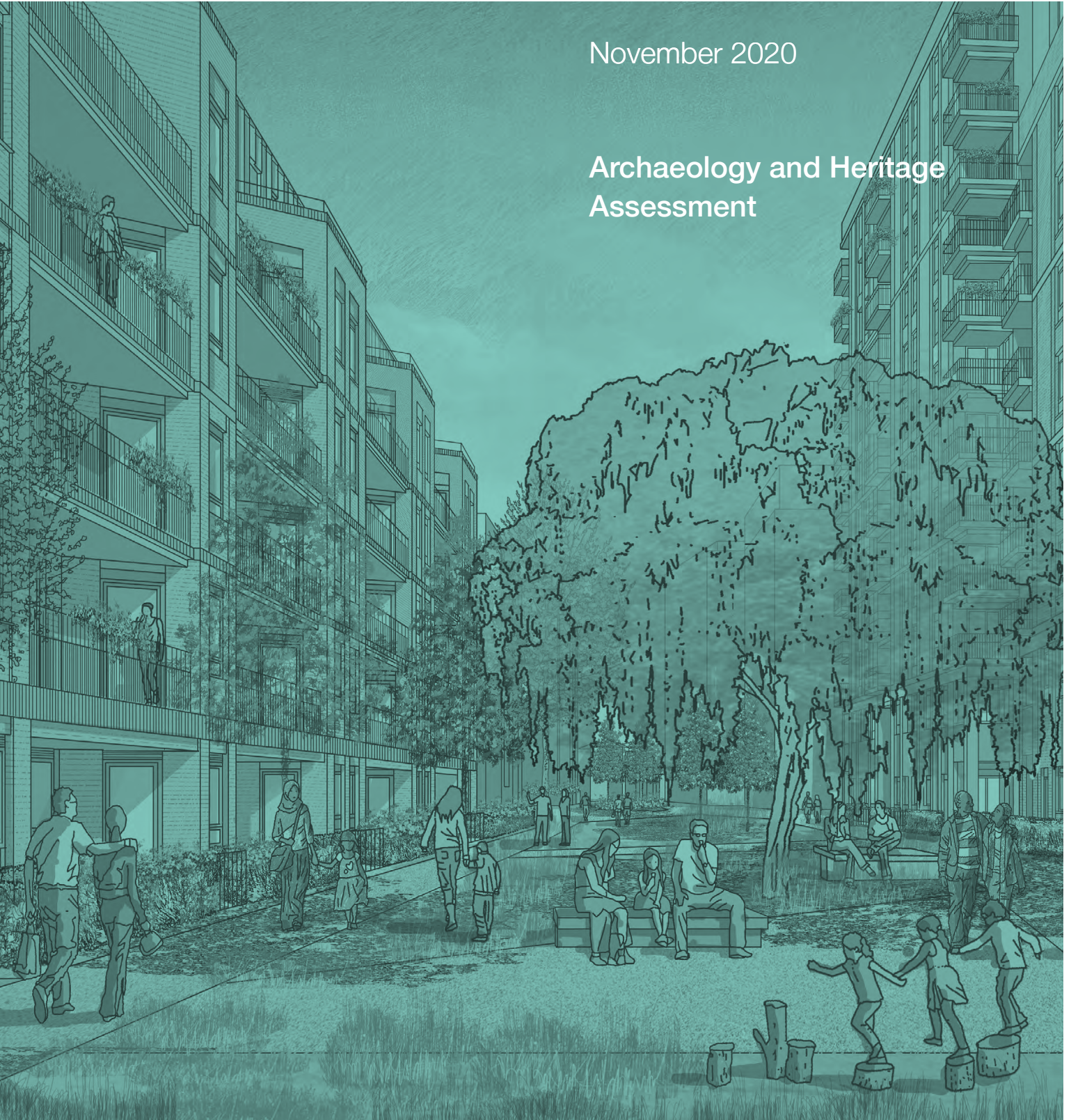


November 2020

Archaeology and Heritage
Assessment



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Application forms

Covering letter

Application Form and Notices

CIL Additional Information Form

Design proposals

Planning Statement

Design and Access Statement

- Vol.1 - The Masterplan
- Vol.2 - The Detailed Component

The Masterplan

- Parameter Plans
- Illustrative Plans
- Design Guidelines

Phase 1 Architecture and Landscape

- GA Plans, Sections and Elevations

Supporting information

Statement of Community Involvement

Rehousing Strategy

Financial Viability Appraisal

Draft Estate Management Strategy

Transport Assessment

Phase 1 Travel Plan

Car Parking Management Plan

Servicing and Delivery Management Plan

Construction Logistics Plan

Construction Method Statement and Construction
Management Plan

Sustainable Design and Construction Statement
(Including Circular Economy Statement)

Environmental Statement

- Non Technical Summary
- Vol.1 – Technical Reports
- Vol.2 – Technical Appendices
- Vol.3 - Townscape and Visual Impact
Assessment

Energy Statement (Including Overheating

Assessment and Whole Life Cycle Assessment)

Daylight and Sunlight

Internal Assessment of the Detailed Component

External Assessment of the Illustrative Masterplan

Extraction and Ventilation Strategy

Noise Impact Assessment

Arboricultural Report and Tree Conditions Survey

Arboricultural Impact Assessment & Method
Statement

Preliminary Ecological and Bat Survey Report

Biodiversity Net Gain Assessment

Archaeology and Heritage Assessment

Ground Conditions Assessment

Utilities Report

Flood Risk Assessment

Phase 1 Drainage Statement

Fire Strategy Report

Accessibility Audit

Health Impact Assessment

Equalities Impact Assessment

CAMBRIDGE ROAD ESTATE, KINGSTON-UPON-THAMES, KT1
DESK-BASED HERITAGE ASSESSMENT
CAMBRIDGE ROAD (RBK) LLP
OCTOBER 2020



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O'ROURKE

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CONTENTS

1. Introduction
Site location and description
2. Legislation, policy and planning background
3. Methodology
Context
Scope of study
Limitations of study
Assessment of significance
4. Baseline
Geology
The known archaeological resource
Historic development
Results of archaeological evaluations
Historic landscape characterization
5. Assessment of significance
6. Assessment of effects of the proposals
7. Conclusions

Bibliography and sources consulted

FIGURES

- 1 Site location plan
- 2 Heritage assets, findspots and events record within the site and 500 metre study area (GLHER) and Archaeological Priority Areas locations
- 3 Nationally designated structures and other built heritage assets
- 4 Historic landscape characterisation (HLC) data
- 5 Ordnance Survey 1" scale map 1885-1900 and 6" scale map 1888- 1913
- 6 Ordnance Survey 1:25,00 scale map 1913 and 1:25,000 scale map 1937-1961
- 7 Ordnance Survey 1:10,560 scale map 1962-1966 and 1:10,000 scale map 1973-1975
- 8 Archaeological Potential Map

APPENDICES

- 1 Gazetteers of all heritage assets in the study area
- 2 Glossary

1 Introduction

1.1 This report provides a desk-based heritage assessment of land at Cambridge Road Estate, Royal Borough of Kingston-upon-Thames, produced by Terence O'Rourke Ltd on behalf of Cambridge Road (RBK) LLP. The report sets out the baseline, potential and significance of all the known and recorded heritage assets, both designated (scheduled monuments, listed buildings, conservation areas and registered parks and gardens & archaeology notification areas) and non-designated (archaeological sites and locally listed historic buildings) for the site and study area.

Site location and description

1.2 The proposed development area (PDA) is located to the immediate south of the A2043 Cambridge Road and Hawks Road (figure 1). Hampden Road marks the far eastern extent of the site and the back of the rear gardens to the properties on Portman Road represent the western extent of the site. The southern boundary of the PDA is bound by Bonner Hill Road. Kingston upon Thames town centre is located approximately 850m to the west of the PDA while the River Thames is situated c.1.2km west of the centre of the site.

1.3 The PDA is currently occupied by Cambridge Road Estate which was built during the 1970s and consists of mainly residential homes and small spaces for recreational use (play grounds, open spaces) and ground level car parking areas. The PDA occupies approximately 9 ha of land.

1.4 The land use in the immediate vicinity of the site is predominantly residential and of a domestic suburban character and scale. Residential properties are located to the north of the site, beyond the A2043 and Hawks Road and to the west of the site, including along Portman Road, Somerset Road, Rowlls Road and Piper Road. The residential streets of Vincent Road and Cambridge Grove Road are located to the immediate southeast of the site, while to the south is situated Kingston Cemetery. A recently constructed block of student accommodation is located to the north of the site, on the southern side of the A2043.

1.5 Hogsmill River is located approximately 300m to the south of the site. Large scale industrial uses are located to the immediate south of Hogsmill River, including Hogsmill Sewage Treatment Works and a household Reuse and Recycling Centre.

1.6 The PDA does not lie within a designated conservation area, the nearest being the Fairfield/Knights Park conservation area in the west of the study area, and the Park Road conservation area located approximately 500m to the north of the PDA, beyond the railway. A designated local area of special character is also located across Hawks Road to the north-west of the PDA. In addition, there are several Archaeological Priority Areas around the perimeter of the PDA (see section 4.37) none of which extends as far as the proposed application site boundaries.

2 Legislation, policy and planning background

2.1 National policy recognises the value and significance of cultural heritage, and the public interest in the preservation of particular assets, and sets out mechanisms to

ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended, and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the 1990 act states that, in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority or Secretary of State “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Section 72(1) in respect of conservation areas states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. A finding of harm to a conservation area or to a listed building or its setting is a consideration to which the decision-maker must give “considerable importance and weight”.

- 2.2 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF), the online National Planning Practice Guidance, and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment (2015) and GPA3 The setting of heritage assets (2017)). Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (NPPF, paragraph 184).
- 2.3 Paragraph 192 of the NPPF states that in determining planning applications,
- “Local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.”
- 2.4 Local planning authorities are required to take the significance of an asset into account when considering proposals, in order to avoid or mitigate conflict between any aspects of the proposals and the conservation of the asset (paragraph 190), and ‘great weight’ should be given to the objective of conserving designated heritage assets (paragraph 193). All harm to heritage assets, from demolition to harm through development within the setting, requires ‘clear and convincing justification’ (paragraph 194).
- 2.5 The principal objective is to avoid harm to designated heritage assets, but detailed policies define the justification required in cases of harm, based on public benefits that outweigh the harm, taking account of the weight to be given to conservation, and consideration of whether the conflict between the provision of such public benefits and heritage conservation is necessary (paragraphs 195 and 196).
- 2.6 The National Design Guide: Planning practice guidance for beautiful, enduring and successful places, 2019, provides the following guidance at C2 in relation to context:

“Value heritage, local history and culture

- 45 When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.
- 46 Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.
- 47 Well-designed places and buildings are influenced positively by:
 - the history and heritage of the site, its surroundings and the wider area, including cultural influences;
 - the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;
 - the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.”

