

Archaeology and Development



IN KINGSTON
UPON THAMES

1. Note about this edition

The original document was scanned in by Colin Rodger for the Kingston upon Thames Archaeological Society, using Optical Character Recognition and other software. It is provided purely as an aid to research; the original document published in 1973 continues to be the definitive version.

All the articles in this document should be understood as work in progress, based on the information available to the authors at the time of writing. There may have been later reports providing further information, or even different conclusions.

Ian West has kindly provided a postscript with additional information that became available after this document was originally published.

**ARCHAEOLOGY
and
DEVELOPMENT
in the
ROYAL BOROUGH
of
KINGSTON upon THAMES**

by

**KINGSTON upon THAMES ARCHAEOLOGICAL
SOCIETY**

Published by K U T A S

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2. Summary

The purpose of this report is to draw attention to the importance of archaeological investigation in the Royal Borough of Kingston upon Thames and the urgent need to improve existing arrangements.

In common with many other historic towns and areas in Britain, Kingston town centre in particular and the Royal Borough generally are subject to development proposals of various kinds. An inevitable result in most cases is the destruction of archaeological evidence above and below ground. Present arrangements and resources for archaeological work in advance of development are inadequate and unless these can be improved in the near future the Borough will have lost for ever a vital source for the study and reconstruction of its past.

3. Introduction

Archaeology has been defined as the study of man and his environment by means of material remains. In this sense excavation is only one method available to archaeologists. The study and recording of existing topography, standing buildings and monuments are also integral to an understanding of the past as is research in museums, record offices and libraries.

Most towns are conscious of their history and place a value upon it but the historical facts are for the main part those obtained from written sources preserved in civic archives. These are indeed invaluable but the information they contain is inevitably selective. Archaeology by contrast can provide information on a wide range of human activities and invariably covers a longer timespan than written records, which for most places do not exist in any quantity before the 15th or 16th Centuries.

While the future existence of written records is more or less guaranteed, archaeological evidence is being destroyed at an ever increasing rate. In rural areas activities such as farming, afforestation, raw material extraction and road construction all have erosive effects, but the problem in towns is even more acute.

Throughout Britain towns are being altered and expanded on an unprecedented scale and it has been reliably predicted that most will have their archaeology destroyed in the next twenty years.¹

The remodelling of town centres to cope with modern traffic conditions involves the demolition of buildings and obliteration of existing, often ancient, street-patterns. New buildings and roads do not merely seal below ground archaeological deposits but cut through and remove them completely. The designation of conservation areas, though a welcome step in itself, is often inadequate for archaeological purposes — the designated area may not coincide with the site of an ancient settlement — and the preservation of a building does not ensure that its site will remain undisturbed. Buildings may be gutted and provided with new foundations, gardens and yards covered with industrial buildings and plot boundaries, often vital for interpreting urban history, obscured.

Arrangements for the essential recording work in advance of destruction are in many places non-existent or totally inadequate. There is insufficient liaison between archaeologists, developers and planners; developers are suspicious of the delays which archaeological work may bring; planners through lack of information are too often unaware of the problem and may be reluctant to use the powers they already have to assist. Archaeologists recognise the difficulties but believe that many losses could be prevented by an early involvement of all interested parties.

4. Kingston upon Thames History and Archaeology

Although the first references to a place called Kingston date from before the Norman Conquest, very little is known about the early development of the local community. Very little can be known from documentary sources alone, for they scarcely exist for the vital century after the Conquest when Kingston began to grow as a trading centre. It is therefore important, both for preserving a sense of continuity in the modern community and as a contribution to the national picture, that energetic measures should now be adopted for taking advantage of town development to illuminate such little known periods of the history of Kingston.

The small built-up area of Kingston around the bridge, the parish church and the market place was the urban centre of the neighbourhood, but the history is that of the whole district approximating the modern Borough. The traditions preserved by our predecessors belong essentially to the ancient royal estate of which the kings 'tun' was presumably the administrative centre, and this must originally have included both Surbiton and Malden. Any discoveries made concerning the history of any part must therefore be of equal interest for the whole of the Greater London Borough.

