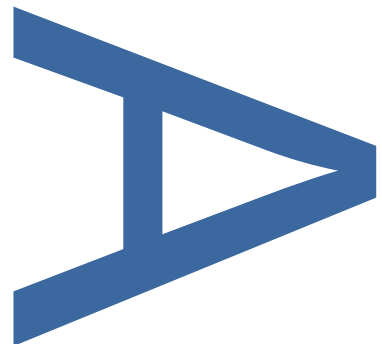
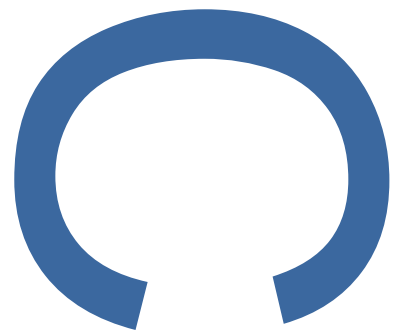


**PRO-ACTIVE ARCHAEOLOGICAL  
OBSERVATION AND RECORDING  
EXERCISE AT  
THE STABLEYARD,  
16A BALHAM HILL,  
LONDON BOROUGH OF  
WANDSWORTH  
SW12 9EB**



**PCA REPORT NO: R12773**

**JANUARY 2017**

**PRE-CONSTRUCT ARCHAEOLOGY**

**PRO-ACTIVE ARCHAEOLOGICAL OBSERVATION AND RECORDING  
EXERCISE AT THE STABLEYARD, 16A BALHAM HILL, LONDON BOROUGH OF  
WANDSWORTH SW12 9EB**

**Site Code:** BAM16

**Central NGR:** TQ 28734 74035

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

**Planning Reference:** 2015/4077

**Commissioning Client:** Oak Trading Company Limited

**Written/Researched by:** Kari Bower  
Pre-Construct Archaeology Limited

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DOCUMENT VERIFICATION

THE STABLEYARD,  
16A BALHAM HILL,  
LONDON BOROUGH OF WANDSWORTH  
SW12 9EB

PRO-ACTIVE ARCHAEOLOGICAL OBSERVATION  
AND RECORDING EXERCISE

Quality Control

Pre-Construct Archaeology Limited		
	Project Number	K4543
	Report Number	R12773

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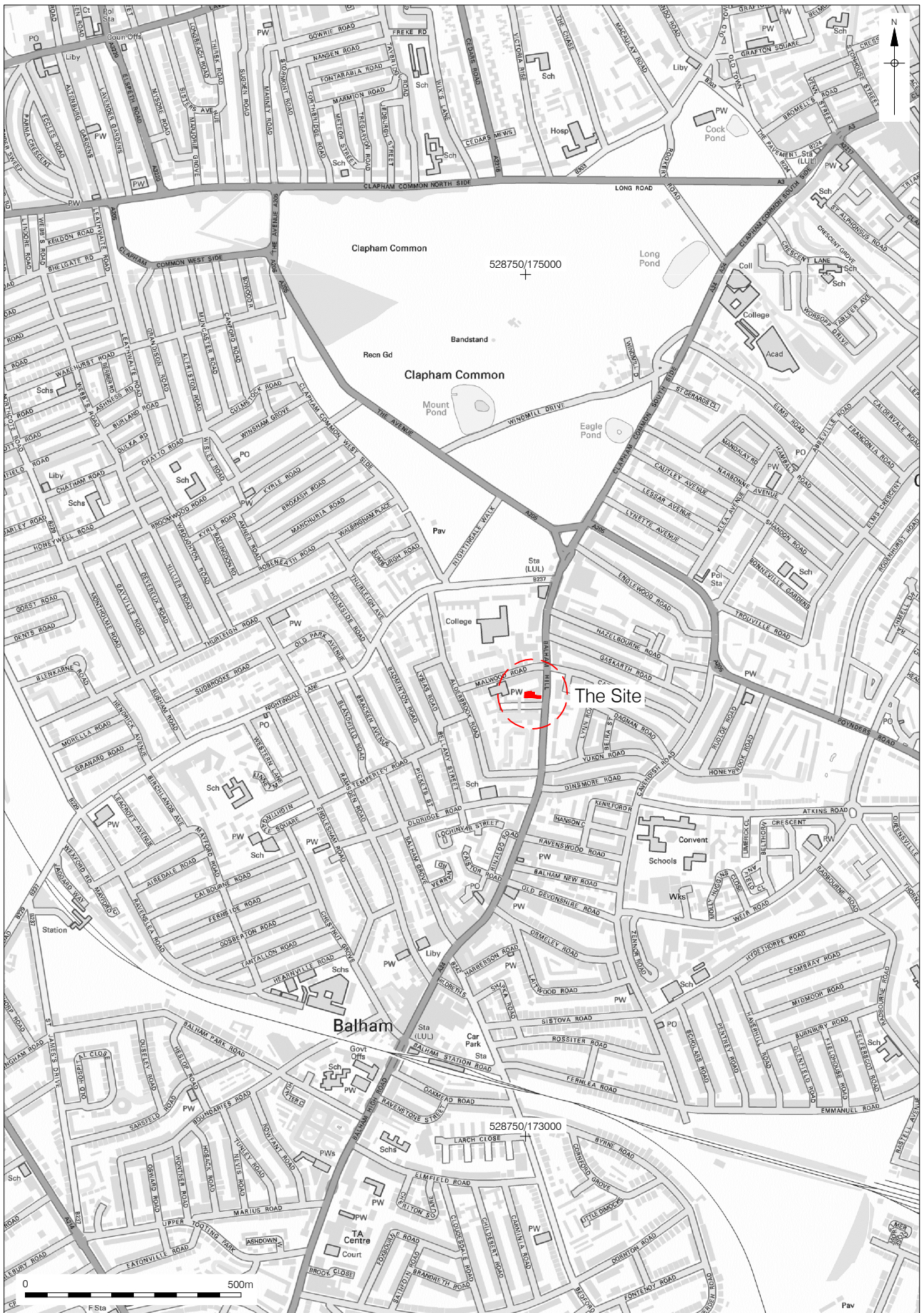
## 1 ABSTRACT

- 1.1 Pre-Construct Archaeology Limited was commissioned by Oak Trading Company Limited to carry out a pro-active archaeological Observation and Recording exercise at the Stableyard, 16a Balham Hill, London Borough of Wandsworth SW12 9EB. 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 19<sup>th</sup> century stableyard buildings on the site had been recorded by Pre-Construct Archaeology in July 2016 (Garwood, 2016) and demolished before the pro-active archaeological Observation and Recording exercise took place.
- 1.2 Planning permission (App. No. 2015/4077) has been granted for demolition of existing buildings to rear of site and erection of residential units. The site lies within an Archaeological Priority Zone as defined by the Local Plan. The planning consent included an archaeological condition (11). In accordance with this condition, Pre-Construct Archaeology Limited has completed historic building recording (Garwood, 2016) and a limited programme of archaeological test pit evaluation (Banens, 2016). The reports on this work have been approved by Mark Stevenson, Historic England Greater London Archaeological Advisor to Wandsworth Council, who requested a programme of pro-active Observation and Recording in respect of key elements of the ground disturbance work. The pro-active Observation and Recording exercise was carried out on 30<sup>th</sup> November and 6<sup>th</sup> December 2016.
- 1.3 The pro-active Observation and Recording exercise was conducted in accordance with a Written Scheme of Investigation (WSI), which specified that groundworks in an area of the site that had previously not been disturbed by former buildings would be monitored during the pro-active Observation and Recording exercise. This area roughly equated to Trench 5. In addition, an extra area (Trench 6) was also monitored.
- 1.4 The pro-active Observation and Recording exercise established that the lowest deposits in both trenches were a natural geological horizon of mid-yellow brown sandy clayey gravel. This deposit had previously been observed in Test Pit 4 during the test pit evaluation stage of the project.
- 1.5 The pro-active Observation and Recording exercise revealed three 19<sup>th</sup> century brick features: an east-west drain, a small remnant of possible flooring and an L-shaped wall foundation. These features were thought to relate to the 19<sup>th</sup> century outbuildings of the George Inn (now the Avalon). The trenches also contained two post-medieval build up layers. The lower of the two contained three 17<sup>th</sup> century pottery sherds, a 17<sup>th</sup> century clay pipe bowl along with some 18<sup>th</sup>/19<sup>th</sup> century clay pipe stems and two medieval/post-medieval unglazed peg tiles. The layer appears to have accumulated over a period of time from the late 17<sup>th</sup> century to the end of the 19<sup>th</sup> century. The overlying layer was covered with a modern 20<sup>th</sup> century man made horizon.