2.7 Setting is not a heritage asset or a designation in itself, and its importance lies in what it contributes to the significance of the heritage asset. The approach to identifying those heritage assets likely to be affected by a development proposal is given in the guidance by Historic England, which states that, “The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’ (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset.” (GPA3, paragraph 20). The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships that can define the contribution of adjoining land to the significance of any single asset or group of assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes.

2.8 The guidance aims for a consistent approach to the assessment of setting and the range of historic, functional and visual relationships that can define the contribution of adjoining land to the significance of any single asset or group of assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes, and may be either static or transient (referred to as kinetic views), for example from a vehicle or train, or while moving through a designed landscape to a series of deliberately composed views.

The London Plan

2.9 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March, 2016) and the Intend to Publish London Plan issued by the Inspectors appointed by the Secretary of State to the Mayor of London in October 2019¹. Policy 7.8 from the London Plan relates to Heritage Assets and Archaeology:

¹ <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/intend-publish-london-plan-2019>

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

2.10 Policy HC1- Heritage, conservation and growth in Chapter 7 of the Intend to Publish London Plan states that:

- local communities and relevant organisations to the list of stakeholder boroughs should consult when an evidence base to reflect an understanding of London's historic environment
- London's Parks and Gardens Trust, and The Royal Parks to the list of stakeholders who planners and developers should engage and collaborate with.
- Revealing and displaying archaeological remains as one of the ways that heritage assets can be creatively re-used and contribute to urban renewal.

2.11 Policy HC5- Supporting London's Culture and Creative Industries further specifies That:

“boroughs are encouraged to develop an understanding of the existing cultural offer in their areas to evaluate what is unique and important to residents, workers and visitors and to use this understanding to develop

policies to protect those cultural assets and community spaces is likely to help safeguard London's cultural offer by sustaining and strengthening what is important and unique. This is likely to have minor positive impacts in the short term and significantly positive impacts in the longer term”

Local Planning Policy

2.12 The Royal Borough of Kingston upon Thames' Core Strategy (adopted May 2019) set out the council's policies in relation to heritage and planning (policy 6.74) as part of the overall Local Development Framework (LDF). Policy DM 12- Development in Conservation Areas and Affecting Heritage Assets, states that the council will:

- a. continue to identify, record and designate assets, and periodically review existing designated assets within the Borough that are considered to be of special historic significance in order to ensure that future development will preserve or enhance locally distinctive heritage assets. These records will be maintained in the form of a Historic Environment Record.
- b. preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration
- c. allow alterations which preserve or enhance the established character and architectural interest of a heritage asset, its fabric or its setting
- d. ensure that development proposals affecting historic assets will use high quality materials and design features which incorporate or compliment those of the host building or the immediate area
- e. respect features of local importance and special interest through the consideration of form, scale, layout, and detailed designs of a site, area or streetscape
- f. seek the conservation and improvement of the natural and built historic environment which contribute to the character of the Borough's historic riverside setting
- g. where possible, provide access for all to encourage public enjoyment of the historic environment and Kingston's heritage assets.

The council will also give special regard to the desirability of preserving all designated historic assets, their setting and any features of special architectural or historic interest which they possess (policy 6.79).

3. Methodology

Context

3.1 For the purposes of this report, documentary and cartographic sources including results from any known archaeological investigations on the site and within an agreed study area were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the PDA.

3.2 In order to set the PDA into its full archaeological and historic context, information was collected on the known historic environment records within a 500m radius, as held by the primary repository for Greater London, namely the Greater London Historic Environment Record (GLHER)². The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, as well as documentary and cartographic sources. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

3.3 In addition, the following sources were also consulted:

- Historic England – information on statutory designations including scheduled monuments and listed buildings;
- Historic Area Study of Kingston Town Core, 2016 by Historic England
- British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
- Internet – web-published material including the local plan, and information on conservation areas and locally listed buildings.

3.4 The general site location of the PDA is shown on figure 1; the GLHER data which shows the non-designated archaeological sites and findspots, information on past archaeological assessments and evaluations and the archaeological priority areas around the PDA are shown on figure 2. Figure 3 illustrates the nationally designated structures and built heritage assets in the study area as well as the locally listed heritage assets. Figure 4 gives the historic landscape characterisation (HLC) data while figures 5-7 reproduce historic Ordnance Survey maps to illustrate development on the PDA and within the study area. Figure 8 illustrates the archaeological potential map (APM) based on the results of this assessment and other sources. The gazetteers in appendix 1 list the sites and archaeological events and provide extracts from the GLHER and the National Heritage List for England where relevant. A glossary at the end of the document is also included to provide an explanation of guidance on some of the specific technical terms used throughout the report.

Scope of the study

3.5 The study was undertaken with reference to the Chartered Institute for Archaeologists code of conduct and appropriate standards (2008, updated 2014).

Limitations of the study

3.6 The report's conclusions are limited by the extent and quality of existing information and therefore its usefulness in predicting the extent and definitive location of the archaeological resource must be qualified as no site specific surveys or investigations have been undertaken.

Assessment of significance

3.7 This report aims to give an overall assessment of the components, qualities and level of importance or value of the heritage assets within the study area and above and below ground archaeology and structures and their settings. It also covers historic landscape character and the legibility of timdepth, where relevant. A

² Data received by email 24 August 2020

judgement is made of the value of known archaeological features or deposits and the probability of discovering currently unknown remains, and its likely importance.

4 Baseline

4.1 The evidence is presented in chronological order in broadly accepted chronological periods such as Palaeolithic – Neolithic. There is one non-designated heritage asset within the PDA and 48 non-designated heritage assets within the 500m study area. In addition the GHLEP provides information of 10 statutory designations (listed buildings) and 39 past archaeological events from within the study area. The GLHER also holds information on locally listed buildings and other locally listed heritage assets (see the gazetteers in appendix 1).

Geology and site topography

4.2 Geology and topography can both provide an indication of suitability for early human settlement and ground levels which might have implications on the potential for archaeological survival.

4.3 The British Geological Survey map (BGS) indicates that the underlying geology on the site and within the larger portion of the 500m radius study area comprises primarily of clays belonging to the London Clay Formation. Overlaying the London Clay is a deposit of the Langley Silt Member consisting primarily of silts and clay. Towards the southern extent of the study area the superficial (overlaying the bedrock) geology appears to be Alluvium corresponding to the course of the Hogsmill River, flowing westwards towards the Thames.

4.4 The site topography has a roughly flat ground level with no difference in the current OD levels between streets layout and the base of the surrounding buildings. The general level in the area of the PDA varies between 10.8m- 12.6m OD (Geo- Environmental, 2020a).

4.5 The borehole data provided in the Ground Investigation Report (GIR) shows that the London Clay formations lie below patches of Kempton Park Gravel deposits, which are sealed by the Langley Silts. The top of the natural deposits varies throughout the site but it can be generally found between 1-1.6m below ground level. The borehole data also indicates that the natural stratigraphy is sealed by a layer of modern made ground and topsoil with a thickness varying between 0.6- 2.15m. Thus any earlier archaeological survival is expected to be found below the made ground deposits, likely to have been accumulated as levelling deposits when the current Estate was constructed.

The known archaeological resource

Prehistoric

4.6 There is limited evidence for human activity in the PDA and its study area during the Early (800,000-4000BC) and Later (4000BC- 43AD) prehistoric periods. Two flint blades recovered at London Road to the west of the PDA are broadly dated to the Mesolithic period, possibly associated with human activities along the river valleys or gravel outcrops (TOR 38). The London Clay, on which the site is located, would not have been an attractive location for early settlement or farming, as the heavy soils would have been difficult to work with the plough. However, the

predictable resources of the nearby natural channels (including the Hogsmill River and the Thames) may have attracted activity, and there have been a number of finds dating to the Bronze Age period within the study area, including several struck flints found west of the PDA along London Road (TOR 39). Several 'lithic' implements has also been recorded nearby at Villiers Road to the west of the PDA (TOR 22). These lithics are broadly dated to the Neolithic and Late Bronze Age periods.

- 4.7 The GHLER information also contains a record of a Neolithic axe found just north of the site boundaries across Cambridge Road (TOR 9), likely to represent a chance find rather than solid evidence for prehistoric settlement or concentrated activity in the vicinity of the site.
- 4.8 Prehistoric evidence in the wider landscape suggest that the early communities settled on the higher gravel terraces situated away from the wetter and unsuitable London Clay geology which was unsuitable for early farming. There are extensive areas of known and recorded Bronze Age field systems from nearby Surrey, none of which extends as far as the study area. Furthermore a review of Iron Age evidence within Surrey observes that the areas overlying London Clay have produced very limited evidence of Iron Age settlement (Cotton, 2004, 58). There is evidence of an Iron Age settlement along the Hogsmill River valley near Old Molden to the south-west of the PDA where archaeological investigation in the past revealed large ditches and numerous pits, post-holes and gullies (MOLA, 2015). An Iron Age settlement is also known to have existed on the 'dry gravel island' beyond the core of the modern town to the north-east of the PDA (Historic England, 2016).
- 4.9 No other prehistoric finds recorded in the wider landscape or immediately adjacent to the study area. It is possible that the area might have been unsuitable for occupation during this period or that it might have largely been an unutilised portion of the lower Thames Basin.

Roman period

- 4.10 Between 43-410AD Britain was under Roman rule and administration. The Roman settlement of Londinium was established in c. AD 50 in the area of the modern City of London, c. 17km north-east of the site, and quickly rose to prominence, becoming a major commercial centre and the hub of the Roman road system in Britain. The former Roman road known as Stane Street, c. 3.5km to the south-east of the PDA, connected Londinium with a Roman settlement at Ewell to the south east³. It seems likely that the area which became Kingston was significant as a fording point of the Thames, where routes along the surrounding higher ground converged (ibid).
- 4.11 There are limited archaeological records suggesting Roman activity in the study area. A single entry in the GLHER indicates a residual Roman pottery sherd found at 84 London Road to the west of the PDA (TOR 40). While there is solid evidence for the presence of the Romans in the region there is no record for in-situ remains or sites in the vicinity of the PDA. A channel excavated at 82 Eden Street to the north of the study area revealed Roman artefacts including an assemblage of 355 coins and associated finds including jewellery, lead strips, smelting waste and iron

³ <https://www.british-history.ac.uk/vch/surrey/vol3>

nails (Hammerson 1996, 187-228). As with the prehistoric period, the clay geology of the PDA and much of the surrounding area is likely to have been heavily wooded.

