



Yorkshire Prosperity Plc
Laburnum House, 8-10 Vicarage
Crescent, Battersea, Wandsworth
Archaeological Statement
April 2013

Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ

Tel: 0113 219 7109

Email: kirsten.holland@wyg.com



Document Control

Project: Laburnum House, 8-10 Vicarage Crescent, Battersea, Wandsworth
Client: Yorkshire Prosperity Plc
Job Number: A079577-1
File Origin: N:\Projects\A072000 - A079999\A079557-1\reports\Vicarage Crescent, AS_v2_Final.doc

Document Checking:

Prepared by:	Kirsten Holland Principal Archaeologist	Signed:	
--------------	--	---------	--

Checked by:	Martin Brown Principal Archaeologist	Signed:	
-------------	---	---------	--

Verified by:	Steve Mustow Director	Signed:	
--------------	--------------------------	---------	--

Issue	Date	Status
1	April 2013	Draft
2	April 2013	Final
3		
4		



Contents Page

1.0	Introduction	1
1.1	Scope of Assessment.....	1
2.0	Site and Development Description	1
3.0	Sources Consulted.....	2
4.0	Legislation and Planning Policy Context.....	3
4.1	Ancient Monuments and Archaeological Areas Act 1979.....	3
4.2	Planning (Listed Buildings and Conservation Areas) Act 1990	3
4.3	National Planning Policy Framework 2012	3
4.4	Regional Planning Policy	4
4.5	Local Planning Policy	6
5.0	Baseline Data	8
5.1	Designated Sites	8
5.2	Archaeological and Historic Background	8
6.0	Historic Mapping Survey	10
7.0	Heritage Potential and Impact Assessment.....	11
	References.....	13



Appendix Contents

Appendix A – Site Location Plan

Appendix B – Site Photographs

Appendix C – Recorded Heritage Sites

Appendix D – Report Conditions



1.0 Introduction

This Archaeological Statement has been prepared by Kirsten Holland MIfA, Principal Archaeologist, WYG on behalf of Yorkshire Prosperity Plc to inform a planning application for a residential refurbishment development at Laburnum House, 8-10 Vicarage Crescent, Battersea, Wandsworth. WYG is a Registered Organisation with the Institute for Archaeologists.

1.1 Scope of Assessment

A requirement for consideration of archaeology and heritage was identified during pre-application discussions between the applicant, Yorkshire Prosperity, and Wandsworth Borough Council, the local planning authority.

This assessment has been undertaken in accordance with the principles within the Institute for Archaeologists (IfA) Standard and Guidance for Desk-Based Assessment (2012). This assessment covers just the archaeological aspects of the application and development site; the consideration of built heritage and historic townscape are dealt with within the Heritage Statement submitted with the planning application.

This baseline assessment considers the archaeological potential within the site itself, the surrounding area and wider local and regional context. This assessment does not attempt to plot and review every archaeological find and monument; rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

2.0 Site and Development Description

The development site is located at Laburnum House, 8-10 Vicarage Crescent, Battersea in the borough of Wandsworth. The site is centred on TQ 26835 76485 (526835 176486) and lies approximately 5m above the Ordnance Datum. A site location plan, Figure 1, can be seen in Appendix A.

Laburnum House forms part of a row of two storey white-washed terraced cottages located on the north side of Vicarage Crescent. The surrounding buildings are primarily brick clad, and comprise blocks of flats and terraced houses ranging from three to four storeys in height. A social club was operated from Laburnum House up until its sale in December 2012. During its use as a social club, Laburnum House fell



into a state of disrepair. The boundary of the site is illustrated on Figure 2, Appendix C. Photographs of the site can be seen in Appendix B.

The proposal comprises the development of nine residential units at Laburnum House through a change of use from class B1 (Business) / D2 (Assembly & Leisure) to class C2 (Dwelling houses) and associated refurbishment and extension of the existing building. The development will comprise 2 x one bedroom units and 7 x three duplex apartments over three floors (including the basement) for a total of nine self-contained units.

A small extension to the existing first floor of Laburnum House will result in the creation of approximately 16 sqm new floor space. The height of the building will remain largely unchanged at two storeys, however a section of the existing building which is currently single-storied will be extended to match the main building height of two storeys. A shared amenity space of 72 sqm will be provided on the ground floor, adjacent to the provision of 16 cycle parking spaces and an allocated waste storage area. The reader is referred to the Design and Access Statement and submitted application drawings for full details.

3.0 Sources Consulted

A study area of 500m radius from grid reference TQ26835 76485 has been examined to assess the nature of the surrounding archaeological sites and to place the recorded sites within their context.

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Greater London Historic Environment Record (HER);
- English Heritage and Local Planning Authority for designated sites;
- Historic mapping;
- Previously completed reports within the local area;
- Site photographs taken by the WYG Planner, April 2013; and
- Appropriate documentary sources and archaeological journals.



No geotechnical assessments or investigations have been undertaken within the development site as far as the applicant, or WYG, is aware. As a result there have been no site investigation logs to review. The potential for deposits of potential archaeological interest to survive has been identified from consideration of archaeological assessments from the surrounding area and review of the current site topography and conditions.

4.0 Legislation and Planning Policy Context

4.1 Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

4.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

4.3 National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (para 126).



The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their significance and the potential impact (para 128).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (para 132). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (para 138).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (para 133). Where there is less than substantial harm the harm should be weighted against the public benefits of the development (para 134). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (para 134). The NPPF also makes provision to allow enabling development (para 140) and allowing development which enhances World Heritage Sites and Conservation Areas (para 127).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publically accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (para 141).