It seems that the local community has always had a long memory and a pride in its history. The Corporation's minutes of 1695 record the belief that if a certain petition then being discussed were to be presented to the King and Parliament, "the same will not be refused to this soe auncient a Towne". Earlier still, in the time of King Henry VIII, Leland recorded the townspeople's saying that "wher their toun chirche is now was sumtyme an abbay" and that they "have certen knowledge of a few kinges crounid ther afore the Conqueste; and contende that two or three kinges were buried yn their parochie chirch".

Leland also mentioned the great privileges which various kings had given to the town and said that it was the best market town of all Surrey. Other topographers found these privileges worthy of remark and the town has taken great care to guard them right up to our own time. These 'liberties' include the right to hold markets and certain fairs, to prevent outsiders from trading in Kingston, to run the town's own civil court for the Hundreds of Kingston and Elmbridge as well as their own law and order, and in early times, perhaps most cherished of all, the right to exclude the sheriff and all other royal officials and to look after the king's rights themselves.

These privileges were not given by the medieval kings because, three or four hundred years earlier, some Saxon kings had been consecrated at Kingston; they were granted as a business proposition because the royal officials recognised a thriving and enterprising community which would not only

furnish an immediate payment but also develop the royal estate in a way which would be profitable to the royal treasury as well as to the town.

Yet when we look at the published histories of Kingston and still more at the record of archaeological finds we find that virtually nothing is known for certain about the process of early Saxon settlement in the neighbourhood or about the site of either Saxon or Norman Kingston. No Saxon burial ground has been found anywhere near Kingston, nor (in spite of firm statements of Victorian local historians) can we say where the Saxon kings had their great hall. There is no trace of the castle which Henry III captured from Simon de Montfort's adherents in 1264. We do not know where the earliest Thames bridge was, nor when it was built, nor where the Kingston merchants shipped their goods in and out, nor even for sure where they sold them in very early times.

The scale and pace of modern development of roads and sites ensure that if we do not now make a very determined effort to find and study all the available evidence, including that of properly observed building operations, we shall never have much more than the tantalising glimpses of the past afforded by these old traditions.

It is not always realised that modern archaeologists can 'read' a site to an extent unknown in the days when the object of most excavations was to find Roman pavements or gold coins. An alteration in the banks of the Thames or the course of a stream, evidence of flooding, the deterioration of an earlier road into a footpath, boundary ditches, wells containing medieval rubbish which may indicate what industry was carried on there, the footings of early walls showing the size and relative importance of buildings — such pieces of information may be fitted into the jigsaw to make eventually a picture of the town. Developers may be reassured that it is unlikely that substantial Roman remains will be found in the town centre or near the river, for Leland describes the Roman site as visible in his time in the Coombe area on the slopes of Kingston Hill. If funds are available the time required for emergency excavation can be reduced by using machinery to remove the modern surface but the archaeologist must be allowed to record what he sees before it is destroyed for ever and to remove portable finds for examination and dating.

On the positive side even the small-scale archaeological work undertaken so far in the Borough has given encouraging indications that much remains to be discovered and to supplement the evidence of written records. The excavation of a medieval pottery kiln off Eden Street in 1968/69 provided tangible products of an industry which is barely attested in documents; the recent excavation of the approach to the old bridge across the Thames revealed massive and finely worked masonry which testifies considerable expenditure in its construction and maintenance and therefore the value placed upon it by the local community. The plotting of finds of different dates from various sites is helping to produce a picture of the development of the town for periods for which no maps exist, and conversely even 'negative' sites are useful in this respect.

For periods for which there are no written records archaeology is providing new evidence for early settlement. The discovery, during excavation for the foundations of the multi-storey car-park in Eden Street in 1965, of neolithic pottery, flints and animal bones, established a date of c.3,000 B.C. for the

earliest known occupation in the area and other prehistoric sites are known elsewhere in the town itself and the Borough generally. Geology and geography locally are conducive to such early settlement and it is very likely that other similar sites are still awaiting location and investigation.

The indications are therefore that the Borough has an archaeological potential of comparable interest and importance to its historical record. If opportunities are provided now for proper investigation there is every hope that evidence will be forthcoming to expand the chapters of Kingston's history.