Early medieval (410-1066AD).

- 4.12 The early Saxon settlement in the wider area developed on the outcrops of the gravel terraces in what is now the historic centre of Kingston upon Thames. It was situated to the east of the then much wider and shallower River Thames, and north of the River Hogsmill. The early Saxon economy was based on agriculture, with scattered farms and small rural settlements. By the end of the 6th century, a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church as well as to loyal followers. Many of these estates (manors) later became centres of the local economy and administration.
- 4.13 An early Saxon settlement is thought to have developed in the area from as early as the 5th century (Historic England, 2016). By the time of the Domesday Book the settlement had grown to become an important Royal estate centre. The PDA fell within the 'Minster of Kingston' and by the end of the early medieval period was within the late Saxon administrative area of the Kingston Hundred (Blair, 1991). The documentary record shows that Kingston was an *'important both as a secular and as an ecclesiastical centre from the seventh century, with evidence of a royal connection from 838 AD and in 925 AD Athelstan was crowned here as King of the English'* (Historic England, 2016). From around this period is also the first occurrence of the place name, when *'in 838 AD Egbert the first king of England, held a council in Kingston'* (Thames Valley Archaeological Services, 2015).
- 4.14 Several archaeological investigations from within the wider landscape proved that the area was extensively exploited during the early-medieval period. Excavation to the west of the study area at Eden Street in the past has revealed large quantities of chaff-tempered pottery of 5th-7th century date while excavations at Brook Street in the 1990s *'recovered a large quantity of 6th -7th century pottery'* (Hawkins 2003, 95-100). A possible early-medieval spearhead was found at Athelstan Road to the west of the PDA and is the only entry in the GLHER from the period in the study area (TOR 1).

Historic development in the study area

- 4.15 At the time of the Domesday survey Kingston was assessed as part of King Edward's possessions *'who let it out to farm and had a stud-farm in its neighbourhood'*⁴. It appears that by this period there were two manors: one was held by Ansgot, his interpreter, in Coombe, while the other by Alured (Alfred). But it was the 'great bridge' over the Thames that gave Kingston its special importance *'as in the 13th century, this was the most easterly of the bridges before London Bridge was reached'* (ibid).
- 4.16 The area of the PDA in this period is likely to have been on the periphery of the main medieval settlements and was possibly used as farmland or was woodland. While the GLHER information contains a record of medieval/post-medieval settlement situated just to the west of the site boundaries, no information of such settlement is available for a further research (TOR 25). It is known that the core of

⁴ <https://www.british-history.ac.uk/vch/surrey/vol3/pp487-501>

medieval Kingston developed along London Road to the north-west of the PDA, where Kingston's urban origins appear to date to the mid-to-late 12th century when it became a thriving medieval market town. The town was awarded its first charter in 1200, from which period also dates the Clattern Bridge over Hogsmill River, a scheduled monument situated approximately 1km to the west of the PDA. The medieval road system converged on the bridge across the Thames and is still visible in the layout of the modern streets, roughly following the course of their medieval predecessors (TOR 7-8). Extensive archaeological investigations within the core of the medieval town revealed a significant medieval pottery industry. Archaeological excavations along Eden Street, Union Street and London Road revealed the remains of several kilns for the production of the Kingston type of Surrey Whiteware pottery, used in London and the wider Thames Valley from the 13th century onwards (MOLAS, 1999).

- 4.17 The GLHER contains information of several medieval finds from within the study area. Possible medieval pits have been recorded at 164-178 London Road and 1-5 Coombe Road (TOR 11-13) (EV14) in addition to a possible early medieval/medieval pits at the Tiffin Boys School (TOR 14-15). Also from the Tiffin Boys School (the boundary wall of which is a grade II listed building (LB1)) is a record of 'cultivation soils' likely to be associated with some medieval horticultural activities that have taken place outside of the medieval settlement to the west (TOR 16-17) (EV 31). Archaeological trial trenching at 29 Church Road (across the street to the north of the PDA) revealed medieval pottery and a later ditch (TOR 18-19), (EV1). Further along Eden Street (close to the site of the 14th century pottery kilns) a trench excavated by Cotswold Archaeology produced evidence of post-medieval pits beneath the modern overburden (Cotswold Archaeology 2016).
- 4.18 The only surviving listed building preserving fabric dating to the medieval period within the study area is the grade II* listed Lovekyn Chapel, situated at the junction of London Road and Queen Elizabeth Road to the north-west of the PDA (LB 7). This chantry chapel was founded by Edward Lovekyn in 1309 and was partly rebuilt in 1352. The chapel is a plain rectangular flint-faced building with gabled east and west ends and octagonal corner turrets at the east end. By 1561 the chapel had become part of Queen Elizabeth's Grammar School which was subsequently renamed Kingston Grammar School, which it has been a part of ever since (TOR 32) (EV36).
- 4.19 By the early post-medieval period Kingston grew to a busy inland port '*servicing as the main connection from London to western Sussex and central Surrey*' (Historic England, 2016). In a charter granted by Charles I in 1628, Kingston is described as a '*very ancient and populous town situated on the banks of the celebrated and navigable river Thames...from which town, by means of river, different goods and merchandizes, laden wherries and boats, are daily transported backwards and forward to our City of London and the adjacent parts*' (ibid). Many public houses were built to accommodate the needs of the growing population (TOR 29, TOR 33, TOR 35). A large post-medieval cemetery (Quaker Burial Ground) was also established along London Road to the east of the core of the settlement (TOR 26 28, TOR 43-45), and has been investigated during the 20th century (EV9-10).
- 4.20 The Hampton Court Palace Water Works, which were constructed from the early to mid 16th century to supply water to the palace, extend from Coombe in the east to Hampton Court Palace to the south-west of the PDA. This forms part of

the Water Supply Line North and South Archaeological Priority Areas of Kingston-upon-Thames (TOR 49) (figure 2). The construction of the Palace Water Works coincided with the growth of the town in this period. During the 17th century both the Thames and the Hogsmill rivers contributed to the growth of the malting and brewing industries, providing it with the much essential water resources, which were to become one of the leading industries of the area, continuing to operate well into the 20th century.

- 4.21 The GLHER contain an interesting entry of a battlefield site along Villiers Road, located along the south-western extent of the study area in Surbiton (TOR 3). The area is known as the grounds of the 1648 Civil War battle, known as the Battle of Surbiton, between Lord Frances Villiers, son of the Duke of Buckingham, and the parliamentary troops. Several local place names, such as Villiers Road and the Duke of Buckingham public house bear witness to one of the ‘last battles’ of the English Civil Wars⁵.
- 4.22 The majority of the designated heritage assets (listed buildings) within the study area have their origins in the post-medieval period and reflect the importance and industrial growth of Kingston. These range from commercial to civic buildings including the grade II* house adjoining the north side of the Lovekyn Chapel (LB4) and Kingston Grammar School (LB5, grade II), which originate in the late 17th or 18th century; the grade II Elmsfield School, built in 1754 (LB2); the early 18th century Vine House (LB8) and the Georgian house at 141 London Road (HER3). All are situated along London Road at some distance from the PDA, in an area close to the historic core of the town.
- 4.23 The earliest known county maps are presented at very small scale and there is little detail with which to identify the precise location of the PDA. A map by Christopher Saxton from 1575 shows the Hogsmill River flowing south of Kingston, and the area of the PDA as open land north of that river. John Rocque’s map of 1746 shows much detail where again the area of the site is shown as fields amid the expanding road network within and around Kingston⁶.
- 4.24 The old series Ordnance Survey (OS) map 1816⁷ shows the PDA lying in open fields within a still largely undeveloped lands east of Kingston. A mill called the Leatherhead Mill is depicted on this map, situated south of the easternmost suburbs of Kingston along the Hogsmill River and by the side of a north-south running road (presumably today’s Villiers Road). A possible farmhouse is also depicted east of the mill along Cambridge Road on the site of the current PDA, alongside several small buildings further east, connected to Cambridge Road by a small path/track.
- 4.25 The area of the site was likely part of the parish of All Saints Church in Kingston until the year 1840. In that same year a separate parish was created centred at St. Peter’s Church, built between 1840 and 1842 (LB9, grade II). The church is located at nearby Norbiton at the junction of Cambridge and London Roads to the north of the PDA.

⁵ <https://www.british-history.ac.uk/vch/surrey/vol3/pp487-501>

⁶ [http://www.storeysltd.co.uk/storeyspictures/1507722249-hampton_court_\(1300x944\).jpg](http://www.storeysltd.co.uk/storeyspictures/1507722249-hampton_court_(1300x944).jpg)

⁷ https://www.visionofbritain.org.uk/maps/sheet/first_edition/lm_8

- 4.26 Kingston Cemetery was established in 1855 'on a hilly site bordered to the south by the Hogsmill River'⁸ (HER4). It was laid out on a formal plan, with two mortuary chapels (one Church of England and one nonconformist) designed in gothic revival style by the London practice Aickin and Capes (LB10), and was planted with large numbers of specimen trees. The chapels are set either side of the main route south through the cemetery from the gate off Bonner Hill Road, and are linked by a porte-cochere with a belfry and tall spire. Notable tombs include that of Dorothy Frances Victoria Burton, the daughter of the Thames Ditton Foundry owner, Arthur Brian Burton (LB3). The Kingston Cemetery War Memorial is situated in the centre of the cemetery (HER1). The cemetery was extended to the south in 1952 to create the crematorium and associated landscape.
- 4.27 The 1868 OS first edition map shows the cemetery south of the PDA, which at the time has few residential buildings with no apparent industrial sites. Also in this period began the construction of Norbiton railway station, situated on the edge of the study area to the north of the PDA. The station was completed in 1869.
- 4.28 The OS 1885 map shows the area of the PDA south of Cambridge Road occupied by residential development (possibly terrace housing) separated by a network of short streets, with Norbiton railway station clearly visible to the north. Of note is that Kingston Cemetery is not depicted on this map despite the fact that it was established as early as 1855. The PDA is located within Norbiton while a smithy is shown to be located across the road to the north-east of the site. The River Hogsmill is clearly illustrated south of the PDA within an open landscape. The recreation ground at The Fairfield to the east was established in 1865, as part of the growth of one of the early suburbs around the old town centre.
- 4.29 On the OS 6 inch 1888 map of Surrey the site is shown within substantial urban development with Kingston Cemetery annotated just south across the site boundaries. The smithy is still visible on this map at the north-eastern part of the PDA as well as an Infant School just to the east between Cambridge Road and Hampden Road. The buildings of the Royal Cambridge Asylum, built in 1851 to provide residential care for soldiers' widows, are also depicted to the north across Cambridge Road. The only surviving structure is the former lodge (LLB14).
- 4.30 The fields east of the historic core of Kingston had been rapidly developed during the latter half of the 18th and throughout the 19th centuries. By the end of the 19th century most of the modern layout of the streets in the vicinity had been established. The local list includes examples of individual houses and small groups such as the row of cottages close to the railway in the north of the study area (LLB6-12).
- 4.31 The 1937 OS 1:25,000 map shows the site taking its current shape with the expansion of the street network and development to the west. These include the distinctive outline of the Norbiton Hall estate, in two U-shaped blocks of flats built between 1933 and 1935 (LLB25).
- 4.32 The London County Council Bomb Damage Maps (1939-1945) show that the site did not experience any bomb damage during the Second World War. The only non- designated heritage asset from within the PDA that dates from this period

⁸ <https://www.parksandgardens.org/places/kingston-cemetery-and-crematorium>

and is recorded in the GLHER as a pillbox at the near crossing of River Hogsmill, Kingston upon Thames (TOR 4). Another pillbox is also shown at 65 Villiers Road to the west of the site boundaries (TOR 5).

