

**THE STABLEYARD,
16A BALHAM HILL,
LONDON BOROUGH OF
WANDSWORTH**

SW12 9EB:

**AN ARCHAEOLOGICAL
EVALUATION**

SITE CODE: BAM16

REPORT NO: R12556

JULY 2016



**PRE-CONSTRUCT
ARCHAEOLOGY**

DOCUMENT VERIFICATION

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LONDON BOROUGH OF WANDSWORTH
SW12 9EB

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**THE STABLEYARD, 16A BALHAM HILL, LONDON BOROUGH OF
WANDSWORTH SW12 9EB: AN ARCHAEOLOGICAL EVALUATION**

Central OS NGR: TQ 28734 74035

Local Planning Authority: London Borough of Wandsworth

Planning Application No.: 2015/4077

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Pre-Construct Archaeology Limited, July 2016

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1 ABSTRACT

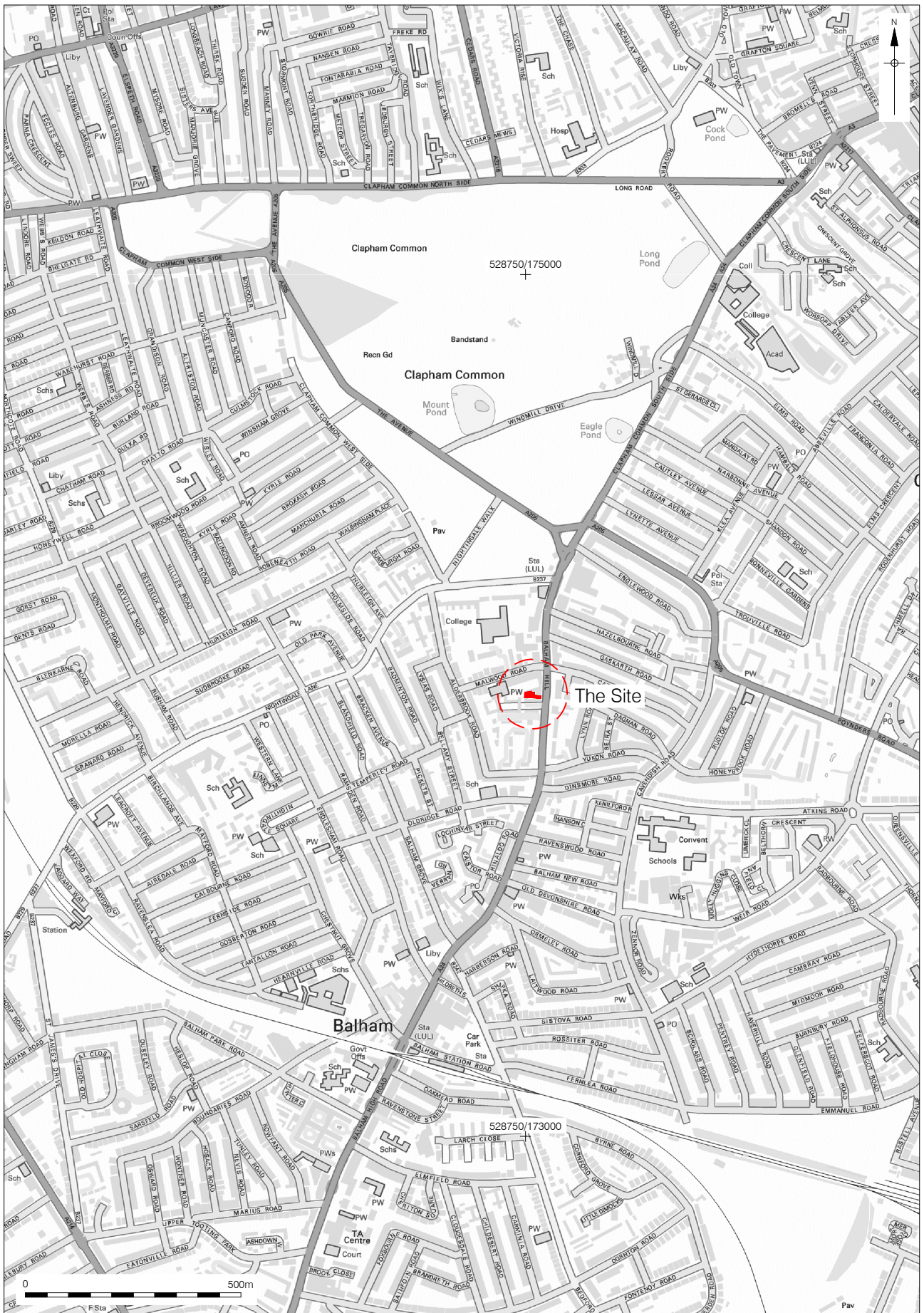
- 1.1 Pre-Construct Archaeology Limited was commissioned by Oak Trading Company Limited to carry out a test pit evaluation at the Stableyard, 16a Balham Hill, London Borough of Wandsworth SW12 9EB (TQ 28734 74035). The site once formed the stableyard of the George Inn (now the Avalon) next door. This coaching Inn is not shown on the 1760 Rocque map and is shown on an 1829 map. The 19th century stableyard buildings on the site are currently used as offices.
- 1.2 The evaluation was undertaken as a condition of planning permission for residential redevelopment of the site. Part (b) of Condition 11 required 'a limited programme of archaeological test pit evaluation to be carried out in order to investigate the medieval and post-medieval potential of the site'. Four 1m square test pits were excavated. These were located adjacent to the standing walls in order that their foundations could be inspected by others. One test pit was located adjacent to the south boundary wall. The other three test pits were located in one of the stableyard buildings currently used as a car port.
- 1.3 The evaluation established that the natural geological horizon was a mid-yellow brown silty sandy clay with occasional sub-angular to sub-rounded stones, observed only in Test Pit 4, and was encountered at 28.23m OD. It was sealed by a 19th century made ground horizon.
- 1.4 Two 19th century red brick walls were uncovered. These appear to be the walls of outbuildings of the George Inn (now the Avalon) shown on maps from 1829 to 1869. By 1894-96 these buildings had been replaced by the current buildings on the site. Two 19th century layers of made ground were also observed within the test pits, abutting the 19th century wall in Test Pit 4.
- 1.5 Concrete encasing a drain was uncovered in Test Pit 2, and the decision was taken not to disturb the drain in case it was still in use. Thus, no archaeological or geological deposits were recorded in this test pit.
- 1.6 The redevelopment of the site may uncover further evidence of the early-mid 19th century outbuildings previously occupying the site.

