

**KEYBRIDGE HOUSE, 80 SOUTH  
LAMBETH ROAD, LONDON SW8**

**AN ARCHAEOLOGICAL WATCHING  
BRIEF**

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

**PCA REPORT NO: R12040**

**SITE CODE: SLB15**

**MARCH 2015**





**PRE-CONSTRUCT ARCHAEOLOGY**

**DOCUMENT VERIFICATION**

**KEYBRIDGE HOUSE, 80 SOUTH LAMBETH ROAD,  
LONDON SW8**

Quality Control

<b>Pre-Construct Archaeology Ltd</b>	
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Report Number	R12040

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Revision No.	Date	Checked	Approved

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**AN ARCHAEOLOGICAL WATCHING BRIEF ON BOREHOLE EXCAVATION  
AT KEYBRIDGE HOUSE, 80 SOUTH LAMBETH ROAD, LONDON SW8**

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

**Planning Ref: 13/03935/OUT**

**Central National Grid Reference: TQ 30296 77573**

**Written by: Christina Reade**

**Project Manager: Tim Bradley**

**Commissioning Client: CgMs Consulting**

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March 2015**

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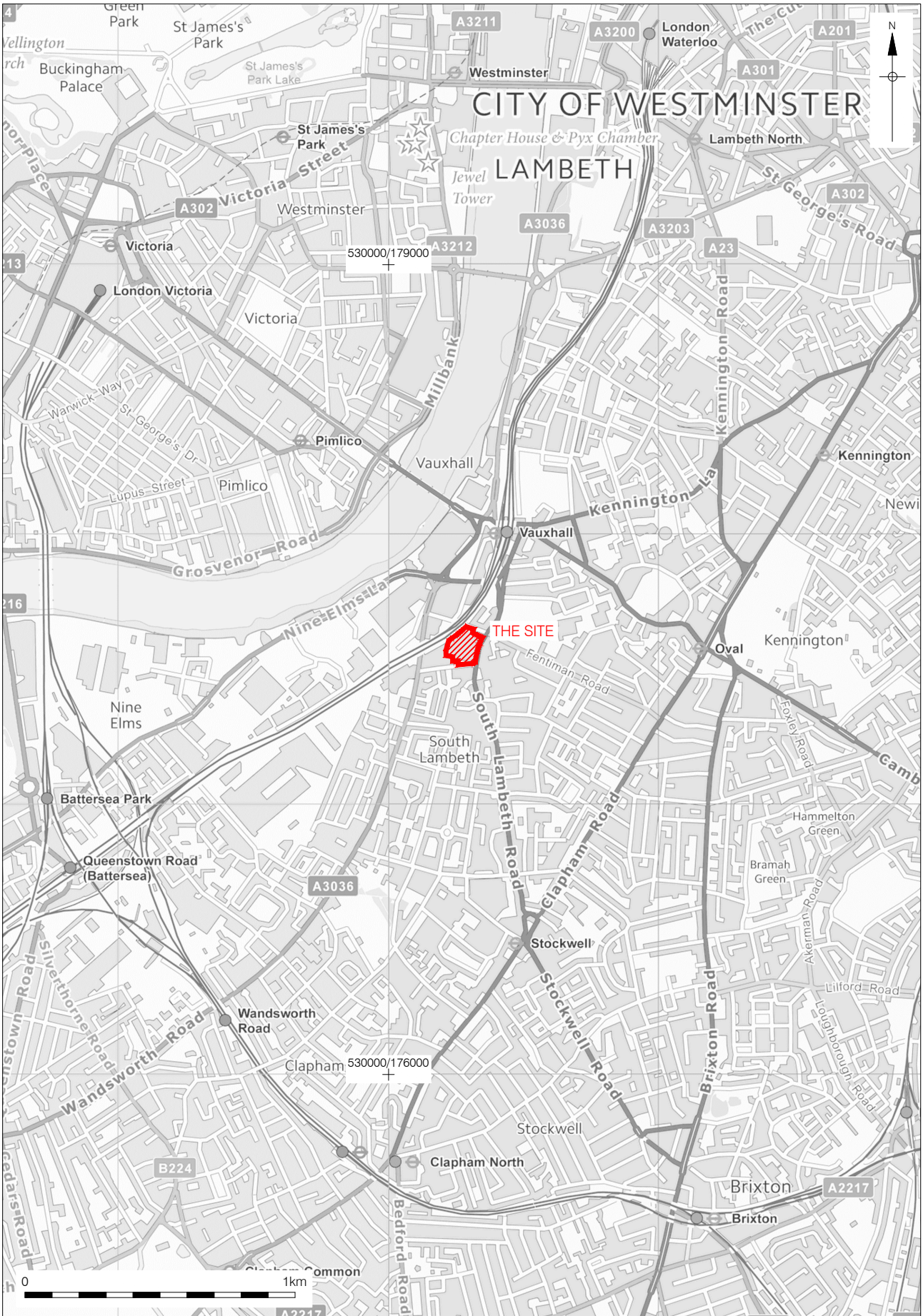
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## **1 Abstract**