4.4 Regional Planning Policy

The London Plan was adopted in July 2011 and provides an overarching spatial development strategy for the Greater London area. The plan includes several policies relevant to heritage, however most of these



relate to built heritage, tall buildings and historic views. There is one policy which includes specific consideration of 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.

4.5 Local Planning Policy

The Wandsworth Core Strategy was adopted in 2010. The plan contains policies relevant to heritage, however these all relate to built heritage rather than archaeology and are therefore not relevant to this assessment.

The Wandsworth Development Management Policies document was adopted in February 2012. The Plan contains one policy relevant to archaeological remains and the historic environment: Policy DMS 2: Managing the Historic Environment.

Policy DMS 2 Managing the historic environment

A. In addition to satisfying the relevant parts of Policy DMS1, applications affecting a heritage asset or its setting will be granted where it:

- i. is in accordance with PPS 5, the London Plan and relevant English Heritage guidance;
- ii. takes full account of the Council's Conservation Area Appraisals and Management Strategies;
- iii. is accompanied by a satisfactory Heritage Statement produced by a heritage specialist where appropriate.

B. Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself, and the surrounding historic environment, and where they have consideration for the following:

- i. the conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, shopfronts or elements of shopfronts in conservation



areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings;

ii. the reinstatement of features and elements that contribute to the heritage asset's significance which have been lost which may include any of the above items or others;

iii. the conservation and, where appropriate, the enhancement of the space in between and around buildings as well as front, side and rear gardens;

iv. the removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;

v. the use of the heritage asset should be compatible with the conservation of its significance;

vi. historical information discovered during the application process shall be submitted to the Greater London Historic Environment Record.

C. Development involving the demolition or removal of significant parts of heritage assets will be granted in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of PPS 5 policies HE 9 and 10.

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.

E. Further detail will be set out in a forthcoming Historic Environment Supplementary Planning Document (SPD).

There are no Supplementary Planning Guidance documents relevant to archaeology adopted by Wandsworth Council.



5.0 Baseline Data

5.1 Designated Sites

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the study area. There are eleven Listed Buildings within the study area. The Church of St Mary in the north of the study area is a Grade I Listed Building. Devonshire House, Old Battersea House to the north-west and the two entries for Cremorne Bridge to the east are all Grade II* Listed Buildings. The remaining six buildings are Grade II Listed. The development site lies within the Battersea Square Conservation Area and the Three Sisters Conservation Area lies within the east of the study area.

Further details of the Listed Buildings are included in Appendix C. The locations of the Listed Buildings and Conservation Area are shown on Figure 2 for context. These heritage assets and the effects of development on them are considered in detail in the Heritage Statement and are therefore not discussed further.

5.2 Archaeological and Historic Background

The Historic Environment Record holds details for 70 recorded heritage sites within the study area and 39 archaeological events. Details of the sites can be seen in Appendix C. Monument locations can be seen on Figure 2 and event locations on Figure 3, Appendix C. Bracketed numbers within the text refer to the identifier in the Appendix C table and Figures 2 and 3.

Palaeoenvironmental evidence from archaeological investigations in the region indicates that the landscape was characterised by woodland and marshes on both sides of the Thames during prehistory. This type of complex landscape would have been attractive to early human settlement because of the access to fresh water and a range of food resources. The study area lies within the Archaeological Priority Area of the River Terraces of the Thames. This area has been designated due to its high potential to yield evidence for prehistoric settlement and artefacts. The development site lies within an area identified as Langley silts by the British Geological Survey and is located just to the west of an eyot (raised island), which would typically be an attractive place for exploitation and settlement of the margins of the river in the prehistoric period (Morley, 2009-10, Fig 2).

There are records of find spots of material from the Lower Palaeolithic to Bronze Age periods within this area of the Thames foreshore. These have mainly been identified from dredging activities and may represent casual loss, ritual deposition, or a combination of the two. Within the study area this included a



bronze axe and two ingots of copper (MLO10032). Another axe hammer of hornblende-quartz-dioarte found in Kambala Road is probably a discarded foreign curio rather than within its original context (MLO13084).

There are no confirmed settlement sites of prehistoric date within the study area, although excavations at Gwynne Road (ELO3530; MLO17822-4) identified a flint blade; this was thought to be residual. A further six pieces of burnt flint and four flint waste flakes were found in evaluation trenches at a former garage (ELO3747; MLO57580). To the north of the study area excavations at Howie Street identified a single late Iron Age ditch and a number linear pits which may have been associated with small scale quarrying. This use appeared to continue into the Roman period with evidence that the pits were allowed to naturally silt up rather than being deliberately backfilled (AOC, 2010).

The Roman settlement of Londinium was located to the north-east of the study area on the northern bank of the Thames. The major Roman roads passed away from the study area with the road to Silchester on the north of the Thames and the road to Chichester to the east of the study area (along the line of the modern A24) (Ordnance Survey, 1994). There are no recorded sites of Roman date within the study area, although there are records of Roman remains within the wider area of Battersea and Wandsworth, such as the pits to the north of the study area at Howie Street (AOC, 2010).

Climatic deterioration in the post-Roman period resulted in flooding and alluvial activity along the Thames and parts of London were abandoned. This may account for the cessation of activity at Howie Street to the north of the study area (AOC, 2010). Battersea was part of the Manor of Battersea, in the possession of Caedwalla, King of Wessex from 685-688 (WCDG, n.d., p8). Excavations in the 1970s in Althorpe Grove identified a beam slot which contained Anglo-Saxon pottery and a bone comb. These are most likely to have been from a timber-framed building, indicating a settlement located here (ELO2650; MLO13110-13115; WCDG, n.d., p.8).

