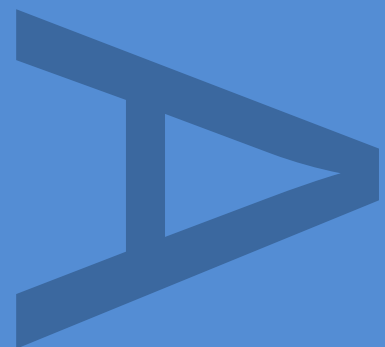


**BEDFORD HOUSE, 215 BALHAM HIGH  
ROAD, LONDON BOROUGH OF  
WANDSWORTH**

**PHASE 1 & 2 GEOTECHNICAL  
WATCHING BRIEF REPORTS**

**JULY 2014**



**PRE-CONSTRUCT ARCHAEOLOGY**

## **Bedford House, 215 Balham High Road**

### **Watching Brief on Geotechnical pits**

#### **Work undertaken**

Pre-Construct Archaeology Ltd. was in attendance at Bedford House, 215 Balham High Road, to observe the excavation of two geotechnical pits (referred to hereafter as TP1 and TP2) on 17<sup>th</sup> June 2014. The excavation of the pits was carried out by hand by two geotechnical ground workers. The purpose of the test pits was to ascertain the depth of the foundations of the walls at the north and south of the site. The following are observations made of the deposits and features uncovered during this limited exploratory work.

#### **TP1**

Two main fills were uncovered during the excavation of this test pit. The upper fill was context [1], a dark greyish brown sandy silt with frequent fragments of CBM. This layer was interpreted as post medieval made ground (which may also have contained a small quantity of asbestos). Below this was context [2]. This layer consisted of dark yellowish brown silty gravel, with no obvious inclusions. This deposit may have been re-deposited material within the construction cut for the wall to the north of the pit, or possibly represent the natural horizon. However, due to the relatively small size of the test pit, this could not be confirmed.



Test Pit 1 - Overview

## TP2

Along the south side of TP2 the current existing modern wall was recorded sitting directly upon an earlier post-medieval structure. This earlier wall, context [3], extended from east to west and was constructed using an English bond. The materials used in its construction appeared to be type 3032 nr 3035 bricks and a light yellowy grey sandy mortar (late 18<sup>th</sup> – early 19<sup>th</sup> century). The brickwork stepped out twice, at 630mm below ground level (bgl) and 730mm bgl. It was not possible to observe the extent of construction cut [6] as it extended beyond the LOE. The latest deposit, context [4] was a post-medieval made ground and below that was a layer of re-deposited clay. Gravel deposits [7] were observed at 800mm bgl.

