

Desk-top Archaeological Assessment

MEGABOWL, 142/144 STREATHAM HILL,  
LONDON SW2



National Grid Reference: TQ 30280 72802

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A Desk-top Archaeological Assessment of

**MEGABOWL  
142/144 STREATHAM HILL  
LONDON SW2**

London Borough of Lambeth

on behalf of Tenpin Limited

National Grid Reference  
TQ 30280 72802

Author  
Andrew Francis MA, PIFA



Isambard House 60 Weston Street LONDON SE1 3QJ  
Tel: 020 7403 1726 Fax: 020 7403 6279  
Email: [andrew@isambardarchaeology.co.uk](mailto:andrew@isambardarchaeology.co.uk)  
[www.isambardarchaeology.co.uk](http://www.isambardarchaeology.co.uk)

Project number: 2

## EXECUTIVE SUMMARY

This desk-top assessment has been prepared in advance of a planning application to be submitted on behalf of Rileys for the redevelopment of Megabowl, 142/144 Streatham Hill, SW2.

The proposed development site lies within an Archaeological Priority Zone as designated by the London Borough of Lambeth in their Second Deposit Draft of the Replacement Unitary Development Plan, January 2002 and as such a desk-top assessment summarising the potential for archaeological remains on the proposed development site and the effect of past and future development on archaeological potential is required to support any planning application submitted.

A search of the local archaeology within the study area (defined as a 500m square centred on the site) has produced 18 records held on English Heritage's Greater London Sites and Monuments Record: one Roman; two medieval; 10 post-medieval; four producing negative evidence; and one yet to be entered on the database.

The proposed development is for a total of 104 flats (20, one bedroom, 75 two, bedroom and nine, three bedroom) comprising 301 habitable rooms with a net area of 6,665m<sup>2</sup> and provides 529m<sup>2</sup> of retail accommodation fronting Streatham Hill. The existing frontage building is to be retained and refurbished with the new building work starting 20m behind the Streatham Hill frontage.

The London to Portslade Roman road is thought to be on the alignment of the present Streatham Hill (although it has yet to be found in the vicinity of the site). However, as the existing building is to be retained to a depth of 10m westwards from the Streatham Hill frontage the opportunity to reveal any evidence to support this assumption is unlikely to arise.

The proposed development site then lay in open fields until the mid 19<sup>th</sup> Century when the first of three phases of development occurred.

It is anticipated that when the depth and extent of the foundations of the proposed development are combined with those of the theatre development in the 1930s the level of truncation would be so severe that the potential for finding any archaeological deposits is low.

As the site is located within an Archaeological Priority Zone it is likely that the local planning authority will require an archaeological investigation of some kind to be undertaken. However, the ultimate decision rests with English Heritage as the appointed archaeological advisers to the London Borough of Lambeth.

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## **1.0 INTRODUCTION**

This archaeological desk top assessment has been undertaken to support the planning application in relation to the redevelopment of 142/144 Streatham Hill, SW2 to provide a total of 104 flats (20, one bedroom, 75 two, bedroom and nine, three bedroom) comprising 301 habitable rooms with a net area of 6,665m<sup>2</sup> and provides 529m<sup>2</sup> of retail accommodation fronting Streatham Hill. The existing frontage building is to be retained and refurbished with the new building work starting 20m behind the Streatham Hill frontage.

The assessment was commissioned by West & Partners, chartered architects and town planning consultants, on behalf of Georgica Plc, the current owners of the site.

The site is situated on the west side of Streatham Hill to the south of the junction with Ardwell Road and has a rear frontage to Blairderry Road. It is rectangular in nature, measuring c.76m east/west by 40m north/south with an area of c.2,990m<sup>2</sup> (figure 1). The site slopes significantly from east to west; ground level on Streatham Hill being c.52.1m AOD and on Blairderry Road c.49m AOD. The change in level along Ardwell Road is consistent generally along the length of the built frontage of the existing building.

## **2.0 OBJECTIVES OF THE REPORT**

The object of this assessment is to establish the known archaeological potential (if any) and to suggest the level, if any, of archaeological mitigation in relation to the proposed development.

## **3.0 METHODOLOGY**

This assessment follows the guidelines established by English Heritage (1998) and the Institute of Field Archaeologists (2001).

Two visits were made to Lambeth Archives held in the Minet Library, Knatchbull Road, SE5. Historical and geological maps and plans were consulted along with aerial photographs, books and reports held in the local library.

Reports of previous archaeological work in the study area (defined as a distance of 500m from the centre of the site) and generally within the London Borough of Lambeth held by English Heritage's Greater London Archaeological Advisory Service were consulted. These included: desk top assessments; and reports on watching briefs, evaluations; and excavations.

A print out was obtained from English Heritage's Greater London Archaeological Advisory Service of all entries held on the Sites and Monuments Record within a distance of 500m from the centre of the site, taken to be TQ 30280 72802 to determine the nature and extent of known archaeological remains in the study area.

Sources are listed at the end of this assessment.

## **4.0 ARCHAEOLOGY AND PLANNING**

### **4.1 Central Government Advice**

Central Government advice relating to archaeology is contained in Planning Policy Guidance 16 (PPG16) published by the Department of the Environment in 1990. This sets

out the Secretary of State's policy on archaeological remains on land and provides recommendations, many of which have been incorporated into local development plans. The key points of PPG16 can be summarised as follows:

- *Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism (paragraph 6).*
- *Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation (paragraph 8).*
- *The key to informed and reasonable planning decisions...is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal. When important remains are known to exist, or when archaeologists have good reason to believe that important remains exist, developers will be able to help by preparing sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure, or by careful siting of landscaped or open areas. There are techniques available for sealing archaeological remains underneath buildings or landscaping, thus securing their preservation for the future even though they remain inaccessible for the time being (paragraph 12).*
- *If physical preservation in situ is not feasible, an archaeological excavation for the purposes of "preservation by record", may be an acceptable alternative. From the archaeological point of view this should be regarded as a second best option (paragraph 13).*
- *The key to the future of the great majority of archaeological sites and historic landscapes lies with local authorities, acting within the framework set by central government, in their various capacities as planning, education and recreational authorities, as well as with the owners of sites themselves. Appropriate planning policies in development plans and their implementation through development control will be especially important (paragraph 14).*
- *Development plans should reconcile the needs for development with the interests of conservation including archaeology. Detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings (paragraph 15).*
- *Planning authorities should not include in their development plans policies requiring developers to finance archaeological works in return for the grant of planning permission (paragraph 25).*
- *Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such excavation and recording should be carried out before development commences, working to a brief prepared by the planning authority and taking advice from archaeological consultants (paragraph 25).*



- *Planning authorities should seek to ensure that potential conflicts are resolved and agreements with developers concluded before planning permission is granted. Where the use of planning condition is necessary, authorities should ensure that, in accordance with DOE Circular 1/85, they are fair, reasonable and practicable (paragraph 29).*

In summary PPG16 advises that archaeological remains should be considered as early as possible in the development process, ideally prior to the submission of a planning application to the local planning authority, in order that there is time to deal with any unexpected complications should significant archaeological remains become apparent.

A desk-based assessment such as this, is the most appropriate method of achieving this because it assesses the archaeological implications of any potential remains. Based on the assessment further archaeological evaluation may be recommended, which PPG16 states is normally a *rapid and inexpensive operation* (paragraph 21).

#### 4.2 Local Government Policy

At a local government level archaeological matters are determined by the local planning authority, in this case the London Borough of Lambeth with the advice of their nominated archaeological advisors, English Heritage. The relevant policies are set out in the Revised Deposit Draft of the Replacement Unitary Development Plan (UDP) published in June 2004. The Borough has incorporated the recommendations of PPG15 and PPG16 into its UDP policies. The policy relating to archaeology is:

##### **Policy 43**

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

- (A) *Archaeology - Where development proposals may affect the archaeological heritage, applicants should properly assess and plan for the archaeological implications, in accordance with national policy. This may involve desk-based assessment and/or preliminary archaeological site evaluations before proposals are determined. Within Archaeological Priority Areas (as shown on the Proposals Map) the Council and English Heritage will advise where planning applications should be accompanied by a desk-based archaeological assessment. This should be commissioned by the applicants from a professionally qualified archaeological organisation or archaeological consultant.*

*Suitable design, land use and management should be adopted to safeguard archaeological sites.*

*The most important archaeological remains and their settings should be permanently preserved in situ, with public access and display where possible.*

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

- (B) *Recording and analysis of buildings - In schemes involving substantial alteration or refurbishment of a listed building or other important historical building, the Council may require a historical and architectural recording, analysis and assessment to be prepared and agreed by the Council, prior to the approval of the detailed scheme, in order to inform and guide the building intervention.*
- (C) *Industrial Heritage - The Council will promote the evaluation, conservation and interpretation of the Borough's industrial heritage.*

*The Council will liaise with the Greater London Industrial Archaeological Society (GLIAS) to maintain and develop a schedule of sites of industrial heritage significance to which this policy applies.*

*The criteria for considering potential additions to the schedule will include importance of local industrial heritage, contribution to visual or historic industrial character, and industrial architectural or industrial archaeological value.*

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

- Ensure or enable the evaluation of the industrial heritage value of the site is carried out prior to any development, in particular prior to construction or demolition.*
- Re-use where possible any existing buildings contributing to industrial heritage.*
- Preserve part or all of any industrial remains of heritage interest with new development schemes with provision of interpretative facilities where possible.*
- Provide adequate interpretative facilities, such as a panel, within the new development.*

*Structures of industrial architectural or historic interest should be considered for addition to the schedules of ancient monuments, listed buildings or buildings of local list as appropriate.*

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

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

*4.17.20a PPG15 states that some historic buildings are of intrinsic archaeological interest. This is applicable whether or not a building is afforded statutory protection. It is important that the significance of structures and the impact of proposed alterations be assessed prior to determination of the application. This will enable informed decisions to be reached and where permission is granted, an appropriate level of mitigation to be implemented. The Council will consider, in all cases of alteration or demolition, whether a condition should be applied to consent to enable the recording of features that would be destroyed in the course of the works. A qualified contractor, in accordance with a project design approved by the Council should undertake all recording and analysis.*

The site lies within a designated Archaeological Priority Zone. The policy therefore requires that an archaeological desk top study be submitted to support any planning application involving redevelopment on this site and such a study should outline the impact of the

development on any potential archaeological remains.

## 5.0 GEOLOGY AND TOPOGRAPHY

Environmental factors such as geology, topography, hydrology and flora and fauna have always played an important role in influencing man's decision to settle in a particular location. The fact that these influences have not been constant over time is reflected in the different uses of land and intensity of utilisation. Favourable environmental conditions and climate generally results in greater land utilisation and conversely inclement conditions result in lower land utilisation. The differing types of land use is reflected in the archaeological deposits as layers (stratification).

According to the British Geological Society the solid geology of the site and the area immediately surrounding is London Clay although an outcrop of clay with flints lies c.30m to the north (British Geological Survey, 1998).

The results from the low number of previous archaeological investigations in the surrounding area confirms the natural geology to be London Clay in the vicinity of the development site.

There has been no previous geotechnical work on the site. The nature, type and depth of any geological deposits cannot therefore be determined at this stage. It is anticipated that geotechnical work will be commissioned prior to commencement of any development involving ground excavation.

