

**THE MISSION HALL,
PUTNEY, SW15 1PP: AN
ARCHAEOLOGICAL
WATCHING BRIEF**



**LONDON BOROUGH OF
WANDSWORTH**



REPORT NO: R11729

MAY 2014



THE MISSION HALL, PUTNEY, SW15 1PP: AN ARCHAEOLOGICAL WATCHING BRIEF

SITE CODE: MSN 12

LOCAL PLANNING AUTHORITY: LONDON BOROUGH OF WANDSWORTH

PLANNING APPLICATION NUMBER: REF 2012/3356

CENTRAL NGR: TQ 2400 7548

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MAY 2014

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DOCUMENT VERIFICATION


Site Name

THE MISSION HALL, PUTNEY, SW15 1PP

Type of project

Archaeological Watching Brief

Quality Control

Pre-Construct Archaeology Limited Project Code			K3363
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CONTENTS

1	ABSTRACT	3
2	INTRODUCTION.....	4
3	PLANNING BACKGROUND AND EVALUATION OBJECTIVES.....	5
4	WATCHING BRIEF OBJECTIVES.....	7
5	GEOLOGY AND TOPOGRAPHY	7
6	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	8
7	METHODOLOGY	9
8	ARCHAEOLOGICAL DISCUSSION	10
9	CONCLUSIONS	11
10	BIBLIOGRAPHY	12
11	ACKNOWLEDGEMENTS	13
	Appendix 1: OASIS Report Form.....	14
	Appendix 2: Plates	17

1 ABSTRACT

- 1.1 This report details the results of an archaeological watching brief undertaken by Pre-Construct Archaeology Limited on land at The Mission Hall, Walker Place, Putney, London Borough of Wandsworth, SW15 1PP.
- 1.2 The investigation consisted of the monitoring by archaeologists of ground reduction works in the footprint of the new basements being constructed at the site.
- 1.3 An archaeological evaluation had previously been carried out on the site (PCA 2012).
- 1.4 The natural sedimentary sequence of the site, consisting of river terrace gravels overlain by silt sand deposits, and horticultural soil deposits overlaying the natural, were confirmed in the watching brief.
- 1.5 No other archaeological deposits or structures were found during the watching brief.

2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited on land at The Mission Hall, Walker Place, Putney, London Borough of Wandsworth, SW15 1PP. The site is a sub rectangular shaped parcel of land currently occupied by a building and garden. It is bounded to the east by Walker Place, The Coat and Badge public house to the south and residential properties to the west and north. The site covers an area of 815.9 m² and is centred at NGR TQ 2400 7548 (Figure 1).
- 2.2 The archaeological works, following on from an archaeological evaluation undertaken in 2012¹, were carried out intermittently between 10th December 2013 and 27th January 2014, and was commissioned by Mr Matt Kellar of M&N Properties UK Limited. The work was undertaken in accordance with an approved Written Scheme of Investigation (Moore 2013) and following English Heritage guidelines (English Heritage GLAAS 2009).
- 2.3 The site is located within a locally designated Archaeology Priority Area.
- 2.4 The archaeological watching brief was supervised by Ian Cipin on 10th December 2013, by Clare Jackson on 17th December 2013 and by John Joyce on 27th January 2014, and was project managed by Peter Moore, all of Pre-Construct Archaeology Limited. The work was monitored by Mark Stevenson, English Heritage (GLAAS).
- 2.5 The completed archive comprising written, drawn, and photographic records and artefacts will be deposited with the London Archaeological Archive and Research Centre (LAARC).
- 2.6 The site was allocated the unique site code MSN12.

¹ Ibid.

3 PLANNING BACKGROUND AND EVALUATION OBJECTIVES

3.1 National Guidance: National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

3.1.2 In considering any planning application for development the local planning authority will be guided by the policy framework set by the NPPF, by current Local Plan policy and by other material considerations.

3.2 Regional Policy: The London Plan

3.2.1 The relevant Strategic Development Plan framework is provided by “The London Plan, Spatial Development Strategy for Greater London Consolidated with Alterations since 2004” (Feb 2008). It includes the following policy relating to archaeology within central London:

Policy 4b.15 Archaeology

The Mayor, in partnership with English Heritage, the Museum of London and Boroughs, will support the identification, protection, interpretation and presentation of London’s archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their DPDs for protecting Scheduled Ancient Monuments and archaeological assets within their area.

