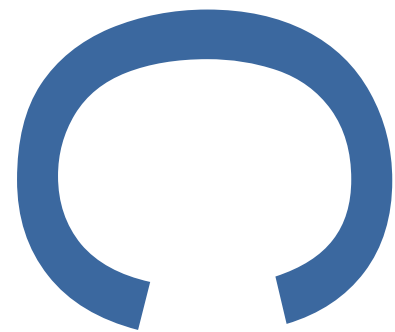


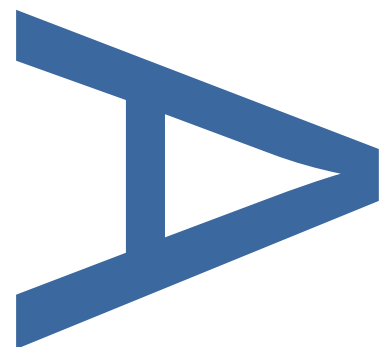
**116A STREATHAM HIGH ROAD,
LONDON BOROUGH OF LAMBETH
SW16 1BW**



**AN ARCHAEOLOGICAL
WATCHING BRIEF**



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



SITE CODE: SHG17

JUNE 2017

PRE-CONSTRUCT ARCHAEOLOGY

116A STREATHAM HIGH ROAD, LONDON BOROUGH OF LAMBETH SW16 1BW
AN ARCHAEOLOGICAL WATCHING BRIEF

Site Code: SHG17

Local Planning Authority: London Borough of Lambeth

Planning Application Number: 13/03048/FUL

Central National Grid Reference: TQ 30175 72234

Written by: Stacey Amanda Harris
Pre-Construct Archaeology Limited

Project Manager: Helen Hawkins

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June 2017


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DOCUMENT VERIFICATION

116A Streatham High Road, London Borough of Lambeth SW16 1BW

Type of project

**AN ARCHAEOLOGICAL WATCHING BRIEF
Quality Control**

Pre-Construct Archaeology Limited Project Code			K4961
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1 ABSTRACT

- 1.1 This report presents the methods and results of an archaeological watching brief conducted by Pre-Construct Archaeology Limited on land at 116a Streatham High Road, London Borough of Lambeth SW16 1BW. The site is centred at National Grid Reference TQ 30175 72234 in the London Borough of Lambeth.
- 1.2 Following an approved Written Scheme of Investigation (Stevenson 2016) an archaeological watching brief was carried out intermittently between 25th April and 23rd May 2017. The investigation comprised the monitoring of excavation for the foundations and associated services of two new semi-detached domestic properties located within the former hand car wash forecourt. The aim of the watching brief was to establish the presence and character of any archaeological deposits, to determine the extent of past post-depositional impacts on the archaeological resource and to preserve 'by record' the extent and significance of any surviving archaeological features and deposits within the site.
- 1.3 The archaeological investigation revealed moderate modern impact on the buried deposits including foundation and service trenches present within the larger part of the site, with truncation identified to a maximum 1.60m below ground level (BGL). A layer of organic material over a layer of subsoil was found across the site, the remnant of the open land present before the construction of Kingscourt Road in the late 19th/early 20th century.
- 1.4 Natural clay was seen in the northern half of the site at a depth of 1.48m BGL

2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited on land at 116a Streatham High Road, London Borough of Lambeth SW16 1BW between 25th April and 23rd May 2017. The site is centred at National Grid Reference TQ 30175 72234 in the London Borough of Lambeth (Figure 1).
- 2.2 The watching brief consisted of monitoring of the excavations of foundations for two new semi-detached houses and the associated service trenches (Figure 2), and aimed to preserve 'by record' the extent and significance of any surviving archaeological features and deposits within the site.
- 2.3 The foundation trenches were situated across the rectangular plot of land which had previously been built upon with a building covering the southern and central portion of the site, and a forecourt area to the north. The site boundaries were defined by Kingscourt Road to the north, No 2 Kingscourt Road to the west, the rear of No 116-124 (evens) Streatham High Road to the east and the garden of No 126 Streatham High Road to the south. The site encompassed an area of approximately 200 square metres.
- 2.4 The site was located within the London Borough of Lambeth Archaeological Priority Zone, relating to the suggested location of the Roman Road from London to Brighton, for which the purported alignment follows Streatham High Road approximately 32m to the east of the site.
- 2.5 The project conformed to the Chartered Institute for Archaeologists (CIfA) *Code of Conduct and Standard and Guidance for An Archaeological Watching Brief* (2014) and Historic England Greater London Archaeological Advisory Service (HE GLAAS) *Guidelines for Archaeological Projects in Greater London* (2015), in particular *Part 3: Fieldwork*.
- 2.6 The archaeological watching brief was conducted by Pre-Construct Archaeology Limited under the supervision of Stacey Amanda Harris and Ben Bazely. The site was project managed by Helen Hawkins. The archaeological work was commissioned by Milan Babic Architects and monitored by Mark Stevenson of HE GLAAS on behalf of the London Borough of Lambeth.
- 2.7 A Written Scheme of Investigation for the watching brief was designed by Pre-Construct Archaeology (Stevenson 2016) and approved in advance by HE GLAAS.
- 2.8 The site was recorded under the unique site code SHG17, issued by the Museum of London. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be deposited with the London Archaeological Archive and Research Centre (LAARC) under that code.

