

New Tesco Store, Streatham Hub, London Borough of Lambeth: An Archaeological Evaluation Report: Phase 1

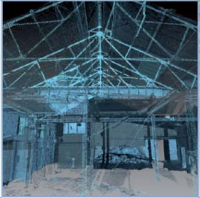
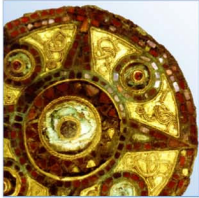
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National Grid Reference Number: TQ 3004 1712

AOC Project No: 30968

Site Code: STH 11

Date: September 2011



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New Tesco Store, Streatham Hub, London Borough of Lambeth: An Archaeological Evaluation Report: Phase 1

On Behalf of: Cyril Sweett
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National Grid Reference (NGR): TQ 3004 1712

AOC Project No: 30968

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This document has been prepared in accordance with AOC standard operating procedures.

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Non-Technical Summary

The first Phase of an archaeological evaluation was undertaken by AOC Archaeology Group between the 15th and 18th August 2011 at the sites of the current Streatham United Reformed Church Sunday School, Streatham Baths and Car Wash, to the west of Streatham High Road, London Borough of Lambeth. The work was undertaken on behalf of Cyril Sweett. The aim of the evaluation was to assess the impact of development on any surviving archaeological remains.

This phase comprised of four machine excavated trenches; a fifth proposed trench could not be excavated due to its proposed location on a steep slope covered in thick reinforced concrete. One trench contained the remains of a post medieval wall footing whilst another two contained a large intrusive cutting thought to relate to the excavation of the railway line located at the northern extent of the site. Tiles recovered from Trench 1 have been dated to the post medieval period, whilst a pot from the same deposit may be either Roman in date or more likely, post medieval.

Publication of each phase of evaluation will be carried out through a short summary of the fieldwork submitted to the local fieldwork roundup. An OASIS form has also been completed and an electronic copy of the evaluation report will be deposited with the Archaeological Data Service (ADS). The archive for this phase will be retained until all phases of evaluation have been completed at which point the archive will be prepared in accordance with local and national guidance and will be deposited with the London Archaeological Archive and Research Centre.

1. Introduction

1.1 Site Location

- 1.1.1 The site is located on the western side of Streatham High Road, centred on National Grid Reference (NGR) 530046 171165 and covers an area of 2.3 hectares. The site is bound by the railway line to the north, Streatham High Road to the east, Natal Road to the south and the gardens of the residential properties of Ellora Road to the west. The Streatham United Reformed Church, and Nos. 392, 394 & 394a Streatham High Road are not located within the site boundary.
- 1.1.2 The site is currently occupied by the Streatham Bus Depot, a Sunday School attached to the United Reform Church, Streatham Ice Rink, Streatham Public Baths and a carpet store at 382 High Road.
- 1.1.3 The proposed development scheme comprises the demolition of all buildings on the site and the construction of a new retail store, leisure facilities and residential accommodation.

1.2 Planning Background

- 1.2.1 The local planning authority is Lambeth Borough Council. Archaeological advice to the council is provided by Mark Stevenson, Archaeological Officer with Greater London Archaeological Advisory Service (GLAAS). Input to conservation advice is also given by Doug Black, Conservation Officer for the London Borough of Lambeth.
- 1.2.2 The proposed development comprises the construction a new Tesco store within the main body of the site with associated basement parking. A retail / residential building is planned for the northern area of the site, with a second residential building proposed for the western area of the site. The southern area of the site is to be redeveloped into a leisure facility. The proposed foundation solution for these new buildings comprises piles measuring 44m in length and 750mm in diameter (Peter Brett Associates LLP 2010). Some decorative elements from within the present 1920s Swimming Baths on the site will be salvaged and stored before being incorporated into the development.
- 1.2.3 Planning and Conservation Area permissions have been given for the development and subject to Conditions:

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Condition 18

No works shall take place to the relevant phase until the applicant has secured the implementation of a programme of recording and historic analysis, which considers the building structure, architectural detail and archaeological evidence. This programme shall relate to the swimming baths and ice rink building and be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Condition 24

Historic artefacts from the swimming pool and ice rink buildings, including the stained glass, shall be preserved and incorporated into the buildings within the development site. Details and methods of storage of the materials to be salvaged from the swimming pool shall be submitted to and approved by the Local Planning Authority prior to the demolition of the building.

Application Reference: 08/03457/CON

Condition 3

No works shall take place until the applicant has secured the implementation of a programme of recording and historic analysis, which considers the building structure, architectural detail and archaeological evidence. This programme shall be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

- 1.2.4 The first stage of work to fulfil these conditions was the production of a desk-based assessment with a built heritage appraisal (AOC 2011a). This assessment identified some potential for there being archaeology within the site boundaries and identified the current buildings on the site and specifically the Ice Rink, Swimming Baths and Sunday School as warranting further record before demolition.
- 1.2.5 Due to the presence of a historic structure on the site and deposits of potential archaeological significance a programme of archaeological investigation was recommended involving both an archaeological evaluation and HBR of the buildings on the site. Following this, a Written Scheme of Investigation for building recording and archaeological evaluation was produced by AOC Archaeology (AOC 2011b). The Historic Building Recording and Conservation Assessment were completed in June 2011, (AOC 2011c).
- 1.2.6 This reports details the results of the archaeological evaluation. The archaeological evaluation conformed with the WSI and current best archaeological practice and local and national standards and guidelines.
- English Heritage – Management of Archaeological Projects (EH 1991).
 - English Heritage – Archaeological Assessment and Evaluation Reports (Guidelines) (EH 1992).
 - English Heritage – Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork (EH 1998a).
 - English Heritage – Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation (EH 2002).
 - Institute for Archaeologists – Standards and Guidance and Guidelines for Finds Work (IfA 2008).
 - Institute for Archaeologists – Standard and Guidance for Archaeological Field Evaluations (IfA 2008).
 - Institute for Archaeologists – Code of Conduct (IfA 2010).
 - Museum of London – Archaeological Site Manual (MoL 1994).
 - RESCUE & ICON – First Aid for Finds (RESCUE & ICON 2001).
 - United Kingdom Institute for Conservation – Conservation Guidelines No.2 (UKIC 1983).
 - United Kingdom Institute for Conservation – Guidance for Archaeological Conservation Practice (UKIC 1990).

1.3 Geology and Topography

- 1.3.1 The ground in Streatham rises northwards, with the area of Lower Streatham at approximately 30.5m AOD, rising to about 70m AOD in the area of Streatham Common and over 90m AOD at Streatham Hill (Malden 1912). The River Graveney flows through the south of Streatham in the vicinity of Streatham Vale.
- 1.3.2 The parish of Streatham was still partially occupied by woodland in the mid-19th century, and was described as comprising ‘hills and valleys’. A mineral spring was discovered in 1660 some 400m to the north of the common, which continued to be used into the 19th century ‘being highly efficacious in scorbutic eruptions’ (Lewis 1848).
- 1.3.3 Geological maps indicate that the majority of the site is underlain by London Clay with Quaternary Head Deposits over the west portion of the site. The London Clay Formation is in turn underlain by

sandy clays and silts of the Woolwich and Reading Beds and silty fine sands of the Thanet Group (AOC 2002).

- 1.3.4 Recent geotechnical investigations within the site recorded made ground across the site to a typical depth of between 38.4 to 40.8m AOD (Peter Brett Associates LLP 2010). Any works extending below the level of made ground or beyond the areas of current disturbance (e.g. foundations, site of swimming pool etc.) may impact any potentially surviving below ground archaeological deposits.

2. Historical and Archaeological Background

2.1 The Prehistoric Periods (500,000BP – AD 43)

2.1.1 There is limited evidence for prehistoric occupation within the wider area of Streatham. Such evidence is predominantly from residual findspots (without any accurate grid reference), rather than significant settlement activity. Occasional finds of prehistoric tools have been made, including:

- A Mesolithic heavy tranchet axe found at Mitcham Lane and
- A Bronze Age narrow type Palstave found near Streatham Common.
- A Late Iron Age coin of Cunobelinus

2.2 The Roman Period (AD 43 – AD 410)

2.2.1 Streatham lies approximately 7km outside the main Roman settlement of *Londinium* where the modern City of London now lies. *Londinium* would have acted as a focus of activity, whose influence would have been felt throughout the region (AOC 2002).

2.2.2 Streatham High Road originated as a Roman road (or perhaps earlier) and formed an important link between *Londinium* and the Weald. It was part of the London to Brighton way, which is thought to follow the route of the modern A23 (AOC 2002). A portion of Roman road or pavement was found c. 150m to the north-east of the site at Stanthorpe Road. The site is thought to front the Roman road, which forms part of the Archaeological Priority Area. Additional evidence for a roadway (or occupation site), comprising a Roman paving slab has been recorded in Valleyfield Road, some 800m to the east of the site.