2 INTRODUCTION

- 2.1 This report presents the findings of an archaeological test pit evaluation at Stableyard, 16a Balham Hill, London Borough of Wandsworth SW12 9EB (**Figure 1**). The work was undertaken by Pre-Construct Archaeology (PCA) prior to redevelopment of the site with residential accommodation. The evaluation was commissioned by Oak Trading Company Limited.
- 2.2 The site is a sub-rectangular plot of land located on the western side of Balham Hill, adjacent to the southern and south-west parts of the Avalon Public House (formerly the George Inn; **Figure 2**). The site is centred on Ordnance Survey National Grid Reference TQ 28734 74035. The southern boundary of the study site is formed by the rear of properties located at the junction of Balham Hill and Hillgate Place. The northern and western boundaries of the site are defined by a garden located to the rear of the Avalon Public House.
- 2.3 The site is currently in use and is occupied by three, two-storey brick buildings which comprise:
- A 19th century building forming the entrance into the yard from Balham Hill.
 - A 19th century 'U-shaped' building located in the western part of the site which comprises office space at ground level (Units 1, 2 & 3). This building appears to have been the former stables of the George Inn (now Avalon Public House) arranged around a cobbled yard, which still survives.
 - A 20th century building located in the central-north of the site which includes an open-fronted garage at ground level (Unit 4).
- 2.4 Planning permission (App. No. 2015/4077) has been granted for:
- Demolition of existing buildings to rear of site (Use Class B1) and erection of part 2/3-storey buildings to provide 7 residential units (Use Class C3) formed of 1x studio unit, 3x 1-bedroom units and 3x 2-bedroom units with associated balconies and roof terraces. Retention of and alterations to front building to provide 1x 3-bedroom unit with associated cycle and refuse storage and landscaping.*
- 2.5 Subsequently, a variation planning permission was obtained for the site (2016/2880).
- 2.6 The site lies within an Archaeological Priority Zone as defined by the Local Plan. The variation permission included the following condition, which has similar wording to condition 11 on the parent permission. The planning consent included an archaeological condition (11) as follows:
- 'No development shall take place until a limited programme of archaeological test pit evaluation is carried out to investigate the medieval and post-medieval potential of the site. A suitable specification will need to be submitted to and approved by the Local Planning Authority before these stages are implemented. Details of the Level II recording and results of the test pit evaluation (to be carried out by a suitably qualified archaeological practice and in accordance to the specifications as may be approved) shall be submitted to and approved by the Local Planning Authority before any development commences.*
- To secure the provision of appropriate archaeological investigation as heritage assets of archaeological interest may survive on the site, including the publication of results, in accordance with Section 12 of the NPPF and Council policy DMS2.'*
- 2.7 The first part of the original condition relating to the specification of investigation works was approved under application 2016/2880, which sought to discharge part of condition 11 on parent permission 2015/4077.
- 2.8 Mark Stevenson, Historic England Greater London Archaeology Advisor to the London Borough of Wandsworth had initially requested a two-stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving archaeological remains, followed, if necessary, by a fuller investigation of key elements. He thought that an evaluation with 1m square test pits would have the potential to provide a clearer understanding of the nature and potential of the deposit sequence but would be difficult to interpret any potential archaeological deposits in plan. Given the above and

recognising the tightness of the spaces available he recommended that 2m square archaeological evaluation test pits were excavated.

- 2.9 He was then asked by PCA if he would accept monitoring of 1m square test pits which were to be excavated in order to investigate the party wall foundations (**Figure 2**); he agreed the following:
1. That PCA could double up with the wall foundation test pits as a first stage of archaeological mitigation.
 2. PCA would carry out an archaeological watching brief on the test pit excavation (i.e. an archaeologist present during test pit excavation).
 3. The test pits were to be 1m square. If no archaeological deposits were found they could be backfilled.
 4. If *in situ* archaeological deposits were found they should be archaeologically evaluated and the test pit opened up to 2m by 2m. If the option to relocate was preferred then new 1m by 1m test pit could be evaluated.
- 2.10 The Client then asked PCA if they would excavate the 1m square test pits so that the exposed wall foundations uncovered within them could be inspected by others. This was carried out on site on 5th July 2016. This report details the findings of the evaluation of test pit positioned for inspection of wall foundations.
- 2.11 As outlined in the Written Scheme of Investigation (Matthews 2016), the general aims and objectives of the evaluation were as follows:
- What is the nature, depth, survival and date of any archaeological deposits on the site?
 - Is there any evidence for prehistoric remains?
 - Is there any evidence for Roman, Saxon or medieval activity?
 - Is there any evidence for post-medieval activity on the site, whether associated with the early agricultural use of the area or the later use of the site as a stable yard?
 - What has been the impact on the site by previous development?
- 2.12 The evaluation was managed for Pre-Construct Archaeology by Charlotte Matthews. It was supervised on site by Rosemary Banens.
- 2.13 Following the completion of the project the site archive will be deposited in its entirety with the London Archaeological Archive and Research Centre (LAARC) under the unique code BAM16.



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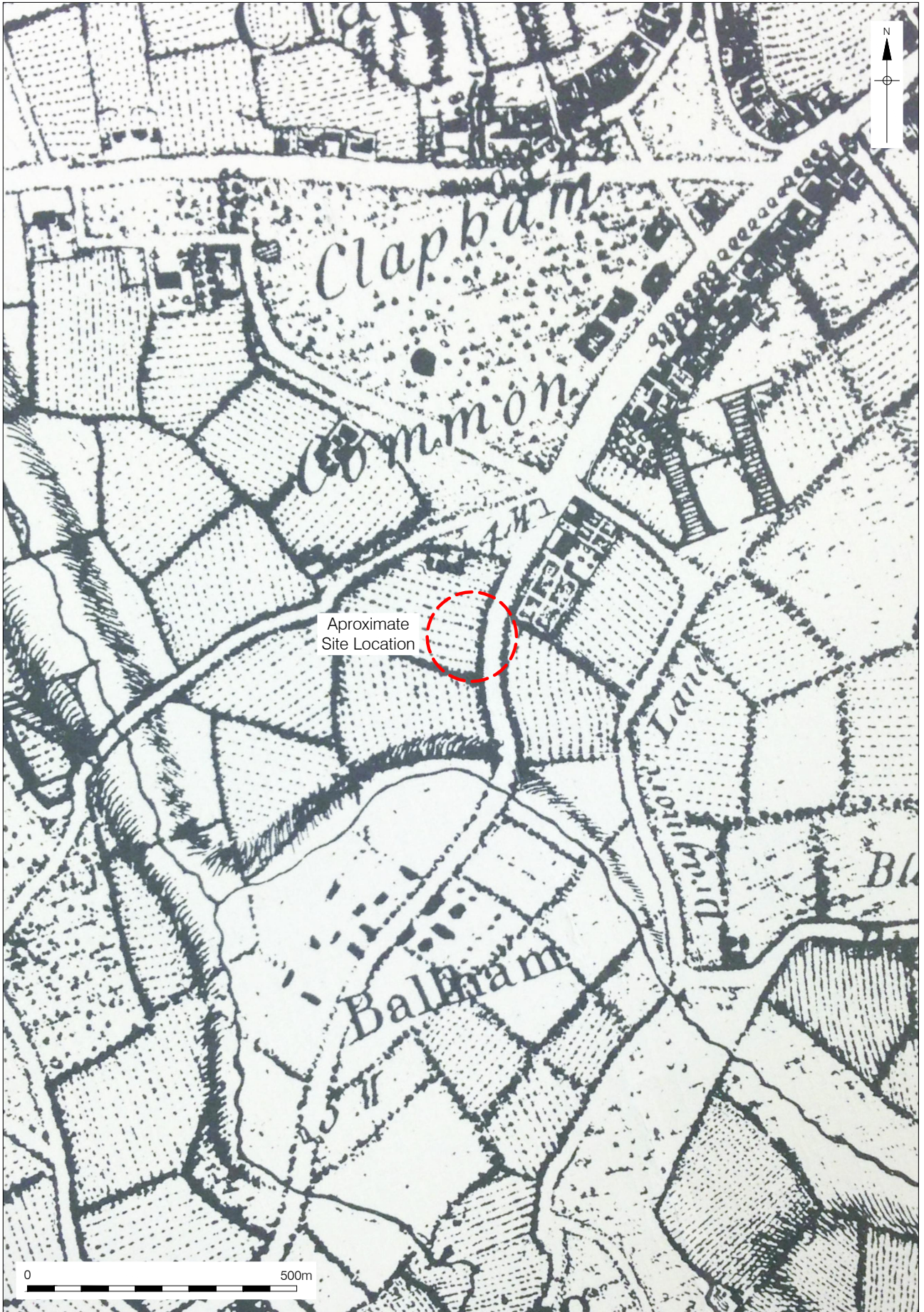
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Figure 1
Site Location
1:12,500 at A4