3 PLANNING BACKGROUND

3.1 National Guidance: National Planning Policy Framework

- 3.1.1 The National Planning Policy Framework (NPPF) was adopted on 27th March 2012, and constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.
- 3.1.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by the NPPF, by current local plan policy and by other material considerations.

3.2 Regional Policy: The London Plan

- 3.2.1 The relevant Strategic Development Plan framework is provided by The London Plan, published 22nd July 2011 and amended in 2015. Policy 7.8 headed “Heritage Assets and Archaeology” details guidance relating to strategy and planning decisions that affect the historic environment and then outlines the formulation of Local Development Framework for each London Borough.

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. BOROUGHSHOULD, 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. BOROUGHSHOULD, 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 Local Development Framework: London Borough of Lambeth Local Plan

- 3.3.1 The relevant Local Development Framework is provided by the London Borough of Lambeth Local Plan 2015. Policy Q23 of section 10 of the Local Plan is concerned with the quality of the built environment within the borough and how development plans should address them.

POLICY Q23

UNDESIGNATED HERITAGE ASSETS: LOCAL HERITAGE LIST

- (a) The council will maintain a list of undesignated heritage assets which it considers to be of local (or greater) significance. It will be known as the 'local heritage list. It will include:
 - (i) Archaeology (archeological priority areas);
 - (ii) Buildings and structures (local list); and
 - (iii) Designed spaces and landscapes (local landscape register).
- (b) The objectives of maintaining the local heritage list are to:
 - (i) Raise awareness of these assets and foster a greater appreciation of them;
 - (ii) Sustain or enhance their significance; and
 - (iii) Protect their settings.
- (c) The council will:
 - (i) Resist the destruction of assets on the local heritage list and expect applicants to retain, preserve, protect, safeguard and where desirable enhance them when developing proposals that affect them;
 - (ii) Require proper investigation and recording of archaeological remains and publication and archiving of results to advance understanding.

10.93 Assets on the local heritage list are 'undesignated heritage assets'. Applicants will be required to provide a heritage statement/archaeological assessment/site evaluation

- for their proposals. Proposals that will have a harmful impact will be required to meet the relevant tests set out in paragraphs 131-134 of the NPPF.
- 10.94 The council will seek to keep the local heritage list up to date with input from local people, groups and national amenity societies. However, through the delivery of normal planning duties the council may identify undesignated heritage assets that may not be on the local heritage list. Where applications are received for such assets this policy will apply.
- 10.95 Where appropriate the council will seek statutory designation (designated heritage asset status) to secure the protection of undesignated heritage assets.
- 10.96 The local list can be viewed on the council website. Proposals affecting buildings and structures will be permitted where their architectural interest, historical interest, townscape value and rarity are sustained or enhanced in accordance with established conservation best practice.
- 10.97 Proposals affecting designations associated with a close historical association will be permitted where they maintain those aspects of the building/structure which were present during the period of the recognized historical significance.
- 10.98 Archaeological priority areas are identified on the council's website. The council will require applicants for proposals which involve excavation or ground works on sites of archaeological potential to
- Submit an archaeological assessment and evaluation of the site, including the impact of the proposed development
 - Preserve, protect, safeguard and enhance archaeological monuments, remains and their settings in development, and seek a public display and interpretation where appropriate
 - Undertake proper investigation and recording of archaeological remains as an integral part of a development program, and publication and archiving of

3.4 Site Specific Planning Background

- 3.4.1 The Written Scheme of Investigation was prepared in response to the recommended Archaeological Condition attached to the consent:

17 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to the condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Notes to Applicants:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2012) to work with the applicant in a positive and proactive manner. The Council has made available on its website the policies and guidance provided by its Core Strategy (2011), its Unitary Development Plan (2007), and its Supplementary Planning Documents. The Council provides a free duty planner service for basic enquiries, which is accessible by telephone, by email, or by appointment. The Council also offers a free pre-application advice service for householder development and a paid pre-application advice service for other development. All of these services ensure that the applicant has every opportunity to submit an application that's likely to be considered acceptable.

3.4.2 It was agreed with the archaeological adviser to the London Borough of Lambeth that the archaeological requirement for the site was for an archaeological watching brief during below ground works.

