and the environment became increasingly wooded, with birch and pine forests.
- 5.9 There has been no confirmed evidence of Palaeolithic activity within the site or study area. There is evidence of human occupation in the wider environs during this period, although this is fragmentary with only a handful of finds recorded in the borough of Kingston. For instance, a Levallois blade found downriver near the Hogmsill, which runs through the study area. A Palaeolithic Hand axe which has been characterised as Acheulean, meaning it was likely created in the lower Palaeolithic by proto humans similar to Homo Erectus around 800,000 years ago, as well as a large flint polisher, have both been pulled from the Thames close to the study area (PRN: 98491, 110174), c.360m to the north of the site.¹²
- 5.10 Survival from the Palaeolithic is rare, notwithstanding the fact that the topography of site would be unrecognizable to today and subject to massive change over the course of the hundreds of thousands of years in this period. The River Thames, which runs along the western boundary of our site now, is thought to have run much further to the north than

¹² <https://historicengland.org.uk/content/docs/planning/apa-kingston-upon-thames-2021-pdf/> pg. 14

currently throughout the Palaeolithic and cut south over several ice ages. Despite this, the Thames Valley region is thought to have been a site of considerable human activity during this period due to the relatively large number of Palaeoliths discovered, particularly those dating to the lower Palaeolithic.¹³

The Mesolithic period (10,000 – 4,000 BC)

- 5.11 This period is typically characterised by increasingly complex flint tools, including the use of microlith technologies, and is typically identified through finds assemblages rather than structural remains. Human activity would have likely been focused close to water bodies, for predictable resources such as hunting and fishing, as well as communication.
- 5.12 There is no evidence of Mesolithic activity within the site and one instance within the study area, comprising of a small quantity of late Mesolithic and early Neolithic flints (PRN: 104793) found within later features during a 1999 watching brief c.110m north of the site.
- 5.13 Evidence of Mesolithic activity is generally rare and fragmentary in the wider environs. Evidence includes two hand axes which were dated to the Mesolithic, as well as fragments of a human skull, both pulled from the river near Kingston Bridge (PRN: 137878, 119410), approximately 340m north of the site, just outside the study area. Additional evidence consists of some scattered flint deposits across Kingston as well as a peat deposit found at the former Harcross Timber Yard which was radiocarbon dated to the Mesolithic period, in addition to a findspot of a Mesolithic flake (PRN: 110192) c.400m north-east of the site. The Mesolithic evidence is generally consistent with evidence from the wider UK context, as it appears that Mesolithic humans did tend to occupy river networks. It is also thought that the Mesolithic period is when the practice of votive offerings to water bodies first appeared.
- 5.14 While the exact course of the River Thames would still be significantly different to today, it would be likely that the topography of the area would be much more like the modern day than it was during much of the Palaeolithic. Evidence suggests that the Thames largely settled into its current form around 7-8000 years ago, around the same time Doggerland was submerged under the North Sea. Evidence suggests that Humans began to occupy much more of the UK during the Mesolithic, settling in northern England at sites like Star Carr or Oronsay in the Inner Hebrides.
- 5.15 Mesolithic occupation sites are rare but have been identified in the wider area, such as the site at Abinger Manor (NHLE: 1005927) in the Mole valley (a tributary of the Thames), located c.24 km to the south of the site, it contained a considerable microlithic assemblage and the remains of 'pit-dwellings', which are thought to be signs of semi-permanent occupation and represent some of the oldest preserved man-made dwellings in the UK.

The Neolithic period (4,000 – 2,000 BC)

- 5.16 This era of human history is marked by the increased domestication of plants and animals, and the adoption of early agrarian communities. Areas of forest were cleared to make way for farmland, as small farmstead settlements were established. There is a marked increase in evidence of human activity, the majority of these examples are in the form of hand axes found in the River Thames. Evidence suggests that these axes may have been '*votive offerings*', which refers to a phenomenon which appears to have occurred across Europe for several millennia, in which people would ritually deposit high-status artefacts into water bodies, wetlands or peat bogs. There is evidence to suggest that this practice continued in one form or another from the late Mesolithic until the early medieval period, and although

¹³ https://www.wessexarch.co.uk/sites/default/files/field_file/vol1.pdf pg. 61.

there is academic debate on their exact nature, it is widely believed that there were religious or spiritual connotations to the act. Additionally, the waterlogged conditions that these items were deposited in are excellent for archaeological preservation.

- 5.17 There is no confirmed evidence of Neolithic activity within the site and one findspot within the study area, comprising a polished flint axe (PRN: 121316) discovered in 1974 c.230m to the east the site.
- 5.18 Further Neolithic findspots are recorded in the wider Kingston area. Most of these were found in excavations along Eden Street c.360m to the north-east of the site, in what is thought to be the remains of a now extinct channel of the Hogsmill (PRN: 151429). Others were in excavations around Kingston Bridge c.305m to the north of the site, with 14 entries on the GLHER describing Neolithic finds that have been made, including examples of Neolithic pottery, animal bones, stone axes, and flint flakes (for example PRN: 101664). Many of these finds could be evidence of the 'votive offering' practice previously described. Further Neolithic discoveries are recorded at Woodbines Avenue (PRN: 131650) 470m to the south of the site and at Clarence Street (PRN: 115018), where a Neolithic layer containing branches and brushwood was found c.480m to the north-east of the site.
- 5.19 There is some evidence of Neolithic occupation in the wider environs of the site, for instance the Mound at TQ1891972117 (Scheduled Monument, NHLE: 1457269). The irregular oval earthwork is in Richmond Park approximately 3.1km to the north-east of the site and is thought to be a long barrow dating from the early or middle Neolithic periods (3800-2400 BC).

The Bronze Age (2,000 – 600 BC)

- 5.20 The Bronze Age marks the first adoption of metal technologies. This period saw increased economic and cultural communications with the rest of Europe, as well as a degree of population migration. The climate became wetter and forced the adoption of settlements in lower valleys. Ore resources, such as tin and copper, both necessary for bronze smelting, would have become increasingly important. The evidence of human activity from this period is much more numerous than in any previous period. There is a continued deposition of votive offerings from the Thames, however, the number and complexity of the items found is significantly higher than in the Neolithic. At this the site may have been located on a former sand island within the Thames floodplain.¹⁴
- 5.21 There is no recorded evidence of Bronze Age activity within the site and five records within the study area, comprising three monuments and six findspots. A site at South Lane c.130m to the south-east of the site, has produced evidence of Bronze Age stake holes (PRN: 97792) containing pottery, struck flint and fire cracked pebbles. Approximately 210m south-east of the site, an excavation at the Bittoms car park revealed prehistoric activity attributed to a former stream channel, 18m wide, filled with silts and sands. The upper fill of the channel contained significant quantities of Late Bronze Age pottery and flint flakes, blade and broken tools (PRN: 139319).
- 5.22 Within the River Thames, c.30m to the west of the site, findspots of a Bronze Age scabbard chape (PRN: 121676), perforated hammer (PRN: 115451), rapier (PRN: 110738), and socketed axe (PRN: 103663) are recorded. This fits into a wider context where numerous examples of Bronze Age metal weaponry (including swords, axe heads, spear heads, hammers, arrowheads and daggers) have been recovered from the Thames, including a further 31 examples around Kingston Bridge c.330m to the north of the site.

¹⁴ Description for HER reference 110771

- 5.23 Several excavations outside of the study area have produced small amounts of Bronze Age pottery and flint assemblages, associated with Bronze Age stake or post holes, possibly Bronze Age roundhouses. However, the scale and amount of evidence remains quite low, relatively, which suggests that the study area and central Kingston itself may have been on the periphery of a significant Bronze Age human occupation site but was not a permanent site of occupation itself.
- 5.24 The archaeological evidence does suggest that Bronze Age people did inhabit the surrounding local landscape in significant numbers and that it may have been an important centre for Copper and Bronze production, which would be supported by the amount of metal votive offerings found within the study area. At Nearby Coombe Hill (c.4km to the east of the site) there is evidence of a significant late Bronze Age defended settlement enclosed by a ditch. At this site there was evidence of timber buildings as well as significant assemblages of pottery and loom weights, as well as cremation urns in what was possibly once a series of round barrows. Additionally, there is suggestion in the GLHER that nearby Bunkers Hill (around 8km south of the site) is the site of several Bronze Age bowl barrows, however, this has not been confirmed by any modern archaeological investigations.

The Iron Age (600 BC – AD 43)

- 5.25 This period is marked by the adoption of iron tools, as well as an increased complexity of land use and division. Settlement areas became more extensive, aimed at better exploitation of the land. The period saw the development of hillfort sites, possibly defended intermittently occupied sites, or storage areas. These may indicate an increase in tension between social groups during this period. There is a notable Iron Age Hillfort approximately 5km to the east of the site named Caesar's Camp which is a scheduled monument (NHLE: 1002014). Although it is highly unlikely that, as the name suggests, this was the base of Julius Caesar in England, it is thought to be a highly significant large univallate hillfort built in the 3rd century BC and in usage through into Roman Occupation in the first century AD.
- 5.26 There are no explicitly Iron Age monuments or findspots in the site or within the study area, and although the GLHER notes several sites with possible evidence of Iron Age activity, very few can be distinguished from either the earlier Bronze Age or later Roman periods. Even in cases where identifiable Iron Age evidence has been found for instance at Orchard Road c.500m to the north-east (PRN: 128084), it is found in association with earlier Bronze Age finds. The Archaeology Priority Areas Appraisal document for Kingston-upon-Thames, prepared by Abrams Archaeology, speculates that a large amount of Iron Age archaeology has been destroyed or is yet to be discovered in the Kingston Old Town area, meaning there may have been a greater level of human occupation than the archaeological record suggests. It is also possible that this lack of Iron Age evidence is due to a decreased occupation and usage of the Old Town area during this period.
- 5.27 There is significant evidence of Iron Age settlement in the Borough of Kingston, at both Tolworth (c.4km to the south of the site) and Old Malden (c.4km to the south-east of the site). Physical remains of Iron Age settlement are also recorded at Coombe Hill c.3km to the east of the site.
- 5.28 There are two explicitly Iron Age findspots identified just outside of the study area around 350m to the north of the site around Kingston Bridge. These comprise a sword (PRN: 116126) and a spearhead (PRN: 112690) identified as possible votive offerings. The practice of votive offerings continued through the Iron Age elsewhere in the country, but at this site there is a marked difference to the relative abundance of Bronze Age finds in the river. This

coincides with the trend among other types of evidence in the area and may indicate that there was either a change in ritualistic practice in the area, or the area declined generally in its ability to produce high status artefacts.

Roman Period (AD43-AD410)

- 5.29 The Roman Period marks the introduction of a formalised major road network across much of England and Wales, it also saw radical changes across much of the country at the time, with the imposition of new modes of agricultural production, new urban polities like the nearby Londinium and the presence of permanent military garrisons, especially in the north of England. It also saw the introduction of written language for the first time and is therefore the period in which primary historical documents are first produced. During this period, the south of England was developed with a civil urban landscape.
- 5.30 The archaeological record for Kingston and this site during the Roman period is complicated. While there is certainly evidence of Roman settlement in the wider surrounding area, it appears the nearest hub of Roman settlement was to the north of the current Kingston town core, mostly outside of the study area.
- 5.31 There is no record of Roman activity within the site and three records within the study area. A small amount of Roman pottery was found at excavations at Charter Quay c.40m to the north of the site (PRN: 134029). While a Roman coin of Constantine I was found in c.1885 at 22 Eden Street (PRN: 148373) c.235m to the east of the site. There is also some suggestion that a Roman-period ford across the Thames (PRN: 131296) existed within the study area c.150m south-west of the site, although there is little evidence of its presence or precise location.
- 5.32 There is evidence of more significant Roman activity outside of the study area, with a number of Roman finds at Kingston Bridge around 340m to the north of the site. Examples of this include a Roman brooch (PRN: 121284), a Roman military standard (PRN: 97799) and several spearheads (PRN: 100567, 106057). It is likely the area now covered by the site was probably agricultural or floodplains that lay between the settlement north of Kingston and Coombe Hill and the scheduled Roman Villa and Bathhouses in Ashtead (NHLE: 1003753), around 8.8km south of the site.

Early Medieval Period (AD410-1066)

- 5.33 The withdrawal of the Roman administration in the 5th century is seen as a period of decline in Britain. Population and general urban decline were met with successive settlements of northern Germanic peoples and the establishment of the Anglo-Saxon Kingdoms by the 7th century. This redrawing of the political geography of the country also saw the adoption of Christianity as the dominant religion.
- 5.34 The origins of Kingston as a town are in the early medieval period. Historical and archaeological evidence suggests that Kingston had developed from a rural settlement in the early Saxon period to an important royal estate by the end of the early medieval period. First recorded in the royal records in 838AD, it is possible that the name Kingston emerged from conjunction of the Old English 'ton' or 'don', meaning farm or settlement and the word King, resulting in 'King's ton' or King's settlement.¹⁵ By the 10th century, Kingston appears to have become a coronation centre, where multiple kings were crowned or consecrated throughout the next century¹⁶. Evidence suggests that the core of the royal complex was

¹⁵ London Borough of Kingston-upon-Thames Archaeological Priority Areas Appraisal, Abrams Archaeology, 2021, pg. 28.

¹⁶ Phillpotts C. The Charter Quay Site Kingston Documentary Research Report (undated) pg.3

situated on the no-longer defined island north of the Hogsmill river around the current site of the listed Market House, approximately 230m to the north-east of the site (PRN: 117879). The suggestion is that it was a relatively small in size, with the central timber hall being no more than 18m in length and 7m in width, with five or six subsidiary buildings.¹⁷ It is also thought that on the site of the current All Saints Church (NHLE: 1358437) just outside the study area (approximately 300m north-east of the site), there are the remains of an 11th-century medieval Norman stone chapel which was based on the site an early medieval timber chapel and minster (PRN: 119210). This Saxon chapel is thought to have played a significant role in the coronation ceremonies that took place in the 10th century, either inside or outside on a platform erected for the crowds of onlookers.¹⁸

- 5.35 Archaeological evidence suggests that the current scheduled Clattern Bridge (NHLE: 1002021) approx. 100m north-east of the site, is likely a medieval reconstruction of an earlier Saxon bridge which connected the northern island containing the royal complex and some form of Saxon settlement, to the road south towards Surrey across the Hogsmill river. Another Saxon settlement was observed through excavations along South Lane and the Bittoms, approximately 150m south-east of the site. There was evidence of human activity in the form of rubbish pits (PRN: 113617) which contained large assemblages of Saxon pottery in addition to the remains of several stake holes nearby, indicating a fairly large timber structure on the South Lane (Bittoms) site, that was found in association with evidence of weaving and antler working.¹⁹ Interestingly, this settlement dates to before the emergence of the royal complex to the north, dated to around CE 400-700, leading some to suggest that this was an earlier royal site or possibly an important site for ecclesiastical authorities in the area.²⁰
- 5.36 There is no record of early-medieval archaeology within the site and 5 records on the GLHER within the study area. This includes evidence of early-medieval drainage ditches (PRN: 111542) c.230m to the north-east of the site. The site of the previously discussed Saxon settlement around the modern Bittoms (PRN: 113617) approx. 190m to the south-east of the site. A few sherds of Saxon pottery were recorded in excavations at Charter Quay c.110m to the north of the site (PRN: 110111). Another excavation discovered a number Early Medieval postholes and a narrow ditch around East Lane c. 130m to the south-east of the site (PRN: 131816). Finally, there is also the previously discussed royal Saxon Hall on the site of the current Market House, 230m north-east of the site (PRN: 117879).