4.33 An OS 1:1250 of 1944-1969 shows the area of the PDA as an extensive area of residential terrace housing, prior to the construction of the current Cambridge Road Estate. On this map is also visible the Sir Robert Peel Public House built in the late 1930s. This building at the eastern side of the PDA at the junction between Cambridge and Hampdon Road still appears in the HER information as an extant structure but was demolished in 2014-5 and the site is now occupied by a 7-storey block of flats.

4.34 Today the site comprises of the extensive suburban Cambridge Road Estate built during the 1970s.

Historic landscape characterisation

4.35 The historic landscape characterisation (HLC) data (figure 4) shows the time depth of the present landscape/townscape. The entire footprint of the PDA is illustrated on that plan as modern 1945-2006 housing. Only a small part in the south-west corner of the PDA falls within the extensive Victorian terraces landscape area. The Victorian housing is associated with the suburban development of the area starting from the early to mid 19th century and is normally identified through its characteristic detached, semis and terrace housing which are typical of the period in which they were built. The HLC map shows public open spaces covering the area of the cemetery and extending to the south-east as far as the Hogsmill River. Most of the area close to the river is shown as Industry and corresponds with the large industrial sewage and recycling works. To the east and north-east of the PDA the map indicates an Inter-war suburbs.

Results of past archaeological investigations

4.36 There have been no past archaeological investigations within the PDA. Most of the past archaeological work within the study area is recorded in the GLHER to have taken place along London Road, Eden Street, Villiers Road and Church Road to the west and south-west of the PDA. Archaeological work has also been conducted along Coombe Road to the north of the PDA in the form of watching briefs for the Royal Eye Hospital in Norbiton (EV2-5). While most have yielded good results and information on the development and growth of the suburbs of Kingston, none are directly relevant to the PDA as they all lie at a considerable distance.

Archaeological Priority Areas

4.37 The PDA is sited close to several Archaeological Priority Areas (APA) as identified by Historic England for Kingston-upon-Thames⁹ (see figure 2):

- Kingston Cemetery APA lies immediately south
- Hogsmill Valley APA to the southeast
- Kingston Town Centre APA, is divided into several APAs and is located to the west of the PDA,
- Water Supply Line North and South APAs to the north.

⁹ <https://historicengland.org.uk/content/docs/planning/apa-kingston-upon-thames-pdf/>

None of the APAs lie within the PDA and therefore the proposed development will not adversely affect their recognised archaeological significance.

5. Assessment of significance

- 5.1 The categories of heritage values that may be attached to a place were outlined in the English Heritage document Conservation principles: policies and guidance for the sustainable management of the historic environment, 2008, and the revised draft published by Historic England in 2017. These definitions have now been included in the updated NPPG, July 2019:

“The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”

Paragraph: 006 Reference ID: 18a-006-20190723

- 5.2 Some or all of these values can be attributed to the known and recorded heritage resource present within the development site boundary and in the study area.

Archaeology

- 5.3 Based on the results set out above the potential for any archaeological survival in the area of the PDA is considered to be low-negligible. The site does not possess or lie close to any nationally designated scheduled monuments and does not lie within an archaeological priority area, as defined by the LPA. There is a single non-designated heritage asset (a WW2 pillbox) within the site application area. Archaeological remains might potentially survive beneath any modern made ground that exists on the site, for example cut into the underlying Langley Silts or the London Clay or between existing building foundations, but will have suffered truncation.
- 5.4 There is limited-negligible potential for archaeological survival dating to the prehistoric period within the confines of the PDA. The London Clay geology would not have been conducive to early settlement or farming. Although previous

archaeological research from the wider landscape, such as along the Thames and Hogsmill valleys, indicates prehistoric activity, it seems that this activity was focused on the 'dry gravel islands' beyond the study area. The residual flintwork of Mesolithic and Bronze Age date, as well as the Neolithic period axe recorded within the study area, might represent what may have been a clearing in an area that would otherwise have been heavily wooded, and evidence of occupation activity is unlikely to extend as far as the PDA. Much of the other evidence is associated with the gravel outcrops and river valleys that are some distance from the PDA.

- 5.5 The potential for remains dating to the Roman period is also considered to be low-negligible. As with the prehistoric period, the site and surrounding area would not have been an attractive for occupation or farming. Although previous archaeological fieldwork at 84 London Road conducted north-west of the PDA retrieved a single pottery sherd dated to the Roman period, the HER does not contain any further information for remains dating to this period in the study area. It is considered unlikely therefore that archaeological remains dating from the Roman period could be found on the site. Isolated, residual artefacts would have a low significance, providing evidential value for human activity in the area but would not be deemed a significant consideration to warrant an archaeological consideration prior to any future groundworks.
- 5.6 The site has low/ negligible potential to contain archaeological remains dating to the early and later medieval periods. The site lies on the periphery of the known manorial estates in the area and some distance from the main settlement of Kingston, c. 600m to the west/north-west. This pattern of land-use and settlement continued throughout the later medieval period. It is therefore probable that the site and surrounding area was utilised as agricultural land at this time or was an unutilised portion of the lower Hogsmill River valley.
- 5.7 The site has low potential to contain remains dating to the post-medieval period, with such remains likely to comprise agricultural features such as plough soils. Cartographic sources dating to the mid-18th century show the site as occupied by open arable fields located at some distance from the nearest settlements, with extensive suburban development only taking place during the second half of the 19th century. The establishment of Kingston Cemetery to the south of the PDA in 1855 indicates that the area had started to develop at this point with a network of roads in and around Kingston, clearly visible on old maps. Residential terrace housing and street layout are confirmed on a range of maps from the second half of the 19th century onwards with major developments taking place in the interwar periods and in the 1970s, when the current estate was developed.
- 5.8 The PDA has been the subject of considerable construction impact in the 1970s to create the current Cambridge Road Estate and associated car parks and open spaces. The site has not been subject to any type of archaeological fieldwork in the past. The significance of any archaeological material that has survived the aforementioned impacts and which might be revealed during the proposed development scheme is considered to be low/ negligible based on the archaeological survival and nature of recorded sites in the study area. The proposed development would cause no impact to any of the Archaeological Priority Areas (APAs) situated outside of the PDA.

- Built heritage and historic landscape
- 5.9 The closest built heritage assets to the site are at Kingston Cemetery to the south on the other side of Bonner Hill Road. The cemetery is described in the inventory of public parks, gardens, squares, cemeteries, churchyards and other green spaces of local historic interest compiled by the London Gardens Trust. It retains a formal layout of paths, many specimen trees and extensive vegetation along the boundaries. The paired mortuary chapels (grade II) with the landmark spire (LB10) and the Tomb of Dorothy Francis Burton (also grade II) to the south-east (LB3) are set on the main axis south from the gate and frame the view through the centre towards the Hogsmill River to the south. The setting on Bonner Hill Road is part of the late 19th and early 20th century expansion of the housing area at Kingston, consisting of smaller terraced houses. The part of the PDA that abuts this boundary is the housing on Willingham Way, which although of differing layout and appearance, is of similar scale. The junction of Willingham Way with Bonner Hill Road is offset from the gates to the cemetery and the principal axis to the chapels, with landscaped areas on the frontage.
- 5.10 The significance of the listed buildings at the cemetery derives primarily from the historic and architectural value of the fabric and visual qualities, and the integration of the buildings as the focal features of the designed landscape of the cemetery. From the entrance to the cemetery on Bonner Hill Road the main visual axis to the south is marked by the two chapels, with the landmark spire above and the view through to the falling land to the river. The vista continues south to the crematorium at the south boundary. Views are confined within the cemetery, from the network of paths through trees, and are characterised by the enclosure within the well-vegetated boundary on Bonner Hill Road, marked by railings, which separate the cemetery from the setting of small scale housing to the north. The alignment of Willingham Way ensures that the vista does not extend out of the cemetery into the PDA, but looking the other way, the spire appears as a landmark above the houses on sections of the roads at the south of the site, and the trees along the edge of the cemetery appear at the end of the roads aligned to the south. The majority of the site to the north towards Cambridge Road site is unrelated, separated from the listed buildings and their setting by the intervening built development.
- 5.11 The former lodge built for the Royal Cambridge Home for Soldiers' Widows survives to the north of the PDA on Cambridge Road (LLB14). The small house is of red brick and stone detailing, with distinctive Dutch gables, is enclosed within a private garden and is highly visible in the open spaces along the road frontage. The setting is mixed and the present appearance of the PDA makes little positive contribution, except for the tree group on site edge opposite the lodge.
- 5.12 The majority of the nationally and locally listed buildings in the study area are at a considerable distance from the PDA on the edge of the town centre along London Road, and along the other main approach roads. The significance of these assets derives from the historic and architectural value of the fabric and any group value. They have no historic or functional connection to the site and are physically and visually separated from it, so the site does not currently form part of the setting of any of these assets.
- 5.13 The Fairfield/Knights Park conservation area designation covers an area of early suburbs that developed over the 19th century around the open space of the

market and later recreation ground. It is architecturally mixed, and includes areas of relatively unaltered townscape. The Park Road conservation area is a small area of later 19th century houses and commercial development to the north of the railway at the edge of the sturdy area. There are no historic connections between these areas and the PDA, and the site is physically and visually separated from the conservation areas by the intervening built up area and does not currently form part of the setting of these assets.