2.2.3 Roman masonry, coins and a ditch were discovered in St Leonard's Churchyard, c. 400m to the north of the site. It is thought that this evidence represents the remains of a Roman military station, comprising a small fort enclosing two or three acres of land surrounded by an earthwork and a ditch (Lambeth Council 2006).

2.2.4 Additional Roman remains comprise: a 'votive ornament', possibly depicting Hercules, recorded in Ambleside Avenue, c. 480m to the north-west of the site; and Roman pottery discovered at Tooting Graveney Common (AOC 2002).

2.3 The Early Medieval (AD 410 – AD 1066) and Medieval Periods (AD 1066 – AD 1538)

2.3.1 The name '*Streatham*' is derived from the Saxon '*Stret*' (street) and '*Ham*' (settlement), which literally means 'settlement by the street'. It is thought the first Saxon settlements in Streatham consisted of a number of scattered groups living alongside the old Roman road (Gower 1996).

2.3.2 The name Streatham is recorded in a Saxon charter of AD 727. This refers to a grant of land at Streatham by Chertsey Abbey and is reaffirmed in AD 787, AD 827 and AD 933.

- 2.3.3 However, there is very little archaeological evidence for Saxon (early-medieval) activity within the vicinity. This is limited to the rectory of St Leonard's, c. 480m to the north-west of the site, which is thought to have early-medieval origins.
- 2.3.4 The Domesday Survey of 1086 recorded a small village at 'Estreham' (Streatham) and values the manor at 60 shillings with the population estimated at 50 people (Lambeth Council 2006). A chapel was also recorded at Streatham. It is thought the monks of Chertsey Abbey built this small structure. At the time of the Domesday Survey the chapel was cared for by the monks of the Benedictine Abbey of St Mary of Bec in Normandy, France. It is not known if this chapel stood on the site of the present Church of St Leonard c. 350m to the north of the site (AOC 2002).
- 2.3.5 In 1291 the church of St Leonard, dedicated to the patron saint of the Abbey of Bec, is first referred to and is the forerunner to the present church, built in 1350. Three manors were established in Streatham; Tooting Bec; Leigham Manor Court and South Streatham Manor. The site of Tooting Bec manor is recorded in the vicinity of Albert Carr Gardens, c. 120m to the east of the site and the remains of a red brick wall with a gothic arched drain, c. 50m to the east of the site, are thought to represent the perimeter wall of the manor.
- 2.3.6 In the 13th century a charter was granted allowing the right for a fair and market at Streatham. This, coupled with the rebuilding of the parish church of St Leonard in the mid 14th century suggests a flourishing village (Bruce 1992).
- 2.3.7 Streatham High Road, which runs past the site forming the eastern boundary, originated as a medieval road. During the medieval period Streatham formed two settlements along the highway. The primary medieval village centre was focused around what is now the Church of St Leonard's at the junction of Streatham High Road and Mitcham Lane and stretched from Becmead Avenue to Streatham Station. A smaller settlement at Lower Streatham, in the vicinity of Streatham Common, is shown on Rocque's Map of 1746 (Lambeth Council 2006). '*Separating these areas of habitation would have been open fields of the parish in which the villagers worked their strips of land*' (Gower 1996). It seems likely that the site itself would have been located within these fields between the two settlements.
- 2.3.8 A road following the route of what is now Greyhound Lane, c. 250m to the south of the site, is thought to have had medieval origins. Another medieval road ran through the vicinity along the modern route of Streatham Hill, c. 700m to the north of the site. At Polworth Road, an avenue of trees has been recorded and it is thought that this avenue marked the alignment of an old road or track thought to date to the 15th / 16th century.
- 2.3.9 Settlement in the later medieval period is represented by the possible sites of two Tudor houses recorded in the vicinity. One of these is recorded c. 480m to the north of the site, which became known as 'The Shrubbery' by the 18th century; while the other, comprising a stone lined cellar with the remains of a glazed tile floor, was discovered c. 350m to the north-west of the site.

2.4 The Post-Medieval (AD 1538 – AD 1900) and Modern Period (AD 1900 to present)

- 2.4.1 The division between the medieval and post-medieval periods has been a subject of much debate; the date given here is the time of the Dissolution of the Monasteries under Henry VIII, due to the large scale changes in land ownership, land use and political upheaval that this caused; this follows English Heritage guidance (Sidell 2010).
- 2.4.2 Following the Reformation the manorial estates of Streatham moved into secular hands. In a number of cases these new estates became larger agricultural units, creating the 'old' farms of Streatham.

One such property was Grey's farm and the site lies within the land belonging to this farm. In the 1720's the farm was purchased by the Duke of Bedford and leased to Thomas Grey until 1746. Thomas Browne's map of 1729 shows the farm during this period. It is thought that a short-lived production of brick making took place here. A small river runs through the farm and this laid down gravel and alluvial deposits across the adjacent land (AOC 2002).

2.4.3 Streatham was described as a 'small scattering village about a mile in length' at the end of the 17th century (Malden 1912). At the end of the 18th century the majority of the land in the parish was under arable cultivation with about 380 acres of common land (Lysons 1792). Even in 1831, it is recorded that one fifth of families were employed in agriculture (Malden 1912). Several mansions dating to the 18th and 19th centuries are recorded within the vicinity, including the site of Bedford House, also known as Colbrands, in Albert Carr Gardens, opposite the site on the eastern side of Streatham High Road. This is thought to have replaced a medieval manor house or farmhouse known in 1573. Other manor houses within the vicinity include:

- Coventry Hall in Albert Carr Gardens, c. 100m to the east of the site;
- Manor House in Gleneagle Road, c. 120m to the north of the site;
- Hill House in Hill House Road, c. 720m to the east of the site;
- The Shrubbery, later functioning as a school, in Streatham High Road, c. 480m to the north of the site;
- Streatham Park, built for the MP for Southwark, c. 520m to the west of the site.

2.4.4 The Church of St Leonard, c. 350m to the north of the site, was considerably altered during the 19th century, and again in the 1970s following major fire damage but retains some 14th century features. The church is now Grade II Listed, as are several monuments in the churchyard, erected in the 19th century.

2.4.5 During the 19th century London expanded rapidly with a growing population and influx from outlying areas requiring residential accommodation and facilities. The population of Streatham increased from c. 400 in 1725 to 2,357 recorded in the 1801 census, and by 1831 it was recorded as 5,000 (Lambeth Council 2006). During this time large areas previously occupied by fields and small villages surrounding London were swallowed up by new development.

2.4.6 In the mid-19th century, one author suggests a reason why Streatham may have attracted new residents. "*The air, which is considered particularly salubrious and invigorating, combined with other local advantages, has rendered the village the favourite residence of many opulent families*" (Lewis 1848).

2.4.7 New railway lines were constructed as part of this expansion, enabling people to travel easily into the city. In 1856 Streatham Hill Station was opened and Streatham Station (adjacent to the northern site boundary), serving the Sutton Branch Railway, opened in 1868, making the area accessible to those who worked in the city. At this time many of the old estates were broken up and sold off for building (Lambeth Council 2006).

2.4.8 Trade directories provide information on the function and ownership of premises within the site for the 19th and 20th centuries. The first entry for the site can be traced back to Kelly's Directory of Streatham and Norwood in 1886. Although there are no house numbers, the directory lists a number of properties as being situated '*on the left side (of) Streatham Hill in between Telford Avenue and Christchurch Road*', these include:

- *Holmewood* occupied by T. Hicks,
- *Streatham Hill Congregational Church*
- *Daphne cottage* occupied by Jas Hansom, *Aspen House* occupied by baker William Yeates,
- *Allendale* occupied by Mrs S. A. Marrat; and
- *Eversfield* occupied by Edward Coleman.

2.4.9 In 1894 the Kelly's Directory lists a series of houses within the site, comprising:

- No 158: *Wandsworth District Board of Works*
- No 162: *Darwen House* occupied by Charles Stanley,
- No 164: *Streatham nursery* owned by J. S. Silver, and
- No 166 *Heathfield*, school occupied by Mrs Grugeon.

2.4.10 The expansion of Streatham continued into the 20th century; by 1901 the population had reached 71,000. By the early 20th century the parish contained only 155 acres of arable land, 421 of grassland and 52 of woodland (Malden 1912). With its transport links, open spaces and cultural / recreational facilities, including the ice rink and swimming baths within the site, Streatham became a desirable place to live, attracting the new middle classes of professionals and music hall performers (Lambeth Council 2006).