5. Kingston upon Thames Development Proposals

In the Council for British Archaeology's recent report "The erosion of history, archaeology and planning in towns" Kingston upon Thames is listed as one of the medieval towns to be affected by major road proposals affecting the historic centre and/or major redevelopment totalling ten acres or more. These towns are thus undergoing comprehensive redevelopment in one or more particular areas and their archaeological record is usually of fundamental importance, since it can still produce results on a scale impossible for those towns where the evidence has already been destroyed by 19th Century or later rebuilding.

It is not the purpose of this report to discuss the merits or otherwise of development proposals in the Royal Borough. It aims simply to draw attention to their nature and scale so that their likely affect on local archaeology may be assessed.

The Comprehensive Development Area (C.D.A.)

Within the Royal Borough the town centre of Kingston is undoubtedly the most historically significant area and therefore on present knowledge the one of greatest archaeological potential. It is precisely the town centre which since 1967 has been an approved C.D.A.² The C.D.A. comprises 187 acres and was so defined because in the opinion of the local planning authority "it should be redeveloped as a whole in order to deal satisfactorily with conditions of bad layout, obsolete development, congested road traffic conditions and inadequate car-parking facilities".³

Proposals for the C.D.A. include new traffic systems — an east-west and north-south throughway, a local ring road encircling the town centre and new approach and service roads; multi-storey car-parks for 10,000 cars close to the ring road; special new buildings, e.g. a bus station, library, museum and art gallery and possibly an arts centre; and provision generally for shop and office growth. Within the town centre considerable archaeological losses have already been sustained in that several sites have now been developed on a large scale without prior investigation, e.g. the new Police Station site. Areas which still survive are therefore the more crucial for an understanding of the town's development at different periods.

Other development

This report gives priority, necessarily in our view, to proposals affecting the town centre of Kingston, but other development schemes elsewhere in the Borough are equally altering existing topography and potentially destroying archaeological evidence.

Areas designated for major action include Surbiton Central Area; Fairfield South Area (45 acres), Kingston; St. John's Road Industrial Area (17 acres), New Malden; and Malden Central Area incorporating the Blagdon Road site (14 acres). In many of these areas buildings of some architectural or industrial interest have already disappeared without being recorded and no investigation of the below ground archaeology has taken place. In addition to these major areas authority for development of individual sites is being obtained at an ever increasing rate. Often demolition of existing properties is a necessary preliminary and unless these are listed or similarly protected no advance warning need be given. Even a photograph is often impossible in such circumstances. Quite small-scale development which involves disturbance of the ground surface may reveal archaeological evidence unexpectedly and the same is true of maintenance projects, e.g. on drainage systems.

6. Kingston upon Thames existing arrangements for archaeological work

Before the mid 1960s there were no formal continuing arrangements for archaeological investigation of any kind in the Royal Borough. Any specific recording work or excavation was undertaken on the initiative of groups or individuals — one may cite for example the street-by-street photographic survey undertaken by the Kingston Photographic Society at the end of the 19th Century or the antiquarian work undertaken by the late Dr. E. E. St. Lawrence Finny in the first half of this century.

In more recent years as plans for large-scale development materialised the Kingston upon Thames Museum initiated a programme of small-scale exploratory excavations on sites scheduled for redevelopment. Basic equipment was purchased from a small fieldwork fund and weekend excavations were carried out by volunteers under the museum's supervision. The Kingston upon Thames Archaeological Society was formed in 1969 by a small group of these volunteers; its members now number about 150. The Society undertake the complete range of archaeological work either in its own right or on behalf of the museum. In addition the Kingston Polytechnic Industrial Archaeological Society also undertake some recording work. We understand too that in certain circumstances photographic records are made by Corporation departments of their buildings prior to demolition. Finally mention should be made of features in the local press on local history and topography which often constitute a valuable record, though this is not of course their primary purpose.

While the arrangements are more satisfactory than they were they are still far from adequate to cope with the present pressures of local development.