6 Brief description of the potential sources of impacts and recommendations

- 6.1 The study area contains a cultural heritage resource of archaeological and built heritage interest of local value and of interest in adding to the existing local HER information. A review of the cartographic evidence demonstrates that the site was employed as arable or farmland at least until the mid/ late 18th century when housing development took place around the expanding settlement of Kingston to the west, Norbiton to the east and New Malden to the south-east. The main impact on the buried heritage within the site however was the construction of the Cambridge Road Estate during the 1970s. The potential for archaeological survival across the site is likely to be low owing to the shallow nature of the natural deposits and the construction works undertaken for the estate, as well as the construction work undertaken for the previous buildings on the site (the 19th century terrace housing). The extensive groundworks of the large residential estate would have required a series of pile capping, below ground basements, lift shafts etc, which would have required a series of service trenches running underneath the entire footprint of the buildings. There is also likely to have been some level of ground contamination on the site.
- 6.2 Archaeological remains (if any) therefore might potentially survive beneath any modern made ground that exists on the site, for example cut into the underlying clay, between the existing building foundations or under shallow roads and recreational grounds where less ground penetration was involved during the construction of the large estate. The archaeological survival potential within the site is likely to vary depending on the depth of the existing basements and vaults, which cover the entire footprint of the site. The past impacts within the site indicate extensive disturbance to the ground, which coupled with the shallow nature of the underlying London Clay, would have proved enough to have removed most of the archaeological deposits across the PDA, if any had been present.
- 6.3 For the purpose of this report an archaeological potential map (APM) was created to illustrate the predicted impact of the former development for the estate on any buried archaeological features (figure 7). The map was produced under the advice of the relevant Historic England officer for Kingston upon Thames¹⁰. The map aims at identifying the scale of past impact and likely areas of archaeological survival. It shows predicted levels of low/medium/high archaeological potential aiming to identify if further archaeological works are required and where these works could be targeted. The likely archaeological potential illustrated on the map draws on considerations based on:

¹⁰ Via series of emails on 17/08/2020

- The research of the historical and archaeological resources (including HER and historic map regression) as part of this assessment report
- The nature, level and extent of natural geology as an indication of suitability for early settlement, and potential depth of remains
- Topographical survey (as part of the Ground Investigation Report) where ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival
- Assessment of the likely depth of foundation and lift shafts of the current buildings occupying the PDA (higher/ larger buildings will naturally require deeper foundations)
- Borehole logs data assessment
- Desk Study Report assessment (Geo- Environmental, 2020b)
- The predicted level of ground contamination.

6.4 The APM however should only be regarded as preliminary survey of the likely areas of archaeological potential, which could be expanded on with each new phase of development, when more data on the nature and level of below ground surfaces become available.

6.5 The southern part of the site on Bonner Hill Road is opposite the entrance to Kingston Cemetery, aligned on the grade II listed mortuary chapels. The present two-storey housing at Willingham Way and on the west side of Cambridge Grove Road is of poor appearance and contrasts with the surrounding late 19th and 20th century terraces that form the setting of most of the northern edge of the cemetery. While there would be significant visual change it is considered that the potential change to the setting of these designated heritage assets (grade II listed buildings) will at worst result in a neutral effect when considered in combination with the improvements in the design of the proposed development.

6.6 The proposed development at the north of the site on Cambridge Road will form part of the mixed setting of the locally listed former asylum lodge (LLB14) (figure 3). The site does not form part of the setting of any of the other designated and non-designated built heritage assets in the study area. No harm to any of the locally listed buildings situated to the north of the PDA should be expected while no additional adverse effects will arise to buildings further away in the study area

Proposals

6.7 The planning application is a hybrid (part detailed, part outline) for a residential-led proposed development comprising demolition of the existing buildings on the site and construction of up to 2,170 new homes and up to 2,935sqm of non-residential floorspace that is to be used as commercial, community and office (workspace) use. The proposed development is divided into five construction phases and across thirteen plots. The exact tenure mix of the residential homes is yet to be decided, but it is intended to provide a mix of council rent, shared ownership homes, shared equity homes and private sale homes. The maximum height of development would be up to +64.423 metres (13 storeys) above Ordnance Datum

Implications

6.8 Given the low potential for archaeological remains within the site, paired with the large scale development of Cambridge Road Estate in the 1970s, it is unlikely that

the site proposals will have a significant impact on the archaeology of the area. Due to the shallow nature of the natural deposits, previous building work is likely to have already removed or severely truncated what remaining archaeology there may have been. The identification therefore of physical impacts on assets within the PDA takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations upon areas not previously subjected to development impact.

6.9 The likely implications of the proposed development on any remaining below ground archaeology assets are discussed below:

- Demolition

The demolition of the existing structures and areas of hard standing within the site will expose or damage any underlying archaeological remains.

- Basement formation

Deep excavations for the construction of new basement (if any) will completely remove any surviving archaeological remains within the footprint of the site.

- Piling

The severity of the impact of piling on any below ground heritage assets if present on site would depend on the pile size, pile density and pile depth.

- Other works involving groundworks

Groundworks for services such as drains, power and water would partially or completely remove any underlying archaeological remains outside the basement footprint, as would any ground clearance.

Recommendations

6.10 Based on specialised surveys reviewed as part of this assessment, it would appear that there is a low survival potential for earlier remains with no evidence to suggest the presence of any assets of high significance warranting preservation in situ. Considering the extent and disturbance of the development process for the current estate on the PDA in the past, any below ground archaeological remains are likely to be highly variable and localised, rather than extensive, and also to be subject to contamination from the made ground layers above. The borehole log data combined with the assessment of the Geotechnical, Topographical and Measured Buildings surveys, forming the overall geotechnical assessment data, indicate that the entire footprint of the site has been the subject of an extensive construction works, including the excavation of deep foundation piles, lift shafts and service trenches, alongside the expected planned urban landscaping and the creation of ground level car parks and open spaces. Prior to these construction works, the area of the site was likely a subject to levelling works involving the intended reducing of ground levels and accumulation of made ground as part of the construction processes. Inevitably all of these processes had an impact on the natural silt and clay deposits, where archaeological remains are to be expected.

6.11 Therefore the impact of the scheme on any surviving archaeological assets could be successfully mitigated by a suitable programme of archaeological investigation undertaken prior to development, to achieve preservation by recording and the

advancement of understanding of asset significance, secured by a standard planning condition.

- 6.12 Site based investigation could include archaeological monitoring of any geotechnical investigations (boreholes and trial pits) carried out in order to confirm the level of natural deposits on the site under the made ground, along with the presence, nature and depth of any archaeological assets. Any such work would be required to be carried out in accordance with a Written Scheme of Investigation (WSI) under the terms of a standard archaeological planning condition.

7 Conclusions

- 7.1 The archaeological, historical and cartographic evidence reviewed in this report indicates that the PDA has low to negligible potential to contain remains dating to the prehistoric and Roman periods based on the lack of evidence of activity and the nature of the underlying geology, which would not have made the area attractive for settlement. The potential for finds/sites from the medieval and post-medieval periods is also considered low to negligible, owing to the site's peripheral location as regards to known areas of settlement growth in Kingston and along the River Thames. There is low potential for the post-medieval housing development remains of low significance.
- 7.2 Any buried archaeology assets surviving within the PDA are not deemed to be of a significance to require further investigation in order to inform the details of the master plan proposals. In light of the low potential of the site to contain significant archaeological remains no further work is likely to be required in relation to the determination of planning consent. The work would need to consider the health and safety implications of expected ground contamination from the former extensive re-development of the area during the 1970s. It is expected that any archaeological deposits may survive under the made ground (0.6- 2.15m thick) which is overlaying the natural deposits, as based on the borehole logs data provided within the GIR.
- 7.3 This assessment have considered the effects together with the benefits embedded within the detailed proposals and conclude the likely effects to be neutral and no harm will arise to locally or nationally designated heritage assets. Therefore the policies within the NPPF are not engaged and the recognised heritage values of the nearby assets will be sustained for future generations. Given the current poor appearance and condition of the site the proposed development should result in an improvement in the layout and architectural quality of the development within the setting of these assets.

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APPENDIX 1: GAZETTEERS OF HERITAGE ASSETS IN THE STUDY AREA

Non-designated archaeological assets (Greater London HER)

TOR ID	MONUMENT ID	DESCRIPTION
1	MLO10529	Spearhead (Early Medieval/Dark Age). Athelstan Road, [Allotments].
2	MLO10530	Leper Hospital, Medieval, London Road
3	MLO10531	Civil War battlefield site, Surbiton, Villiers Road
4	MLO10532	Pillbox, Near crossing of River Hogsmill, Kingston-upon-Thames
5	MLO10533	Pillbox in garden of 65, Villiers Road, Kingston-upon-Thames
6	MLO10534	Post- medieval House/ Shop, London Road
7	MLO10535	Medieval Road, Park Road
8	MLO10536	Medieval Road, Park Road
9	MLO10537	Possible Neolithic axe, Cambridge Road
10	NOT USED	No recorded site
11	MLO10555	Pit, recorded at 164-178 London Road and 1-5 Coombe Road
12	MLO10558	Pit, recorded at 164-178 London Road and 1-5 Coombe Road
13	MLO10559	Pit, recorded at 164-178 London Road and 1-5 Coombe Road
14	MLO10542	Early medieval pit (possible) uncovered at Tiffin Boys School
15	MLO10543	Medieval pit (possible) uncovered at Tiffin Boys School
16	MLO10544	Cultivation Soil at Tiffin Boys School, London Road
17	MLO10545	Cultivation Soil at Tiffin Boys School, London Road
18	MLO10546	Church road (No. 29) [Land adjacent to], POT (Medieval)
19	MLO10547	Possible Post- medieval ditch at Church Road (No. 29) [Land adjacent]
20	MLO10548	Flood Deposit, Villiers Road (Former VP Winery)
21	MLO10549	Watercourse, Villiers Road (Former VP Winery)
22	MLO10550	Lithic Implement (Prehistoric); Lithic Implement (Neolithic); Lithic Implement (Late Neolithic); Lithic Implement (Late Neolithic to Late Bronze Age), Villiers Road (Former VP Winery)
23	MLO10551	Post- hole, Villiers Road (Former VP Winery)
24	MLO10540	Water Channel, Villiers Road
25	MLO10553	Settlement, Medieval/ Post- medieval
26	MLO10554	Quaker Burial Ground, 84 London Road,
27	MLO10539	Post- medieval Cemetery, 84 London Road
28	MLO10556	Quaker Burial Ground, 84 London Road, Friends Burial Ground
29	MLO10557	The Kingston Tup Public House, 88 London Road
30	MLO10552	Well, Fairfield Recreational Ground
31	MLO10538	Post- medieval Shop/ House, 141 London Road
32	MLO10560	Made Ground at Kingston Grammar School, 82 London Road, Kingston,
33	MLO10561	Public House of a Post- medieval date, 68 London Road
34	MLO10562	House of a Post- medieval date, London Road
35	MLO10563	Post- medieval Public House at London Road
36	MLO10564	Post- medieval School at London Road
37	MLO10565	Manor House at London Road.
38	MLO10566	Two flint blades were recovered which were thought to be of Mesolithic date at 84 London Road
39	MLO10567	Several struck flints which may be of bronze age date at 84 London Road
40	MLO10568	A single residual Roman pot sherd at 84 London Road
41	MLO10569	Forty sherds of medieval pottery at 84 London Road

