

**40 Ambleside Avenue,
Lambeth**

**Historic Environment
Desk Based
Assessment**

Client: 1ST ARCHITECTS ISE

AB Heritage Project No:10911

Date:21/10/2016

GLHER Data Licence Number: 12806

40 Ambleside Avenue, Lambeth Historic Environment Desk Based Assessment

Client 1st Architects Ise
Project Number 10911
Prepared By Kerry Kerr-Peterson, Chloe
Smith & Zoe Edwards
Illustrated By Peter Bonvoisin
Approved By Andy Buckley
GLHER Data Licence Number 12806

Rev Number	Description	Undertaken	Approved	Date
1.0	Draft	KKP, CS & ZE	AB	10/10/2016
1.1	Addition of consultation response	ZE	AB	21/10/2016

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

Enquiries To:

AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Email: info@abheritage.co.uk
Tel: 03333 440 206



CONTENTS

1.	Introduction.....	1
1.1	Project Background	1
1.2	Site Location & Description.....	1
1.3	Geology & Topography.....	1
1.4	Proposed Development	1
2.	Aims & Methodology	3
2.2	Aims of Works	3
2.3	Consultation & Study Area.....	4
2.4	Methodology of Works	4
2.5	Impact Assessment Criteria.....	5
2.6	Limitations	7
3.	Planning & Legislative Framework	8
3.1	Introduction.....	8
3.2	Statutory Protection for Heritage Assets.....	8
3.3	National Planning Policy.....	8
3.4	The London Plan 2011: Historic Environment and Landscapes, with March 2016 alterations.....	9
3.5	Local Planning Policy: Lambeth Local Plan	9
4.	Cultural Heritage Resource Baseline	11
4.1	Known Cultural Heritage Assets	11
4.2	Palaeoenvironmental Evidence	11
4.3	Archaeology & History Background	12
4.4	Historic Map Sources.....	13
4.5	Site Visit.....	14
5.	Archaeological Potential & Mitigation	17
5.1	Known Cultural Heritage Resource	17
5.2	Past Impact Within the Site Boundary	17
5.3	Potential Archaeological Resource.....	17
5.4	Predicted Impact of Proposed Development	18
5.5	Outline Recommendations	18
6.	References.....	19

PLATES

Plate 1: John Rocque map, 1741-6. Approx. location of the site outlined in red

Plate 2: 25" OS London Map of 1897

PHOTOS

Photo 1: View of 40 Ambleside Avenue (centre) from the west

Photo 2: Manhole cover in the front yard

Photo 3: The lawn from the rear of the house

Photo 4: Summer house and former stock brick wall at the eastern end of the garden

Photo 5: Manhole covers at the rear of the building

Photo 6: View within the existing cellar

FIGURES

Figure 1: Site Location

Figure 2: Existing Site Plan

Figure 3: Existing Ground Floor and Basement Plan

Figure 4: Proposed Basement Plan

Figure 5: Proposed Ground Floor Plan

Figure 6: Map of Cultural Heritage

APPENDICES

Appendix 1	Cultural Heritage Gazetteer	22
------------	-----------------------------------	----

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by 1st Architects Ise to produce a Historic Environment Desk-Based Assessment covering a proposed development at 40 Ambleside Avenue, Lambeth, SW16 1QP.
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The site is located on the eastern side of Ambleside Avenue, Streatham, London Borough of Lambeth, centred on approximate National Grid Reference (NGR) TQ 29773 71673. Ambleside Avenue itself forms the western site boundary, while residential properties are situated to the north and south of the site.
- 1.2.2 The immediate surrounding area is predominantly residential with commercial and civil premises clustered along Streatham High Road further to the east / northeast. The site is located between the large open spaces of Tooting Bec Common to the northwest and Streatham Common to the southeast.
- 1.2.3 The proposed development site is currently occupied by a residential property with a concrete front yard and a small area of patio slabs adjacent to the rear of the property. A lawn extends to the east at the rear of the property. The two storey house has a cellar on the north side of the house only, currently at a depth of 2m below ground level. A garage is located on the south side of the front elevation and a small extension is situated on the north side.

1.3 Geology & Topography

- 1.3.1 The bedrock geology underlying the proposed development site comprises sedimentary clay and silt of the London Clay Formation, while the superficial geology comprises Head Deposits of clay, silt, sand and gravel (British Geological Survey, 2016).
- 1.3.2 The topography of the proposed development site is generally flat at c. 47m - 48m above ordnance datum (Elevation Finder, 2016).

1.4 Proposed Development

- 1.4.1 The proposed development plans (dated 12th July 2016) are to redevelop the site into a number of flats; including two basement flats. A rear extension will be constructed up to a distance of c. 2m beyond the rear of the existing building. The basement flats will have a courtyard / lightwell that will extend c. 3m - 4m beyond the rear of the existing building and will be located a maximum of 3m below the existing ground level.

- 1.4.2 Lightwells will be created adjacent to the front elevation and in the position of current garage and side extension.
- 1.4.3 The eastern part of the site will be landscaped into a communal garden area, while the western part of the site, which fronts onto Ambleside Avenue, will be a front yard surrounded by a red brick boundary wall.

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014).

2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.2.3 The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The GLHER Commercial dataset search reference number for this project is 12806. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, including the National Heritage List For England;
- A site-walk over was undertaken on the 28th September 2016;
- A visit to the London Metropolitan Archive on the 28th September 2016;
- Additional relevant documentary and online historic sources;

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the GLHER;

- Readily accessible information on the site's history from readily available historic maps and photographs held at the London Metropolitan Archive;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;

2.2.5 The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation & Study Area

2.3.1 Consultation was undertaken by Zoe Edwards (Assistant Heritage Consultant, AB Heritage) and Joanna Taylor (Assistant Archaeology Advisor (South London)). A study area of 250m from the centre of the site was agreed.

2.3.2 In subsequent consultation with Ms Taylor on 17th October 2016, it was confirmed that she would recommend the approval of this report when consulted by the borough planner, and that the report has sufficiently demonstrated that the archaeological risk posed by the proposed development is low. Consequently, Ms Taylor has advised that she will recommend to the borough council that no further archaeological work will be required, when consulted.

2.4 Methodology of Works

2.4.1 This desk-based assessment contains a record of the known and also the potential cultural heritage resource of an area, based on the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of 1st Architects Ise, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 The rooms and stairwell within the cellar were partly inaccessible during the site visit, due to debris. Therefore, these rooms were only viewed from the base of the stairwell during the site visit.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe 'the significance of any heritage assets affected, including any contribution made by their setting'. The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 3.3.3 A key policy within the NPPF is that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be'.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that 'Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.
- 3.3.6 Paragraphs 133 & 134 explain that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 The London Plan 2011: Historic Environment and Landscapes, with March 2016 alterations

Policy 7.8: Heritage Assets and Archaeology

- 3.4.1 This policy states that development should incorporate measures to identify, record, interpret, protect, and where possible, present the site's heritage assets, whether designated or not.
- 3.4.2 Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals sympathetic to the form, scale, materials and architectural detail of the asset.
- 3.4.3 Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

3.5 Local Planning Policy: Lambeth Local Plan

- 3.5.1 The Lambeth Local Plan was adopted in September 2015 and replaced the Core Strategy and Saved UDP policies. The following policies are relevant to this scheme:

Policy Q11 Building Alterations & Extensions

3.5.2 When considering proposals for the alteration or extensions of buildings the council will generally expect proposals:

(i) to have a design which positively responds to the original architecture, roof form, detailing, fenestration (including design, materials and means of opening) of the host building and other locally distinct forms (such as group characteristics); such features should be respected, retained and where necessary on heritage assets authentically reproduced.