From data obtained from the Ordnance Survey (2001) and CSL Surveys (2005) the proposed development site lies at c.52.10m AOD on the Streatham Hill frontage and slopes down to c.49.0m AOD to the rear at Blairderry Road.

## 6.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 6.1 Introduction

The potential for finding archaeological activity on a site and its surrounding area is determined by a number of factors. For the earliest period, the prehistoric, there is no documentary evidence to help determine the previous use. Instead the archaeological record, particularly other sites with similar geological, topographical and hydrological characteristics, can be used to determine the potential for any archaeological remains.

Reference to early maps and documents can help trace the historical development of a site and its surrounding area. Maps can trace the topography as well as the building, demolition and alteration of settlement indicating changes in ownership, fashion, affluence and politics.

Likewise, documents can be used to trace the changing development and fortunes of a site and its surrounding environment. Past owners, the value of the land, its use (whether for agriculture, uncultivated or developed *etc.*) can be ascertained all of which can be used as supporting evidence for the historical maps.

It is therefore essential to examine the archaeological record as well as the historic maps and documents in order to build up as comprehensive a picture as possible

An important source of archaeological information is the Sites and Monuments Record (SMR), a database of all known archaeological sites and finds, scheduled ancient

monuments, listed buildings and aerial photographs in Greater London, held by English Heritage. A print out of all entries held on the SMR was obtained for an area of 1km<sup>2</sup> with the proposed development site at its centre, at Ordnance Survey grid reference TQ30280 72802 (figure 4 and table 1).

The SMR print out shows that there are 18 records within 500m of the site broken down into: one from the Roman period; two from the medieval period; 10 from the post-medieval period; four which produced negative results; and one which has yet to be entered onto the database.

The timescales used for archaeological remains and used in this report are as follows:

Palaeolithic	-	450,000 - 12,000 BC
Mesolithic	-	12,000 - 4,000 BC
Neolithic	-	4,000 - 2,000 BC
Bronze Age	-	2,000 - 600 BC
Iron Age	-	600 BC - AD 43
Roman	-	AD 43 - 410
Saxon	-	410 - 1066
Medieval	-	1066 - 1485
Post-medieval	-	1485 - present

The periods are commonly grouped into prehistoric (Palaeolithic to the Iron Age) and the historic (Roman to the present).

## 6.2 Roman Period

One archaeological item dating to the Roman period has been found within 500m of the site (number 1 on figure 4 and table 1). During an evaluation in Telford Avenue c.400m to the north of the proposed development site a series of gravel layers were found which were tentatively suggested as a section of the London to Brighton road (although the grid reference given is c.20m to the south east of the correct one). (The present A23 follows the alignment of this road).

Ribbon development in the form of buildings and ephemeral items such as clothing, coins and other goods along a Roman road would have built up over time and it may be possible that there will be some evidence on the proposed development site which lies adjacent to this road.

## 6.3 Saxon Period

Although there are no archaeological items dating to the Saxon period within 500m of the proposed development site the origins of Streatham are founded in this period for the placename Streatham or strat-ham, means the 'dwelling by the street' (Weinreb and Hibbert, 1983, 833).

By the 8<sup>th</sup> Century the communities of Streatham and nearby Tooting had become sufficiently established to be mentioned in a grant of land to Chertsey Abbey (Gower, 1996, 6).

## 6.4 Medieval Period

There are two items dating to the medieval period which are within the study area: a single

sherd of high medieval pottery (item number 2 on figure 4 and table 1) was found during an evaluation at Palace Road c.500m to the north east of the proposed development site; and thick metalling, possibly that of a metalled road leading to Leigham Court (item number 3 on figure 4 and table 1) was found during an evaluation in Leigham Avenue c.500m to the south of the proposed development site. (The road is shown on John Roque's map of 1741-45, figure 6).

Following the Conquest in 1066 Streatham was owned by William's cousin Richard of Tonbridge, who later bestowed both the Streatham and Tooting estates on the Benedictine Abbey of St Mary of Bec in Normandy (Weinreb and Hibbert, 1983, 833). At the time of the Domesday Survey in 1086 Streatham is recorded as:

*This same church [Sainte-Marie of Bec] holds of Richard, son of Count Gilbert, Streatham. Harding held it of King Edward. It was then assessed at 5 hides; and now the same, at 1 hide and 1 virgate of land [sic]. There is land for 3 ploughs. In Lordship is 1 plough; and 4 villans and 5 bordars with 2 ploughs. There is a chapel rendering 8s. There are 4 acres of meadow. [There is] woodland for 10 pigs. From the herbage, 1 pig out of 10 pigs. At the time of King Edward I it was worth 50s; and afterwards, as now, 60s (Williams and Morris, 2003, 81).*

The entry in Domesday suggests that Streatham was a small community.

The proposed development site lay in the manor of Leigham Court which extended to the South Circular Road to the north, Tulse Hill to the east, Streatham town centre to the south and Streatham Common to the west.

## 6.5 Post-medieval Period

There are 10 items dating to the post-medieval period which have been found within the study area, all of which are extant buildings dating to the 19<sup>th</sup> and early 20<sup>th</sup> Centuries. They will be discussed later in this section.

John Roque's map of 1741-45 (figure 6) is one of the earliest depicting Streatham and it shows two buildings lying on the area of the proposed development with the main London to Brighton road running to the east.

In 1792 the parish of Streatham was recorded by Daniel Lysons in 1792 as having 1,500 inhabitants occupying 265 houses and the first census of 1811 recorded 2,729 inhabitants occupying just over 400 dwellings (Gower, 1996, 10). The OS plan of 1804-06 (figure 7) shows the area of the proposed development site to be open fields with a field boundary just to the north.

The transformation of Streatham from a rural parish to a London suburb began during the early part of the 19<sup>th</sup> Century. The Tithe Award map (figure 8) of 1840 shows detached houses covering the area of the proposed development site. A number of factors facilitated this transformation which was being reflected in other villages surrounding London. Large-scale farming was in decline due to the expansion of industrialisation. Farmers were selling off their fields and woodland to speculative property developers who created country estates with stylised mansions and ornamental gardens (Gower, 1996, 10).

The area to the north of the proposed development site near to Brixton Hill saw the first of these estates with further ones being created along the west side of Streatham Hill towards Streatham Hill station which collectively were known as the 'Paragon' development (Gower, 1996, 10).

New roads such as Streatham Place to the north of the proposed development site and Leigham Court Road to the south were built across open farmland to further open up the land for development.

To the east of the proposed development site, Leigham Court House was built c.1836 by a wealthy banker, John George Fuller ([www.landmark.gov.uk](http://www.landmark.gov.uk), first accessed 5 August 2005) and demolished in the 1890s to make way for the Leigham Court Estate which comprised a mixed development of shops fronting Streatham Hill with maisonettes above and houses along Amesbury, Barcombe, Crickland and Downton Avenues. The development became known as the ABCD Estate reflecting the alphabetic sequence of road names ([www.landmark.gov.uk](http://www.landmark.gov.uk), accessed 5 August 2005).

It was during the first half of the 19<sup>th</sup> Century when Streatham was experiencing rapid growth that the majority of the listed buildings within the study area, and contained on the SMR, (item numbers 4, 5, 7, 8, 9, 10 and 12 on figure 4 and table 1) were built. They are of characteristic design: a stuccoed villa with Gothic touches comprising of two storeys and a basement or an attic reflecting the contemporary architecture of the time.

The OS plans of 1870, 1894-96 and 1916 (figures 9, 10 and 11 respectively) show the changing face of Streatham Hill during this period with the demolishing of the large detached houses on the west side and the building of terraced housing (the ABCD Estate) on the east side.

During the latter part of the 19<sup>th</sup> Century and early part of the 20<sup>th</sup> Century Streatham experienced unprecedented growth facilitated by the improvements in transportation and access such as the opening of the West End and Crystal Palace railway line and Streatham Hill station in 1856 and the improvements in public health and amenities (Gower, 1996, 15-16).

The remaining two listed buildings were built during the early part of the 20<sup>th</sup> Century. The theatre (item number 13 on figure 4 and table 1), c.150m to the north of the proposed development site, was built in 1928-29 by W G R Sprague and W H Barton which comprised a steel frame clad in brick with the facade in Doulton's Carrara terracotta and a part flat, part pantiled roof. The auditorium seated 3,000 people.

The final listed building, a block of flats (item number 6 on figure 4 and table 1) was designed by Frederick Gibberd in 1933-35 which comprised a series of 10 ranges of flats arranged in three blocks of between three and seven storeys around a central swimming pool.

As stated previously, prior to the development of the current building, the site was part of the Paragon development which comprised 20 large detached houses in extensive gardens built in the mid 19<sup>th</sup> Century. Figures 9, 10 and 11 show the houses with a driveway to the east giving access to the main road (the present A23) and extensive gardens to the west towards and beyond what is today, Blairderry Road.

The footprint of the theatre was substantially larger than that of the preceding house covering all of the building and a large part of the driveway to the east and garden to the rear (figure 10). It is therefore likely that when building the theatre the foundations for the house would have been severely truncated leaving little or no evidence of the existence of the former building.

The current land use pattern had become established by the early 1930s (figures 11 and 12).

As described above the Gaumont Palace Theatre was built on the proposed development site in 1932 and together with the Locarno Dance Hall (1931) immediately to the south and the Streatham Hill Theatre (1928-29)(item number 10 on figure 4 and table 1) to the north of Barrhill Road earned Streatham the reputation of the 'entertainment capital of South London' (Gower, 1996, 36).

The area surrounding the proposed development site was designated as a Conservation Area on 8 December 1999 because it contains: "*one of the finest groups of late Victorian and Edwardian shopping parades, civic and amenity buildings in South London*" (www.lambeth.gov.uk, accessed 5 July 2005).

The remaining five records on figure 4 and table 1 (item numbers 14 - 18) are from evaluations where nothing of archaeological interest was found.

## 7.0 POSSIBLE NATURE OF EXISTING ARCHAEOLOGY

Based on the information obtained from the SMR search (figure 4 and table 1) and analysis of historic maps and photographs (figures 5 - 18) the potential for finding archaeological material can be assessed.

For the majority of its history the proposed development site lay in open or agricultural land which would have had very little impact on any potential archaeological remains or the underlying geology. The underlying geology, London Clay, was always unattractive to early settlers because of the difficulty in working it. In other parts of Greater London there has been a negative correlation between potential archaeological deposits and London Clay and this has been borne out in the study area with a paucity of finds dating to the prehistoric period.

A series of gravel layers, possibly that of a road has been the only find within the study area dating to the Roman period. It is thought that this may be part of the London to Portslade road which is on the alignment of Streatham Hill adjacent to the eastern boundary of the proposed development site, however, this has yet to be proven. It is therefore possible that there may have been Roman material relating to the road or any associated development on or near the site. Consequently the archaeological potential for finding material dating to this period on the site is thought to be low.

There have been no prehistoric or Saxon finds recorded within 500m of the proposed development site (figure 4 and table 1). Consequently the archaeological potential for finding material dating to this period on the site is thought to be low.

There are two records dating from the medieval period on the SMR within the study area. Consequently the archaeological potential for finding material dating to this period on the proposed site is thought to be low.