2.4.11 The Streatham United Reformed Church, adjacent to the eastern site boundary, was constructed in 1900 by James Cubitt and comprises a large red brick church in modified Gothic style. It is a designated Grade II listed building. The attached Sunday School Building, within the site was constructed in 1925 and lies within the curtilage of the listed building. It is described in the listing of the church as 'not of special interest'. The building appraisal undertaken for the current redevelopment concluded that while the Sunday School is not of such high architectural standard as the Church, nor as large physically, the two buildings make a good group together.

2.4.12 Additional examples of 20th century religious buildings (now Grade II listed) within the vicinity include: Streatham Methodist Church, c. 350m to the north-west of the site built in 1900 in Art and Craft Gothic style; and the English Martyrs Presbytery, c. 150m to the north of the site reflecting the Art and Craft Tudor style.

2.4.13 By 1906, the Kelly's Directory records significant changes within the site:

- No 158: Streatham Hill is now the *Metropolitan Borough of Wandsworth Council Depot* and the *Wandsworth Borough Council Rate Office*,
- No 160: Sir Thomas Stevenson,
- No 162: *Streatham Constitutional* and the *Streatham Branch of the Borough of Wandsworth Conservative and Unionist Association*,
- No 164: D. T. Drysdall, nurseryman at J. Twitchett, proprietor as well as the *Streatham Congregational Church*,
- No 166: Ms Ashton, and
- No 168: Ms Hardy at *Holmefield*.

2.4.14 While the occupants and buildings remained unchanged in the Directory of 1909, the Streatham High Road had been renumbered and the house numbers were now Nos. 380 to 388, comprising:

- No 380 Streatham High Road occupied by the *Metropolitan Borough of Wandsworth Council Depot* and the *Wandsworth Borough Council Rate Office*,
- No 384 occupied by the *Streatham Branch of the Borough of Wandsworth Conservative and Unionist Association* and the *Streatham Congregational Church*,
- No 386 is occupied by Daniel Thomas Drysdall, nurseryman
- No 388 by Jas Twitchett, and
- No 392 by Mrs Ashton of *Holmefield*.

2.4.15 Kelly's directory of 1916 mentions the *London General Omnibus Company Limited* for the first time. There appear to be no significant changes within the site until the construction of the *Streatham Public Swimming Baths* at No 380 and the arrival of the *Hopton Motor Carpet Store* at No 382 Streatham High Road in 1926-27.

2.4.16 By the turn of the 20th century, water supplies had become cleaner and safer, which led to the opening of many public baths. Designed by the Wandsworth Borough Architect, Ernest J. Elford, Streatham Baths, within the site, are built in a classical civic style that is traditional Edwardian with some modern elements. Construction began in 1924 but was delayed by The General Strike in 1926; the baths were finally opened on 28th September 1927. The cost of the building was £40,000. The baths stand on the site of a large house that was called Park Lodge (Lambeth Council 2006).

2.4.17 The ice rink, within the site, opened on the 26th February 1931, having been constructed in 8 months by Horace R. Watt of Catford, at a total cost of £120,000. It was London's largest ice rink with a capacity for 1000 skaters on an ice surface of 21,000 sq.ft (1950 sqm). It could also entertain some 3000 spectators, as well as providing a restaurant and dance floor under the same roof (Lambeth Archives 1931). The rink was designed by Robert Cromie, a prolific cinema designer and is the second oldest functioning ice rink in Britain, after Queens Ice Rink, also in London.

2.4.18 During the Second World War, No 384 Streatham High Road was temporarily occupied by the Wandsworth Borough Council Air Raids Precautions Divisional Office in 1941 and by the British Red Cross Society in 1944.

2.4.19 The London County Council bomb damage maps recorded the fall site of V1 and V2 rockets along with any damage sustained during the *Luftwaffe* bombing raids of the Second World War (Saunders 2005). The relevant map for this area of Streatham shows that although three V1 bombs landed in close proximity to the site, no damage was recorded within the site.

2.4.20 No significant changes within the site are recorded in the Post Office Directories of London until 1986, by which time the site is occupied by:

- *Reliance Mutual Insurance Society Limited*, the *Refuge Assurance Plc* and the *Wesleyan and General Association Society* at No 380 Streatham High Road,
- The *Lambeth Borough Council Depot* and the *Lambeth Borough Public Baths* and *Mecca Leisure Limited* at No 384,
- The *Ice Rink* is recorded at No 386 together with *Palm Beach Party Suites* at the *United Reformed Church and hall* and a *children's nursery*.

2.4.21 The *London Transport Omnibus Carpet store* remains at No 382 High Road.

3. Strategy

3.1 Aims of the Investigation

3.1.1 The aims of the archaeological evaluation were defined as being:

- To establish the presence/absence of archaeological remains within the site.
- To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.
- To record and sample excavate any archaeological remains encountered.
- To assess the ecofactual and environmental potential of any archaeological features and deposits.
- To determine the extent of previous truncations of the archaeological deposits.
- To enable the archaeology advisor to Lambeth Borough, to make an informed decision on the status of the condition, and any possible requirement for further work in order to satisfy that condition..

3.1.2 The specific aims of the archaeological evaluation were defined as being:

- To determine the presence of any evidence for the Roman Road, projected to follow the line of Streatham High Road or evidence for any activity associated with the road.
- To determine the presence or absence of evidence for the medieval and post-medieval development of the site.

3.1.3 The aim is also to make public the results of the investigation, subject to any confidentiality restrictions.

3.2 Methodology

3.2.1 The evaluation involved the machine excavation of 4 trenches (Figure 2), excavated under archaeological supervision. Trench 2 was only partially excavated due to the presence of high levels of hydrocarbons and contaminants in the ground. Trench 5 was not excavated due to its proposed location on a steep slope and within reinforced concrete. No other suitable location was available. Trenches 3 and 4 were both moved and shortened due to restrictions in distance allowance between the trench and the railway, the presence of live services and sewers and the proximity of large scale fly tipping.

3.2.2 All machining was carried out using a JCB excavator with a smooth bladed ditching bucket, under the constant supervision of an archaeological Project Officer.

3.2.3 The site code STH 11 was used as the site identifier for all records produced.

3.2.4 All evaluation trenches were accurately located to the National Grid and their levels calculated using a known bench mark located on the rivet wall of the Baths fronting Streatham High Road. The value of the BM was 43.24mOD.

3.2.5 All recording was in accordance with the standards and requirements of the Museum of London's *Archaeological Field Manual* (MoL 3rd edition 1994).

3.2.6 All of the work was carried out in line with:

- Archaeological Guidance Papers (AGP): 2-4, *Standards and Practices in Archaeological Fieldwork* (English Heritage 2009)
- IfA *Standard and Guidance for Archaeological Field Evaluation* (IfA 2008).

- 3.2.7 A continuous unique numbering system was employed. For each trench, a block of numbers in a continuous sequence was allocated. In this report the archaeological fills and layers are represented in curved brackets i.e. (), whilst the cut numbers are represented in square brackets i.e. [].
- 3.2.8 Written descriptions, comprising both factual data and interpretative elements, were recorded on standardised sheets.
- 3.2.9 The evaluation was conducted by Catherine Edwards under the overall management of Alan Ford, Project Manager. The site was monitored by Rob Whytehead, Archaeological Advisor to the London Borough of Lambeth.

4 Results

Trench 1 (Fig 2 & 6)

Table of the stratigraphic sequence

Context No	Depth	Height of Deposit (mOD)	Description/Interpretation
100	0.08m	39.98m – 39.90m	Tarmac Surface. Modern surface.
101	0.40m	39.90m – 39.50m	Concrete and hardcore. Modern sub-surface.
102	0.75m	39.50m – 38.75m	Brown, red and grey sandy gravels with inclusions of CBM. Made ground.
103	0.10m	38.75m – 38.65m	Fine grey black sand. Made ground.
104	0.30m	38.65m – 38.35m	Dark brown grey green sandy clay with inclusions of CBM. Possible alluvium or re-deposited natural.
105	0.10m	38.35m – 38.25m+	Grey yellow silty clay. Natural.