- 1.1 Pre-Construct Archaeology Ltd. conducted an archaeological watching brief during site investigation works at Keybridge House, 80 South Lambeth Road, London between the 24<sup>th</sup> of February and the 13<sup>th</sup> of March 2015. The watching brief monitored the removal of modern surface hardstanding and the subsequent coring of underlying deposits to the surface of natural gravels and/or London Clay. The work was carried out in external and sub-basement areas prior to redevelopment of the site for retail and residential purposes.
- 1.2 The ground level investigations, namely Boreholes 1, 2, 3 and window sample 1, all revealed various made ground deposits of between 3–3.5 meters in depth with the basal layers containing significant amounts of construction debris and directly overlying the natural geology. These deposits are interpreted as construction cut backfill related to the construction of Keybridge House.
- 1.3 Monitoring in the sub-basement level was focused on a representative sample of investigations including Borehole 5 and Window Samples 6, 9, and 10. In each of these instances the coring impacted directly onto the natural London Clay.
- 1.4 Overall this watching brief revealed significant disturbance in the area due to prior construction of Keybridge House and found no indication of remaining archaeological strata.

## **2 Introduction**

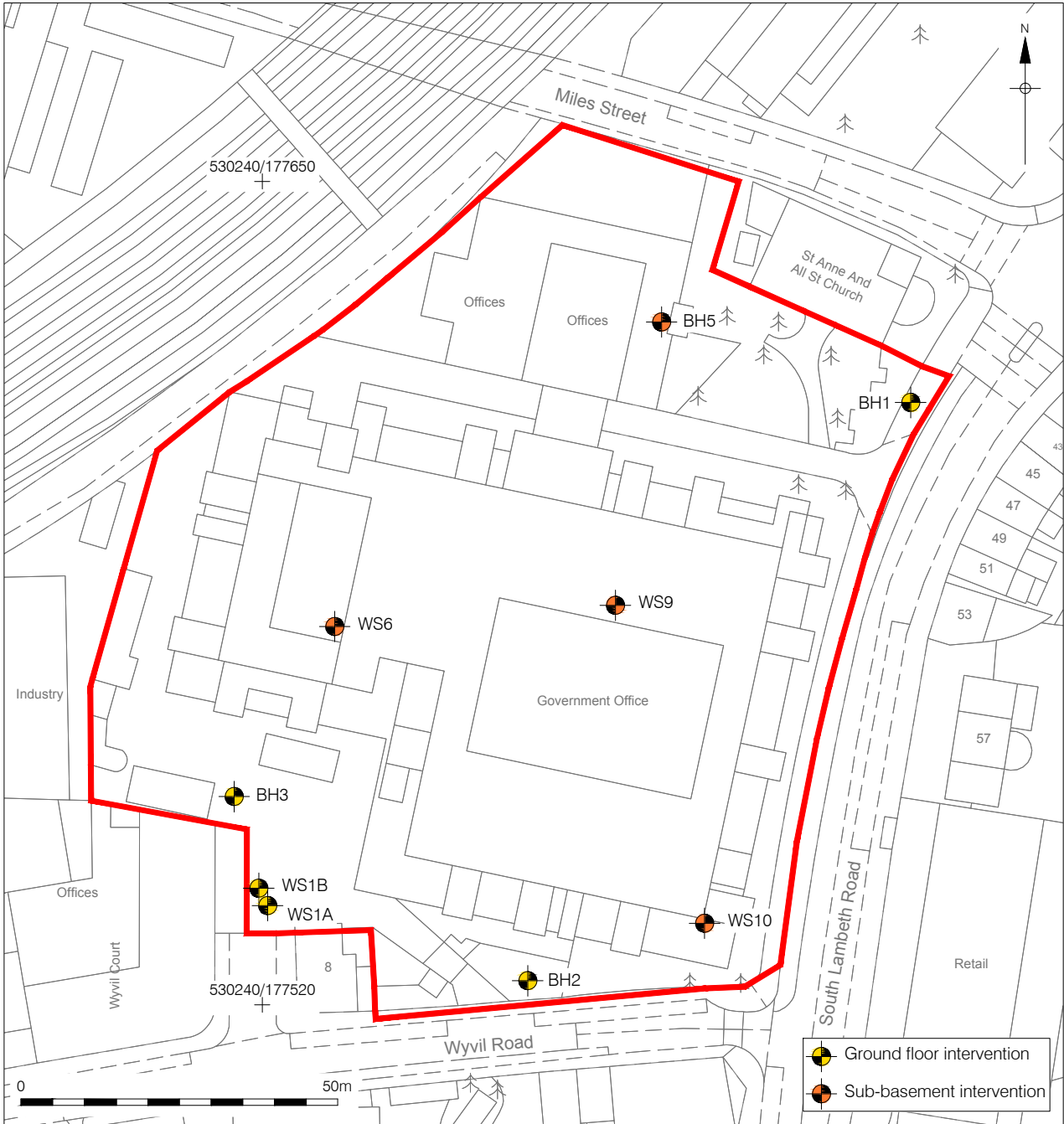