4 GEOLOGY AND TOPOGRAPHY

- 4.1 The solid geology of the site was clay and silt of the London Clay Formation of the London Basin (British Geological Survey 1998). The site was situated in an area of Head deposits, defined as 'silt, sand and clay with variable gravel' (Sheet 270: South London).
- 4.2 The former buildings across the southern and central areas of the site had been demolished and the external surface removed from the forecourt area resulting in a flat and near level surface across the entirety of the site which was located at c.51.80m above Ordnance Datum (OD).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

5.1.1 The archaeological and historical background cited below is summarized from the Written Scheme of Investigation (Stevenson 2016).

5.2 Prehistoric

5.2.1 The mobile hunter-gatherer economy of the Mesolithic gave way around 4000BC to a more settled agriculture-based subsistence. At that time woodland was cleared to create arable and pasture-based agricultural land.

5.2.2 By around 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

5.2.3 Evidence of prehistoric activity within the Streatham area is sparse. A Bronze Age find of a narrow type palstave with no loop was recovered near to Streatham Common, south east of the site.

5.3 Roman

5.3.1 The London to Brighton Roman Road is believed to have aligned with the modern Brixton hill and Streatham High Road located c.32m to the east of the site.

5.3.2 To the north of the study site, at Telford Avenue, a series of gravel layers were found and identified as possible road metaling, and a possible residual sherd of Roman pottery was found during an archaeological evaluation on Streatham High Road.

5.4 Medieval

5.4.1 The medieval core of Streatham most probably originated from the Saxon period centered on the parish church of St Leonard c.600m northwest of the site.

5.4.2 The manor of Tooting Bec and a chapel are listed within the Domesday Survey as existing within Streatham.

5.4.3 A possible Tudor building which later became the forecourt of a later mansion called the Shrubbery was located on Streatham High Road.

5.5 Post-Medieval

5.5.1 During the post-medieval period the village center was still focused on the parish church, with a smaller settlement also present at Lower Streatham.

5.5.2 Development continued along the main routes of Streatham along with large mansions during the late 18th and 19th centuries.

5.5.3 For administrative reasons Streatham was separated from Tooting Bec and Balham in 1855.

5.5.4 Streatham was moved in 1965 from the metropolitan Borough of Wandsworth to the London Borough of Lambeth.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The methodology of the watching brief was outlined in the Written Scheme of Investigation for the site prepared by Pre-Construct Archaeology (Stevenson 2016). The project conformed to the Chartered Institute for Archaeologists (CIfA) *Code of Conduct and Standard and Guidance for An Archaeological Watching Brief* (2017) and HE GLAAS *Guidelines for Archaeological Projects in Greater London* (2015), in particular *Part 3: Fieldwork*, as well as PCA's *Fieldwork Operations Manual* (2009).
- 6.2 The areas for excavation were determined by on site contractors (Cobalt Construction PL Ltd).
- 6.3 The excavated areas were located using triangulation to known points within and surrounding the site.
- 6.4 The trenches (Figure 4) were excavated by a JCB mini digger under archaeological supervision until either significant archaeological horizons were encountered, at which point deposits were cleaned and excavated by hand, or the required depth was reached. The excavated area measured 17.3m north-south, by 11m east-west. The maximum excavated depth within the trenches was 2m.
- 6.5 Once excavation had been completed all deposits were then recorded on pro forma context sheets. Trench plans were drawn at a scale of 1:20 and sections were drawn at a scale of 1:10. A digital photographic record of the excavation was also kept.
- 6.6 The complete archive produced during the watching brief, comprising written, drawn, photographic records and artefacts will be deposited with LAARC, identified by site code SHG17.

7 THE ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural

7.1.1 The earliest deposit found was a layer of pale green grey/grey blue clay [8]. This was only seen in the northwest area of the site from a depth of 1.60m below existing ground level (BGL) and continued below the limit of excavation.

7.2 Phase 2: Undated

7.2.1 In the northwest of the site a 0.57m thick layer of mid brown orange silty clay [7] was present between 1.30m and 1.48m BGL, overlain by a 0.42m to 0.60m thick mottled mid orange and mid blue grey silty gravelly clay [10]. No artefactual remains were found within either of these layers.

7.3 Phase 3: Late Post-Medieval

7.3.1 A layer of a firm mid grey orange silty sand [9] [15] (0.30m to 0.60m thick) was present across the northern half of the site between 0.60m and 1.10m BGL. This layer contained late 18th – 19th century ceramic building material (CBM) fragments but no other artefactual remains. The deposit most likely had been a subsoil prior to the construction of the building of 116a Streatham High Road on the site and Kingscourt Road to the north of the site.

7.3.2 Sealing layer [9] [15] was a layer of soft mid to dark brown grey organic silty sand [3] [14]. This layer was seen across most of the site from a depth of 0.20m BGL in the north east to 1.02m BGL in the south suggesting that the ground level prior to the 20th century development was sloping from the north to the south. This layer most likely survived below the 1m BGL limit of excavation in the southwest of the site. This layer contained occasional gravels and decayed roots, in addition to occasional CBM fragments in the northern half of the site.