There are 10 records dating to the post-medieval period on the SMR within the study area, all of which are extant buildings.

The historic maps and photographs show that the site has been developed for c.150 years: first with a large house with landscaped grounds; and then latterly with the present building (figures 8 - 18). It is unlikely that there will be evidence of the residential phase, dating from the 19<sup>th</sup> and early 20<sup>th</sup> Centuries, in the form of hard structures such as wall foundations, floor and ground surfaces as a result of construction of foundations for the current building. Consequently based on the information contained in the SMR together with the historical

maps the archaeological potential for finding material dating to the post-medieval period is thought to be low.

## 8.0 PREVIOUS TRUNCATION OF POTENTIAL ARCHAEOLOGY

The London to Portsmouth Roman road is thought to be on the alignment of Streatham Hill adjacent to the eastern boundary of the proposed development site, however, this has yet to be proven. If it is there then it is possible that the road would have had an impact on potential archaeological deposits dating to earlier periods.

From the map and historical evidence there were three phases of development on the proposed site. The building shown on the Tithe Award Map of 1840 (figure 6) was the first phase which was built on open agricultural land. No evidence has come to light of the depth and extent of any foundations therefore the impact on any earlier archaeological deposits cannot be ascertained.

The second phase of development is shown on the OS maps of 1870, 1894-96 and 1916 (figures 9 - 11) and comprised a detached house with ornamental grounds which was part of the 'Parragon' development, a series of 20 similar properties. Again there are no records of the depth and extent of any foundations therefore the impact on any earlier archaeological deposits cannot be ascertained.

The third phase of development was when the Gaumont Palace theatre was built in 1932 (figure 12) which established the footprint as it is today. The current use of the site, a bowling alley, was established by adaptation of the theatre some 35 years ago. The current footprint (figure 12) has therefore remained unchanged since the theatre was built.

From the external configuration of the structure and an internal inspection it would appear that the 'rake' of the theatre auditorium followed the natural slope of the site from the entrance of Streatham Hill to the fly tower (which would have been above the stage) which is towards the west (Blairderry Road) side of the site. The current bowling alley floor conceals this to some extent, however the base floor level of the fly tower is accessible from steps which descend from the open yard on the corner of Blairderry Road and Ardwell Road and is clearly founded below the existing ground level to the west side of the site.

No plans of the existing building dating from the time of construction or its adaptation to a bowling alley have been discovered, however the section drawing showing the proposed development (figure 3) also shows the outline of the existing building and the slope of Ardwell Road (figure 18). To the west of the fly tower is an attached four storey storage building which is founded at approximately the same level as the fly tower. We have been advised by Structural Engineers, the Waterman Group, that the existing building appears to be a steel frame structure and it may be assumed that this is founded on mass concrete foundations. Furthermore additional structure and foundations were probably added to support the two levels of bowling lanes when the building was adapted in the early 1970s.

We conclude from this that the development of the site occupied by existing buildings will have resulted in the truncation of the pre-existing ground levels.

## 9.0 THE PROPOSED DEVELOPMENT AND ITS IMPACT UPON REDUCED POTENTIAL ARCHAEOLOGY

The planning application to be submitted to the London Borough of Lambeth is for the redevelopment of the site to provide a total of 104 flats (20, one bedroom, 75 two, bedroom



and nine, three bedroom) comprising 301 habitable rooms with a net area of 6,665m<sup>2</sup> and provides 529m<sup>2</sup> of retail accommodation fronting Streatham Hill. The existing frontage building is to be retained and refurbished with the new building work starting 20m behind the Streatham Hill frontage. The scheme proposes the retention and adaptation of the existing Streatham Hill frontage and Ardwell Road return elevation to the depth of the first structural bay with adaptation of the upper levels to provide residential accommodation. Accordingly there will be no excavation beneath the ground floor slab in the first 10m zone to the west of the Streatham Hill frontage.

As illustrated on the proposed section (figure 3) the formation of the lower ground floor on the west section of the site will involve progressive excavation of the rear half of the site.

The detailed design of foundations, which are expected to be piled, and drainage runs have not yet been commissioned and accordingly the full extent of potential excavation can not yet be identified.

## 10.0 ARCHAEOLOGICAL RESEARCH QUESTIONS

Based on the preceding information archaeological research questions can be formulated which provides a focus for any future work which may be required on the site. In formulating the research questions due regard is given to the nature of existing archaeology in the surrounding area based on data recorded from previous investigations and the nature and extent of any disturbance found on the proposed site.

Based on the information given in section 8.0 above the archaeological potential for finding any material is thought to be low therefore if future work is commissioned on this site it may be possible to address research questions.

## 11.0 CONCLUSIONS

This desk-top assessment has been prepared in advance of a planning application to be submitted on behalf of Georgica plc for the redevelopment of Megabowl, 142/144 Streatham Hill, SW2.

The proposed development site lies within an Archaeological Priority Zone as designated by the London Borough of Lambeth in their Second Deposit Draft of the Replacement Unitary Development Plan, January 2002 and as such a desk-top assessment summarising the potential for archaeological remains on the proposed development site and the effect of past and future development on archaeological potential is required to support any planning application submitted.

A search of the local archaeology within the study area (defined as a 500m square centred on the site) has produced 18 records held on English Heritage's Greater London Sites and Monuments Record: one Roman; two medieval; 10 post-medieval; four producing negative evidence; and one yet to be entered on the database.

The proposed development is for total of 104 flats (20, one bedroom, 75 two, bedroom and nine, three bedroom) comprising 301 habitable rooms with a net area of 6,665m<sup>2</sup> and provides 529m<sup>2</sup> of retail accommodation fronting Streatham Hill. The existing frontage building is to be retained and refurbished with the new building work starting 20m behind the Streatham Hill frontage.

The London to Portslade Roman road is thought to be on the alignment of the present

Streatham Hill (although it has yet to be found in the vicinity of the site). However, as the existing building is to be retained to a depth of 10m westwards from the Streatham Hill frontage the opportunity to reveal any evidence to support this assumption is unlikely to arise.

The proposed development site then lay in open fields until the mid 19<sup>th</sup> Century when the first of three phases of development occurred.

It is anticipated that when the depth and extent of the foundations of the proposed development are combined with those of the theatre development in the 1930s the level of truncation would be so severe that the potential for finding any archaeological deposits is low.

As the site is located within an Archaeological Priority Zone it is likely that the local planning authority will require an archaeological investigation of some kind to be undertaken. However, the ultimate decision rests with English Heritage as the appointed archaeological advisers to the London Borough of Lambeth.

## 12.0 ACKNOWLEDGEMENTS

I am grateful to: West & Partners for commissioning this desk top assessment on behalf of Georgica Plc; Graham Gower at Lambeth Archives; and to Barry Taylor at English Heritage for providing the SMR data.

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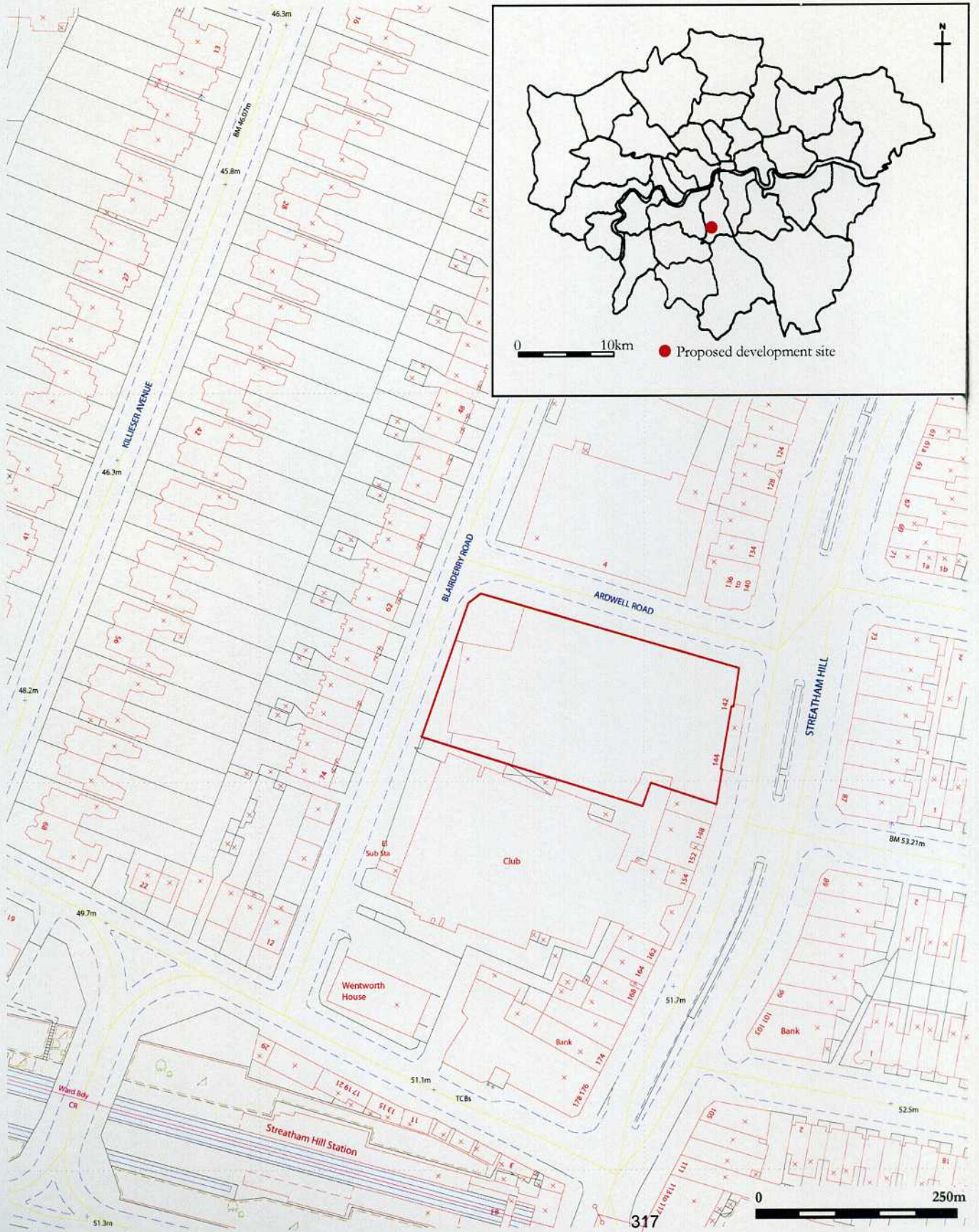
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Figure 1. Site location, outlined red.