TOR ID	MONUMENT ID	DESCRIPTION
42	MLO10570	Post-medieval well at 84 London Road
43	MLO10571	Quaker burial ground. Cemetery, Post- medieval at 84 London Road
44	MLO10572	364 graves containing 360 burials. Post Medieval at 84 London Road
45	MLO10573	A brick built burial vault containing lead lined coffins. Post Medieval at 84 London Road
46	MLO97936	Gordon Road/London Road, Kingston DITCH, An archaeological evaluation carried out by A. Baxter on behalf of PCA between 4th July 2005 to 12th August 2005. This record contains details of the post-medieval features encountered during the excavation. Created by R. Cummings (5th June 2006)
47	MLO97937	Gordon Road/London Road, Kingston, An archaeological evaluation carried out by A. Baxter on behalf of PCA between 4th July 2005 to 12th August 2005. This record contains details of the post-medieval features encountered during the excavation. Created by R. Cummings (5th June 2006)
48	MLO99527	Post medieval garden soil, London Road (129-133),
49	MLO20416	Hampton Court Palace Water Works {Early 16th Century Water Management System from Coombe to Hampton Court Palace}, The remains of Hampton Court Palace Water Works constructed by Cardinal Wolsey in the c.1501 which provided the water supply for the Palace. The water originated from springs on Kingston Hill and Coombe Hill, and was collected by brick feeders, concentrate

Archaeology events in the study area

TOR ID	EVENT ID	DESCRIPTION
EV1	ELO2952	Church Road (No 29), [Land adjacent to], Kingston, Evaluation, TRIAL TRENCH
EV2	ELO3777	Coombe Road [The Royal Eye Hospital], Norbiton, Kingston, KT2: Watching brief
EV3	ELO3777	Coombe Road [The Royal Eye Hospital], Norbiton, Kingston, KT2: Watching brief
EV4	ELO3777	Coombe Road [The Royal Eye Hospital], Norbiton, Kingston, KT2: Watching brief
EV5	ELO3777	Coombe Road [The Royal Eye Hospital], Norbiton, Kingston, KT2: Watching brief
EV6	ELO3799	Vine Products Ltd, Trial Trenching
EV7	ELO5020	THE KINGSTON TUP PUBLIC HOUSE, 88 LONDON ROAD
EV8	ELO3932	London Road (No 84) Kingston: Historical Research, DBA
EV9	ELO612	84 London Road, TRIAL TRENCH
EV10	ELO613	Quaker Burial Ground, 84 London Road, Excavations
EV11	ELO6315	London Road (No. 144), Kingston Upon Thames, TRIAL TRENCH
EV12	ELO6482	Gordon Road/London Road, Kingston, Evaluation
EV13	ELO6953	Albert Road (No 35), Kingston, Evaluation
EV14	ELO778	164-178 LONDON ROAD AND 1-5 COOMBE ROAD, Trial Trenching
EV15	ELO12010	Mill Place (No. 40), Kingston-upon-Thames. Archaeological Evaluation
EV16	ELO12011	Church Road (No. 1), Kingston upon Thames. Archaeological Desk-Based Assessment
EV17	ELO12012	Kingston Plaza, Kingston upon Thames. Archaeological Desk Based Assessment
EV18	ELO12013	Church Road (No 1), Kingston: Historic Building Recording

TOR ID	EVENT ID	DESCRIPTION
EV19	ELO12014	London Road (No 117), Kingston: Desk Based Assessment
EV20	ELO12015	Coombe Road [Royal Eye Hospital], Norbiton, Kingston: Archaeological Assessment
EV21	ELO12016	Kingston Plaza, Kingston upon Thames, KT2 7AA: Archaeological Evaluation
EV22	ELO12017	Athelstan Road, [Waste Transfer Station], Kingston, KT1, Evaluation
EV23	ELO12018	Athelstan Road, [Waste Transfer Station], Kingston, KT1, Evaluation
EV24	ELO12019	Portland Road, [Middle Mill], Kingston: Evaluation
EV25	ELO12020	London Road (No. 144), Kingston Upon Thames, Trial Trench
EV26	ELO12021	Gordon Road/London Road, Kingston, Evaluation
EV27	ELO12022	Central Kingston: Archaeological Assessment
EV28	ELO12023	London Road (Nos 129-133), Kingston, KT2, Watching brief
EV29	ELO12024	Villiers Road, [King Athelstan School], Kingston upon Thames: Desk Based Assessment
EV30	ELO12025	Villier Road, (No.40), Kingston upon Thames: Desk Based Assessment
EV31	ELO12026	London Road [Tiffin Boy's School] Kingston Royal Borough of Kingston-Upon-Thames: Evaluation and Excavation
EV32	ELO12027	Coombe Road [Kingston Victoria Hospital] Kingston: Desk Based Assessment
EV33	ELO12028	Coombe Road (Nos. 7-13) Kingston Upon Thames: Desk Based Assessment
EV34	ELO12029	London Road (Nos 70-72) [Kingston Grammar School], Kingston upon Thames: Watching Brief
EV35	ELO12030	Villiers Road [Former V P Winery] Kingston upon Thames: Evaluation
EV36	ELO12031	London Road [Kingston Grammar School] (No. 82) Kingston-upon-Thames: Watching Brief
EV37	ELO12032	London Road (No 88) [Kingston Tup], Kingston upon Thames: Desk Based Assessment
EV38	ELO12033	London Road (Nos 74-82) Kingston upon Thames: Desk Based Assessment
EV39	ELO12034	London Road (No 70), [Lovekyn Chapel], Kingston upon Thames, Watching Brief

Listed buildings

TOR REF	DESCRIPTION
LB1	BOUNDARY WALL TO TIFFIN SCHOOL, Kingston upon Thames, London, KT2, II C17 or C18 red brick wall with one offset. Listed primarily for group value.
LB2	ELMFIELDTIFFIN SCHOOL, Kingston upon Thames, London, KT2, II 1754. 3 storey house. Yellow brick, parapeted front with stone cornice and brick band at 1st floor level. South elevation has wide canted full height bay with 3 windows per floor. Two bays to the left of this and one to the right. West elevation of 5 bays with some blind windows. Sash windows with square gauged brick heads retaining glazing bars. Hipped slate roof.
LB3	TOMB OF DOROTHY FRANCES VICTORIA BURTON, SOUTH EAST OF MORTUARY CHAPELS, Kingston upon Thames, London, KT2, II GV II Tomb of Dorothy Frances Victoria Burton (died 1908). Sculptor Richard Goulden. Bronze statue of adolescent girl with uplifted face and arms. Wings. Granite pedestal.
LB4	105, LONDON ROAD, Kingston upon Thames, II* Two storey late C17 or C18 block adjoining the north side of the Lovekyn Chapel. Red brick gable end, brown brick sides. 2 bays wide. Modern casement windows. Tiled roof. Chimney stack at east end with 2 angle shafts of C19 brick. Tiled roof.
LB5	KINGSTON GRAMMAR SCHOOL, Kingston upon Thames, II

TOR REF	DESCRIPTION
	Circa 1877, by Loxwood King. Irregular 2 storey range in eclectic Gothic/Queen Anne style. Yellow stock brick with red brick dressings. Tile roof with gables, decorative ridge cresting with finials and machicolated eaves brackets, 1st floor with sill and floor sills. School hall with buttresses. Tall moulded brick chimney, sash windows mostly in pairs with gauged segmental brick arches and moulded surrounds; 4 window splayed bay at east end. Projecting 2 window central entrance bay; portico extension with arched doorway pierced parapet above, and diagonal buttress with feathered brick capping to left.
LB6	THE OLD MILL HOUSE, Kingston upon Thames, II Late 18. 2 storeys, and basement with parapet front. Brick. Tiled roof, hipped both ends. Chimney at back. 5 windows, sashes with glazing bars. 1 centre 6-panel door, upper panels moulded and fielded. Doorcase, with pedimented head with dentils, pilasters and detached columns, ornamental caps and ornament. Semi-circular fanlight with ornamental beadwork. Ornamental band at impost level. Gauged brick square headed windows. Modern single storey addition to left not of special interest.
LB7	LOVEKYN CHAPEL, Kingston upon Thames, II* A chantry chapel founded by Edward Lovekyn in 1309 partly rebuilt in 1352 and much renewed in 1886. Became Queen Elizabeth's Grammar School in 1561 and subsequently renamed Kingston Grammar School, which it has been a part of ever since. A plain rectangular building with gabled east and west ends and octagonal corner turrets at the east end. Three bays wide. Originally flint-faced but the east wall and the two eastern bays of the south wall were re-faced with ashlar in the late C19. The turrets are also ashlar-faced. The east and west windows are similar, having three light cusped Perpendicular windows. Two light side windows. Only one of the three in the north wall is now open. On the south side, only the two eastern bays now have windows; in the western bay is a two-centred-arched doorway. Three bay interior, with two cusped arches set in north and south walls between windows. Corbel in form of carved head attached to a mullion at the east end.
LB8	VINE HOUSE, Kingston upon Thames, II Early 18th century house, now offices. Brown brick with red dressings. Tiled roofs. 5 bay centre of two storeys and garret flanked by lower 2 bay 2 storey wings. Square headed sash windows with gauged heads, glazing bars. Windows to ground floor modern reconstructions, replacing shop windows. Cut brick ornament above first floor centre window. Central plastered doorcase. Wooden eaves cornice with modillions; brick coped gables, end stacks and flat headed dormers. Wings have hipped roofs behind stone coped parapets. (Tunstall Small and C Woodbridge: Houses of Wren and Early Georgian Period).
LB9	CHURCH OF ST. PETER, Kingston upon Thames, II 1840-41, by Scott and Moffat; extended 1866. Commissioners' Church in the Norman style. Yellow brick with white brick dressing. The church comprises a nave of four bays with north and south aisles, with a square tower of four stages at the west end of the north aisle; three light arcaded bell stage. Circular corner turret with conical spirelet. Windows round headed with single shafted jambs. Short transepts and a two bay chancel also with north and south aisles. Galleried interior (not seen).
LB10	MORTUARY CHAPELS, Kingston upon Thames, II Mid C19. Symmetrical gothic composition: twin chapels (C of E to the west, non-conformist to the east) either side of a carriageway. Ragstone. Steeply pitched slate roofs. The chapels have north and south windows of 3 lights with reticulated tracery. Ribbed vault to carriageway with 2-centred north and south arches. Open octagonal lantern and stone spire above.