Later Medieval Period (1066-1520)

- 5.37 The early medieval period ended in 1066 with the death of King Harold II at the Battle of Hastings. On Christmas Day 1066, William the Conqueror was crowned King in Westminster Abbey. From this date onwards, England became a Norman nation. The town of Kingston continued to develop during the later Medieval Period, and it is during this period that a large part of the significance of the area can be drawn. The Norman conquest would see substantial change to the local landscape of Kingston as well as a large development in the level of urbanisation around the site.
- 5.38 There is no recorded evidence of later medieval activity within the site but numerous records in the study area. Archaeological and historic sources have identified a Norman timber motte and bailey castle which was built around the modern conjunction of Eden

¹⁷ London Borough of Kingston-upon-Thames Archaeological Priority Areas Appraisal, Arbrams Archaeology, 2021, pg. 28

¹⁸ Phillpotts C, The Charter Quay Site Kingston – Documentary Research Report (Unknown Date) pg. 3.

¹⁹ Hawkins D, Kain, A, & Wooldridge, K, 2002. 'Archaeological investigations at East Lane and South Lane, Kingston upon Thames 1996-8', Surrey Archaeological Collections, 89, 185-210

²⁰ Barson S. Kingston Town Centre Historic Area Study, Historic England, 2016, pg. 7

Street and High Street (PRN: 1151557, 121560). Its exact location is not known but it is likely that the site was close to the scheduled Clattern Bridge, around 120m to the north-east of the site. Historical sources identified in the Kingston Archaeological Priority Areas Appraisal, point to the former name of Eden Street, which was 'Heathen Street'. This is likely due to the fact this street was close to the castle and the commercial hub of the town and was therefore the home to a community of medieval Jews, who relied on the protection of the feudal lord and King in order to avoid persecution. The castle itself was strongly associated with the DeClare family until it was partially destroyed in the 2nd Barons War in the 1260's.²¹

- 5.39 Approximately 280m north-east of the site, the earlier Saxon timber chapel referenced earlier was replaced during the 12th century with a larger stone chapel. It would last until it partially collapsed in 1780 and was replaced by the current church (NHLE: 1358437). The foundations of that church were excavated in 1926 (PRN: 118773).
- 5.40 The 12th century is also the period in which the scheduled Clattern Bridge (NHLE: 1002021) was built, replacing an earlier Saxon bridge, with much of the original fabric being extant within its foundations. In addition, it appears that in the late-12th century the first bridge across the River Thames was constructed to link the counties of Middlesex and Surrey. It is likely that this medieval bridge (PRN: 116507) was slightly to the north of the current Kingston Bridge around 350m to the north of the site, just outside of the study area. Indeed, all evidence suggests that Kingston was undergoing significant expansion during this period as an important commercial hub. It was awarded its first recorded charter in 1200, and it is likely that a large population of people were living in the area, centred around the river frontage and a marketplace located on the site of the modern marketplace, c.200m to the north-east of the site, which maintains a recognisable medieval pattern.
- 5.41 While there are no medieval archaeological records in the site, there are 41 Medieval records in the GLHER for the study area. Excavations at Charter Quay (PRN: 144151) (around 100m north of the site) revealed several medieval properties to the north and south of the Hogsmill and included structural remains as well as hearths, ovens, and pits, that progressively expanded in number throughout the medieval period. Additionally, there is evidence for a timber Medieval Hall built on the current site of the Market House approximately 200m north-east of the site, likely serving as a meeting place for local merchants, showcasing the increased commercial nature of the settlement (PRN: 134944). Further examples of archaeological remains in the study area are detailed in the gazetteers at Appendix 1.
- 5.42 Evidence of a large Whiteware ceramic industry, which first developed during this period, has been found at excavations at Eden Street and Union Street around 210m to the north-east of the site, which included large rubbish pits of pottery, waste and the remains of several kilns, as well as evidence of associated structures (PRN: 112497).
- 5.43 By the end of this period Kingston has emerged as a commercial and regional transport hub, knitting together a patchwork of smaller medieval villages and farms at places like Tolworth, Coombe Hill, Chessington and Old Malden, while its position on the Thames meant it remained a popular place powerful figures such as the Monarch, several of whom had residences or hunting grounds in the nearby area.²² The Bishop of Winchester is thought to have had a residence on the edge the study area around 260m to the north of the site, while it is possible this was based on the site of an earlier Saxon structure (PRN:

²¹ London Borough of Kingston-upon-Thames Archaeological Priority Areas Appraisal, Abrams Archaeology, 2021, pg. 16.

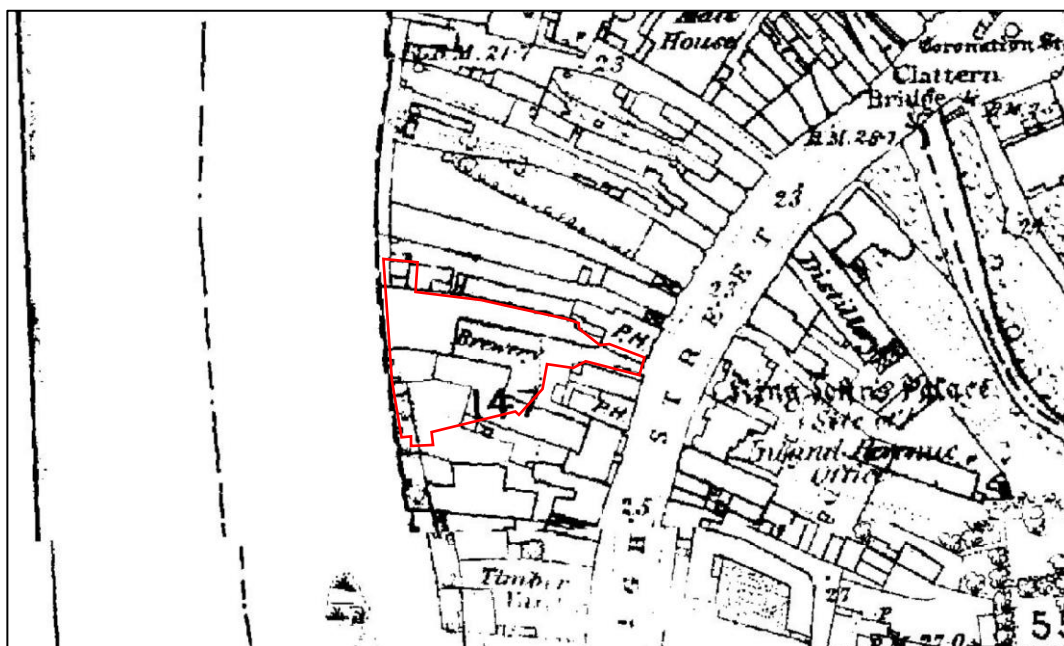
²² London Borough of Kingston-upon-Thames Archaeological Priority Areas Appraisal, Abrams Archaeology, 2021, pg. 14-17.

97934). While there is reference on historic mapping, first appearing in the 1869 OS²³, to a former palace of King John on the High Street, 50m to the east of the site, the only archaeological evidence of this is a small deposit of medieval coins found in the area (PRN: 115251).

Postmedieval Period (1520-1900)

- 5.44 Kingston reflects the broader trends across the country of the Postmedieval Period, a progressive expansion in the population and urbanisation of people, as well as a substantial expansion and diversification in industry and manufacturing and the associated archaeological remains.
- 5.45 There were a number of early-postmedieval developments in the area, namely the 16th century royal estates at Bushy Park (PRN: 96711, NHLE: 1000281) and Hampton Court PRN: 134843, NHLE: 1000108), both located across the River Thames, c.105 west of the site.
- 5.46 Industries such as tanning, salmon fishing, timber exporting, boatbuilding and ceramic production were all large parts of the local economy during the postmedieval period. Kingston established itself as an inland port due to its location at the intersection of the Thames and Hogsmill rivers, as well as its strategic position between London and Portsmouth.²⁴ These industries attracted workers and during this period there is a rapid expansion in the population as well as associated built dwellings and facilities in and around Kingston. Of particular relevance to the site was the development of the brewing and malting industry in Kingston, with four Brewing companies operating in Kingston at the end of the 19th century, with Fricker's being the company that owned the brewery built on the site of proposed development.

Figure 5.1 OS map from 1868 originally plotted at 1:2,500, the approximate site location is shown in red.



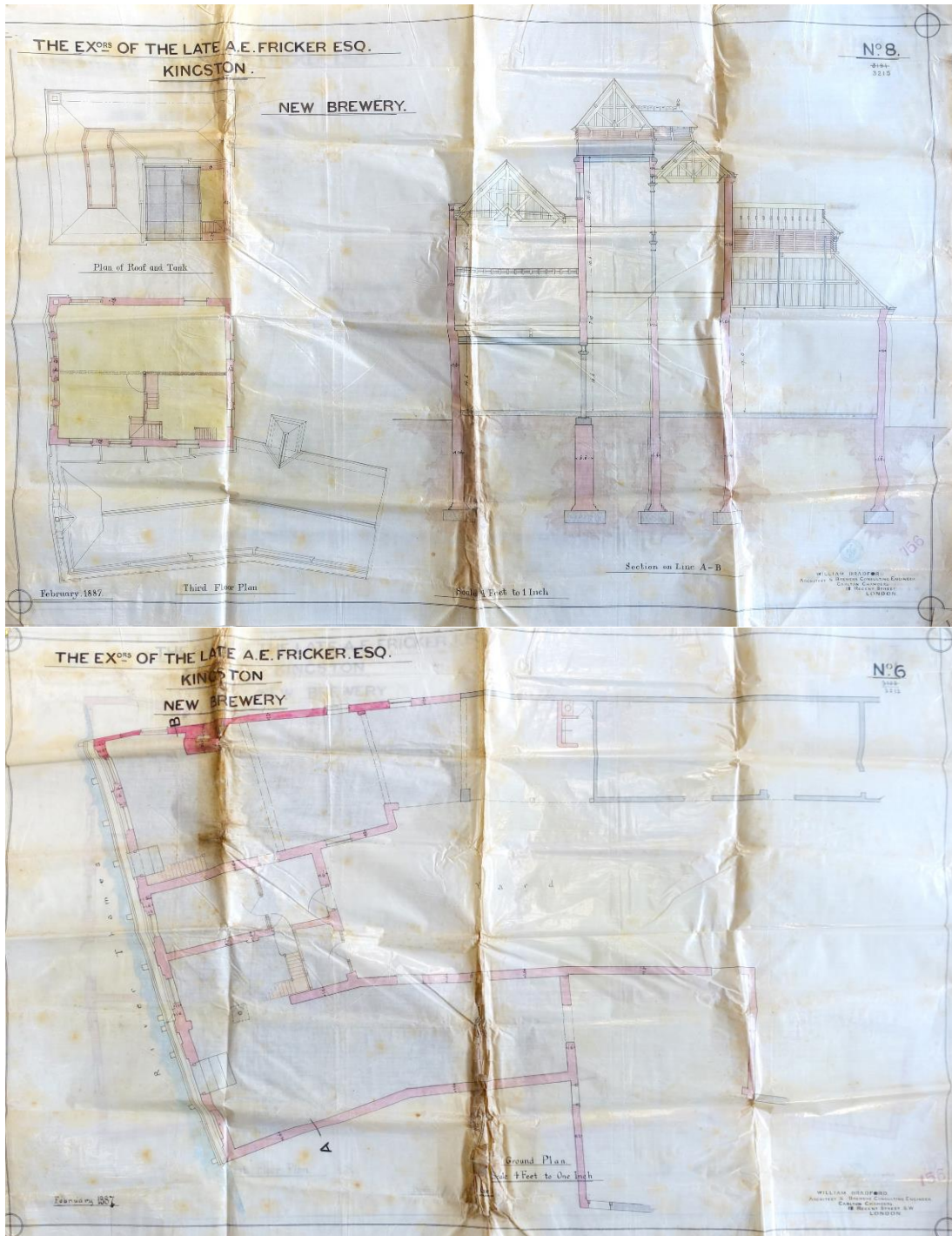
Source: Promap

²³ Kingston Upon Thames XIII.50 1869, accessed at <https://maps.nls.uk/view/229946586>

²⁴ Barson S. Kingston Town Centre – Historic Area Study, Historic England, 2016. Pg. 9-11.

- 5.47 Historic mapping reveals a brewery on the site since at least 1868 (Figure 5.1), with two nearby former maltings noted in the GLHER, at 27 High Street (PRN: 111429) and 30-32 High Street (PRN: 107628), both of which are less than 50m from the site. It is likely that the brewery, originally named Fricker's Eagle Brewery, was part of a series of industrial units along the banks of the Thames in this area and that by the 19th century the character of the area had become intensely industrial.
- 5.48 Historic documentation shows that the Brewery was rebuilt in 1887, while historic mapping between 1969 and 1998 (Appendix 4) shows the expansion of the building in the eastern and southern directions, presumably part of the development mentioned in this documentation. The architectural plans confirm that the Brewery was four stories in height and had no basement, but there were significant foundations which can be seen in the architectural drawings at Figure 5.2 below. On this plan the foundations include piling, between 0.3m and 2m in width, to a depth of around 5m.
- 5.49 A borehole record at the centre of the site (ref. 579954) indicates that there was a well dating from 1896 in this location associated with the brewery function. The well was 143m deep and fed by a duct from the Hogsmill River. The record indicates that the well was disused and filled in by 1939.
- 5.50 There are no recorded post-medieval archaeological remains within the site, but there are 34 records on the GLHER in the study area. Excavations at Charter Quay approximately 110m to the north of the site revealed substantial remains of postmedieval buildings, including an intact cellar of 17th century date (PRN: 120390). There is a large amount of evidence of post-medieval archaeology around the marketplace, including two post-medieval shops approximately 225m north-east of the site (PRN: 124331, 118196). Excavations on the other side of the market at 1 Thames Place, c.220m north of the site, revealed a number of archaeological remains including the evidence of a post-medieval two-storey building (PRN: 147505) and signs of low-level industrial activity, namely Bitumen waste (PRN: 141002). Many of the domestic post-medieval buildings are still standing, especially around the Marketplace and the High Street, including the previously discussed maltings. However, archaeological evidence shows the generally developing industrial and commercial nature of the study area surrounding the site.