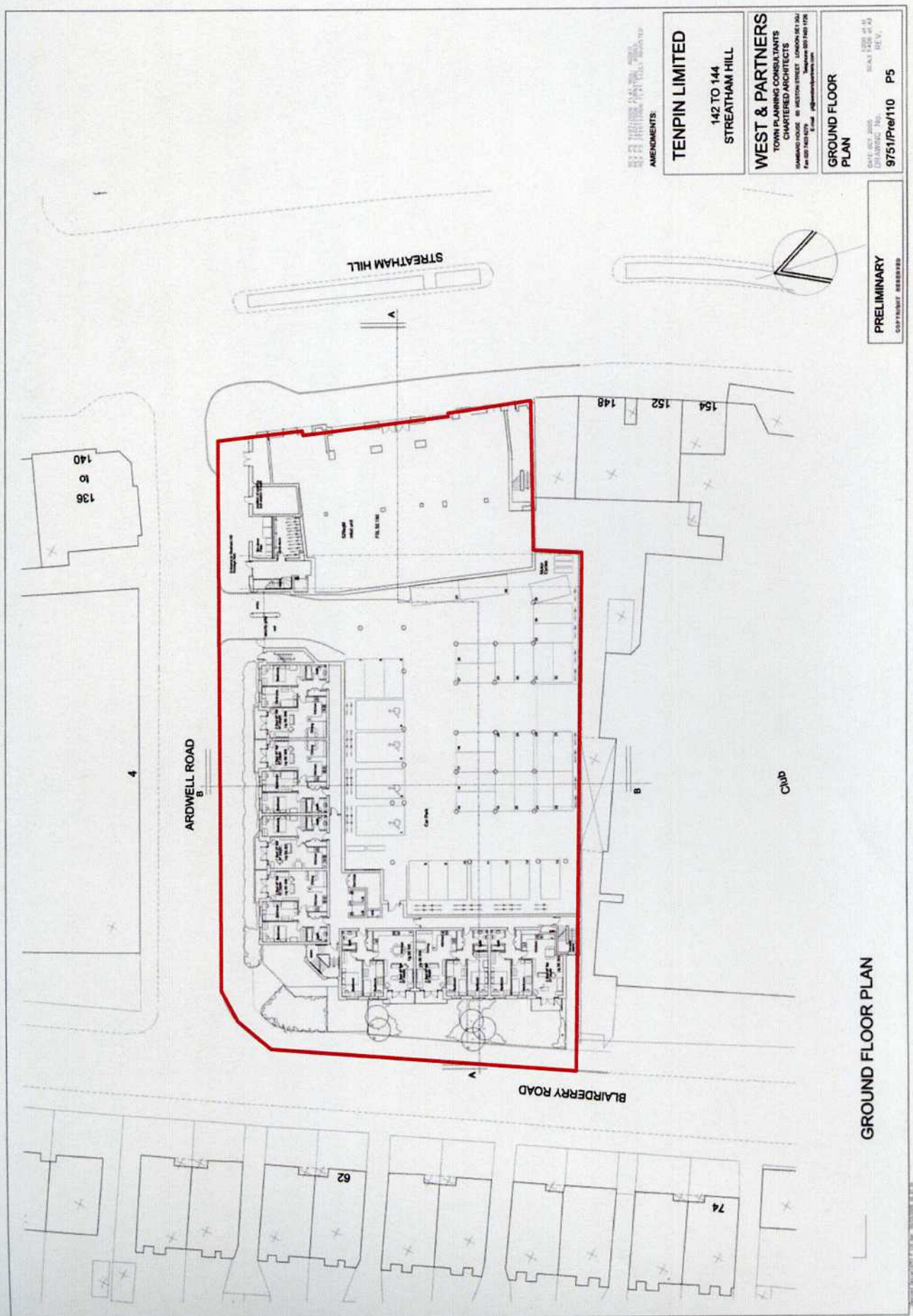
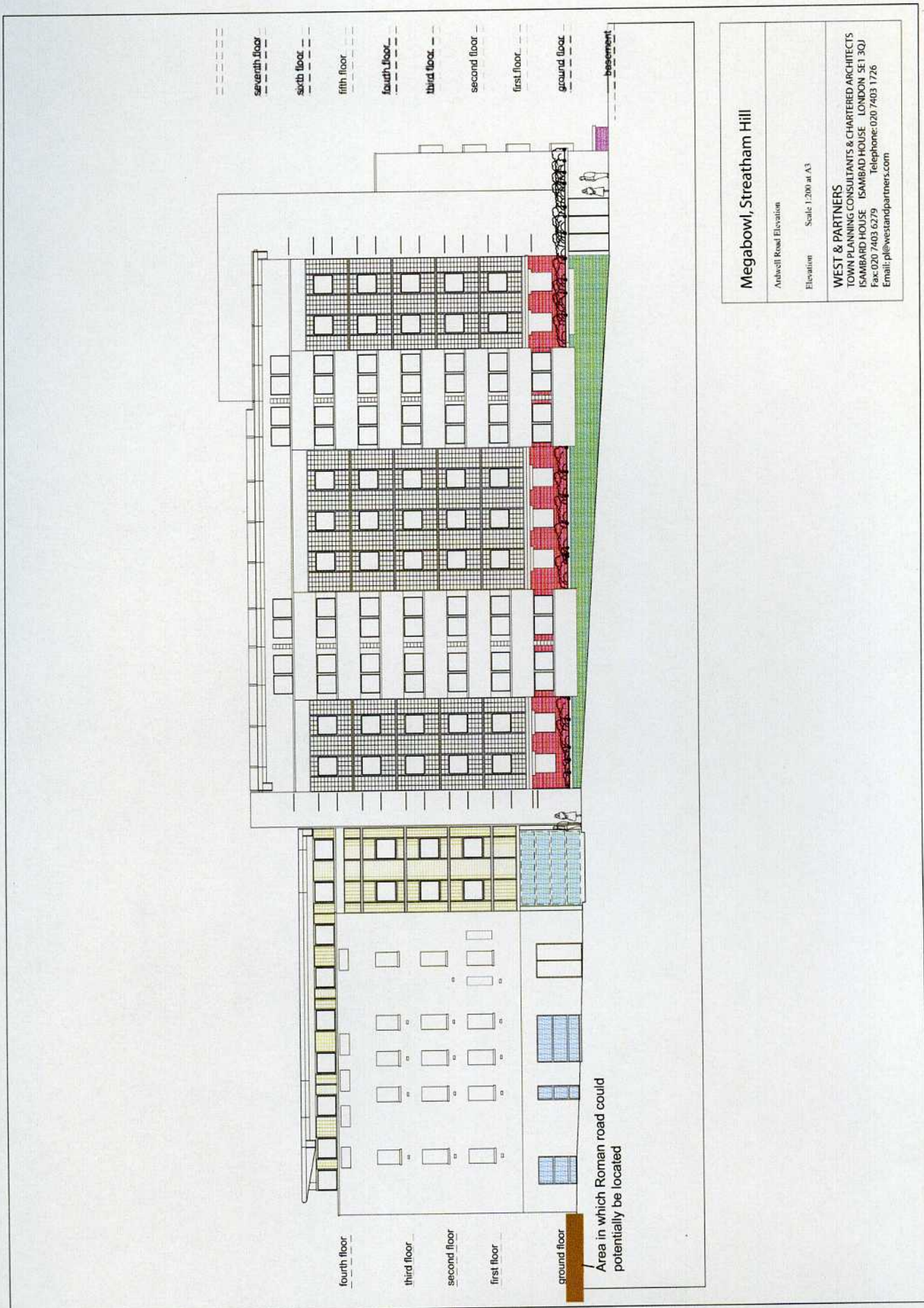


Figure 2. Proposed development showing the site, outlined red (not to scale)(copyright: West & Partners).

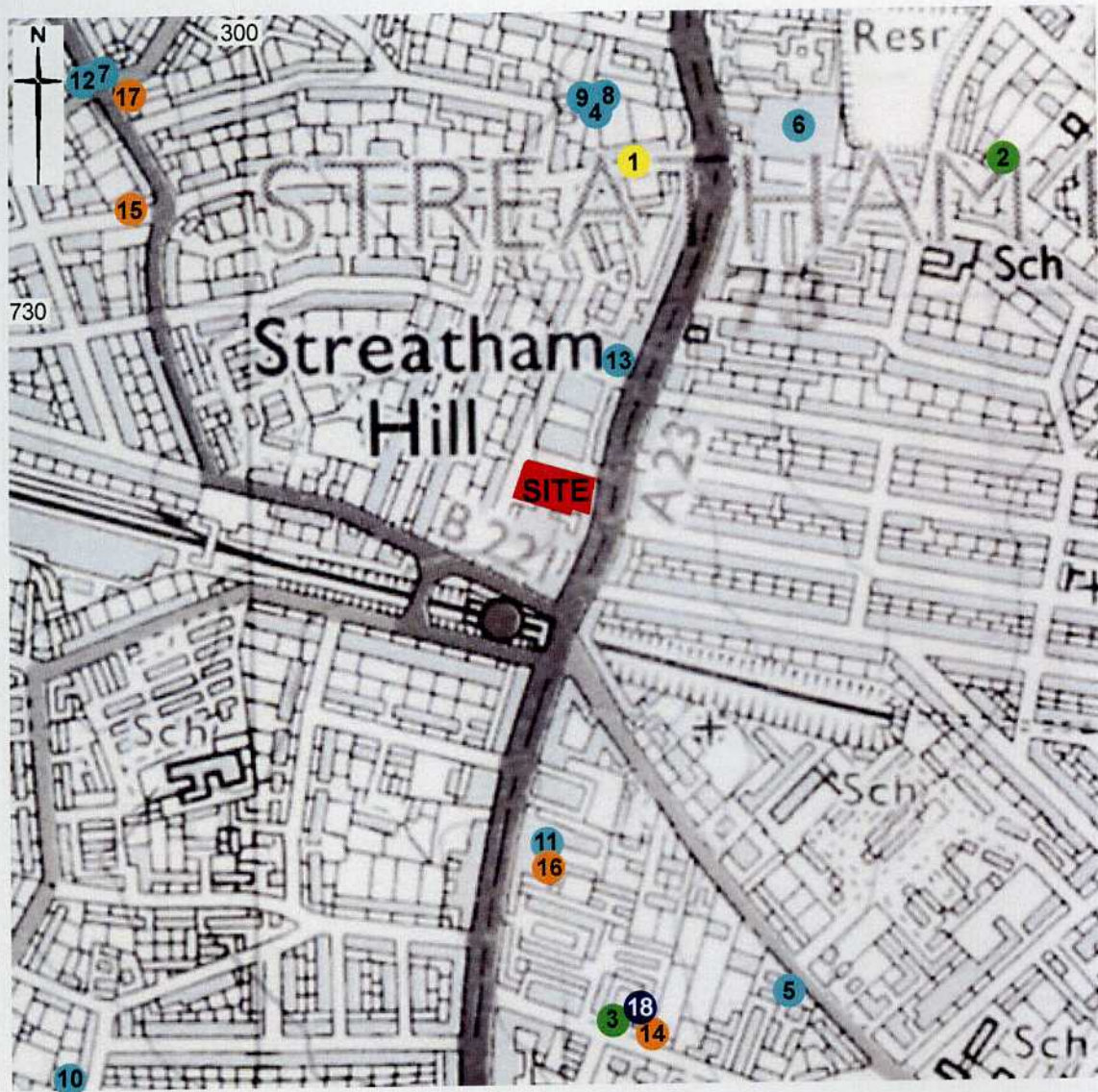


**Megabowl, Streatham Hill**

Andwell Road Elevation  
 Elevation Scale 1:200 at A3

**WEST & PARTNERS**  
 TOWN PLANNING CONSULTANTS & CHARTERED ARCHITECTS  
 ISAMBARD HOUSE ISAMBARD HOUSE LONDON SE1 3JU  
 Fax: 020 7403 6279 Telephone: 020 7403 1726  
 Email: pl@westandpartners.com

Figure 3. Section drawing showing the proposed development and the potential location of the Roman road (not to scale)(copyright: West & Partners).