3.5.3 Selected relevant parts of the planning policy relating to cultural heritage are given below.

Extensions

(b) Subordination will generally be a key consideration when considering proposals for extensions. Development which unacceptably dominates or overwhelms the host building will not be supported. Subordination is particularly important in relation to heritage assets.

(i) In normal circumstances the excavation of basements beneath existing properties is acceptable. However, basement extensions are not considered acceptable if they:

(ii) result in the loss of front gardens or entail excessive excavation which would harm the character of the locality or which would undermine the appearance of the host building (especially on heritage assets);

(j) New basement lightwell excavations should:

(iii) minimise the visual impact through good design (in many cases, especially heritage assets, this is likely to mean pavement grilles rather than balustrades)

Policy Q22 Conservation Areas

(a) Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by:

(i) respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc;

(ii) protecting the setting (including views in and out of the area).

(b) Façade retention with the demolition of the remaining building is generally not considered appropriate in conservation areas as it results in the loss of historic structures.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 The site is located within the Streatham Archaeological Priority Area (APA) [AB 4]. This area had been designated by Lambeth Council as the location of the medieval core of Streatham, where evidence for Roman and medieval settlement activity has previously been identified.
- 4.1.2 The site is also located within the Streatham Park & Garrad's Road Conservation Area [AB 26]. This area has been designated due to the area's historical and architectural interest, relating to the suburban development that began in the 1880s on the Streatham Park Estate and continued through to the 20th century inter-war period.
- 4.1.3 The Streatham Main Historic Landscape Characterisation [AB 28] covers the site. This is characterised by late Victorian/Edwardian terraces and semis.

Within the Study Area

- 4.1.4 The study area contains an additional eight statutory designated heritage features [AB 7, 21-25, 29 & 30]. These include one Grade II* Listed building, in the form of a Roman Catholic Church on Mitcham Lane, located c. 200m to the east of the site. The remainder are all Grade II Listed buildings or structures, the closest of which is the medieval parish Church of St Leonards [AB 7], located c. 200m to the east of the site, opposite the Roman Catholic Church on Mitcham Lane.
- 4.1.5 There are three non-statutory designated heritage features [AB 3, 14 & 27], within the surrounding study area. These comprise the Roman Road (Bristol Causeway) APA [AB 3], located c. 200m to the west. This is associated with the line of the Roman road between London and Lewes. The area of the remainder of Tooting Bec Common [AB 14], located c. 100m to the north-west of the site, has been designated by the London Parks & Gardens Trust. A Neo-Geogian style house at 25 Gerrad's Road [AB 27], located c. 160m to the north-west of the site, has been designated by Lambeth Council as a locally listed building.
- 4.1.6 Twenty-one non-designated heritage features are present within the surrounding study area [AB 1, 2, 5, 6, 8 - 20, 31 - 35]. These relate to settlement, religious and ritual activity and development of the area from the Roman period onwards. The closest of these is the findpot of a Roman votive ornament [AB 2], c. 60m to the north-west.

4.2 Palaeoenvironmental Evidence

- 4.2.1 The BGS has recorded a number of boreholes that have been sunk in the vicinity of the site. The closest of these is located on the junction between Ambleside Avenue and Garrad's Road, c. 100m to the north-west of the site (TQ27SE136 — LONDON/CRAWLEY M23 BH2 WANDSWORTH). This was excavated to a maximum depth of 18.29m. no evidence for palaeoenvironmental evidence was encountered within the deposits.

4.3 Archaeology & History Background

Prehistoric (c. 500,000 BC – AD 43)

- 4.3.1 This area of London during the Prehistoric period was a landscape of forests that became more marshy the closer one moved towards the estuaries of the former River Thames. Southwark and Lambeth do contain several known sites of interest from the Mesolithic to late Prehistory, which are again more frequent as one moves closer to the Thames. These sites include lithic sites at the Coronation Buildings, c. 5.5km north of the proposed development site, and the Thames foreshore itself, c. 1km north of the site (Sidell et al, 2002). However, the study area surrounding the site of proposed development contains no records of known archaeological finds or features dating to the Prehistoric period.

Roman (c. AD 43 – AD 410)

- 4.3.2 The area of the modern day City of London became the Roman provincial capital of Britain by the 2nd century AD. The proposed development site may be a reasonable distance from the centre of settlement during this time, but Roman settlers did pass through this area on the former Roman road to Lewes, known as the Bristol Causeway [AB 3] at c. 200m east of the site. There is a potential for remnants of Roman activity to be present within the site boundary, which is highlighted by the Streatham Archaeological Priority Area [AB 4] that encompasses the site and much of the study area. Nearby findspots include the location of a votive ornament [AB 2] c. 50m north-west of the site boundary, and three Roman coins [AB 1] in St Leonard's Churchyard [AB 7] c. 200m east of the proposed development site.

Medieval (AD 410 – AD 1536)

- 4.3.3 While the centre of Roman 'Londinium' was abandoned in the early Medieval, the settlement outside of the walled town remained and thrived. The whole area grew substantially after 1066, and this included the development of Westminster as the royal and political centre of London. These developments were followed by the construction of a large number of churches, religious houses, and palaces in London (Sidell ND).
- 4.3.4 In the 13th century, the original residence of the Archbishop of Canterbury in London was built in Lambeth, c. 8km to the north of the proposed development site, where the current Archbishop of Canterbury still resides. From its location close to the River Thames, Lambeth was well connected by roads in this period, stretching south to the area of the proposed development site and the nearby Medieval village to which the Streatham Archaeological Priority Area [AB 4] relates.
- 4.3.5 The Medieval settlement of Streatham [AB 5], which may be of early Medieval origin, centred at c. 240m east of the proposed development site. The settlement is likely to have been associated with the parish Church of St Leonard [AB 7] at c. 200m east of the site, originating in AD 1350.

The Post Medieval Period (AD 1537 – AD 1900)

- 4.3.6 The Post Medieval in London is characterised by substantial development within and beyond the bounds of Greater London, particularly from the 18th century onwards.