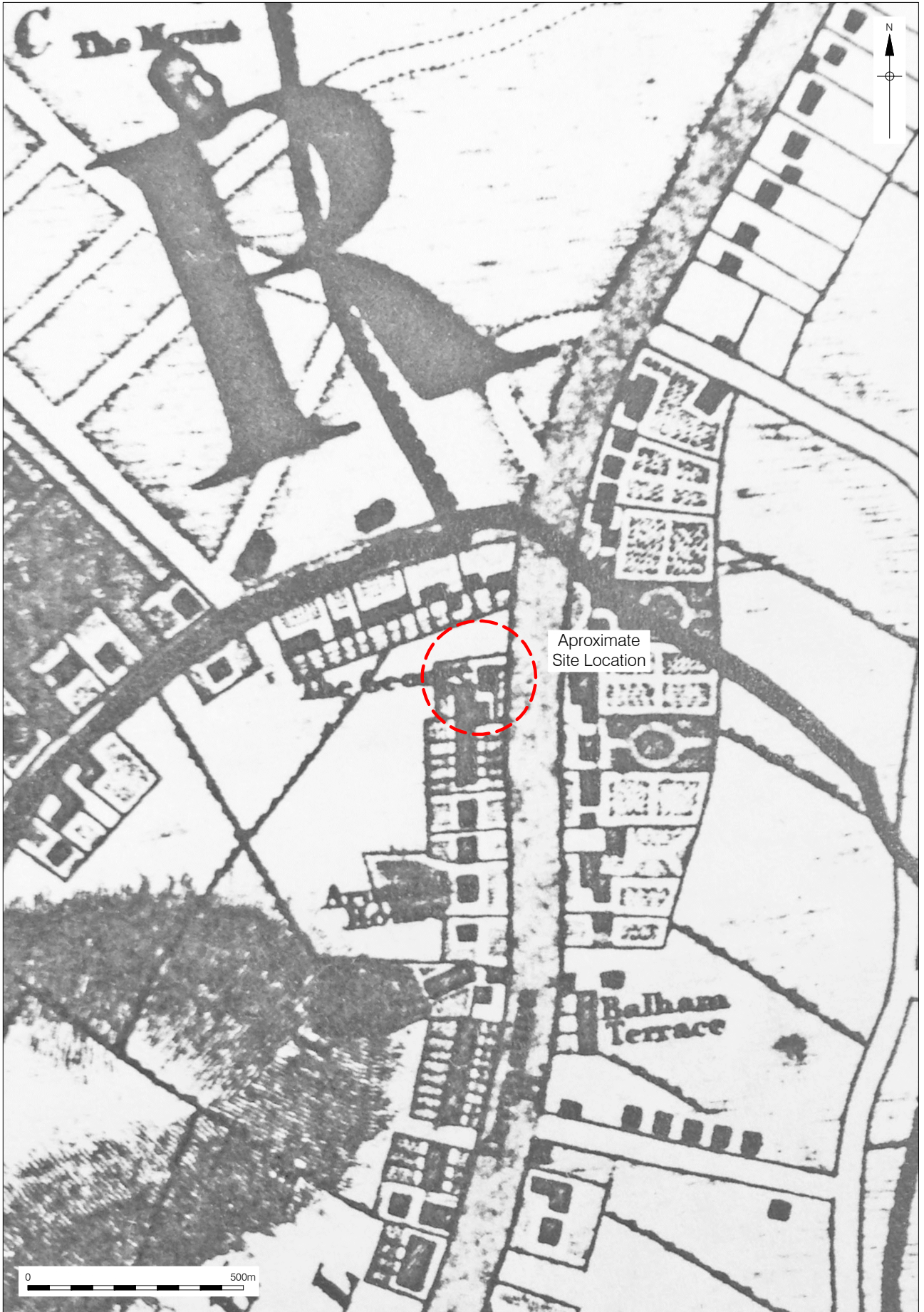
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Figure 2
 Detailed Site Location
 1:400 at A4



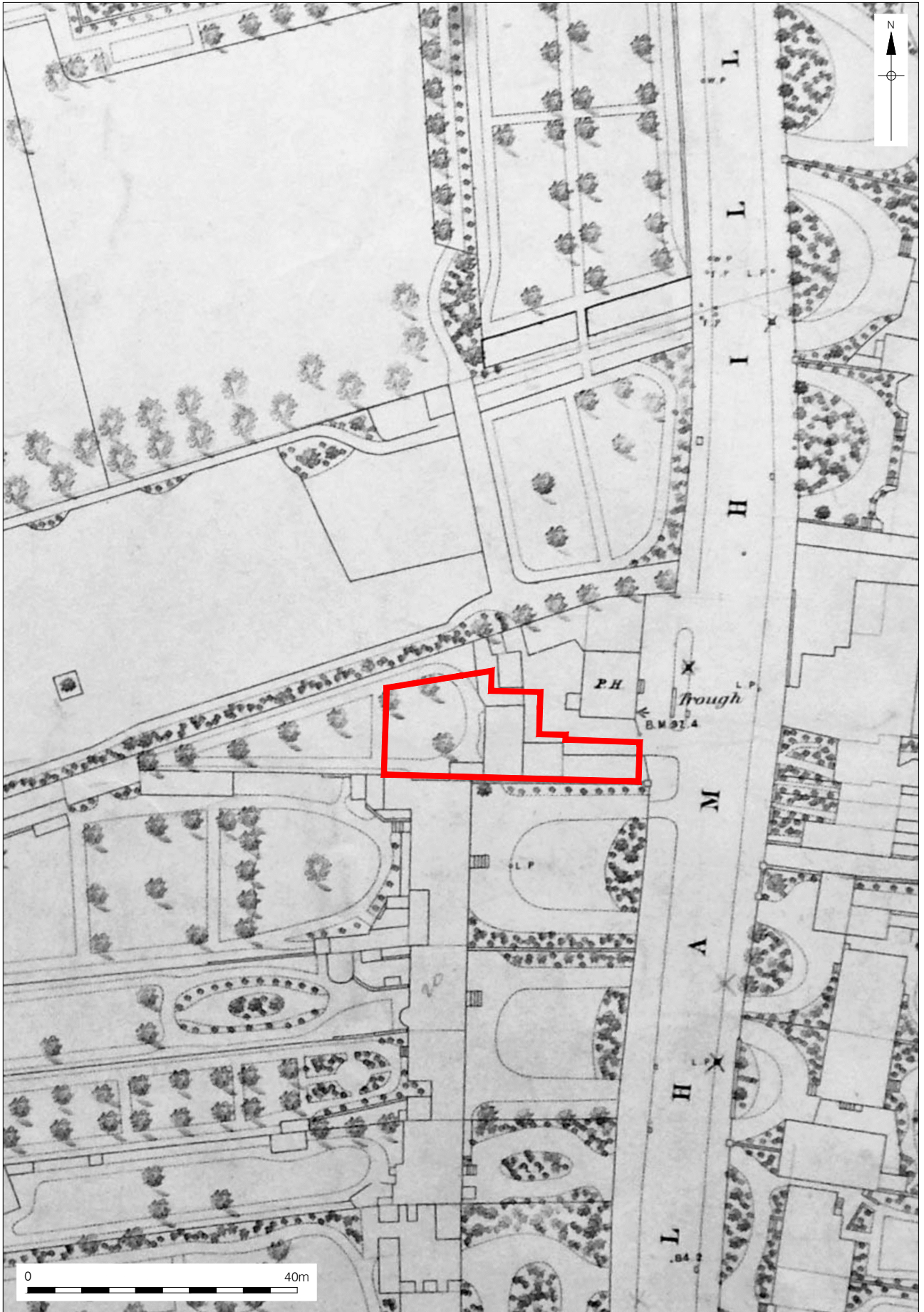
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Figure 3
Rocque's map, 1760
Approx. 1:10,000 at A4