A church was recorded within Battersea in the Domesday Book indicating an early medieval origin. It is unclear if this church was located on the site of St Mary's Church but there was a church here by 1301. The location of the probable Anglo-Saxon building close to the church might be expected and the medieval village is likely to have continued in the same location, centred on Battersea Square. The Domesday Book also recorded seven mills and a population of around 300 people (WCDG, n.d. p8-9).

A medieval manor house is known to have been present within Battersea (MLO11012). It required repairs to the cow house and hay barn by 1303 (MLO27621; MLO53641). It is unclear where the manor house was located, however it is probable it was located on the site of the later H-shaped manor house (MLO27471)



Laburnum House, 8-10 Vicarage Crescent

located to the north of St Mary's Church. The complex included the house, hay barn, brewhouse, barn, stables, dovecot and fishponds (see Appendix C and Figure 2; MLO70979-83). The manor house was largely demolished in 1778 and the Battersea Flour Mills established on the site incorporating the southern wing of the manor house (MLO70984).

The medieval and post-medieval village appears to have been centred on the church, Battersea Square and extending south along the High Street and Vicarage Road. The study area contained rich soils for market gardening and this was one of Battersea's primary industries until the 19th century. The area of Battersea Park to the north-east of the study area remained as Battersea Common until at least the late 1830s. The construction of the railway meant better connections to the rest of London and there was significant growth of the suburban area.

The majority of recorded heritage sites within the study area are of post-medieval date. They relate primarily to the residential development of Battersea and include early development plots, foundations, cellars, rubbish pits and associated domestic rubbish (see Appendix C and Figure 2). Industrial sites in the area include Battersea Flour Mills (MLO70984), wharves (MLO75501; MLO77615-6; MLO76912) and public houses (MLO13247).

6.0 Historic Mapping Survey

Historic Ordnance Survey and other maps were examined online at www.old-maps.co.uk and www.mapco.net. The majority of early maps of London available online do not extend as far west as Battersea. The 1853 mapping showed the development site was undeveloped. Vicarage Crescent was shown, however it was called Green Lane at this time. There was only one building constructed on the street to the east of the development site, and the vicarage to the north. The majority of the study area was depicted as open, agricultural land.

Stanford's map of London from 1862 (<http://london1864.com/stanford43.htm>) depicted a greater level of urbanisation within the study area. Building had taken place along both the High Street and the eastern end of Green Lane, including the development site. The majority of the land within the east and south of the study area remained as market gardens. The land to the west appeared to remain open and by the time of the 1869 mapping it appears to have been laid out as gardens. The land to the west of the development site appears to have remained undeveloped until the post-war period when a number of apartment blocks were built.



7.0 Heritage Potential and Impact Assessment

The effects on the Conservation Area, built heritage assets (including Laburnum House) and the surrounding historic townscape will be considered within the Heritage Statement and are not considered here.

There are no recorded heritage assets within the development site on the Historic Environment Record, however, the site does lie within the Thames Valley Gravels Archaeological Priority Area. The area is designated for the potential for prehistoric settlement and artefact evidence to be preserved within the gravels. Recent geoarchaeological analysis at sites to the east of the study area and research into the development of the Thames and the Battersea channel has indicated that the development site lies just off of the identified eyot in the area (raised island) which would have been the most attractive location for settlement (Morley, 2009/10).

There is limited evidence for Roman occupation within the immediate area and the early medieval, medieval and post-medieval settlement is anticipated to have been concentrated on known settlement centres around the church, manor house and Battersea Square to the north. Historic mapping has indicated that the site was undeveloped until the mid-nineteenth century and most likely to have been used for agricultural purposes.

Within the development site the construction of the existing housing, including the excavation of cellars is considered likely to have truncated any surface archaeological remains related to the early medieval and later agricultural uses of the site. The development may have truncated the original deposits in the area which may contain evidence of the geoarchaeological and palaeoenvironmental development of this area, however without site investigation evidence this cannot be confirmed. It is not possible to complete site investigations within the development site due to existing standing structures which have not yet been demolished.

The re-development of the site will primarily take place within the existing building and therefore the effects of this are covered within the Heritage Statement. The re-development will require the demolition of the former dance hall and toilet block at the rear of the property. An extension to the building will then be built to the rear (properties 5 and 6) and a detached property (no. 9) to the west of the plot separated from the main building by a shared amenity space. The redevelopment will also require limited excavation within the existing cellar space.



Laburnum House, 8-10 Vicarage Crescent

The excavation required to complete the redevelopment is anticipated to be relatively limited in both depth and extent and is anticipated to be within deposits that have already been affected by the construction of residential housing. However there is potential that beyond the existing cellar walls, or within foundation sections, it may be possible to observe and sample any previously unrecorded geoarchaeological or palaeoenvironmental remains.

It is recommended that the final, detailed foundation design, cellar works and construction methodology are reviewed when they are available, along with any site investigation results, to assess the potential benefits of a watching brief during the construction works to examine any exposed sections. A provision for taking and analysing monolith, or auger, samples for geoarchaeological and palaeoenvironmental analysis should be allowed.



References

AOC Archaeology (2010) Land at the Royal College of Art, Howie Street, Battersea. Post-Excavation Report.

DCLG (2012) National Planning Policy Framework.

HMSO (1979) Ancient Monuments and Archaeological Areas Act.

HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act.