- 4.3.7 The growth in population was stimulated in the 17th and 18th centuries as Lambeth became a well-established centre for tin-glazed pottery production (Museum of London ND). The area was ideal for this purpose, with easy access to water, good transport links, and a low lying aspect which provided the humid conditions needed working the clay (Thomas 1960).
- 4.3.8 A locally listed neo-Georgian style house [AB 27] is located c. 150m north of the site boundary, while most Post Medieval history within the study area surrounds a theme of later residential development. This is evident in the Streatham Park and Garrad's Road Conservation Area [AB 26] which encompasses the proposed development site, and comprises late 19th century suburban development on the Streatham Park Estate which is contemporary with the Roman Catholic church [AB 25] c. 200m east of the proposed development site. The development in the area continued through to the inter-war period.
- 4.3.9 The modern period within the study area is characterised by the Streatham Main HLC [AB 28] as an area of late Victorian/Edwardian Terraces and Semis.

4.4 Historic Map Sources

- 4.4.1 The John Rocque map of 1741-6 (Plate 1), Although not of a sufficient scale to show a large amount of detail, illustrates that at this time the area of Ambleside Avenue was open agricultural land. Tooting Common is shown continuing beyond its current extent to the east. The wider landscape is shown as open agricultural land.



Plate 1: John Rocque map, 1741-6. Approx. location of the site outlined in red

- 4.4.2 The 1:5,280 scale 1850 London Town Plan (not reproduced), shows the main roads in the area such as Tooting Bec Road to the north, Mitcham Lane to the south and Streatham High Road to the east. Ambleside Avenue had not been constructed at this time.
- 4.4.3 The 25" OS map published in 1897 shows the area south of Tooting Common as fully developed with rows of terrace houses, situated amongst a network of linear streets. The building that occupies the site at 40 Ambleside Avenue, as well as the adjacent streets of terrace houses to the west, had been constructed between 1850 and 1984.



Photo 2: Manhole cover in the front yard

- 4.5.4 At the rear of the building, a small area of concrete patio slabs is present adjacent to the rear wall of the building. A lawn extends east from the patio. A number of concrete slab paths run the length and width of the lawn. A number of small but moderately mature trees are present on the northern side of the lawn. The rear boundaries comprise breeze block walls and a timber fence at the eastern end (Photo 3). There is evidence for a former stock brick wall at the eastern end of the garden.



Photo 3: The lawn from the rear of the house

- 4.5.5 A store building is present in the north-west corner of the garden adjacent to the rear of the building. A summer house, located on top of a concrete pad, is situated in the north-east corner of the garden (Photo 4).



Photo 4: Summer house and former stock brick wall at the eastern end of the garden

- 4.5.6 A number of manhole covers were identified at the rear of the house, showing the location of buried service in this area (Photo 5). A cellar, comprising two small storage rooms and an under stairs area, is located on the northern side of the ground floor only (Photo 6).



Photo 5: Manhole covers at the rear of the building



Photo 6: View within the existing cellar

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Cultural Heritage Resource

- 5.1.1 The site is located within the Streatham APA [AB 4]. This area had been designated by Lambeth Council as the location of the medieval core of Streatham, where evidence for medieval settlement activity has previously been identified, as well as Roman activity associated with the location of the Roman road [AB 3] from London to Lewes, located c. 200m to the east of the site.
- 5.1.2 The site is also located within the Streatham Park & Garrad's Road Conservation Area [AB 26]. This has been designated due to the area's historical and architectural interest, relating to the suburban development which began in the 1880s and continued through to the 20th century inter-war period.
- 5.1.3 The Streatham Main Historic Landscape Characterisation [AB 28] covers the site. This is characterised by late Victorian/Edwardian terraces and semis.

5.2 Past Impact Within the Site Boundary

- 5.2.1 A number past impact was identified during the site visit. These include the creation of the 2m deep cellar that is located beneath the north-west part of the building. A number of manhole covers located within the patio area at the front and rear of the building, demonstrate the location of buried services in these areas. The construction of the house itself is also likely to have partially or completely truncated any surviving below ground archaeological deposit within the limits of development.

5.3 Potential Archaeological Resource

- 5.3.1 The potential for the survival of complex deposits dating to the Roman period is thought to be Low, in line with Section 2.4.1 above. Should these deposits survive, they are likely to be of Local-Regional importance, in line with Table 1, Section 2.4.3.
- 5.3.2 Roman settlement activity, in association with the location of the Roman road [AB 3] from London to Lewes, located c. 200m to the east of the site could be found in the form of buildings, rubbish pits, burials or agricultural activity such as land boundaries could also survive in this area.
- 5.3.3 For the survival of deposits dating to the medieval period, the potential is considered to be Low. Should they survive, such deposits are likely to be of Local Importance, at most. The form of such deposits could relate to agriculture, such as land boundaries or settlement activity, such as buildings or rubbish pits.
- 5.3.4 The potential for the survival of deposits dating to the post-medieval and modern periods is thought to be Low. Should such deposits survive, they are likely to be of Local Importance, at most.

5.4 Predicted Impact of Proposed Development

- 5.4.1 The excavation of c. 1m of ground below the present cellar and the total excavation of the areas for the basement flat courtyards/lightwells to a depth of c. 3m, are thought to have a Low magnitude of impact (in line with Table 2, Section 2.5.2), within these areas of the development, upon surviving deposits of any date. The impacts of the creation of the extension at the rear of the building and any associated ground reduction, are thought to have a Medium-High magnitude of impact, within these areas of the development, upon surviving deposits of any date.
- 5.4.2 This equates to an overall Minor significance of effect upon surviving deposits of any date (in line with Table 3, Section 2.5.3).

5.5 Outline Recommendations

- 5.5.1 A consultation response regarding further works at this site was received from Joanna Taylor (Assistant Archaeology Advisor, South London) on 17th October 2016. This confirmed that she would recommend the report for approval when consulted by the borough planner, and that the report demonstrated that the archaeological risk posed by the proposed development is low. Consequently, Ms Taylor has advised that she will recommend to the borough council that no further archaeological work will be required, when consulted.

