

**34-36 BEDFORD ROAD,  
CLAPHAM, LONDON SW4 7HJ**

**AN ARCHAEOLOGICAL  
EVALUATION**

**LOCAL PLANNING AUTHORITY:  
LONDON BOROUGH OF LAMBETH**

**PLANNING APPLICATION NUMBER:  
12/02865/F**

**SITE CODE: BFD14**

**PCA REPORT NO: 11846**

**SEPTEMBER 2014**



**PRE-CONSTRUCT ARCHAEOLOGY**



## DOCUMENT VERIFICATION

34-36 BEDFORD ROAD, CLAPHAM, LONDON SW4  
7HJ

### AN ARCHAEOLOGICAL EVALUATION

Quality Control

Pre-Construct Archaeology Ltd		
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**34-36 Bedford Road, Clapham, London SW4 7HJ**

**An Archaeological Evaluation**

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**Local Planning Authority:** London Borough of Lambeth

**Planning Application Number:** 12/02865/F

**Site Code:** BFD14

**Central National Grid Reference:** TQ 2990 7550

**Written and researched by:** Neil Hawkins

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**Commissioning Client:** CgMs Limited  
on behalf of  
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## **1 NON-TECHNICAL SUMMARY**

- 1.1 This report presents the results of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd at 34-36 Bedford Road, Clapham, London Borough of Lambeth, SW4 7HJ, between 18<sup>th</sup> and 20<sup>th</sup> August 2014. The northwestern half of the site lies within an Archaeological Priority Area as designated by the London Borough of Lambeth's Unitary Development Plan. The archaeological evaluation consisted of two trial trenches positioned within the footprint of the proposed development of the site.
- 1.2 Both trenches recorded an identical sequence of natural Head deposits overlain by a sequence of modern levelling layers sealed by concrete and tarmac, the modern ground level. No archaeological deposits, features or material culture were encountered during the evaluation. The presence of modern deposits directly sealing the natural strata suggests that the area of the site has been modified and therefore truncated. Therefore the natural topography recorded most likely does not represent the original topography of the site. This probable truncation of the site may have occurred during the construction of the railway viaduct in the second half of the 19<sup>th</sup> century or more likely during the construction of the factory buildings located on the site during the second half of the 20<sup>th</sup> century. Indeed evaluation Trench 2 recorded a concrete foundation and surface in the eastern end which relates to the aforementioned factory complex extant during the second half of the 20<sup>th</sup> century

## **2 INTRODUCTION**

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd at 34-36 Bedford Road, Clapham SW4 7HJ in the London Borough of Lambeth between 18<sup>th</sup> and 20<sup>th</sup> August 2014. The evaluation consisted of two trenches implemented prior to redevelopment of the site.
- 2.2 The site is a sub-rectangular plot of land approximately 6,000m<sup>2</sup>. It is bounded to the east by Bedford Road, to the south and west by housing and to the north by the railway viaduct. The site is centred on the National Grid Reference of TQ 2990 7550 (Figures 1 and 2)
- 2.3 The site was given the unique Museum of London site code BFD14.
- 2.4 The project was commissioned by Suzanne Gailey of CgMs Limited on behalf of Marbank Construction. The work was monitored on behalf of the London Borough of Lambeth by Adam Single of English Heritage, Archaeological Advisor to the Local Planning Authority. The evaluation was project managed by Chris Mayo of Pre-Construct Archaeology Limited by and supervised by the author.
- 2.5 The fieldwork herein reported has been preceded by the preparation of a desk-based assessment (CgMs Limited 2009) and has followed the methodology contained within an approved Written Scheme of Investigation (CgMs Limited 2013).

### **3 PLANNING BACKGROUND**

#### **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. Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment.

3.1.2 In considering any proposal for development, including allocations in emerging development plans, the local planning authority will be mindful of the policy framework set by government guidance, existing development plan policy and of other material considerations.

#### **3.2 Regional Guidance: The London Plan**

3.2.1 Additional relevant planning strategy framework is provided by The London Plan, published January 2011. It includes the following policy of relevance to archaeology within central London:

##### **Historic environments and landscapes**

##### **POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY**

###### Strategic

A London's heritage assets and historical 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 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.