3.3 Local Policy: Archaeology in Wandsworth and the Unitary Development Plan (UDP)

3.3.1 The study aims to satisfy the objectives of the London Borough of Wandsworth, which fully recognises the importance of the buried heritage for which they are the custodians. The Borough’s ‘Unitary Development Plan’ 2003 and the draft archaeology policy, contains policy statements in respect of protecting the buried archaeological resource.

3.3.2 The proposed development of the site is subject to the Council’s Archaeological Policy:

Archaeology

Objective: To ensure the preservation or recording of important archaeological remains.

78. Archaeological remains are part of the Borough’s heritage and should not be destroyed without record. Modern methods of site clearance tend to destroy remains, though redevelopment may provide an opportunity to carry out archaeological investigation. English Heritage has identified areas of greatest likely archaeological importance in the Borough called Archaeological Priority Areas (see Proposals Map). These include the Thames and the Wandle Valley. Many archaeological finds have been found outside these areas and important remains may be found elsewhere in the Borough. The Council will consult, and be guided by English Heritage (Greater London Archaeology Advisory Service) on the archaeological implications of development proposals. When there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed development, including the results of archaeological desk-based assessment and archaeological field evaluation, before the application is determined. In appropriate cases developers should adopt measures which allow the remains to be permanently preserved in situ. In other

cases, the Council will require provision for the excavation and recording of the remains prior to development commencing, and the analysis, interpretation and appropriate publication of results. Archaeological investigations should be carried out in accordance with the Code of Practice of the British Archaeologists and Developers Liaison Group.

Policy TBE14

Where development involving ground disturbance is proposed in Archaeological Priority Areas, the Council will require developers to make provision for archaeological investigation. Normally the submission of an archaeological evaluation report will be requested prior to determination. Archaeological investigation may also be required elsewhere in sites of archaeological potential.

Policy TBE15

In appropriate cases, the Council may also require preservation in situ, or excavation. The recording and publication of results will normally be required.

The site is within an Archaeological Priority Zone as set out in the Wandsworth Unitary Development Plan.

3.4 Planning Permission

- 3.4.1 The archaeological evaluation was in advance of the proposed residential development of the site in response to a condition on planning permission Ref: 2012/3356, and the watching brief was undertaken during construction works.

4 WATCHING BRIEF OBJECTIVES

- 4.1 The main aim of the archaeological work was to identify any archaeological remains surviving within the site during construction works and to mitigate the effects of the construction on them by archaeologically recording them appropriately so as to inform the planning process and facilitate their removal before or during construction.
- 4.2 A subsidiary aim was, if possible, to set the site in its local archaeological context, and to compare the archaeological evidence encountered with that recorded previously in its vicinity.

5 GEOLOGY AND TOPOGRAPHY

- 5.1 The British Geological Survey (Sheet 256 North London) showed the geological sequence on the site as Kempton Park Gravels, which overlies a solid geological sequence of London Clay.
- 5.2 The archaeological evaluation encountered the gravels in both trenches between 7.68m OD and 7.48m OD. Overlying this was a deposit of fine silty sands recorded between 7.88m OD and 7.64m OD.
- 5.3 At the time of the evaluation and watching brief the site comprised a building and a garden with a ground surface roughly level between 9.21m OD and 9.11m OD.