- 4.1.2 Trench 1 was located in the west of the northern half of the site, (Figure 2 & 6). The trench was orientated northeast-southwest and measured 30.00m by 1.80m.
- 4.1.3 The earliest deposit identified in Trench 1 was (105), a natural yellow and grey silty clay, recorded at a height of 38.35m-37.47m OD. Overlying the natural was (104), a 0.30m thick layer of dark brown grey green sandy clay with inclusions of CBM and a small sherd of pottery. The composition of the deposit suggested a possible alluvial layer or re-deposited layer of clay. The ceramic brick material has been identified as post-medieval peg roof tile, whereas the small sherd of pottery may date to either the Roman period or is an example of post-medieval pink borderware.
- 4.1.4 Overlying (104), was (103), a thin layer of fine grey black sand layer which has been interpreted as a possible thin layer of alluvial deposit. Above (103), was (102), a 0.75m thick layer of mixed made ground deposits including brown, red and grey sandy gravel. These formed a large deposit of made ground.
- 4.1.5 Overlying these were deposits (101) and (102), which were recorded as a 0.40m thick layer of concrete and hardcore overlaid by a 0.08m thick layer of tarmac. Both deposits formed the modern surface recorded at an upper height of 39.98m OD.
- 4.1.6 No archaeological remains were recorded in Trench 1.

Trench 2 (Fig 2)

Table of the stratigraphic sequence

Context No	Depth	Height of Deposit (mOD)	Description/Interpretation
200	0.05m	40.40m – 40.35m	Modern tarmac surface.
201	0.20m	40.35m – 40.15m	Concrete and hardcore. Modern sub-surface.
202	NFE	40.15m	Grey green sandy clay. Made ground.

- 4.1.7 Trench 2 was located centrally within the north of the site (Figure 2), orientated northwest-southeast and measured 25.00m by 2.00m.
- 4.1.8 Trench 2 was abandoned at approximately 0.30m below ground level due to the high level of hydrocarbons and contaminated ground in the form of diesel and oil. It was agreed with the project manager on site that the trench should not be fully excavated. As such the lowest deposit recorded was (202), a highly contaminated grey green sandy clay, recorded at a height of 40.15mOD.
- 4.1.9 Overlying these were (201) and (200), recorded as a 0.20m thick layer of concrete and hardcore overlaid by a 0.05m thick layer of tarmac. Tarmac layer (200), was recorded at a height of 40.40mOD.

Trench 3 (Fig 2 & 3)

Table of the stratigraphic sequence

Context No	Depth	Height of Deposit (mOD)	Description/Interpretation
300	0.13m	40.10m – 39.97m	Modern tarmac surface.
301	0.38m	39.97m – 39.59m	Mixed dark grey, black, pink and sandy clay with hard core inclusions. Made ground.
307	0.47m	39.59m – 39.12m	Dark grey sandy clay with chalk and CBM. Made ground.
308	0.45m	39.12m – 38.67m	Yellow and grey mixed silty and sandy clay with inclusions of CBM. Re-deposited natural.
309	0.24m	38.67m – 38.43m	Grey and blue sandy clay with contamination present. Re-deposited natural.
311	0.14m	38.43m+	Yellow brown silty clay. Natural.

- 4.1.10 Trench 3 was located in the north western corner of the site, (Figure 2 & 3), was orientated roughly north-south and measured 10.00m by 1.80m.
- 4.1.11 The earliest deposit recorded in Trench 3 was (311), a natural yellow brown sandy clay recorded at a height of 38.43m OD. Overlying the natural was layer (309), a 0.24m thick layer of grey and blue sandy clay with contamination present. This was in turn overlaid by (308), a 0.45m thick layer of re-deposited natural with inclusions of post-medieval tile. Cutting into (308) was a large modern concrete base or footing, (310). The concrete was located within the very southern edge of the trench and as such its full extent could not be established.
- 4.1.12 Above (308), was (307), a 0.47m thick layer of dark grey sandy clay with inclusions of chalk and tile and brick. This layer has been interpreted as a layer of made ground.
- 4.1.13 Cutting into (307), was [306], a large intrusion which ran northeast-southwest through the trench. The cut measured 5.70m+ wide and 1.30m deep. Its full width extended further than the northern

limits of Trench 3. The cut was filled by four fills recorded as (305), (304), (303), and (302). These were recorded as a 0.15m thick layer of chalk nodules, (305), a 0.35m thick layer of grey silt and gravel, (304), a 0.20m thick layer of dark blue gritty silt, (303) and a 0.53m thick deposit of yellow and grey silty and sandy clay with brick and tile inclusions, (302). The feature is likely to relate to the excavation and establishment of the railway approximately 5m to the northwest of the trench. The line of the railway matches the alignment of the large cutting.

- 4.1.14 Overlying these was (301), a 0.38m thick layer of dark grey, black, pink, silt and clay with inclusions of hardcore, overlaid by (300), a 0.13m thick layer of tarmac. This was recorded at a height of 40.10mOD.
- 4.1.15 No significant archaeological remains were recorded in Trench 3.

Trench 4 (Fig 2 & 4)

Table of the stratigraphic sequence

Context No	Depth	Height of Deposit (mOD)	Description/Interpretation
400	0.14m	40.13m – 39.99m	Tarmac surface and gravel bedding.
402	0.40m	39.99m – 39.59m	Dark brown silty clay with inclusions of tile. Made ground.
403	0.36m	39.59m – 39.23m	Mixed orange brown and yellow sandy clay with gravel and tile. Made ground.
406	0.15m	39.23m+	Orange and yellow silty clay. Natural.

- 4.1.16 Trench 4 was located in north of the site (Figure 2 & 4) and was orientated roughly northeast-southwest and measured 10.00m by 1.80m.
- 4.1.17 The earliest deposit recorded in Trench 4 was (406), a natural orange and yellow silty clay, recorded at a height of 39.23m OD. Overlying the natural were made ground deposits, (403) and (402). The lowest deposit, (403), was recorded as a mixed deposit of orange brown silty clay and yellow sandy clay with gravel, whilst layer (402) was recorded as a dark brown silty clay with inclusions of tile.
- 4.1.18 Cutting into (402) was a large intrusion recorded as [405]. The intrusion ran northeast-southwest through the trench measuring 4.40m long and 0.34m+ deep. The cutting was filled by (404) and (401). The lowest fill was recorded as (404), a grey yellow brown clay with inclusions of gravel flint, red brick and chalk nodules. Overlying (404), was a 0.88m thick layer of dark brown sandy clay with inclusions of brick fragments and gravel. This large feature which ran parallel to the railway is likely to be the same feature recorded as [306] in Trench 3.
- 4.1.19 Overlying these was (400), a 0.14m thick layer of modern tarmac and gravel bedding, recorded at a height of 40.13mOD.
- 4.1.20 No significant archaeological remains were recorded in Trench 4.

Trench 10 (Fig 2 & 5)

Table of the stratigraphic sequence

Context No	Depth	Height of Deposit (mOD)	Description/Interpretation
1000	0.05m	44.25m – 44.20m	Tarmac Surface.
1001	0.50m	44.20m – 43.27m	Mixed deposit of orange gravel, grey and brown sands and hardcore. Made ground.
1002	0.35m	43.27m – 43.35m	Brown silty clay with gravel inclusions. Made ground.
1003	0.50m	43.35m – 42.85m	Mixed deposit of dark brown silt and orange gravel. Made ground.
1006	0.10m	42.85m+	Yellow grey silty clay. Natural.

- 4.21 Trench 10 was located in the eastern central area of the site in front of the Sunday School (Figure 2 & 5), was orientated roughly northwest-southeast and measured 10.00m by 1.80m.
- 4.1.2 The earliest deposit recorded in Trench 10 was (1006), a yellow grey silty clay, recorded at a height of 42.85m OD. Overlying the natural were made ground deposits, (1003) and (1002), recorded as a mixed layer of dark brown silt with orange gravel and brown silty clay with inclusions of gravel, respectively. Cutting into (1002) was footing [1004] recorded at a height of 43.77m OD. The wall was composed of crushed brick and tile within a crushed pink mortar. The remains measured 1.80m x 0.50m x 0.22m and represent a footing for a previously robbed out brick wall. The footing sat in cut [1005] that was recorded as having vertical edges and a flat base.
- 4.1.3 Overlying footing [1004], was (1001), a 0.50m thick deposit of mixed made ground deposits composed of orange gravel, brown silt and sand. Overlying this was (1000), a 0.05m thick layer of modern tarmac.
- 4.1.4 No significant archaeological remains were recorded in Trench 10.

5 Finds (Appendix B)

- 5.1 A small assemblage of tile and one fragment of pottery were recovered from deposit (104) in Trench 1. The six fragments of roof tile all had one smooth side and one rough side. One piece had a circular peg-hole, of 12mm diameter. The peg tiles, by their unvarying character are difficult to date precisely, especially without a whole tile. However, the fine fabric and regularity of firing suggest a post-medieval date.
- 5.2 The pottery fragment recovered from deposit (104) has been identified as a small body sherd in a pale pink fabric. The sherd may be Roman or post-medieval in date. The surfaces appear abraded, which may suggest a re-deposited sherd. Layer (104), also contained numerous sherds of post-medieval pottery which confirms a post-medieval date. Due to the relatively modern nature of the finds and the lack of significant features, no further work has been recommended.