###### Planning decision

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

D Development affecting heritage assets and their setting 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 assets or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that assets.

###### LDF preparation

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, Natural England and other relevant statutory organizations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets

and their setting where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

### **3.3 Local Policy: Archaeology in the London Borough of Lambeth**

3.3.1 The study aims to satisfy the objectives of the London Borough of Lambeth, which fully recognises the importance of the buried heritage for which it is custodian. Relevant policy statements for the protection of the buried archaeological resource within the borough are contained within the Lambeth Local Development Framework Core Strategy, adopted January 2011.

3.3.2 The proposed development of the site is subject to the Council's Archaeology Policies:

#### **Environment**

##### Built heritage

2.37 Lambeth has approximately 2,500 listed buildings. The vast majority of these are nineteenth century residential dwellings reflecting the historical development of the borough. Typically two or three structures are added to the statutory list each year. A local list of historically significant buildings (not on the national list) is being prepared.

2.38 There are 62 conservation areas in Lambeth covering approximately 30 per cent of the borough. The first was designated in 1969 and the most recent in 2009. These are also mostly residential in character, with the notable exceptions of the South Bank, characterised by post-war cultural and civic buildings, and West Norwood with its nineteenth century cemetery and many fine monuments. The borough also has seventeen Archaeological Priority Zones and eight historic Registered Parks and Gardens (of which two are private), and has protected strategic views in the north of the borough of St Paul's Cathedral and the Place of Westminster (a World heritage site).

##### Summary of Spatial Planning Issues

F. Creating and maintaining attractive, distinctive places

2.97 Place shaping will need to take place in the context of Lambeth's listed buildings, conservation areas, protected views (see Annex 8), historic Registered Parks and Gardens and archaeological priority zones.

#### **Policy S9—Quality of the Built Environment**

The Council will improve and maintain the quality of the built environment and its liveability, in order to sustain stable communities, by:

(b) Safeguarding and promoting improvements to the borough's heritage assets including appropriate uses and improvements to listed buildings, maintaining a local list of heritage assets, carrying out conservation area character appraisals and management plans, and making appropriate provision for assets of archaeological value.

4.42 National planning policy sets out the requirements for protection and enhancement of listed buildings, archaeological heritage and the character and appearance of conservation areas.

3.3.3 No designated heritage assets, Scheduled Ancient Monuments, Historic Battlefield or Historic Wreck designations lie within the site or its immediate vicinity. The site lies partially in an Archaeological Priority Area as defined by the London Borough of Lambeth.



## **4 GEOLOGY AND TOPOGRAPHY**

### **4.1 Geology**

- 4.1.1 The British Geological Survey (England and Wales Sheet 256 North London 1994) shows the vast majority of the site to be underlain by London Clay sealed by superficial Head deposits, described as clay, silt, sand and gravel, formed during the Quaternary Period. A small area of the northwestern extreme of the site is described as being superficial deposits of the Hackney Gravel Member, also formed during the Quaternary Period.
- 4.1.2 A geotechnical investigation previously undertaken on the site (Herts and Essex Site Investigations 2012) recorded a natural clay deposit, presumably the Head deposits, in the location of the evaluation trenches at c. 0.80m below ground level. Elsewhere across the site natural clay was also recorded between 0.80 and 1m below ground level.

### **4.2 Topography**

- 4.2.1 The majority of the central area of the site is relatively level at c. 14m OD. This then rises to c. 14.40m OD to the northwest and slopes down to 13.60m OD to the east in the location of the current office building.

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **5.1 Introduction**

- 5.1.1 A detailed archaeological and historical background has been compiled for the site (CgMs Limited 2009) and is summarised below.

### **5.2 Prehistoric**

- 5.2.1 The only evidence for prehistoric activity in the vicinity of the site comes from a single entry on the GLHER; an isolated findspot of a Neolithic polished axe.

### **5.3 Roman**

- 5.3.1 The north western part of the site lies within a local authority designated Archaeological Priority Area due to the projected route of the Roman road from London to Chichester known as Stane Street, located to the northwest.
- 5.3.2 The only evidence for Roman activity within a 500m radius of the site comes from an archaeological watching brief undertaken at 33 Clapham High Street which revealed a possible Roman ploughsoil.