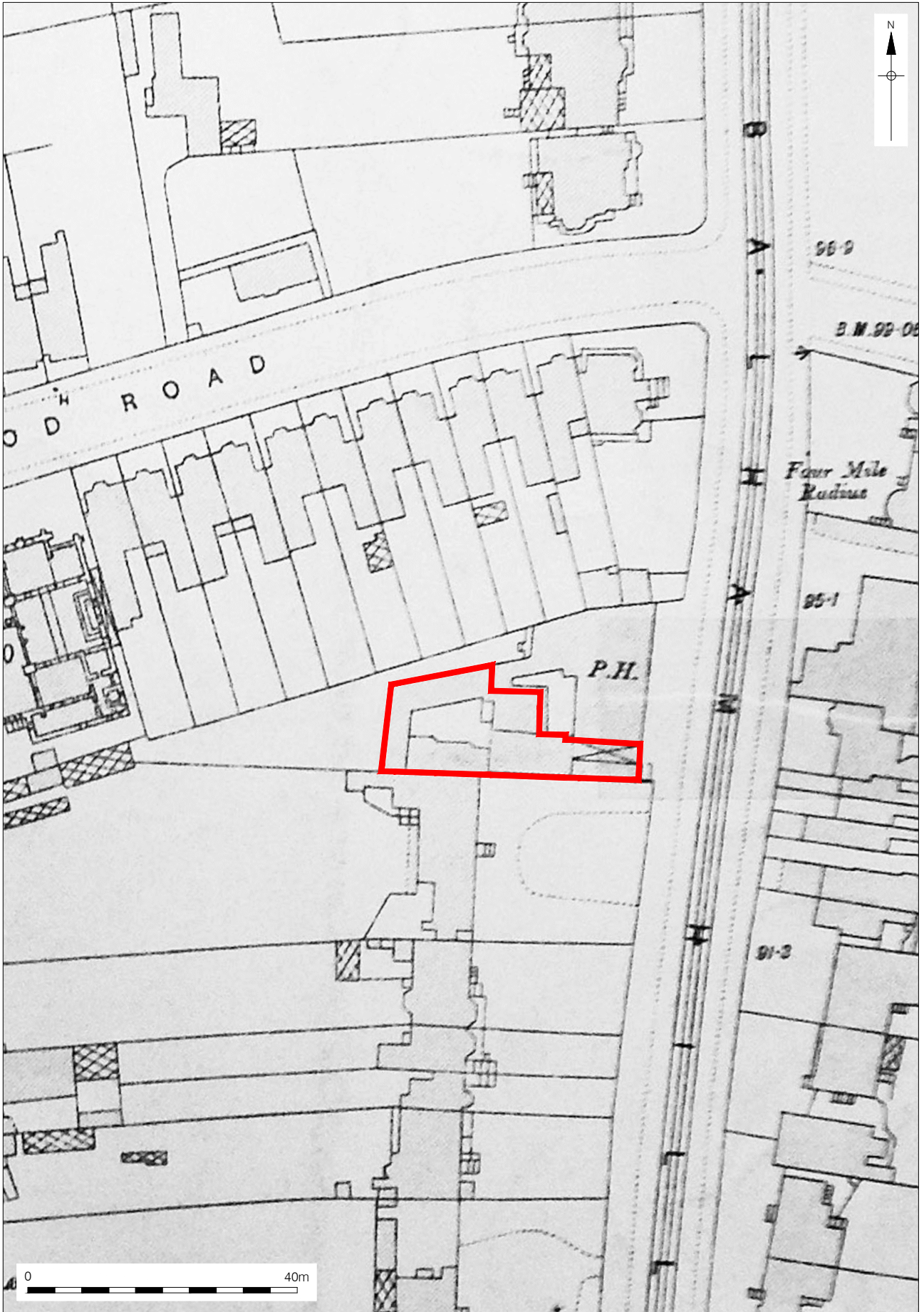
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Figure 4
Crutchley's map, 1829
Approx. 1:12,500 at A4



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Figure 5
Ordnance Survey map, 1869
1:800 at A4



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Figure 6
Ordnance Survey map, 1894-96
1:800 at A4