6. REFERENCES

- Ancient Monuments and Archaeological Areas Act 1979
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- BGS (British Geological Society) 2016. Geology of Britain viewer
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk-Based Assessment http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf
- Elevation Finder, 2016 <https://www.freemaptools.com/elevation-finder.htm>
- Grid Reference Finder, 2016 <http://www.gridreferencefinder.com/>
- Heritage Gateway <http://www.heritagegateway.org.uk/Gateway/Results.aspx>
- London Borough of Lambeth Council Interactive Map, 2016,
http://maps.lambeth.gov.uk/Geocortex/Viewers/Html5Viewer_2_4_1/Index.html?configBase=http://maps.lambeth.gov.uk/Geocortex/Essentials/431/REST/sites/Planning_Policy_Map_2015/viewers/Planning_Policy_Map_2015/virtualdirectory/Resources/Config/Default
- London Borough of Lambeth Council, 2016, Conservation Area Profile – Guide
<http://www.lambeth.gov.uk/planning-and-building-control/building-conservation/conservation-area-profiles-guide>
- London Borough of Lambeth Council, 2016, Lambeth Local Plan
<http://www.lambeth.gov.uk/sites/default/files/pl-lambeth-local-plan-2015-web.pdf>
- National Heritage List for England, 2016, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>
- National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf
- The London Plan <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-chapter-7/policy-78-heritage-assets>
- The Museum of London ND. *Ceramics and Glass: Lambeth* [online] Available from:
http://archive.museumoflondon.org.uk/ceramics/pages/subsubcategory.asp?subsubcat_id=838&subsubcat_name=Lambeth&cat_id=714 [Accessed: 03/11/2014]
- Thomas A J 1960. *The Lambeth Cholera Outbreak of 1848-1849: The Setting, Causes, Course and Aftermath of an Epidemic in London* [online] Available from:
http://books.google.co.uk/books?id=XGLd5hQ1-8UC&pg=PA95&lpg=PA95&dq=industrial+revolution+lambeth&source=bl&ots=3qlgPrmADG&sig=XR-macwOUyFMr9dlb1jgSPJ_-

VU&hl=en&sa=X&ei=DVJXVOftHY2VaLrzgeAB&ved=0CD4Q6AEwBQ#v=onepage&q&f=false [Accessed 03/11/2014]

Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the GLHER, and other sources within the 250m study area.

Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

HLC - Historic Landscape Character Area

MLO – GLHER monument prefix

ELO – GLHER event prefix

DLO – Designation prefix

APA - Archaeological Priority Area

AB No.	Period	Monument Type	Name / Description	Status	NGR	Reference No.
1	Roman	Findspot	3 Roman Coins found in St Leonards Churchyard		530005 171705	MLO23067, ELO2196
2	Roman	Findspot	Votice ornament, possible Hercules found at Ambleside Avenue.		529755 171725	MLO4079, ELO2071
3	Roman	Road	Line of Roman road linking London and Lewes.	APA	530435 173909	DLO35922
4	Roman / Medieval	Village	Streatham Medieval village centre. Archaeological discoveries from the roman and medieval periods.	APA	529735 171837	DLO35584
5	Early Medieval / Medieval	Village	Centre of the Medieval settlement of Streatham and possibly the loation of the Saxon settlement mentioned in the Domesday.		530005 171654	MLO14243
6	Medieval	Tithe Barn	Tooting Bec Garens located on Parsonage Glebe Land, it would have stood close by the Rectory		529930 171816	MLO7611
7	Medieval / Post- Medieval / Modern	Parish Church	Church of Leonard, Streatham High Road Streatham, Lambeth. The church was built in 1350 and includes later work including work by J T Parkinson (1831), William Dyce (1863) and and (following a major fire) the Douglas Feast Partnership in 1975-7.	Grade II LB	529984 171725	MLO88718, MLO11534, DLO23632

8	Medieval	Gallows	Gallows Built in Streatham by Abbot of Bec	530005 171654	MLO15697
9	Medieval	Road	Probably a Medieval road linking Streatham and Mitcham	530000 171650	MLO7625
10	Medieval	Vicarage	Tooting Bec Gardens- Rectory of St Leonard's, possibly Early Medieval	529925 171785	MLO4097, ELO2058
11	Medieval / Post- medieval	Road	Tooting Bec Gardens is thought to have originated as a medieval road. The road is either a spur of the modern Mitcham Lane or a linking road from Tooting, however it is not shown on the map past this point.	529513 171809 to 530001 171661	MLO13555
12	Medieval / Post- Medieval	Cellar	Late Medieval or Tudor stone lined cellar found in limited excavations 1983. It's glazed tile floor had been almost completely robbed.	529955 171654	MLO7801, ELO1693
13	Medieval / Post- Medieval	House	Site of 3 possible Medieval houses known until 1892.	529865 171827	MLO4101
14	Medieval / Post- Medieval / Modern	Common Land	Tooting Bec Common and Tooting Graveney Common, together with Streatham Green are the remains of common land that once stretched as far as Mitcham.	529228 172641	MLO104426
15	Post Medieval	Unclassified Findspot	Unclassified post medieval find found during St Marys Convent intervention	529944 171675	MLO19935, ELO2214
16	Post Medieval	Ditch and Pit	Watching brief , March 1995. A single trench revealed a pit, or the butt-end of a ditch, cutting the natural gravel, and dated to 16th century. The feature was overlain by a layer of clay/silt. It may represent a 16th century boundary ditch or garden feature associated with a nearby property. No other features were found.	529919 171619	MLO61870, ELO1751
17	Post Medieval	House	Mansion Demolished in 1920 The Adam Style Drawing Room Had Marble Pillars	529825 171805	MLO4119, ELO2040

40 AMBLESIDE AVENUE, LAMBETH, SW16 1QP
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

18	Post Medieval	Burial Vault	Watching brief undertaken February 1999; A late 18th century or later brick built barrel vaulted tomb and the entrance to the Nicholl vault (dated 1905) were recorded.		529955 171725	MLO73675
19	Post Medieval	Wall	Watching brief undertaken, February 1999. A short 19th century wall was recorded		529955 171725	MLO73676
20	Post Medieval	Human Remains	Watching brief undertaken, February 1999. A fragment of skull was found.		529955 171725	MLO73677, ELO1775
21	Post-Medieval / Modern	Drinking Fountain	The Dyce fountain was erected in 1862 to the designs of William Dyce.	Grade II LB	529996 171575	MLO102568, DLO35004
22	Post-Medieval / Modern	Chest Tomb	Chest tomb. Commemorates George Abell, d 1826. Portland limestone on rendered brick base.	Grade II LB	529980 171698	MLO88974, DLO23901
23	Post-Medieval / Modern	Chest Tomb	Early 19th century monument to remember Colonel William Boyce, with iron railings around the structure.	Grade II LB	529966 171719	MLO88975, DLO23902
24	Post-Medieval / Modern	Chest Tomb	Built in 1808 to commemorate Joseph Hay, with iron railings around the monument.	Grade II LB	529963 171727	MLO88976, DLO23903
25	Post-Medieval / Modern	Church	A late 19th century Catholic Church style in the French Gothic style.	Grade II* LB	529965 171648	MLO86107, DLO23927
26	Post-Medieval / Modern	Conservation Area	Streatham Park & Garrads Road Conservation Area is characterised by suburban development which began in the 1880s on the Streatham Park Estate and continued through to the inter-war period.	CA		CA12
27	Post-Medieval / Modern	House	25 Garrad's Road. Informal detached Neo Georgian style house in mature grounds. Brick walls, timber eaves, exposed box Georgian sashes and attractive doorcase. Group value with no. 38 Tooting Bec Gardens.	LLB	529733 171816	
28	Post-Medieval / Modern	Historic Landscape Character	Streatham Main. Characterised by Late Victorian/Edwardian Terraces and Semis.	HLC		892