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 General

- 6.1.1 The site was located within an Archaeological Priority Area (APA) as defined by the London Borough of Wandsworth.
- 6.1.2 The Archaeological Desk Based Assessment for a nearby site at ICL House, Putney High Street and Brewhouse Street, Putney SW15 (Hawkins 1997) contains an account of the known archaeological and historical background of the site. The archaeological content of this document is summarised below.
- 6.1.3 There is a concentration of Roman activity north of Lacy Road and west of Putney High Street. The study site lies on the southeastern edge of this zone.
- 6.1.4 The place name 'Putney' is derived from the Anglo Saxon "puttas" meaning landing stage.
- 6.1.5 Fisheries and a ferry are mentioned in the Domesday Survey of 1086. In 1290 Edward I is mentioned using the ferry. A short ferry to Fulham and a long ferry to Westminster were known from this time till 1729.
- 6.1.6 The parish church of St. Mary's which lies approximately 200m to the north east of the study site was first mentioned in 1291. By the 13th Century Putney High Street had been established.
- 6.1.7 In the Nicholas Lane map of 1636 the High Street can be clearly seen with numerous properties fronting it.
- 6.1.8 The 1849 Tithe map and the 1st Edition Ordnance Survey map of 1865 show a terrace of six properties on the study site called Wickham's Rents, and were mentioned in Charles Booth's Survey into Life and Labour in London (Charles Booth Online Archive - Book 145 1899). They were described as "mixed, some comfortable, some poor" and are coloured purple on the poverty map.
- 6.1.9 A Mission Room (St. Mary's), in Walkers Place, is mentioned in Kelly's Kent, Surrey & Sussex Directory of 1891. A property (the Mission Hall) can be clearly seen on the 1894 Ordnance Survey map, replacing the three northern properties in the terrace. The London County Suburbs Directories 1908 and 1914 list "St. Mary's Mission House and Upper Grade Schools and Mission".
- 6.1.10 The site was home to a cookery school and various businesses.
- 6.1.11 The archaeological evaluation carried out on the site in November 2012 by PCA, encountered untruncated river terrace gravels in both trenches at depths between 7.68m OD and 7.58m OD. A deposit of fine silty sand was seen sealing the gravels which was the interface layer between the natural gravels and the ploughsoil above.
- 6.1.12 No evidence of prehistoric activity was seen during investigations.
- 6.1.13 Spot dates from the finds recovered from the horticultural soil deposits gave a wide date range, probably due to the land being continually used for a long period of time. The fragment of residual Roman tile recovered hints at a presence nearby, which is what was expected due to the site's location.
- 6.1.14 A post-medieval posthole may relate to garden activity in the early 19th century.
- 6.1.15 The earthen floor to the south of the posthole may be related to the interior of a structure, as it is unlikely that this type of surface would survive being left in the elements.
- 6.1.16 The exterior and interior walls recorded in Trench 2 are probably the remnants of the southern two properties seen on the Tithe map of 1849 through to the 20th century maps. These have been named as Wickham's Rents and are mentioned in Charles Booth's Survey of Life and Labour in London and Poverty Map.

7 METHODOLOGY

- 7.1 The watching brief was undertaken according to a Written Scheme of Investigation (Moore 2013) which was approved in advance by Mark Stevenson, English Heritage GLAAS.
- 7.2 The archaeological works consisted of monitoring the main ground reduction works which were undertaken in two phases so as to allow the sides and base of the basement to be constructed safely. All machine reduction was undertaken with a toothless ditching bucket in spits under archaeological supervision.
- 7.3 Interfaces between main layers were cleaned by hand, recorded and photographed.

8 ARCHAEOLOGICAL DISCUSSION

- 8.1 The watching brief comprised of the monitoring of ground reduction at the eastern end of the site in advance of the construction of a basement for the new building with the area monitored having approximate dimensions of 12m x 12m (Figure 2).
- 8.2 The earliest deposits encountered during the watching brief were natural sands and gravels [29] comprising of compact, yellowish brown gravelly sand. This deposit was visible across the entire watching brief area and was seen to a thickness of 0.20m at approximately 1.40m below ground level.
- 8.3 Layer [29] can be seen as being equivalent to layers [5] and [19] that were recorded in the archaeological evaluation (Phase 1).
- 8.4 Layer [29] was sealed by a layer of agricultural ploughsoil [28] comprising of soft, mid brown silty sand with frequent inclusions of sub rounded stones and occasional fragments of cbm, and mortar. This layer was also seen across the entire watching brief area at a height of approximately 1.00m below ground level and with a thickness of 0.36m.
- 8.5 Layer [28] can be seen as being equivalent to layers [4] and [24] that were recorded in the archaeological evaluation (Phase 2).
- 8.6 The archaeological sequence was sealed by modern made ground [+].