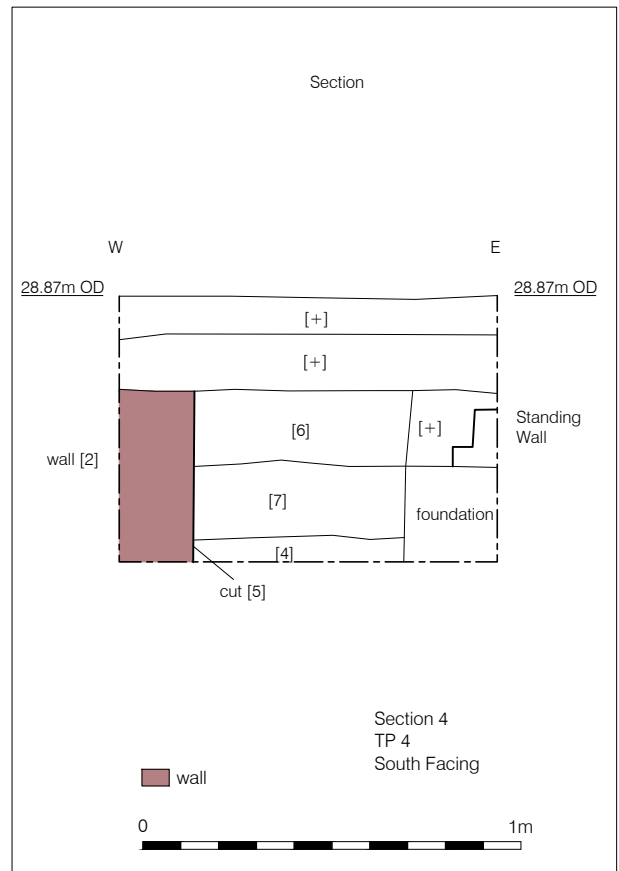
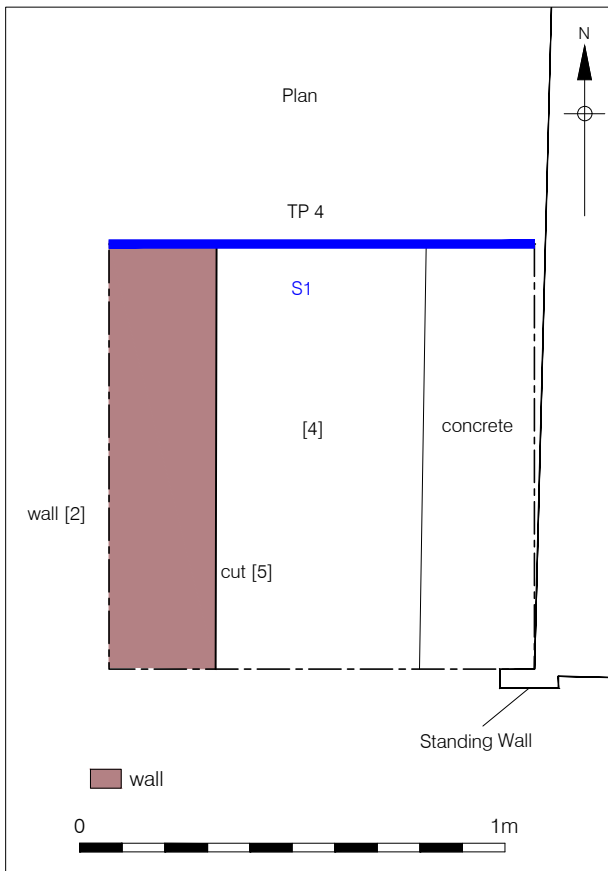
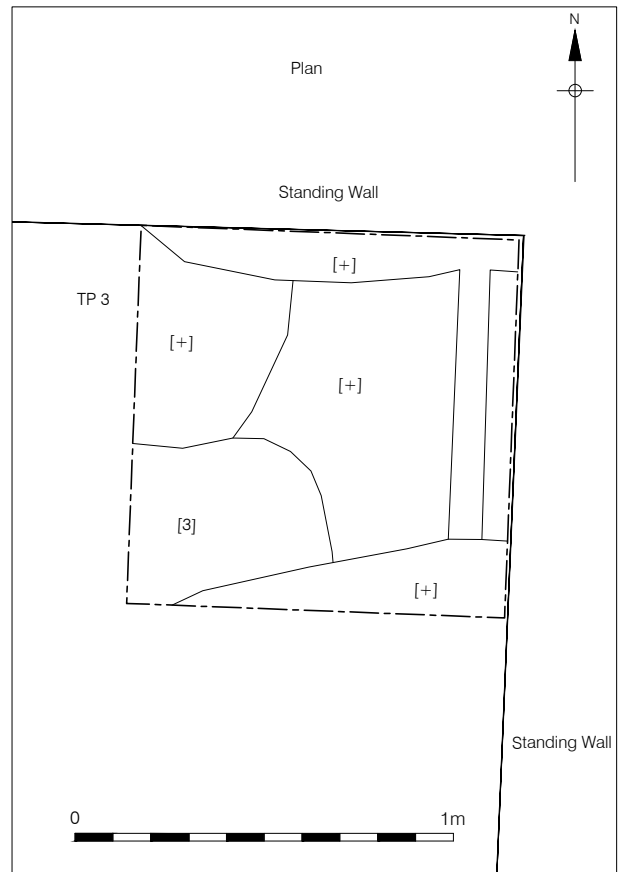
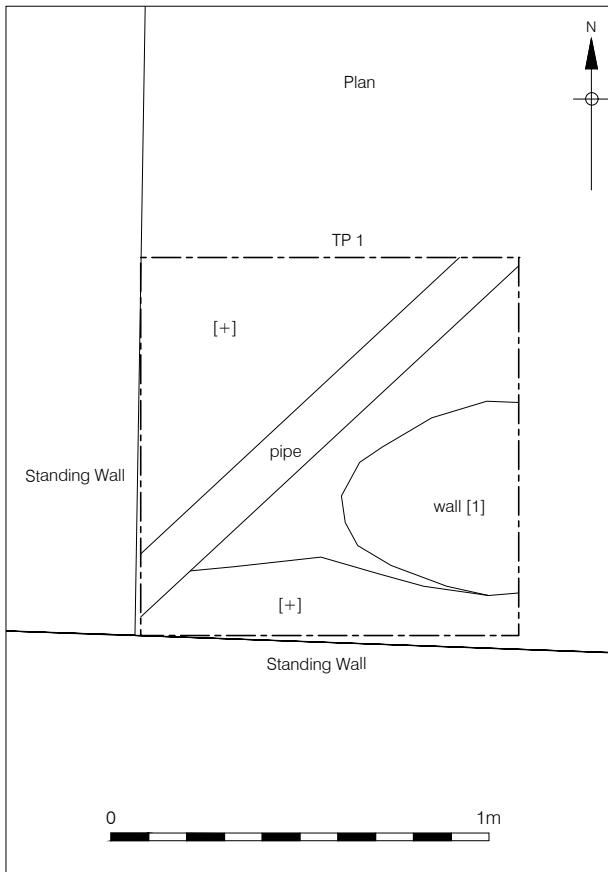


Figure 7
Plans of Test Pit 1,3 and 4 and Section in Test Pit 4
1:20 at A4

3 PLANNING BACKGROUND

3.1 National Guidance

- 3.1.1 In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF). It provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets.
- 3.1.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance the NPPF, by current Unitary Development Plan policy and by other material considerations (for further details and guidance see <https://www.gov.uk/government/publications/national-planning-policy-framework--2>).

3.2 Regional Guidance: The London Plan

- 3.2.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the Greater London Authority's London Plan of March 2016 (the spatial development strategy for London consolidated with alterations since 2011) (<https://www.london.gov.uk>) which includes the following statement relating to archaeology:

Policy 7.8: Heritage assets and archaeology
Strategic

A London's heritage assets and historic 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 of 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 decisions

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

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

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 organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 Archaeology in the London Borough of Wandsworth

- 3.3.1 This evaluation aims to satisfy the objectives of the London Borough of Wandsworth which fully recognises the importance of the buried heritage for which it is the custodian. Relevant policy statements for the protection of the buried archaeological resource within the borough are contained within Wandsworth Borough Council's Wandsworth Local Development Framework: Development Management Policies Document (WBC 2012). These state that:

'Para 2.28

All applications affecting a heritage asset or its setting must be accompanied by a Design & Access Statement which includes a Statement of Heritage Significance and Assessment of Impact on the Heritage. This shall be proportionate in detail to the value of the asset affected and the impact of the proposal. The Statement of

Significance and Assessment of Impact should be carried out by a specialist historic environment consultant where applications involve substantial change or demolition of a heritage asset or new buildings which may impact on a heritage asset. Heritage assets included in this policy include: Listed buildings (designated HA) Locally listed buildings (undesigned HA) Buildings in conservation areas (designated HA) War memorials (undesigned or designated HA) Historic parks and gardens (designated HA) Locally registered parks and gardens (undesigned HA) Scheduled ancient monuments (designated HA) Archaeological Priority Areas (designated HA) Any other building, monument, site, place, area or landscape positively identified as having a degree of significance warranting consideration in planning decisions (undesigned HA).