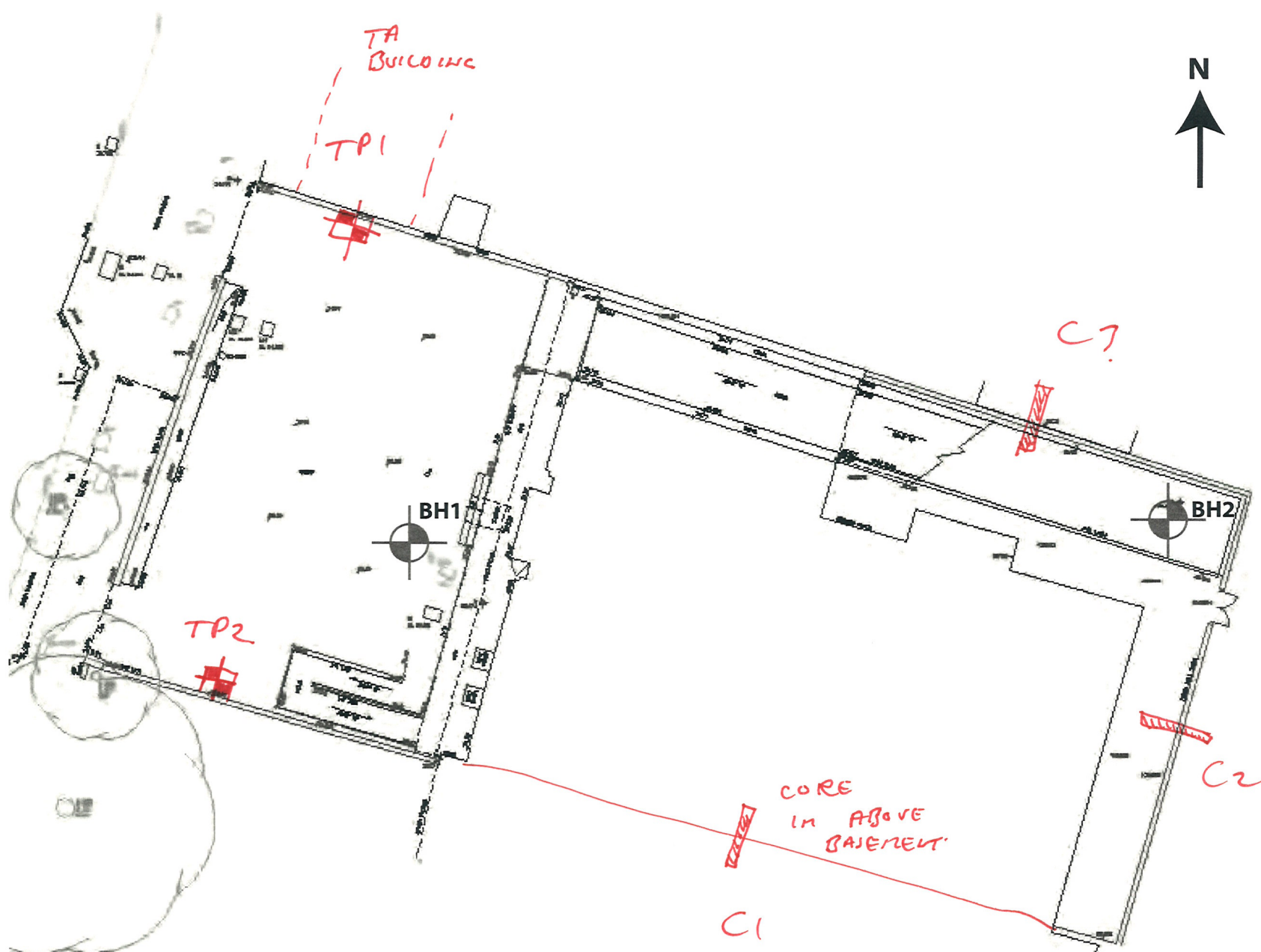


Test Pit 2 showing earlier stepped brick footing

- NOTES
1. Base drawing supplied by others
  2. Trial Pits, Boreholes and Window Sample locations added by Southern Testing
  3. Positions of Trial Holes are only indicative unless dimensioned



SOME  
HORIZONTAL  
CORE TO  
CONFIRM  
WALL  
THICKNESS!



ADDITIONAL SE

101462.

**Southern Testing**  
Environmental & Geotechnical

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Environmental & Geotechnical

Client:  
Ipsus Developments Ltd.

Job Title:  
215 Balham High Road, London  
SW17

Description:  
Borehole Location Plan

Drawing No:  
FIG1

Scale: 1:10      Paper size: A3

Drawn by: AW      Checked by: DV

Date: 25/11/2013

## **Bedford House, 215 Balham High Road**

### **Watching Brief on Geotechnical Pits-Phase 2**

*Prepared by Ian Cipin, July 2014*

Pre-Construct Archaeology Ltd (PCA) was commissioned to monitor four geotechnical test pits at Bedford House, 215 Balham High Road, Balham, SW7 in the London Borough of Wandsworth. Two geotechnical test pits had previously been monitored and reported on by PCA (June 2014). These recorded natural gravel overlain by 19<sup>th</sup> century made ground. An earlier (late 18<sup>th</sup> – early 19<sup>th</sup> century) stepped brick footing was also recorded in TP2 below the current standing wall.

This follow-up phase of work was carried out on 27<sup>th</sup> June 2014 with the test pits being excavated by hand by geotechnical groundworkers under the direction of a geotechnical supervisor. The archaeological monitoring was carried out by the author. The purpose of the test pits was to further investigate the make-up of the ground, this time focussed towards the centre of the car park, in advance of the proposed redevelopment of the site. These test pits were numbered A-D, however, for the purpose of continuity in this report they will be referred to as test pit numbers 3-6 with the relevant letter in parenthesis. What follows below is a summary of the observations noted during these works.