0 500m

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**Key**

- Roman
- Medieval
- Post-medieval
- Negative evidence
- Backlog report

Figure 4. Archaeological entries held on English Heritage's Sites and Monuments Record which are within a distance of 500m from the centre of the site (taken to be TQ 30280 72802).

Item no.	SMR no.	Address	OS Grid Ref	Period	Description
1	LO11685	Telford Avenue	TQ 3041 7312	Roman	Series of gravel layers, possible Roman road
2	LO68904	28 Palace Road	TQ 3070 7310	Medieval	Sherd of high medieval pottery found during an evaluation
3	LO8094	Leigham Avenue	TQ 3022 7235	Medieval	Thick metalling found, possible medieval road
4	LO12564	44 Streatham Hill	TQ 3039 7320	Post-medieval	Early stuccoed 19 <sup>th</sup> Century villa (listed building)
5	LO12707	22 Leigham Court Road	TQ 3050 7232	Post-medieval	House (listed building)
6	LO26667	1-218 Pullman Court	TQ 3050 7323	Post-medieval	Ten ranges of flats in three blocks designed by Frederick Gibberd, 1933-35 (listed building)
7	LO30669	138 New Park Road	TQ 2988 7323	Post-medieval	Semi-detached house designed by William Eicke, 1835 (listed building)
8	LO38836	42 Streatham Hill	TQ 3039 7321	Post-medieval	Early 19 <sup>th</sup> Century stuccoed semi-detached villas with Gothic touches (both listed buildings)
9	LO39529	40 Streatham Hill	TQ 3039 7322	Post-medieval	
10	LO40484	Mount Ephraim Lane	TQ 2986 7235	Post-medieval	Mid 19 <sup>th</sup> Century single storey coach house (listed building)
11	LO4185	Streatham High Road	TQ 3020 7250	Post-medieval	Site of the Halfway House coaching inn
12	LO51580	140 New Park Road	TQ 2987 7323	Post-medieval	Semi-detached house designed by William Eicke, 1835 (listed building)
13	LO60284	110 Streatham Hill	TQ 3033 7295	Post-medieval	Theatre built 1928-9 by W G R Sprague and W H Barton (listed building)
14	LO63156	15-17 Leigham Avenue	TQ 3039 7234	Negative evidence	Observations in 1977 found nothing of archaeological interest
15	LO63194	21-23 Thornton Avenue	TQ 2988 7307	Negative evidence	Observations in 1977 found nothing of archaeological interest
16	LO63251	70 Streatham High Road, SW16	TQ 3020 7248	Negative evidence	Observations in 1978 found nothing of archaeological interest
17	LO63275	New Park Road	TQ 2990 7320	Negative evidence	Observations in 1982 found nothing of archaeological interest
18	LO77533	Leigham Avenue	TQ 3027 7237	Backlog report	No archaeological description available

Table 1. Archaeological entries held on English Heritage's Sites and Monuments Record which are within a distance of 500m from the centre of the site (TQ 30280 72802).



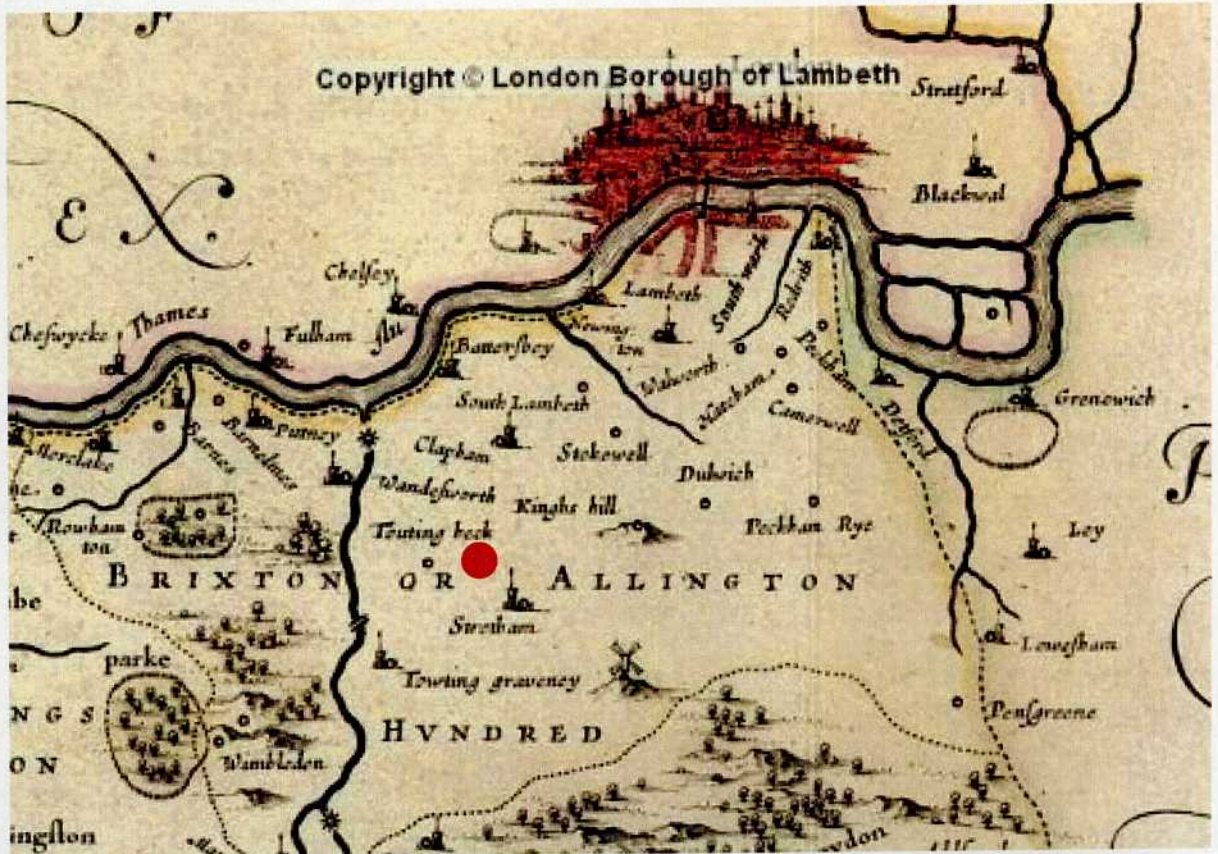


Figure 5. Extract from *Surria Vernacule Surrey* of 1648, a hand tinted engraving by Johanne Bleau of the Brixton Hundred with the approximate location of the proposed development site, shown red (copyright London Borough of Lambeth).

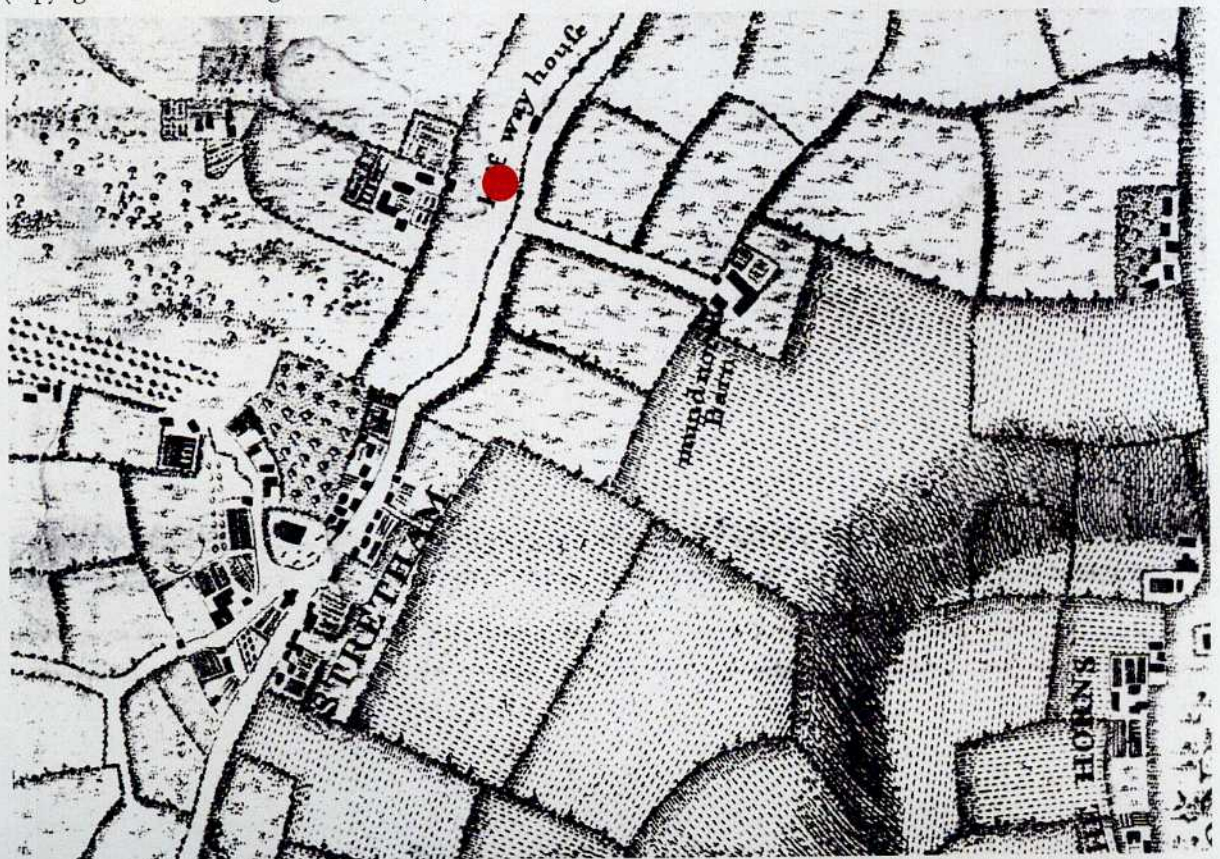


Figure 6. John Roque's map of 1741-45 with the approximate location of the proposed development site, shown red.



Figure 7. OS map of 1804-06 with the approximate location of the proposed development site, shown red.