Institute for Archaeologists (2012) Standards and Guidance for Archaeological Desk-Based Assessments.

Mayor of London (2011) The London Plan.

Morley M (2009/10) The Battersea Channel: a former course of the River Thames? London Archaeology p.231-237.

Wandsworth Council (2010) Core Strategy.

Wandsworth Council (2012) Development Management Policies Document.

Wandsworth Conservation and Design Group (n.d.) Battersea Square Conservation Area Appraisal and Management Strategy (Draft).

Ordnance Survey (1994) Roman Britain.

Historic Mapping www.old-maps.co.uk and www.mapco.net

Ordnance Survey, 6" to 1mile: 1874-80, 1896, 1936, 1948, 1955, 1969.

Ordnance Survey, 1:2500: 1869, 1896, 1916, 1951.

Ordnance Survey, 1:1056: 1867-9, 1895, 1906-9.

Ordnance Survey 1:500: 1850.

Stanford's Library Map of London and its suburbs. 1864

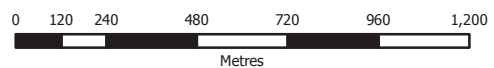
Laburnum House, 8-10 Vicarage Crescent



Appendices



Appendix A – Site Location Plan



Arndale Court
 Headingley
 Leeds
 LS6 2UJ
 TEL: +44 (0)113 2787111
 FAX: +44 (0)113 2750623
 e-mail: enviro@wyg.com



Contains Ordnance Survey data © Crown Copyright and database right 2013. All rights reserved.
 Sheet Size: **A4** Scale of Original: **1:20,000**
 Client: **Yorkshire Prosperity Plc**
 Project: **Laburnum House
 8-19 Vicarage Crescent
 Battersea**

PMC Created:	KRH Checked:	April 2013 Date:	V1 Version:
Site Location Plan			
Office: 4154	Project No: A079557-1	Figure No: 1	

Laburnum House, 8-10 Vicarage Crescent



Appendix B – Site Photographs

Laburnum House, 8-10 Vicarage Crescent



Photograph 1: Laburnum House, 8-10 Vicarage Crescent (C. Mitchell, April 2013).



Photograph 2: Rear of property behind the toilet block (to be demolished) (C. Mitchell, April 2013).

Laburnum House, 8-10 Vicarage Crescent



Photograph 3: Rear of property showing brick toilet block and concrete dance hall (to be demolished) (C. Mitchell, April 2013).



Photograph 4: Showing light well to basement at the front of the building (C. Mitchell, April 2013).



Photograph 5: Basement internally facing front of building (C. Mitchell, April 2013).



Photograph 6: Basement internally facing rear of building (C. Mitchell, April 2013).



Appendix C – Recorded Heritage Sites



Laburnum House, 8-10 Vicarage Crescent

Recorded Heritage Sites & Events (Greater London Historic Environment Record)

Identifier	Grid Reference	Period	Description	Grade
DLO28681; MLO93697	TQ 26747 76575	17th Century to 18th Century	Old Battersea House	II*
DLO28763; MLO93779	TQ 26893 76621	19th Century to Modern	Sir Walter St John's Grammar School	II
DLO28799; MLO93815	TQ 26990 76588	19th Century	Church Of The Sacred Heart	II
DLO28845; MLO93861	TQ 26847 76737	17th Century to Modern	The Raven Inn Public House	II
DLO28849; MLO93865	TQ 26776 76634	18th Century to Modern	St Mary's Vicarage (Including Railings And Gates)	II
DLO28866; MLO93882	TQ 26806 76866	17th Century to 18th Century	Church Of St Mary And Churchyard Wall And Gates	I
DLO28878; MLO93894	TQ 26940 76363	17th Century to 19th Century	Katherine Low Settlement	II
DLO28893; MLO93909	TQ 26786 76645	17th Century to 18th Century	Devonshire House Including Railings And Gates	II*
DLO28909; MLO93925	TQ 26882 76726	18th Century to 19th Century	133 Westbridge Road	II
DLO33057; DLO33058; MLO99268	TQ 26564 76472	19th Century to Modern	Cremorne Bridge, West London Extension	II*
MLO10032	TQ 2710 7640	Bronze Age	Bank of the Thames. A Bronze axe and 2 ingots of copper may have been found together in 1902.	
MLO10512	TQ 2698 7646	Medieval	The Castle (Public House). Hoard of sovereigns and half sovereigns. Probably medieval. Discovered pre-1966 and the report is dubious.	
MLO11012	TQ 2685 7690	Medieval	Medieval manor house probably on the same site as the later building. In existence by	