Policy DMS 2 d.

Proposals for development involving ground disturbance in Archaeological Priority Areas (as identified on the proposals map), will need to be assessed and may be required to be accompanied by an archaeological evaluation report. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation *in situ*, or excavation'

- 3.3.2 The site is located within the 'Wandsworth - Archaeological Priority Zone (APZ)' as defined by the London Borough of Wandsworth. The 'Roman Road (Stane Street) – APZ' is located to the north-east of the study site.

4 GEOLOGY AND TOPOGRAPHY

- 4.1 The British Geological Survey records that the natural bedrock geology of the area is 'London Clay Formation - Clay and Silt', a sedimentary bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. The British Geological Survey also records that the site is located above an outcrop of superficial deposits described as 'Head - Clay, Silt, Sand and Gravel'. Superficial deposits described as 'Lynch Hill Gravel Member - Sand and Gravel' are recorded by the British Geological Survey further to the north, north-west and south.
- 4.2 The site is generally flat and lies within a developed urban landscape. The River Wandle is located to c.5km to the west of the site, whilst the meandering River Thames is located c.4.7km to the north-west and c.5.4km to the north.
- 4.3 No geotechnical investigations have been carried out on the site. However, a geological borehole previously undertaken to the north of the site at Nightingale Lane (BGS 2015 - BGS ID: 589891) recorded the natural geological deposits as:
- Orange-brown sandy clay c.0.6m (2ft) below ground level (BGL)
 - Gravel and sand c.1.67m (5.6ft) BGL
 - Brown-blue mottled clay c.2.74m (9ft) BGL
 - Dark brown fissured clay c.7.77m (25.6ft) BGL

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1.1 The archaeological desk-based assessment (Taylor, 2015) established the following:

5.2 Prehistoric

5.2.1 With the exception of a possible Palaeolithic find spot no additional finds of prehistoric date have been recorded within the GLHER search area, which covers a 400m radius of the centre of the site. The date of the possible Palaeolithic find spot is of undoubted significance, however the location is considerably tenuous.

5.3 Roman

5.3.1 The Roman road Stane Street passes to the east of the site and has been encountered during archaeological work in the area. However, the GLHER found no additional evidence of Roman activity within the search area and the absence of evidence suggests that the area was not used at this time.

5.4 Saxon

5.4.1 Balham probably originated as a Saxon homestead, however no Saxon sites or find spots were recorded by the GLHER within the study area and the dearth of evidence suggests this part of the landscape was not used.

5.5 Medieval

5.5.1 The manor of Balgham (Balham) is mentioned in the Domesday Book and a medieval road running from Balham lay along the line of the modern Balham Hill. Whilst the GLHER does not record any medieval sites or find spots within the search area it is nonetheless possible that the land was used at this time, perhaps for agricultural purposes.

5.6 Post-Medieval

5.6.1 Cartographic sources indicate that the site occupied agricultural land during the mid-18th century, before being developed as part of a coaching inn during the late 18th/early 19th century. Some of the buildings occupying the site appear to have been constructed in the 19th century and have been extended and altered in the 20th and early 21st centuries. The former 19th century stables in the western part of the site have been converted to offices and the cobbled yard still survives.

6 METHODOLOGY

- 6.1 Four archaeological test pits (Test Pits 1 to 4) were excavated (**Figure 2**). The test pits were 1m square in accordance with the Written Scheme of Investigation (Matthews 2016). They were arranged next to walls so that PCA could double up with the wall foundation inspection as the first stage of archaeological mitigation. Test Pit 1 was excavated next to the southern boundary wall and the east elevation of Unit 1 (**Plate 1**), while Test Pits 2 to 4 were excavated within Unit 4 (**Plates 3, 4, 6, 9 and 10**).
- 6.2 The test pits were dug using a mechanical micro-excavator (**Plates 1, 4, 6 and 10**) fitted with a flat bladed ditching bucket. Machining continued in 100mm spits until the top of the archaeological sequence or natural geological deposits were reached. Excavation of horizontal stratigraphy or cut archaeological features then continued by hand. Breaking out of a top layer of concrete was required for all test pits.
- 6.3 All archaeological interventions were thoroughly hand cleaned before being hand-planned at a scale of 1:20, with sections being drawn at 1:10. The deposits that they contained were recorded on *pro forma* context sheets and a full digital photographic record was compiled. The test Pits were tied into the Ordnance Survey Grid. Finds were collected according to standard retrieval methods as outlined in the Written Scheme of Investigation (Matthews 2016).
- 6.4 Levels were obtained from a Temporary Bench Mark (TBM) that was established on site by traversing the value from a known Bench Mark located on Dalton House, on the east side of Balham Hill. The value of the Bench Mark was 24.63m OD (Ordnance Datum) and the TBM established on site was 28.96m OD. The TBM was marked upon a paving stone within the yard area at the south of the site. Levels on archaeologically relevant structures and strata were taken from this. The location of the TBM can be found in the site archive.
- 6.5 The completed site archive, comprising written and photographic records, will be deposited at the London's Archaeological Archive and Resource Centre (LAARC) under the site code BAM16.
- 6.6 As detailed in the Written Scheme of Investigation (Matthews 2016), the evaluation was undertaken in accordance with guidelines issued by Historic England Greater London Archaeology Advisory Service (GLAAS), Historic England (HE) and the Chartered Institute for Archaeologists (GLAAS 2015; HE 2015; CIfA 2014).

7 THE ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural

7.1.1 The natural horizon [4] was discovered at the base of Test Pit 4 (**Figure 7; Plates 11 to 14**). It was a mid-yellow brown silty sandy clay with occasional sub-angular to sub-rounded stones. It was truncated by a north-south 19th century wall as well as the foundations of the current building.

7.2 Phase 2: Post-Medieval

7.2.1 An east-west wall [1] was uncovered within Test Pit 1 (**Figure 7Error! Reference source not found.**). It had been truncated by a drain running diagonally through the test pit. The wall was 0.46m wide with its highest point at 28.66m OD. It was constructed of red unfrogged brick (210x100x70mm) in a very hard light-mid yellow-grey sandy lime mortar with frequent chalk and charcoal fragments. The mortar provided a spot date of 1800-1950 (**Appendix 3**) and it is likely that the wall was constructed in the 19th century.

7.2.2 The north-south wall [2] in Test Pit 4 was similar to wall [1] in Test Pit 1 (**Figure 7**). It was also composed of red unfrogged brick laid in a pale yellow-brown sandy lime mortar with occasional chalk fragments. Its highest point was also at 28.66m OD. It was presumably constructed at the same time as wall [1]. A brick sample was taken from [2] giving it a spot date of 1750-1900 (**Appendix 3**). The cut for this wall [5] truncated the natural sandy clay [4], and the wall continued beyond the limit of excavation.

7.2.3 A mid-blue grey silty clay layer [3] with moderate charcoal flecks, occasional CBM (ceramic building material) fragments and occasional small sub-angular to sub-rounded stones was found in Test Pit 3 (**Figure 7; Plates 7 and 8**). This layer covered an area 0.40m by 0.52m and was encountered at 28.40m OD. Two small pieces of pottery were recovered from this context dating the layer to the 19th century (**Appendix 4**). A similar layer was recorded in Test Pit 4 as [7]. Abutting 19th century wall [2], it had an OD height between 28.39m OD and 28.42m OD. It was 0.2m thick, and contained a piece of abraded post-medieval unglazed peg tile with a spot date of 1600-1900 (**Appendix 4**).