#### **Test Pit 3 (TP A)**

Test Pit 3 was located towards the north of the study site on the eastern side of the car park and had dimensions of 0.50m (N-S) x 0.50m (E-W) and was excavated to a depth of approximately 1.22m below ground level (BGL hereafter).

The earliest deposit encountered in Test Pit 3 was natural sand and gravel [14] comprising of firm, mid yellow brown sands and gravels visible across the whole pit and seen at a depth of 1.10m BGL. It was seen to have a thickness in excess of 0.12m at the LOE.

Sealing the natural horizon [14] was a layer [13] comprising of a firm, mid-light grey, silty sand with very frequent small and medium round and sub angular pebbles. Seen at 0.90m BGL, it was visible across the entire test pit and had a thickness of approximately 0.20m.

Sealing layer [13] was a layer [12] of post-medieval/19<sup>th</sup> century made ground comprising of a mid brown sandy silt with inclusions of occasional fragments of cbm and small round and sub angular pebbles. Visible across the entire test pit, this deposit was seen at 0.15m BGL and had a thickness of 0.75m. The test pit was sealed at ground level by a concrete slab.

### Test Pit 3 (TP A)-Overview



### Test Pit 4 (TP B)

Test Pit 4 was situated towards the northern end of the study area on the western side of the car park. It had dimensions of 1.10m (N-S) x 1.10m (E-W) to a depth of approximately 0.80m BGL with a sondage being inserted in the north eastern corner down to a depth of 1.50m BGL.

The earliest deposit encountered in Test Pit 4 was natural sand and gravel [11] visible in a small (approx 0.30m x 0.30m) sondage in the north eastern corner of the test pit. It was seen at approximately 1.37m BGL with a thickness of 0.14m at the LOE. The natural sand and gravel [11] were sealed by a thin layer of naturally accumulated brickearth [10] comprising of soft, mid yellow-brown silty sandy clay with a thickness of 0.05m and seen at 1.34m BGL.

The brickearth [10] was sealed by a deposit [9] comprising of a soft, mid blue-grey silty sandy clay with inclusions of occasional flecks of cbm (or pot), occasional flecks of charcoal and occasional small round and sub angular pebbles. This deposit was visible across the entire test pit (1.10m x 1.10m), was seen at 0.80m BGL and had a thickness of 0.54m.

Sealing deposit [9] was a layer [8] of post-medieval/19<sup>th</sup> century made ground comprising of a moderately loose, mid yellow-brown, silty sand with moderate inclusions of cbm fragments and

small and large round and sub angular pebbles and occasional inclusions of slate fragments. This layer was visible across the entire test pit, was 0.55m thick and was seen at 0.24m BGL. The entire test pit was sealed by a concrete slab.

#### **Test Pit 4 (TP B)-Overview**



#### **Test Pit 5 (TP C)**

Test Pit 5 was situated towards the southern end of the study site on the eastern side of the car park. It had dimensions of 0.50m (N-S) x 0.50m (E-W) and was excavated to a depth of approximately 1.22m BGL.

The earliest deposit encountered in this test pit was natural clay (?London Clay) [16] comprising of firm, mid yellow brown clay with no obvious inclusions. It was visible across the entire test pit and was seen at 1.10m BGL with a thickness of 0.20m to the LOE.

Layer [16] was sealed by a post-medieval/19<sup>th</sup> century layer [15] of made ground comprising of firm, mid brown sandy silt with frequent inclusions of small round and sub angular pebbles and moderate inclusions of cbm fragments. It was visible across the entire test pit and was seen at 0.30m BGL with a thickness of 0.80m. The entire test pit was sealed by a concrete slab.

### Test Pit 5 (TP C)-Overview



### Test Pit 6 (TP D)

Test Pit 6 was situated towards the southern end of the study area on the western side of the car park. It had dimensions of 0.50m (N-S) x 0.50m (E-W) and was excavated to a depth of 1.25m BGL.

