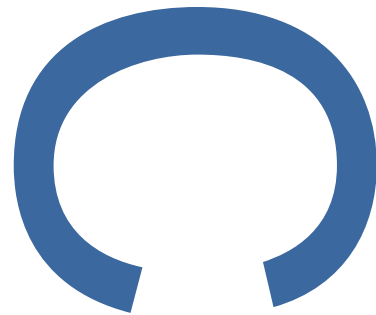
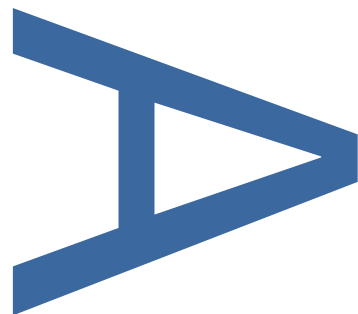


189 Balham High Road, Balham,  
London Borough of Wandsworth,  
SW12 9BA



**An Archaeological Evaluation**



<b><i>Planning reference</i></b>	<b>2019/1895</b>		
<b><i>Local planning authority</i></b>	<b>London Borough of Wandsworth</b>		
<b><i>PCA report no.</i></b>	<b>R13971</b>	<b><i>Site Code</i></b>	<b>BHA19</b>
<b><i>PCA project no</i></b>	<b>K6350</b>	<b><i>Date</i></b>	<b>December 19</b>

**PRE-CONSTRUCT ARCHAEOLOGY LIMITED**

**[www.pre-construct.com](http://www.pre-construct.com)**

Project Information	
Site name	189 Balham High Road, Balham, London Borough of Wandsworth, SW12 9BA
Project type	An Archaeological Evaluation
Site address	189 Balham High Road, Balham, LB Wandsworth, SW12 9BA
NGR	TQ 28460 73023
Local planning authority	London Borough of Wandsworth
Planning reference	2019/1895
Commissioning client	Shanaya Parekh on behalf of Daniel David James Ltd
Project dates	27-28/11/2019
Archive site code	BHA19

PCA Information			
PCA project code	K6350	PCA report number	R13971
PCA Project Manager	Zbigniew Pozorski, Project Manager		
PCA office	London		
Address	Unit 54, Brockley Cross Business Centre, 96 Endwell Road, Brockley, London SE4 2PD		
Telephone			
E-mail	zpozorski@pre-construct.com	Internet	<a href="http://www.pre-construct.com">www.pre-construct.com</a>

Quality Control		
Written by:	Matt Edmonds	
Graphics by:	Ray Murphy	
Graphics checked by:	Mark Roughley	
Project Manager approval:	Zbigniew Pozorski	December 19
Reissued report version:		
Reason for reissue:		
Project Manager approval:		



## CONTENTS

1	ABSTRACT .....	4
2	INTRODUCTION .....	5
3	PLANNING BACKGROUND.....	6
4	GEOLOGY AND TOPOGRAPHY .....	7
5	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND .....	8
6	ARCHAEOLOGICAL METHODOLOGY .....	9
7	ARCHAEOLOGICAL SEQUENCE .....	10
8	DISCUSSION AND CONCLUSIONS .....	11
9	ACKNOWLEDGEMENTS .....	12
10	BIBLIOGRAPHY .....	12
	APPENDIX 1: PLATES .....	16
	APPENDIX 2: CONTEXT INDEX .....	17
	APPENDIX 3: SITE MATRIX.....	18
	APPENDIX 4: OASIS FORM.....	19

## FIGURES

	FIGURE 1: SITE LOCATION .....	13
	FIGURE 2: TRENCH LOCATION.....	14
	FIGURE 3: SECTIONS .....	15

## **1 ABSTRACT**

- 1.1 This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology on land at 189 Balham High Road, Balham, SW12 9BA. The site is located in the London Borough of Wandsworth and is centered at TQ 28460 73023.
- 1.2 The fieldwork was carried out on 27<sup>th</sup> and 28<sup>th</sup> November 2019. One evaluation trench was excavated.
- 1.3 The evaluation revealed natural deposit of yellow sand and gravel in the base of the trench between 25.21m-25.14m OD (above Ordnance Datum).
- 1.4 The natural deposit was overlain by a 0.30m-0.50m thick layer of subsoil, probably an agricultural soil.
- 1.5 The sequence was sealed by modern surface and associated bedding layer. No archaeological horizons or features pre-dating the modern period were identified.