Laburnum House, 8-10 Vicarage Crescent

Identifier	Grid Reference	Period	Description	Grade
MLO13084	TQ 2690 7600	Bronze Age	1303 when it needed repairs. Kambala Rd. An axe hammer of hornblende-quartz-diorite. Probably discarded foreign curio.	
MLO13110; MLO13115	TQ 2686 7684	Early Medieval/Dark Age	Althorpe Grove. A beam slot of Anglo-Saxon date with artefacts including pot sherds and a bone comb. Medieval features were also recorded.	
MLO12018, MLO12019; MLO10518	TQ 2686 7670	Post Medieval	25-27 Battersea High St. 17th century outhouses excavated in 1972 including a "washroom". Finds of early 17th century date included salt glazed pottery, delft ware and pipebowls. A few pot sherds were also recorded.	
MLO12024	TQ 2687 7670	Post Medieval	25-27 Battersea High St. A possible former cold store or icehouse of 18th century date. A circular structure c. 4 ft deep with a rammed earth floor.	
MLO12025	TQ 2687 7670	Post Medieval	25-27 Battersea High St. 17th and 18th century rubbish pits.	
MLO12148; MLO12149	TQ 2686 7684	Post Medieval	Althorpe Grove. A bedding trench for a kitchen garden found in the manor estate of 18th century date. A foundation of a row of terraced houses was also recorded.	
MLO12268	TQ 2687 7670	Post Medieval	25-27 Battersea High St. A Gravel surface of 17th or 18th century date.	
MLO13247	TQ 2686 7684	Post Medieval	Foundations of the Star and Garter public house. By the 17th century the manor complex comprised of a manor house, a hay barn, brewhouse, barn, stables, outbuildings, dovecot and fishponds. A map of 1760 and 18th century print show that the manor house had an "H" shaped ground plan and two main floors. The house was largely demolished in 1778, and a mill and distillery established, perhaps incorporating the south wing in its design. This was finally demolished in the 1920s.	
MLO542; MLO75545	TQ 2703 7699	Medieval to 19th Century		
MLO23280	TQ 2687 7670	Post Medieval	25-27 Battersea High St. early 18th century terraces converted to shops in 19th century.	





Laburnum House, 8-10 Vicarage Crescent

Identifier	Grid Reference	Period	Description	Grade
MLO27205; MLO27207, MLO27208; MLO44739; MLO44759; MLO44769	TQ 2685 7690	Medieval to 19th Century	Battersea Church Rd. A dovecote, bakehouses, brewhouses, stables, outhouses and barns mentioned in a will in 1645.	
MLO27471	TQ 2685 7690	Medieval to 19th Century	A H-shaped manor house which was demolished in the 1770s. The east wing survived until the 1920s.	
MLO27621; MLO53641	TQ 2685 7690	Medieval	A cow house and a hay barn to the manor were known as needing repair in 1303.	
MLO70976; MLO70977; MLO70978; MLO70979; MLO70982	TQ 2633 7691	Medieval	Remains of medieval timber structures and pits were recorded, associated with C12th and C13th pottery. Drains of medieval date and a late medieval or early post-medieval river frontage wall were recorded.	
MLO70980; MLO71891; MLO70983	TQ 2633 7691	Post Medieval	Two phases of a post-medieval manor house were recorded. The first phase had been all but destroyed by later development. The later phase was U-shaped, with a partially surviving northern range and traces of a southern range. A brick and stone lined cellar belonging with the first phase of the house and wells, drains and soakaways associated with the second phase	
MLO70984	TQ 2633 7691	Post Medieval	Battersea Flour Mills. Four identifiable phases of Battersea Flour Mill were uncovered by the excavations. These dated from the late 18th century through to the late 20th century.	
MLO71445; MLO71446	TQ 2692 7626	Post Medieval	Gwynne Rd An undisturbed layer containing a large quantity of pottery of the 16th century and 17th century was revealed during evaluation. The foundations and enclosing walls of a subterranean structure, probably a cellar, were uncovered containing a rammed chalk floor, which contained inclusions of straw, brick and flint. This structure was dated to the 19th century, but contained re-used late 18th century bricks.	





Laburnum House, 8-10 Vicarage Crescent

Identifier	Grid Reference	Period	Description	Grade
MLO342	TQ 2650 7650	Unknown	Battersea Reach (Near Railway Bridge). Portion of a human skull found on the Middlesex side of the river, during excavations for the foundations of a railway bridge in 1862. They were in the peat around 25ft below the high water mark.	
MLO39963	TQ 2686 7684	Medieval	Medieval ditch containing 13th century pottery.	
MLO54800	TQ 2687 7670	Post Medieval	25-27 Battersea High St. Soft red brick drainage channel with grey silt and a brown tile base.	
MLO57577	TQ 2674 7612	Post Medieval	An evaluation excavation revealed a 19th century brick lined well and cess pit.	
MLO57580	TQ 2674 7612	Prehistoric	Evaluation recorded six pieces of burnt flint and four flint waste flakes in two of the trenches.	
MLO58754; MLO58757; MLO58760; MLO58769; MLO58773; MLO58775; MLO58777	TQ 2685 7695	Post Medieval	Battersea Flourmills. Evaluations found evidence of post-medieval structures including 18th century outbuilding, cellar, walls, waterfront, soakaway and kiln.	
MLO66649; MLO66650	TQ 2700 7693	Post Medieval	5 Bolingbroke Walk. Several probable Victorian features were found, sealed below later dumping; the majority were pits but also included a well.	
MLO71823; MLO71824; MLO71822	TQ 2694 7629	Prehistoric; Post Medieval	2-4 Gwynne Rd. 18th century-19th century buildings with "associated features" were recorded. A possible residential flint blade was recovered.	
MLO73288; MLO73289; MLO83290; MLO23291	TQ 2690 7655	Medieval; Post-medieval	58 High St Battersea. A post-medieval brick soakaway was recorded along with small pits of post-medieval date. Post medieval pottery and cultivation soil containing clay pipe and building materials were recovered. 3 sherds of grey ware were recovered from residual contexts.	
MLO73292; MLO73293	TQ 2690 7655	Post Medieval	62-68 High St Battersea. c.1m of post-medieval levelling deposits/overburden directly overlay the natural sand deposits. A large deep pit, deeply truncating the natural horizons (and backfilled in the 20th century) was partially revealed in one trench.	