- 2.1 **B**etween the 24<sup>th</sup> of February and the 13<sup>th</sup> of March 2015 Pre-Construct Archaeology Ltd. (PCA) carried out an archaeological watching brief at Keybridge House, 80 South Lambeth Road, SW8 in the London Borough of Lambeth (Figure 1). The site is located at National Grid Reference (NGR) TQ 3028 7758.
- 2.2 Planning permission has been granted (ref: 13/03935/OUT) by the London Borough of Lambeth to redevelop the site for residential and retail purposes. This watching brief was undertaken under advisement from the Greater London Archaeological Advisory Service (GLAAS) Officer for the London Borough of Lambeth, Mr Mark Stevenson.
- 2.3 The work was commissioned by CgMs Consulting and is comprised of archaeologically monitoring the initial site investigation works. The complete programme of works included the excavation of 5 boreholes and 10 window samples on both the ground floor and sub-basement levels. Monitoring of all ground level excavations and a representative sample of sub-basement level excavations was completed (Figure 2). If significant archaeological remains were identified, further programmes of archaeological works would then be developed.
- 2.4 The archaeological observation and recording exercise was conducted by PCA under the supervision of Christina Reade and the project management of Tim Bradley. The initial Written Scheme of Investigation was completed by Richard Meager of CgMs Consulting and this report was written by Christina Reade.