6. Conclusion

- 6.1 The evaluation successfully established the presence or absence of archaeological remains on site. No significant remains were recorded on site.
- 6.2 The natural horizon was established on site in all fully excavated trenches. There was quite a significant difference in height on site varying from 42.85m OD at Trench 10 to 38.35m OD for Trench 1. This suggests either a significant natural slope across the site, which matches with the local topography of hills and valleys, or that the site, in places at least, has been terraced and truncated. The natural varied slightly from an orange yellow to a yellow grey or brown silty clay across the site; this is likely due to local variation.
- 6.3 Trench 10 contained a post-medieval wall footing which ran across the trench and at a 90° angle to the road. The remains are likely to relate to a previous property that fronted Streatham High Road. The large intrusive cut recorded in trenches 3 and 4, is likely to be associated with the creation of the cutting for the railway which was established in 1868. No further archaeological remains were present on site.
- 6.4 This archaeological investigation forms the first phase of evaluation works on site. A phase of evaluation is scheduled for January/February 2012.

7. Publication

- 7.1 A paper copy of the evaluation report will be issued to Mark Stevenson, Archaeological Advisor to the London Borough of Lambeth and to the Greater London HER on the understanding that it will become a public document after an appropriate period of time. A third digital copy of the report will also be submitted to the Greater London HER.
- 7.1 A short summary of the results of the evaluation will be published with a short summary submitted to the London Archaeological Fieldwork roundup, and grey literature added to the online ADS OASIS project (Appendix C).

8. Archive Deposition

- 8.1 Following completion of the project the site archive will be prepared in the format agreed with London Archaeological Archive and Research Centre. The archive will be security copied and a copy deposited with the National Archaeological Record (NAR).
- 8.2 The archive will be prepared in accordance with the guidelines provided by London Archaeological Archive and Research Centre and the Guidelines for the preparation of excavation archives for long-term storage (UKIC 1990).
- 8.3 An OASIS form has been completed initiated (Appendix C) and this will be completed and deposited with the Archaeological Data Service (ADS).

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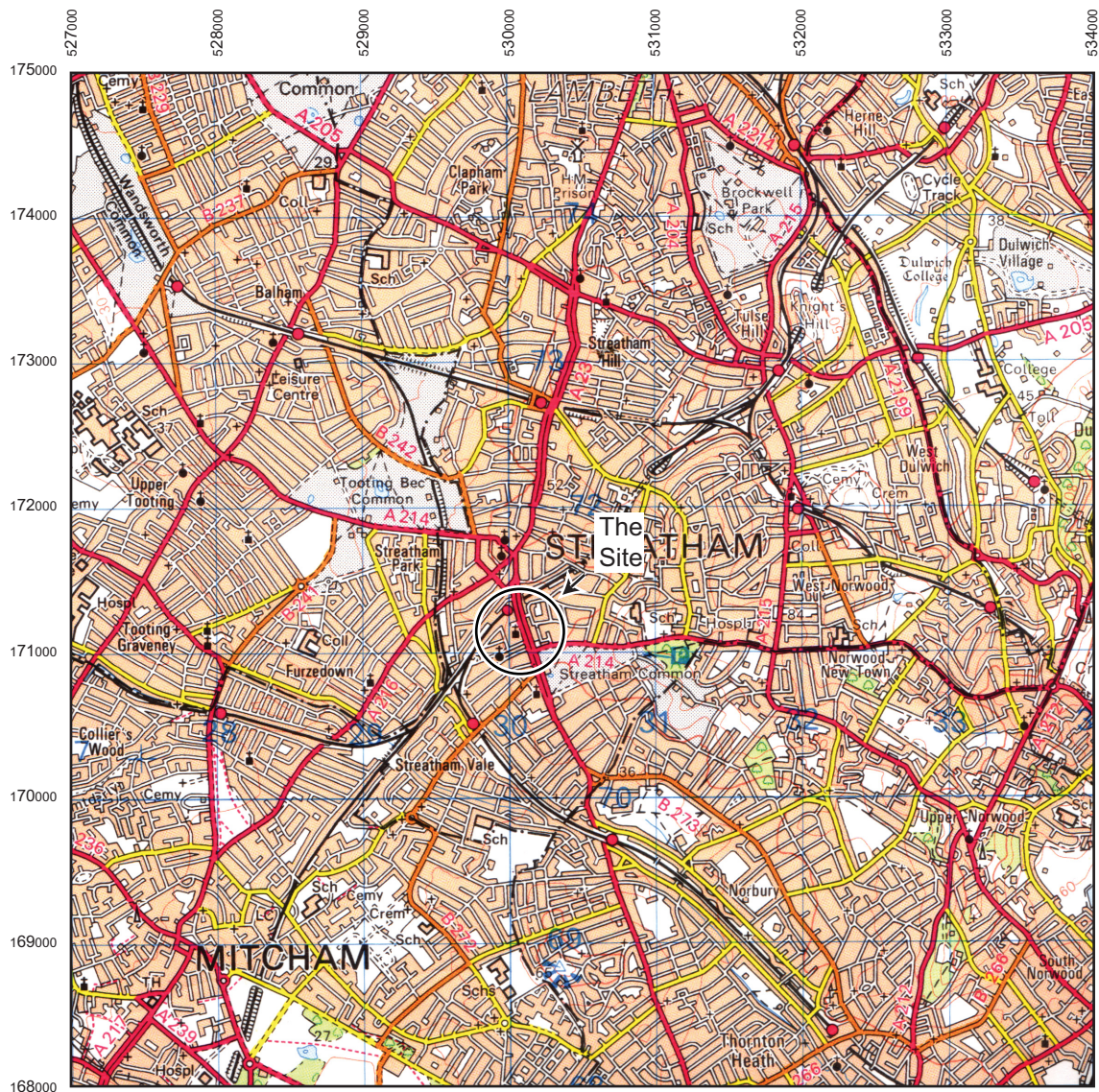
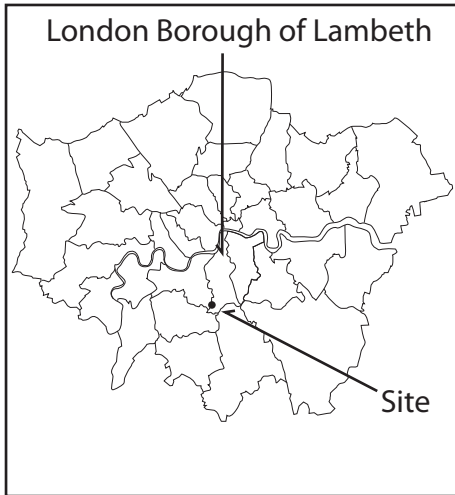
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NEW TESCO STORE, STREATHAM HUB, LONDON BOROUGH OF LAMBETH:
AN ARCHAEOLOGICAL EVALUATION REPORT: PHASE 1