Laburnum House, 8-10 Vicarage Crescent

Identifier	Grid Reference	Period	Description	Grade
MLO75501	TQ 2665 7615	18th Century to Modern	Falcon Wharf, Lombard Road. Up to 2.80m of modern made ground containing CBM. This overlay apparently natural brickearth.	
MLO76192; MLO77615; MLO77616	TQ 2665 7628	16th Century to 18th Century; Medieval	Regent And Grove Wharves, Lombard Road. The first buildings were erected on the site in the late 16th or early 17th century. These are likely to have been mainly industrial. A second industrial building was recorded as being a possible oven or kiln. A single pit and possible boundary ditch of medieval date were also excavated. By the mid 19th century it became a chemical works.	
MLO97951	TQ 26783 76683	17th Century to 18th Century	Battersea Square (No 1) An 18th century cellar was indicated by the survival of two walls aligned north-south. These were constructed of early 18th century red brick. Within the over-spilling backfill was found a clay tobacco pipe bowl datable to 1690-1710. A complete late 18th/ early 19th century glass gin bottle was found lying on a floor level covered in 19th century building debris and pottery fragments. A drain constructed of red bricks, possibly dating to the late 17th century was found in association with a wall constructed of similar materials.	
MLO97961	TQ 26783 76683	17th Century to 18th Century	Battersea Square (No 1) The investigation revealed evidence of 17th & 18th century masonry from a number of buildings.	
MLO100454	TQ 264 769	Modern	Historic building recording was carried out at the Lots Road Power Station, Chelsea, by Wessex Archaeology between the 1st January and the 9th September 2009. The Power Station was built in 1904 and provided electricity for the London Underground until it was decommissioned in 2002.	
MLO99069	TQ 26731 76189	19th Century to Modern	This is the site of a Mission Church as a joint venture between St Mary's Church Battersea and Caius College Cambridge. It was built in 1892-3 and remains a place of worship today. In 2008 the building was recorded prior to demolition and the construction of new facilities.	
MLO70747	TQ 2679 7686	Post Medieval	A Park at Battersea Park Road which was formerly a graveyard and was closed to burials by 1896.	
ELO1098	TQ 2715 7620	Post Medieval	324 Battersea Park Road. Archaeological watching brief by MoLAS in 2001. 19 trenches monitored. Natural gravels at 1.63m OD in one trench with brick earth in other trenches. Overlain by late 18th and 19th century ploughsoil. Part of a cellar and similar dated pits recorded towards the Battersea Park Road frontage.	





Laburnum House, 8-10 Vicarage Crescent

Identifier	Grid Reference	Period	Description	Grade
ELO1122	TQ 2665 7615	N/A	Falcon Wharf, Lombard Road. Monitoring of five test pits, running NW-SE across the site so that a E-W transect across the area could be recorded. Up to 2.80m of modern make up was present in the test pits. This overlay apparently natural brickearth in three of the test pits, the top of which was uniform (2.46 to 2.32m OD), which presumably represents a truncated level. The natural sandy gravel was found to slope down gradually to the east 1.33 to 1.12m OD.	
ELO1163	TQ 26838 76910	Medieval to 19th Century	Battersea Flour Mills, 1996-7. This revealed traces of medieval and early post-medieval structures likely to represent outbuildings of the manor of Battersea which is thought to have been located nearby. The main discovery was the truncated remains of the post-medieval Manor House dating from the late 16th or early 17th century.	
ELO8742	TQ 26481 76518	Unknown	Cremorne Bridge Railway Bridge (Battersea Railway Bridge). Portion of a human skull found on the Middlesex side of the river, during excavations for the foundations of the Cremorne Bridge Railway Bridge.	
ELO2827	TQ 2700 7693	Post Medieval	5 Bolingbroke Walk. Museum of London Archaeology Service excavation September 1998. Post-medieval features, including a well and a possible soakaway cut into the natural gravels. They were covered by modern make-up.	
ELO2650	TQ 2686 7684	Anglo-Saxon	Althorpe Grove. Excavation in 1975-6 revealed several beam slots which cut into natural, contained Saxon pottery and probably represent trenches for timber buildings. A 13th-c ditch was also located, aligned N-S and perhaps an early boundary. Evidence was also recorded of the post-medieval gardens of Battersea Manor House (c 1760). Excavation further north in 1977 revealed Saxon pits and pottery.	
ELO2800	TQ 2690 7655	19th century	62-68 High St Battersea. A large pit containing 19th-c material cut the natural sand. A general levelling layer sealed it; also of 19th c date, with 20th-c made-ground above.	
ELO3528	TQ 2690 7626	19th century	Gwynne Rd The foundations and enclosing walls of a subterranean structure (probably a cellar) were uncovered; it had a rammed chalk floor which contained odd inclusions of straw, brick and flint. This structure was dated to the 19th c, but contained re-used late-18th-c bricks. An undisturbed layer containing much pottery of the 16th and 17th c was also revealed.	