7.4 Phase 4: Late 19th/early 20th century

7.4.1 A 0.37m thick layer of mid orange brown made ground [6] was present in the central area of the eastern side of the trench area at 0.53m BGL, overlain by layer [2], a redeposited mid brown orange silty clay containing occasional roots, gravel and CBM fragments. This layer may have been a made-ground most likely related to the late 19th/early 20th century development of the area.

7.4.2 A layer of mid grey brown sandy silt [1] was recorded across the southern part of the trench area at 0.41m BGL. The deposit was 0.06m - 0.30m thick.

7.4.3 Within the southern part of the trench area were two layers, a pale brown grey silty sand [5] overlain by a hard black gravelly sand [4]. These two deposits most likely have been an earlier floor surface within the recently demolished building. Similarly, a layer of concrete and rubble [12] overlain by a layer of loose mid grey yellow rubble silty sand [11] to the far north of the site were the remnants of a previous external floor surface.

7.4.4 The foundations of the recently demolished building were present within the trench area (Plate 6), along with the below ground fuel storage tank which was not fully removed during the watching brief and continued below a depth of 2m BGL.



Plate 1: The site, looking south-east



Plate 2: Foundation trenches, looking south-south-west



Plate 3: Section 15, looking west



Plate 4: Excavations in the north-west corner of the site, looking south-west



Plate 5: Post-medieval layer [3], looking north



Plate 6: Modern fuel tank and foundations, looking south-east

8 RESEARCH OBJECTIVES AND CONCLUSIONS

8.1 Research Objectives

8.1.1 The aim and objective of the project, as contained within the Written Scheme of Investigation for the watching brief (Stevenson 2016), was as follows:

- The main aim of the watching brief is the preserve 'by record' the extent and significance of any surviving archaeological features and deposits within the site.

8.2 Conclusions

8.2.1 The watching brief concluded that the archaeological evidence, comprising layers of undated subsoil overlain by late post-medieval material, represented the use of the area as open fields. These layers had a distinct slope from the north down to the south, for which later ground raising was necessary to provide a level surface for the construction of the former buildings.

8.2.2 Made ground layers relating to the late 19th/early 20th century development of the area and construction of Kingscourt Road were evident across the whole site, along with construction activity and other groundworks associated with the adjacent residential buildings and garage forecourt. Modern intrusions also included the excavation for, and installation of, underground fuel storage tanks.

8.2.3 Natural layers of clay were only seen in the north-west part of the site where the excavation exceeded the depth of 1.60m BGL.

8.2.4 The results of the watching brief strongly suggest that the site remained undeveloped until the late post-medieval/early modern period with the extensive activity from the late 19th century onwards. No earlier structures or other archaeological remains associated with Roman, medieval and post-medieval activity along Streatham High Road were revealed during the monitoring.

8.2.5 The complete archive comprising all site records from the fieldwork will be deposited with LAARC under the site code SHG17.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology would like to thank Milan Babic Architects for commissioning the work.
- 9.2 We also thank Mark Stevenson of Historic England GLAAS for his advice and monitoring the fieldwork on behalf of the London Borough of Lambeth.
- 9.3 The supervisor would like to thank Cobalt Construction PL Ltd for their on-site work and assistance.
- 9.4 The author would like to thank Helen Hawkins for her help, project management and editing, Zbigniew Pozorski for additional editing, Ben Bazely for assistance supervising the site, and also Tilia Cammegh for the CAD illustrations.