Site Location Within London

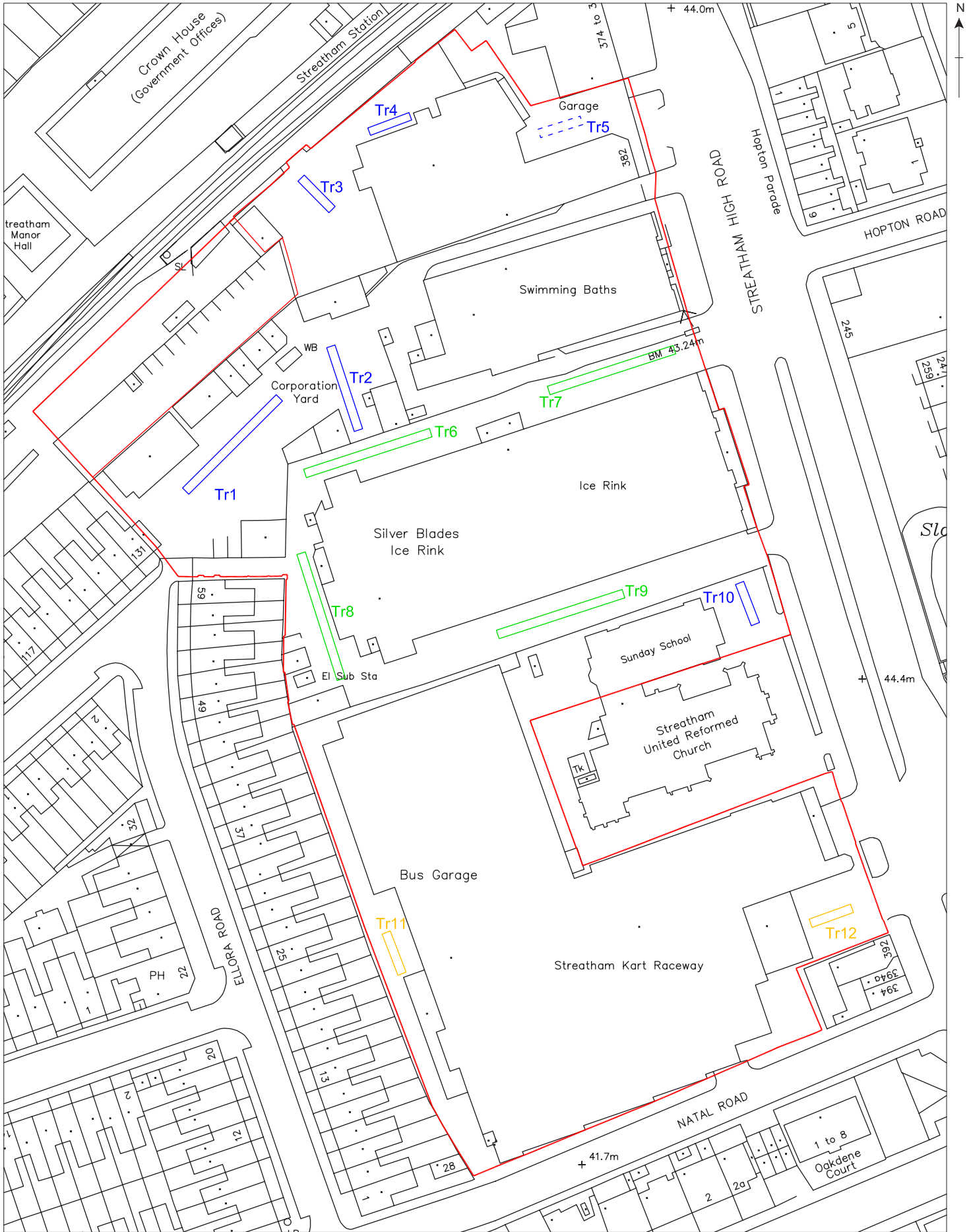


Based on the Ordnance Survey's 1:50 000 Landranger map of 1999 with the permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Licence No. AL 1000 16114

500m 0 2 km

1:50 000

Figure 1: Site Location



Based on the Ordnance Survey's 1:250 Superplan Digital Data of 2010 with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Licence No. AL 100023757

□ Site Outline
 □ Phase 1 Evaluation Trench
 ▤ Phase 1 Evaluation Trench (Unexcavated)
 □ Phase 2 Evaluation Trench
 □ Phase 3 Evaluation Trench

Figure 2: Detailed Site/Trench Location Plan

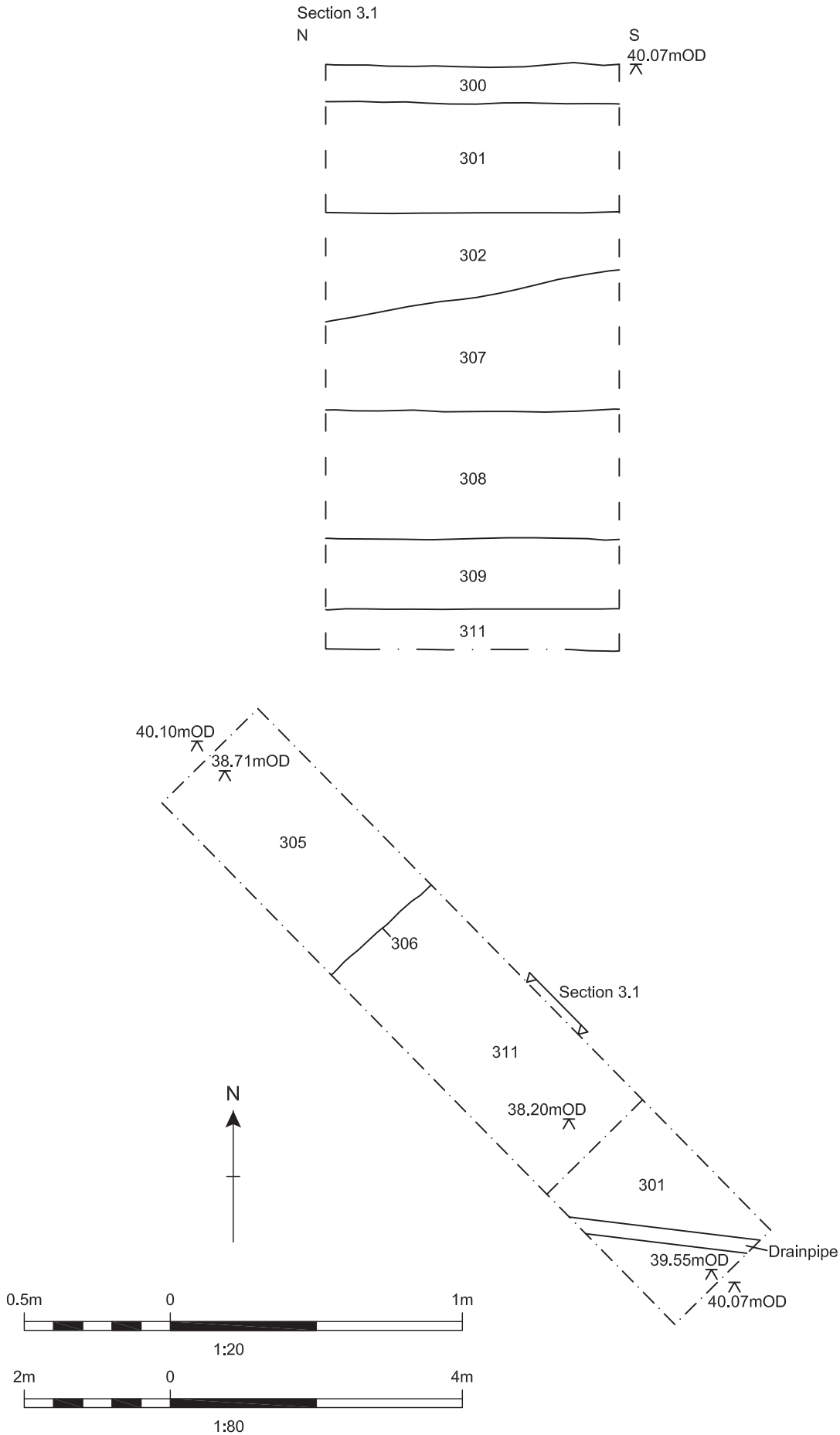


Figure 3: Trench 3: Plan (1:80) & Sample Section (1:20)