## 2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited on land at 189 Balham High Road, Balham, SW12 9BA in the London Wandsworth (Figure 1). The site is located is centered at TQ 28460 73023.
- 2.2 The site comprises rectangular plot of land located between two rows of garages to the rear of property (Figure 2).
- 2.3 Planning permission was granted for residential redevelopment of the site (London Borough of Wandsworth Planning Ref. 2019/1895). The archaeological work was undertaken in response to archaeological condition attached to the planning consent granted by the local planning authority.
- 2.4 The site lies within the Tier 2 Wandsworth Archaeological Priority Area (APA) 2.17: Stane Street which covers route and immediate surroundings of London to Chichester Roman Road. The site had also potential for Palaeolithic, Mesolithic and Neolithic archaeological remains.
- 2.5 One evaluation trench was excavated on 27<sup>th</sup> and 29<sup>th</sup> November 2019.
- 2.6 The project was managed by Zbigniew Pozorski (PCA) and was commissioned by Shanaya Parekh on behalf of Daniel David Jones Ltd. The archaeological work was supervised by Matt Edmonds.
- 2.7 The archaeological investigation was undertaken in accordance with the Written Scheme of Investigation prepared by PCA (2019) approved by Mark Stevenson of Historic England's Greater London Archaeology Advisory Service, the archaeological advisor to the London Borough of Wandsworth.
- 2.8 All works were undertaken in accordance with the following documents:
- *189 Balham High Road, London, SW12 9BA: Written Scheme of Investigation for An Archaeological Evaluation* (PCA 2019)
  - *Management of Research Projects in the Historic Environment* (MoRPHE) Historic England 2015
  - *Standard and guidance for an archaeological evaluation* (Chartered Institute for Archaeologists (CIfA) 2014)
  - *Fieldwork Induction Manual: Operations Manual*, Taylor, J & Brown, G. 2009, updated 2018, PCA
- 2.9 The site was allocated the unique site-code BHA19. The complete archive comprising written, drawn and photographic records will be deposited with the Museum of London Archaeological Archive (MLAA).

### **3 PLANNING BACKGROUND**

- 3.1 Planning permission was granted for the demolition of existing garages and erection of 7 x 3-storey (plus basement) 3-bedroom houses with associated landscaping, car and cycle parking (LB Wandsworth Planning Reference 2019/1895).
- 3.2 Planning condition (17) attached to the decision issued on 30 July 2019 reads as follows:
- A) No development (other than demolition of existing buildings down to existing ground level) shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of site related archaeological evaluation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.*
- B) Under Part A above the applicant (or their heirs and successors in title) shall implement a programme of archaeological evaluation in accordance with a Written Scheme of Investigation.*
- 3.3 Consultation with Mark Stevenson of Historic Greater London Archaeology Advisory Service (GLAAS), archaeological advisors to LB Wandsworth, confirmed that the work required was an evaluation by means of trial trenching with potential of further evaluation or other archaeological work if significant archaeological remains were found (advice to PCA received on 26 September 2019).
- 3.4 The work herein reported comprised that evaluation and was undertaken in accordance with an archaeological Written Scheme of Investigation which was prepared by PCA (2019) and approved by GLAAS.

## **4 GEOLOGY AND TOPOGRAPHY**

### **4.1 Geology**

4.1.1 The British Geological Survey (BGS) of England and Wales defined the local geology of the site as being the clay of the London Clay Formation with superficial deposits of sand and gravel belonging to the Lynch Hill Gravel Member.

4.2 This evaluation identified natural deposits such as natural sands and gravels within Trench 1 at a maximum height of 25.21m OD in the eastern end of the trench and a maximum height of 25.14m OD towards the western end of the Trench.

### **4.3 Topography**

4.3.1 The site was on ground that was generally level at a height of approximately 26m OD.

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **5.1 Prehistoric**

5.1.1 The HER search revealed several prehistoric find spots in the area. A Paleolithic hand axe (MLO10419) was found in the general Balham area and some lithic remains were recovered at Lochinvar Street. A stream thought to date to this period was also found during an evaluation at St James's Hospital, Sarsfield Road (MLO57581). A Mesolithic scraper, a Neolithic ovate flint implement, and a Neolithic scraper were also recovered from the same excavation (MLO14497).