The earliest deposits encountered in this test pit was natural sand and gravel [20] comprising of very compact, mid yellow brown sands and gravels. This deposit was visible across the entire test pit and was seen at 1.20m BGL and with a thickness of 0.05m at the LOE. Layer [20] was sealed by a thin layer of naturally accumulated brickearth [19] comprising of firm, mid yellow brown, sandy silty clay with no inclusions. It was visible across the entire test pit and was seen at 1.15m BGL with a thickness of 0.05m.

Brickearth layer [19] was sealed by a layer [18] of moderately compact made ground comprising of mid greyish brown sandy silt with very frequent inclusions of small round and sub angular pebbles. It was visible across the entire test pit and seen at 0.80m BGL and had a thickness of 0.35m. Layer [18] was sealed by layer [17] which is very similar in nature but with more inclusions and sand content. It comprised of a moderately compact mid grey brown sandy silt with moderate inclusions of cbm fragments and small round and sub angular pebbles. It was visible across the test pit and was seen at



0.20m BGL with a thickness of 0.60m. This layer is also likely to be post-medieval/19<sup>th</sup> century in date. The entire test pit was sealed by a concrete slab.

### **Test Pit 6 (TP D)-Overview**

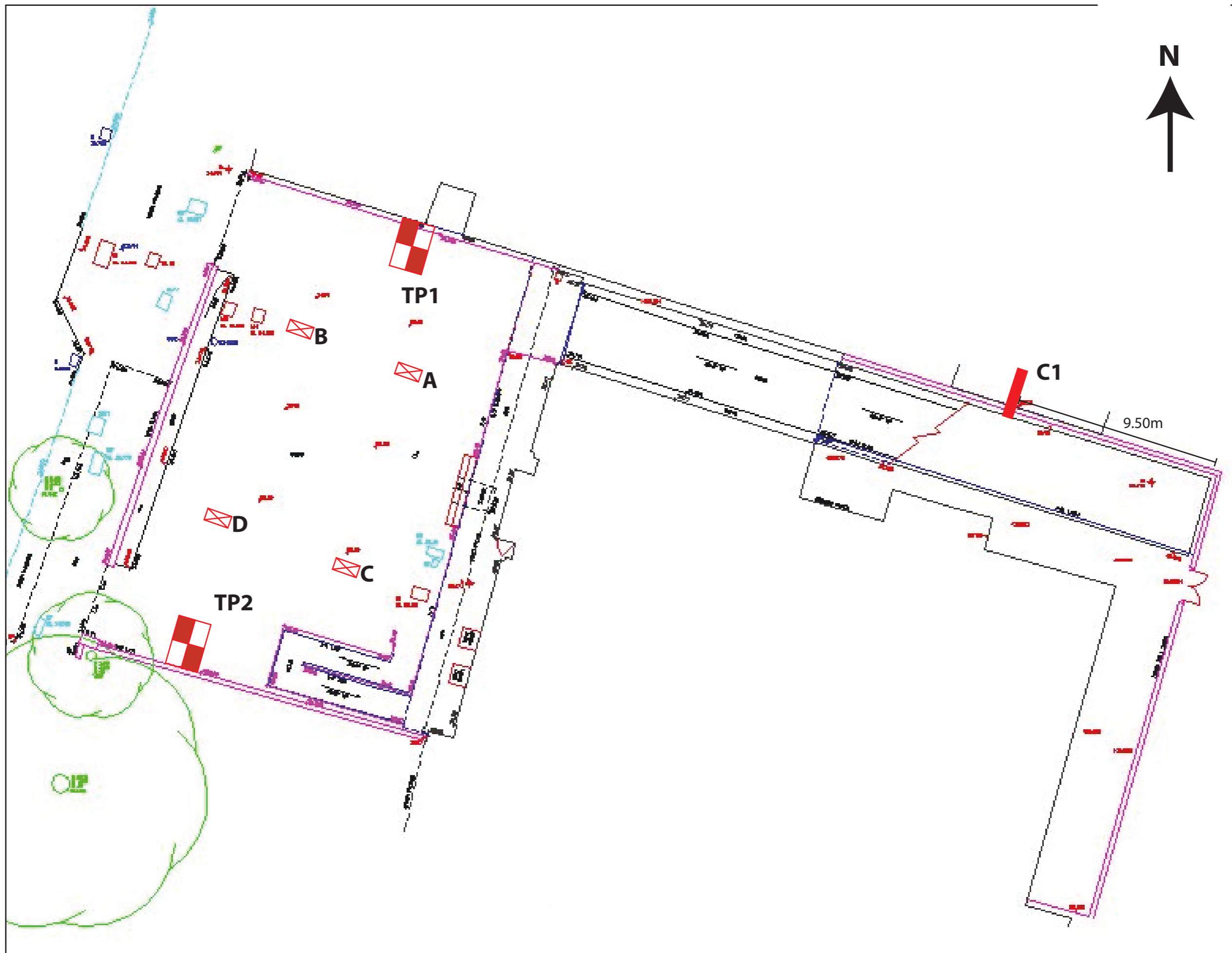


### **Summary and Conclusions**

The four additional test pits revealed a sequence of natural sands and gravels, brickearth and clay suggesting that the natural horizon has some variations in its content within the boundaries of the site. Post-medieval to 19<sup>th</sup> century made ground was apparent in all of the test pits and, with the exception of Test Pit 4 (see below), there were no obvious earlier agricultural or similar horizons noted during this phase of work. This would suggest a degree of horizontal truncation may have occurred across the site in the later post-medieval period.

While it not possible to make definitive statements owing to the restricted size of the intervention, it cannot be discounted that deposit [9] within TP4 (B) was the fill of an unidentified feature. The nature of this deposit suggested natural silting over an extended period of time, and it is possible

that this feature is natural in origin. The fact that this deposit was some 0.54m in thickness would suggest a feature of, at least moderate, depth.



**NOTES**

1. Base drawing supplied by others
2. Trial Pits, Boreholes and Window Sample locations added by Southern Testing
3. Positions of Trial Holes are only indicative unless dimensioned
4. A, B, C & D represent proposed Archaeological pits, to avoid services.