## 2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Limited was commissioned by Oak Trading Company Limited to carry out a pro-active archaeological Observation and Recording exercise at the Stableyard, 16a Balham Hill, London Borough of Wandsworth SW12 9EB (**Figure 1**). 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 19<sup>th</sup> century stableyard buildings on the site had been recorded by Pre-Construct Archaeology in July 2016 (Garwood, 2016) and demolished before the pro-active archaeological Observation and Recording exercise took place.
- 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 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'.
- 2.4 The site lies within an Archaeological Priority Zone as defined by the Local Plan. The planning consent included an archaeological condition (11) as follows:
- 'No development shall take place until (a) a Level II building recording programme is undertaken for the suite of the buildings on site and (b) 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 for (a) and (b) 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.'
- 2.5 Pre-Construct Archaeology Limited has completed historic building recording (Garwood, 2016) and a limited programme of archaeological test pit evaluation (Banens, 2016). The reports on this work have been approved by Mark Stevenson, Historic England Greater London Archaeological Advisor to Wandsworth Council (hereafter the Curator), who wrote:
- 'Having considered the submitted documents I will be happy to recommend its approval, when I am consulted by the borough planner, once it has been forwarded as a submission of detail towards the satisfying of the archaeology condition. I will also be able to recommend that there is an on-going archaeological potential with the site and that this can be accommodated by a mitigation programme of pro-active Observation and Recording in respect of key elements of the ground disturbance work. The anticipated specification will also need to include a contingency to be deployed if the form and nature of archaeology encountered requires limited additional excavation to clarify and recover necessary information / material'.
- 2.6 This report details the results of the pro-active Observation and Recording as requested by the Curator. This archaeological recording exercise was carried out in accordance with a Written Scheme of Investigation (Matthews 2016), which had been approved in advance of the work by the Curator.
- 2.7 The pro-active Observation and Recording exercise was managed for Pre-Construct Archaeology by Charlotte Matthews. It was supervised on site by Kari Bower.

- 2.8 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.



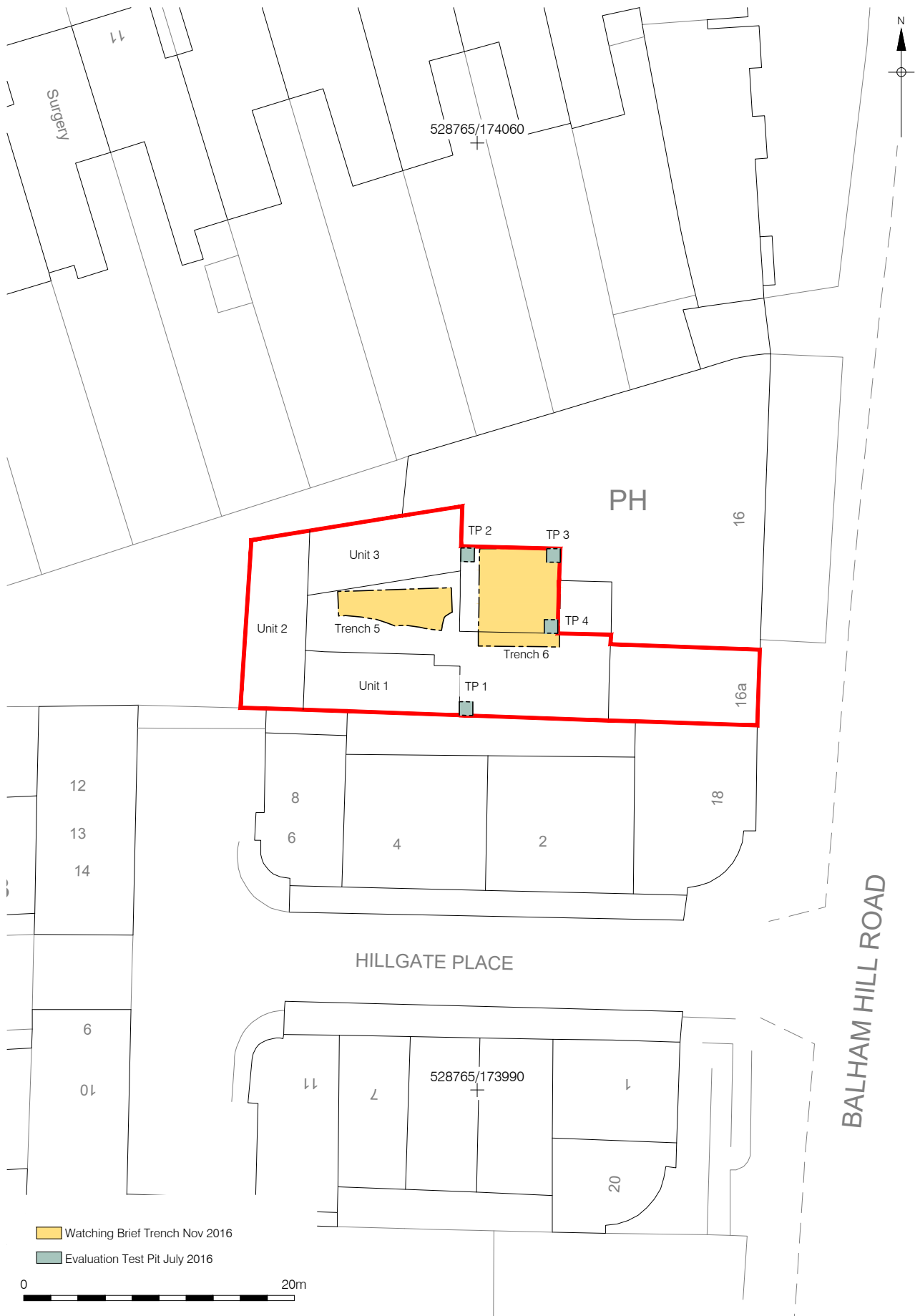
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12/01/17 RM

Figure 1  
Site Location  
1:12,500 at A4





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Figure 2  
 Detailed Site Location  
 1:400 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 The watching brief aimed 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 (undesignated HA) Buildings in conservation areas (designated HA) War memorials (undesignated or designated HA) Historic parks and gardens (designated HA) Locally registered parks and gardens (undesignated 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 (undesignated 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 The previous test pit evaluation of the site determined that the natural geological deposit 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 (Banens, 2016).

## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

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

### 5.1 Prehistoric

- 5.1.1 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.

### 5.2 Roman

- 5.2.1 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.

### 5.3 Saxon

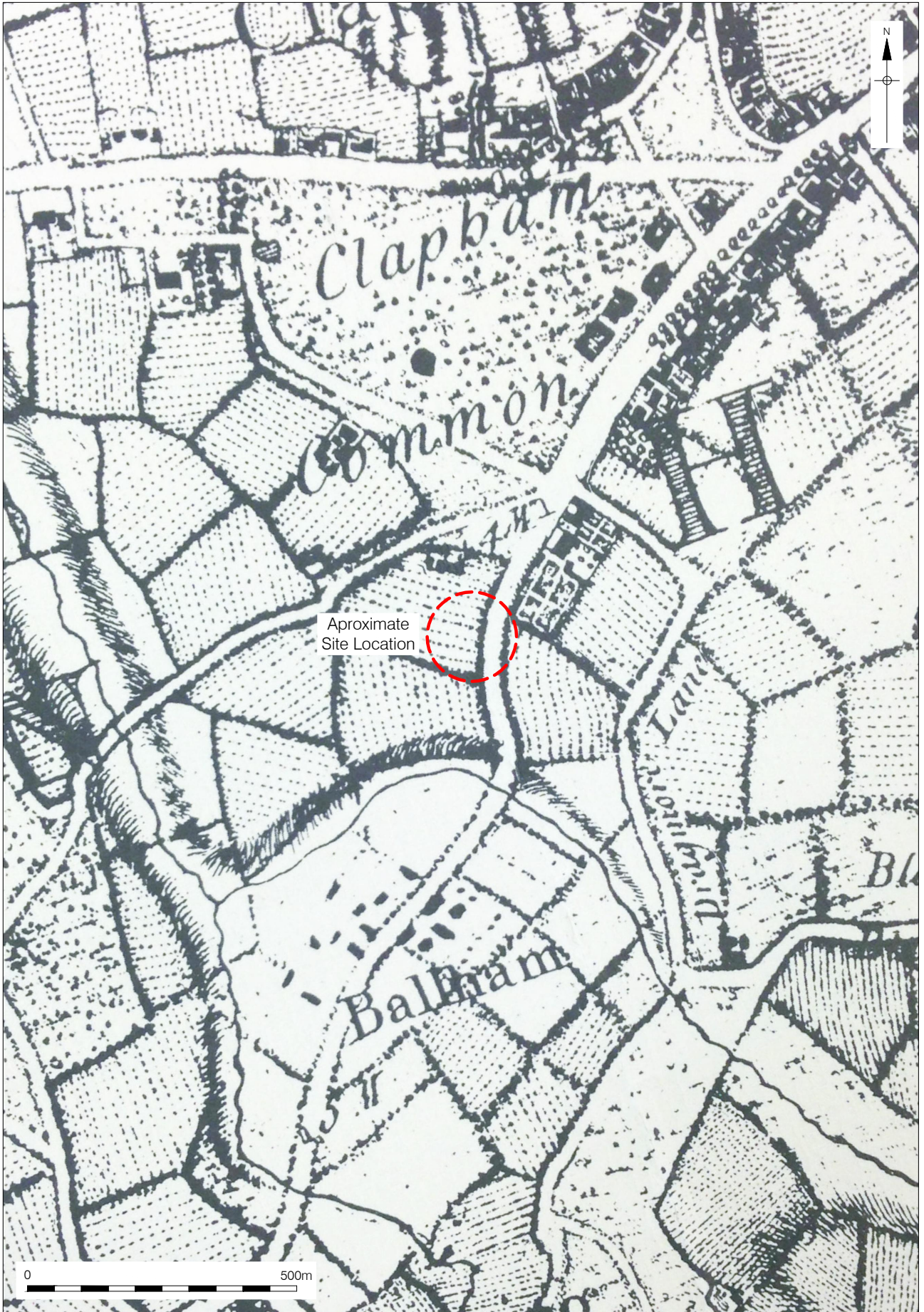
- 5.3.1 Balham probably originated as a Saxon homestead, however no Saxon sites or find spots were recorded by the GLHER within the study area and the dearth of evidence suggests this part of the landscape was not used.

### 5.4 Medieval

- 5.4.1 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.