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 20/03/2015 AMB

Figure 1  
 Site Location  
 1:20,000 at A4





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 20/03/2015 AMB

Figure 2  
 Detailed Site Location Showing Borehole and  
 Window Sample Locations  
 1:1,000 at A4



### **3 Geology and Topography**

- 3.1 According to the British Geological Survey (1:50,000 Series Sheet 270; South London), the underlying geology of the site is comprised of clay and silt of the Palaeogene (Eocene) London Clay formation, deposited between c. 34 and 55 million years ago. This is overlain by Quaternary Kempton Park Terrace gravels, which are capped by clay and silt alluvial deposits.
- 3.2 The site is an irregular shaped plot currently occupied by Keybridge House - a purpose built BT structure constructed in 1975 with 17 above-ground stories, and basement and sub-basement levels. The site is bounded to the east by South Lambeth Road, to the south by Wyvil Road, to the north by St Anne and All Saints Church and Miles Street, to the north west by a railway viaduct and to the north by housing/retail buildings. A large boundary wall encloses most of the site, though some areas of investigation are external to this structure.
- 3.3 The site is located approximately 0.5km south-east of the river Thames and approximately 1km south of Vauxhall train and underground stations (Figure 1).

## **4 Archaeological and Historical Background**

### **4.1 Introduction**

4.1.1 The site is considered to have had an archaeological potential for the Prehistoric, Medieval and Post medieval periods.

4.1.2 Research into the archaeological and historical background of the Nine Elms site – located at Pascal Street and Wandsworth Road less than 500m to the south of Keybridge House – has been carried out as part of a desk-based assessment of the site by CgMs Consulting (2013). Due to the close proximity of the Nine Elms site, many of the main points are relevant for providing a general history of the Keybridge House area and are therefore presented here:

### **4.2 Prehistoric**

4.2.1 The amount of prehistoric activity currently appears to be relatively low. Examples of this activity include a Bronze Age timber platform, middle Bronze Age spearheads and several instances of worked red deer antler that have been documented on the Thames foreshore in the vicinity of Nine Elms. Additionally archaeological investigations at 30-60 South Lambeth Road encountered pits and a ditch containing flint and pottery that is considered as having originated from the late Bronze Age.

### **4.3 Roman**

4.3.1 A very few potential Roman findspots such as a melted lump of silver coins recovered from the Thames foreshore and a 'possibly Roman' glass fragment recovered from 62 Bondway were in proximity to the site.

### **4.4 Saxon and Early Medieval**

4.4.1 No finds of either Anglo-Saxon or early medieval date were recorded in the vicinity site.

### **4.5 Medieval, Post Medieval and Modern**

4.5.1 The area would appear to have been situated within agricultural land from the later medieval period until the 19<sup>th</sup> century as indicated by both John Rocque's map of 1766 and the Ordnance Survey of 1804.

4.5.2 The Ordnance Survey of 1871 indicated that the study site had undergone a great deal of development, with the establishment of the railway, industry and housing in the area.

4.5.3 An archaeological investigation at 66-68 Wandsworth Road took place in 1993 revealing a barrel vaulted brick culvert, a wall footing and material dating to the mid 19<sup>th</sup> century in the upper fills of a former channel.