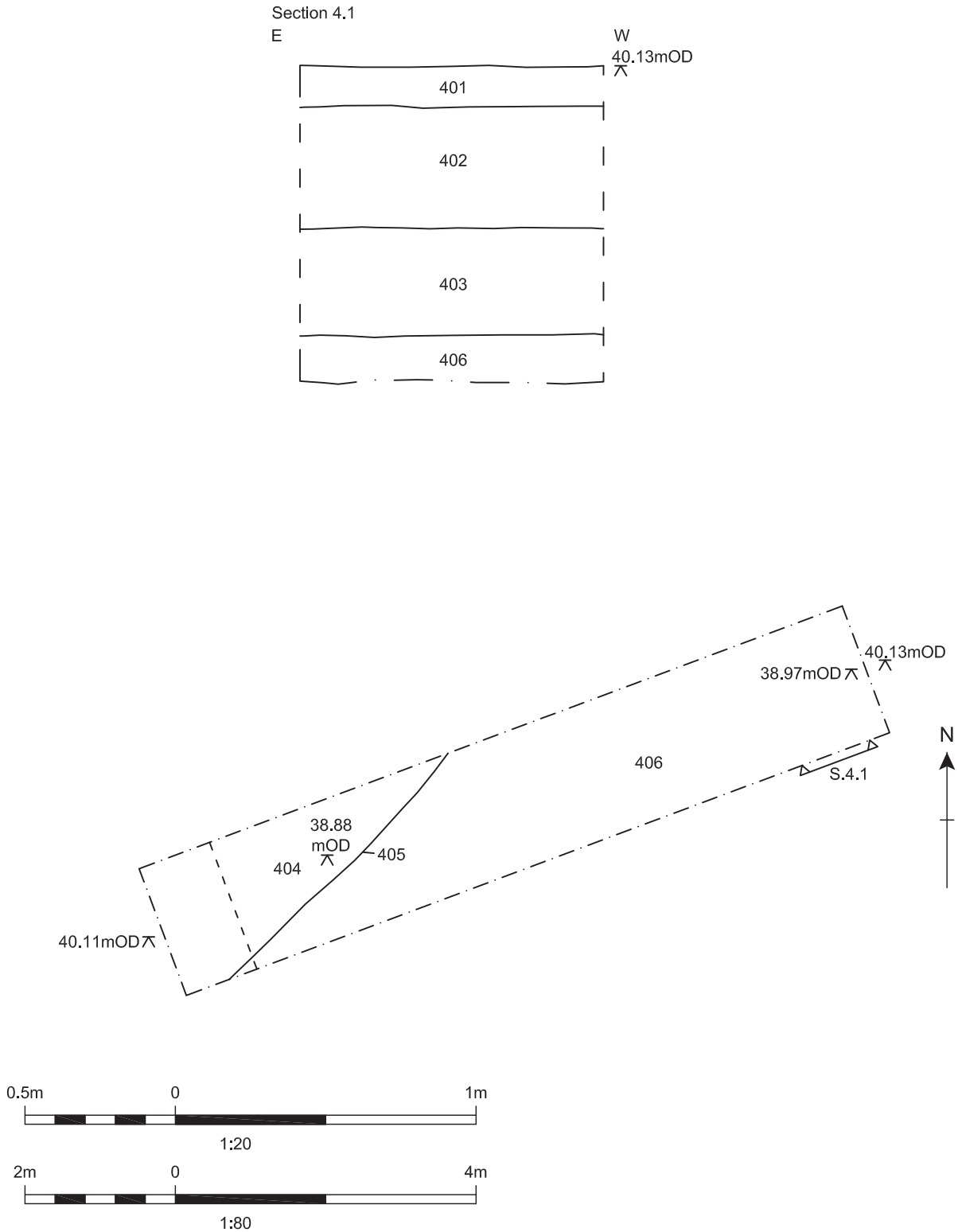


Figure 4: Trench 4: Plan (1:80) & Sample Section (1:20)

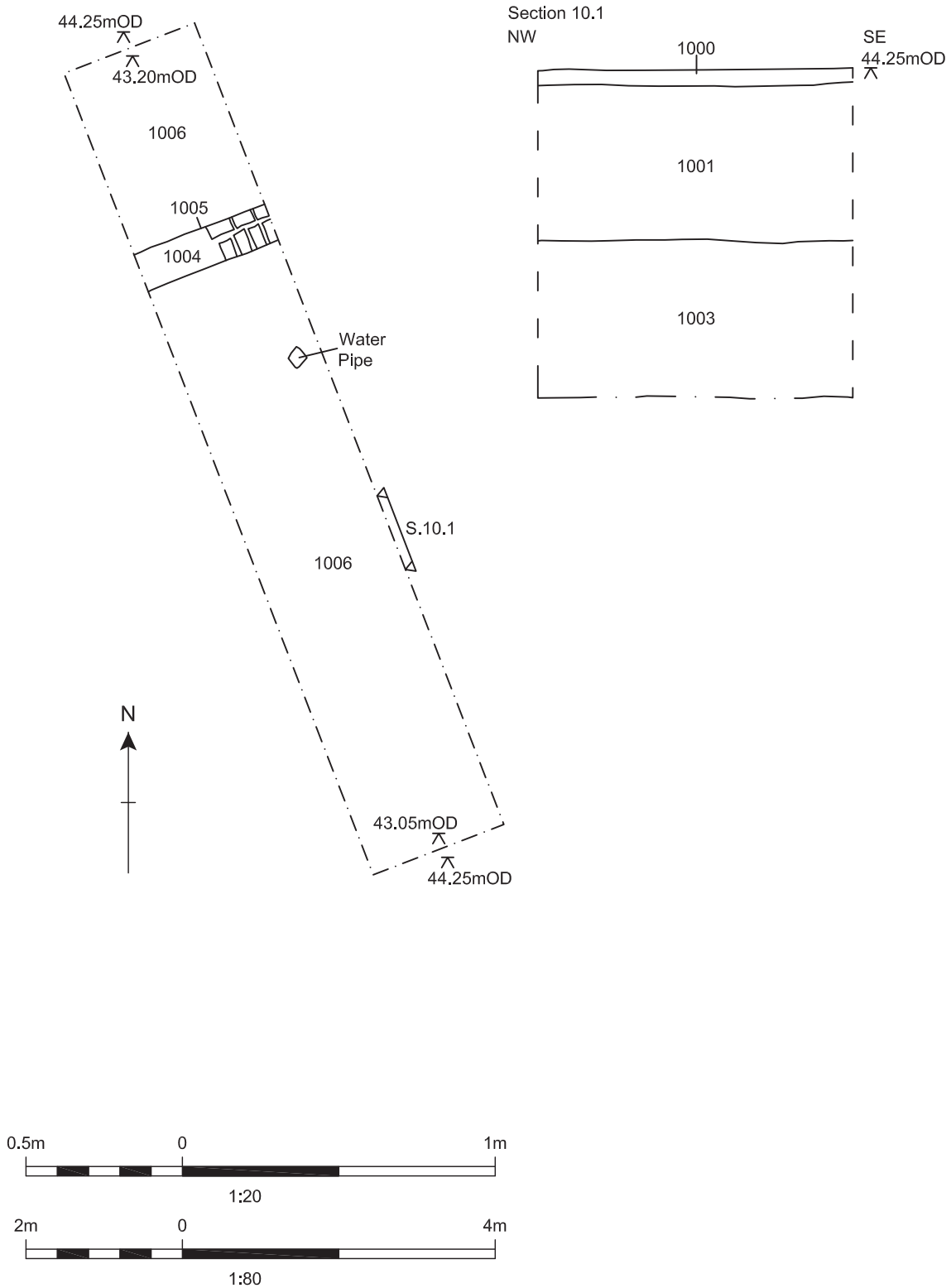


Figure 5: Trench 10: Plan (1:80) & Sample Section (1:20)

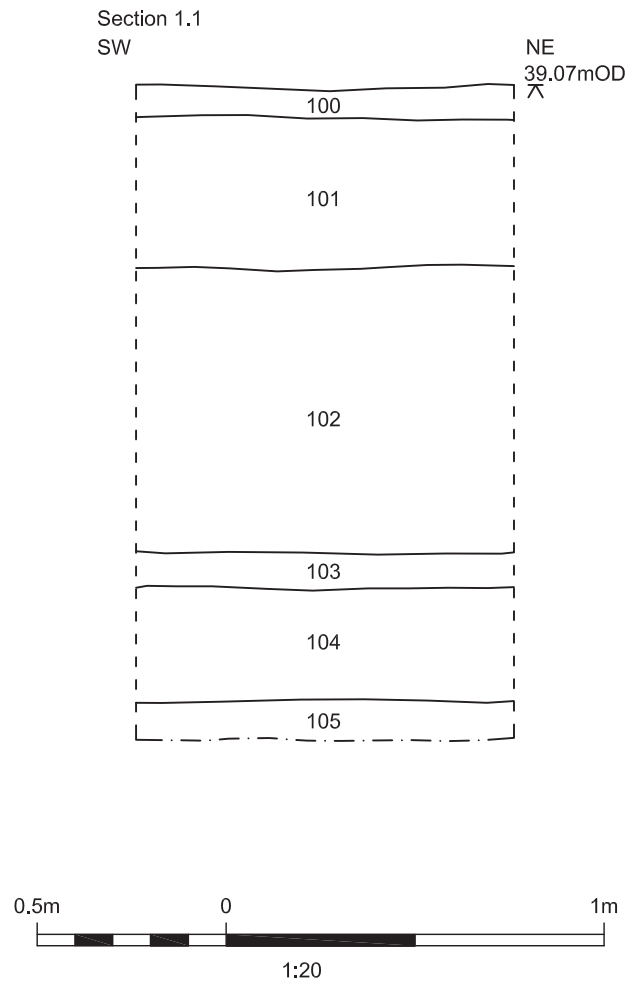


Figure 6: Sample Section

Appendices

Appendix A – Context Register

Context No.	Context Description	Length	Width	Depth
100	Tarmac Surface	30.00m	1.80m	0.08m
101	Concrete	30.00m	1.80m	0.40m
102	Made ground	30.00m	1.80m	0.75m
103	Alluvial sand	30.00m	1.80m	0.10m
104	Alluvium	30.00m	1.80m	0.30m
105	Natural	30.00m	1.80m	0.10m
200	Tarmac Surface	20.00m	1.80m	0.05m
201	Concrete	20.00m	1.80m	0.20m
202	Made ground	20.00m	1.80m	NFE
300	Tarmac	10.00m	1.80m	0.13m
301	Made ground	10.00m	1.80m	0.38m
302	Cutting fill	5.70m	1.80m	0.53m
303	Cutting fill	4.30m	1.80m	0.20m
304	Cutting fill	2.0m	1.80m	0.35m
305	Cutting fill	3.30m	1.80m	NFE
306	Large cutting	5.70m	1.80m	1.30m
307	Made ground	4.30m	1.80m	0.47m
308	Re-deposited natural	4.30m	1.80m	0.45m
309	Re-deposited natural	4.30m	1.80m	0.24m
310	Concrete	NFE	1.80m	NFE
311	Natural	4.30m	1.80m	0.14m
400	Tarmac	10.00m	1.80m	0.14m
401	Fill of cutting	2.50m	1.80m	0.88m
402	Made ground	10.00m	1.80m	0.40m
403	Fill of cutting	10.00m	1.80m	0.36m
404	Large cutting	4.40m	1.80m	0.34m
405	Made ground	4.40m	1.80m	0.34m
406	Natural	10.00m	1.80m	0.40m
1000	Tarmac Surface	10.00m	1.80m	0.05m
1001	Made ground	10.00m	1.80m	0.50m
1002	Made ground	2.50m	1.80m	0.35m
1003	Made ground	8.50m	1.80m	0.50m
1004	Wall footing	0.50m	1.80m	0.22m
1005	Cut for 1004	0.50m	1.80m	0.22m
1006	Natural	10.00m	1.80m	0.15m