7.2.4 Sealing layer [7] in Test Pit 4 was another layer [6] (**Figure 7; Plate 14**). This mid-yellow grey silty clay was 0.2m thick and contained no finds. Visible in section, it was recorded at 28.59m OD and abutting wall [2]. Both layers [6] and [7] were truncated by the cut for the foundations of the current building, which was evident in section.

7.2.5 Concrete encasing a drain was uncovered in Test Pit 2 (**Plate 5**), and the decision was taken not to disturb the drain in case it was still in use. Thus, no deposits were recorded in Test Pit 2.

7.2.6 Each test pit was sealed by concrete, which had been covered with paving blocks.



Plate 1: Excavation of Test Pit 1 (looking south-west)



Plate 2: 19th century wall [1] and drain in Test Pit 1 (0.5m scale, looking west)



Plate 3: Car port (Unit 4) in which Test Pits 2 to 4 were excavated (looking north-east)



Plate 4: Test Pit 2 at the start of excavation (looking north-west)



Plate 5: Concrete and drain in Test Pit 2 (0.5m scale, looking north)



Plate 6: Test Pit 3 at the start of excavation (looking north-east)



Plate 7: Base of Test Pit 3, showing [3] and current wall foundation (0.5m scale, looking north)



Plate 8: Base of Test Pit 3, showing [3] and current wall foundation (0.5m scale, looking east)



Plate 9: Location of Test Pit 4 before excavation (looking north-west)



Plate 10: Test Pit 4 at the start of excavation (looking south-east)



Plate 11: Base of Test Pit 4, showing [2], [4], and current wall foundation (0.5m scale, looking east)



Plate 12: Base of Test Pit 4, showing [2], [4], and current wall foundation (0.5m scale, looking south)



Plate 13: 19th century wall [2] Test Pit 4 (0.5m scale, looking west)



Plate 14: Section of Test Pit 4 (0.5m scale, looking north)

8 INTERPRETATIONS AND CONCLUSIONS

8.1.1 The results of this test pit evaluation have enabled the research questions that were set out in the Written Scheme of Investigation to be addressed:

8.2 To determine the natural topography of the site, and the height at which it survives:

8.2.1 The evaluation determined that the natural horizon was a mid-yellow brown silty sandy clay, with occasional sub-angular to sub-rounded stones, observed only in Test Pit 4, and was encountered at 28.23m OD. It was sealed by a 19th century deposits.

8.3 To establish the presence or absence of prehistoric, medieval and post-medieval activity or any archaeological activity pertaining to any other period:

8.3.1 No archaeological remains pre-dating the post-medieval period were discovered.

8.3.2 The only archaeological activity that was identified during the evaluation dated to the 19th century. Two 19th century red brick walls [1] and [2] were uncovered in Test Pits 1 and 4. They had both been demolished to a height 28.66m OD. The walls appear to belong to outbuildings of the George Inn (now the Avalon) shown on the First Edition Ordnance Survey map of 1869 (**Figure 5**). These outbuildings appear to be first visible on Crutchley's map of 1829 (**Figure 4**). The coaching inn and its outbuildings are not shown on Roque's map of 1760 (**Figure 3**). By 1894-96, the building outlines had changed to match its current layout (**Figure 6**). A 19th century made ground layer [7] / [3], abutting the north-south running wall [2] in Test Pit 4, was also observed in Test Pit 3. It sealed the natural geological horizon in Test Pit 4, and was uncovered between 28.39m OD and 28.42m OD. Overlying made ground layer [7] in Test Pit 4 was another ground raising layer, [6]. This mid-yellow grey silty clay was 0.20m thick and contained no finds. Visible in section, it was recorded at 28.59m OD and abutting wall [2]. Both layers [6] and [7] were truncated by the cut for the foundations of the current building.

8.3.3 Concrete encasing a drain was uncovered in Test Pit 2, and the decision was taken not to disturb the drain in case it was still in use. Thus, no archaeological or geological deposits were recorded in Test Pit 2.

8.3.4 Each test pit was sealed by concrete and topped with paving blocks.

8.4 To establish the extent of all past post-depositional impacts on the archaeological resource:

8.4.1 The post-medieval walls and deposits in all four test pits appear to have been truncated horizontally when the site was redeveloped in the late 19th century (between 1869 and 1894-96 (**Figures 5 and 6**)). The foundations of the current structure were observed extending through the post-medieval deposits down to the natural geological horizon in Test Pits 3 and 4, continuing beyond the limit of excavation. Other truncations, such as drains, were observed in Test Pits 1, 2, and 3, which limited the archaeological findings. Although observation of the test pits would indicate that much of the archaeological features and deposits have been removed by the current buildings or services, the location of the test pits may have provided a false impression. Each of the test pits was located at the corners of walls and beside drains, where impact upon archaeological deposits or remains is likely. However, it is possible that some *in situ* features remain towards the centre of the yard area, as evidenced by the 19th century wall uncovered along the western border of Test Pit 4. Any further investigations are likely to yield evidence of the early-mid 19th century structures previously occupying the site.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Oak Trading Company Limited for commissioning of the work and Mark Stevenson of Historic England for monitoring the work on behalf of the London Borough of Wandsworth.
- 9.2 The author would like to thank Poppy Alexander for her assistance with the excavation and recording. Thanks also to Charlotte Matthews of Pre-Construct Archaeology for her project management and editing, Ray Murphy for the illustrations and Wayne Richards for technical and logistical support.

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Ordnance Survey Map of 1992

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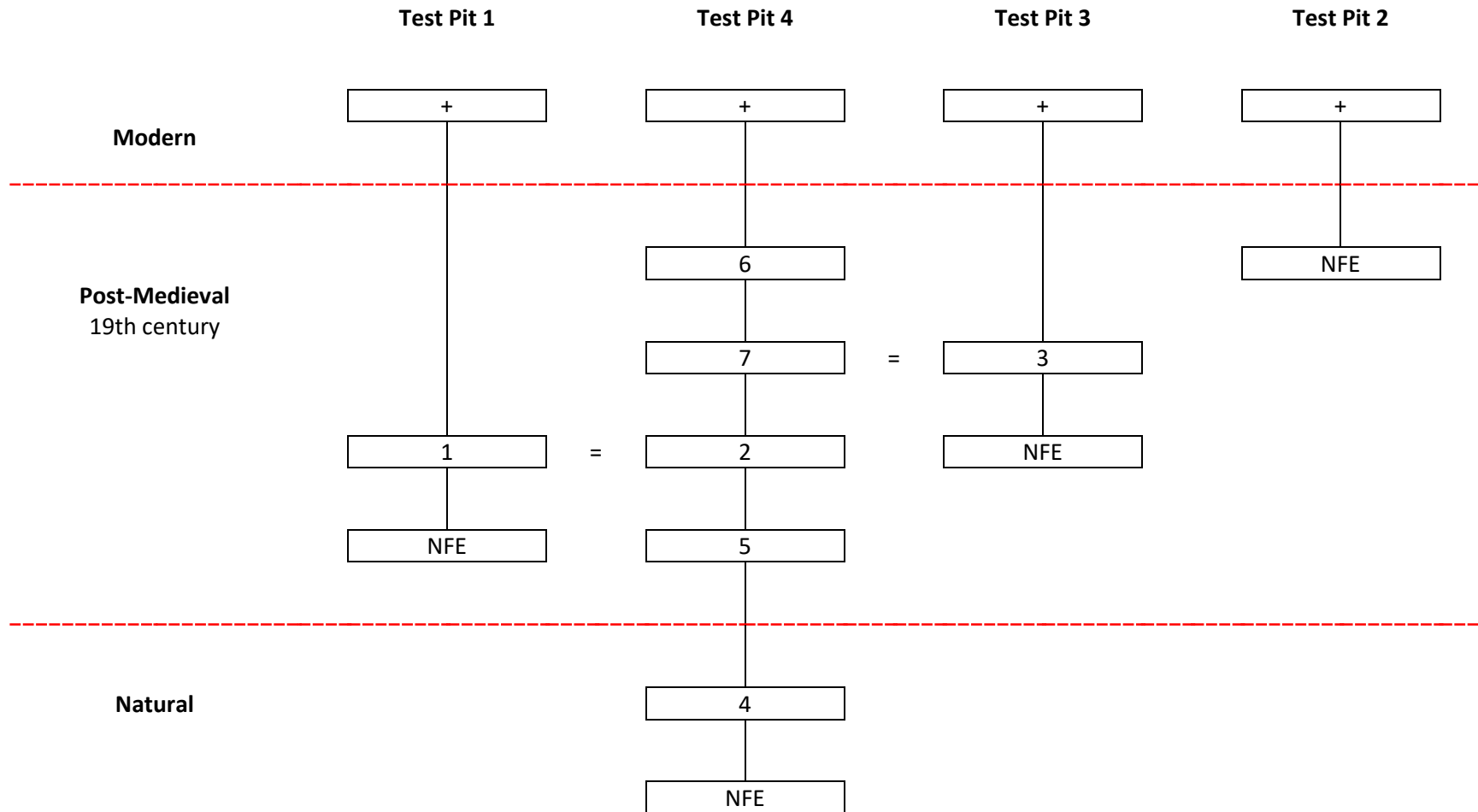
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Appendix 1: Context Index

Context No.	Type	Interpretation	Test Pit No.	Plan No.	Section No.	Levels (m OD)		Dimensions			Period	Phase
						Highest	Lowest	Max Length	Max Width	Max Depth/Thickness		
1	Masonry	19th century wall, running E-W	1	1	-	28.66	-	0.46m	0.50m	-	19th century	2
2	Masonry	19th century wall, running N-S	4	4	1	28.66	28.14	1m	0.26m	0.52m	19th century	2
3	Layer	Made ground	3	3	-	28.4	-	0.52m	0.40m	-	19th century	2
4	Layer	Natural	4	4	1	28.23	-	1m	0.60m	-	Natural	1
5	Cut	Construction cut for [2]	4	4	1	28.59	28.14	1m	0.26m	0.45m	19th century	2
6	Layer	Made ground	4	4	1	28.59	-	1m	0.60m	0.20m	19th century	2
7	Layer	Made ground	4	4	1	28.42	28.39	1m	0.60m	0.20m	19th century	2

Appendix 2: Site Matrix



Appendix 3: Building Material Specialist Report

Review of Ceramic Building Material, The Stableyard, 16A Balham Hill, London Borough of Wandsworth, SW12 9EB (BAM16)

Amparo Valcarcel

Central National Grid Reference: TQ2873474035

BUILDING MATERIALS SPOT DATES

Context	Fabric	Form	Size	Date range of material	Latest dated material		Spot date	Spot date with mortar
1	3101PM	Roman Mortar	1					1800-1950
2	3033	Sandy red unfrogged brick	2	1450 1900	1450	1900	1750-1900	1750-1900
7	2276	Abraded post medieval unglazed peg tile	1	1480 1900	1480	1900	1600-1900	No mortar

Review

The small assemblage (6 fragments, 3 kg) consists mainly of pieces of late post-medieval ceramic building material (sandy red bricks; peg tile and Roman mortar).

The building material assemblage is of late post-medieval date (18th -20th centuries) and was not retained.

Appendix 4: Pottery Specialist Report

Pottery assessment (BAM16)

Chris Jarrett

A total of two small sherds (5g) of pottery were recovered from the archaeological test pit evaluation and both were found in context [3]. The pottery consists of a sherd of Surrey-Hampshire borders redware (3g), dated 1550–1900 and a sherd (2g) of a miscellaneous fine red earthenware, probably derived from a 19th-century flower pot. The material was not retained.

Appendix 5: OASIS Data Collection Form

OASIS ID: preconst1-257794

Project details

Project name	The Stableyard, 16A Balham Hill, Wandsworth Evaluation
Short description of the project	<p>Pre-Construct Archaeology Limited was commissioned by Oak Trading Company Limited to carry out an evaluation at the Stableyard, 16a Balham Hill, London Borough of Wandsworth (TQ 28734 74035). The site once formed the stableyard of the George Inn (now the Avalon) next door. This coaching Inn is not shown on the 1760 map and is shown on an 1829 map. The 19th century stableyard buildings on the site are currently used as offices. The evaluation was undertaken as a condition of planning permission for residential redevelopment of the site. Four 1m square test pits were excavated. These were located adjacent to standing walls in order that their foundations could be inspected by others. One test pit was located adjacent to the south boundary wall. The other three test pits were located in one of the stableyard buildings currently used as a car port. The evaluation established that the natural geological horizon was a mid-yellow brown silty sandy clay. It was sealed by a 19th century made ground horizon. Two 19th century red brick walls were uncovered. These appear to belong to former outbuildings of the coaching inn shown on maps from 1829 to 1869. By 1894-96 these buildings had been replaced by the current buildings on the site. Concrete encasing a drain was uncovered in Test Pit 2 and this test pit was not excavated further. The redevelopment of the site may uncover further evidence of the early-mid 19th century outbuildings previously occupying the site.</p>
Project dates	Start: 05-07-2016 End: 05-07-2016
Previous/future work	Yes / Yes
Any associated project reference codes	BAM16 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Industry and Commerce 2 - Offices
Monument type	WALL Post Medieval
Methods & techniques	"Test Pits"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition

Position in the planning process	After full determination (eg. As a condition)
Project location	
Country	England
Site location	GREATER LONDON WANDSWORTH WANDSWORTH The Stableyard, 16a Balham Hill, London Borough of Wandsworth
Postcode	SW12 9EB
Study area	4 Square metres
Site coordinates	TQ 28734 74035 51.450143428813 - 0.14715360726 51 27 00 N 000 08 49 W Point
Project creators	
Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Mark Stevenson
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Rosemary Banens
Type of sponsor/funding body	Owner
Name of sponsor/funding body	Oak Trading Company Limited
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	BAM16
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	LAARC
Paper Archive ID	BAM16
Paper Media available	"Context sheet","Plan","Report","Section","Unpublished Text"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	The Stableyard, 16a Balham Hill, London Borough of Wandsworth SW12 9EB: An Archaeological Evaluation
Author(s)/Editor(s)	Banens, R.

Other bibliographic details	PCA Report Number: R12556
Date	2016
Issuer or publisher	Pre-Construct Archaeology Limited
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