There is at present no single officer or institution whose recognised concern is to consult with planners and developers in the archaeological interest; to watch sites where development is to take place; to initiate emergency archaeological excavations; to record what is being destroyed; to coordinate amateur work; and to be available to collate, give and receive information and to accept and care for casual finds. Individual officers of the Corporation, particularly within the Library and Museum Department, undertake as much as possible in this respect but they have many other professional

duties. Elsewhere coordination has been achieved by the establishment of a Field Officer and/or Committee representing the various interests. In the London Borough of Southwark, for example, archaeology is the responsibility of an excavations committee with a full-time professional field officer and receives heavy financial support from the local authority.

Ideally archaeological investigation should be regarded as an integral part of the development programme and phased accordingly, but the absence of a liaison officer or committee has been a serious impediment to consultations with planners and developers. Officers in the Borough's Planning Department have shown considerable interest and support for archaeological work when specific sites have been drawn to their attention, but the machinery for permanent and regular consultation on the implications of all major development projects does not exist. The question of archaeological investigation should ideally be raised at a very early stage in the planning process, preferably even before outline planning approval is given. At present however the first formal notice local archaeologists receive of development is that contained in the planning application lists and it seems not uncommon for a decision to be made on an application very shortly afterwards (presumably because informal negotiations have taken place beforehand). This militates against the possible use of planning powers in the interests of archaeology — the local planning authority could for example "take into account evidence that archaeological remains may exist and ... refuse permission or impose conditions to safeguard known archaeological remains". It could also "consider whether it would be reasonable in particular circumstances to refuse permission in order to give an opportunity to interested bodies to make arrangements with the developers for exploratory or other excavations before development took place." ⁴

In the case of its own development, as a result of improved liaison, the local authority could again do more to ensure that archaeological interests are protected. Elsewhere sympathetic authorities have inserted clauses into building contracts to ensure that archaeological access is allowed to sites. At Oxford a clause relating to archaeology in the leases of Corporation-owned development sites allows site access for archaeologists adding "It is accepted that archaeological investigation must not cause any delay to building work on site." Similar clauses have also been used at Abingdon and Winchester, the latter giving the archaeologist certain powers to hold up contract works, though these have never been needed in practice.

Local experience has shown that while some developers, both public and private, are sympathetic to the needs of archaeology, others are unhelpful. Access to sites has been refused or the time allotted unreasonably short and from time to time reports are received of discoveries which have been quietly lost. The motive that provokes such action is probably the belief that development is bound to be delayed by archaeologists. These fears are understandable to the extent that wide publicity is given to the rare occasions when a spectacular discovery is made on a development site and investigation necessarily follows, e.g. the Temple of Mithras in London. In fact however archaeologists are extremely reluctant to cause delays and with adequate advanced arrangements need hardly ever do so. Developers remain to be convinced of this fact and ways must therefore be found to create an informed body of opinion on the realities of the situation in all sections of the community.

Archaeological facilities in the Royal Borough in terms of accommodation for working and storage space and equipment are sorely deficient. Even the small-scale excavations undertaken so far have produced a mass of archaeological material and information awaiting publication. Some of the finds need conservation treatment, many need to be drawn and photographed and all need to be cleaned, marked and catalogued. The effort expended on excavation is wasted if the task is not pursued through subsequent stages to the ultimate goal of publication but lack of facilities is severely hampering post-excavation work. Space for working on the finds is non-existent in the museum, storage space there is jammed to capacity, and conservation treatment has to be obtained from elsewhere. Ultimately the finds should be deposited in the museum to the potential benefit of the local community and its visitors but their value, as that of the rest of the collections, will be limited unless the museum's display and educational facilities are enlarged and improved. In addition essential items such as photographic equipment and surveying instruments are lacking. These deficiencies call for great ingenuity and improvisation on the part of those involved but are inevitably counter-productive to the task in hand. Some historic towns have solved the problem by the establishment of fully equipped archaeological units with a full-time staff, others have spent considerable sums in improving their museum, but at the other end of the scale the provision of even short-term accommodation with the basic minima of facilities has substantially eased the problem.

We are fully aware that both manpower and facilities must be assessed in financial terms but direct funds for archaeological work are also at present severely limited. The major source is a small fieldwork fund of the Museum which is however insufficient for the employment of either direct labour or earth-moving equipment on the scale necessary to cope with the urgent requirements of urban sites in Kingston. A comparative table showing amounts provided by local authorities for archaeology is given at the end of this report. This Society has been able to raise some funds itself by taking grateful advantage of the considerable public interest shown in our work. A grant from the Department of the Environment for one site has also been obtained but assistance in this form is necessarily dependent on prior claims from other sites throughout the country.