9 CONCLUSIONS

- 9.1 The archaeological watching brief revealed a sequence of naturally lain gravels that were overlain by an agricultural horizon, which, in turn, was overlain by modern made ground.
- 9.2 The sequence revealed here can be attributed to Phases 1 and 2 of the archaeological evaluation brief previously undertaken by Pre-Construct Archaeology Ltd.
- 9.3 No other archaeological deposits or features were encountered during the watching brief.

10 BIBLIOGRAPHY

10.1 Printed Sources

English Heritage (Greater London Archaeology Advisory Service) 2009, "Archaeological Guidance Papers:

- (1) Written Schemes of Investigation
- (2) Desk-Based Assessments
- (3) Standards and Practices in Archaeological Fieldwork in London
- (4) Archaeological Reports
- (5) Evaluations

Hawkins, D. 1998. Land at ICL House, Putney High Street and Brewhouse Street, Putney SW15, *Archaeological Desk-Based Assessment*. Unpublished report.

Kelly's Kent, Surrey & Sussex Directory of 1891

London County Suburbs Directories 1908 and 1914

Maher, S. 2012 *The Mission Hall, Putney, SW15 1PP: An Archaeological Evaluation*. Pre-Construct Archaeology Limited unpublished report.

Moore, P. 2013. *The Mission Hall, Walker Place, Putney, London Borough of Wandsworth, SW15 1PP: Written Scheme of Investigation for an Archaeological Watching Brief*. Pre-Construct Archaeology Limited unpublished report.

On-Line Sources

Charles Booth Online Archive, Book 145

10.2 Cartographic Sources

British Geological Survey of Great Britain, Sheet 256 North London

Tithe Map 1849

1st Edition OS map 1865

OS map 1894

The Map Descriptive of London Poverty 1898-99

11 ACKNOWLEDGEMENTS

- 11.1 Pre-Construct Archaeology would like to thank Matt Keller of M&N Properties UK Limited for commissioning and funding this investigation and for his support throughout.
- 11.2 Pre-Construct Archaeology would like to thank Mark Stevenson of English Heritage for monitoring the work.
- 11.3 The author would like to thank Clare Jackson for her work on site and Jennifer Simonson for the illustrations.
- 11.4 Special thanks are given to Peter Moore for his project management and the editing of this report.

APPENDIX 1: OASIS REPORT FORM

OASIS ID: preconst1-179691

Project details

Project name THE MISSION HALL, PUTNEY, SW15 1PP: AN ARCHAEOLOGICAL WATCHING BRIEF

Short description of the project An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited on land at The Mission Hall, Walker Place, Putney, London Borough of Wandsworth, SW15 1PP. The investigation consisted of the monitoring by archaeologists of ground reduction works in the footprint of the new basements being constructed at the site. The natural sedimentary sequence of the site, consisting of river terrace gravels overlain by silt sand deposits, and horticultural soil deposits overlaying the natural, as found in the evaluation , were confirmed in the watching brief. No other archaeological deposits or structures were found during the watching brief

Project dates Start: 06-11-2013 End: 09-11-2013

Previous/future work Yes / Not known

Any associated project reference codes MSN12 - Sitecode

Type of project Recording project

Site status Local Authority Designated Archaeological Area

Current Land use Community Service 1 - Community Buildings

Monument type NONE None

Monument type NONE None

Significant Finds NONE None

Significant Finds NONE None

Investigation type "Watching Brief"

Prompt Planning condition

Project location

Country England

Site location GREATER LONDON WANDSWORTH PUTNEY Mission Hall

Postcode SW15 1PP

Study area 815.00 Square metres

Site coordinates TQ 240000 754800 51.4641900121 -0.214746317491 51 27 51 N 000 12 53 W Point

Height OD / Min: 7.48m Max: 7.68m
Depth

Project creators

Name of Pre-Construct Archaeology Limited
Organisation

Project brief Greater London Archaeological Advisory Service
originator

Project design Peter Moore
originator

Project Peter Moore
director/manager

Project Ian Cipin
supervisor

Type of House Builder
sponsor/funding
body

Name of M&N PROPERTIES UK LIMITED
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Digital Archive LAARC
recipient

Digital Archive ID MSN12

Digital Contents "none"

Digital Media "Spreadsheets","Text"
available

Paper Archive LAARC
recipient

Paper Archive ID MSN12

Paper Contents "none"