### **5.4 Anglo Saxon and Medieval**

- 5.4.1 Documentary evidence confirms that the Manor of Clapham dates back to at least the late Saxon period. The Register of Chertsey Abbey records that the Saxon nobleman Aelfrid bequeathed his wife 30 hides of the Manor of Clappeham between 871 and 889 AD.
- 5.4.2 By 1086 the Domesday Survey records; "In Brixton Hundred. Geoffrey de Mandeville holds Clapham. Thorbern held it from King Edward. Then it answered for 10 hides, now for 3 hides land for 7 ploughs. In lordship 1 plough; 8 villagers (vitti) and 3 smallholders with 5 ploughs. Meadow, 5 acres. Value before 1066 £10; later the same; now £7 10s. The men (of the hundred) state that Geoffrey has this manor wrongfully because it does not belong to Asgars land. Value of what Geoffrey gave in alms from this manor, 20s"
- 5.4.3 By the late 13<sup>th</sup> century Clapham had developed as a very small settlement with a Rectory (and presumably a church) in the Rectory Grove area. The settlement was focussed around the area known as 'Old Town' approximately 800m northwest. Bedford Road itself originated in the medieval period.

### **5.5 Post-Medieval**

- 5.5.1 Clapham remained a small hamlet until the seventeenth century. Between the Great Plague of 1665 and the close of the seventeenth century Clapham became a popular London suburb with the core appearing to continue to be focused on the Old Town area along with Clapham Common

#### North Side and the Pavement.

- 5.5.2 The 1762 Rocque map confirms that by the late 18<sup>th</sup> century the site continued to occupy agricultural land. No change can be seen on Greenwood's map of 1823.
- 5.5.3 The 1850 historic town plan illustrates that by the mid 19<sup>th</sup> century the site remained undeveloped, bound to the east by Bedford Road. By the 1870s following the introduction of the railway and the expansion of Clapham, the site occupied gardens to the rear of properties that fronted onto Clapham High Street with the railway located to the northeast.
- 5.5.4 Between 1874 and 1896 the site had been cleared of the former gardens and remained undeveloped during the early 20<sup>th</sup> century. The 1916 Ordnance Survey records that by this date a rectilinear building occupied the eastern part of the site fronting onto Bedford Road.
- 5.5.5 Between 1916 and 1951 the entire site was developed as a Cardboard Box factory. The buildings in the east of the site were demolished in the 1950s and replaced by a large industrial building and a smaller rectilinear building whilst in the 1960s the westernmost building had been demolished.

## **6     ARCHAEOLOGICAL METHODOLOGY**

- 6.1     A detailed methodology for the archaeological evaluation is set out in the approved Written Scheme of Investigation (CgMs Limited 2013). The evaluation consisted of two trenches both of which measure 15m x 1.8m. Due to presence of heavy contamination, and the footprint of extensive factory building, in the eastern area of the site, the evaluation trenches were located in the northwestern area of the site within the footprint of the new development. This northwestern part of the site was also within the local authority designated Archaeological Priority Area.
- 6.2     A JCB mechanical excavator was utilised under archaeological supervision to initially break out the modern tarmac and concrete and subsequently reduce the modern overburden until significant archaeological horizons, or the natural strata, was encountered. Following this all trenches and features were excavated and cleaned by hand by full-time archaeologists.
- 6.3     All recording systems adopted during the investigations were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now published by Museum of London Archaeology (MoLAS 1994). Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being at scale of 1:20 and the sections at 1:10. The OD heights of all principle strata were calculated and indicated on the appropriate plans and sections.
- 6.4     A photographic record of the investigations was made using digital formats.
- 6.5     A Temporary Bench Marks was installed on the site via GPS surveying equipment, the value of which was 13.77m OD.
- 6.6     The complete site archive including site records, photographs and finds will be deposited at the London Archaeological Archive Research Centre, (LAARC) under the site code BFD 14.