## 5 Archaeological Methodology

- 5.1 The fieldwork comprised the archaeological monitoring of borehole and window sample excavation and all aspects of the work followed national (IFA 2008) and local (GLAAS 1998) guidelines, and complied with PCA's own fieldwork manual (Taylor and Brown 2009).
- 5.2 The site investigation works were scheduled to complete a total of 5 boreholes (BH1-5) and 10 window samples (WS1-10). For all of the boreholes and window samples except BH1, BH2 concrete slabs of varying thicknesses had to be removed prior to excavation. This was completed using an electrically operated, rotary corer with hollow coring head. For the boreholes, hand-excavation to a depth of up to 1.5m occurred wherever possible, at which point coring was carried out using a mechanically operated, cable-percussion coring rig with 250mm diameter coring heads. The window samples were excavated using a mechanical rig with an initial diameter of 100mm. Material for both was removed in spits of up to 1.0 m in thickness and its composition recorded both archaeologically and geologically as the coring progressed.
- 5.3 The exterior ground level is approximately 3.24 AOD, while floor level of the sub-basement car park is approximately -8.534 AOD (other areas of the sub-basement have floor levels that are ~1-2m deeper). Due to the significant depth of the sub-basement monitoring was limited to a representative sample of the coring activity.
- 5.4 The following boreholes were monitored and recorded (shown in Figure 2):
- BH1; located on the north-eastern extent of the property, on a grassy area to the east of the Keybridge House boundary wall, to the south of St. Anne and All Saints church, and adjacent to South Lambeth Road (environs shown in Plate 1). This borehole was drilled to a total depth of 60m bgl.
  - BH2; located on the southern edge of the site, on an external grassy area adjacent to Wyvil Road. This borehole was drilled to a total depth of 50m bgl.
  - BH3; located on the south western area of the site on a concrete area within the boundary wall of the site, but exterior to the Keybridge House structure. This borehole was drilled to a total depth of 60m bgl.
  - BH5; located in the northern area of the sub-basement. This borehole was drilled to a total depth of 25m below the sub-basement floor level.
- 5.5 The following window samples were monitored and recorded (shown in Figure 2):
- WS1; located on the south western area of the site on a concrete area within the boundary wall of the site, exterior to the Keybridge House structure. This sample was taken to a depth of 4m bgl.

- WS6; located in the sub basement adjacent to the lubrication tanks. This floor level was a further ~2m below the floor level of the sub-basement car parking areas and the sample was taken to a depth of 6m below this floor level (environs shown in Plate 2).
- WS9; located centrally in the sub basement car parking area. This sample was taken to a depth of 6m below the floor level (environs shown in Plate 3).
- WS10; located in the south eastern corner of the sub-basement car parking area. This sample was taken to a depth of 6m below the floor level.



*Plate 1: Showing environs of Borehole 1, from the south facing north*





*Plate 2: Showing environs of Window Sample 6, from the northwest facing southeast*



*Plate 3: Environs of Window Sample 9, from the east facing west*



## 6 Watching Brief Observations and Interpretation of Sequences

6.1 This section records the stratigraphic sequences in each of the boreholes and window samples and offers some interpretation of the sequences revealed. Ground level excavations will be presented first, with sub-basement level excavations second. Elevations for the tops of cores are extrapolated from a section completed by CampbellReith in 2014 through the diaphragm wall on the northwestern side of the site as no spot heights for the actual core locations are available. For this reason recorded deposits are shown as depth measurements rather than absolute elevations.

### 6.2 Ground Level excavations; upper level c. 3.24 AOD

#### 6.2.1 BH1

0.00 – 0.05m: Grass and topsoil [1]

0.05 – 0.35m: Subsoil [2]

0.35 – 0.35m: Fabric membrane

0.35 – 0.45m: Gravel made up of well-sorted med sized sub-rounded–rounded stones [3]

0.45 – 2.40m: Moderately loose, light-mid brown gravelly sand consisting of small–medium sub angular–rounded stones with occasional fragments of wood and shells [4]

2.40 – 3.50m: Moderately loose, orangeish-brown sandy gravel with frequent small – large brick and concrete fragments [5]

3.50 – 5.00m: Moderately compact, orange and grey mottled semi-coarse sand with occasional small sub rounded stone inclusions, upper ~0.50m with occasional concrete and brick fragments [6]

5.00 – 6.00m: Moderately compact, light brown semi-fine sand [7]

6.00m+ : Moderately compact, orange coarse sandy gravel consisting of small –medium sub angular–rounded stones [8]

Interpretation: The basal deposit recorded archaeologically in this borehole was the expected gravel deposit, encountered here slightly deeper than in the other boreholes and overlain by approximately 2m of natural sand deposits. The sand was covered by 3.50m of made ground, including significant deposits of concrete and brick rubble and indications of purposeful levelling and pebble backfilling. The sequence was completed by modern levelling and the current grassy surface. There is no evidence for undisturbed archaeological strata in this area.