Laburnum House, 8-10 Vicarage Crescent



Identifier	Grid Reference	Period	Description	Grade
ELO3530	TQ 2694 7629	Prehistoric; Post Medieval	2-4 Gwynne Rd. One abraded prehistoric flint blade and some fire-cracked flint were recovered from the top of otherwise natural silt-clay deposits. This was followed by the development of an agricultural soil horizon into which building and associated features dated to the 19th c were cut. From the 19th c features some re-deposited pottery and ceramic building material of 17th-18th c date and one fragment of re-deposited late medieval CBM.	
ELO3544	TQ 2690 7655	Post Medieval	58 High St Battersea. An 18th-c soakaway, an 18th or 19th-c garden soil deposit and 19th - or 20th-c building foundations were recorded above the natural sand. Residual medieval pottery was recovered	
ELO3747	TQ 2674 7612	Post Medieval	Jack Barclay's Garage. 19th-c brick-lined well or cesspit.	
ELO10956	TQ 2675 7670	N/A	Battersea Square (No 1): Desk Based Assessment by CgMS in 2000.	
ELO10842	TQ 2685 7695	N/A	Battersea Church Road, Battersea, Wandsworth: Desk Based Assessment completed 1994.	
ELO6276	TQ 26783 76683	Post Medieval	Battersea Square (No 1). Evaluation trenches revealed evidence largely of 18th and 19th century origin. An 18th century cellar was indicated by the survival of two walls aligned north-south. These were constructed of early 18th century red brick, within the over-spilling backfill was found a clay tobacco pipe bowl datable to 1690-1710. A complete late 18th/ early 19th century glass gin bottle was found lying on a floor level covered in 19th century building debris and pottery fragments. A drain constructed of red bricks, possibly dating to the late 17th century was found in association with a wall constructed of similar materials.	
ELO6433	TQ 26783 76683	Post Medieval	Battersea Square (No 1), The investigation revealed evidence of 17th & 18th century masonry from a number of buildings.	
ELO728; ELO8494; ELO8495	TQ 2665 7628	Medieval; Post-medieval	Regent and Grove Wharves. A single pit and the western end of the butt-end ditch were excavated and contained pottery dating from 1340-1650. The ditch may have served as a land division during this time. The first buildings were erected on the site in the late 16th or early 17th century. These are likely to have been both residential and industrial.	
ELO10859	TQ 2694 7629	N/A	Gwynne Road (No 2-4): Evaluation by Pre-Construct Archaeology in 1996.	
ELO10838	TQ 2685 7695	N/A	Battersea Church Road, Battersea: Evaluations undertaken by Museum of London in	





Laburnum House, 8-10 Vicarage Crescent

Identifier	Grid Reference	Period	Description	Grade
ELO10844	TQ 26838 76910	N/A	1991 and 1992. Battersea Church Road [Former Battersea Flour Mills], Battersea, Wandsworth: Evaluation Post-Excavation Assessment completed by Wessex Archaeology.	
ELO10847	TQ 2677 7680	N/A	Battersea Church Road, Old Swan Public House: Evaluation by Museum of London	
ELO10915	TQ 2700 7693	N/A	Bolingbroke Walk (No 5): Evaluation by Museum of London in 1996.	
ELO10916	TQ 2665 7615	N/A	Falcon Wharf: Desk Based Assessment by Richard Hughes in 2001.	
ELO10917	TQ 2675 7650	N/A	Gwynne Road: Evaluation by Sutton Archaeological Services in 1997.	
ELO10959	TQ 2698 7629	N/A	Battersea High Street (Nos 135-137): Desk Based Assessment by Compass Archaeology in 2002.	
ELO8282	TQ 26604 76291	N/A	Thames Foreshore, Oyster Wharf, Lombard Road: Desk Based Assessment carried out by CgMs in 2006. A moderate potential for the Neolithic and Bronze Age periods due to a number of artefacts in the vicinity. No remains were visible.	
ELO8528	TQ 26677 76065	N/A	Lombard Road (No 50), Dovercourt Audi: Desk Based Assessment - potential for prehistoric and medieval remains.	
ELO7931	TQ 26776 76189	Post Medieval	Holman Road [Caius House]: Evaluation completed in 2008 by AOC Archaeology. The evaluation consisted of two trenches, revealed wall remnants, made ground and a buried garden soil of late 19th century.	
ELO8249		N/A	Excavation at Bridge's Wharf, Battersea, London SW11	
ELO8112	TQ 26555 76013	N/A	Bridge's Wharf: Environmental Archaeological Assessment undertaken in 2008 in column samples. Samples included a sequence of silts with a band of mollusca.	
ELO8471		N/A	Bridges Court [Bridges Wharf], Battersea: Desk based assessment	
ELO10960	TQ 26776 76189	Post Medieval	Historic building recording Caius House consisted mainly of elements from the initial 1892 construction. Three phases of additions and alterations followed, mainly as a result of changing community needs. The only notable aspect Caius House is the memorial stained glass window designed by Sir Edward Burne-Jones	
ELO8791	TQ 27066 76670	N/A	Surrey Lane, Salesian College: Desk Based Assessment identified limited potential for archaeological remains.	
ELO12120	TQ 26975 76464	N/A	Battersea High Street (115, The Castle Inn). Statement of Heritage Significance and Impact by Denis McCoy 2011. Assessment of neutral significance from the 1960s	







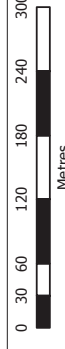
Laburnum House, 8-10 Vicarage Crescent

Identifier	Grid Reference	Period	Description	Grade
ELO11910	TQ 26860 76311	N/A	building to the Conservation Area. Gwynne Road (6-28): Archaeological Desk Based Assessment by MoLAS in 2008. Some potential for prehistoric material.	
ELO10200	TQ 26428 76968	Modern	Lots Road Power Station: Historic building recording. The power station consists of a number of industrial buildings on either side of the mouth of Chelsea Creek. The power station was built in the early 20th century and was used to generate power for the London Underground until it was de-commissioned in 2002.	
ELO12436	TQ 26678 76065	N/A	Lombard Road (No 50): Desk Based Assessment. Potential for prehistoric remains due to proximity to the Thames.	
ELO12439	TQ 26690 76595	N/A	Vicarage Crescent: Desk Based Assessment and Foreshore survey by CgMs in 2012. The site is thought to have low potential for all archaeological periods.	
ELO12440	TQ 26690 76595	N/A	Vicarage Crescent: Foreshore Survey by Museum of London and Thames Discovery Programme did not identify any discrete features in 2012	
ELO12441	TQ 26834 76654	N/A	Cotswold Mews/Battersea Square (Nos 31-32): Desk Based Assessment by CgMs in 2012 which indicated potential for remains of prehistoric, early medieval and medieval remains.	