Locally listed buildings

TOR REF	DESCRIPTION
LLB1	1 Park Road
LLB2	3 Park Road
LLB3	5 Park Road

TOR REF	DESCRIPTION
LLB4	7 Park Road
LLB5	The Norbiton PH 16 Clifton Road
LLB6	1 Station Road
LLB7	2 Station Road
LLB8	3 Station Road
LLB9	4 Station Road
LLB10	5 Station Road
LLB11	6 Station Road
LLB12	7 Station Road
LLB13	Norbiton Station Coombe Road
LLB14	The Lodge 41 Cambridge Road
LLB15	Former St Peter's School 6 Cambridge Road
LLB16	40 Victoria Road
LLB17	4 Cambridge Road
LLB18	Chichester House 145A London Road
LLB19	The Flamingo PH 88 London Road
LLB20	Boundary Marker By Waters SQ Adj 101 Cambridge Rd
LLB21	Boundary Marker By Boundary Close Cambridge Rd
LLB22	Telephone Exchange Birkenhead Avenue
LLB23	8 Bollards At Entrance To Fairfield Recreation GRD
LLB24	St Joseph's RC Primary School Fairfield Road
LLB25	Norbiton Hall Estate

Buildings and sites included in the GLHER

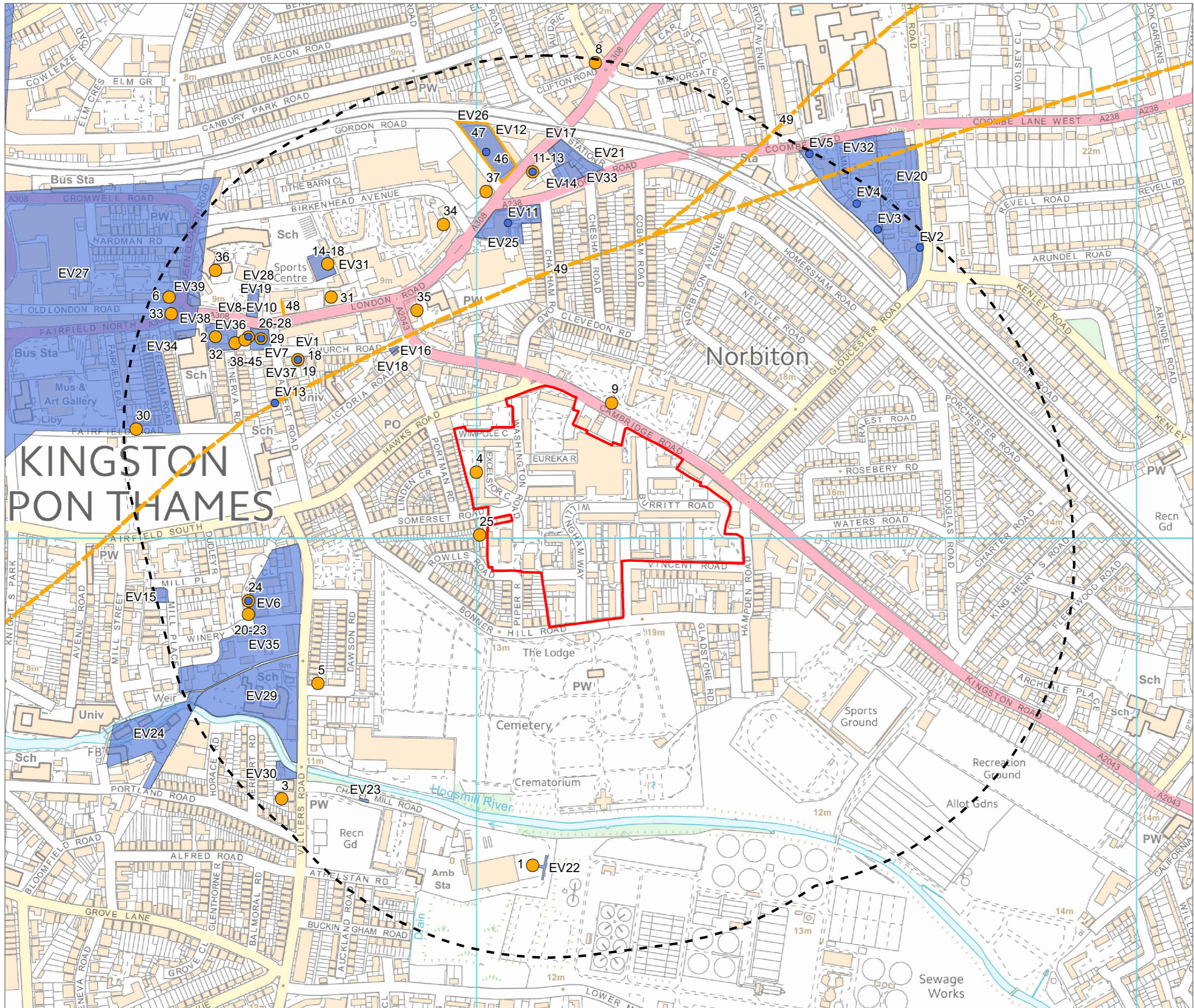
TOR REF	DESCRIPTION
HER1	Bonner Hill Road [Kingston Cemetery War Memorial] Kingston, KT1 3EZ {20th century war memorial}. Memorial commemorating those who died in the First and Second World Wars.
HER2	Hampden Road (No 2) [Sir Robert Peel Public House], Norbiton, Kingston {1930's public house}. The Sir Robert Peel on Hampden Road is a late 1930s Tudor-style purpose-built public house. (demolished)
HER3	London Road, [No 141], Kingston-Upon-Thames, {late 18th to early 19th century house and later shop front}. This late 18th to early 19th century house has a late 19th century shop on the ground floor. It is constructed of brick with a hipped tiled roof at the west end.
HER4	Bonner Hill Road [Kingston Cemetery and Crematorium] Kingston upon Thames, KT1 3EZ {19th century cemetery}. Opened in 1855, this cemetery has a pair of chapels and a lodge. The crematorium was added in 1952 with landscaped garden of rest completed in 1958.
HER5	Villiers Road / Athelstan Road [Athelstan Recreation Ground], Kingston upon Thames, KT1 3AY {20th century public park}. Interwar public park laid out on former fields. Also called King Athelstan Recreation Ground, the park recalls the Anglo-Saxon King Athelstan, crowned in Kingston in 925 AD.
HER6	Fairfield South/Fairfield Road, [Fairfield Recreation Ground], Kingston upon Thames, KT1 2PY {19th century recreation ground on former market place}. Fairfield Recreation Ground was provided as a public recreation ground in 1865 but had long existed as a market and meeting place, called The Fairfield. It continued to be used for livestock trading into the Twentieth Century.

APPENDIX 2: GLOSSARY OF SPECIFIC TECHNICAL TERMS

Alluvium	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
Archaeological Priority Area (APA)	Area of archaeological priority, significance, potential or other title, designated by the local authority.
Bronze Age	2,000 – 600 BC
Cut feature	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
Early medieval	AD 410 – 1066. Also referred to as the Saxon period.
Evaluation (archaeological)	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
Excavation (archaeological)	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
Findspot	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
Geotechnical	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
Heritage asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment Record (HER)	Archaeological and built heritage database held and maintained by the local planning authority. Previously known as the Sites and Monuments Record
Iron Age	600 BC – AD 43
Later medieval	AD 1066 – 1500
Made Ground	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
Mesolithic	12,000 – 4,000 BC
National Monuments Record (NMR)	National database of archaeological sites, finds and events as maintained by English Heritage in Swindon. Generally not as comprehensive as the country SMR/HER.
Neolithic	4,000 – 2,000 BC
Ordnance Datum (OD)	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.

Palaeolithic	700,000–12,000 BC
Post-medieval	AD 1500 – present
Preservation by record	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
Preservation in situ	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved in situ for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
Residual	When used to describe archaeological artefacts, this means not in situ, i.e. Found outside the context in which it was originally deposited.
Roman	AD 43 – 410
Scheduled Monument	An ancient monument or archaeological deposits designated by the Secretary of State as a ‘Scheduled Ancient Monument’ and protected under the Ancient Monuments Act.
Site	The area of proposed development
Study area	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
Truncate	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.

Figures



- Site boundary
- 500m study area
- Event point
- Mon point
- Mon line
- Event area
- Monument area