#### 6.2.2 BH2

0.00 – 0.05m: Grass and topsoil [9]

0.05 – 0.30m: Subsoil with some tree rooting [10]

0.30 – 0.58m: Moderately loose, mid orangeish-brown, sandy gravelly silt with small–medium sub angular–rounded stones, occasional cobbles, and occasional modern debris (ex. Fe nail) [11]

0.58 – 2.00m: Moderately loose, mid-light brown silty sandy gravel made of predominantly small-medium sub rounded stones, occasional large fragments of concrete and modern brick fragments. One large portion of concrete had to be broken up which may have been related to the building structure in some way [12]

2.00m+ : Moderately compact, orange coarse sandy gravel consisting of small –medium sub angular to rounded stones [13]

Interpretation: The archaeological monitoring of this borehole concluded with the natural gravel deposition, though further drilling revealed the underlying London Clay at ~9.00m below ground level. This borehole revealed modern made ground depositions for ~1.50m above the gravel, likely to relate to the construction activity for Keybridge House based on the remnant concrete fragments found. The sequence was completed by modern levelling and the current grassy surface. There is no evidence for undisturbed archaeological strata in this area.

### 6.2.3 BH3

0.00 – 0.48m: Concrete slab [14]

0.48 – 1.00m: Moderately loose, mid brown, silty sandy gravel with small–medium sub angular–rounded stones, occasional small–medium CBM fragments, rare small charcoal fragments. Artefactual finds of rare Post Medieval pottery sherds [15]

1.00 – 1.50m: Moderately compact, mid greyish-brown, clayey silt with frequent small-medium sub angular–rounded stones, occasional charcoal, oyster, concrete and CBM fragments. Artefactual finds of occasional Late post-medieval pottery sherds and glass fragments [16]

1.50 – 3.00m: Moderately loose, mid brown silty sandy gravel made of small–medium sub angular –rounded stones, occasional large fragments of concrete and brick fragments. Artefactual finds of occasional late post-medieval pottery sherds and glass fragments with occasional ceramic drain pipe fragments. One large section of concrete, potentially a wall or tie-in related to the building structure, was recorded on the northern edge at ~3.00m (see 6.4.1 for further information) [17]

3.00m+ : Moderately compact, natural orange coarse sandy gravel consisting of small –medium sub angular to rounded stones [18]

Interpretation: This borehole uncovered a more significant corpus of archaeological artefacts dating to the late post-medieval period (ca. late 19<sup>th</sup> century in date based on the ceramic repertoire) in relation to the other excavations, but this was mixed into purposeful backfilling/made ground. That the archaeology in this area has been

destroyed by the previous construction activities is particularly obvious here through the finding of a large structural concrete element at ~3.00m in depth. This forced the borehole to be shifted ~200mm to the South. During the removal of the concrete slab from this section the top 3.00m of the new borehole collapsed into the old one, meaning that stratified investigation was not possible, however upon removal of the spoil it appeared to be the same as previously recorded. There was no evidence for undisturbed archaeological strata in this area.

#### 6.2.4 WS1B

0.00 – 0.40m: Concrete slab [19]

0.40 – 1.00m: Moderately loose, mid orangeish/greyish mottled brown, mixed deposit of gravelly silty sand with small–medium sub angular–rounded stones, occasional small–medium concrete fragments, rare small–medium CBM fragments. Artefactual finds of occasional late post-medieval pottery sherds, glass fragments & clay tobacco pipe fragments [20]

1.00 – 1.55m: Moderately compact, mid greyish-brown, clayey silt with frequent small-medium sub angular–rounded stones, occasional charcoal, oyster, concrete and modern CBM fragments. Artefactual finds of occasional late post-medieval pottery sherds and glass fragments [21]