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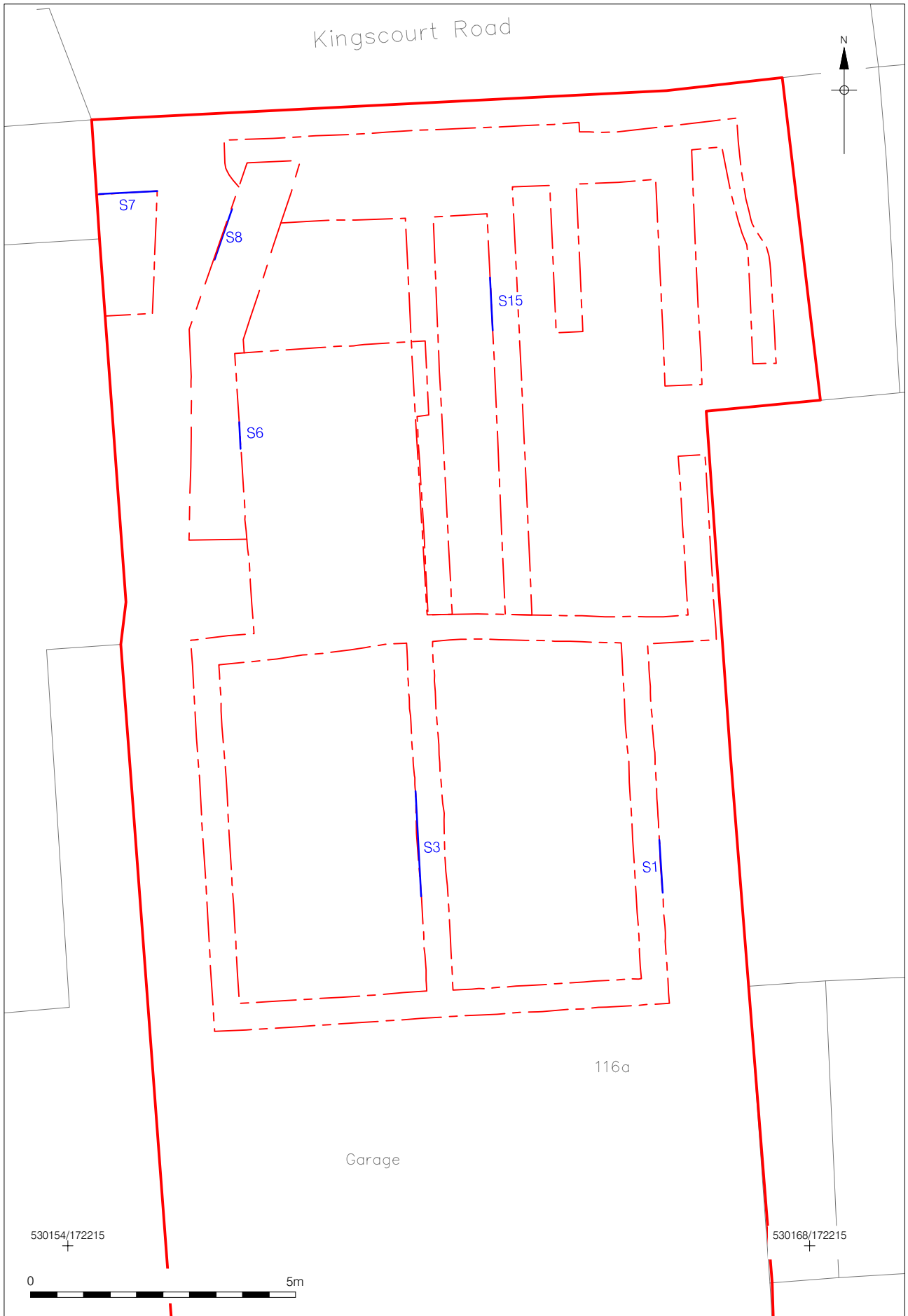
Stevenson, G. 2016. *Written Scheme of Investigation for an Archaeological Watching Brief at 116a Streatham High Road, London Borough of Lambeth, SW16 1BW*. Pre-Construct Archaeology