40 AMBLESIDE AVENUE, LAMBETH, SW16 1QP
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

29	Modern	Building	An early 20th century English martyrs prebytery in a free art and craft tudor style.	Grade II LB	529975 171632	MLO88661, DLO23575
30	Modern	Electricity Sub station	Early 1900's electricity sub-station with a gothic style.	Grade II LB	529973 171663	MLO89051, DLO23993
31	Unknown / No Date	Negative Evidence	Trial Trenching in St Leonards Churchyard revealed archaeological levels disturbed by vaults		530005 171705	MLO13622, ELO2240
32	Unknown / No Date	Negative Evidence	Watching brief undertaken, 1980; Only modern disturbance was observed in the watching brief		530005 171705	MLO67294, ELO1922
33	Unknown / No Date	Negative Evidence	Observations in 1984, found nothing of archaeological interest		529935 171725	MLO63282, ELO1699
34	Unknown / No Date	Event	St Mary's Convent- Watching Brief		529994 171740	ELO1779
35	Unknown / No Date	Event	Pop-in-Centre- Watching Brief		529950 171760	ELO1677

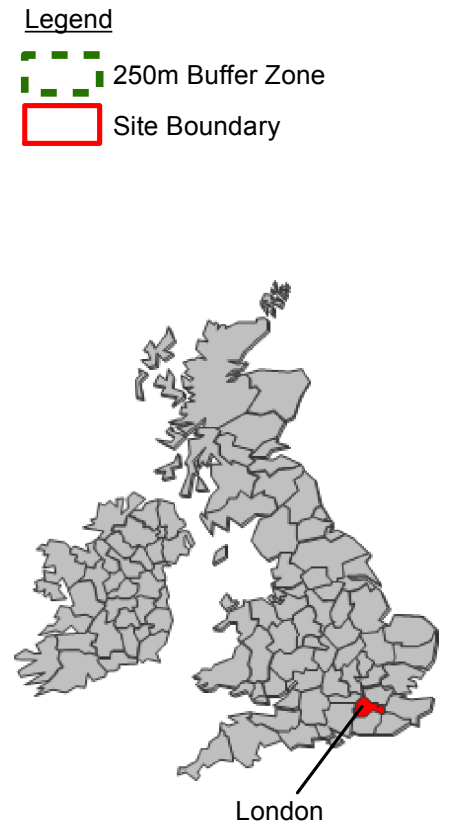
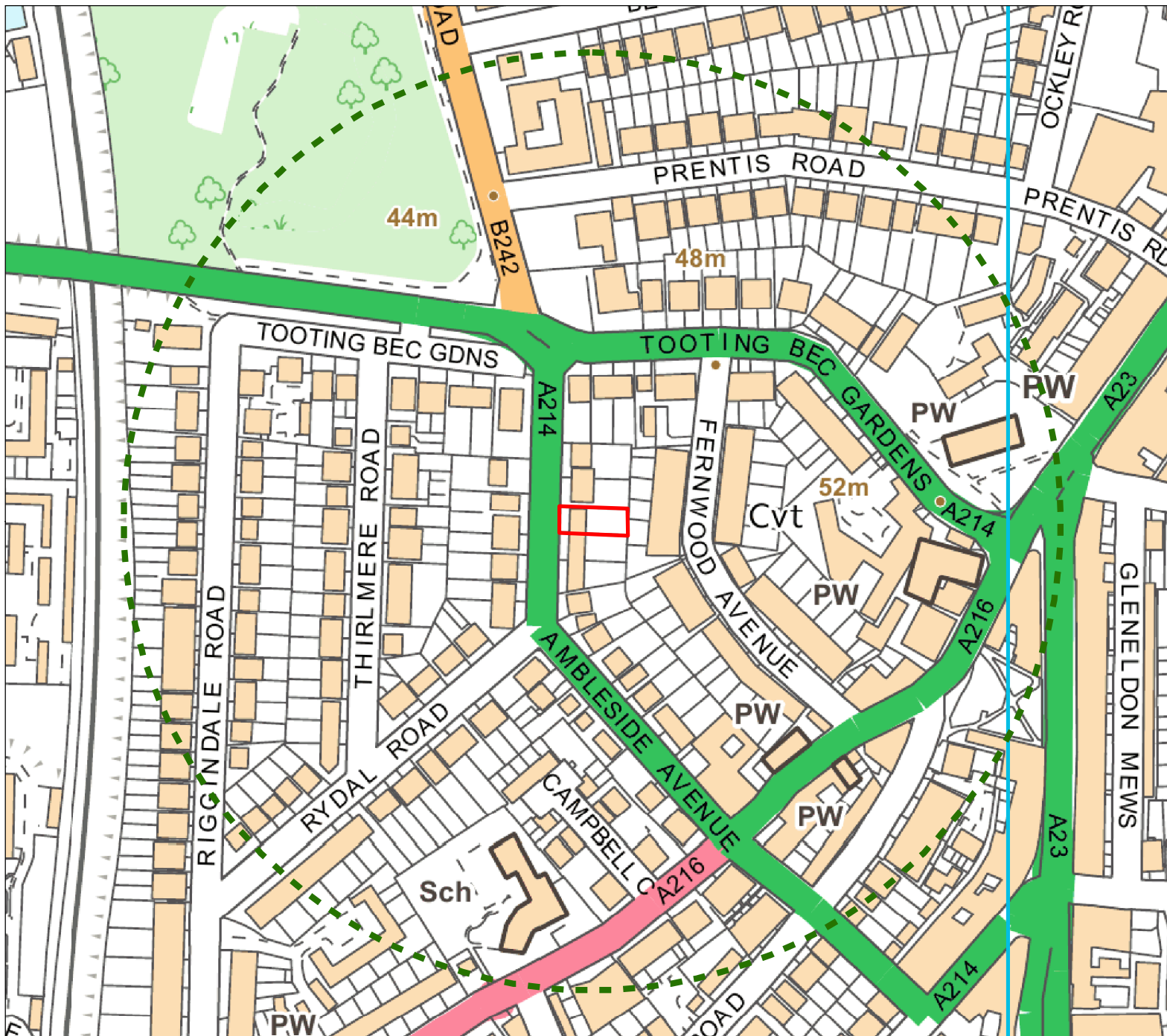
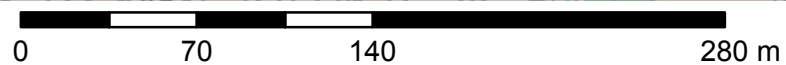