Figure 5.2 Architectural plans of the Brewery in 1887

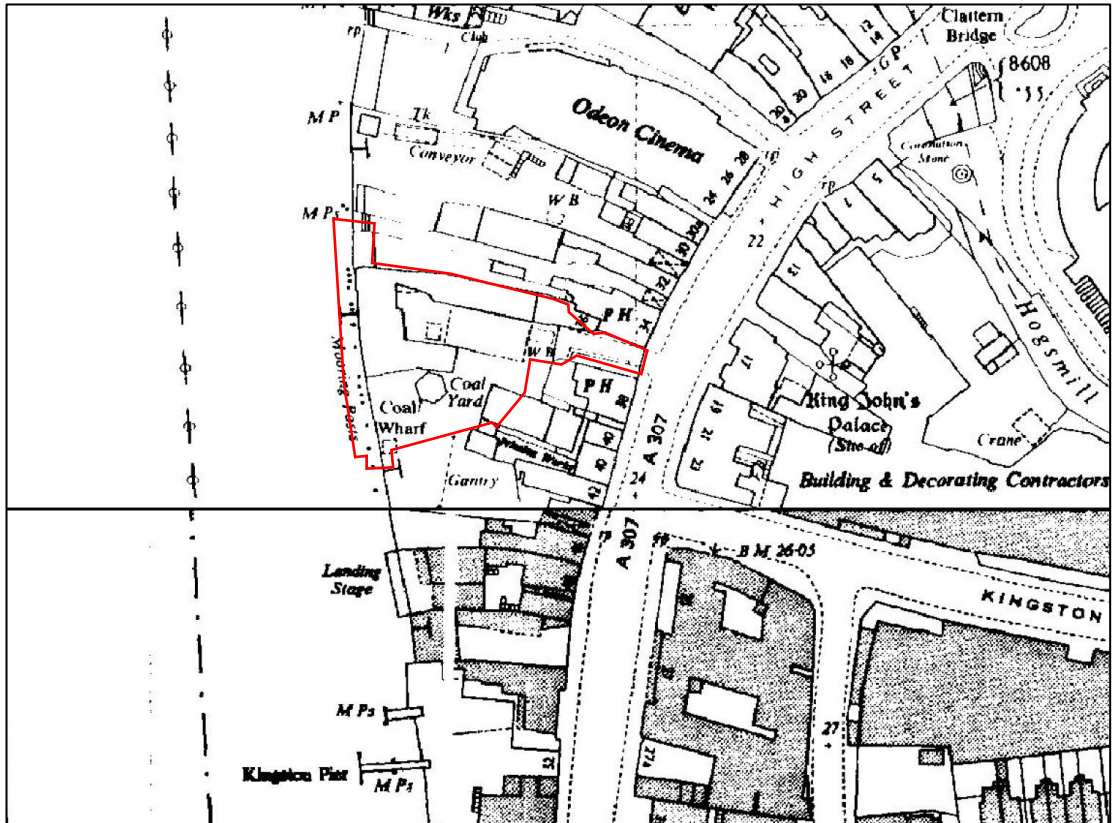


Source: Kingston History Centre

Modern Period (1900-present)

- 5.51 During the modern period the primary trend affecting the archaeology of Kingston and the study area was the decline of much of the industry which had expanded during the previous post-medieval period.
- 5.52 Much of the industry that once existed along the waterfront of the Thames and around Kingston was lost during this period, a process which often involved the demolition or redevelopment of much of the associated industrial structures. The brewery on the site continues to be marked on historic mapping as a brewery until 1954 when it seems to have become a Coal Wharf, before being cleared of any structures in 1970. This is evident on mapping dating from 1913 and 1935 (Appendix 4), where there are minimal changes within the site and from 1956 (Figure 5.3), by which time many of the buildings appear to have been cleared and the site is marked 'Coal Yard' and 'Coal Wharf'.
- 5.53 In Figures 5.4 and 5.5, the nature of the site can be observed at the start of the 20th century. Key observations that concur with the historic mapping include the fact that the brewery structure was built flush up against the river, probably to ensure ease of access to the river as a method of transport. However, the painting and photograph also confirm that there was a chimney on the northern side of the site, as well as a central tower structure. Estimations from the evidence in figures 5.4 and 5.5 suggest that the building was 5 stories at its tallest point, not regarding the even taller chimney. After the demolition of the industrial structures on the site c.1970 there has been very little development on the site, likely limited to the planting of several trees and the laying of a hard surface and the construction of assorted street furniture and a low wall against the Thames.
- 5.54 Several Second World War structures are noted in the GLHER, two Pillboxes next to Kingston Bridge (PRN: 148627, 123664) just outside the study area to the north of the site and three 'defended-buildings' around the town of Kingston (PRN: 98400, 107902, 114556) within the study area to the east of the site.

Figure 5.3 OS map from 1956, originally plotted at 1:2,500, the approximate site location is shown in red.



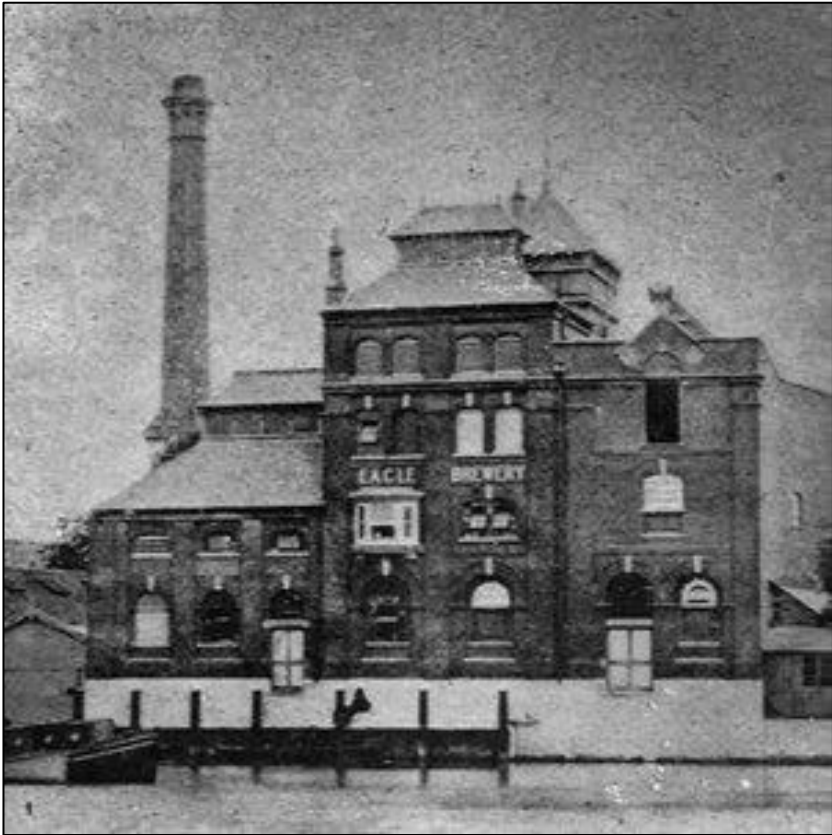
Source: Promap

Figure 5.4 Frickers Eagle Brewery painting by CA Brindley, 1910



Source: Eagle Brewery Wharf Stage 2 Report, Farrer Huxley, 2023

Figure 5.5 Frickers Eagle Brewery c.1890



Source: BreweryHistory.com, credited to Marcus Perkins.

6.0 Potential and Significance

Survival

- 6.1 Unknown archaeological remains can survive as earthworks and as below-ground archaeological features, finds and layers. Part of this assessment process is to consider what factors may have affected archaeological survival.
- 6.2 The site was used from at least 1868 and throughout the second half of the 19th century as a Brewery and continued as a site of repurposed industry until the second half of the 20th century when the site was cleared of all standing structures in c.1970. Historic mapping (Figures 5.1, 5.3), plans (Figure 5.2) and imagery (Figure 5.2, 5.5, 5.5) show that generally, the Brewery buildings were concentrated to the western and northern edges of the site, along the River Thames boundary. These 19th- and 20th-century structures would have produced significant ground disturbance, including building foundations and piling, that could have affected any archaeological remains from earlier periods present within the site. This assumption is supported by the 1887 architectural plans for the Brewery (Figure 5.2) which show substantial building foundations including piling to a depth of 5m below ground level.
- 6.3 During the second half of the 20th century the site was converted into a public space, a process that included the demolition of the existing buildings, laying a hard surface and planting several trees. This activity could have resulted in localised disturbance of any archaeological remains within the site, including any remains associated with the 19th century brewery.
- 6.4 A geotechnical investigation was carried out on the site in 2023 as part of the development proposals, Phase I of which suggests there is 2-3m of made ground across the site based on previous borehole data and a series of trial pits from 2007.²⁵ During February 2024, Phase II investigations in the form of trial pits have been archaeologically monitored by PCA to confirm the depths of made ground across the site. The resulting report will be submitted to GLAAS and the local authority during the determination of the planning application.
- 6.5 The available LiDAR imagery of the site is not detailed enough to provide any further insight into archaeological survival. A utility plan covering the site (Appendix 5), shows surface drainage and electric cables running through the site, mainly along its western and northern boundaries. The introduction of these utilities would have resulted in localised ground disturbance in these locations which may have affected archaeological survival.
- 6.6 Any underlying alluvial deposits within the site are likely to be waterlogged, resulting in anaerobic conditions that are perfect for preserving organic material. Any archaeological remains within these deposits are likely to be exceptionally well preserved. The likelihood of there being significant archaeological remains buried within the alluvium is, however, considered to be low, due to heavy development on the site in the 19th and 20th century which is likely to have disturbed earlier archaeological remains and deposits.
- 6.7 Overall, archaeological survival across the site is generally expected to be **moderate**, with the greatest levels of survival being from the postmedieval and modern periods when the site was occupied by the former brewery. This is because the introduction of the 19th century buildings is highly likely to have affected the survival of any earlier archaeological remains present within the site, whereas the comparative lack of development within the site during

²⁵ Eagle Brewery Wharf Desk Study Report, Southern Testing Laboratories, 04 September 2023.

the past 50 years means any major disturbance to archaeological remains from the 19th and 20th centuries is unlikely.

Statement of Potential and Significance

- 6.8 The archaeological potential of each period is considered based on the known archaeological and geological context of the site and in light of the archaeological survival defined above.
- 6.9 The HER data suggests that there is a moderate potential for archaeological remains associated with the prehistoric periods. The record for prehistoric finds on land within the study area is fragmentary, mostly consisting of small, isolated flint assemblages or the occasional posthole. However, there are a number of deposits found in the adjoining River Thames, particularly from excavations around Kingston Bridge c.350m to the north of the site which are characteristic of prehistoric votive offerings.
- 6.10 There is a low potential for Roman remains on the site, with only fragmentary Roman evidence within the study area and evidence suggests that the centre of Roman occupation in the local area was much further to the north.
- 6.11 There is moderate potential for early medieval archaeology within the site. There is a close connection to the nearby scheduled monument of Clattern Bridge (NHLE: 1002021), which is thought to be a replacement for an early medieval bridge in the same location and evidence suggests a Saxon town was present within the study area around the existing marketplace. However, there is no evidence that the settlement extended to the site of development. While the evidence of an earlier dated Saxon settlement to the south-east of the site also appears to have been small and did not extend to the site.
- 6.12 There is also moderate potential for later medieval archaeology on the site, evidence suggests that the town of Kingston expanded significantly during this period, with settlement appearing to have gathered around the Hogmsill river which is less than 100m from the northern/eastern edge of the site. It is therefore likely that human activity was present on the site, however, subsequent development on the site in the post-medieval and modern period is likely to have affected the amount of archaeological remains surviving from this period.
- 6.13 There is a high potential for post-medieval and modern archaeological remains on the site. There is significant evidence of the site's former usage as a place of industry (a brewery and coal wharf) in the 19th and 20th centuries, while the site is currently close to several extant post-medieval buildings, showing that Kingston Town settlement had definitely extended to cover the site by this period. Furthermore, the site has not seen any major development in the last 50 years, since the previous industrial usage, which means there is a higher chance of archaeological remains surviving from the 19th and 20th centuries.
- 6.14 Overall, the archaeological potential of the site is **moderate**, with any remains expected to predominantly date from the 19th and 20th century industrial use of the site.
- 6.15 There is **moderate** potential for palaeoenvironmental remains to exist within the site due to the likely presence of alluvium, below the depths of the existing made ground across the site (considered to be 2-3m below ground level).