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



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 08/06/17 TC

Figure 1
 Site Location
 1:20,000 at A4

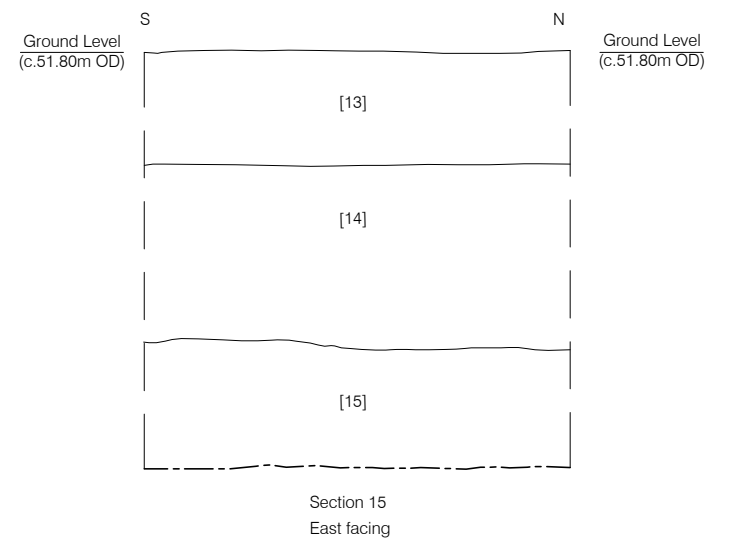
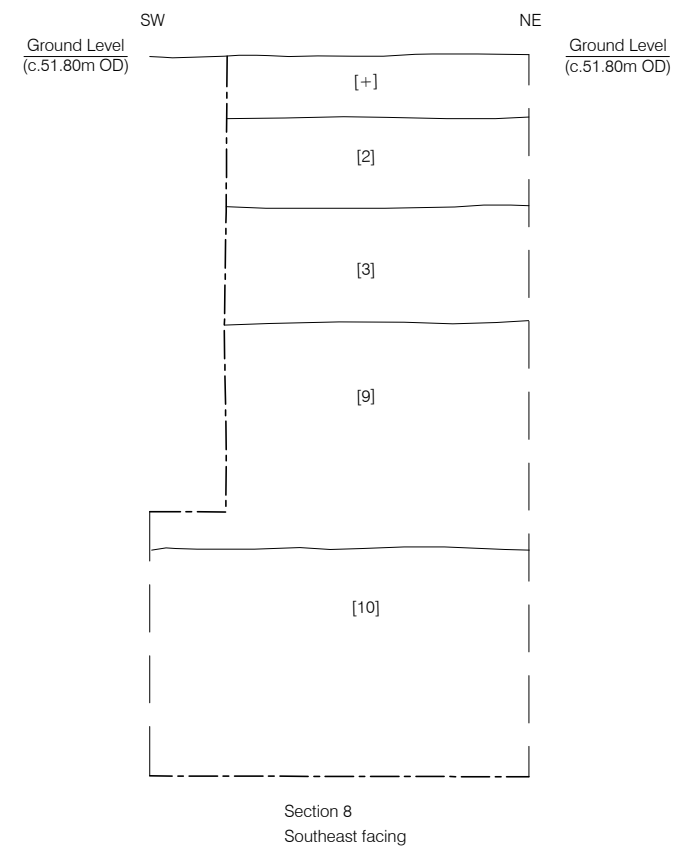
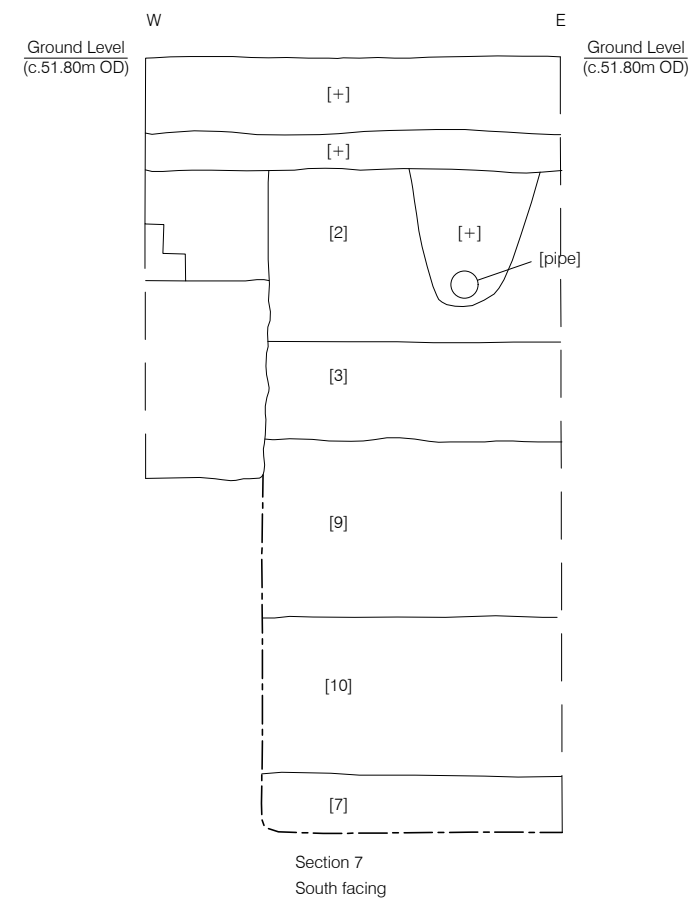
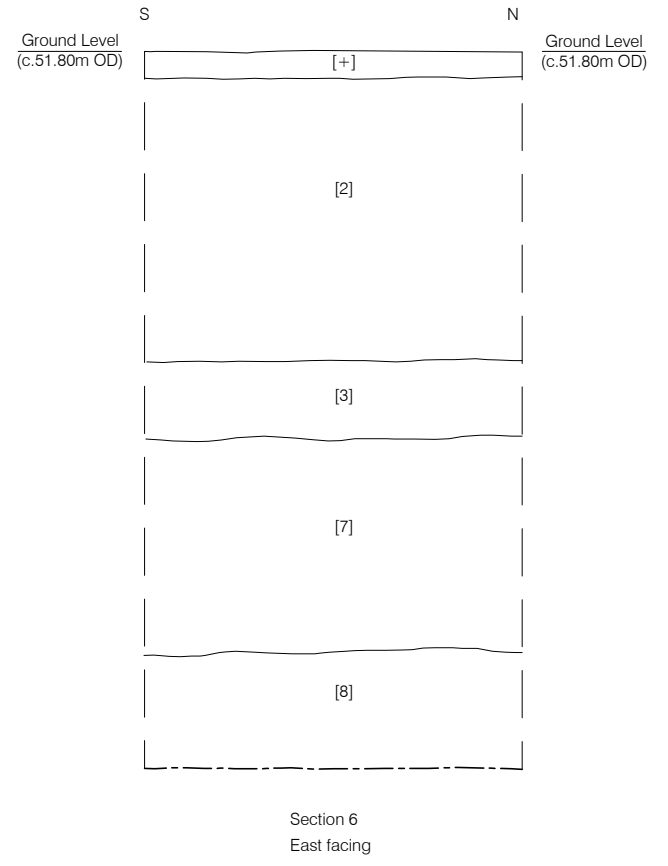
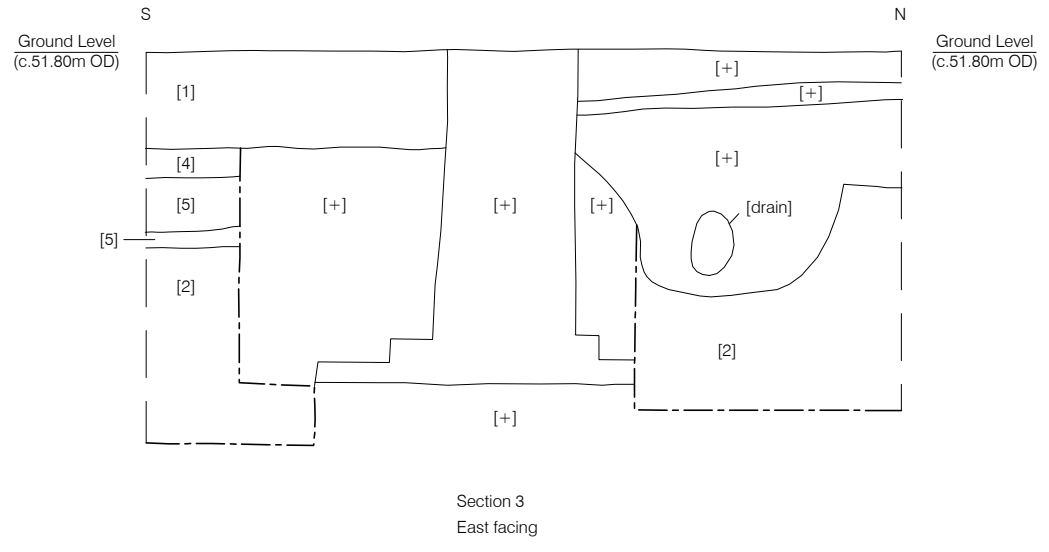
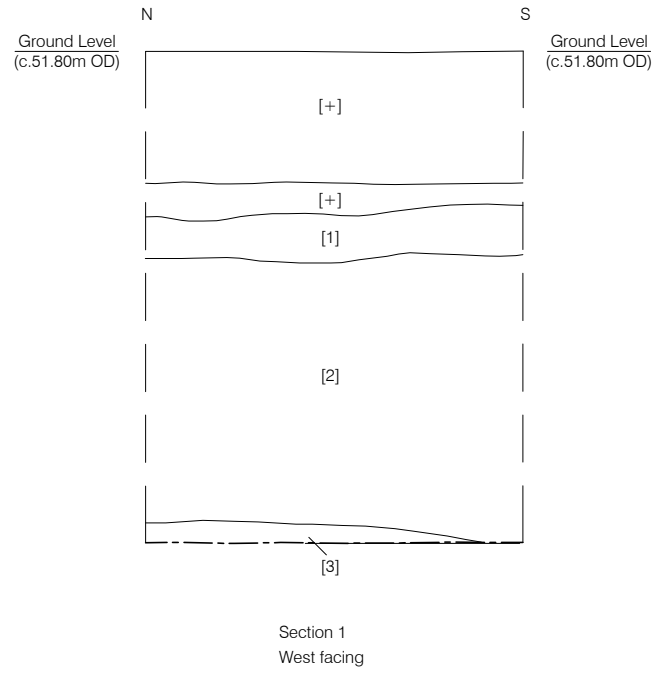