Paper Media "Context
available sheet","Drawing","Map","Matrices","Photograph","Plan","Report","Section","Unpublish
ed Text"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title THE MISSION HALL, PUTNEY, SW15 1PP: AN ARCHAEOLOGICAL WATCHING
BRIEF

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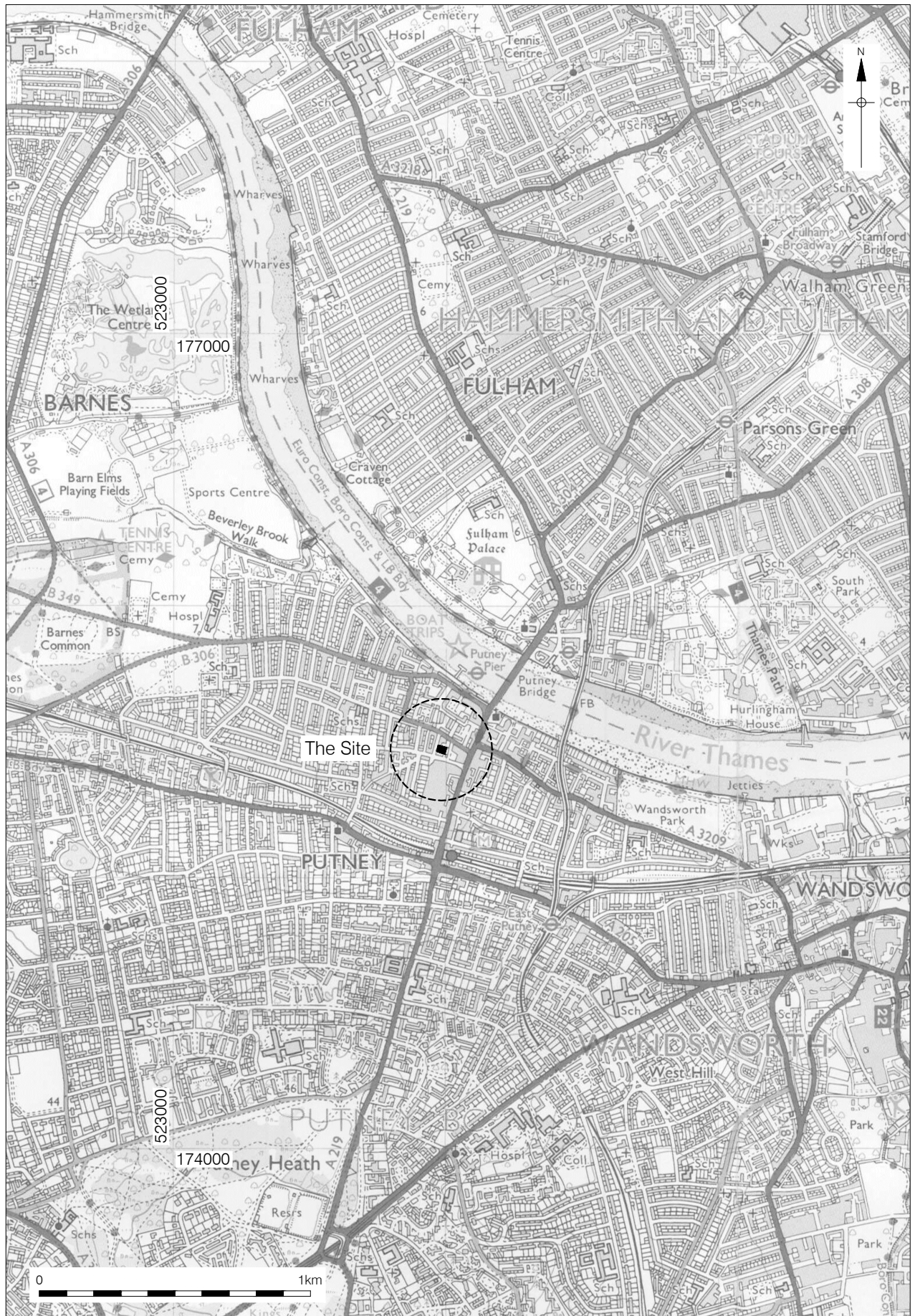
APPENDIX 2: PLATES