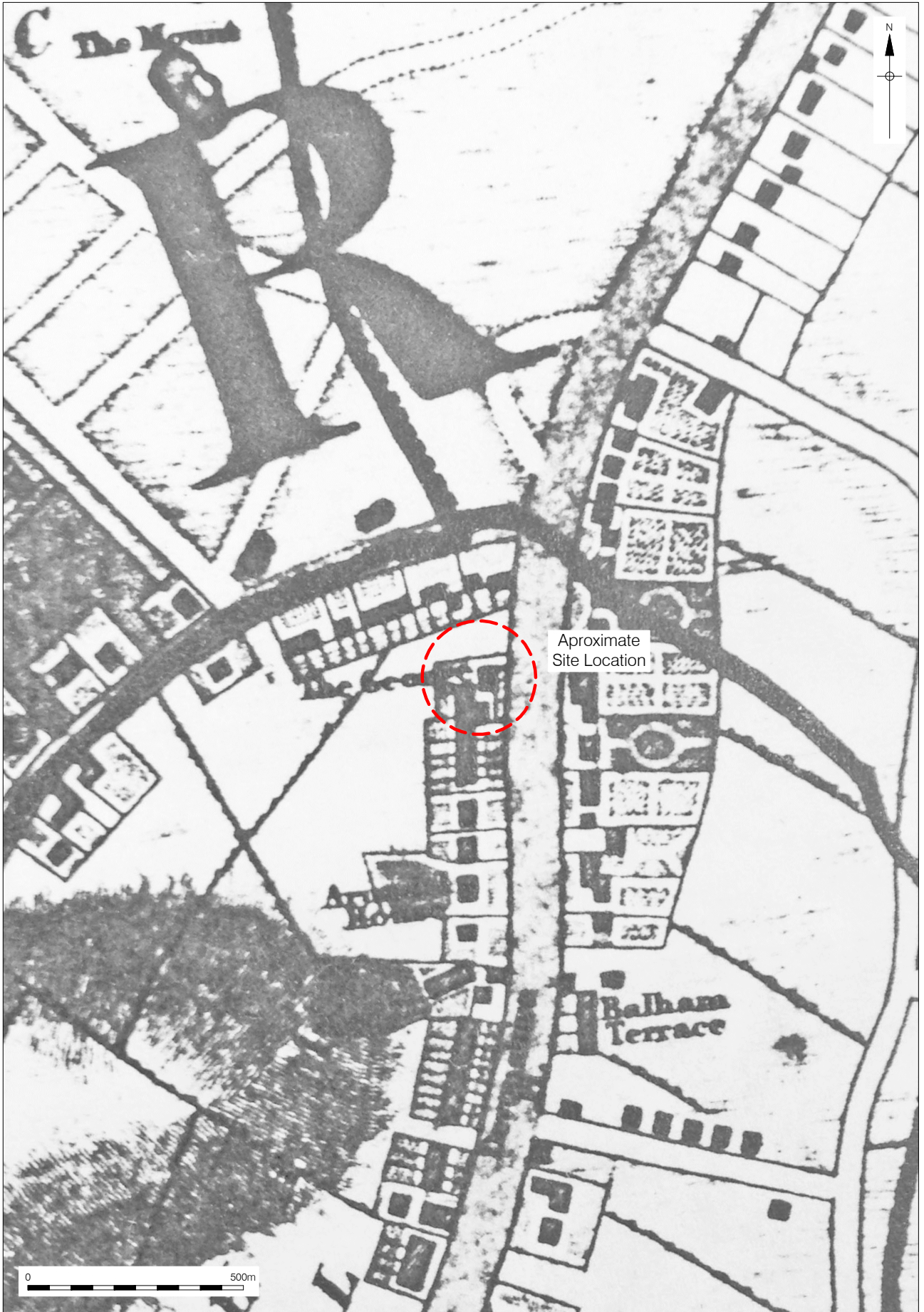
### 5.5 Post-Medieval

- 5.5.1 Cartographic sources indicate that the site occupied agricultural land during the mid-18<sup>th</sup> century, before being developed as part of a coaching inn during the late 18<sup>th</sup>/early 19<sup>th</sup> century. The George Inn is not shown on Roque's map of 1764 and is shown on Crutchley's map of 1829 (**Figures 3 and 4**).
- 5.5.2 The historic building recording established that the buildings of the stableyard were purpose-built during the last quarter of the 19<sup>th</sup> century to serve the adjoining George Inn, later George Hotel (Garwood, 2016). They were built between 1869 and 1894 (**Figures 5 and 6**), replacing existing stables and out-buildings shown on earlier map extracts and were converted to offices in 1997.



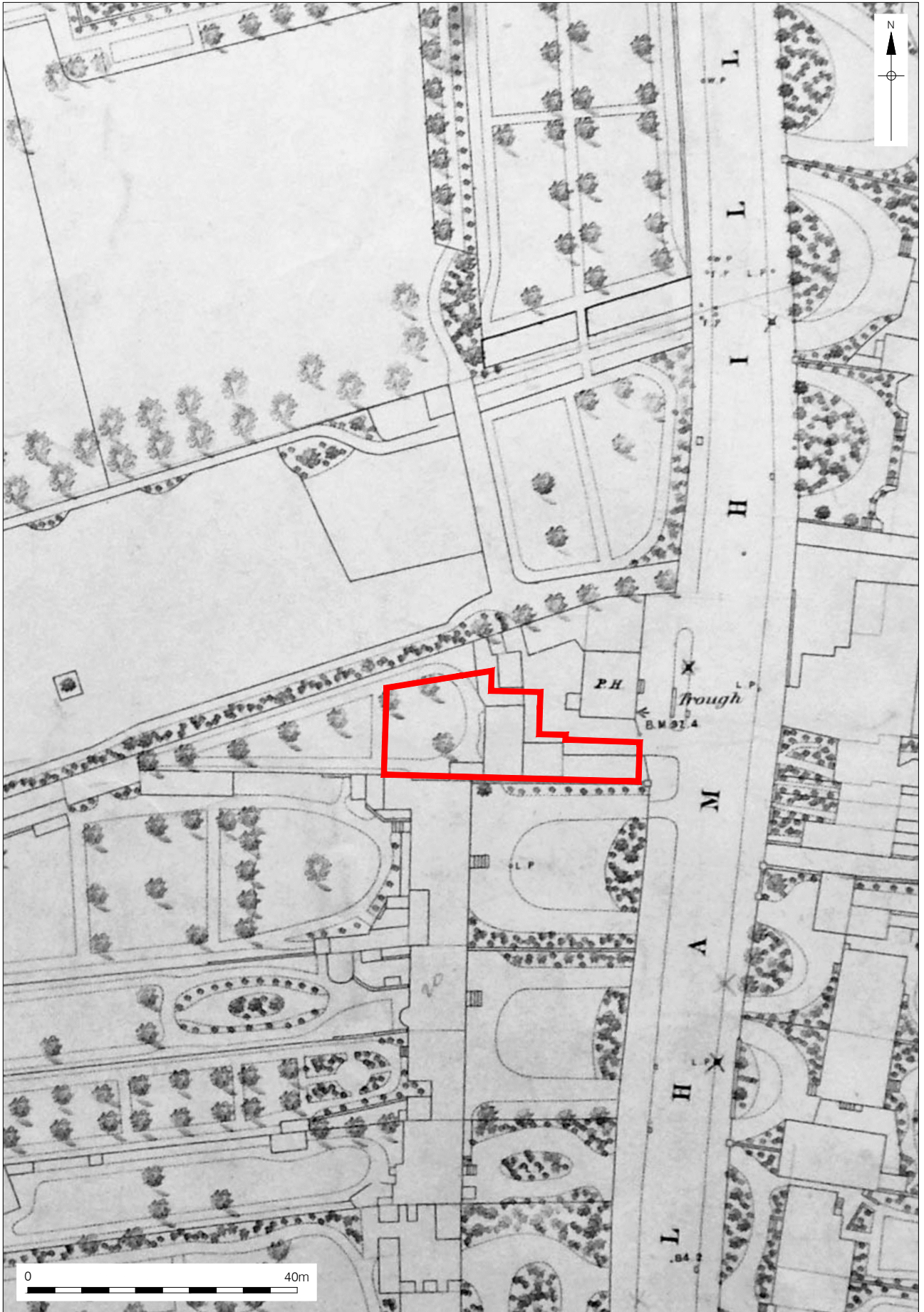
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Figure 3  
Rocque's map, 1760  
Approx. 1:10,000 at A4



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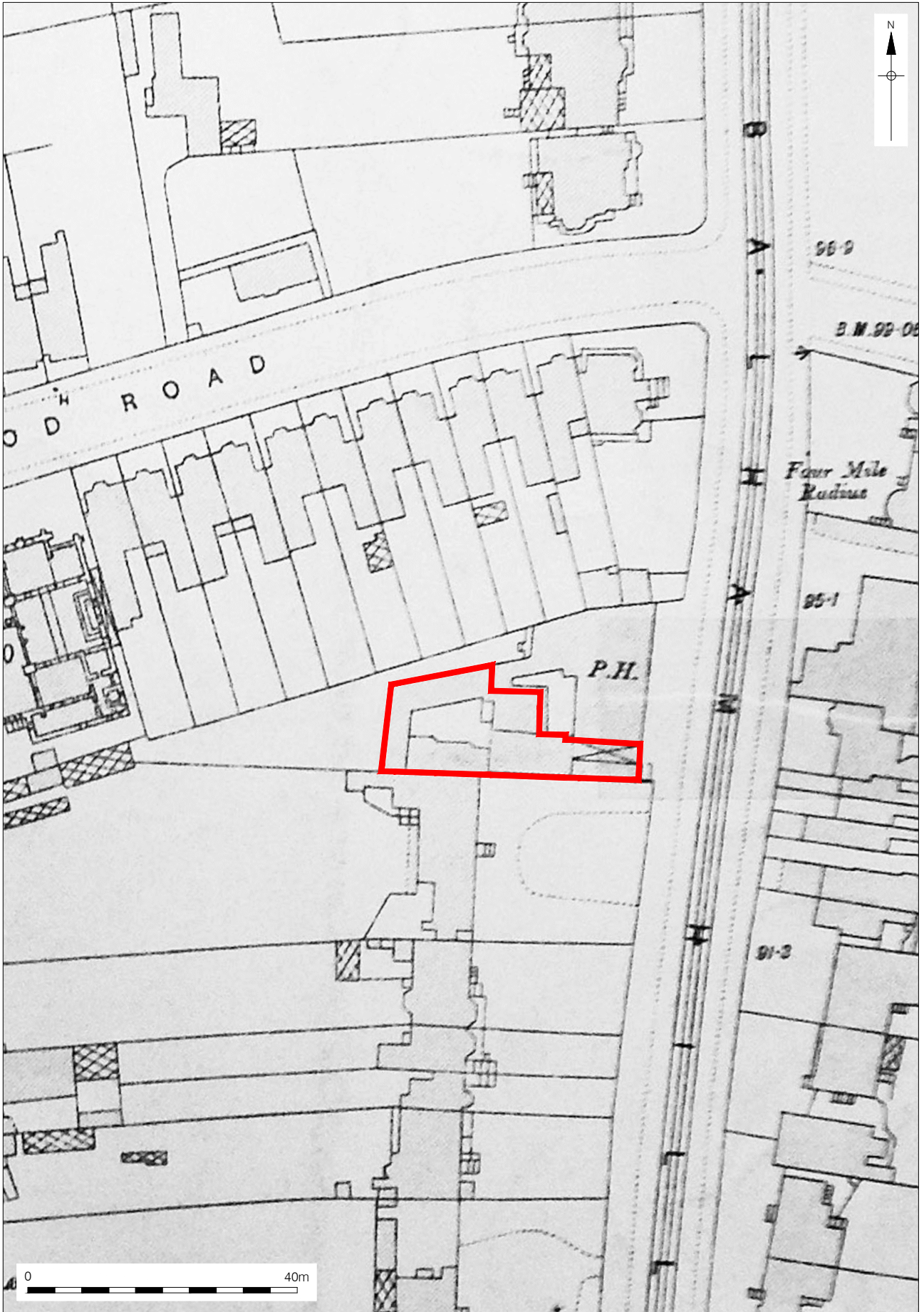
Figure 4  
Crutchley's map, 1829  
Approx. 1:12,500 at A4