### **5.2 Roman**

5.2.1 The site lies within the Tier 2 Wandsworth APA 2.19 which covers route and immediate surroundings of London to Brighton Roman Road. The APA information from the GLHER indicates that the significance of the London to Brighton Roman road is that it was one of the more important routes that radiated from London.

5.2.2 The Roman Road of Stane Street is recorded as running along the present day line of Tooting High Street, Upper Tooting Road, Balham High Road and Balham Hill. A layer of disturbed, mortared flint and gravel was also recorded at Balham High Road (MLO13514). This was interpreted as possibly being part of Stane Street. Another road was also located on Tooting Bec Common. A Roman pavement together with some Roman bricks (MLO39868) were recorded as being located under a house on Park Hill Estate c. 1.2 km to the south of the present site, which may be part of a small Roman villa (MLO3283). The HER states that a Roman burial ground is reputedly situated within a copse of hawthorn on Tooting Bec Common, although this information is far from definite.

### **5.3 Saxon & Medieval**

5.3.1 Balham was not mentioned in the estate charter of 693, but it is mentioned in its revision of 957. The name has Saxon roots, which may refer to a meeting place. No medieval remains have been found in the immediate vicinity of the site. However, an archaeological excavation at 74-80 Upper Tooting Road, c. 1.2km to the south, revealed a medieval refuse pit dating to the 11th/12th century together with possible boundary ditches and a clay extraction pit dating to the period 1270 –1350 (MLO74417).

### **5.4 Post-Medieval**

5.4.1 Up to at least the middle of the 18th century the site lay within agricultural land. However, archaeological investigations have revealed some post-medieval remains in the surrounding area. A single 18th century pit containing fragments of tin-glazed pottery and clay pipe stems were recorded at 219-221 Balham High Road (MLO71390) and a post-medieval ditch and 18th century boundary ditch, cess pit, foundation and posthole were found at 74-80 Upper Tooting Road. By 1840, a large residential property had been constructed on the subject site.



## **6 ARCHAEOLOGICAL METHODOLOGY**

- 6.1 All works were undertaken in accordance with the guidelines set out by Historic England and the Chartered Institute for Archaeologists.
- 6.2 The trench was located in open ground between garages and within footprint of the proposed development (Figure 2). It was split into two halves as there was drainage and a manhole running through the middle of the trench that could not be excavated. The total dimensions of the trench were 22.50m x 1.80m. The upper height at top of the trench was recorded as 26.09m OD.
- 6.3 The concrete that capped Trench 1 was broken out by a JCB 3CX mechanical excavator. Following the removal of the hard-standing surfaces, the homogenous deposits revealed in the trench were excavated by a mechanical excavator under archaeological supervision.
- 6.4 Following the excavation of the low-grade deposits, relevant trench faces that required examination or recording were cleaned by archaeologists using appropriate hand tools. The investigation of archaeological levels was by hand with cleaning, examination and recording both in plan and in section
- 6.5 The trenches were backfilled by the PCA using the same type of machine as for opening the trench, replacing the excavated arisings in the reverse order of excavation.
- 6.6 The recording system adopted during the investigation were fully compatible with those developed out of the Department of Urban Archaeology Site Manual, now presented within PCA's Site Manual (Taylor 2009, updated 2018). The site archive was organised to be compatible with other archaeological archives produced in the London Borough of Wandsworth.
- 6.7 The location of Trench 1 was recorded using a GPS, the same device was also used to establish a temporary benchmark of 26.08m OD.
- 6.8 The complete archive produced during the evaluation, comprising written, drawn and photographic records, will be deposited with the Museum of London Archaeological Archive (MLAA) identified with site code BHA19.

## **7 ARCHAEOLOGICAL SEQUENCE**

### **7.1 Archaeological Phase 1: Natural**

7.1.1 The earliest deposit recorded in Trench 1 was a loose yellow naturally deposited sand and gravel [3] and it was encountered in the base of the trench between 25.21-25.14m OD.

7.1.2 This deposit was interpreted as the superficial geology as defined by the BGS as the Lynch Hill Gravel Member.

### **7.2 Archaeological Phase 2: Subsoil**

7.2.1 Layer [2] was present overlying the natural across the whole of Trench 1 and it was described as a firm mid to dark greyish brown silty clay with occasional small to medium sub-rounded stones, mortar flecks and small fragments of CBM. It had recorded thickness of between 0.30m-0.50m and was encountered at 25.64m OD. It was interpreted as a layer of subsoil and probably a remains of agricultural soil present on the site up until the 18th century.