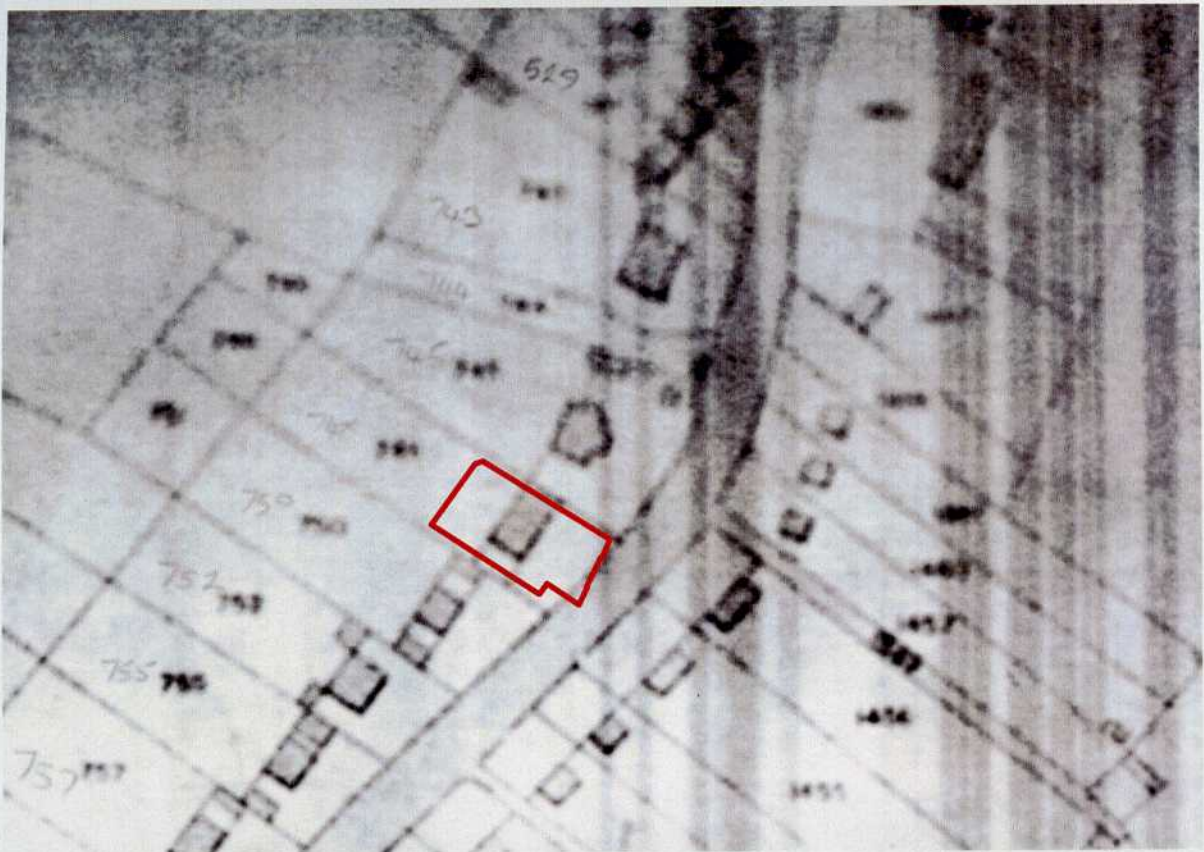


Figure 8. Tithe Award map of 1840 showing the location of the proposed development site, outlined red.

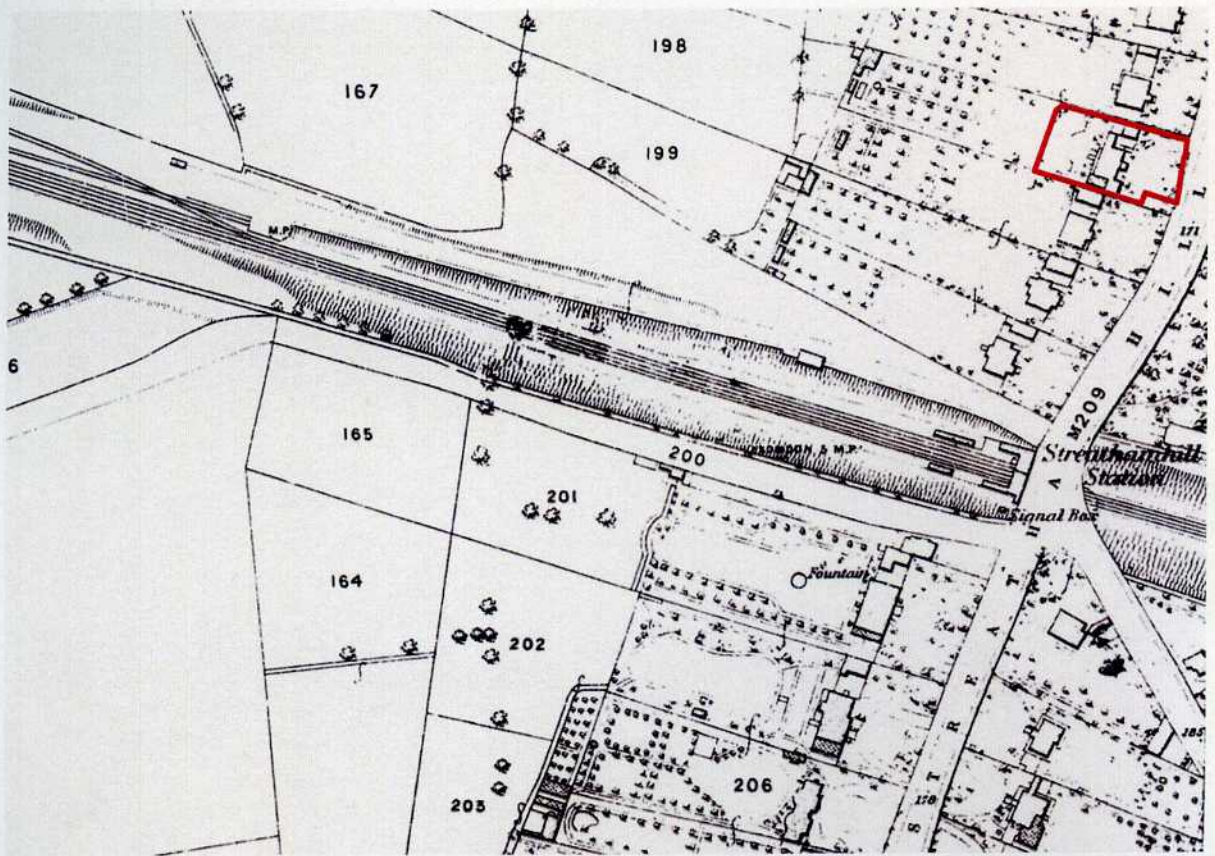


Figure 9. OS 25" to 1 mile map of 1870 showing the proposed development site, outlined red.

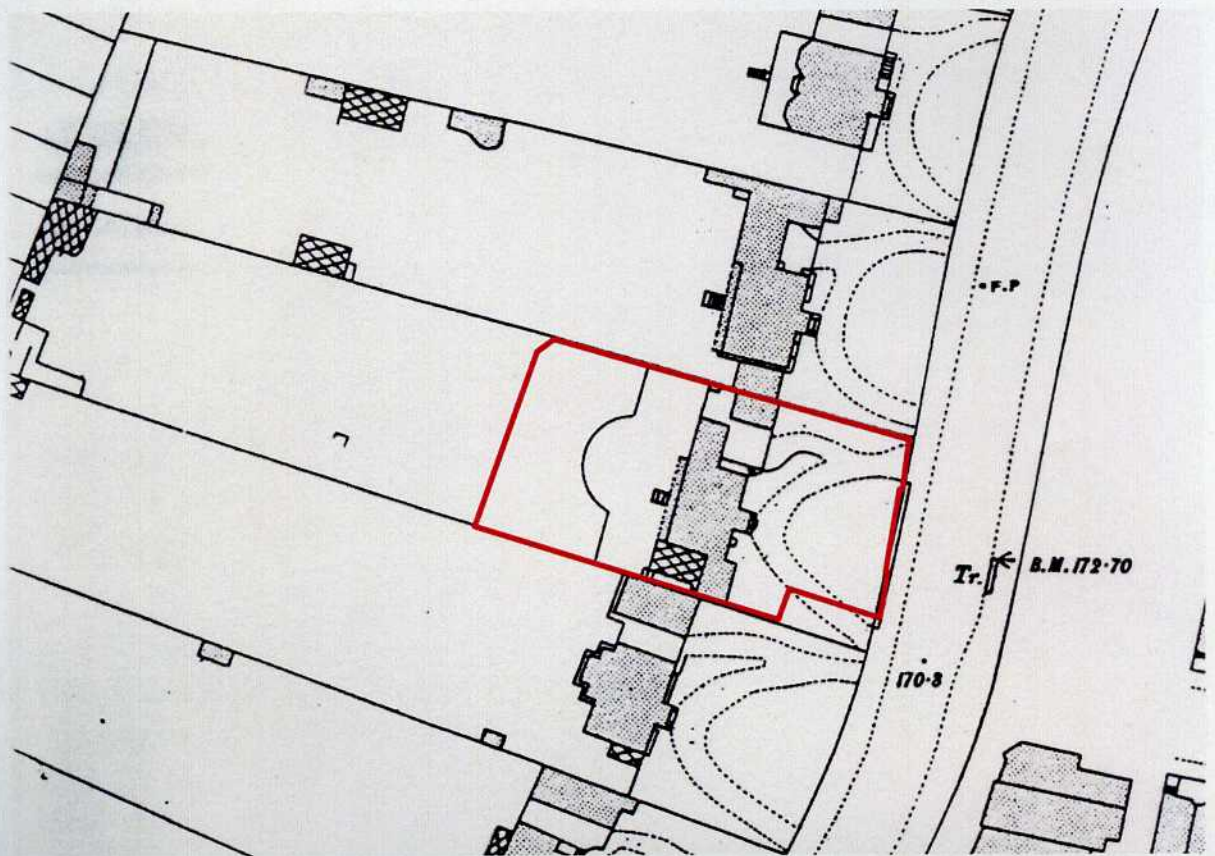


Figure 10. OS 25" to 1 mile map of 1894-96 showing the proposed development site, outlined red.

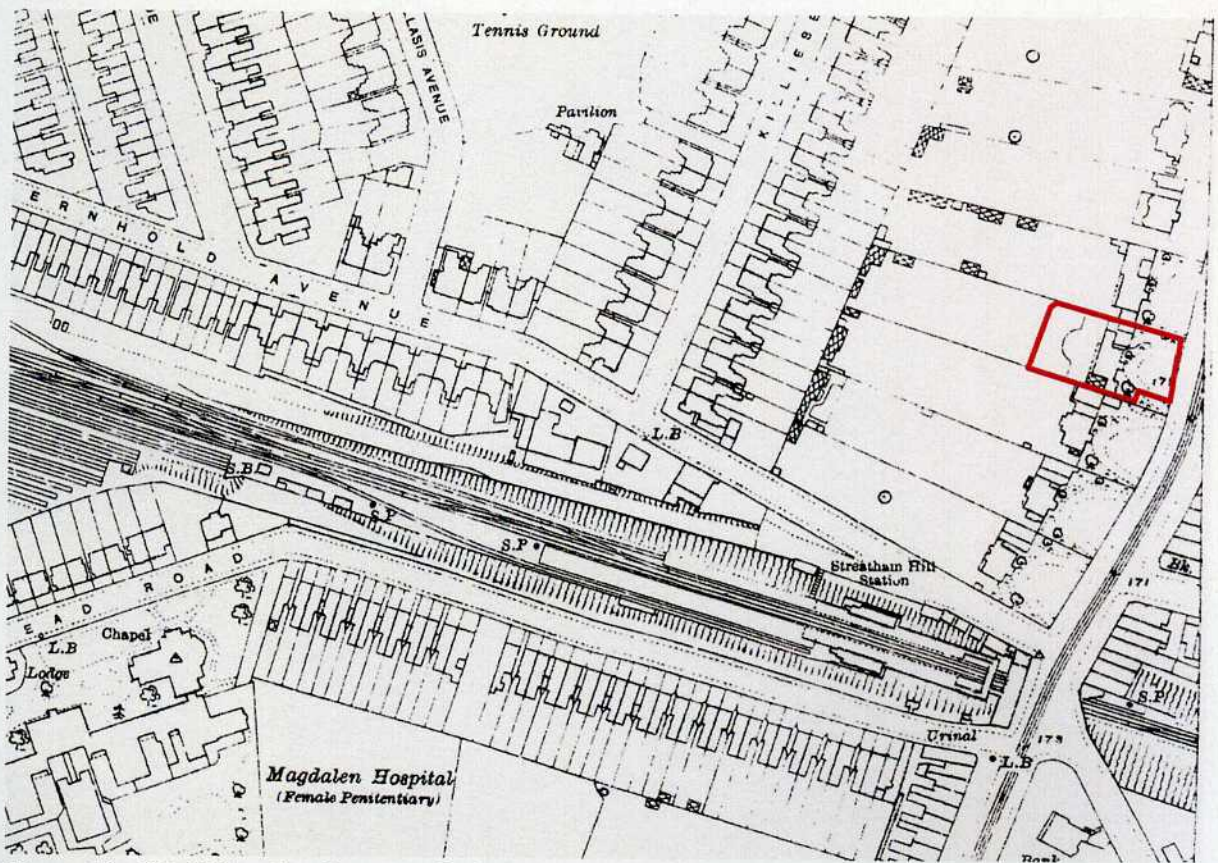


Figure 11. OS 25" to 1 mile map of 1916 showing the proposed development site, outlined red.