1.55m+ : Moderately compact, orange coarse sandy gravel consisting of small –medium sub angular to rounded stones [22]

Interpretation: The natural Kempton Park gravels were found here at ca. 1.55m in depth (~1.69 AOD) which suggests less truncation in this area than elsewhere (compared to ~2.00–3.00m in boreholes 1–3), which is likely due to being located further away from the Keybridge House structure. There was a relatively high level of late post-medieval artefacts found (ca. Late 19<sup>th</sup> century in date based on the ceramic repertoire), however the evidence indicates that this ground was disturbed mixed, made ground; *i.e.* primarily that there was no real stratigraphic delineation or change for significant depths and the remnant concrete fragments found. Overall there is no evidence for undisturbed archaeological strata in this area.

### 6.3 **Sub Basement excavations (floor level c. -8.534 AOD unless otherwise stated)**

#### 6.3.1 BH5

0.00 – 2.00m: Concrete slab [23]

2.00m+ : Compact, mid–dark blue-grey clay; London Clay [24]

Interpretation: Direct onto the natural London Clay, no possibility of archaeological remains.

#### 6.3.2 WS6 (floor level c. -9.5– -10.5 AOD)

0.00 – 2.40m: Concrete slab [25]

2.40m+ : Compact, mid–dark blue-grey clay; London Clay [26]

Interpretation: Direct onto the natural London Clay, no possibility of archaeological remains.

6.3.3 WS9

0.00 – 2.00m: Concrete slab [27]

2.00m+ : Compact, mid–dark blue-grey clay; London Clay [28]

Interpretation: Direct onto the natural London Clay, no possibility of archaeological remains.

6.3.4 WS10

0.00 – 2.00m: Concrete slab [29]

2.00m+ : Compact, mid–dark blue-grey clay; London Clay [30]

Interpretation: Direct onto the natural London Clay, no possibility of archaeological remains.

## **7 Discussion and Conclusions**

- 7.1 The ground level excavations revealed modern made ground deposits directly onto the natural Kempton Park Gravel. While late post-medieval artefacts were found in the south western excavations (BH3 and WS1) it is clear that the construction of Keybridge House has removed any potential for stratified archaeological remains.
- 7.2 The sub-basement level excavations all revealed London Clay directly below the concrete flooring. No potential for archaeological remains was found, with the surface slab level of the sub basement being approximately 11m below modern ground level.
- 7.3 The watching brief on geotechnical investigations has therefore revealed that the massive excavations required to construct Keybridge House, which included excavations for a sub-basement which would have been in excess of 11m in depth over the majority of the site, with enabling excavations beyond this footprint, have effectively removed all archaeological potential from the entire area of the site.

## **8 Acknowledgements**

- 8.1 Pre-Construct Archaeology Ltd. would like to thank Richard Meager of CgMs Consulting for commissioning the work and Mount Anvil for funding the investigation. Thanks also to the staff of Environmental Scientifics Group Ltd. for carrying out the coring and allowing access and monitoring of their work on the study site, and to the GLAAS Advisor to the London Borough of Lambeth, Mr Mark Stevenson.
- 8.2 The author wishes to thank Tim Bradley for project management and editing this report and Josephine Brown for preparing the illustrations.

## 9 Bibliography

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GLAAS 1998 *Archaeological Guidance Papers: Standards and Practices in Archaeological Fieldwork in London*; and 5: *Evaluations*, London: English Heritage.

IFA 2008 *Standard and Guidance for Archaeological Field evaluations*, Institute For Archaeologists.

Taylor, J. and Brown, G. 2009 *PCA Fieldwork induction manual, (Operations Manual I)*, London: Pre-Construct Archaeology Ltd.