Legend

-  Site Boundary
-  Study Area
-  Archaeological Event Polygon
-  Archaeological Event Point



PM C	KR.H	APR11 2013	V1
Created:	Checked:	Date:	Version:

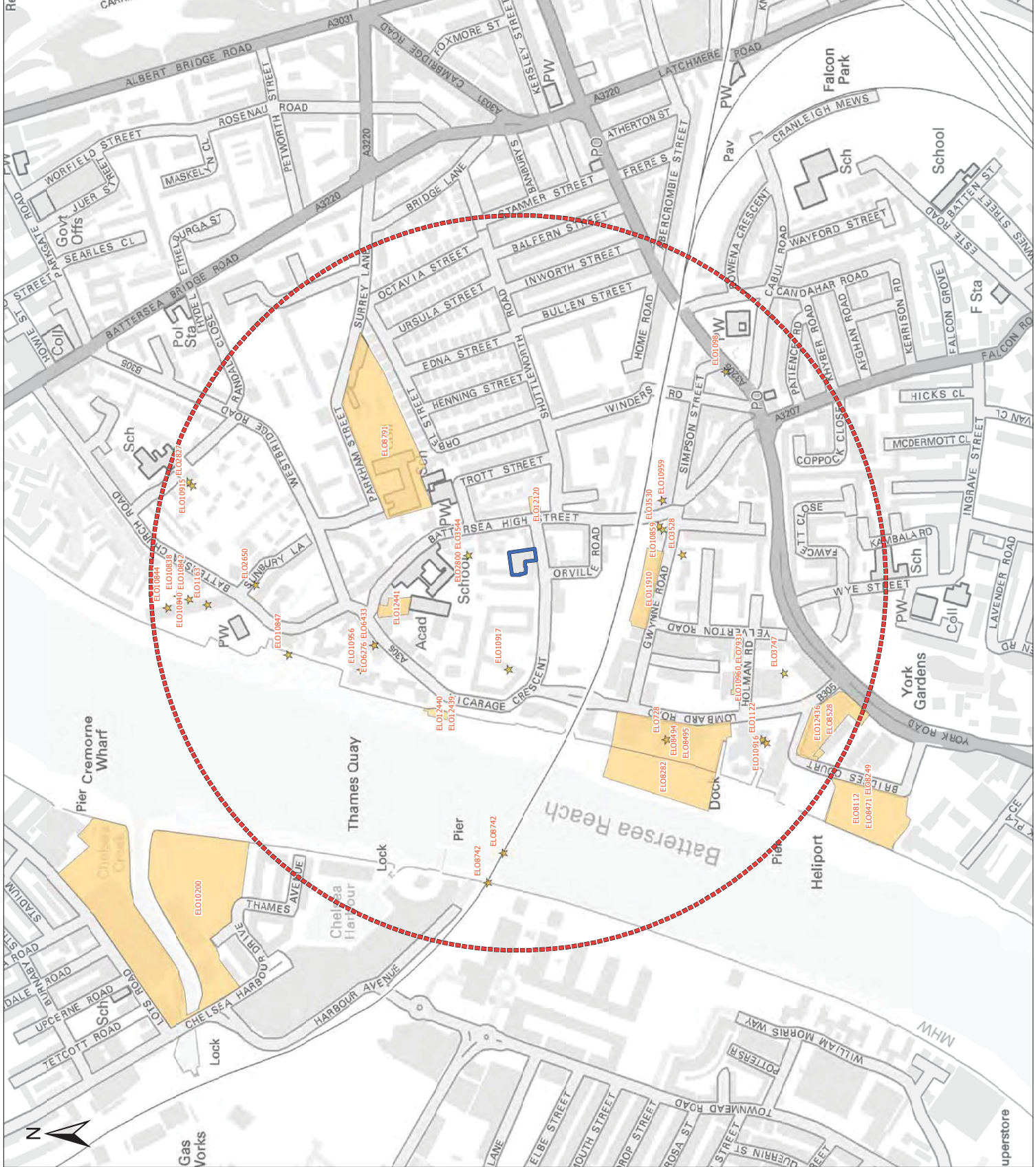
© English Heritage 2013. Contains Ordnance Survey data
 © Crown Copyright and database right 2013. All rights reserved.
 The Dataset contained in this material was obtained on 2nd April 2013.



Amdale Court
 Headingley
 Leeds
 LS6 2JW
 TEL: +44 (0)113 2787111
 FAX: +44 (0)113 275623
 e-mail: enviro@wyg.com

Sheet Size: A3	Scale of Original: 1:5,000
Client: Yorkshire Prosperity Plc	
Project: Laburnum House 8-19 Vicarage Crescent Battersea	
Title: Archaeological Events	

Office: 4154	Project No: A079557-1	Figure No: 3
--------------	-----------------------	--------------





Appendix D – Report Conditions



Archaeological Statement. Laburnum House, 8-10 Vicarage Crescent, Battersea, Wandsworth

This report is produced solely for the benefit of **Yorkshire Prosperity Plc** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012
WYG Environment Planning Transport Ltd