Figure 1: Site Location

Project: 40 Ambleside Aveune

Date: 06/10/16 Job Number: 10911

Drawn by: PB Approved by: ZE



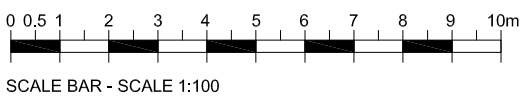
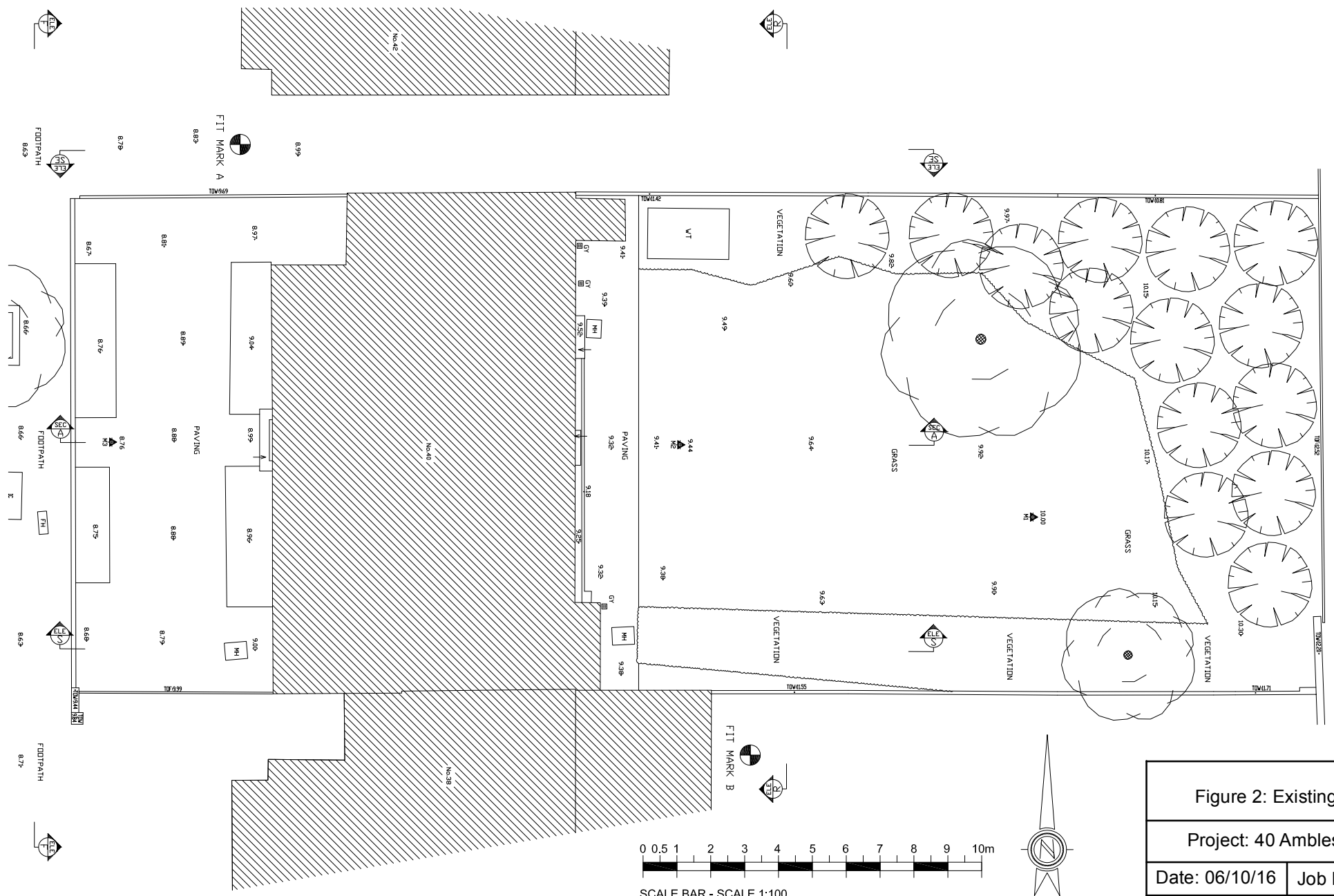
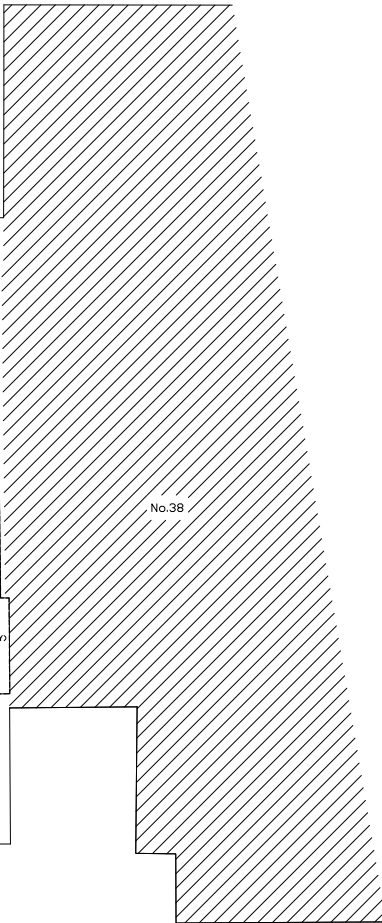
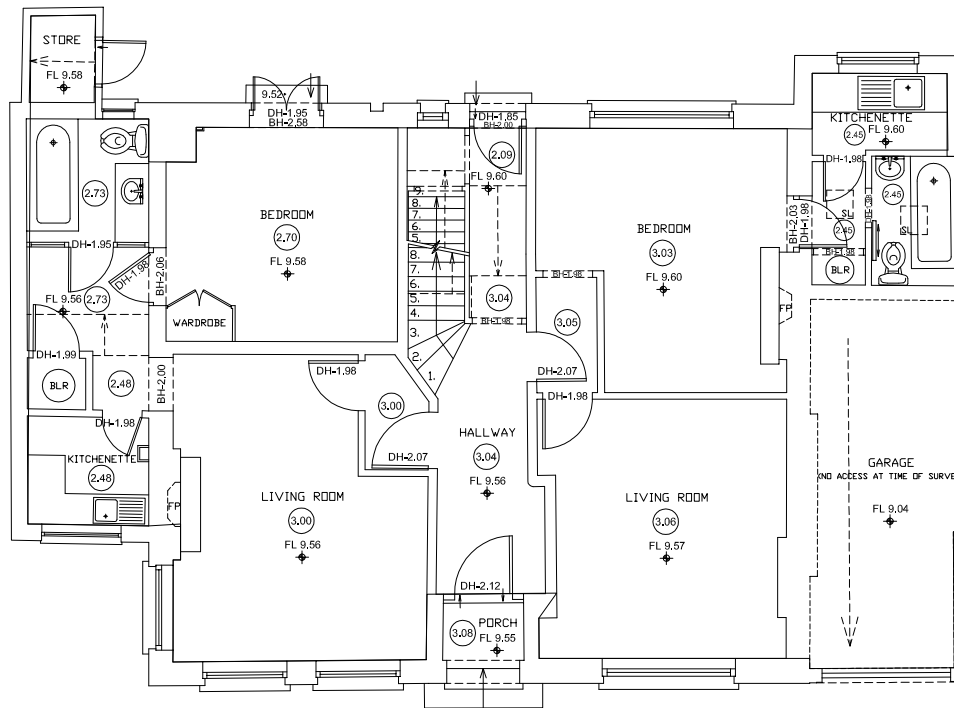
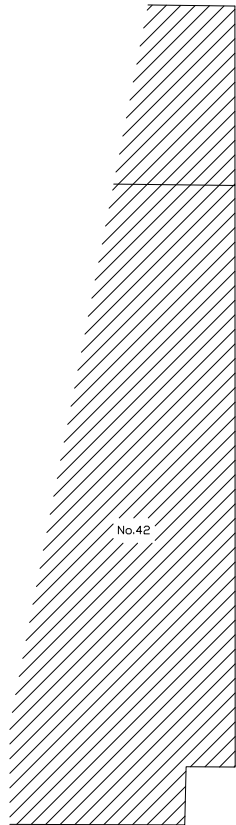