## 10 APPENDIX 1: CONTEXT INDEX

Site Code	Context	Type	Core	Description	Date
	1	Layer	BH1	Grass and Topsoil	Modern
	2	Layer	BH1	Subsoil	Modern
	3	Layer	BH1	Gravel	Modern
	4	Layer	BH1	Brown Gravelly Sand	Modern
	5	Layer	BH1	Orange-Brown Sandy Gravel	Modern
	6	Layer	BH1	Orange-Grey Sand	Natural
	7	Layer	BH1	Light Brown Sand	Natural
	8	Layer	BH1	Orange Gravel	Natural
	9	Layer	BH2	Grass and Topsoil	Modern
	10	Layer	BH2	Subsoil	Modern
	11	Layer	BH2	Orange-Brown Sandy Gravelly Silt	Modern
	12	Layer	BH2	Light Brown Silty Sandy Gravel	Modern
	13	Layer	BH2	Orange Gravel	Natural
	14	Layer	BH3	Concrete Slab	Modern
	15	Layer	BH3	Brown Silty Sandy Gravel	Modern
	16	Layer	BH3	Grey-Brown Clayey Silt	Modern
	17	Layer	BH3	Brown Silty Sandy Gravel	Modern
	18	Layer	BH3	Orange Gravel	Natural
	19	Layer	WS1	Concrete Slab	Modern
	20	Layer	WS1	Mottled Brown Gravelly Silty Sand	Modern
	21	Layer	WS1	Grey-Brown Clayey Silt	Modern
	22	Layer	WS1	Orange Gravel	Natural
	23	Layer	BH5	Concrete Slab	Modern
	24	Layer	BH5	Blue-Grey London Clay	Natural
	25	Layer	WS6	Concrete Slab	Modern
	26	Layer	WS6	Blue-Grey London Clay	Natural
	27	Layer	WS9	Concrete Slab	Modern
	28	Layer	WS9	Blue-Grey London Clay	Natural
	29	Layer	WS10	Concrete Slab	Modern
	30	Layer	WS10	Blue-Grey London Clay	Natural

## 11 APPENDIX 2: OASIS FORM

**OASIS ID: preconst1-206851**

### Project details

Project name            Keybridge House

Short description of the project    Pre-Construct Archaeology Ltd. conducted an archaeological watching brief during site investigation works at Keybridge House, 80 South Lambeth Road, London between the 24th of February and the 13th of March 2015. The watching brief monitored the removal of modern surface hardstanding and the subsequent coring of underlying deposits to the surface of natural gravels and/or London Clay. The work was carried out in external and sub-basement areas prior to redevelopment of the site for retail and residential purposes. Overall this watching brief revealed significant disturbance in the area due to prior construction and no indication of remaining archaeological strata

Project dates            Start: 24-02-2015 End: 13-03-2015

Previous/future work    No / No

Type of project         Recording project

Site status              None

Current Land use        Industry and Commerce 2 - Offices

Monument type         TELEPHONE EXCHANGE Modern

Significant Finds        SHERD Post Medieval

Investigation type      ""Watching Brief""

Prompt                  Planning condition

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### Project location

Country                  England

Site location	GREATER LONDON LAMBETH LAMBETH Keybridge House
Postcode	SW81RG
Study area	12500.00 Square metres
Site coordinates	TQ 3028 7758 51.4816505658 -0.123608232801 51 28 53 N 000 07 24 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 1.75m Max: 1.75m

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### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	CgMs Consulting
Project design originator	CgMs Consulting
Project director/manager	Tim Bradley
Project supervisor	Christina Reade
Type of sponsor/funding body	Consultancy
Name of sponsor/funding body	CgMs Consulting

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### Project archives

Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive recipient	LAARC
Paper Contents	"none"
Paper Media available	"Context sheet", "Map", "Report"

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### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	An Archaeological Watching Brief on Borehole Excavation at Keybridge House, 80 South Lambeth Road, London SW8
Author(s)/Editor(s)	Reade, C.
Date	2015
Issuer or publisher	Pre-Construct Archaeology Ltd.
Place of issue or publication	London
Description	A4 report

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