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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

## 6 ARCHAEOLOGICAL METHODOLOGY

### 6.1 Aims and Objectives

6.1.1 As outlined in the Written Scheme of Investigation (Matthews 2016), the aims and objectives of the mitigation were as follows:

- The main aim of the works was to preserve 'by record' the extent and significance of any surviving archaeological features and deposits within the site.
- The mitigation was to establish the presence or absence of archaeological remains on the site and the extent of modern truncation.

### 6.2 Methodology

6.2.1 The watching brief was conducted in accordance with the Written Scheme of Investigation (WSI) prepared by Pre-Construct Archaeology (Matthews 2016) prior to the commencement of works. The WSI specified that groundworks in an area of the site that had previously not been disturbed by former buildings would be monitored during the pro-active Observation and Recording exercise. This area roughly equates to Trench 5 on **Figure 2**. In addition, an extra area (Trench 6 on **Figure 2**) was also monitored during the pro-active Observation and Recording exercise. The monitoring took place on 30<sup>th</sup> November and 8<sup>th</sup> December 2016.

6.2.2 All features and layers encountered were inspected and recorded in plans at 1:20 and sections at 1:10 using standard single context recording methods. The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in London, that is, those developed out of the Department of Urban Archaeology Site Manual and presented in PCA's Operations Manual 1 (Taylor 2009).

6.3 A full photographic record was made during the archaeological investigation, comprising digital photographs.

6.4 All Ordnance Datum levels were based on previous level taken during the test pit evaluation stage (Banens, 2016).

6.5 The complete archive produced during the pro-active Observation and Recording exercise, comprising of written, drawn, photographic records and artefacts will be temporarily stored at Pre-Construct Archaeology's office in London. It will in due course be deposited with the LAARC under the site code BAM16.

## 7 THE ARCHAEOLOGICAL SEQUENCE

### 7.1 Phase 1: Natural Geological Deposits

- 7.1.1 The earliest deposit encountered during the watching brief was a naturally-formed clay with gravel [11] and [21] found in Trenches 5 and 6, respectively. The deposit was firm in compaction with a mid to light yellow colour with very frequent amounts sub-rounded stones throughout and was otherwise sterile. Only the upper part of this layer was exposed during the excavation, which was recorded at 27.57m OD in Trench 5 (**Figures 7 and 8; Plates 4 and 11**).
- 7.1.2 The clay gravel layer [11] was sealed by a silty sandy clay [10] in Trench 5. This was firm in compaction with occasional sub-angular to sub-rounded stones and was recorded at 27.97m OD in Trench 5 (**Figure 7; Plate 4**). It was also interpreted as a natural geological deposit.

### 7.2 Phase 2: Post-Medieval

- 7.2.1 An east-west drain [13] was uncovered in Trench 5 (**Figure 7, Plates 2 and 3**). It had been truncated both vertically and horizontally by modern services at its western end. The drain was 1.32m wide and about 28.57m OD at its highest point. It was constructed of red frogged brick (230x110x70mm) and bonded with a very hard Portland mid yellow-grey mortar with frequent chalk, coke and CBM (ceramic building material) flecking. Given the brick type, mortar type and depth below ground it was concluded that the drain was mid 19<sup>th</sup> century.
- 7.2.2 An L-shaped wall [17] was found in Trench 6 (**Figure 7, Plates 6 to 8**). It measured 5.48m east-west and 4.12m north-south and was about 28.5m OD at its highest point. It was constructed of red frogged bricks in a pale yellow sandy lime mortar with frequent chalk flecks and fragments and occasional charcoal flecks. The mortar was dated to 1800-1900 (**Appendix 4**) and it is likely that the wall was constructed in the 19<sup>th</sup> century. The construction cut [16] for this wall [17], truncated the natural silty sandy clay [11] and was about 27.57m OD at its highest point.
- 7.2.3 A remnant of brick flooring [15] constructed of red frogged bricks laid on bed was observed in Trench 6 (**Figure 7; Plates 6 and 9**). It was overlain by a modern drain, which had removed almost the entire feature leaving only this small remnant. No obvious mortar was noted during the pro-active Observation and Recording, although small remnants of mortar were identified during assessment, which in turn provided a spot date of 1800-1900 (**Appendix 4**). The spot date of the brick itself is 1750-1900; therefore, it likely that the flooring was constructed in the 19<sup>th</sup> century. Its measured 0.62m in length and 0.58m in width and was about 28.32m OD at its highest point. No construction cut was observed so it was assumed that the cut ran flush with the bricks and given context number [14].
- 7.2.4 A friable mid grey-brown silty clay layer [9] and [19] with occasional small CBM (ceramic building material) and charcoal flecks was observed in both Trenches 5 and 6 (**Figure 7; Plates 4 and 11**). This layer was between 0.1m and 0.2m thick and was about 28.17m OD and 28.32m OD at its highest points in Trenches 5 and 6, respectively. Three fragments of pottery were recovered from layer [19]. These were a horizontal strap handle, possibly from a porringer, dated c.1550–1700, a rim sherd from a small rounded jar, dated c.1550–1700 and a sherd of red earthenware, probably of a 17<sup>th</sup> century date (**Appendix 3**). Overall it was concluded that the assemblage most likely has a date range of c.1580–1700. Five fragments of clay tobacco pipe from layer [19] included a mid 17<sup>th</sup> century bowl and stems with a date range of c.1730–1910. Two fragments of medieval/post medieval unglazed peg tiles from layer [19] were given a broad date range of 1480 to 1900. The layer therefore contained a number of 17<sup>th</sup> century pottery sherds and a clay pipe bowl along with some clay pipe stems of 18<sup>th</sup>/19<sup>th</sup> century date. The layer appears to have accumulated over a period of time from the late 17<sup>th</sup> century to the end of the 19<sup>th</sup> century. Both layers [9] and [19] were truncated by services at the western end of Trenches 5 and 6. This was evident in the Section 6 along the south side of Trench 6 (**Figure 8**).
- 7.2.5 Sealing layers [9] and [19] was a mid-blue grey silty clay layer [8] and [18] in Trenches 5 and 6, respectively. The layer contained moderate charcoal flecks, occasional CBM fragments and occasional small sub-angular to sub-rounded stones (**Figure 7; Plates 4 and 11**). This layer covered Trenches 5 and 6 and was encountered at 28.37m OD and 28.43m OD, respectively. No finds were recovered from this layer during the pro-active Observation and Recording exercise. Two small pieces of 19<sup>th</sup> century pottery were recovered from a similar layer recorded during the evaluation stage in Test Pit 3 with an OD height of 28.40m.