### **7.3 Archaeological Phase 3: Topsoil**

7.3.1 Sealing the subsoil was a layer of topsoil [1] which was described as a soft dark greyish black sandy, silty clay with fragments of CBM, metal, slate and coal. This layer was encountered at 25.94m OD and was 0.30m thick.

### **7.4 Modern**

7.4.1 Trench 1 was sealed by modern concrete and associated bedding layer of the current exterior surface between the garages on the site. This concrete surface formed the current ground level at this stage of the evaluation which was c. 26.08m OD

## **8 DISCUSSION AND CONCLUSIONS**

### **8.1 Research Objectives**

8.1.1 The Written Scheme of Investigation (PCA 2019) defined the aims of the archaeological evaluation as:

- Are there prehistoric remains present on the site, and do they relate to the known findings from the nearby area?

8.1.2 No evidence for prehistoric occupation were discovered during the evaluation.

- Are there Roman remains on the site and can they be associated with the route of Stane Street?

8.1.3 There was no evidence of Roman remains present during this evaluation.

- Are there remains of the medieval agricultural or later activity on the site?

8.1.4 The presence of a subsoil encountered during this evaluation could suggest some remains of agricultural land thought to be present on the site from the medieval period onwards but without any dating evidence the origins of this deposit is hard to determine.

### **8.2 Conclusions**

8.2.1 No archaeological features or deposits pre-dating the later post-medieval period were encountered in any of the three evaluation trenches, nor was there any evidence of activity associated with the Roman road of Stane Street which followed the current route of Balham High Road.

8.2.2 The natural sequence showed the Lynch Hill gravels, with a slight rise towards the east of the trench.

8.2.3 Once the project is deemed complete and this report is approved by Historic England on behalf of the local planning authority, the completed archive comprising all site records from the fieldwork will eventually be deposited by Pre-Construct Archaeology Limited with LAARC under the site code BHA19.

8.2.4 The results of the archaeological investigation will be published as an entry in the London Archaeologist annual Round-Up.

## 9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd would like to thank Shanaya Parekh for commissioning the work on behalf of Daniel David Jones Ltd and Mr Jones himself for his assistance on the site.
- 9.2 We also thank Mark Stevenson, the Historic England Greater London Archaeology Advice Service (GLAAS), Archaeology Advisor for the London Borough of Wandsworth, for monitoring the site.
- 9.3 The author would like to thank Zbigniew Pozorski for project managing the site and editing this report, Ray Murphy for CAD illustrations, and John Joyce for logistics and his work on the site.

## 10 BIBLIOGRAPHY

Chartered Institute for Archaeologists, 2014. *Standards and Guidance for Archaeological Field Evaluation*. ClfA.

Pre-Construct Archaeology, 2019. *189 Balham High Road, Balham, London, SW12 9BA: Written Scheme of Investigation for an Archaeological Evaluation*. Pre-Construct Archaeology Limited unpublished report.

Historic England Greater London Archaeology Advisory Service, 2015. *Standards for Archaeological Work. Guidelines for Archaeological Projects in Greater London*. GLAAS.

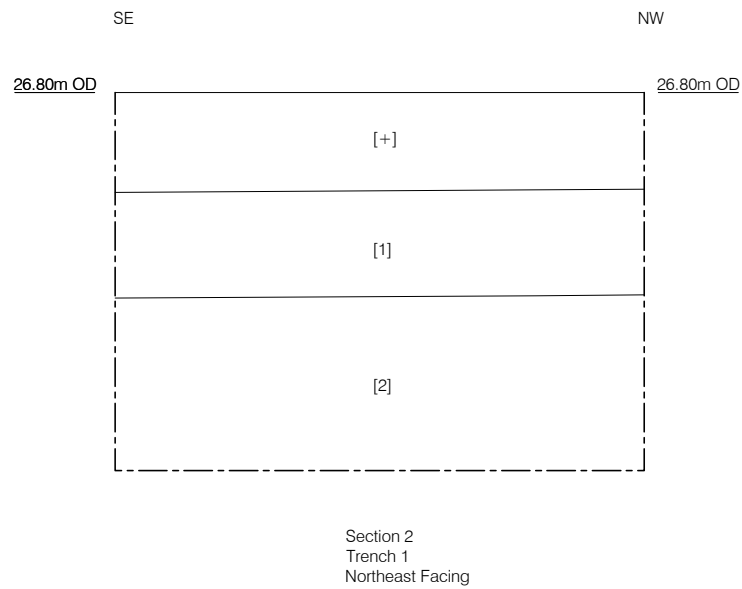
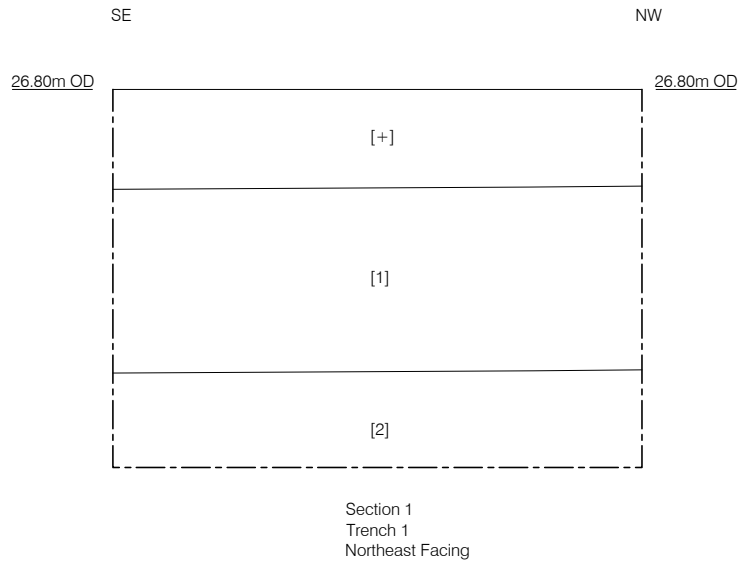
Museum of London Archaeology Service. 1994. *Archaeological Site Manual*. Museum of London.

Taylor, J. with Brown, G. 2009, updated 2018. *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construct Archaeology Limited.

Website: British Geological Survey [www.bgs.ac.uk](http://www.bgs.ac.uk)







## APPENDIX 1: PLATES

*Plate 1: South-East facing view of Trench 1 (1m scale).*



*Plate 2: North-West facing section in Trench 1 (1m scale)*

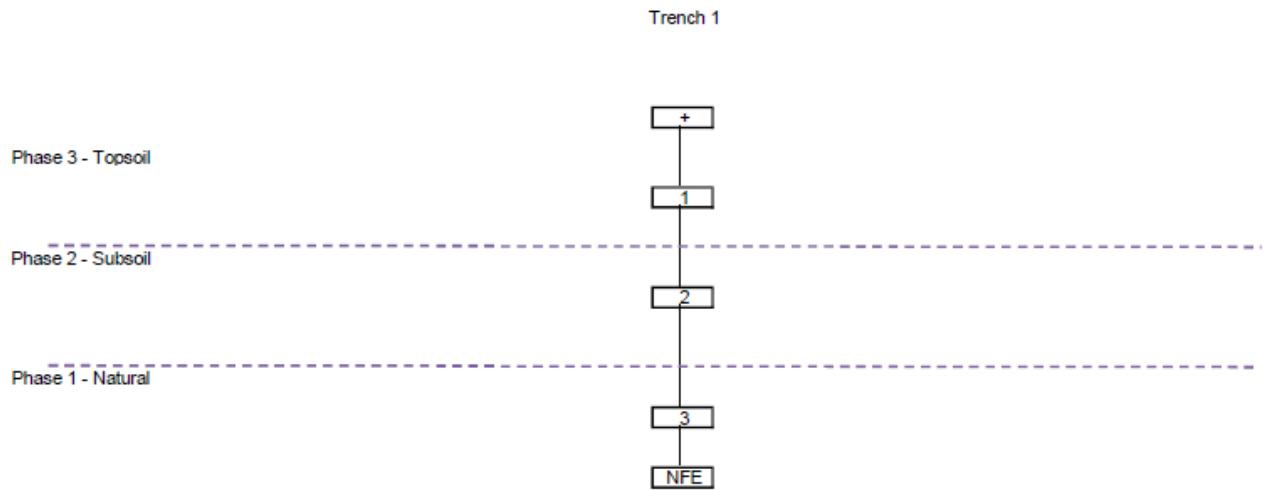




## APPENDIX 2: CONTEXT INDEX

Context	Type	Trench	Interpretation	Highest Level (m OD)	Lowest Level (m OD)	Phase
1	Layer	1	Topsoil			3
2	Layer	1	Subsoil			2
3	Layer	1	Natural Sand & Gravel			1