Plate 1: Western End of Watching Brief Area: View - East



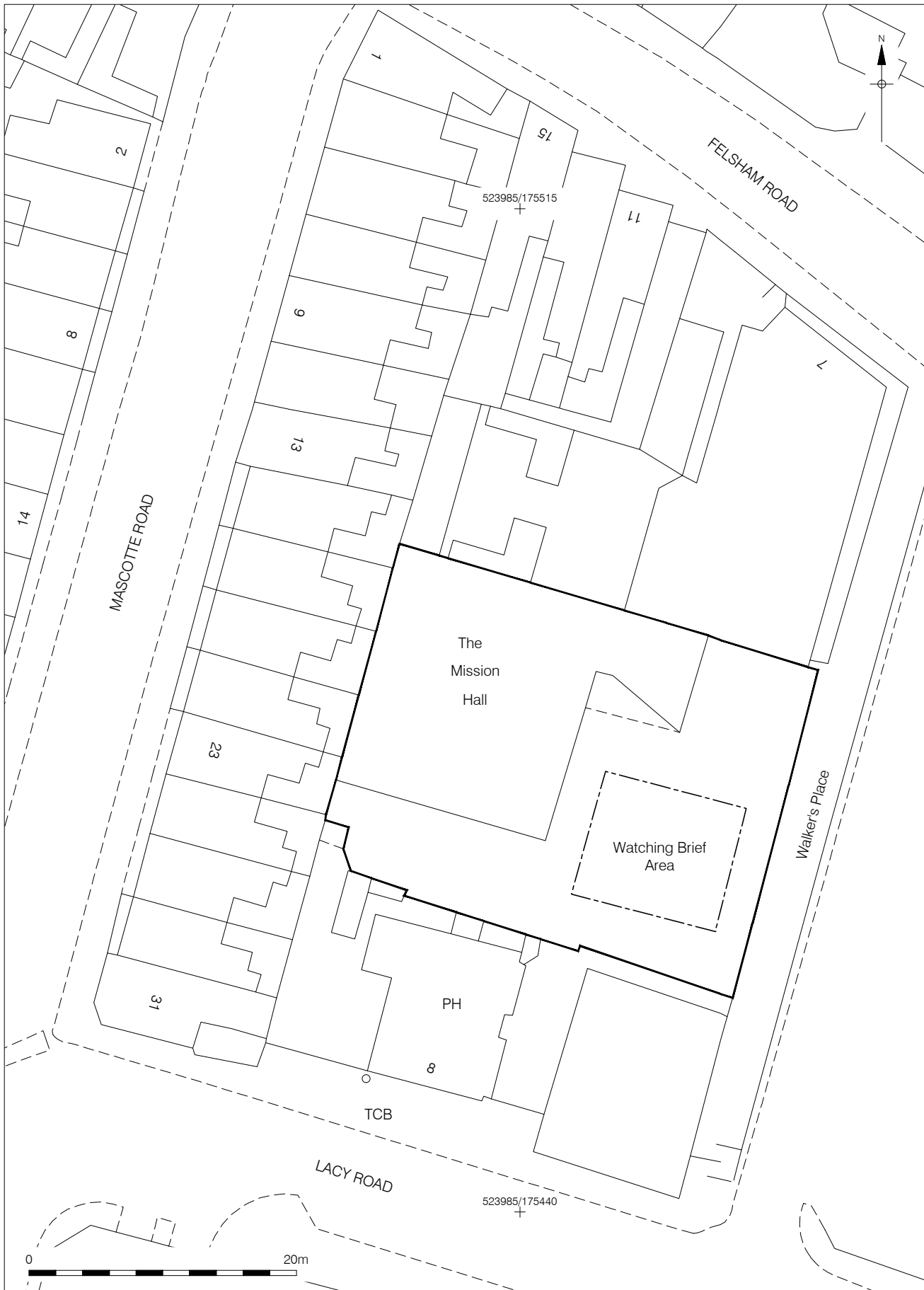
Plate 2: Eastern End of Watching Brief Area: View - North





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Figure 1
 Site Location
 1:20,000 at A4



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Figure 2
Trench Location
1:400 at A4

PCA

PCA SOUTH

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