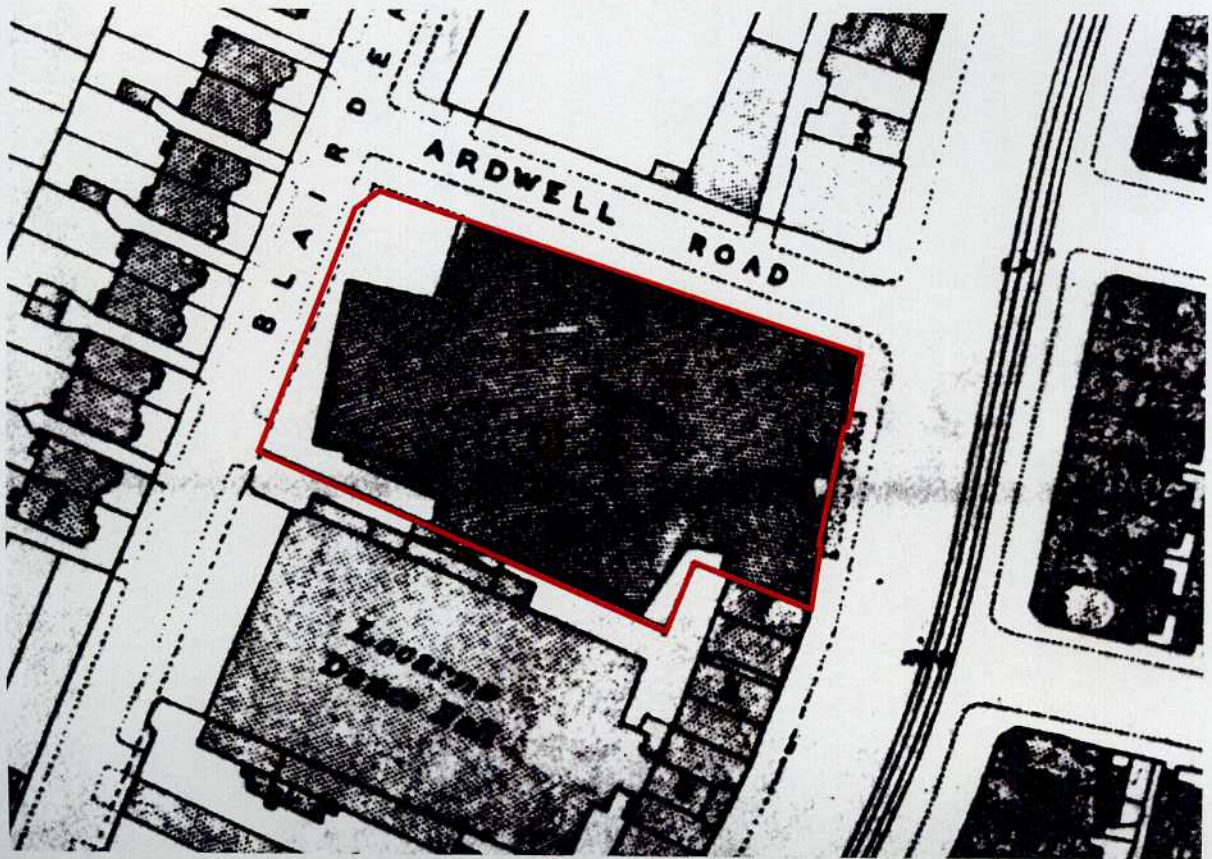


Figure 12. OS 25" to 1 mile map of 1932-40 showing the proposed development site, outlined red.

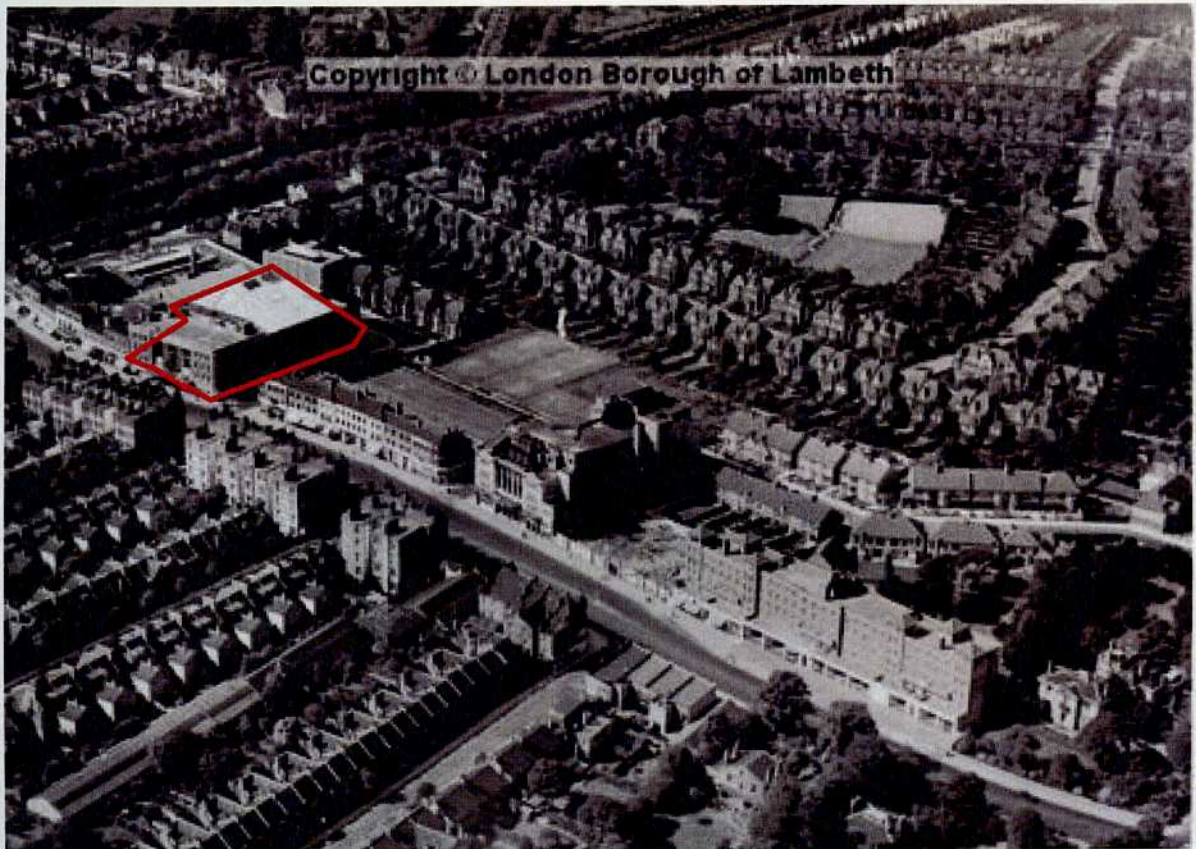


Figure 13. Aerial view of Streatham Hill c.1932 looking south west towards the proposed development site, outlined red (copyright: London Borough of Lambeth).

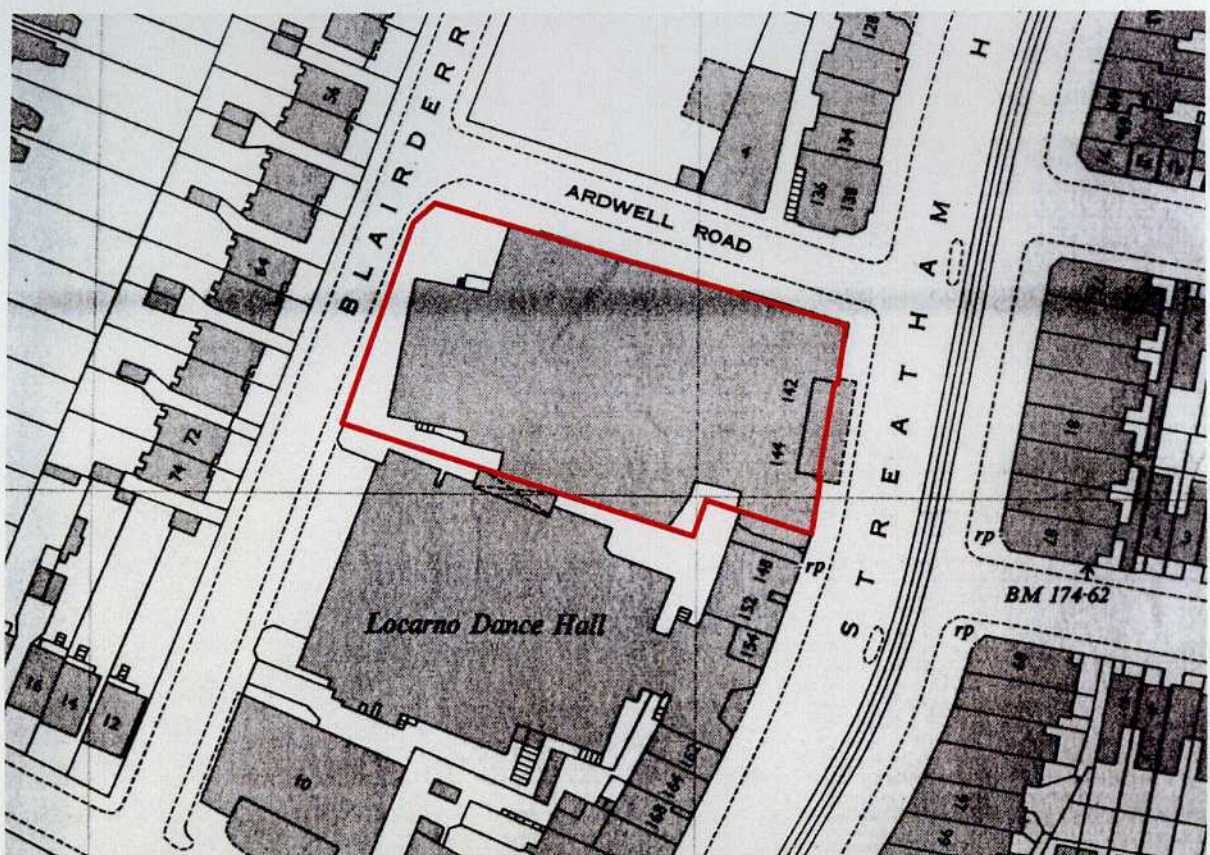


Figure 14. OS 1:1250 map of 1951 showing the proposed development site, outlined red.