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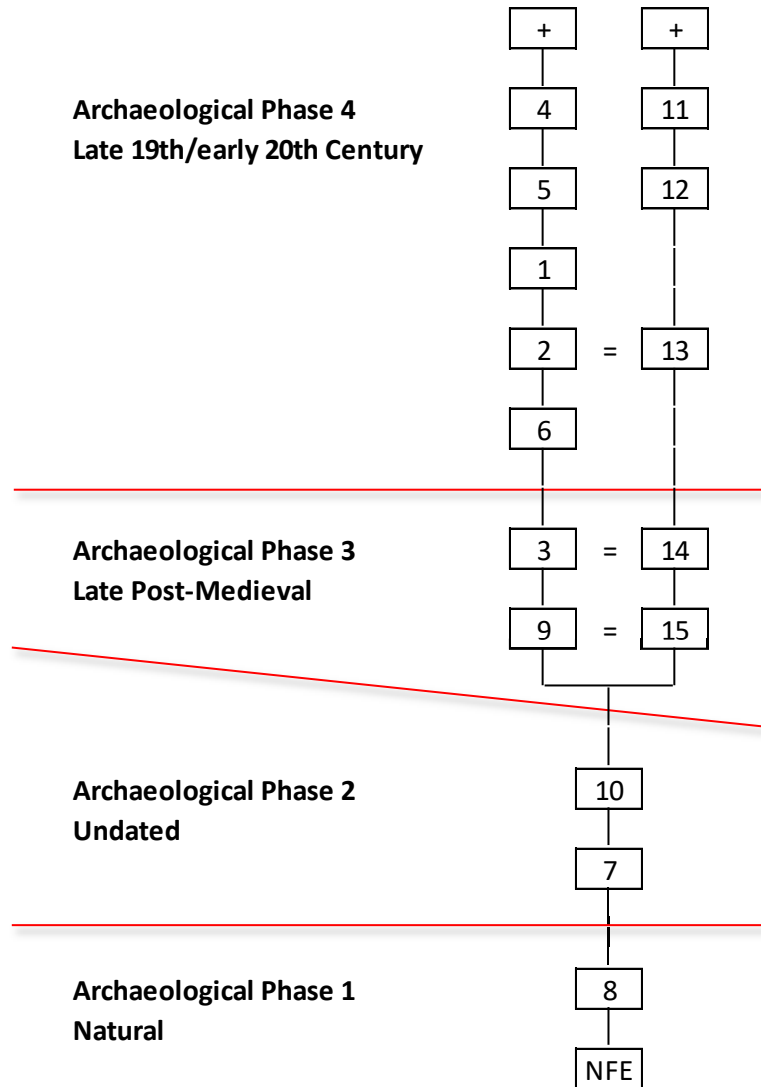
Figure 2
Trench Location
1:100 at A4