Table 6.1 Potential and significance

Period	Potential	Features	Value (Importance)
Palaeoenvironmental	Moderate	There are alluvial deposits on the site, which is known to help preserve organic materials, prehistoric environmental/geoarchaeological deposits.	Evidential (Medium)
Prehistoric	Moderate	Flint scatters, hand axes, and settlement activity such as ditches and postholes on land. Metal artefacts including weaponry, such as that found in the River Thames characteristic of the votive offering practice in the area.	Evidential (Medium)
Roman	Low	Roman findspots including ceramics and coins.	Evidential, Historic (Medium)
Early Medieval	Moderate	Settlement or agricultural activity or artefacts, such as pottery.	Evidential, Historic (Medium)
Later Medieval	Moderate	Settlement evidence, including building foundations and assemblages of ceramics and other artefacts.	Evidential, Historic (Medium)
Post-medieval	High	Evidence of settlement as well as industrial activity, including building foundations/piling relating to the former 19 th century brewery on site, machinery, waste products, artefact assemblages. Remains associated with the discussed 1896 well recorded at the centre of the site.	Evidential (Medium)
Modern	High	Evidence of continued industrial activity, including building foundations of the 19 th century brewery and coal wharf buildings/structures, machinery, waste products, artefacts assemblages and individual artefacts (ceramic and metal).	Evidential (Medium)

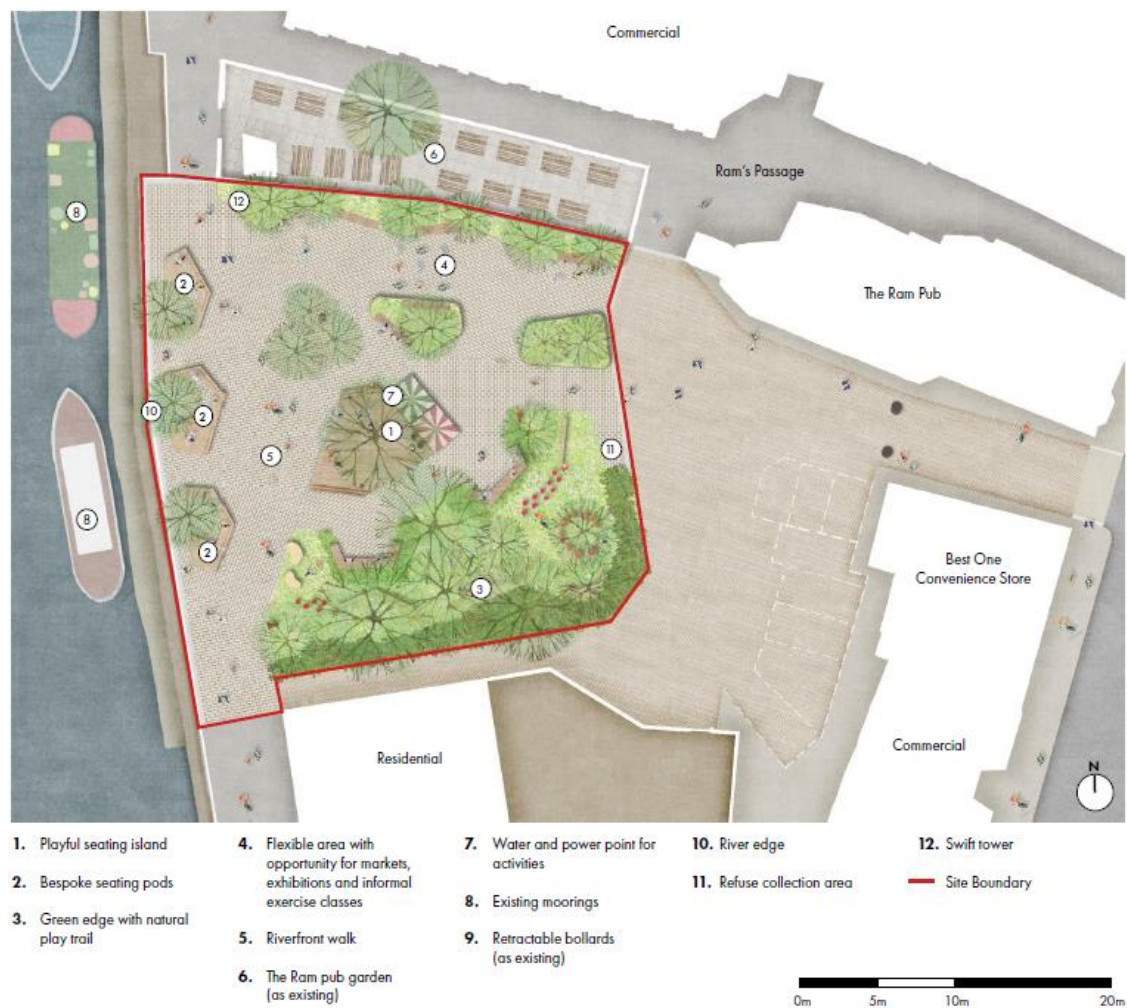
7.0 **Potential Effects**

Proposals

7.1 The assessment of the effects of the proposed development has been based on the application drawings including the Proposed Masterplan Illustrative at Figure 7.1, Design and Access Statement and assumptions regarding intrusive works confirmed by Farrer Huxley Architects. The proposed development is for a series of public realm improvements comprising:

- 1 Minor releveling across the site, with the introduction of raised edges to form planters with relevant foundations, which is unlikely to penetrate below a maximum depth of 1.5m below ground level.
- 2 Introduction of around 19 new trees within tree pits including a soakage/drainage layer to a maximum depth of 1.5m below ground level and new drainage channels to a maximum depth of 1.5 below ground level.
- 3 Planting in the form of a mix of native and non-native shrubs and grasses.
- 4 Introduction of public facilities including: a range of seating opportunities, play trail, interpretation and heritage signage, provision of power and water for activities, and a central raised timber platform that can act as a stage for installations and events.
- 5 Removal of 2 category C trees. All other existing trees on site are to be retained.
- 6 No dewatering is proposed.
- 7 Removal of the low masonry wall currently fronting the river and replacement with metal railings.

Figure 7.1 Proposed Illustrative Masterplan



Source: Farrer Huxley Architects

Effects on non-designated archaeological assets and unknown archaeological remains

7.2

Should any archaeological or geoarchaeological remains be present within the site, below the existing made ground (the depth of which is considered to be 2-3m below ground level - to be confirmed through archaeological monitoring of the Phase II Geotechnical Investigation), these could be impacted by the proposed intrusive ground works within the site. Any archaeological remains below the level of made ground could be impacted through truncation or being wholly removed during construction activities associated with the releveling, the proposed tree removal and introduction of 19 tree pits and associated drainage and any new utilities associated with the proposed water and power point.

8.0 Conclusions and Recommendations

Conclusion

- 8.1 There are no non-designated archaeological assets within the site and 123 within the study area. These comprise 90 monuments, 11 sites and 22 findspots.
- 8.2 Previous archaeological investigations around Kingston upon Thames have demonstrated that the borough has been in almost continuous occupation since the early medieval period, when it was formed by a series of low-lying gravel islands, as well as being a focus for prehistoric activity, largely in the form of what has been interpreted as the votive deposition of metal objects within the surrounding river network. The site was occupied by buildings since at least the late-19th century when the former brewery was constructed. The industrial site became a coal wharf during the early-20th century before being cleared during the 1970s and redeveloped into an area of public realm.
- 8.3 Archaeological potential is generally expected to be **moderate** based on the desktop research prepared for this report, with any remains expected to date predominantly from the 19th and 20th century industrial use of the site.
- 8.4 There is **moderate** potential for palaeoenvironmental remains to exist within the site due to the likely presence of alluvium, below the depths of the existing made ground across the site.
- 8.5 Should any archaeological or geoarchaeological remains be present within the site, below the existing made ground (the depth of which is considered to be 2-3m below ground level - to be confirmed through archaeological monitoring of the Phase II Geotechnical Investigation), these could be impacted by the proposed intrusive ground works within the site. Any archaeological remains below the level of made ground could be impacted through truncation or being wholly removed during construction activities associated with the releveling, the proposed tree removal and introduction of 19 tree pits and associated drainage and any new utilities associated with the proposed water and power point.

Recommendations

- 8.6 It is considered that to comply with the criteria outlined in the Royal Borough of Kingston upon Thames' local planning policies (Policies CS8, DM12 and Draft Policy KD14), as well as London Plan Policy HC1, further archaeological intervention may be required as part of the proposed development.
- 8.7 Due to the potential for archaeological remains and palaeoenvironmental deposits within the site associated with the prehistoric to modern periods, below the level of made ground, Officers at the Greater London Archaeological Advisory Service (GLAAS) may require a programme of archaeological mitigation in advance of development. A staged programme of investigation could comprise:
- Review of relevant geotechnical investigations (trial pits) by a suitable archaeological specialist to confirm the depths of made ground across the site and the potential for any significant geoarchaeological deposits surviving within the made ground.

- Trial trenching to understand the likely presence of surviving building foundations and/or other remains associated with the post medieval and modern industrial use of the site. This may only be required if the proposed works are considered likely to intrude below the depths of made-ground across the site.
- Further archaeological mitigation in the form of excavation. This would only be required if significant remains are identified during the above investigations.

8.8 This would need to be undertaken by qualified professionals in accordance with a Written Scheme of Investigation (WSI) agreed with the Greater London Archaeological Advisory Service (GLAAS).

Appendix 1 Archaeology Gazetteers

Non-Designated Archaeology Assets - Monuments

List Ref.	Type	Name	Description	Period
97792	Stake hole	South Lane (Late Bronze Age Stake Hole)	Test pit evaluation undertaken by Sue Lever for LPE, May'96; site code SLK96. Late Bronze Age pottery, struck flint and fire cracked pebbles were recovered from stake holes found in 2 of the 6 test pits. These stake holes cut the natural sand.	Bronze Age
110771	Sand Pit, Pit, Quarry	Kingston College (Bronze Age Pit & Quarry)	Five Prehistoric pits were found through excavation at the Bittoms, Kingston College, by Oxford Archaeology in 2001. The site is located on the eastern edge of what was once a sand island within the Thames floodplain. The pits were shallow and of indeterminate function but may represent small scale sand extraction. Residual Neolithic/Bronze Age flints and Bronze Age pottery were recovered from the fills of these pits. The pits were found in the centre and west of the site. *Natural silty-sand was observed at a height between 5.01m OD and 7.4m OD. *(1-3)	Bronze Age
139319	Watercourse, Pit	The Bittoms Car Park Site (Late Bronze Age Watercourse and Pit)	Excavation of a car park site at The Bittoms, Kingston Upon Thames, discovered Prehistoric activity at the southern side of the site. It is thought that modern disturbance on the northern side removed signs of Prehistoric activity there. The Prehistoric activity is attributed to a stream channel, 18m wide, filled with silts and sands. The upper fill of the channel contained significant quantities of Late Bronze Age pottery and flint flakes, blade and broken tools also dated to the Late Bronze Age. Several fragments of Neolithic pottery were also recovered from the area. A pit was discovered to the west of the stream. The pit also contained a large quantity of late-Bronze Age pottery, including fragments of storage vessels, and considerable amounts of charcoal. It is unclear if the pit is contemporary with the stream. Both features indicate activity at the site during the Bronze Age.	Late Bronze Age
147855	Stake hole	Wilcox Garage (Roman Stake Hole)	Test pit evaluation undertaken by Sue Lever for LPE, May'96; site code SLK96. One stake hole in trench 4 contained a single sherd of Roman grey ware. Periods recorded under same site code: Bronze Age (022217), Roman (022218), Medieval (022219-20), Post Medieval (022221).	Roman
105587	Ford	Kingston Bridge Near To (Roman Ford)	Alleged ford, but no real evidence beyond 'there must have been one' logic] river at kingston is fordable. Supposedly early name for kingston was more ford.	Roman
117625	Structure, Post Hole, Stake Hole	East Lane (Late Antique Structure, Post Hole & Stake Hole)	Evaluation undertaken by Alison Kain for LPE, June 1996; site code ELK96. A total of 8 stakeholes were cut into the surviving areas of natural sand. No dating evidence was recovered but all of the stakeholes had a similar fill which bore comparison with similar features recorded at the nearby Wilcox Garage site (sitecode: SLK96, SMR ref: 022217) which were tentatively dated to the	Middle Anglo-Saxon

List Ref.	Type	Name	Description	Period
			Prehistoric (?Late Bronze Age) or early Saxon period. 'London Archaeologist Round-up 1997': The remains of a Saxon settlement dating to the period 400-700, apparently occupying a gravel island or headland, were identified. It consisted of at least one timber hall, represented by numerous stake- and post-holes, and is thought to comprise the remains of a farmstead. Among the finds were traces of antler working and an intact pottery drinking cup.	
113617	Pit, Rubbish Pit	The Bittoms (Early Medieval Rubbish Pit)	Isolated Saxon pits were found through excavation at the Bittoms, Kingston College, by Oxford Archaeology between August and September 2001. The presence of the pits indicates that there was marginal to early-middle Saxon occupation previously located to the west on the higher part of the island. The topography would suggest a low lying marshy area to the east. (1) Excavation on the site by Oxford Archaeology continued into November 2001. A large pit was found in the north-western area of the site and contained a sherd of middle Saxon pottery and a sherd of Roman pottery. A pit containing Saxon pottery was also found in the east of the site. Saxon period features, including a pit, gullies, postholes and stakeholes have been found during previous work in this area (see Hawkins, D. Kaine, A. and Wooldridge, K. 2002 Archaeological Investigations at East Lane and South Lane, Kingston upon Thames, 1996-8 Surrey Archaeological Collections, Vol. 89, 185-211 - reference taken from (2)), suggesting Saxon occupation during this period. *Natural silty-sand was observed at a height between 5.01m OD and 7.4m OD. * (2-3)	Early Medieval
111542	Ditch	Eden Walkphase II (Pre-Conquest Ditch)	Abraded material in water-deposited brickearth; 2 late saxon/saxo-norman? drainage ditches; excavated 1974 & 76. The ditches may represent an early attempt to drain the area.(1-7)	Tudor
117879	Moot Hall	Market Place (Early Medieval Moot Hall)	Saxon moot hall on site of present market house ?.	Early Medieval
131296	Ford	Kingston Bridge (Ford of Uncertain Date)	Alleged site of ford, possibly post roman, called moreford. Either immediately above kingston bridge or at tq177690	Uncertain
96831	Watercourse	Charter Quay Kingston (Medieval Watercourse)	Evaluation, watching brief, excavation and building recording undertaken by Phil Andrews for WA, October - September 1999; site code CQY98. A former channel of the Hogsmill River was recorded. It was c.20m wide and ran NW-SE across the site. The channel had an important effect on the layout of streets and properties in the area and appears to have been progressively infilled between the C13th and 16th Century. Periods recorded under this site code: Mesolithic/Neolithic (025562), Bronze Age/Iron Age (025563), Roman (025564), Saxon (025565), Medieval (025566-9), Post Medieval (025570-1).	Medieval
125733	Buried Land Surface, Hearth	East Lane Kingston-upon-thames (Medieval Buried Land Surface & Hearth)	Evaluation by Pre Construct Archaeology in 1998 fd late Medieval/early Post Medieval remains inc base of a poss hearth or chimney and a rammed gravel surface.	Medieval

List Ref.	Type	Name	Description	Period
125996	Structure	Bath Passage (Medieval Structure)	Watching brief undertaken by B. Sloane for Museum of London Archaeology Service, Dec'95; site code KGM95. Medieval deposits included layers and cut features (unspecified) in two of 5 engineers test pits (test pits 4 & 5). There was also a possible Medieval deposit in test pit 1. Periods recorded under this site code: Medieval (022200-1), Post Medieval (022202). See also SMR refs: 022210-15 (1996 evaluation).	Medieval
135180	Waste Disposal Site	Kingston Guildhall (Medieval Waste Disposal Site)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. Two phases of Medieval dumping were recorded in trench 5. Periods recorded under same site code: Medieval (022210-4), Post Medieval (022215 & components). See also SMR refs: 022200-2 (1995 watching brief, same site code).	Medieval
144151	Building, Structure, Occupation Site	Charter Quay Kingston (Medieval Building, Structure & Occupation Site)	Evaluation, watching brief, excavation and building recording undertaken by Phil Andrews for WA, October - September 1999; site code CQY98. Several Medieval properties were identified both to the N and S of the Hogsmill (SMR ref. 025566). To the N these were less well preserved and included structural remains as well as hearths, ovens and pits of C12th - C15th date. To the S was a remarkably well preserved and coherent Medieval occupation sequence interspersed with episodes of flooding and land reclamation. Along the High St frontage, earlier properties occupied by post-built structures were subdivided in the mid C13th and the area given over to a phase of industrial activity represented by numerous clay and pitched-tile hearths. One of the later hearths was dated archaeomagnetically to the late C14th. Several possible functions include baking, metalworking, textile finishing and fish smoking. The C15th witnessed expansion of the settlement and construction of substantial timber buildings on stone foundations, one associated with a possible malting oven and another with a cellared structure. Periods recorded under this site code: Mesolithic/Neolithic (025562), Bronze Age/Iron Age (025563), Roman (025564), Saxon (025565), Medieval (025566-9), Post Medieval (025570-1).	Medieval
99052	Layer	Bath Passage (Medieval Layer)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. The most consistent archaeological deposit across the site was a green alluvial clay silt found in five of the six evaluation trenches. This sealed the natural brickearth, and in some cases there was a considerable merging interface between the two deposits, suggesting erosion and flooding close to the mouth of the Hogsmill River, which flows just to the S of the site. The flooding is Medieval in date and the earliest alluvium produced pottery consistently of C12th and C13th date. In trench 2 an edge was apparent representing an erosion plane or natural channel. Periods recorded under same site code: Medieval (022210-4), Post Medieval (022215 & components). See also SMR refs: 022200-2 (1995 watching brief, same site code).	Medieval