Figure 2: Existing Site Plan	
Project: 40 Ambleside Avenue	
Date: 06/10/16	Job Number: 10911
Drawn by: PB	Approved by: ZE

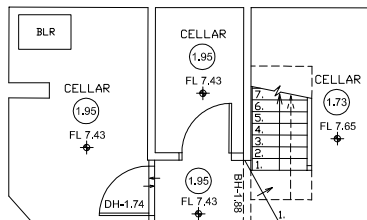
Reproduced using plan provided by clients July 2015.

FIT MARK B

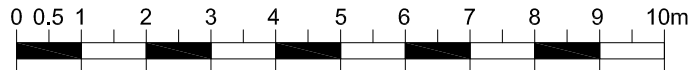


EXISTING GROUND FLOOR PLAN

FIT



EXISTING BASEMENT PLAN



SCALE BAR - SCALE 1:100

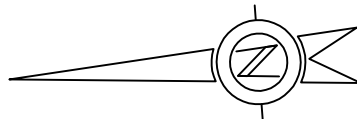


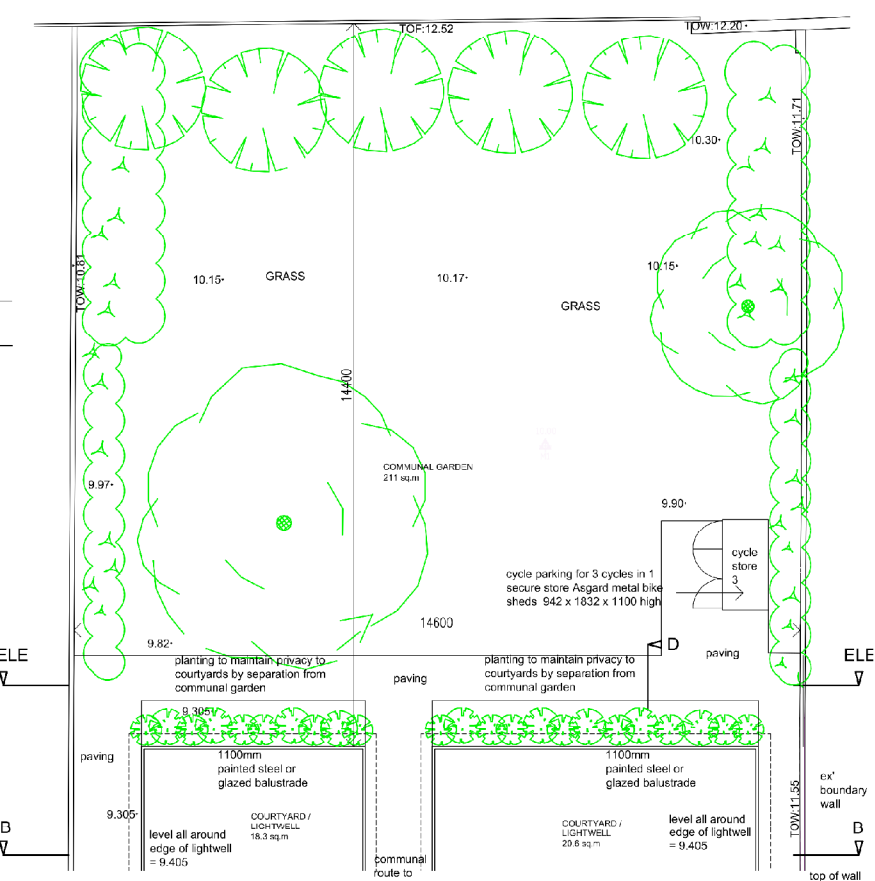
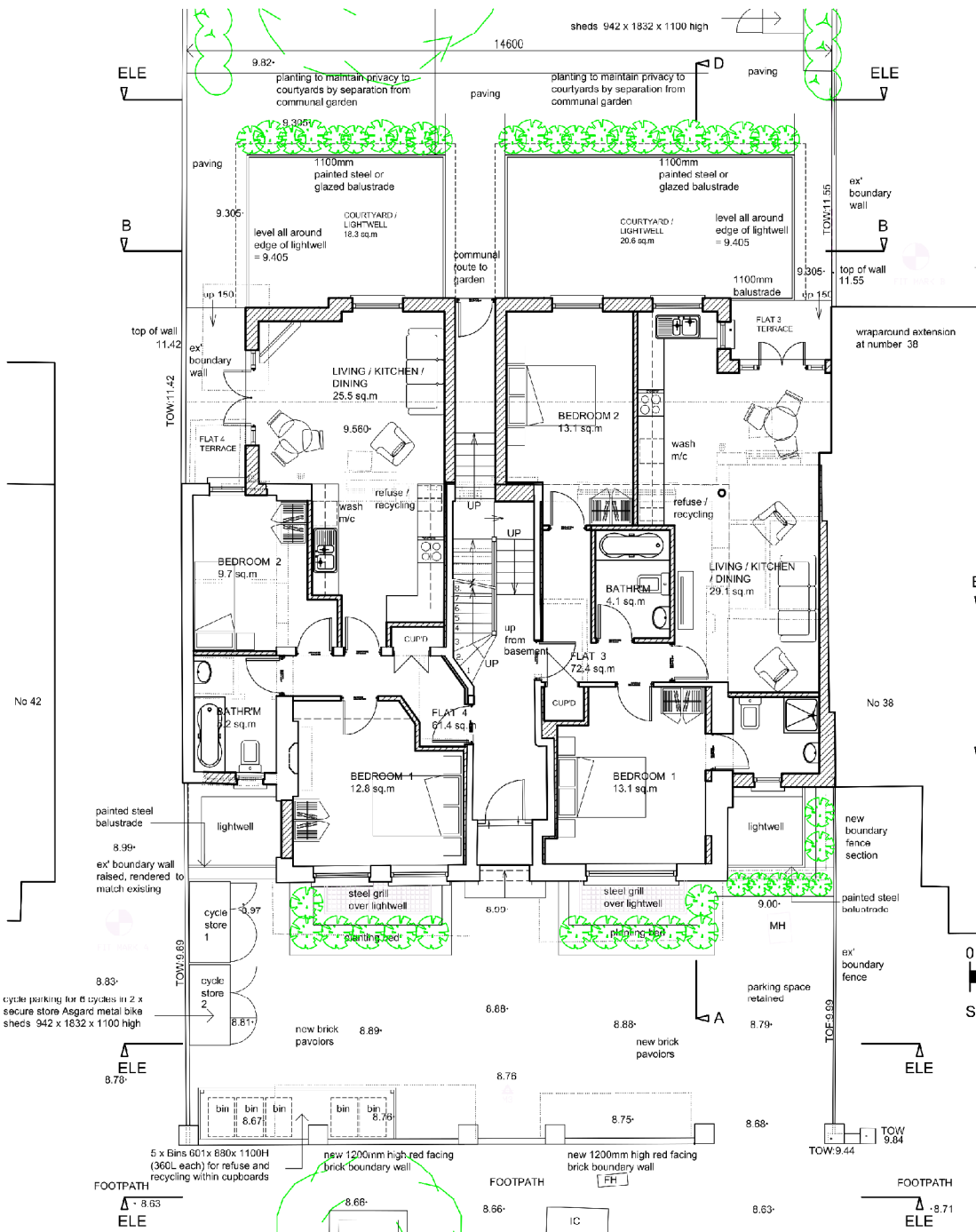
Figure 3: Existing Ground Floor and Basement Plan