APPENDIX 1: CONTEXT INDEX

Site_Code	Context	Equal to	CTX_Type	CTX_ Interpretation	CTX_category	Phase
SHG 17	1		Layer	Layer of rubble material	Other	4
SHG 17	2		Layer	Made ground, redeposited brickearth	Make-up	4
SHG 17	3		Layer	Buried soil horizon	Garden soil	3
SHG 17	4		Layer	Black gravelly sand floor surface	Floor (external)	4
SHG 17	5		Layer	Levelling layer	Levelling	4
SHG 17	6		Layer	Dirty brickearth made ground	Make-up	4
SHG 17	7		Layer	Brickearth	Natural	2
SHG 17	8		Layer	Clay	Natural	1
SHG 17	9		Layer	Mid orange brown silty clay	Other	3
SHG 17	10		Layer	Mottled natural	Natural	2
SHG 17	11	+	Layer	Rubble	Make-up	4
SHG 17	12	+	Layer	Concrete and rubble	Floor (external)	4
SHG 17	13		Layer	Subsoil/associated with manhole	Garden soil	4
SHG 17	14	3	Layer	Diesel contaminated organic layer	Garden soil	3
SHG 17	15	9	Layer	Mid grey orange silty sand (occ CBM)	Other	3

APPENDIX 2: SITE MATRIX



APPENDIX 3: OASIS DATA ENTRY FORM

OASIS ID: preconst1-287115

Project details

Project name 116a Streatham High Road, London Borough of Lambeth SW16 1BW
Short description of the project Watching brief
Project dates Start: 25-04-2017 End: 23-05-2017
Site status Local Authority Designated Archaeological Area
Current Land use Residential 1 - General Residential

Project location

Country England
Site location GREATER LONDON LAMBETH STREATHAM 116a Streatham High Road, London Borough of Lambeth SW16 1BW
Postcode SW16 1BW
Study area 200 Square metres
Lat/Long Datum (other) TQ 30175 72234

Project creators

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Project brief originator Pre-Construct Archaeology Limited
Project design originator Mark Stevenson
Project director/manager Pre-Construct Archaeology Ltd
Project supervisor Helen Hawkins
Type of sponsor/funding body Agent
Name of sponsor/funding body Milan Babic Architects

Project archives

Physical Archive recipient	LAARC
Digital Archive recipient	LAARC
Paper Archive	LAARC

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	116a Streatham High Road, London Borough of Lambeth SW16 1BW: An Archaeological Watching Brief
Author(s)/Editor(s)	S Harris
Date	2017
Issuer or publisher	PCA
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Description	Watching brief report
Entered by	Zbigniew Pozorski (zpozorski@pre-construct.com)
Entered on	9 June 2017

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