

**LAND AT THE REAR OF 76 LEIGHAM**

**COURT ROAD,**

**LONDON BOROUGH OF LAMBETH,**

**SW16 2QA**

**AN ARCHAEOLOGICAL EVALUATION**

**SEPTEMBER 2009**

## DOCUMENT VERIFICATION

LAND AT THE REAR OF 76 LEIGHAM COURT  
ROAD,  
LONDON BOROUGH OF LAMBETH, SW16 2QA

### AN ARCHAEOLOGICAL EVALUATION

#### Quality Control

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# **An Archaeological Evaluation on Land at the Rear of 76 Leigham Court Road, London Borough of Lambeth, SW16 2QA**

**Central National Grid Reference: TQ 3059 7222**

**Planning Application Number: 07/02916/FUL**

**Site Code: LEJ 09**

**Written and Researched by Paw Jorgensen**

**Pre-Construct Archaeology Ltd, September 2009**

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## **1 ABSTRACT**

- 1.1 This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd on land at the rear of 76 Leigham Court Road, London Borough of Lambeth. The central National Grid Reference for the site is TQ 3059 7222. The fieldwork was undertaken on the 21th of August 2009 on behalf of the commissioning client, Paramount Construction & Development Ltd.
- 1.2 The evaluation consisted of a single east-west aligned trial trench measuring approximately 15.00m by 1.80m, roughly 5.6% of the development area. A written scheme of investigation prepared prior to the evaluation (Mayo 2009) noted a low potential for prehistoric, Roman, and Saxon remains while estimating a higher potential for medieval and post-medieval remains.
- 1.3 Despite the estimated potential for medieval and post-medieval remains the evaluation did not reveal any archaeological features within the site. It has been speculated that the location of the farmhouse of Mount Nod farm, Streatham's largest farming estate, whose origins can be traced back to the 14th century, was just west of the site at the junction of Leigham Avenue and Conifer Gardens (Lambeth Planning 2002). It is possible that the area containing the site was part of the farmed fields associated with Mount Nod farm throughout the medieval period.

## **2 INTRODUCTION**

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd on 21st of August 2009, in response to the planned development of land to the rear of 76 Leigham Court Road, London Borough of Lambeth (Fig.1). The site is bounded to the south and west by housing; to the north by the Leigham Clinic; and to the east by Culverhouse Gardens.
- 2.2 The commissioning client was Paramount Construction & Development Ltd. Pre-Construct Archaeology Ltd undertook an archaeological evaluation under the supervision of Paw Jorgensen and the project management of Chris Mayo. The purpose of the evaluation was to investigate the presence or absence of archaeological remains on the site and to determine the potential impact the planned development would have on such remains. Mark Stevenson of English Heritage monitored the evaluation on behalf of the London Borough of Lambeth.
- 2.3 The evaluation followed an approved written scheme of investigation (Mayo 2009), which had acknowledged the potential for medieval and post-medieval deposits on the site. The proposal was for the excavation of one trench measuring 15.0m by 1.8m (Figure 2).
- 2.4 The completed archive comprising written, drawn and photographic records will be deposited with the London Archaeology Archive Resource Centre (LAARC) under the site code LEJ 09.



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Figure 1  
Site Location  
1:20,000 at A4

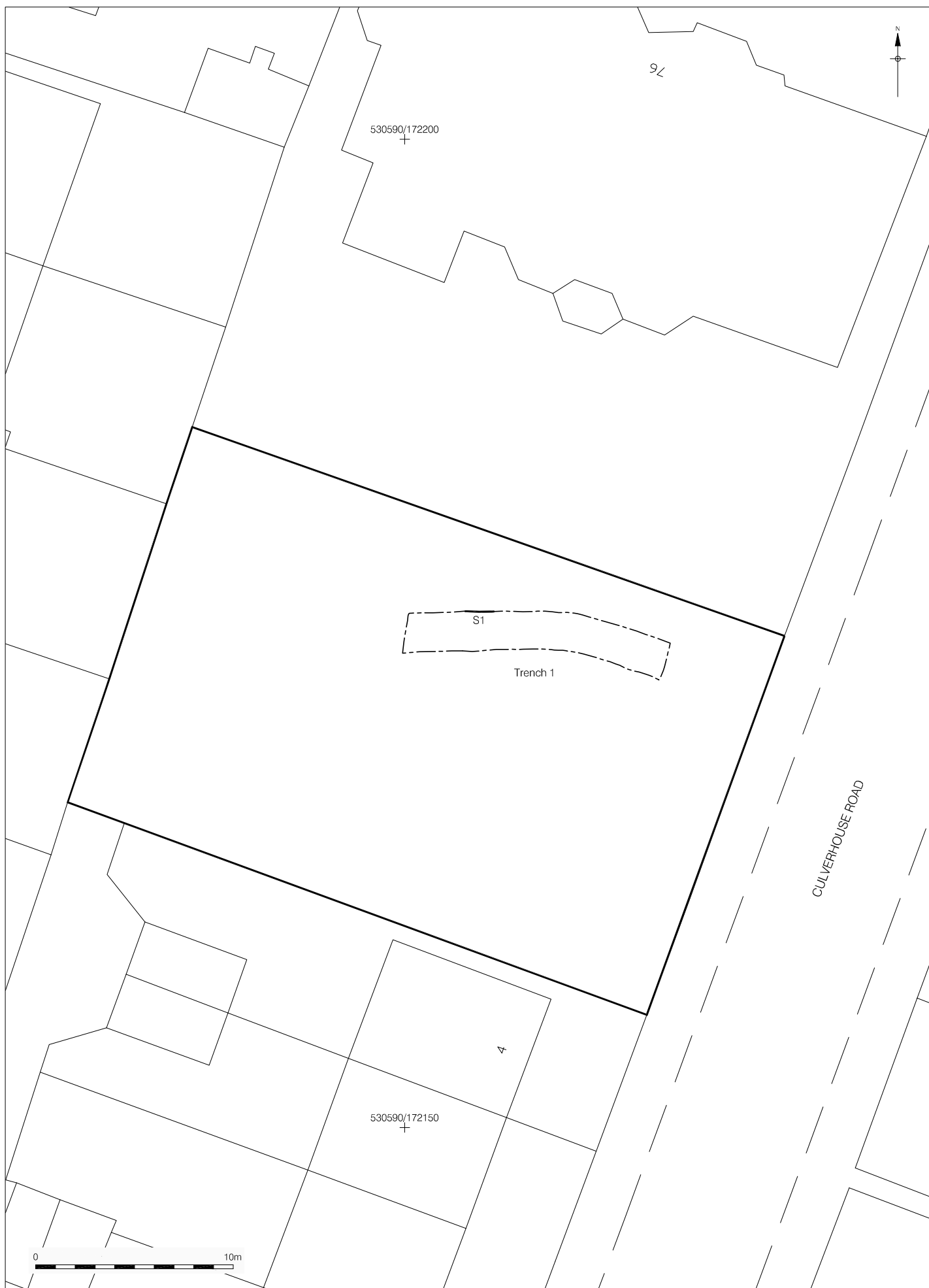


Figure 2  
Trench Location  
1:250 at A4



### 3 PLANNING BACKGROUND

- 3.1 The proposed development has been granted planning permission by the London Borough of Lambeth (planning application number 07/02916/FUL). The permission included an archaeological condition as follows:

*11. No development shall take place until the applicant, their successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.*

*Reason: To protect any archaeological remains on site in accordance with Policy 48 of the Adopted Unitary Development Plan (August 2007)*

- 3.2 The Advisory Archaeologist to the London Borough of Lambeth has required that this condition be met in the first instance by an evaluation to investigate the site's archaeological potential.
- 3.3 The proposed development is located within an Archaeological Priority Area as defined in the Borough's Unitary Development Plan (UDP), which was adopted on 6 August 2007. It sets out the planning policies that govern the way that development within the borough is shaped. In its UDP the borough has made a strong commitment to its cultural heritage.

#### **Policy 48 Archaeology: Recording and Analysis of Buildings**

(a) *Archaeology - Where development proposals may affect the archaeological heritage, applicants should properly assess and plan for the archaeological implications, in accordance with national policy. This may involve desk-based assessment and/or preliminary archaeological site evaluations before proposals are determined. Within Archaeological Priority Areas (as shown on the Proposals Map) the Council and English Heritage will advise where planning applications should be accompanied by a desk-based archaeological assessment. This should be commissioned by the applicants from a professionally qualified archaeological organisation or archaeological consultant. Suitable design, land use and management should be adopted to safeguard archaeological sites. The most important archaeological remains and their settings should be permanently preserved in situ, with public access and display where possible.*

*In the case of sites of archaeological significance or potential, where permanent preservation in situ is not justified, provision shall be made by the developer for an appropriate level of archaeological investigation and recording, which should be undertaken by a recognised archaeological organisation before development begins, in accordance with a project design approved by the Council. Such provision shall also include the subsequent publication of the results of the excavation.*

(b) *Recording and analysis of buildings - In schemes involving substantial alteration or refurbishment of a listed building or other important historical building, the Council may require a historical and architectural recording, analysis and assessment to be prepared and agreed by the Council, prior to the approval of the detailed scheme, in order to inform and guide the building intervention.*

(c) *Industrial Heritage - The Council will promote the evaluation, conservation and interpretation of the Borough's industrial heritage. The Council will liaise with the Greater London Industrial Archaeological Society (GLIAS) to maintain and develop a schedule of sites of industrial heritage significance to which this policy applies. The criteria for considering potential additions to the schedule will include importance of local industrial heritage, contribution to visual or historic industrial character, and industrial architectural or industrial archaeological value.*

*Development proposals affecting industrial heritage sites will be expected to:*

- Ensure or enable the evaluation of the industrial heritage value of the site is carried out prior to any development, in particular prior to construction or demolition.
  - Re-use where possible any existing buildings contributing to industrial heritage.
  - Preserve part or all of any industrial remains of heritage interest within new development schemes with provision of interpretative facilities where possible.
  - Provide adequate interpretative facilities, such as a panel, within the new development.
- Structures of industrial architectural or historic interest should be considered for addition to the schedules of ancient monuments, listed buildings or buildings of local list as appropriate.

4.16.21. Archaeological remains constitute the principal surviving evidence of the Borough's past but are a finite and fragile resource that is vulnerable to modern development and land use. Once removed, that part of the Borough's past is lost forever. The Council considers that the archaeology of the Borough is a community asset as an educational, recreational and tourist resource: its preservation is a legitimate objective, against which the needs of development must be balanced and assessed. The destruction of such remains should be avoided wherever possible and should never take place without prior archaeological assessment, excavation and record.

4.16.22. The Greater London Archaeology Advisory Service has identified 17 Archaeological Priority Areas as shown on the Proposals Map. New development within these areas must pay particular attention to this policy. It should be noted that the priority areas represent current knowledge and are not a definitive statement of the extent of the Borough's archaeological resource. The Council will require similar information and safeguards for development proposals outside the designated areas where there are reasonable grounds to believe that archaeological remains may be threatened by the scale or location of new development. New Archaeological Priority Areas may be designated as more information comes to light.

4.16.23. PPG 15 states that some historic buildings are of intrinsic archaeological interest. This is applicable whether or not a building is afforded statutory protection. It is important that the significance of structures and the impact of proposed alterations be assessed prior to determination of the application. This will enable informed decisions to be reached and where permission is granted, an appropriate level of mitigation to be implemented. The Council will consider, in all cases of alteration or demolition, whether a condition should be applied to consent to enable the recording of features that would be destroyed in the course of the works. A qualified contractor, in accordance with a project design approved by the Council should undertake all recording and analysis.

## **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 4.1 The current A23, located c 0.4 km to the west of the site, follows the line of the Roman “London-Brighton Way”. Isolated finds attest to Roman presence in the area with little further evidence for activity of that period (Densem 1984, 425).
- 4.2 Although the presence of Saxon archaeology is unproven in the area, the name Streatham was derived from “strat-ham”, meaning settlement by the street” (Gower).
- 4.3 The site is located near the medieval ‘Mount Nod Farm’. This was Streatham’s largest farming estate whose origins can be traced back to the 14th century. The location of the farmhouse is thought to be immediately to the west of the site, at the junction of Leigham Avenue and Conifer Gardens (Lambeth Planning 2002).
- 4.4 Leigham Court Road was laid out in 1839 by Beriah Drew, a wealthy solicitor originally from Bermondsey, who had moved to Streatham. In 1838 he purchased Mount Nod Farm from the estate of Lord Thurlow, the late Lord of the Manor of Leigham. The development of Leigham Court Road was underway in 1843 when Beriah Drew built Leigham Lodge and Mount Nod Farmhouse stood until the 1850’s when its was replaced by a large mansion known as Leigham House. Leigham House was in turn demolished in the 1920’s (Lambeth Planning 2002).
- 4.5 Little development occurred after the building of the two houses until the opening of Streatham Hill Station in 1856 and Streatham Station in 1868 made the area accessible to those who worked in the city. Development of the area began in earnest and during this time the family firm of George Trollope and Sons constructed seventeen or more houses along Leigham Court Road (Lambeth Planning 2002).

## **5 GEOLOGICAL BACKGROUND**

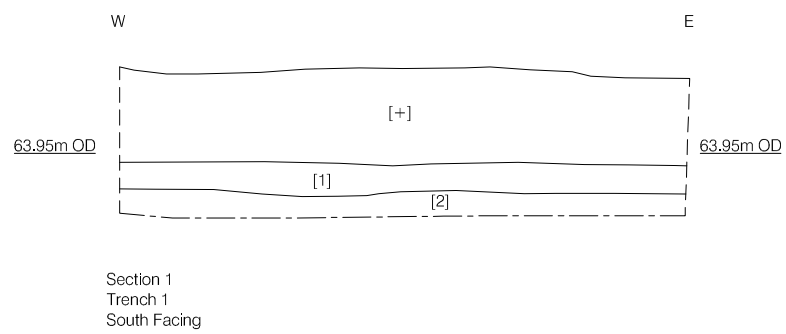
- 5.1 The 1:50,000 scale British Geological Survey Map for the area (Sheet 250 South London) indicates that the underlying geology is comprised of Head deposits overlying London Clay. The Head deposits are described as locally derived washes of London Clay of Claygate Beds material transported to the foot of slopes, or a similar drift of sand or stones removed by weathering and local transport from older terrace deposits.

## **6      ARCHAEOLOGICAL METHODOLOGY**

- 6.1      The excavation of a single trench measuring 15.0m by 1.8m was outlined in the approved written scheme of investigation (Mayo 2009). It was located along the northern boundary of the site in order to evaluate the archaeological and geoarchaeological potential, as close as possible to the footprint of the proposed development.
- 6.2      A JCB excavator fitted with a 1.5m wide flat-bladed bucket was used to excavate the trench under archaeological supervision. The trench was excavated to the top of the first natural horizon.
- 6.3      All deposits were recorded on pro forma context sheets. A trench plan and section was drawn at a scale of 1:20 and 1:10 respectively. The trench location was triangulated using known points along the northern fence line. A photographic record was made of the trench.
- 6.4      Levels in this report have been calculated from an OS benchmark located outside No. 2 Ivyday Grove, with a value of 59.86m OD.
- 6.5      The site archive will be deposited with LAARC under the site code LEJ09.

## **7 THE ARCHAEOLOGICAL SEQUENCE**

- 7.1 The stratigraphic sequence revealed in the trench was natural clay [2] (Phase 1) overlain by a layer of subsoil [1], which was in turn sealed by a topsoil horizon [+] (both Phase 2). The sequence is illustrated on Figure 3.
- 7.2 The natural geology comprised compact yellowish brown clay with occasional bands of gravel [2]. It was first observed at a height of 64.07m AOD at the east end of the trench and at 63.80m AOD at the west end. No archaeological features were seen cutting through the clay horizon.
- 7.3 Overlying the clay to a maximum height of 64.23m AOD was a subsoil horizon [1], formed of a mid- to dark yellowish brown slightly sandy silty clay containing a moderate amount of small flint pebbles with occasional brick, concrete, and plastic fragments.
- 7.4 The current topsoil horizon [+] sealed the subsoil deposit and formed the present ground level at a height of 64.43m AOD at the east end of the trench and 64.15m AOD at the west end.



0 1m

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Figure 3  
Section 1  
1:20 at A4

## **8 CONCLUSIONS**

- 8.1 The evaluation trench revealed a natural horizon surviving at a very shallow level below the current ground surface. There were no indications that terracing had occurred on the site.
- 8.2 The natural strata was sealed by subsoil and topsoil layers. It is likely that these are the result of 20th century landscaping activity within the site.
- 8.3 No archaeological features were identified during the excavation of the evaluation trench. It is considered unlikely that features of archaeological interest survive elsewhere within the site, and that the site is likely to have lain within an agricultural hinterland until its suburban development in the 19th century. Pre-Construct Archaeology Ltd recommends no further work for this site.

## **9 ACKNOWLEDGMENTS**

- 9.1 Pre-Construct Archaeology Ltd would like to thank Gerry Peters of Paramount Construction & Development Ltd for commissioning this project, and Mark Stevenson of English Heritage for monitoring the work on behalf of the LPA.
- 9.2 The author would like to thank Chris Mayo for project managing the site and editing this report, Jennifer Simonson for the illustrations, and Douglas Killock for his work on site.



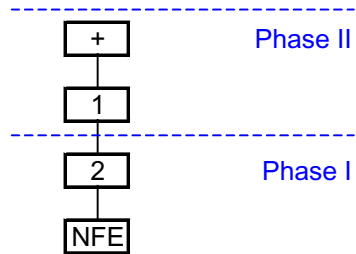
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## APPENDIX 1: CONTEXT INDEX

Context Number	Trench	Plan Number	Section Number	Phase	Type	Description
1	1	TR1	1	2	Deposit	Subsoil
2	1	TR1	1	1	Deposit	Natural Clay

## APPENDIX 2: SITE MATRIX



## APPENDIX 3: OASIS REPORT FORM

**OASIS ID: preconst1-64062**

### Project details

Project name	An Archaeological Evaluation on Land at the Rear of 76 Leigham Court Road, London Borough of Lambeth, SW16 2QA
Short description of the project	An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd on land at the rear of 76 Leigham Court Road, London Borough of Lambeth. The central National Grid Reference for the site is TQ 3059 7222. The fieldwork was undertaken on the 21th of August 2009 on behalf of the commissioning client, Paramount Construction and Development Ltd. The evaluation consisted of a single east-west aligned trial trench measuring approximately 15.00m by 1.80m, roughly 5.6% of the development area. Despite the estimated potential for medieval and post-medieval remains the evaluation did not reveal any archaeological features within the site. It has been speculated that the location of the farmhouse of Mount Nod farm, Streatham's largest farming estate, whose origins can be traced back to the 14th century, was just west of the site at the junction of Leigham Avenue and Conifer Gardens (Lambeth Planning 2002). It is possible that the area containing the site was part of the farmed fields associated with Mount Nod farm throughout the medieval period.
Project dates	Start: 21-08-2009 End: 21-08-2009
Previous/future work	No / No
Any associated project reference codes	LEJ09 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	NONE None
Significant Finds	NONE None
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 LAMBETH STREATHAM Rear of 76 Leigham Court Road, London Borough of Lambeth
Postcode	SW16 2QA
Study area	660.00 Square metres
Site coordinates	TQ 3059 7222 51.4334047791 -0.121125560893 51 26 00 N 000 07 16 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 63.80m Max: 64.07m

### Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	GLAAS
Project design originator	Chris Mayo

Project director/manager	Chris Mayo
Project supervisor	Paw Jorgensen
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Paramount Construction & Development Ltd

#### Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	LEJ09
Digital Contents	'Stratigraphic'
Digital Media available	'Images raster / digital photography','Images vector','Spreadsheets','Text'
Paper Archive recipient	LAARC
Paper Archive ID	LEJ09
Paper Contents	'Stratigraphic'
Paper Media available	'Context sheet','Notebook - Excavation',' Research',' General Notes','Plan','Section','Unpublished Text'

#### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	An Archaeological Evaluation on Land at the Rear of 76 Leigham Court Road, London Borough of Lambeth, SW16 2QA
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