- 7.2.6 Both trenches were sealed by concrete substrate layers associated with overlying paving blocks which had upper heights of 28.96m OD in the south and 28.87m OD in the north.

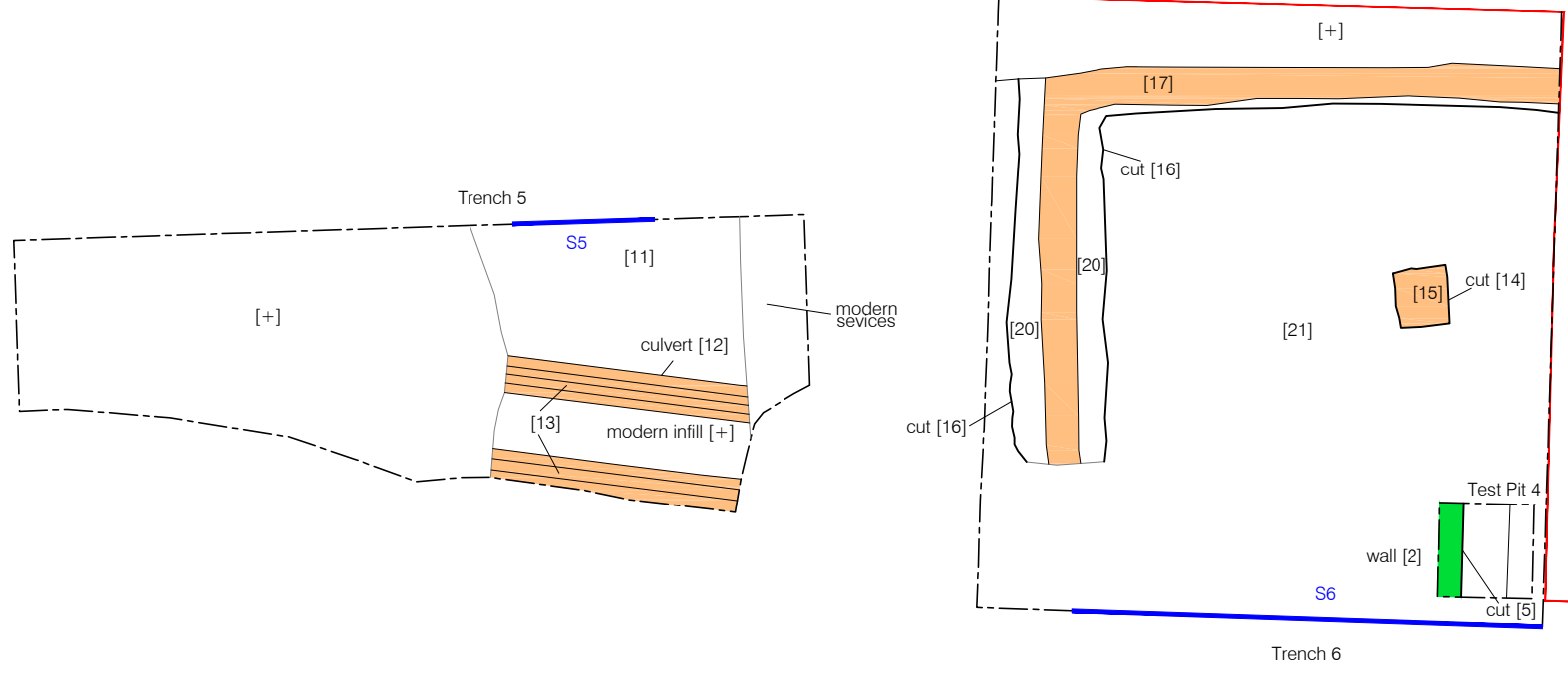
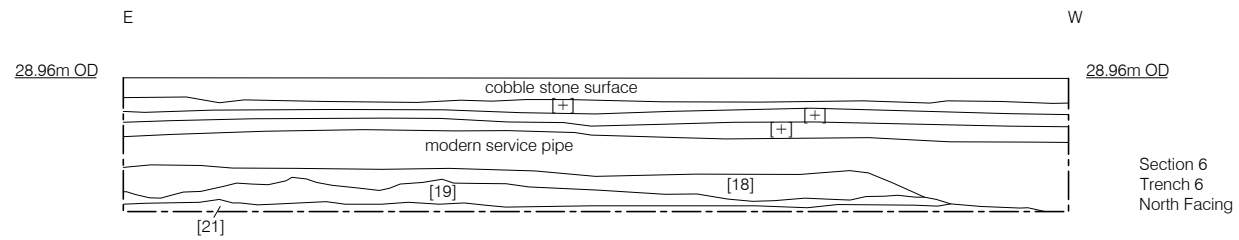
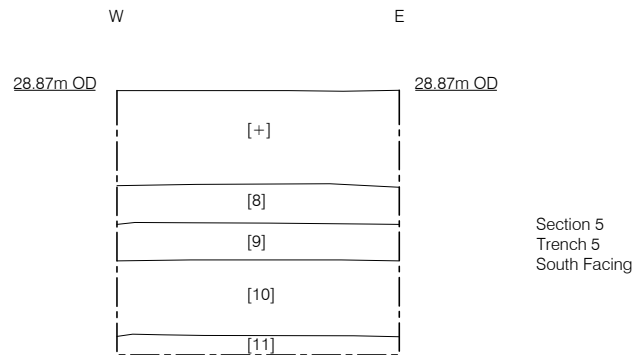


Figure 7  
Plan of Features  
1:80 at A4



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Figure 8  
Sections  
1:40 at A4



Plate 1: Excavation of Trench 5, looking north-east (BAM16 D2 004)



Plate 2: Nineteenth century brick drain [13] in Trench 5, looking east (BAM16 D2 005)



Plate 3: Nineteenth century brick drain [13] in Trench 5, looking west (BAM16 D2 007)



Plate 4: Representative Section 5 in Trench 5, looking north (BAM16 D2 008)





Plate 5: Excavation of Trench 6, looking north-west (BAM16 D2 011)



Plate 6: Trench 6, looking north-west (BAM16 D2 019)



Plate 7: Nineteenth century L-shaped brick wall foundation [17] Trench 6, looking north-west (BAM16 D2 024)



Plate 8: North-south part of wall 19<sup>th</sup> century L-shaped brick wall foundation [17] in Trench 6, looking north (BAM16 D2 024)



Plate 9: Remnant of brick floor [15] in Trench 6, looking down and north (BAM16 D2 022)



Plate 10: Section 6 in Trench 6, looking south (BAM16 D2 026)