List Ref.	Type	Name	Description	Period
113046	Post Hole	Wilcox Garage (Medieval Post Hole)	Test pit evaluation undertaken by Sue Lever for LPE, May'96; site code SLK96. Several post-hole type features contained sherds of Medieval pottery. Periods recorded under same site code: Bronze Age (022217), Roman (022218), Medieval (022219-20), Post Medieval (022221).	Medieval
114194	Revetment	Charter Quay Kingston (Medieval Revetment)	Evaluation, watching brief, excavation and building recording undertaken by Phil Andrews for WA, October - September 1999; site code CQY98. The remains of several revetments were recorded within a former channel of the Hogsmill River (SMR ref. 025566) the earliest including a complete reused 7.5m long wall plate as well as other reused building timbers. A number of later revetments were also recorded and incorporated a number of reused boat timbers. Periods recorded under this site code: Mesolithic/Neolithic (025562), Bronze Age/Iron Age (025563), Roman (025564), Saxon (025565), Medieval (025566-9), Post Medieval (025570-1).	Medieval
105744	Alley	Charter Quay Kingston (Medieval Alley)	Evaluation, watching brief, excavation and building recording undertaken by Phil Andrews for WA, October - September 1999; site code CQY98. Emms Passage, one of several alleys leading to the waterfront was shown to be of Medieval origin. Periods recorded under this site code: Mesolithic/Neolithic (025562), Bronze Age/Iron Age (025563), Roman (025564), Saxon (025565), Medieval (025566-9), Post Medieval (025570-1).	Medieval
106136	Buried Soil Horizon	Wilcox Garage (Medieval Buried Soil Horizon)	Test pit evaluation undertaken by Sue Lever for LPE, May'96; site code SLK96. A Medieval garden type soil was recorded and overlay Medieval post-holes (SMR ref: 022219). Periods recorded under same site code: Bronze Age (022217), Roman (022218), Medieval (022219-20), Post Medieval (022221).	Medieval
139917	Building	1 Thames Street (Medieval Building)	A watching brief by M Shea for Museum of London Archaeology Service in April 1993 (site code THA93). East-west aligned flint-footings which form a right-angle with north-south aligned flint-footings comprise the rear of a rectangular masonry building on the site. This structure, which form a further portion of the late 13th to early 14th Century building, originally discovered and dated by the Kingston-upon Thames Archaeological Society (KUTAS 1971; wall C), with the channel SMR 021567 represent the earliest surviving structural evidence on site. See also SMR 021568-575.	Medieval
97802	Buried Land Surface, Buried Land Surface	1 Thames Street (Medieval Buried Land Surface)	A watching brief by M Shea for Museum of London Archaeology Service in April 1993 (site code THA93). Outdoor surface may be associated with the building SMR 021568 or may have formed part of a path at the rear of the subsequent building SMR 021571. See also SMR 021567-575.	Medieval
126477	Structure, Stake Hole	Bath Passage (Medieval Structure & Stake Hole)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. An insubstantial probably later Medieval building was constructed over the alluvium (SMR ref: 022210). This was represented by a flint wall footing. In addition a number of stakeholes and a posthole were found in trench 5. Periods recorded under same site	Medieval

List Ref.	Type	Name	Description	Period
			code: Medieval (022210-4), Post Medieval (022215 & components). See also SMR refs: 022200-2 (1995 watching brief, same site code).	
128535	Ditch	Bath Passage (Medieval Ditch)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. A Medieval ditch was recorded. Periods recorded under same site code: Medieval (022210-4), Post Medieval (022215 & components). See also SMR refs: 022200-2 (1995 watching brief, same site code).	Medieval
131311	Post Hole	East Lane (Medieval Post Hole)	Evaluation undertaken by Alison Kain for LPE, June 1996; site code ELK96. A single small sub-square posthole was recorded, cutting natural sand. It was filled with a moderately compacted dark brown sandy silt and contained a single late Medieval sandy pot sherd. Periods recorded under this site code: Prehistoric?/Saxon? (025350), Medieval (025351), Post Medieval (025352-3).	Medieval
95859	Buried Soil Horizon	Bath Passage (Medieval Buried Soil Horizon)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. A possible Medieval agricultural soil was recorded. Periods recorded under same site code: Medieval (022210-4), Post Medieval (022215 & components). See also SMR refs: 022200-2 (1995 watching brief, same site code).	Medieval
144191	Guildhall	Market Place (Medieval Guildhall)	The guildhall probably dated from the 16c (vch). Site once said to be occupied by a saxon moot hall. The present market house, built 1840, stands on the site.	Medieval
145951	Tenement	Eden Walkphase li (Medieval Tenement)	Series of pits with domestic assemblages suggest tenement plots along union street frontage	Medieval
105961	Unassigned	High St Market Place (Medieval Unassigned)	"Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1988-9; site code CQD88. Mediaeval infill and reclamation were discovered, along with mediaeval timber waterfront revetments (021971). Periods recorded under same site code: mediaeval (021791, 021792), post-mediaeval (021794, 021795, 021796), unknown (021797).	Medieval
137541	Unassigned	High St Market Place (Medieval Unassigned)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1988-9; site code CQD88. Two phases of mediaeval building were revealed, the earliest of which was dated to the 13th Century. Periods recorded under same site code: mediaeval (021791, 021793), post-mediaeval (021794, 021795, 021796), unknown (021797).	Medieval
115157	Castle	High Street (Medieval Castle)	Traditional site of the castle captured by Henry III in 1264, later belonged(?) To Nevills, Earls of Warwick in the c15th.	Medieval
115386	House, Oven	1 Thames Street (Medieval House & Oven)	A timber framed merchant's house c1600 was recorded on behalf of Kutas. Excavations to the rear of the building by R Kenward and S Nelson revealed flint and brick foundations and associated pottery earlier, contemporary with and later than the building. The 16th century kitchen area (031950) was of special interest (er9).	Medieval

List Ref.	Type	Name	Description	Period
115463	Revetment	High St Market Place (Medieval Revetment)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1988-9; site code CQD88. Mediaeval timber waterfront revetments were revealed. Periods recorded under same site code: mediaeval (021792, 021793), post-mediaeval (021794, 021795, 021796), unknown (021797).	Medieval
142295	Inn, House	2-6 High Street (Medieval Inn & House)	Possible site of crane inn, medieval inn? Demolished 1956. Various finds inks from demolition.	Medieval, Post Medieval
99357	Building	Guildhall Extension (Medieval Building)	Two series of postholes indicating half timber buildings; also number of 14th century pits. Only features cut into the natural brickearth survived due to later scarping. Also there was evidence of sporadic later medieval activity.	Medieval
121560	Castle	Eden Stjunction With (Medieval Castle)	Traditional siting of kingston castle taken by henry iii in 1264. The castle later belonged to the neville family (earls of warwick) in the fifteenth century.	Medieval
120971	Inn	5 Market Place (Medieval Inn)	Nos 5 & 6 occupied the site of the medieval castle inn to which references survive from 1535, 1570 & 1636. 14c cellars were discovered by mol below no6, and similar cellars were recorded under no 5 in the 19c. An 18c view shows the inn to have been a 3 storey building of 7 bays, with central gateway. In 1837, the inn was partly leased by thomas fricker & converted to a shop. A staircase mentioned in the surrey comet in 1870 is almost certainly the one now in the department store (no 6). No 5 was remodelled or probably totally rebuilt in 1913 for parrs bank.	Medieval, Post Medieval
116187	Tannery	Eden Walk phase ii (Medieval Tannery)	E & s was pond; edge shows evidence of industrial usage; c1500 activity appears to have ceased. Possible workshop areas used by people engaged in the trade of preparing skins etc.	Medieval
128258	Ducking Stool	Clattern Bridge (Medieval Ducking Stool)	Ducking stool 'used within living memory (1852). Possibly name 'clattern' derives from its presence	Medieval, Post Medieval
129217	Revetment	Charter Quay (Medieval Revetment)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1990; site code CQD90. Work was done further to that carried out in 1988-9. Up to 3 waterfront revetments were recorded, that closest to the Thames being provisionally dated to the late 14th to early 15th Century. Periods recorded under same site code: unknown (021798), mediaeval (021799), ?post-mediaeval (021801), post-mediaeval (021802).	Medieval
112373	Well, Boundary Ditch, Quarry, Sand Pit	The Bittoms (High Medieval Quarry & Sand Pit)	Several middle Medieval pits and large quarry areas were found through excavation at the Bittoms, Kingston College, by Oxford Archaeology in 2001. The pits and quarries were found in the north and west of the site. The smaller, isolated, pits appeared to date to the 11th Century. The pits were irregular in plan and may have been used to extract small quantities of sand. The larger pits dated to the 13th Century and were located in the central northern part of the site, covering an area of several square metres. This larger scale quarrying is located in the centre and	Late Medieval

List Ref.	Type	Name	Description	Period
			east of the site and may represent an expansion on an earlier, smaller scale, extraction industry. Other pits were also observed across the site, which may have also been sand extraction pits. A 13th Century well was found in the northwest of the site, measuring over 2m in depth. The well probably served a building or buildings to the west, later destroyed by development. A large north-south aligned ditch, also dating to the 13th Century was found in the south of the site. The ditch measured over 2m in width and 0.6m in depth. A smaller ditch ran perpendicular to it, but the relationship between the two was obscured by a later soakaway. The ditches probably represent property boundaries, possibly associated with a structure fronting the Bittoms. *Natural silty-sand was observed at a height between 5.01m OD and 7.4m OD. * (1-3)	
124457	Quarry, Sand Pit	The Bittoms (Late Medieval Quarry & Sand Pit)	Possible sand extraction pits dating to between the 15th and 17th centuries were found through excavation at the site of the Bittoms, Kingston College, by Oxford Archaeology in 2001. Five rectilinear east-west aligned features, possible sand extraction plots, were found in the northwest of the site. A sherd of 16th Century pottery was recovered from one of the plots and a residual sherd of 18th Century pottery from another plot, which was truncated by an 18th Century basement. *Natural silty-sand was observed at a height between 5.01m OD and 7.4m OD. * (1-2)	Late Medieval
124366	Layer	52a High Street (Interregnum Layer)	Reclamation appears to have taken place after 1650, using large amounts of dumped sand. No evidence for buildings or river walls on the site.	Post Medieval
122784	Waste Disposal Site	High Street (Post Medieval Waste Disposal Site)	Evaluation, watching brief, excavation and building recording undertaken by Phil Andrews for WA, October - September 1999; site code CQY98. A considerable quantity of domestic refuse was dumped into a former channel of the Hogsmill (SMR ref. 025566) from the 17th Century onwards. Periods recorded under this site code: Mesolithic/Neolithic (025562), Bronze Age/Iron Age (025563), Roman (025564), Saxon (025565), Medieval (025566-9), Post Medieval (025570-1).	Post Medieval
122821	Buried Soil Horizon	Bath Passage (Post Medieval Buried Soil Horizon)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. A possible agricultural horizon was recorded in trench 1 in the Tudor period. Periods recorded under same site code: Medieval (022210-4), Post Medieval (022215 & components). See also SMR refs: 022200-2 (1995 watching brief, same site code).	Post Medieval
135053	Well	1 Thames Street (Post Medieval Well)	A watching brief by M Shea for Museum of London Archaeology Service in April 1993 (site code THA93). A backyard well probably superseded the industrial pit (SMR 021572). While there is no direct dating evidence for the well in the back yard, it was probably associated with the later use of the brick building SMR 021571. Therefore the well probably dates from the earlier part of the 18th Century. SMR 021568-575.	Post Medieval
139280	Drain	1 Thames Street (Post Medieval Drain)	A watching brief by M Shea for Museum of London Archaeology Service in April 1993 (site code THA93). A ceramic drain is aligned along the northern side of Kings Passage which is of Victorian date. SMR 021568-575.	Post Medieval

List Ref.	Type	Name	Description	Period
144406	Waste Disposal Site	Kingston Guildhall (Post Medieval Waste Disposal Site)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. Several phases of Post Medieval dumping and or demolition deposits were recorded. Periods recorded under same site code: Medieval (022210-4), Post Medieval (022215 & components). See also SMR refs: 022200-2 (1995 watching brief, same site code).	Post Medieval
98973	Buried Soil Horizon	East Lane (Post Medieval Buried Soil Horizon)	Evaluation undertaken by Alison Kain for LPE, June 1996; site code ELK96. Stakeholes and a posthole (SMR refs: 025350-1) were sealed by a sandy silt containing small pieces of chalk. This was thought to be a garden soil. The deposit was severely truncated by later pits (SMR ref: 025353). Periods recorded under this site code: Prehistoric?/Saxon? (025350), Post Medieval (025351-3).	Post Medieval
134516	Pit	East Lane (Post Medieval Pit)	Evaluation undertaken by Alison Kain for LPE, June 1996; site code ELK96. Three Post Medieval pits were recorded. The largest, which extended outside of the excavated area contained brick, tile and pottery fragments ranging in date from c.1600-1800. The two smaller ones both contained ceramic building material, claypipe fragments and pottery and glass sherds. The glass included phials and beer and wine bottles. Periods recorded under this site code: Prehistoric?/Saxon? (025350), Post Medieval (025351-3).	Post Medieval
139834	Yard	1 Thames Street (Post Medieval Yard)	A watching brief by M Shea for Museum of London Archaeology Service in April 1993 (site code THA93). Backyard surface may be related to the extension to the rear of the building SMR 021571 and dated to yhr mid-18th Century. SMR 021568-574.	Post Medieval
139944	Revetment	Kingston Bridge (Post Medieval Revetment)	Waterlogged timbers from a Post Medieval timber revetment were recorded.	Post Medieval
137510	Layer	1 Thames Street (Post Medieval Layer)	A watching brief by M Shea for Museum of London Archaeology Service in April 1993 (site code THA93). In the mid-16th Century the channel SMR 021567 and the building SMR 021568 goes out of use and the area is covered by a deposit of what appears to be alluvium. See also SMR 021568-575.	Post Medieval
136927	Layer	52a High Street (Elizabethan Layer)	There were no finds, features or alluvial deposits earlier than a Post Medieval date, which probably indicates erosion along the gravel foreshore of the Thames channel. Alluvial deposits dated to 1600-1700.	Post Medieval
148954	Occupation Site	Bath Passage (Post Medieval Occupation Site)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. From the Tudor period onwards, a fully urban sequence was present consisting of a range of types of deposit. Although the first metre or so below the modern surface was heavily disturbed by intrusions and services, it is likely that further Post Medieval buildings and their demolition deposits are also present. For example, in trench 6, a wall of probable 18th Century brickwork was constructed on a foundation of re-used worked masonry which may provide valuable evidence of the type of buildings being demolished and re-used in	Post Medieval

List Ref.	Type	Name	Description	Period
			Kingston town centre at this time. Periods recorded under same site code: Medieval (022210-4), Post Medieval (022215 & sub-components 01-05). See also SMR refs: 022200-2 (1995 watching brief, same site code).	
148993	Building	Bath Passage (Post Medieval Building)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. Brick wall footings of probable Tudor date were found. Periods recorded under same site code: Medieval (022210-4), Post Medieval (022215 & components). See also SMR refs: 022200-2 (1995 watching brief, same site code).	Post Medieval
147505	Building	1 Thames Street (Post Medieval Building)	A watching brief by M Shea for Museum of London Archaeology Service in April 1993 (site code THA93). An east west aligned brick wall with a north-south return formed the earliest brick building, which formed part of a tripartite timber-framed building. Previous excavations (KUTAS 1971) showed that this building (see also SMR 031908 and 031950) which once formed part of the present standing building on site (SMR 200412), dated from the mid to late 16th Century. An east-west aligned foundation trench, whose wall was later robbed out, probably indicates a later extension towards the Thames of this brick building. Dating evidence from the fill remaining in the foundation trench also suggest a construction date during the 16th Century. A brick built extension, which re-used the earlier bricks building in part, is added to the rear of the property. This two storey structure was formed by parallel east-west aligned brick walls, flanking the rear of the earlier building on its north and south sides. Documentary evidence place the date for this extension to the mid-18th Century. See also SMR 021567-575.	Post Medieval
148393	Buried Soil Horizon	Wilcox Garage (Post Medieval Buried Soil Horizon)	Test pit evaluation undertaken by Sue Lever for LPE, May'96; site code SLK96. Within and above the garden soil associated with Town End House to the W, Post Medieval tile and pottery sherds were recorded including sandy ware, tobacco pipe stems, and brown and green glazed ware sherds. These can all be associated with activity in the garden of Town End House. Periods recorded under same site code: Bronze Age (022217), Roman (022218), Medieval (022219-20), Post Medieval (022221).	Post Medieval
144994	Occupation Site	Bath Passage (Post Medieval Occupation Site)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. Surfaces associated with Post Medieval occupation were recorded. Periods recorded under same site code: Medieval (022210-4), Post Medieval (022215 & components). See also SMR refs: 022200-2 (1995 watching brief, same site code).	Post Medieval
111299	Jetty, Timber Framed House	1 Thames Street (Tudor Jetty)	The building was largely a timber-framed and jettied house of the late 16th Century, To the rear is a small 18th Century extension, originally more extensive and at one time covering part of the proposed redevelopment area(1)	Post Medieval
141002	Pit	1 Thames Street (Post Medieval Pit)	A watching brief by M Shea for Museum of London Archaeology Service in April 1993 (site code THA93). Industrial activity is indicated by a large square pit in the NW portion of the site, which was probably used for meltin down bitumen. Dating evidence from the primary fills suggest that	Post Medieval

List Ref.	Type	Name	Description	Period
			this structure was built in the 16th Century and was still used during the 17th Century. This structure goes out of use at the end of the 17th or beginning of the 18th Century. See also SMR 021567-575.	
143434	Water Channel	1 Thames Street (Post Medieval Water Channel)	A watching brief by M Shea for Museum of London Archaeology Service in April 1993 (site code THA93). A north east-south west aligned channel cutting through the waterlain natural sands and gravels of pleistocene geological formation on the banks of the Thames. Pottery from the upper fills of the channel indicate a date (AD 1350-1550) of the middle of the 16th Century for the close of this structure's use or life. See also SMR 021568-575.	Post Medieval
122079	Warehouse	The Bittoms (Georgian Warehouse)	Large warehouses were constructed over the site after 1800 and more recently it has been used as car-parking for the college.	Post Medieval
120390	Building, Cellar	Charter Quay Kingston (Post Medieval Building & Cellar)	Evaluation, watching brief, excavation and building recording undertaken by Phil Andrews for WA, October - September 1999; site code CQY98. Substantial remains of the later Post Medieval buildings survived including a virtually intact cellar of 17th Century date belonging to the Castle Inn. Periods recorded under this site code: Mesolithic/Neolithic (025562), Bronze Age/Iron Age (025563), Roman (025564), Saxon (025565), Medieval (025566-9), Post Medieval (025570-1).	Post Medieval
131816	Ditch, Post Hole	East Lane Kingston-upon-thames (Early Medieval Ditch & Post Hole)	Evaluation by Pre Construct Archaeology in 1998 fd poss Saxon remains in NE and SE part of site consisting of a number of stakeholes and two post holes and a narrow gully.	Post Medieval
132274	Ditch, Structure	Bath Passage (Post Medieval Ditch & Structure)	Evaluation undertaken by Simon Stevens for Museum of London Archaeology Service, March-April'96; site code KGM95. Post Medieval cut features, including a substantial ditch were recorded. Periods recorded under same site code: Medieval (022210-4), Post Medieval (022215 & components). See also SMR refs: 022200-2 (1995 watching brief, same site code).	Post Medieval
135668	Layer	4-6 Oaklea Passage (Restoration Layer)	The potential for the survival of archaeological deposits was noted at 4.81m OD (2.1m below present ground surface) in the north-east of the proposed new building footprint. This consisted of late 18th/early19th Century material backfilling an irregular cut feature. The feature has been provisionally interpreted as a relict stream channel. Elsewhere on site, three 'soak-away' pits were machine-excavated at the back of the two standing buildings. These revealed the same depth of relatively recent made ground observed within the proposed building footprint.	Post Medieval
133423	Water Channel, Stream	4-6 Oaklea Passage (Post Medieval Water Channel & Stream)	Watching brief undertaken by Isca Howell for Museum of London Archaeology Service, June 2000; site code OAP00. Late 18th Century/early 19th Century material was found backfilling an irregular cut feature. Augering suggests that this deposit overlays organic-rich coarse sand over water-lain layers of silt, sand and clay to 3.96m OD. The feature has been provisionally interpreted as a relict stream channel that may relate to a palaeochannel uncovered in earlier	Post Medieval

List Ref.	Type	Name	Description	Period
			excavations to the S (SMR ref. 032030). The natural topography indicates this stream could have continued N or NW to join the Hogsmill River. Elsewhere on the site, three 'soak-away' pits were machine excavated at the back of the two standing buildings. These revealed the same depth of relatively recent made ground observed within the proposed building footprint and suggested that the natural ground level was rising to the E. No further periods recorded under this site code.	
131385	Layer	Bath Passage (Post Medieval Layer)	Watching brief undertaken by B. Sloane for Museum of London Archaeology Service, Dec'95; site code KGM95. Post Medieval deposits (17th Century-18th Century +) were recorded in three of five engineers test pits (test pits 1, 4 & 5). Periods recorded under this site code: Medieval (022200-1), Post Medieval (022202). See also SMR refs: 022210-15 (1996 evaluation).	Post Medieval
121942	Pit	Union Street (Post Medieval Pit)	Demolition work enabled kingston museum to carry out a rescue excavation. only post-medieval layers were discovered. The large amount of animalbone in the pits is explained by the fact that the building was run as aveterinary surgery during the late 19th century.	Post Medieval
124331	Shop	32 Market Place (Post Medieval Shop)	Post Medieval (Medieval?) building. No.33 was Folletts's Butcher's shop. Demolished? (1-4)	Post Medieval
144052	Occupation Site	Charter Quay (Post Medieval Occupation Site)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1990; site code CQD90. Work was done further to that carried out in 1988-9. Occupation layers, probably of 18th-19th Century date, were found. Periods recorded under same site code: unknown (021798), mediaeval (021799, 021800), post-mediaeval (021802).	Post Medieval
145587	Pit	2a St James Road (Post Medieval Pit)	After demolition of the early 18th century building on this site kingston upon thames archaeological society undertook an excavation. only found post-medieval features, although some stray finds of medieval potsherds were recovered.	Post Medieval
106723	Structure	14 Market Place (Post Medieval Structure)	During work in cellar a 'domed chamber' was discovered under the cellar floor - then re-covered.	Post Medieval
150337	Kitchen	1 Thames Street (Post Medieval Kitchen)	Refer to notes of r kenward and s nelson's excavation at 1 thames street. (031908), er9.	Post Medieval
112250	Anti Aircraft Gun Post	East Lane (Post Medieval Anti Aircraft Gun Post)	Site of Light Anti-Aircraft guns, positioned to defend Vulnerable Point no. 144, Kingston. Site recorded for the Defence of Britain Project. MGR Q 6288.	Post Medieval
112369	Stable	Charter Quay (Post Medieval Stable)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1988-9; site code CQD88. 18th Century stables were revealed to the south of Hogsmill Creek and to the north of Emms Passage. At least two phases of mediaeval building (021792) lay beneath these and other remains. Periods recorded under same site code: mediaeval (021791, 021792, 021793), post-mediaeval (021794, 021796), unknown (021797).	Post Medieval

List Ref.	Type	Name	Description	Period
111429	Malt House	27 High Street (Post Medieval Malt House)	Stoneware, whiteware and earthenware predominated in this excavation by kingston museum (er3) following the demolition of the malthouse building in 1965.	Post Medieval
141993	House, Building	3-5 Thames St (Rear Of) (Post Medieval House & Building)	A rubble layer was removed to reveal a tiled floor.also a slightly curved wall of redbrick.also yellow unglazed drainpipe.	Post Medieval
107628	Building	30-32 High Street (Post Medieval Building)	Narrow rectangular building with possible connection with the town's malting trade. Other observations included c15 and 16th century river deposits. The area is not considered to have been dry until the post med period.	Post Medieval
124521	Stocks	Market Place (Post Medieval Stocks)	Stocks clearly shown in front of market house - six holes and foot rest. High on a pole - drawing of 1770.	Post Medieval
150481	Structure	Charter Quay (Post Medieval Structure)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1990; site code CQD90. Work was done further to that carried out in 1988-9. Remains of structures of 18th and 19th Century date were found. Periods recorded under same site code: unknown (021798), mediaeval (021799, 021800), ?post-mediaeval (021801).	Post Medieval
113841	Unassigned	Charter Quay (Post Medieval Unassigned)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1988-9; site code CQD88. Remains of 19th Century and earlier buildings were found at the south end of the site, fronting the High Street. Periods recorded under same site code: mediaeval (021791, 021792, 021793), post-mediaeval (021794, 021795), unknown (021797).	Post Medieval
109226	Unassigned	High St Marketplace (Post Medieval Unassigned)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1988-9; site code CQD88. Post-mediaeval infill and reclamation were revealed. Periods recorded under same site code: mediaeval (021791, 021792, 021793), post-mediaeval (021795, 021796), unknown (021797).	Post Medieval
129627	Public House	10-11 Market Place (Post Medieval Public House)	Hotel and later public house show on the Ordnance Survey 1st Edition 6' Map (1880). Demolished around 1932 to make way for new shopping development. (1-5).	Post Medieval
118196	Shop	4 Apple Market(Formerly) (Post Medieval Shop)	Shop(s) in Apple Market, Kingston. No further information.(1)	Post Medieval
134944	Statue, Guildhall	Market House (Restoration Statue)	History Kingston upon Thames, historically in Surrey, was an important market town, port and river crossing from the early Medieval period, while there is evidence of Saxon settlement and of activity dating from the Prehistoric period and of Roman occupation. It is close to the important historic royal estates at Hampton Court, Bushy Park, Richmond and Richmond Park. The old core of the town, around All Saints Church (C14 and C15, on an earlier site) and Market Place, with its recognisably Medieval street pattern, is 'the best preserved of its type in outer London' (Pevsner	Post Medieval

List Ref.	Type	Name	Description	Period
			<p>and Cherry, London: South, 1983 p. 307). Kingston thrived first as an agricultural and market town and on its historic industries of malting, brewing and tanning, salmon fishing and timber exporting, before expanding rapidly as a suburb after the arrival of the railway in the 1860s. In the later C19 it became a centre of local government, and in the early C20 became an important shopping and commercial centre. Its rich diversity of buildings and structures from all periods reflect the multi-faceted development of the town. Kingston-upon-Thames, was referred to as early as 836 AD when King Egbert of Wessex held his Great Council there, received its first recorded charter to operate a market in 1208 and the borough charter dates from 1481. An earlier timber-framed town hall on this site in the Market Place is recorded in 1505 where meetings of members of the corporation and the four trading guilds took place and courts met to pass sentence. That building was restored during the reign of Queen Elizabeth 1 and much later in the reign of Queen Anne, when the building was partly rebuilt in brick at a cost of £400. To commemorate this rebuilding, in 1706 the sculptor Francis Bird, at the time working on St. Paul's Cathedral, was commissioned to produce a statue of Queen Anne for the front of the building, at a cost of £47 18s 6d. C18 watercolours by Rowlandson and others show a building with a ground floor open market supported on columns and a first floor with gables, sash windows and a central statue within a niche. By the end of the C18 accommodation had become insufficient and in 1837 an architectural competition was held for a new Town Hall with 23 schemes submitted. The contract was finally awarded to Charles Henman, Senior and in 1838 a tender was accepted from a local mason, John Trigg, for £3,832. The earlier town hall was replaced by the present Italianate style building between 1838 and 1840. The 1706 statue of Queen Anne was retained from the earlier building and attached to the balcony on the south side of the new building. This building is first shown on the First Edition 1868 25 inch Ordnance Survey map of Surrey and its footprint has not changed since. The ground floor market was originally open-sided but in the late C19 windows were added in the arches. The south room on the first floor was known as the Justices Room and council committees and magistrates in petty sessions met here. The larger north room was used as the Council Chamber. The first floor room in the south-west turret was built as a fireproof muniments room for the town's archives and regalia and the bell in the turret was cast by Thomas Mears of Whitechapel. This building remained the Town Hall of Kingston-upon-Thames until the present Guildhall was built in 1935 when its name was changed to Market House. The two bay windows on the first floor of the south side were added at this time. Also at this time some original features from the building including Elizabethan panelling, the Arms of Queen Anne and some stained glass windows were removed to the Guildhall. The Market House was listed at Grade II* in 1983. The statue of Queen Anne was re-gilded in 1995 and the Roman numerals on its plinth were re-gilded in 2006 to commemorate the tercentenary of the statue's erection. Details Former town hall, now in commercial use. Designed by Charles Henman, Senior,</p>	