## **7     ARCHAEOLOGICAL SEQUENCE**

### **7.1     Phase 1: Natural**

- 7.1.1     Natural deposits were recorded within both evaluation trenches. This natural deposit consisted of a firm brown clay deposit, contexts [1] and [2] in Trenches 1 and 2 respectively. Within Trench 1 this deposit was located between 13.82m OD at the northern end and 13.75m OD at the southern end. In Trench 2 it was recorded between 13.70m OD and 13.56m OD at the western and eastern ends respectively.
- 7.1.2     The recorded natural deposit is consistent with the known underlying geology as described by the British Geological Survey as Head deposits.

### **7.2     Phase 2: Modern**

- 7.2.1     Sealing the natural clay head deposits within both evaluation trenches were modern deposits. These were between 0.60m and 0.70m thick and were located at a highest level of 14.49m OD in Trench 1 and 14.41m OD in Trench 2.
- 7.2.2     Located within the eastern end of Trench 2 was an extensive modern concrete feature which encompassed the final 3m of the trench. This cut through the natural deposits and relates to factory buildings known to have been extant in this area of the site in the 20<sup>th</sup> century.

## PLATES



Plate 1: Trench 1 facing north, 1m scale





Plate 2: Trench 2 facing east, 1m scale

## **8 CONCLUSIONS**

- 8.1 Natural deposits were recorded within both evaluation trenches between 13.82m OD and 13.56m OD. These deposits were consistent with the known underlying geology as described by the British Geological Survey as 'Head deposits; clay, silt, sand and gravel' formed during the Quaternary Period. The deposits were also consistent with a geotechnical investigation previously undertaken on the site which identified natural clay 0.80m below ground level in close proximity to the location of the evaluation trenches (Herts and Essex Site Investigations 2012). The natural recorded in the trenches illustrated a slight slope down from northwest to southeast, which is mirrored by the modern ground level.
- 8.2 No archaeological features, deposits or material culture predating the modern era was encountered during the archaeological evaluation.
- 8.3 Directly sealing the natural deposits in both trenches were sequences of modern deposits. These modern deposits were uniform across both evaluation trenches consisting of levelling layers sealed by concrete and tarmac, the modern ground level. The presence of modern deposits directly overlying natural strata suggests that this represents a truncated land surface and not the original natural topography. This modern modification and therefore truncation of the site may relate to the construction of the railway viaduct directly to the northeast during the second half of the 19<sup>th</sup> century or more recently the construction of the Cardboard Box factory in the 20<sup>th</sup> century. A substantial concrete foundation and surface was recorded in the eastern end of Trench 2 and most likely represents part of the 20<sup>th</sup> century factory structures.
- 8.4 Once this project is deemed complete and this report approved, the completed archive comprising all site records from the fieldwork will eventually be deposited with LAARC under site code BFD14.



## **9    ACKNOWLEDGEMENTS**

- 9.1    Pre-Construct Archaeology Limited would like to thank Suzanne Gailey of CgMs Limited for commissioning the project on behalf of Marbank Construction.
- 9.2    Thanks also to Adam Single of English Heritage for monitoring the site on behalf of the London Borough of Lambeth.
- 9.3    Thanks also go to Victor Walker of Marbank Construction for his assistance on site, Chris Mayo for project managing the evaluation and editing this report, Chris Cooper and Sophie White for the logistics, Jennifer Simonson for the CAD illustrations, Richard Archer for the site survey and Patrick Cavanagh for his assistance with the fieldwork.