Plate 11: Section 6 in Trench 6, looking south (BAM16 D2 027)

## **8 INTERPRETATIONS AND CONCLUSIONS**

- 8.1 The pro-active Observation and Recording exercise established that the lowest deposit in both trenches was a natural geological horizon of mid-yellow brown sandy clayey gravel. It was sealed by another overlying natural geological deposit of mid-yellow brown silty sandy clay in Trench 5. This layer had previously been observed in Test Pit 4 during the test pit evaluation stage of the project.
- 8.2 The pro-active Observation and Recording exercise revealed three 19<sup>th</sup> century brick features: an east-west drain, a small remnant of possible flooring and an L-shaped wall foundation. These features were thought to relate to the 19<sup>th</sup> century outbuildings of the George Inn (now the Avalon). The trenches also contained two post-medieval build up layers. The lower of the two contained three 17<sup>th</sup> century pottery sherds, a 17<sup>th</sup> century clay pipe bowl along with some 18<sup>th</sup>/19<sup>th</sup> century clay pipe stems and two medieval/post-medieval unglazed peg tiles. The layer appears to have accumulated over a period of time from the late 17<sup>th</sup> century to the end of the 19<sup>th</sup> century. The overlying layer was covered with a modern 20<sup>th</sup> century man made horizon.

## 9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Oak Trading Company Limited for commissioning the work and Mark Stevenson of Historic England for monitoring the work on behalf of the London Borough of Wandsworth.
- 9.2 The project was managed for Pre-Construct Archaeology by Charlotte Matthews and the archaeological pro-active Observation and Recording exercise was carried out by Kari Bower. This report was written by Kari Bower and the illustrations were prepared by Ray Murphy.

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Taylor, J with Brown, G 2009, *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construct Archaeology Limited

### Cartography

British Geological Survey of England and Wales (BGS) 2014. *Drift and Solid Geology Map Viewer* online at <http://www.bgs.ac.uk/data/mapViewers/home.html>

Rocque's Map of 1760

Crutchley's Map of 1829

Wylde's Map of 1843

Stanford's Map of 1862

Ordnance Survey Map of 1869

Ordnance Survey Map of 1894-96

Ordnance Survey Map of 1916

Ordnance Survey Map of 1935

Ordnance Survey Map of 1948

Ordnance Survey Map of 1989

Ordnance Survey Map of 1992

### Planning Policy

Department for Communities and Local Government 2012 *National Planning Policy*

*Framework* Online at: <https://www.gov.uk/government/publications/national-planning-policyframework>  
2

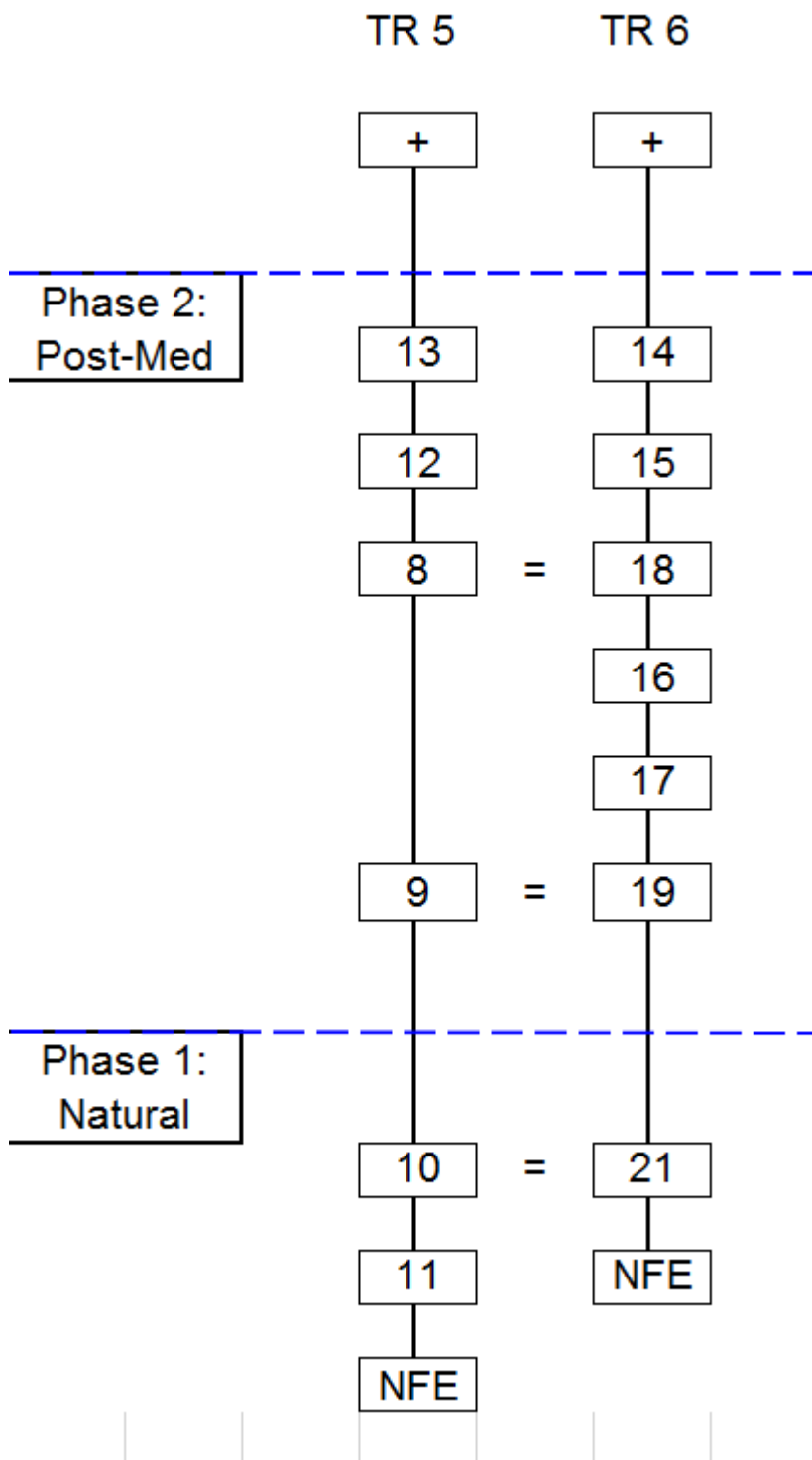
Greater London Authority 2011 *The London Plan*. Online at: <https://www.london.gov.uk/priorities/planning/london-plan>

WBC 2012. Wandsworth Local Development Framework Development Management Policies Document