List Ref.	Type	Name	Description	Period
			<p>in an Italianate style, but incorporating a 1706 statue of Queen Anne by Francis Bird from the earlier Town Hall dating from 1505 on the site. The builder was a local mason, John Trigg, the ground floor cast iron beams and columns were supplied by T Francis' a Kingston foundry and the bell in the south-west turret was cast in 1840 by Thomas Mears of Whitechapel. MATERIALS: Portland stone ground floor with ornamental ironwork to the window tympana, the upper floor of yellow brick in Flemish bond with Bath stone dressings and a hipped slate roof with a central stone chimney. PLAN: rectangular plan of two storeys, in five bays to the north and south and six bays to the east and west, but with taller projecting square corner towers and an elliptical porch on the south side. Internally the ground floor has an entrance hall over two bays on the south side with a south-east staircase and the remaining part was originally an open market but windows were inserted in the late C19 and this is now a large room of four bays. The first floor also has a smaller room on the south side, originally the Justices Room, and a larger room to the north, originally the Council Chamber. EXTERIOR: the south or entrance front has a rusticated stone ground floor. The central three bays of the ground floor comprise an elliptical porch with three round-headed entrances with keystones, impost blocks, round-headed fanlights over double doors, the upper parts with narrow round-headed glazing and fielded panels below. There is a cast iron lamp over the central entrance. Above this is a balustraded parapet with a central plinth projecting over a stone lion's mask and paws which bears a gilded lead statue of Queen Anne with crown, orb and sceptre. The upper floor central three bays are of yellow brick with a stone parapet and moulded cornice and there is a central multi-pane sash window with a pediment flanked by two circa 1935 projecting square bays of three tiers with leaded lights. The projecting end bays on the south side have ground floor round-headed alcoves with keystones and impost blocks. The first floors have triple round-headed windows with marginal glazing, projecting pediments above with bracket cornices, supported on end piers, and closed balustrades below. Above the first floor are hipped pavilion style square corner features with round-headed openings on each side flanked by paired stone pilasters and hipped roofs with metal finials. The central four bays of the east and west sides are recessed with moulded stone cornices, 6 over 6 pane sash windows on the first floor in stone architraves with cornices on brackets and balustrading below. The ground floor has rusticated stone round-headed arcading with keystones and impost blocks The tympana have late C19 cast iron scroll-work above 10 over 10 pane sash windows with horns. The projecting corner bays are identical to those on the south side except that their ground floors have identical windows and cast iron scroll-work tympana to the central bays. The north side is similar to the east and west sides with a recessed centre of three bays with moulded stone cornice, three 16 over 6 pane first floor sash windows and a rusticated stone ground floor with keystones, impost blocks and cast iron scroll-work tympana. The central bay has an entrance with double doors with a glazed round-headed panel above a</p>	

List Ref.	Type	Name	Description	Period
			fielded panel and a cast iron lamp above. The flanking bays have 8 over 8 pane sash windows with horns below cast iron scroll-work tympana. The projecting corner bays are identical to those on the east and west sides. INTERIOR. The ground floor is laid with stone slabs throughout. The entrance hall has an elliptical arch, a wood and glazed screen incorporating double doors, a stone staircase in the eastern tower with cast iron columnar newel posts and balustrades and a number of fielded panelled doors. The larger north room, originally containing an open market, is of four bays with cast iron ceiling beams supported on cast iron columns, both carrying the mark of T Francis whose foundry was on the Horse Fair, just north of the parish church. The upper floor has a small south room, originally the Justices Room, approached through double panelled doors. Its west wall has a central arch, until 1935 an alcove lined with Elizabethan panelling from the earlier town hall on the site with the Arms of Queen Anne above, and two panelled doors. The deep coved ceiling has bands of guilloches and brackets. The larger north room, originally the Council Chamber has corner towers which retain marginal-glazed curved sash windows with some coloured glass and floral motifs. The central three bays of the north wall have Roman Corinthian columns and pilasters, the south wall has two large double doors with fielded panels and moulded architraves and the ceiling has bands of dentils and rosettes and a central circular ventilation grille. The plaster cornice and timber columns are based on the 4th Century BC Choragic Monument of Lysicrates in Athens. Selected Sources Books and journals Bridget, C, Pevsner, N, The Buildings of England: London 2: South, (1994), 314 Other Market House Kingston Upon Thames. Leaflet produced by Royal Borough of Kingston Environmental Services April 1994 National Grid Reference: TQ 17895 69226, TQ1789569226 [1] See also (2).	
145613	Rubbish Pit, Sand Pit, Boundary Ditch	The Bittoms (Georgian Rubbish Pit, Sand Pit & Boundary Ditch)	19th Century cut features, including a boundary ditch and pits, were found through excavation at the Bittoms, Kingston College, by Oxford Archaeology in 2001. A number of pits were found across the site and were either interpreted as rubbish pits or sand extraction slots. A large boundary ditch was found in the northeast of the site. *Natural silty-sand was observed at a height between 5.01m OD and 7.4m OD. * (1-2)	Post Medieval
138193	Well, Building	The Bittoms (Elizabethan Well)	The remains of Post Medieval buildings were found through excavation at the Bittoms, Kingston College, by Oxford Archaeology in 2001. During the eighteenth Century buildings were constructed along the western side of the site facing the river. A brick basement associated with one of these had been constructed partly from re-used worked stone from a building of Medieval date. (1) Further excavation by Oxford Archaeology on the same site found the remains of three 18th Century basements, only a few courses deep after truncation and around 4m square. The most southerly of the three had a 19th Century floor which incorporated a small hidey hole capped by a marble tile. The most northerly basement had no floor. Its walls were constructed with re-used moulded limestone and green sandstone. A brick soakaway to the east	Post Medieval

List Ref.	Type	Name	Description	Period
			may have been associated with the building. A brick structure and a well were uncovered in the southwest of the site, both of which may have been the remains of 18th Century residential buildings fronting the Bittoms. (2-3).	
140390	Beam Slot	The Bittoms (Post Medieval Beam Slot)	Possible cultivation trenches of 16th Century to 19th Century date and cultivation soil were found through excavation at the Bittoms, Kingston College, by Oxford Archaeology in 2001. East-west and north-south aligned, shallow, rectilinear features were found in the centre of the site. They were all filled with a brown sandy soil and were interpreted as cultivation trenches for the growing of vegetables or fruit. Two of the trenches contained 16th Century pottery. A nearby posthole may have been part of an associated structure. Sealing the 16th Century features was a mid orange-brown sandy silt containing pottery dating to between the 15th and 19th centuries. The soil was truncated by late 17th Century or early 18th Century features and was therefore interpreted as an early Post Medieval cultivation soil. Features similar to the cultivation trenches were found in the same area dating to between 17th and 19th centuries, suggesting a continuation of cultivation in this area. The features were north-south aligned trenches, more regular in pattern than the earlier features and longer. Some of the trenches had post holes at the termini suggesting some form of covering. *Natural silty-sand was observed at a height between 5.01m OD and 7.4m OD. * (1-3).	Post Medieval
130471	Public Park, Promenade, Bandstand	Queen's Promenade (Victorian Promenade)	Queen's Promenade was conceived by local property developer William Woods as an exclusive walk for the residents of his new villas on the Portsmouth Road along the Surrey bank of the Thames. It was opened 'unwittingly' by Queen Victoria in August 1856, who drove along the new Portsmouth Road accompanied by the Prince Consort and Princess Royal. Until the 1850s the river frontage was dangerous, and gravel working along the foreshore had weakened the foundations of the main road. During the 1820s Brunel had been called in to advise but his proposed scheme was beyond the means of the town and the river road was left to crumble. William Woods built 300 houses in and around Portsmouth Road and planned a raised walkway between Ravens Ait and St Raphael's Church on land that he held on long lease from Kingston Corporation. Following a meeting with Frederick Gould, Chairman of Kingston Board of Surveyors, Woods undertook to pay for the promenade and to hand it and the lease to the people of Kingston provided that the remaining stretch from St Raphael's Church was accomplished at public expense. The walk thus became a public facility and was constructed between 1852 and 1854 when the bank and river bend were infilled with excavations from the reservoirs and filter beds from the Chelsea Waterworks Co. at Seething Wells. The improvements to the riverside attracted many visitors to Kingston, and it became a popular place of resort. Within five years of opening, however, the bank was crumbling away through neglect. Restoration work was eventually carried out and the promenade was increased in width to 9	Post Medieval

List Ref.	Type	Name	Description	Period
			metres, the construction mainly using stone from the Old Blackfriars Bridge built in the 1760s. In 1896 the Queen's Promenade was extended into Kingston at its northern end and a bandstand, now demolished, was constructed near the junction with Palace Road. It became known colloquially as the Perfumed Parade owing to the pungent odours of the nearby guano factory. For the majority of its length Queen's Promenade is screened from Portsmouth Road by a variety of mature trees and shrubs, enclosed with railings on the footway side. At the northern end an imposing set of wide steps leads down to the path bordered by mature planting and it now links with the southern end of the riverside walk through Kingston. The widest section has a lower and upper walkway, the lower borders the river and is separated by a grass verge from the main promenade walk, which has lawns on the eastern side with floral displays, retaining much of its Victorian character. At the Surbiton end is an ornamental fountain of c.1858 and the boundary railings date from 1852. There are fine views from the promenade towards Hampton Court Park and other landmarks visible from the Promenade include Kingston Bridge, Kingston parish church of All Saints and St Raphael's Church. The promenade now extends for a kilometre south to the island of Ravens Ait and widens out as it leaves Kingston. Sources consulted: RB Kingston notes for EH listing submission; M Batey, H Buttery, D Lambert and K Wilkie, 'Arcadian Thames', London, 1994; Shaan Butters, 'The Book of Kingston', Baron, 1995; Tim Everson 'Kingston, Surbiton and Malden', Phillimore, 2000 ed; Sue Swales, Ian Yarham, Bob Britton, 'Nature Conservation in Kingston upon Thames', Ecology Handbook 18 (London Ecology Unit) 1992 (1).	
134843	Garden, Royal Park, Hunting Forest, Ornamental Canal, Wild Garden, Rabbit Warren, Public Park, Allotment	Hampton Court Park (Tudor Garden)	The 16th Century garden and parkland attached to Hampton Court, a royal palace from 1530. Henry VIII and subsequent monarchs enlarged and improved the estate. The pleasure grounds were altered by, among others, William Talman, George London, and Henry Wise. NOTE This entry is a summary. Because of the complexity of this site, the standard Register entry format would convey neither an adequate description nor a satisfactory account of the development of the landscape. The user is advised to consult the references given below for more detailed accounts. Many Listed Buildings exist within the site, not all of which have been here referred to. Descriptions of these are to be found in the List of Buildings of Special Architectural or Historic Interest produced by the Department of Culture, Media and Sport. LOCATION, AREA, BOUNDARIES, LANDFORM SETTING Hampton Court is located in outer south-west London on the north bank of the River Thames, about 200 metres to the north-east of Hampton Court Bridge (Listed Grade II). The town of Kingston lies about 2.5 kilometres north-east of the Palace buildings. The River Thames provides the boundary to the south and east. To the west and north the grounds are bounded by Hampton Court Road (A309) which to the north separates Hampton Court Park from Bushy Park. The brick walls and railings (Listed Grade II) around the site are of various dates from the 16th Century onwards and enclose about 218 hectares of level ground which extends north, east, and south of the Palace of Hampton Court. HISTORIC DEVELOPMENT	Post Medieval

List Ref.	Type	Name	Description	Period
			<p>Hampton Court was built from 1514 by Cardinal Wolsey (1475-1530), Lord Chancellor to Henry VIII (1491-1547). He also enclosed parks and walled them in part. The king acquired the property in 1528 and developed it as his palace, extending both building and grounds. These alterations were completed by 1540 and few new ones were made until the reign of James I from 1603 to 1625. Rangers and keepers were appointed to manage the newly created Hampton Court Chase and the extended parkland around the Palace. Charles I (1600-1649) had plans for a grand design involving waterworks at Hampton Court which resulted in the construction of the Longford River (see Bushy Park). His scheme was abandoned in 1641 when the Civil War commenced. Oliver Cromwell, Lord Protector of the Commonwealth (1653-1658), moved into Hampton Court in 1654 and made his own improvements. An inventory made at the time of his death details the numerous statues that adorned the Privy Garden which included the Arethusa (Diana) fountain bought from Somerset House and later moved to Bushy Park. The first two years of the Restoration under Charles II in 1660 saw heavy expenditure at Hampton Court, the money being spent on repairs and improvements to both the Palace and the gardens. Late in 1661 Charles proposed more extensive works to include a canal (The Long Water) and flanking avenue (possibly designed by Andre Mollet but executed by Adrian May, Surveyor of the King's Gardens) in the House Park, both centred on the balcony in the Queen's Lodgings on the east front. John Evelyn who visited in 1662 noted in his diary 'The Park formerly a flat, naked piece of Ground, now planted with sweete rows of Lime-trees, and the Canale for water now neere perfected' (Travers Morgan 1982). When in 1688 William and Mary accepted the offer of the Crown in place of James II, they were keen to create a sumptuous and modern palace out of the old one at Hampton Court. The Surveyor General of the King's Works, Sir Christopher Wren (1632-1723), began drawing up ambitious schemes for the almost complete reconstruction of the Palace. The alterations to the gardens under William Talman (1650-1719), George London (1640-1714), and Henry Wise (1653-1738) were to be equally far reaching and included the Great Parterre (Fountain Garden), the Privy Garden, and the Wilderness. Queen Mary moved much of her extensive botanical collection from Holland to the Glass Case Gardens at Hampton Court. With the succession of Queen Anne in 1702, Henry Wise was given the position of Master Gardener. Although Charles Bridgeman, the Royal Gardener between 1728 and his death in 1738, made a series of surveys of the garden, and Lancelot 'Capability' Brown (1716-1783), as Master Gardener from 1764, both lived at Wilderness House west of the Lion Gates, neither appears to have made significant changes to the gardens. During the 18th and early 19th centuries Hampton Court became a popular place for tourists and a detailed guidebook was printed in 1817. The gardens retained their popularity despite published criticisms which deplored 'the lawns shaped with mathematical precision and bordered with meagre evergreens, placed at given distances' (Keane 1850). The Palace and its gardens were somewhat neglected by George IV and J C Loudon wrote</p>	