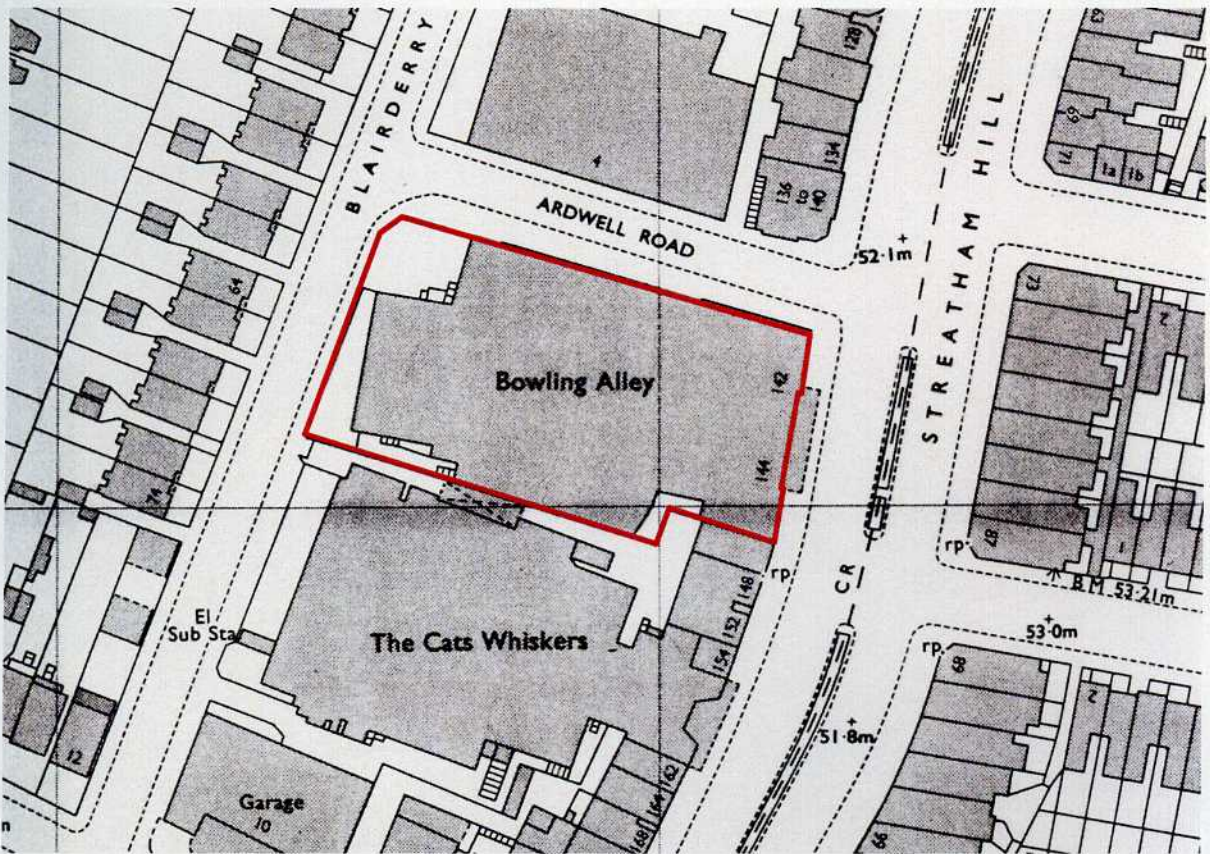


Figure 15. OS 1:250 map of 1970 showing the proposed development site, outlined red.

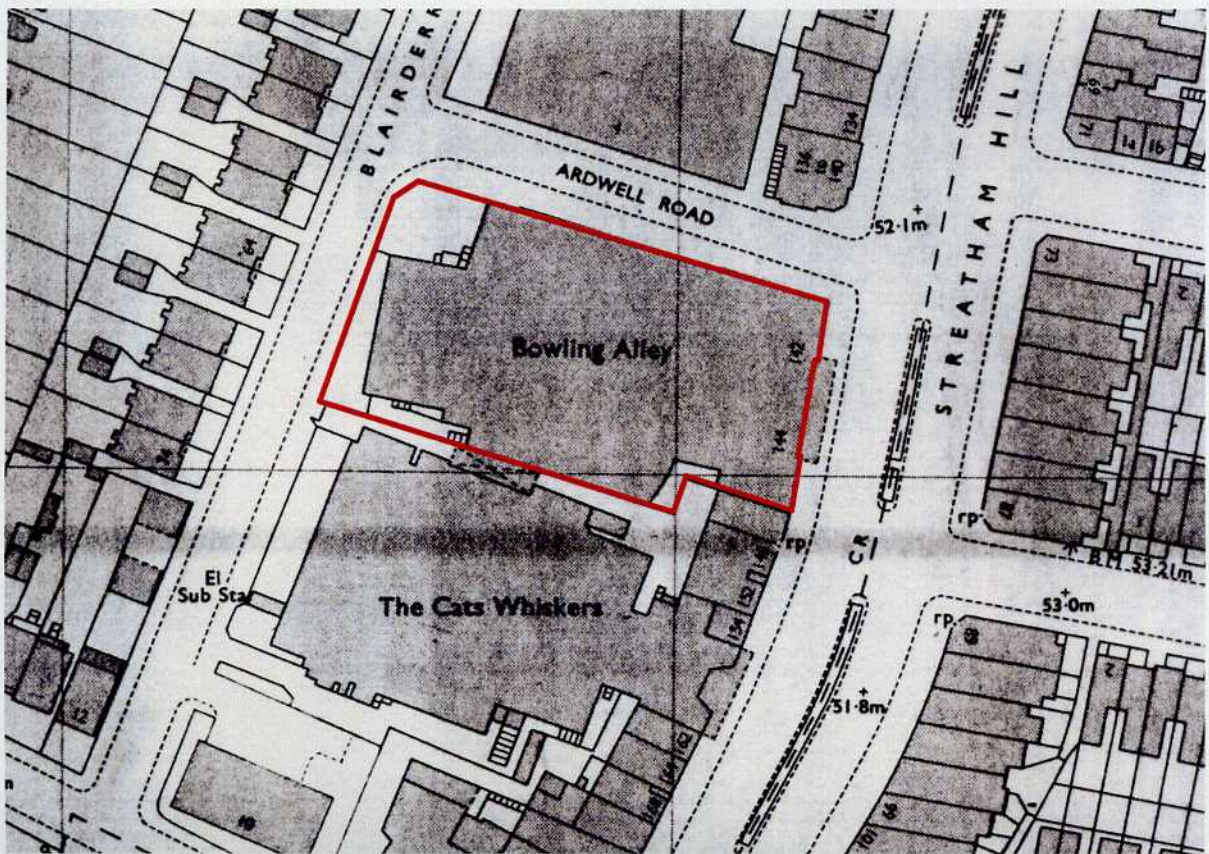


Figure 16. OS 1:250 map of 1987 showing the proposed development site, outlined red.

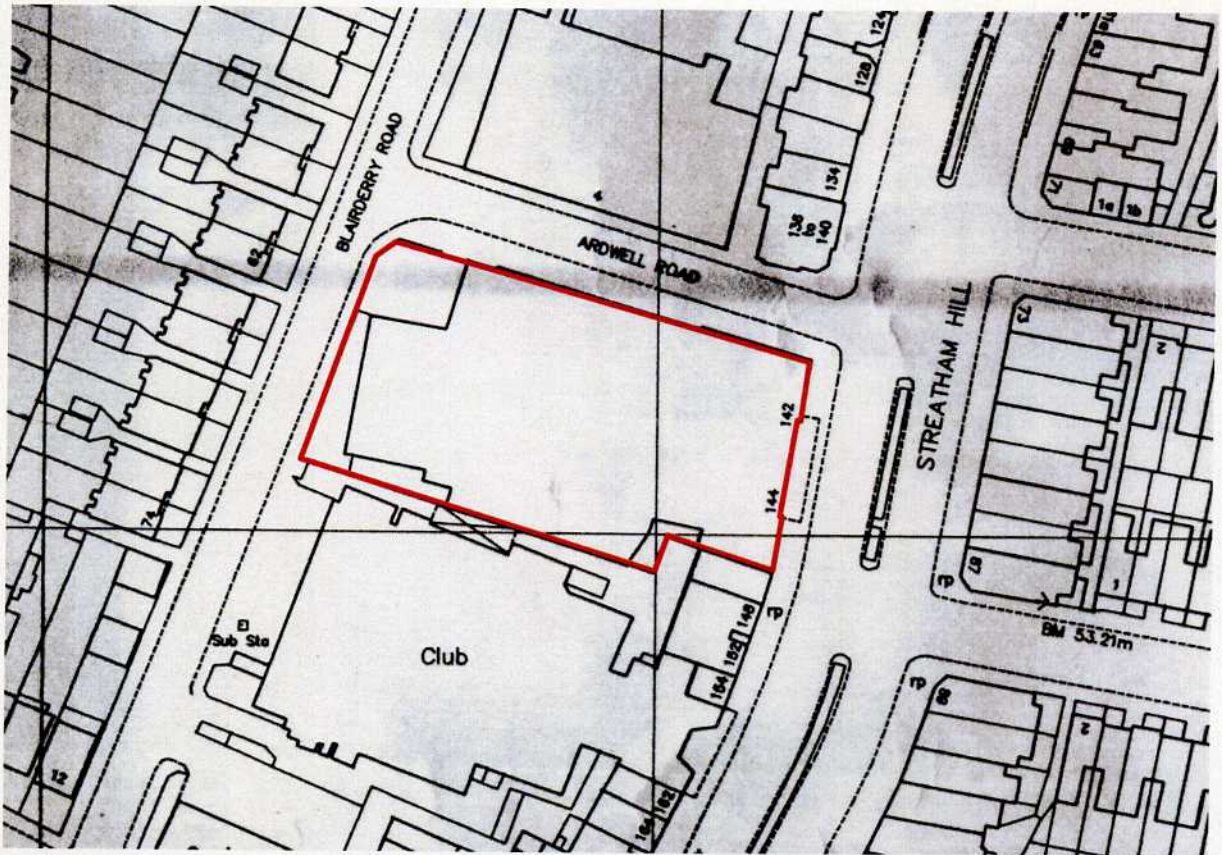


Figure 17. OS 1:1250 map of 1993 showing the location of the proposed development site, outlined red.



Figure 18. View illustrating slope of ground from Blairderry Road to Streatham Hill and the northern elevation of the proposed development site.