## APPENDIX 1: CONTEXT REGISTER (PROACTIVE OBSERVATION AND RECORDING ONLY)

Context No.	Type	Interpretation	Trench No.	Plan No.	Section No.	Levels (m OD)		Dimensions			Period	Phase
						Highest	Lowest	Max Length	Max Width	Max Depth/Thickness		
8	Layer	Made ground	5	5	5	28.37m	-	2.96m	-	0.20m	19th century	2
9	Layer	Made ground	5	5	5	28.17m	-	2.96m	-	0.20m	19th century	2
10	Layer	Natural geological deposit	5	5	5	27.97m	-	2.96m	-	0.40m	Natural	2
11	Layer	Natural geological deposit	5	5	5	27.57m	-	2.96m	-	0.10+	Natural	1
12	Cut	Construction cut for [13]	5	5	-	28.57m	-	2.64m	-	-	19th century	2
13	Masonry	19th century drain/culvert, running E-W	5	5	-	28.57m	-	2.64m	1.32m	1.00m	19th century	2
14	Cut	Construction cut for [15]	6	-	-	28.32m	-	0.62m	0.58	-	19th century	2
15	Masonry	19th century Floor remnant	6	-	-	28.32m	-	0.62m	0.58	-	19th century	2
16	Cut	Construction cut for [15]	6	-	-	28.32m	-	0.62m	0.58	-	19th century	2
17	Masonry	19th century wall E-W with N-S return	6	-	-	28.5m	28.47m	5.48m E-W 4.12m N-S	0.36m	-	19th century	2
18	Layer	Made ground	6	6	6	28.43m	28.31m	4.39m	5.94m	0.15m	19th century	2
19	Layer	Made ground	6	6	6	28.32m	28.28m	4.85m	5.94m	0.10m	Late 17 <sup>th</sup> - to 19 <sup>th</sup> century	2
20	Deposit	Backfill of construction cut [16]	6	6	-	28.5m	-	5.48m E-W 4.12m N-S	0.37m	-	Natural	1
21	Layer	Natural geological deposit	6	6	6	28.32m	28.28m	4.85m	-	-	Natural	1

**APPENDIX 2: TRENCH MATRIX (PROACTIVE OBSERVATION AND RECORDING ONLY)**





## APPENDIX 3: POTTERY ASSESSMENT

**By Chris Jarrett, December 2016**

Pottery has been previously reported upon from the study area (Jarrett 2016). A total of three fragments (30g) of pottery were recovered from a single context: [19]. The pottery consists of a horizontal strap handle, possibly from a porringer, made in Surrey-Hampshire border whiteware (BORD), dated c. 1550–1700, a rim sherd of a small rounded jar made in Surrey-Hampshire border redware (RBOR), dated c. 1550–1700 and a sherd of miscellaneous (MISC) red earthenware, probably of a 17th century date and possibly from a Surrey source. The latter sherd is abraded. The pottery recovered from context [19] is most likely to fall within the date range of c. 1580–1700.

The assemblage is of no significance, its only potential is to date the context it was recovered from and there are no recommendations for further written work on the material. The pottery can be discarded, although a photographic record of the sherds would be useful for the site archive.

### Reference

Jarrett, C. 2016 'Pottery assessment', in R. Banens *The Stableyard, 16a Balham Hill, London Borough Of Wandsworth, SW12 9EB: An Archaeological Evaluation*. Pre-Construct Archaeology unpublished report no. R12556.

## APPENDIX 4: CERAMIC BUILDING MATERIAL SPOT DATING INDEX

By Amparo Valcarcel, December 2016

Context	Fabric	Form	Size	Date range of material		Latest dated material		Spot date	Spot date with mortar
15	3032	Post great fire frogged brick	1	1666	1900	1666	1900	1750-1900	1800-1900
17	3032	Post great fire frogged brick	1	1666	1900	1666	1900	1750-1900	1800-1900
18	3032	Abraded post great fire brick	1	1666	1900	1666	1900	1666-1900	No mortar
19	2271;2276	Medieval/post medieval unglazed peg tiles	2	1180	1900	1480	1900	1480-1900	No mortar

### Review

The small assemblage (5 fragments, 4.51 kg) consists mainly of pieces of late post-medieval ceramic building material (peg tiles and post great fire frogged bricks).

The building material assemblage reflects the later post-medieval (late 18<sup>th</sup> -20th centuries) development of this site and none of the material is of intrinsic interest. No further work is recommended.

## **APPENDIX 5: CLAY TOBACCO PIPE ASSESSMENT**

**By Chris Jarrett, December 2016**

Clay tobacco pipes were only found in context [19] and consist of the left side of a mid 17th century dated bowl (perhaps an Atkinson and Oswald (1969) type 15 bowl, dated c.1660–1680) and four stems. The latter consist of both thin and medium thickness stems with both fine and medium bores, the finer fragments possibly indicating a deposition date of c.1730–1910.

The clay tobacco pipes are of no significance and the only potential of the material is to date the context it was recovered from. There are no recommendations for further work on the material, except that a photographic record of the material should be taken and the material then discarded.

### Reference

Atkinson, D. and Oswald, A. 1969. *London clay tobacco pipes*, *Journal of the British Archaeological Association*, 3rd ser 32, 171–227.

## APPENDIX 6: OASIS DATA COLLECTION FORM

**OASIS ID: preconst1-272792**

### Project details

Project name	The Stableyard, 16a Balham Hill, London Borough of Wandsworth: An Archaeological watching brief
Short description of the project	Pre-Construct Archaeology Limited was commissioned by Oak Trading Company Limited to carry out a pro-active archaeological Observation and Recording exercise at the Stableyard, 16a Balham Hill, London Borough of Wandsworth. 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 had been recorded by Pre-Construct Archaeology in July 2016 and demolished before the pro-active archaeological monitoring took place in November and December 2016. It was conducted in accordance with the Written Scheme of Investigation, which specified that groundworks in an area of the site that had previously not been disturbed by former buildings would be monitored. This area roughly equated to Trench 5. In addition, an extra area (Trench 6) was also monitored. The monitoring exercise established that the lowest deposit in both trenches was a natural geological horizon of clay with gravel. Three 19th century brick features were revealed: an east-west drain, a small remnant of possible flooring and an L-shaped wall foundation. These features were thought to relate to the 19th century outbuildings of the George Inn. The trenches also contained two post-medieval build up layers. The lower of the two appears to have accumulated over a period of time from the late 17th century to the end of the 19th century. The overlying layer was covered with a modern 20th century man made horizon.
Project dates	Start: 30-11-2016 End: 08-12-2016
Previous/future work	Yes / No
Any associated project reference codes	BAM16 - Sitecode
Type of project	Recording project
Site status	Area of Archaeological Importance (AAI)
Current Land use	Industry and Commerce 2 - Offices
Significant Finds	WALL Post Medieval
Significant Finds	DRAIN Post Medieval
Significant Finds	FLOOR Post Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	CLAY PIPE Post Medieval
Significant Finds	BRICK BT Post Medieval
Investigation type	""Watching Brief""
Prompt	Planning condition

### Project location

Country	England
Site location	GREATER LONDON WANDSWORTH WANDSWORTH The Stableyard, 16a Balham Hill, London Borough of Wandsworth, SW12 9EB.

Postcode SW12 9EB  
Study area 14 Square metres  
Site coordinates TQ 28734 74035 51.450143428813 -0.14715360726 51 27 00 N 000 08 49 W Point  
Height OD / Depth Min: 27.57m Max: 28.32m

#### 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 Kari Bower  
Type of sponsor/funding body Private owner  
Name of sponsor/funding body Oak Trading Company Limited

#### Project archives

Physical Archive recipient LAARC  
Physical Archive ID BAM16  
Physical Contents "Ceramics"  
Digital Archive recipient LAARC  
Digital Archive ID BAM16  
Digital Media available "Images raster / digital photography", "Spreadsheets", "Survey", "Text"  
Paper Archive recipient LAARC  
Paper Archive ID BAM16  
Paper Media available "Context sheet", "Plan", "Report", "Section", "Unpublished Text"

#### Project bibliography 1

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Title PRO-ACTIVE ARCHAEOLOGICAL OBSERVATION AND RECORDING EXERCISE AT THE STABLEYARD, 16A BALHAM HILL, LONDON BOROUGH OF WANDSWORTH SW12 9EB  
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