7. Conclusions and Recommendations

- (i) We hope that this report, which will be widely circulated, is sufficient evidence of the potential crisis in archaeology in the Royal Borough of Kingston upon Thames. An essential preliminary to improving existing arrangements is that the problem should be recognised in all sections of the local community, particularly among representatives of the local authority and their officers, for it is they who more than anyone have the power to help or hinder archaeological investigation. We feel that a substantial amount has already been achieved by a small number of people with the minimum of resources and that increased official support would enable efforts to be intensified and purposefully directed so that maximum results can be obtained in the short available time.
- (ii) In practical terms an immediate priority is the improvement of communications between the development and archaeological interests so that more frequent and meaningful consultations can take place. This could be achieved by either the appointment of an archaeological liaison

officer to the Borough who would be responsible for co-ordinating all archaeological activities; and/or the setting up of a liaison committee representative of all relevant interests. Alternatively, working within the existing framework, the appointment of additional qualified staff to the Museum to allow more time to be devoted to the arrangement of fieldwork would improve the situation. The Borough's Planning Committee might also consider the cooption of a local archaeological representative. Better liaison should provide the planners with a more detailed picture of the archaeological potential of sites under consideration for development and we hope that they will then be encouraged to use their powers to safeguard the archaeology as far as possible.

- (iii) If archaeological work is to continue satisfactorily even on the present scale the provision of working space and storage accommodation is essential. This should ideally be staffed and equipped for all stages of post-excavation work, including basic conservation treatments. The natural location of this accommodation would be within the museum building but it is difficult to see how this could be achieved at present without sacrificing the other useful functions that take place there. Even short term accommodation elsewhere however would allow progress to be made provided it had adequate security, basic services and facilities for access at week-ends and during evenings.
- (iv) Finally provision of additional funds for archaeological investigation and recording is necessary if work is to be undertaken on the scale required to keep pace with the development programme. Nearly all sites in the town centre require earth-shifting machines for the initial clearance of the ground surface and underlying rubble. In the interests of speed and economy of labour sites are also best backfilled by machine. Hire charges for suitable machines are in the region of £30 per day and in practice it has proved difficult on several occasions to hire a machine and driver for less than a one week period. In this respect it would perhaps be useful to explore possibilities of assistance from the Corporation's own resources. Additional funds would also allow consideration of the employment of labour for excavations in addition to the purely voluntary and unpaid force used to date. They would also allow for the purchase of more equipment and materials necessary for archaeological survey and recording work.

In this report we resist the temptation to quote a sum of money which would be adequate to provide for the above needs. The provision of additional direct funds will not greatly improve the situation unless the organisation exists for their efficient use. For this reason we give priority in our recommendations to manpower and facilities. If these or similar are implemented and backed by financial support it is our belief that Kingston's past may yet have a future.

¹ The erosion of history, archaeology and planning in towns (Council for British Archaeology, 1972)

² The C.D.A. proposals were formerly part of the Metropolitan Surrey Development Plan but are now incorporated in the Greater London Council Initial Development Plan.

³ Planning Information (Royal Borough of Kingston upon Thames 1968)