Cambridge Road Estate
 Countryside Properties

0 130 m

N

Figure 1: Non-designated archaeological assets in the study area

Dwg no/	Revision
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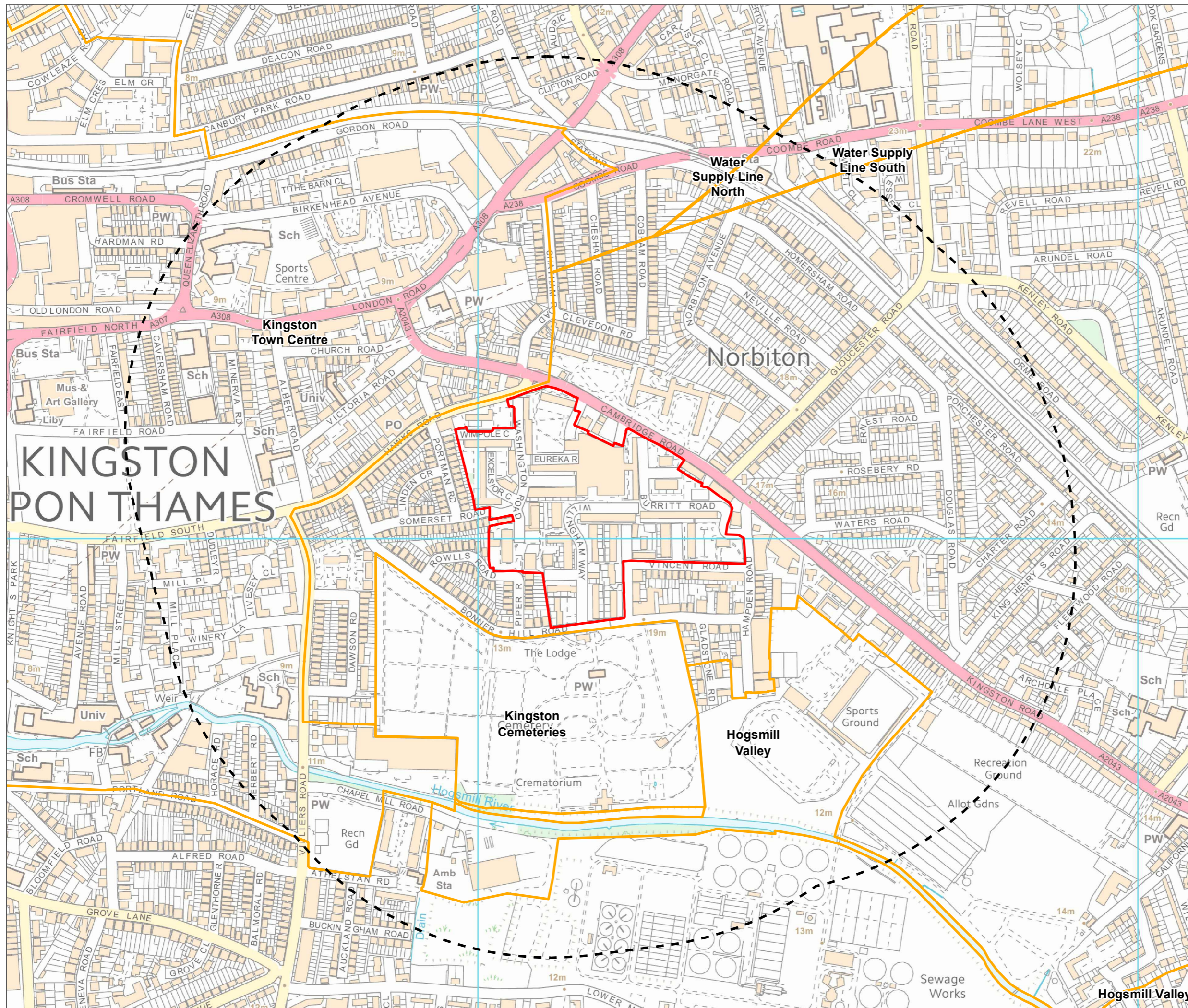
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BOURNEMOUTH
Everdene House Deansleigh Road
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- Site boundary
- 500m study area
- Archaeological Priority Area

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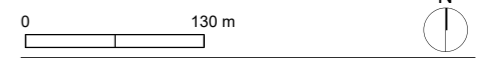


Figure 2: Archaeological priority areas

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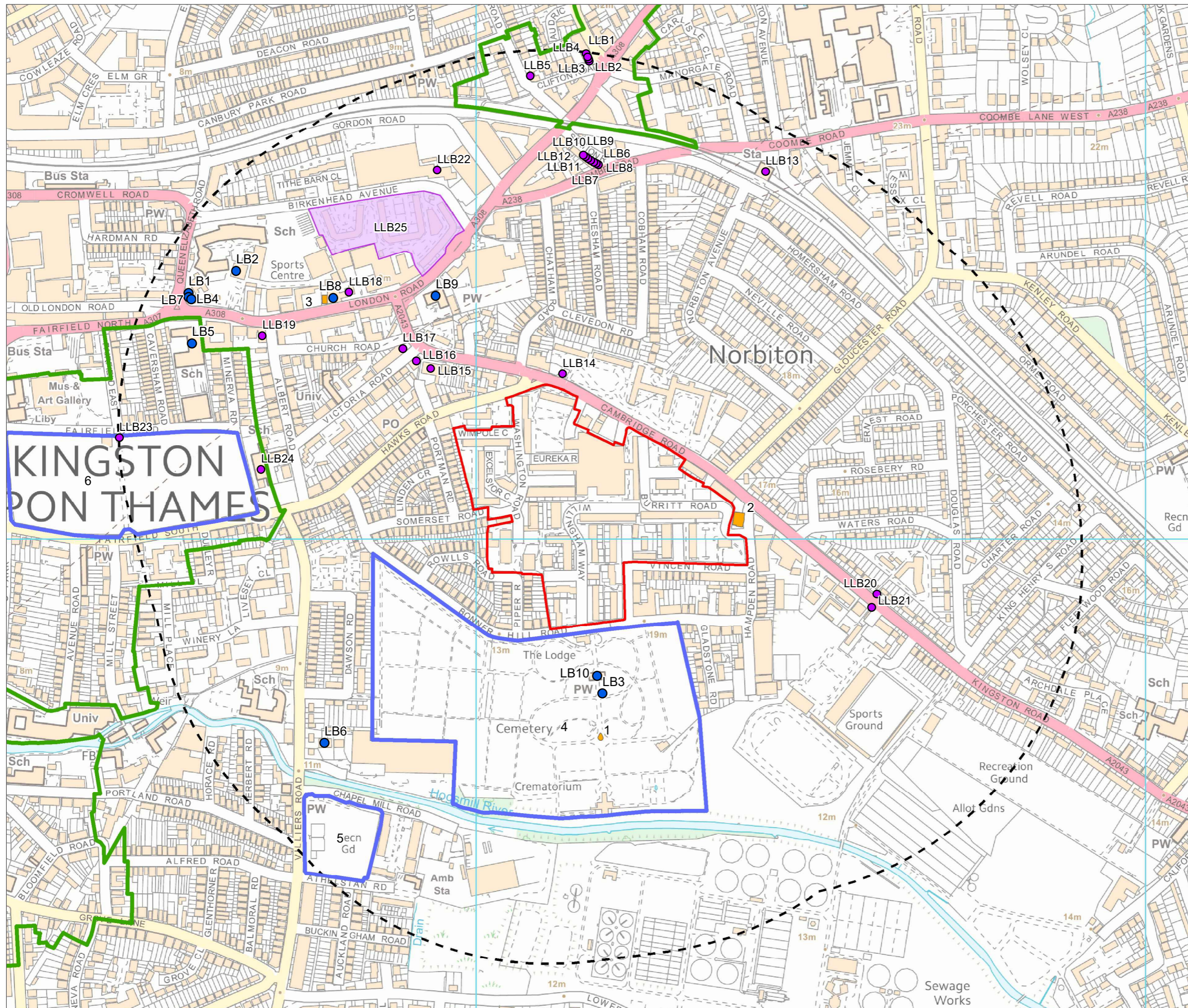
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- Site boundary
- 500m study area
- Listed buildings
- Locally listed buildings
- Monument area
- Monument buildings
- Conservation areas

Cambridge Road Estate
 Countryside Properties

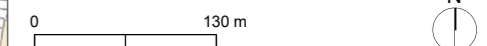


Figure 3: Built heritage designations and locally listed heritage assets in the study area

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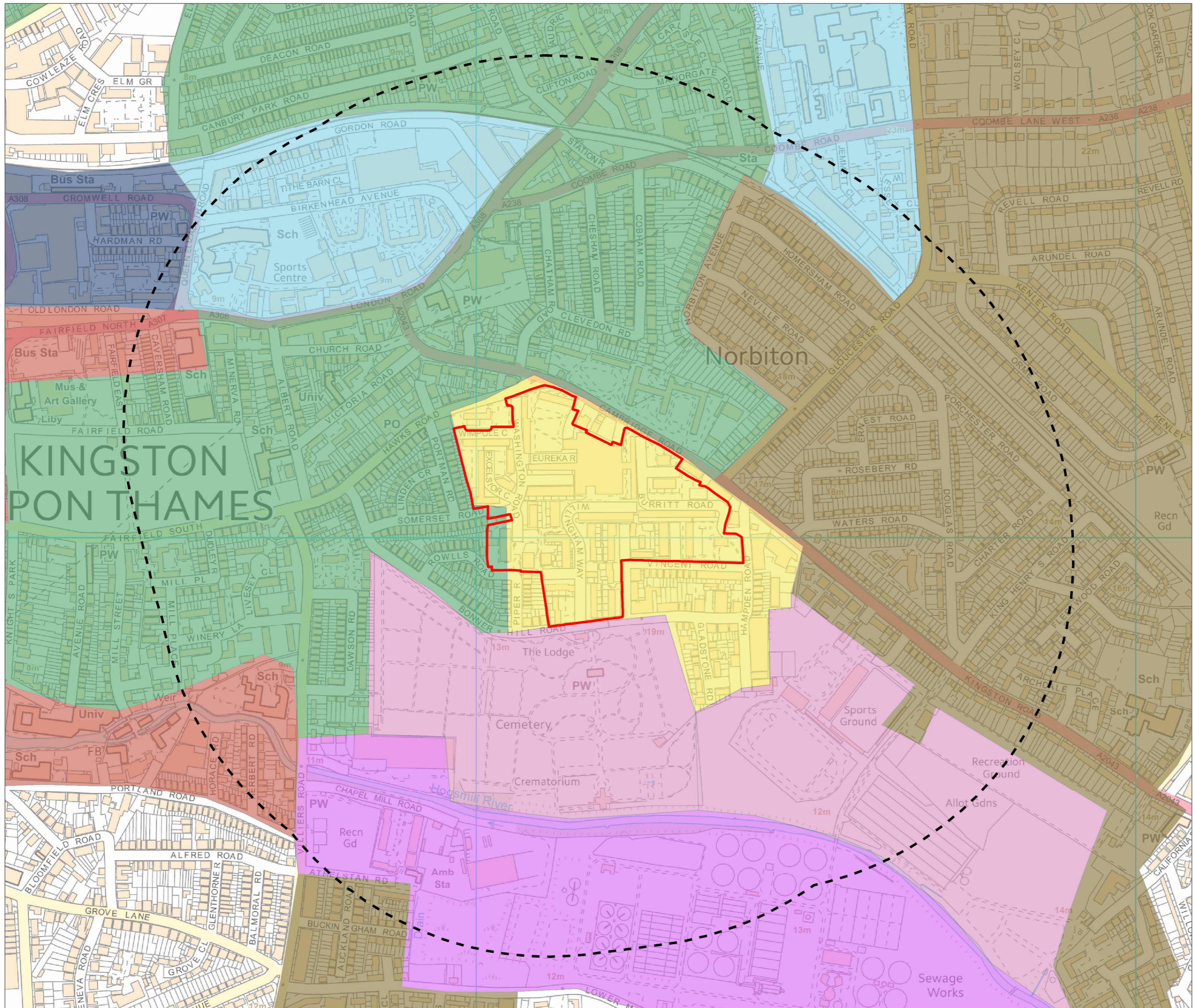
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- Site boundary
- 500m study area
- 1945-2006 housing
- Commercial
- Industry
- Institutional
- Inter-war suburbs
- Public open spaces or parks and open spaces
- Settlement core
- Victorian terraces

Cambridge Road Estate
 Countryside Properties

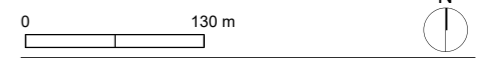


Figure 4: Historic landscape characterisation

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