## **10 BIBLIOGRAPHY**

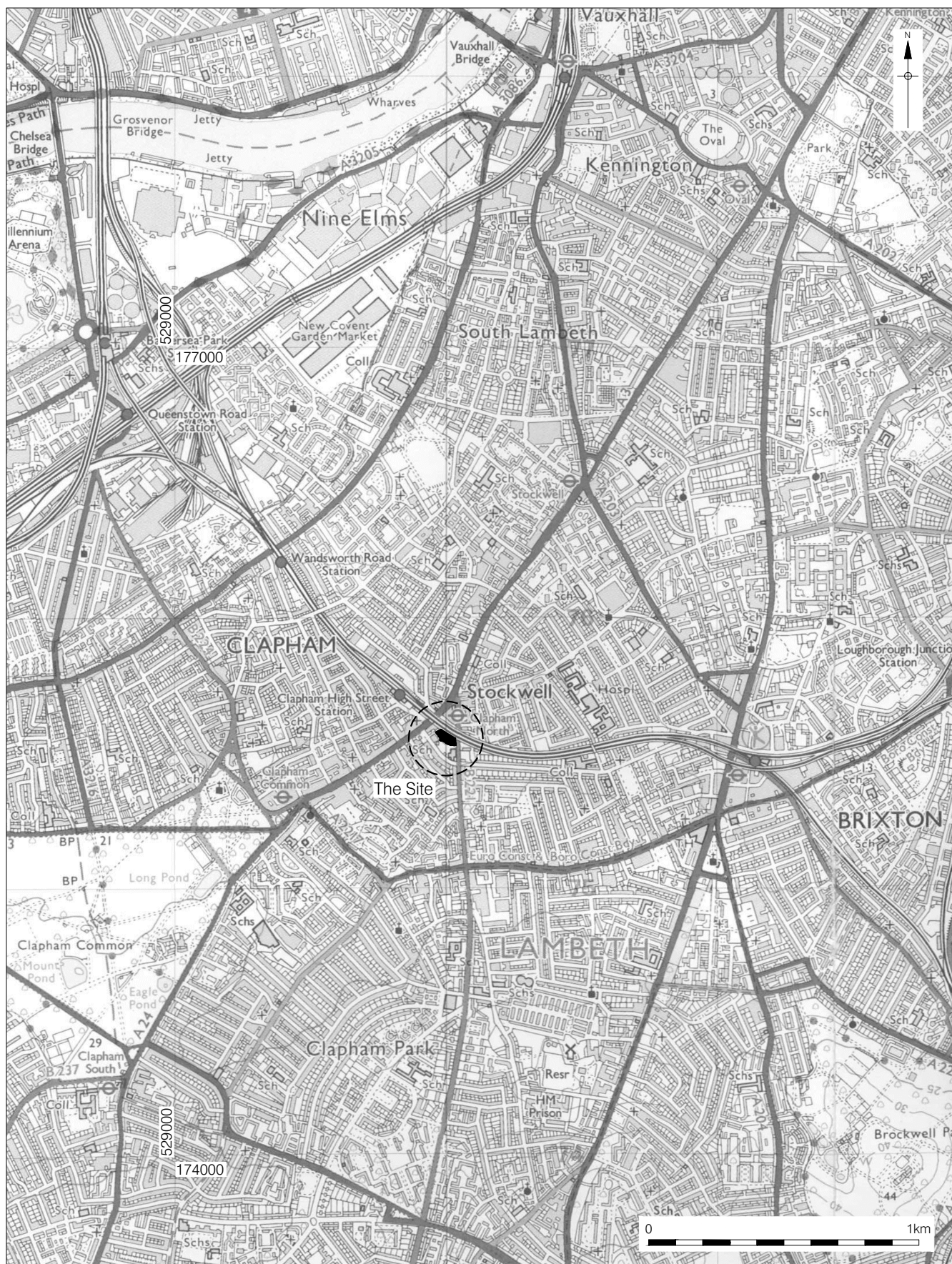