⁴ House of Commons Written Answer, 30 March 1971

8. Amounts provided by local authorities for excavation in towns

Based on Table in Section 5.8 in "The erosion of history" – C.B.A. 1972

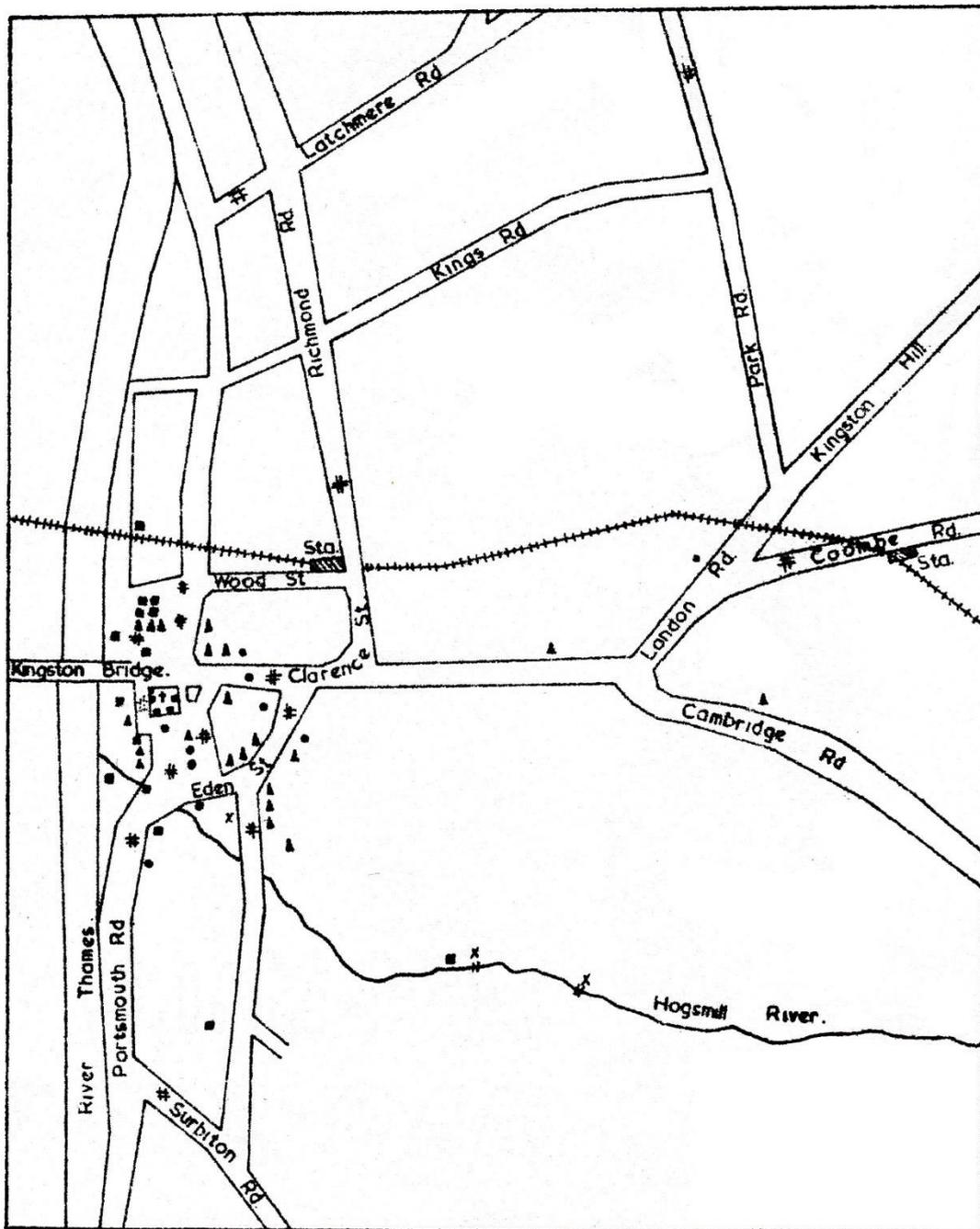
Town	Population *	Product of penny rate (d) *	Amount contributed to archaeology 1971-72 £	Amount contributed as % of penny(d) rate product	
WINCHESTER	31,070	7,235	4,330	50.9	
EXETER	92,880	23,400	6,000	32	
REDDITCH	37,910	6,750	2,000	27.6	
STAMFORD	14,000	2,100	530	25.2	
CHESTER	60,880	14,550	2,500	17.2	
LINCOLN	75,570	11,700	1,950	16.6	
MALDON @	12,920	2,380	300	13	
TEWKESBURY	8,810	1,174	150	12.7	
KING'S LYNN	30,650	7,640	650	8.5	
TAMWORTH	37,360	6,300	500	7.9	
COLCHESTER	75,210	13,350	1,000	7.5	
GLOUCESTER	90,530	15,231	1,000	6.5	
NORWICH	118,800	27,100	1,000	5.6	
DOVER	35,640	5,425	300	5.5	
OXFORD	109,720	29,900	1,500	5	
ABINGDON	17,820	3,200	150	4.7	
SOUTHAMPTON	210,000	48,785	2,000	4.1	
LEICESTER	278,470	62,150	2,000	approx. 3.2	
COVENTRY	335,650	59,035	1,750	3	
LONDON CITY	379,350				
	day				
	night	4,350	205,000	4,500	2.2
BRISTOL	427,230	93,500	2,400	2	
CHELMSFORD	56,900	15,200	250	1.6	
SOUTHWARK	290,530	72,000	900	1.2	
HEREFORD	47,170	9,250	100	1.1	
CHICHESTER	20,740	5,150	50	0.97	
NOTTINGHAM	303,090	64,350	500	0.8	
PLYMOUTH	248,470	44,485	100	0.22	
CAMBRIDGE	100,200	24,830	0	0	
DORCHESTER	13,660	3,030	0	0	
CANTERBURY	33,120	6,850	0	0	
<hr/>					
KINGSTON UPON THAMES	143,670	42,000	+	75	0.18