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**ST Consult**  
Environmental & Geotechnical

Client:  
Ipsus Developments Ltd.

Job Title:  
215 Balham High Road, London  
SW17

Description:  
Site Plan

Drawing No:  
FIG1

Scale: 1:10	Paper size: A3
Drawn by: AW	Checked by: DV
Date: 17/06/2014	

## OASIS ID: preconst1-183283

### Project details

Project name	Bedford House, 215 Clapham High Road
Short description of the project	Two phases of geotechnical watching brief were carried out at Bedford House, 215 Balham High Road, in advance of redevelopment. Phase 1 (Test Pits 1 and 2) recorded natural gravel overlain by 19th century made ground. An earlier (late 18th - early 19th century) stepped brick footing was also recorded in TP2 below the current standing wall. Phase 2 (Test Pits 3 - 6) recorded natural sands and gravels, brickearth and clay suggesting that the natural horizon had some variations in its content within the boundaries of the site. Post-medieval to 19th century made ground was apparent in all of the test pits and, with the exception of Test Pit 4 (see below), there were no obvious earlier agricultural or similar horizons noted, suggesting a degree of horizontal truncation may have occurred across the site in the later post-medieval period. A silty deposit recorded in TP4 may have represented the fill of a feature, possibly natural in origin.
Project dates	Start: 17-06-2014 End: 27-06-2014
Previous/future work	No / No
Type of project	Recording project
Monument type	FOUNDATION Post Medieval

### Project location

Country	England
Site location	GREATER LONDON WANDSWORTH WANDSWORTH Bedford House, 215 Balham High Road
Postcode	SW17 7BQ
Study area	987.00 Square metres
Site coordinates	TQ 2829 7277 51.4388747071 -0.15399908584 51 26 19 N 000 09 14 W Point
Height OD / Depth	Min: 0.80m Max: 1.54m

### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	CgMs Consulting
Project design originator	Richard Meager
Project director/manager	Tim Bradley
Project supervisor	Ian Cipin

Type of sponsor/funding body	Consultant
Name of sponsor/funding body	CgMs Consulting

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**Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Summary Reports for Phase 1 and 2 Geotechnical Watching Briefs at Bedford House, 215 Balham High Road, London Borough of Wandsworth
Author(s)/Editor(s)	Paul McGarrity and Ian Cipin
Date	2014
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London

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Entered by	Tim Bradley (tbradley@pre-construct.com)
Entered on	3 July 2014

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