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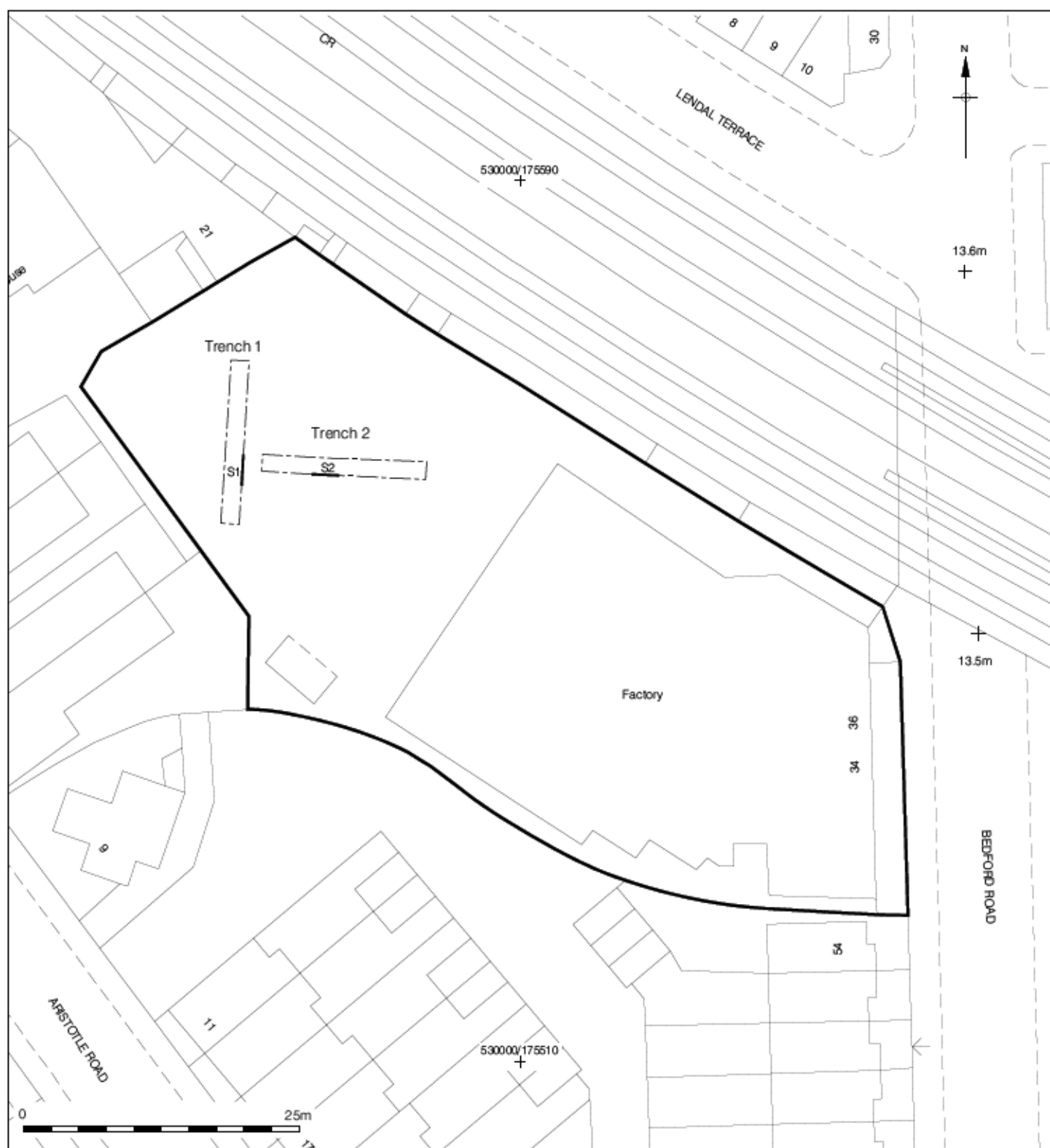