* Population and rate information are taken from the Municipal Year Book, 1971 except where otherwise indicated.

+ For 1970-71, figure obtained from Borough Treasurer, Kingston upon Thames.

@ Grant not recurring.

MEDIEVAL KINGSTON SHOWN ON SKETCH PLAN OF THE MODERN TOWN



- X Watermills in use before 1500
- # Roads in use before 1500
- + Approximate sites of structures in existence before 1200
- Approximate sites of structures in existence before 1300
- ▲ Approximate sites of structures in existence before 1400
- Approximate sites of structures in existence before 1500

9. Explanatory notes on plans of Kingston upon Thames town centre showing conservation area and buildings and sites of archaeological interest

The conservation area

The conservation area, Kingston Old Town, was so designated by the local planning authority under the Civic Amenities Act 1967. A conservation area has been defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance. In this case the area is based on the Market Place and river frontage and depends for its character on the small and intimate scale of the buildings and streets within it. Most of the area lies within the Comprehensive Development Area and, although provision is made in the latter for the preservation of the Market area, it is otherwise difficult on present information to reconcile the policies of conservation and development in the town centre. Certainly for this and for other reasons the conservation area cannot be claimed as an area where no archaeological work will be necessary.

Buildings of architectural or historical interest (a-n)

This list includes only those buildings which are listed as of special architectural or historic interest or scheduled as ancient monuments. They cannot be assumed to be the only buildings of archaeological interest in the town centre nor can the preservation of even those be taken for granted. They or their sites may also therefore require investigation as will many others.

- a. 23 Market Place, John Quality (International Stores)
15-17C; listed Grade II
- b. 2 Church Street, The Old Crown Public House
late 17 - early 18C; listed Grade III
- c. Clattern Bridge, High Street
c. 1180 and later; listed Grade II and a scheduled Ancient Monument.
- d. 17 High Street, London Steak House
18C; listed Grade II
- e. 37, 39, 41, High Street
c. 1600 and later; listed Grade II
- f. 52 High Street, Picton House
early 18C; listed Grade II
- g. Kingston Bridge
1825 and later; listed Grade II

- h. Cleave's Almshouses, London Road
1668; listed Grade II
- i. Chantry Chapel of St. Mary Magdalene (Lovekyn Chapel), London Road
1305 and later; listed Grade II and a scheduled Ancient Monument
- j. 14 Market Place, Boots (part only)
15 - 18C; listed Grade II
- k. Parish Church of All Saints, Market Place
Mainly 14 – 15C; Grade B
- l. 41 Market Place, Classic Decor
early 18C; listed Grade III
- m. Market House, Market Place
1838-40; listed Grade III
- n. Central Library, Museum and Art Gallery
1903-04; listed Grade II

Sites where archaeological excavations have been conducted (1-12)

1. Land to rear of 14,15,16 Apple Market (KA 66)
In 1966 by Kingston Museum, courtesy of Bernard's (Kingston) Ltd.

Major finds: 17 - 19C foundations; 16C and later pottery and clay-pipes; 17C tin-glazed earthenware tiles; 15C bronze strap-end and decorated disc.
2. Land on former Malt House site, High Street (KC 67)
In 1967 by Kingston Museum, courtesy of City and Provincial Real Estate Ltd. and Europarks Ltd.