Appendix B – Specialist Reports

An Assessment of the Finds Assemblage by Les Capon

Summary

A small assemblage of ceramic finds, mostly roof tile, were collected from a single deposit (104) during evaluation at the site of the new 'Streatham Hub'. They are assessed below.

Roof tile

Six fragments of roof tile were collected from a single deposit (context 104). All pieces are 14mm $\frac{5}{8}$ " thick, and have one smooth side and one rough side. They may be fragments of the same tile. One piece has a circular peg-hole, of 12mm diameter. Peg tiles, by their unvarying character are difficult to date precisely, especially without a whole tile. However, the fine fabric and regularity of firing suggest a post-medieval date. All the pieces may derive from one single tile.

Other finds

One other find from context (104) is a small body sherd in a pale pink fabric that may be of Roman date, although it does also resemble early post medieval pink borderware. The surfaces appear abraded, suggesting it is not in its primary context.

Discussion/Recommendations

This small assemblage of finds dates context (104) to the post-medieval period. The piece of pottery, whether Roman or early post-medieval, is thought to be residual. All the finds are small and incomplete, and given the relative modern nature of these contexts, no further analysis is recommended.

Appendix C – OASIS Form

OASIS ID: aocarcha1-101066

Project details

Project name Streatham Hub

Short description of the project A Programme of Historic Building Recording was conducted on four buildings a Sunday School (1910), Swimming Baths (1926), Ice Rink (1931) and shop (1937). The first three were recorded to Level 3. The ice rink and swimming pool have decorative stained glass, to be conserved. The first phase of three phases of archaeological evaluation was carried out in August 2011. The evaluation revealed a post-medieval wall footing and a large intrusive cutting likely to relate to the railway.

Project dates Start: 15-08-2011 End: 18-08-2011

Previous/future work Yes / Yes

Any associated project reference codes 30968 - Contracting Unit No.

Any associated project reference codes STH 11 - Sitecode

Type of project Field evaluation

Site status Conservation Area

Current Land use Community Service 2 - Leisure and recreational buildings

Monument type SWIMMING POOL Modern

Monument type SUNDAY SCHOOL Modern

Monument type ICE RINK Modern

Monument type WALL Post Medieval

Monument type RAILWAY CUTTING Post Medieval

Significant Finds CERAMIC Uncertain

Significant Finds TILE Post Medieval

Methods & 'Sample Trenches'
techniques

Development type Urban commercial (e.g. offices, shops, banks, etc.)

Prompt Direction from Local Planning Authority - PPS

Position in the After full determination (eg. As a condition)
planning process

Project location

Country England

Site location GREATER LONDON LAMBETH STREATHAM Streatham Hub

Postcode SW16 6HT

Study area 12800.00 Square metres

Site coordinates TQ 3004 7116 51.4240044790 -0.129423387355 51 25 26 N 000 07 45 W Point

Height OD / Depth Min: 38.35m Max: 42.85m

Project creators

Name of AOC Archaeology
Organisation

Project brief EH GLAAS
originator

Project design AOC Archaeology

originator

Project Alan Ford
director/manager

Project supervisor Les Capon

Project supervisor Catherine Edwards

Type of Developer
sponsor/funding
body

Name of Cyril Sweett
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Physical Archive LAARC
recipient

Physical Contents 'Ceramics'

Digital Archive LAARC
recipient

Digital Archive ID STH 11

Digital Contents 'Ceramics','Survey'

Digital Media 'Images raster / digital photography','Images vector','Survey'
available

Digital Archive held at AOC until transfer
notes

Paper Archive LAARC
recipient

Paper Archive ID STH 11

Paper Contents 'Ceramics','Survey'

Paper Media 'Context
available sheet','Matrices','Microfilm','Photograph','Plan','Report','Section','Unpublished Text'

Paper Archive held at AOC until transfer
notes

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title New Tesco Store, Streatham Hub, London Borough of Lambeth: Desk Based Assessment

Author(s)/Editor(s) Chloe Smith

Date 2011

Issuer or publisher AOC Archaeology

Description Desk Based Assessment

Project bibliography 2

Publication type Grey literature (unpublished document/manuscript)

Title New Tesco Store, Streatham Hub, London Borough of Lambeth: A Historic Building Record and Conservation Assessment

Author(s)/Editor(s) Capon, L.

Date 2011

Issuer or publisher AOC

Place of issue or London
publication

Description 70 pages, 54 plates, 15 illustrations. A4

**Project
bibliography 3**

Publication type Grey literature (unpublished document/manuscript)

Title NEW TESCO STORE, STREATHAM HUB, LONDON BOROUGH OF LAMBETH:
AN ARCHAEOLOGICAL EVALUATION REPORT: PHASE 1

Author(s)/Editor(s) Edwards, C

Date 2011

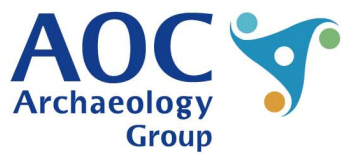
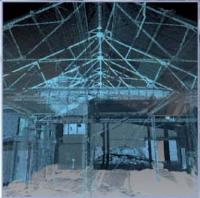
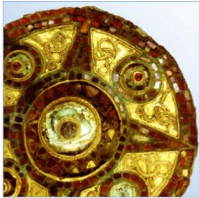
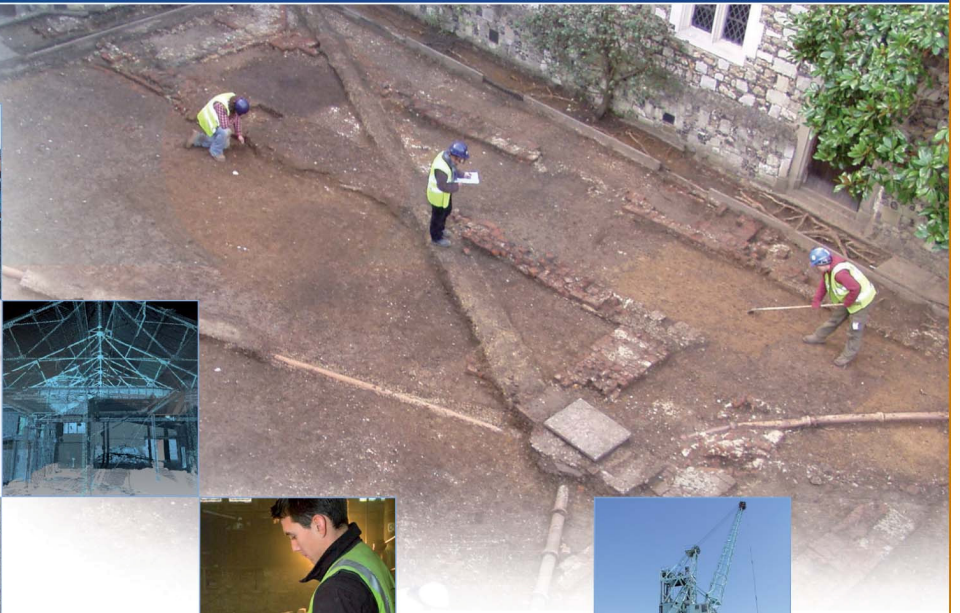
Issuer or publisher AOC Archaeology

Place of issue or London
publication

Description A4 bound document with illustrations and specialist finds assessment.

Entered by catherine edwards (catherine.edwards@aocarchaeology.com)

Entered on 31 August 2011



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