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Figure 1  
Site Location  
1:25,000 at A4

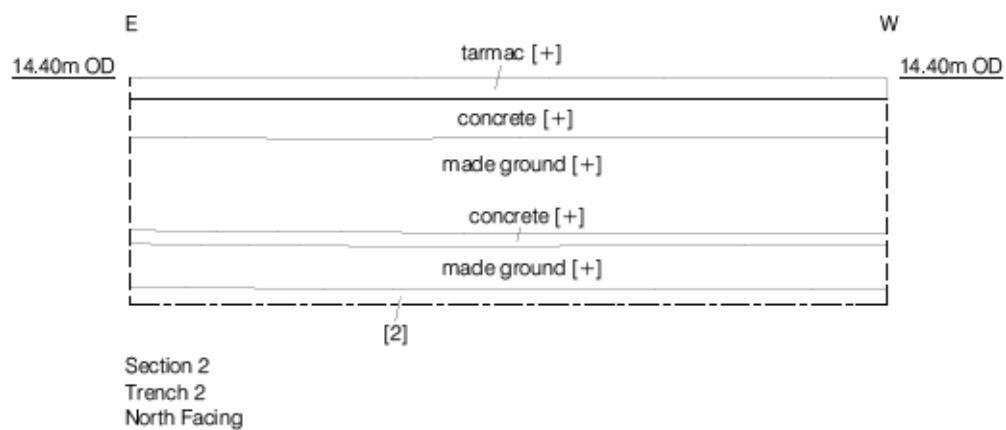
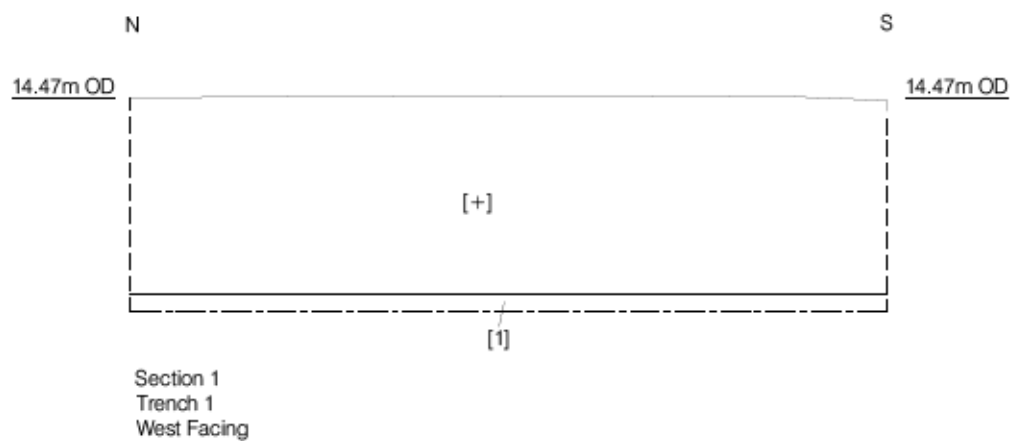


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Figure 2  
Trench Location  
1:500 at A4



## APPENDIX 1: CONTEXT INDEX

Context No	Phase	Type	Description	Trench	High (m OD)	Low (m OD)
1	1	Layer	Natural clay head deposit	Trench 1	13.82	13.75
2	1	Layer	Natural clay head deposit	Trench 2	13.70	13.56

## APPENDIX 2: OASIS FORM

**OASIS ID: preconst1-188112**

Project details	
Project name	An archaeological evaluation at 34-36 Bedford Road, Clapham, London Borough of Lambeth, SW4 7HJ
Short description of the project	An evaluation at 34-36 Bedford Road, Clapham, London Borough of Lambeth, SW4 7HJ. Two evaluation trenches recorded natural clay Head deposits directly overlain by modern made ground, concrete and tarmac. No archaeological features or deposits were encountered.
Project dates	Start: 18-08-2014 End: 20-08-2014
Previous/future work	No / No
Any associated project reference codes	BFD14 - Sitecode
Any associated project reference codes	12/02865/F - Planning Application No.
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Site status	None
Current Land use	Industry and Commerce 2 - Offices
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	After full determination (eg. As a condition)
Project location	
Country	England
Site location	GREATER LONDON LAMBETH CLAPHAM 34-36 Bedford Road, Clapham
Postcode	SW4 7HJ
Study area	6000.00 Square metres
Site coordinates	TQ 2990 7550 51.4630436567 -0.129842945003 51 27 46 N 000 07 47 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 13.56m Max: 13.82m
Project creators	
Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	CgMs Consulting
Project design originator	CgMs Consulting

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Project director/manager	Chris Mayo
Project supervisor	Neil Hawkins
Type of sponsor/funding body	Private company
Name of sponsor/funding body	Marbank Construction

#### Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	BFD14
Digital Contents	"Stratigraphic"
Digital Media available	"Database", "Images raster / digital photography", "Images vector", "Survey", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	BFD14
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Drawing", "Matrices", "Plan", "Report", "Section", "Survey", "Unpublished Text"

#### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	34-36 Bedford Road, Clapham, London SW4 7HJ: An Archaeological Evaluation
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