## APPENDIX 3: SITE MATRIX



## APPENDIX 4: OASIS FORM

### OASIS ID: preconst1-377404

#### Project details

Project name	189 Balham High Road
Short description of the project	This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd for Shanaya Parekh on behalf of SGP International Limited at 189, Balham High Road, Balham in the London Borough of Wandsworth, SW12 9BA. The archaeological investigation, carried out between 27th-28th November 2019, consisted of one trench. Excavation and recording was conducted in accordance with the standards specified by the Chartered Institute for Archaeologists and following the guidelines issued by Historic England. A sequence of Subsoil and Topsoil deposits that overlaid natural sands and gravels were found in the course of the archaeological investigation. No archaeological evidence that pre-dated the post-medieval period was found in any of the three trenches indicating that any potential archaeological deposits had been entirely truncated by landscaping works during the late post-medieval period. Natural gravelly clay was encountered within Trench 1 at a maximum height of 25.21m OD.
Project dates	Start: 27-11-2019 End: 28-11-2019
Previous/future work	No / Not known
Any associated project reference codes	BHA19 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 4 - Storage and warehousing
Methods & techniques	""Sample Trenches""
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 189 Balham High Road
Postcode	SW12 9BA
Site coordinates	TQ 28460 73023 51.441110039911 -0.151462450274 51 26 28 N 000 09 05 W Point
Height OD / Depth	Min: 25.21m Max: 26.09m

#### Project creators

Name of Organisation	Pre-Construct Archaeology Ltd.
----------------------	--------------------------------

Project brief originator	Mark Stevenson
Project design originator	Pre-Construct Archaeology Ltd
Project director/manager	Zbigniew Pozorski
Project supervisor	Matt Edmonds
Type of sponsor/funding body	Commercial Developer
Name of sponsor/funding body	Shanaya Parekh

---

#### Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	BHA19
Digital Media available	"Survey","Text"
Paper Archive recipient	LAARC
Paper Archive ID	BHA19
Paper Media available	"Context sheet","Drawing","Report","Section","Survey","Unpublished Text"

---

#### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	189 Balham High Road, Balham, London Borough of Wandsworth, SW12 9BA: An Archaeological Evaluation
Author(s)/Editor(s)	Edmonds, M.
Date	2019
Issuer or publisher	Pre-Construct Archaeology Ltd.
Place of issue or publication	London

---

Entered by	Matt Edmonds (medmonds@pre-construct.com)
Entered on	11 December 2019

---

# PCA

## **PCA CAMBRIDGE**

THE GRANARY, RECTORY FARM  
BREWERY ROAD, PAMPISFORD  
CAMBRIDGESHIRE CB22 3EN

t: 01223 845 522

e: [cambridge@pre-construct.com](mailto:cambridge@pre-construct.com)

## **PCA DURHAM**

THE ROPE WORKS, BROADWOOD VIEW  
CHESTER-LE-STREET  
DURHAM DH3 3AF

t: 0191 377 1111

e: [durham@pre-construct.com](mailto:durham@pre-construct.com)

## **PCA LONDON**

UNIT 54, BROCKLEY CROSS BUSINESS CENTRE  
96 ENDWELL ROAD, BROCKLEY  
LONDON SE4 2PD

t: 020 7732 3925

e: [london@pre-construct.com](mailto:london@pre-construct.com)

## **PCA NEWARK**

OFFICE 8, ROEWOOD COURTYARD  
WINKBURN, NEWARK  
NOTTINGHAMSHIRE NG22 8PG

t: 01636 370 410

e: [newark@pre-construct.com](mailto:newark@pre-construct.com)

## **PCA NORWICH**

QUARRY WORKS, DEREHAM ROAD  
HONINGHAM  
NORWICH NR9 5AP

T: 01603 863 108

e: [norwich@pre-construct.com](mailto:norwich@pre-construct.com)

## **PCA WARWICK**

UNIT 9, THE MILL, MILL LANE  
LITTLE SHREWLEY, WARWICK  
WARWICKSHIRE CV35 7HN

t: 01926 485 490

e: [warwick@pre-construct.com](mailto:warwick@pre-construct.com)

## **PCA WINCHESTER**

5 RED DEER COURT, ELM ROAD  
WINCHESTER  
HAMPSHIRE SO22 5LX

t: 01962 849 549

e: [winchester@pre-construct.com](mailto:winchester@pre-construct.com)