List Ref.	Type	Name	Description	Period
			<p>in 1833 'The gardens are excellent of their kind, and it is to be regretted that they are not kept up either with sufficient care in point of order and neatness or due attention to their original form' (Gardener's Magazine 1833). Three years later the Commissioners of Woods and Forests had taken responsibility for the Wilderness, Fountain Garden, and Pavilion Terrace and these were hence forward referred to as the Public Gardens. The Privy Garden and the Glass Case Gardens were retained for the grace and favour residents and were referred to as the Private Gardens. Hampton Court Park was opened to the public in 1893. From the mid 19th Century there was a craze for flower carpet bedding and some outstanding examples were to be found at Hampton Court. From the 1850s the Fountain Garden became famous for the floral displays although the yews and hollies had become very overgrown. The craze for carpet bedding declined rapidly in the 1880s and by 1926 the gardens were being praised for their herbaceous and mixed borders. Replanting of the lime avenues in Hampton Court Park was undertaken from 1987 and continued after the considerable losses during the storms of 1987 and 1990. The Privy Garden was reconstructed between 1993 and 1995 when it was reopened. The site is today (1998) managed by Historic Royal Palaces. Site timeline 1838: The Wilderness, Fountain Garden, and Pavilion Terrace became public gardens. 1893: Hampton Court Park was opened to the public in 1893. After 1987: Replanting of the lime avenues in Hampton Court Park was undertaken from 1987 and continued after the considerable losses during the storms of 1987 and 1990. 1993 to 1995: The Privy Garden was reconstructed between 1993 and 1995 when it was reopened. Refernces: W Keane, The Beauties of Middlesex (1850) B Cherry and N Pevsner, The Buildings of England: London 2 South (1983), pp 481-500 M Batey and J Woudstra, The Story of the Privy Garden (1995) S Thurley (ed), The King's Privy Garden at Hampton Court Palace 1689-1995 (1998) Royal Parks Historical Survey: Hampton Court and Bushy Park (Travers Morgan Planning 1982) Draft Management Plan, (Land Use Consultants 1995)</p>	
107902	Defended Building	Shop At 41, Market Place, Kingston-upon-thames. (Second World War Defended Building)	<p>Pillbox ('B/H') in shop. Categorized 'C' for removal.</p> <p>Site recorded as part of the Defence of Britain project from field and documentary work carried out between April 1995 and December 2001. The purpose of the Project was to record the 20th Century military sites across the United Kingdom, and with a view to the future preservation of surviving structures. Holding Record created requiring further work. See also the Defence of Britain Archive on the Archaeological Data Service website.</p>	Second World War
98400	Defended Building	About 15yds Se of Eden Street, On Sw Side of St. James Road, Kingston-upon-thames	<p>Fortified shop with two loopholes facing S. Each loophole is 31in x 13in and are set 4ft 3in above the ground in reinforced wall. Interior of site not seen. Part of central London anti-tank line.</p>	Second World War

List Ref.	Type	Name	Description	Period
		(Second World War Defended Building)		
124827	Community Garden	Guildhall Grounds (Mid 20th Century Community Garden)	The Guildhall was on the site of the Eighteenth Century Clattern House, which was next to the early Nineteenth Century Assize Courts, both demolished in 1933. The old Guildhall was used for municipal offices from 1891 and housed the library until 1903, when Kingston Library on Fairfield opened. By the 1930s the old Guildhall was found to be insufficient for the needs of the local authority and both Clattern House and the Assize Court were then demolished in 1933 to make way for the new Guildhall, a fine brick and stone dressed building designed by Maurice Webb. It was opened in 1935 by Princess Alice, Countess of Athlone, Queen Victoria's grand-daughter. The Guildhall was further extended in 1968. The ancient Coronation Stone surrounded by mid-Nineteenth Century railings was moved to the Guildhall grounds in 1935 from the site south of Market Place where it had been set up in 1850. Kingston is known as the place where 7 Saxon kings were crowned, although the accuracy of the number of coronations is disputed. However, set into the plinth around the Coronation Stone is a silver penny noting the reign of each King. The Guildhall Grounds are landscaped with grass, paths, shrub beds and trees. Nearby is the Twelfth Century Clattern Bridge over the Hogsmill River, which runs along one boundary of the grounds, so named due to the sound of horses' hooves. Sources consulted: Tim Everson 'Kingston, Surbiton and Malden' Britain in Old Photographs, Sutton 1995 (reprint Budding Books 2000); Shaan Butters 'The Book of Kingston', Baron, 1995; Pevsner and Cherry, London 2: South, 1983 (1)	Modern
99958	Unassigned	Charter Quay (Unassigned of Uncertain Date)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1988-9; site code CQD88. Property boundaries were discovered to the south and north of Hogsmill Creek. Periods recorded under same site code: mediaeval (021791, 021792, 021793), post-mediaeval (021794, 021795, 021796).	Uncertain
148309	Kiln,Hearth	Charter Quay (Kiln & Hearth of Uncertain Date)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1990; site code CQD90. Work further to that carried out in 1988-9 was done along the High Street frontage. Traces of pitch-tile kilns or hearths were found, with large quantities of mediaeval pottery (021799). Periods recorded under same site code: mediaeval (021799, 021800), ?post-mediaeval (021801), post-mediaeval (021802).	Uncertain
108279	Coronation Stone	High Street (Coronation Stone of Uncertain Date)	Old site of coronation stone to 1936, when it was moved to its current site, 200344.	Uncertain
108657	Stream	17 High Street (Stream of Uncertain Date)	Archives of site er53(ky83): there is mention of a channel at 17 high st butno other evidence for it has been found.	Uncertain

Findspots

List Ref.	Type	Name	Description	Period
104793	Findspot	Charter Quay Kingston (Late Mesolithic Findspot)	Evaluation, watching brief, excavation and building recording undertaken by Phil Andrews for WA, October - September 1999; site code CQY98. A small quantity of Late Mesolithic / Early Neolithic flint was recovered from later features. Periods recorded under this site code: Mesolithic/Neolithic (025562), Bronze Age/Iron Age (025563), Roman (025564), Saxon (025565), Medieval (025566-9), Post Medieval (025570-1).	Late Mesolithic, Early Neolithic
110192	Findspot	St James Road ? (Mesolithic Findspot & Findspot)	Microlith (?) -mesolithic flake(?). Grey flint 24x13mm. Ex copley 1936	Mesolithic
121316	Findspot	Neolithic Flint Axe (Neolithic Findspot)	Polished flint axe.	Neolithic
95396	Findspot	Kingston Bridge (Bronze Age Findspot - Pottery Sherd)	Single large sherd of Bronze Age pottery was recovered.	Bronze Age
102195	Findspot	Market Place (Bronze Age Findspot)	Evaluation, watching brief, excavation and building recording undertaken by Phil Andrews for WA, October - September 1999; site code CQY98. A very small quantity (5 sherds) of residual Late Bronze Age/Early Iron Age pottery was recovered. Periods recorded under this site code: Mesolithic/Neolithic (025562), Bronze Age/Iron Age (025563), Roman (025564), Saxon (025565), Medieval (025566-9), Post Medieval (025570-1).	Bronze Age, Early Iron Age, Early Iron Age, Late Iron Age
121676	Findspot	Kingston Bridge (Bronze Age Findspot - Scabbard Chape)	Scabbard chape. Material not mentioned.	Bronze Age
115451	Findspot	Kingston Bridge (Bronze Age Findspot - Perforated Hammer)	'Pestle shaped perforated hammer'	Bronze Age
110738	Findspot	Kingston Bridge (Bronze Age Findspot - Rapier)	Bronze rapier.	Bronze Age
103663	Findspot	Kingston Bridge (Bronze Age Findspot - Socketed Axe)	Socketed bronze axe in bm	Bronze Age

List Ref.	Type	Name	Description	Period
134029	Findspot	Charter Quay Kingston (Roman Findspot)	Evaluation, watching brief, excavation and building recording undertaken by Phil Andrews for WA, October - September 1999; site code CQY98. A very small quantity (4 sherds) of residual Romano-British pottery was recovered. Periods recorded under this site code: Mesolithic/Neolithic (025562), Bronze Age/Iron Age (025563), Roman (025564), Saxon (025565), Medieval (025566-9), Post Medieval (025570-1).	Roman
141777	Findspot	Eden Walkphase II (Roman Findspot)	Abraded sherds in water-deposited brickearth; excav 1974 & 1976	Roman
148373	Findspot	22 Eden Street (Roman Findspot)	Coin of Constantine I found c.1885 (1-3)	Roman
110111	Findspot	Charter Quay Kingston (Early Medieval Findspot)	Evaluation, watching brief, excavation and building recording undertaken by Phil Andrews for WA, October - September 1999; site code CQY98. 2 sherds of probably residual early-middle Saxon pottery were recorded. There were no late Saxon features and only a few sherds of residual late Saxon pottery were recovered. Periods recorded under this site code: Mesolithic/Neolithic (025562), Bronze Age/Iron Age (025563), Roman (025564), Saxon (025565), Medieval (025566-9), Post Medieval (025570-1).	Early Medieval
132682	Findspot	Bath Passage (Medieval Findspot, Findspot & Findspot)	Watching brief undertaken by B. Sloane for Museum of London Archaeology Service, Dec'95; site code KGM95. Medieval finds included a possibly C14th or C15th bronze pin (C14th?) and C15th pottery recovered from separate features (see SMR ref: 022200). Periods recorded under this site code: Medieval (022200-1), Post Medieval (022202). See also SMR refs: 022210-15 (1996 evaluation).	Medieval
115251	Findspot	High Street (Medieval Findspot - Coin)	Several coins of Edward III. Found near King John's Dairy.	Medieval
96940	Findspot	High Street, (Medieval Findspot)	Excavation by R. Nielsen for Department of Greater London Archaeology (SW), 1990; site code CQD90. Large quantities of mediaeval pottery were located with pitch-tile kilns or hearths during work along the High Street frontage, further to that done in 1988-9. Periods recorded under same site code: unknown (021798), mediaeval/?post-mediaeval (021800), ?post-mediaeval (021801), post-mediaeval (021802).	Medieval
127414	Findspot	Clattern Bridge (Medieval Findspot)	Sherds of pottery and glass were found by workmen. Various types of pottery including redware, stoneware and earthenware. Also included a number of fragments of glass and clay pipes. The hole was 4 metres deep and had reached gravel. Likely that the work hole had cut a rubbish pit.	Medieval, Post Medieval
149263	Findspot	23 High Street (Medieval Findspot)	Site-watching after the demolition of the 20th century building revealed sherds of whiteware and redware.	Medieval, Post Medieval

List Ref.	Type	Name	Description	Period
148171	Findspot	12-14 High Street (Medieval Findspot)	A Medieval gargoyle was located at 12-14 High Street, Kingston. It is not clear where the item is currently held, it may be within the local museum but the accession code could not be identified.	Medieval
120335	Findspot	14-16 Market Place (Medieval Findspot)	Service trench revealed Surrey White Ware, Tudor Green, Greyware and Redware.	Medieval
113864	Findspot	Thames Riverside, Richmond upon Thames (Late Medieval Findspot)	A Medieval - Post Medieval copper alloy rolled rivet repair (late 15th - late 16th Century). The repair is made from a lozenge-shaped piece of copper alloy sheet rolled to form a cone. This example has not been used as the top point has not been folded over nor the whole object vertically compressed. The copper alloy has a pale-mid green patina. This example is similar to others found in London and ascribed to the late 15th - late 16th Century (Egan 2005: 101). Dimensions: length: 35.69mm; width: 8.57mm; thickness: 7.10mm; weight: 1.43g.(1)	Late Medieval
131305	Findspot	52 High Street (Post Medieval Findspot)	Various assorted objects found when the building was being renovated by its new owner.	Post Medieval
120808	Findspot	14 Market Place (Findspot of Uncertain Date)	Found during sinking of lift shaft: 'an earthenware pot & bones of chicken, dog, and young child'.	Uncertain

Appendix 2 Archaeology Figures

Appendix 3 Bibliography

- 1 Abrams Archaeology. 2021. *London Borough of Kingston-upon-Thames Archaeological Priority Areas Appraisal*.
 - 2 Barson, S. 2016. *Kingston Town Centre Historic Area Study*, Historic England.
 - 3 Chartered Institute for Archaeologists. 2014. *Standard and guidance for historic environment desk-based assessment*.
 - 4 England topographic map, elevation, terrain [website]. At: <https://en-gb.topographic-map.com/map-kb57/England/?center=51.40788%2C-0.30438&zoom=16&popup=51.40803%2C-0.30811>
 - 5 Hawkins, D, Kain, A, & Wooldridge, K. 2002. 'Archaeological investigations at East Lane and South Lane, Kingston upon Thames 1996-8', Surrey Archaeological Collections, 89, p.185-210.
 - 6 Historic England. 2017. *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)*.
 - 7 Kingston Council. 2005. *Kingston Old Town Conservation Area - Public Realm Enhancement Strategy*.
 - 8 Kingston Council. 2005. *Kingston Old Town Conservation Area Character Appraisal and Management Proposals*.
 - 9 Ministry of Housing, Communities & Local Government. 2021. *National Planning Policy Framework*.
 - 10 MOLA. 2002. A Research Framework for London Archaeology, Historic England.
 - 11 Phillpotts, C. Unknown Date. *The Charter Quay Site Kingston – Documentary Research Report*.
 - 12 Royal Kingston Urban Design. *Eagle Brewery Wharf Trial Pits*, 8th May 2007. Code: 000.
 - 13 Southern Testing Laboratories. 4th September 2023. *Eagle Brewery Wharf Desk Study Report*.
 - 14 Wymer, J. 1999. *The Lower Palaeolithic Occupation of Britain*. Wessex Archaeology and English Heritage.
-

Appendix 4 Historic Maps

Appendix 5 Utilities Plan

Appendix 6 Locations and Results of 2007 Trial Pits

Birmingham

0121 713 1530

birmingham@lichfields.uk

Edinburgh

0131 285 0670

edinburgh@lichfields.uk

Manchester

0161 837 6130

manchester@lichfields.uk

Bristol

0117 403 1980

bristol@lichfields.uk

Leeds

0113 397 1397

leeds@lichfields.uk

Newcastle

0191 261 5685

newcastle@lichfields.uk

Cardiff

029 2043 5880

cardiff@lichfields.uk

London

020 7837 4477

london@lichfields.uk

Thames Valley

0118 334 1920

thamesvalley@lichfields.uk



@LichfieldsUK

lichfields.uk