Major finds: post-medieval foundations, well and rubbish pits
3. Land off Fairfield Road (KB 67)
In 1967 by Kingston Museum, courtesy of Alliance Property Company and National Car-Parks Ltd.

Major finds; Ditch, possibly Iron Age with associated pottery fragments; bone spindlewhorl
4. Land to rear of 1 and 3 Brook Street (KG 69)
In 1969 by Kingston Museum courtesy of Courage (Eastern) Ltd. and Lankester Engineering Company Ltd.

Major finds: 18 - 19C pottery

5. Land to rear of 70 - 72 Eden Street (KD 68)
In 1968/69 by Kingston Museum, courtesy of Alliance Property Co. Ltd.

Major finds: 14 - 15C pottery kiln with associated wasters; post-medieval rubbish pits with associated pottery and clay-pipes
6. Land off Fairfield South (KE 68)
In 1968 by Kingston Museum, courtesy of Royal Borough of Kingston upon Thames

Major finds: 18 - 19C pottery
7. Land off Vicarage Road and Thames Street (KH 71)
In 1971 by Kingston upon Thames Archaeological Society, courtesy of Royal Borough of Kingston upon Thames.

Major finds: 18C and 19C foundations; associated pottery and clay-pipes; a previously unknown 17C Kingston tradesman's token, of Henry Male.
8. Land to rear of 1 Thames Street (KJ 71)
In 1971 by Kingston upon Thames Archaeological Society, courtesy of British Home Stores Ltd.

Major finds: medieval flint wall foundations; late 15C tile-built oven; 15C and later pottery; 16C and 17C foundations
9. Land off Old Bridge Street (KK 72)
In 1972 by Kingston upon Thames Archaeological Society for Kingston Museum, courtesy of Royal Borough of Kingston upon Thames.

Major finds: 16C and later masonry of old bridge approach; 18C and later foundations; medieval and post-medieval pottery and coins.
10. Land off Fairfield Road (KL 73)
In 1973 by Kingston upon Thames Archaeological Society for Kingston Museum, courtesy of Alliance Property Holdings Ltd. and National Car-Parks Ltd.

Major finds: 15C and later pottery
11. Site of St. Mary's Chapel, churchyard of All Saints Church
In 1926 by Dr. W. E. St. Lawrence Finny and Mr. G. H. Freeman

Major finds: foundations of chapel and medieval tiles
12. Land on former tannery site, Thames Street
In 1964 by Surrey Archaeological Society and Kingston Museum

Major finds: post-medieval pottery; wooden water-pipe

Other reported finds or sites alleged to be of archaeological interest (1A - 8A)

Note — portable finds of post-medieval date not included

- 1A. Alleged site of Bishop's Palace
- 2A. Course of Hampton Court water-supply system from Kingston Hill
- 3A. Neolithic pottery, flints and animal bones, found in 1965 during construction of multi-storey car-park, Eden Street, by geologists of Kingston College of Technology
- 4A. Medieval pottery from 2 - 6 High Street, found in 1956 during building operations
- 5A. Roman coin discovered at former Three Horseshoes P.H., Eden Street
- 6A. Alleged site of King John's Palace
- 7a. 15C jug discovered in 1972 during building work for premises of Provincial Building Society, Eden Street
- 8A. Alleged site of castle

10. Postscript

Over the past 48 years, KUTAS has been able to look over some of the buildings referred to in section 9. This has enabled the revision of the dates given in 1973. The information below uses the same letters as the original text.

- a. 23, Market Place (formerly John Quality)
Listed Grade II, reconstructed after a fire;

Original building early 17th century

- b. 2, Church Street (formerly Old Crown Public House)
Listed Grade II

Early 17th century, brick front early 18th century

- e. 37, 39 and 41 High Street
Listed Grade II

37 c 1600
39 mid 16th century
41 ca 1500  and later

- j. 14 Market Place (formerly Boots) part only

c 1600

Kingston upon Thames town centre, showing
conservation area and buildings and sites of
archaeological interest, with notes



Kingston upon Thames town centre, showing Comprehensive Development Area