Project: 40 Ambleside Avenue

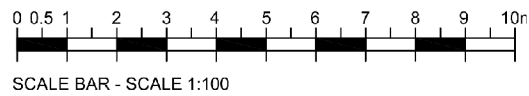
Date: 06/10/16 Job Number: 10911

Drawn by: PB Approved by: ZE





PROPOSED SITE PLAN.
(REAR) SCALE 1:100



PROPOSED GROUND FLOOR
& SITE PLAN. SCALE 1:100

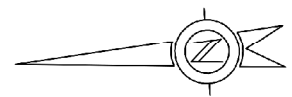


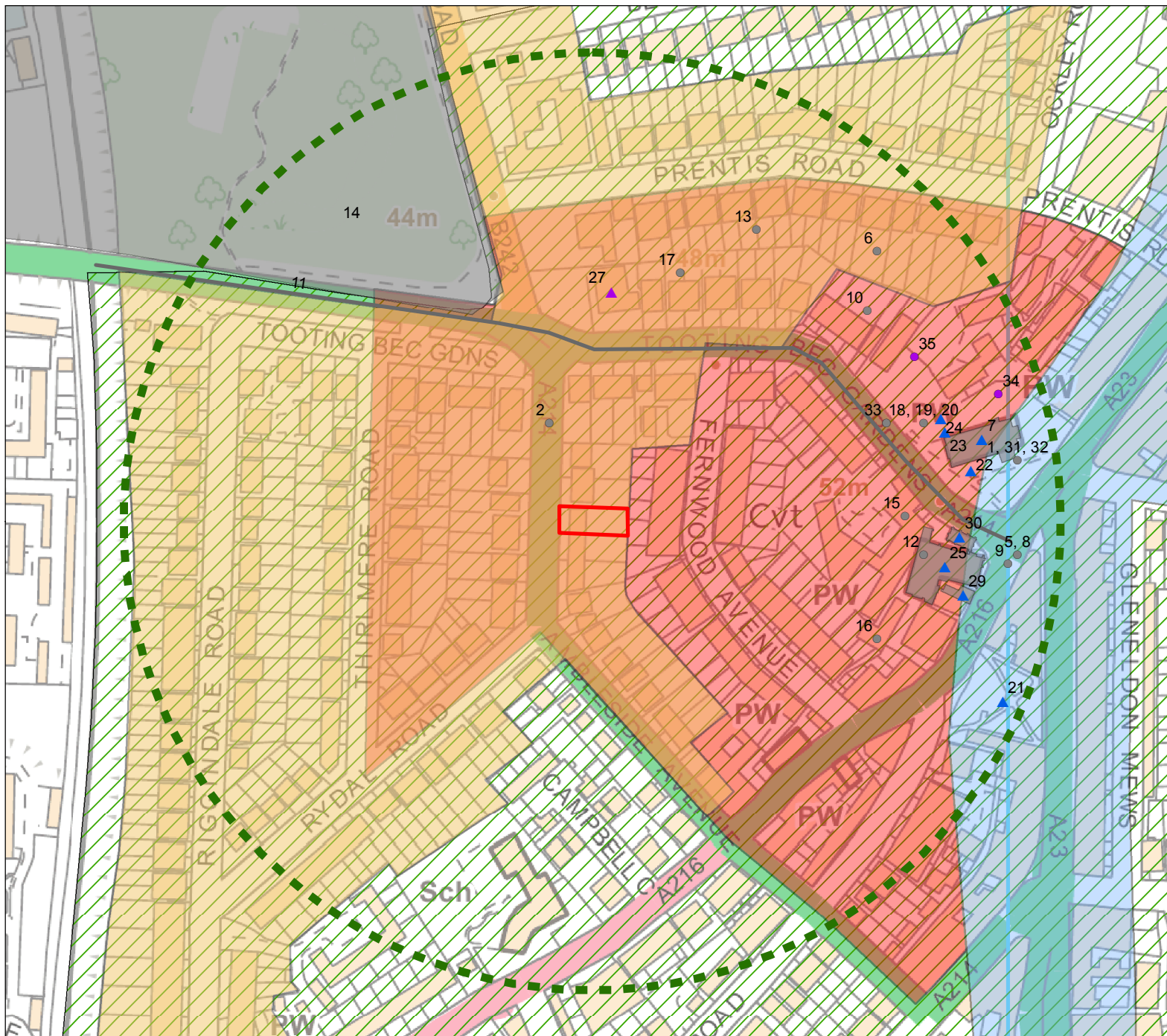
Figure 5: Proposed Ground Floor Plan

Project: 40 Ambleside Avenue

Date: 06/10/16 Job Number: 10911

Drawn by: PB Approved by: ZE





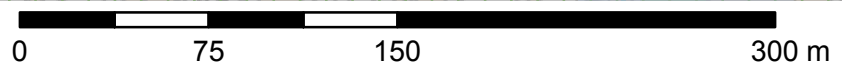
- Legend**
- ▲ Listed Building
 - ▲ Locally Listed Building
 - Event Point
 - Monument Point
 - Monument Linear
 - Monument Area
 - Streatham Park & Garrads Road Conservation Area - AB 26
 - Streatham Main HLC - AB 28
 - Roman Road (Bristol Causeway) APA - AB 3
 - Streatham APA - AB 4
 - Site boundary
 - 250m Study Area
- HLC - Historic Landscape Character Area
 APA - Archaeological Priority Area

Figure 6: Map of Cultural Heritage Features

Project: 40 Ambleside Avenue

Date: 07/10/16 Job Number: 10911

Drawn by: PB Approved by: ZE





AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk