

New Tesco Store, Streatham Hub, London Borough of Lambeth: An Archaeological Evaluation Report: Phase 2 & 3

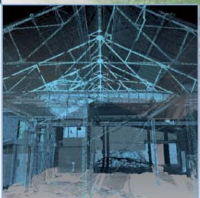
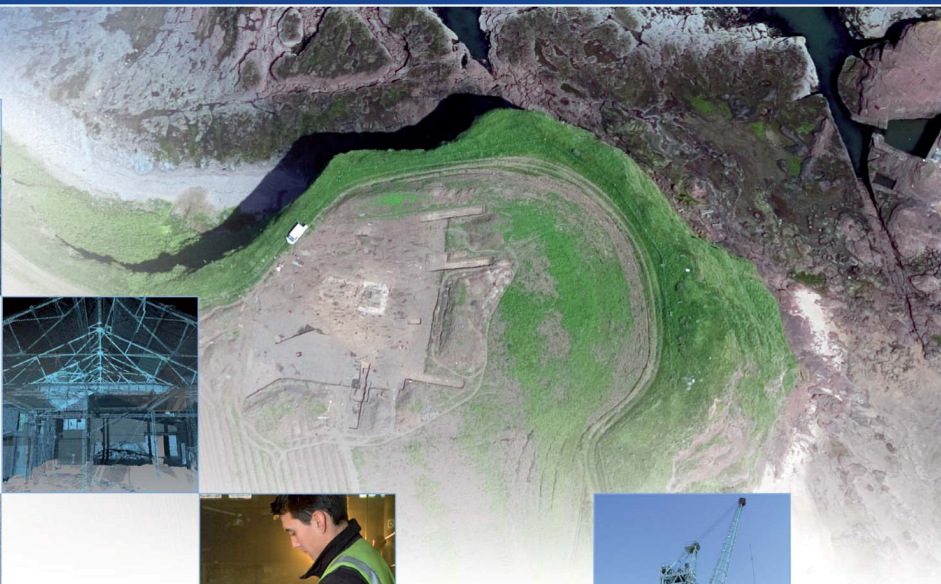
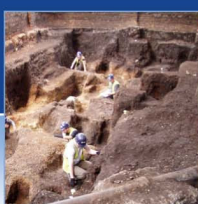
Planning Application Number: 08/03477/FUL & 08/03457/CON

National Grid Reference Number: TQ 3004 1712

AOC Project No: 30968

Site Code: STH 11

Date: March 2012



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New Tesco Store, Streatham Hub, London Borough of Lambeth: An Archaeological Evaluation Report: Phase 2 & 3

On Behalf of:	Vinci Construction UK Ltd Astral House Imperial Way Watford Hertfordshire WD24 2WW
National Grid Reference (NGR):	TQ 3004 1712
AOC Project No:	30968
Prepared by:	Catherine Edwards & Helen MacQuarrie
Illustration by:	Jonathan Moller
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Author: Helen MacQuarrie

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Approved by: Alan Ford

Date: March 2012

Draft/Final Report Stage:

Date:

Enquiries to: AOC Archaeology Group
Unit 7
St Margarets Business Centre
Moor Mead Road
Twickenham
TW1 1JS

Tel. 020 8843 7380
Fax. 020 8892 0549
e-mail. london@aocarchaeology.com



www.aocarchaeology.com

Contents

Page

List of illustrations	iii
List of plates	iii
1. Introduction.....	5
2. Historical and Archaeological Background	7
3. Strategy	12
4 Results	13
6. Conclusion	17
7. Publication	18
8. Archive Deposition.....	18
9. Bibliography.....	18
Appendix A – Context Register.....	22
Appendix B – Finds Assessment.....	23
Appendix C - OASIS Form	24

List of illustrations

- Figure 1: Site Location
Figure 2: Detailed Site / Trench Location Plan
Figure 3: Trench 6: Plan & Sample Section
Figure 4: Trench 9: Plan & Sample Section
Figure 5: Trench 11: Plan and Sample Section
Figure 4: Trench 12: Plan and Section

List of plates

- Plate 1: Trench 6, looking east
Plate 2: Trench 9, looking east
Plate 3: Trench 11, looking north-west
Plate 4: Trench 12, pits [1207] [1209] & wall [1203], looking north

Non-Technical Summary

The second phase of an archaeological evaluation was undertaken by AOC Archaeology Group between the 11th and 13th January 2012 at the site of the former, Streatham Baths, Ice Rink, Streatham Bus Depot and Karting centre, to the west of Streatham High Road, London Borough of Lambeth. The third and final phase of works was undertaken on the 12th March 2012. These phases of the work at Streatham Hub were undertaken on behalf of Vinci Construction UK Ltd. The aim of the evaluation was to assess the impact of development on any surviving archaeological remains.

The phase 2 and 3 archaeological investigations comprised of four machine excavated trenches; it was not possible to excavate two proposed trenches (Trenches 7 and 8) due to proximity to dense clusters of live services. The trenches along the western side of the site demonstrate that substantial truncation occurred during the construction of the recently demolished structures on site. Evidence of late 18th – early 19th century land-use was recorded within the evaluation trench (Trench 12) adjacent to Streatham High Road in the south of the site, along with structural remains associated with the early 20th century Bus Depot which previously occupied the site. No earlier remains were recorded. No further archaeological work is recommended.

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 all phases of evaluation 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 Phase 2 works involved the excavation of three evaluation trenches (Trenches 6, 9 and 11) in January 2012; trenches 7 and 8 could not be excavated due to the presence of dense clusters of live services. Phase 3 comprised the excavation of Trench 12 and was completed in March 2012.
- 1.1.3 The site was formerly occupied by the Streatham Bus Depot, 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.
- 1.1.4 The 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).
- 1.2.2 The development comprises the construction a new Tesco store within the main body of the site with associated basement parking. A retail / residential building is being constructed in the northern area of the site, with a second residential building in the western area of the site. The southern area of the site is being redeveloped into a leisure facility. The 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 have been 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:

Application Reference: 08/03477/FUL

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 Phase 1 of the evaluation was completed in August 2011 (AOC 2011d). The first phase involved the excavation of four machine excavated trenches. One trench contained the remains of a post medieval wall footing whilst another two contained a large intrusive cut thought to relate to the excavation of the railway line located at the northern extent of the site. Tiles recovered were dated to the post-medieval period, whilst a pottery sherd from the same deposit may be either Roman in date or more likely, post medieval.
- 1.2.7 This reports details the results of Phase 2 and 3 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 2009).
 - 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 2008a).
 - Institute for Archaeologists – Standard and Guidance for Archaeological Field Evaluations (IfA 2008b).
 - 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;
 - A Bronze Age narrow type Palstave found near Streatham Common; and
 - 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; and
- 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 6 was shortened due to its location within an active site road, Trench 9 was shortened and relocated slightly further northwest due to the presence of a new bus route whilst Trench 11 was realigned northwest-southeast to avoid the footings of the previous structure and live drainage. Trench 12 was relocated slightly to the south to avoid an active site access route and the foundations of a recently demolished structure.

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 The evaluation trenches were accurately located to the National Grid using a differential GPS. Levels were also taken using this system.

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): 3-4, Standards and Practices in Archaeological Fieldwork* (English Heritage 1998a, b)
- *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 & Paul Mason under the overall management of Alan Ford, Project Manager. The site was monitored by Mark Stevenson, Archaeological Advisor to the London Borough of Lambeth.

4 Results

4.1 Trench 6

Table of the stratigraphic sequence

Context No	Thickness	Height of Deposit (mOD)	Description/Interpretation
600	0.10m	41.30m – 41.20m	Concrete. Modern concrete.
601	0.50m	41.20m – 40.70m	Light orange brown clay with occasional sand patches. Re-deposited natural.
602	0.70m	40.70m – 40.00m	Dark black, grey, brown sandy clay with red brick, chalk and glass. Made ground.
603	0.05m	40.00m – 39.95m	Orange brown clay with occasional patches of brick and made ground. Disturbed geology.

- 4.1.1 Trench 6 was located centrally within in the northern half of the site, (Figure 2 & 3). The trench was orientated northeast-southwest and measured 12.00m by 1.80m.
- 4.1.2 The earliest deposit identified in Trench 6 was (603), an orange brown clay with occasional patches of bricks and made ground recorded at a height of 40.00mOD. This deposit was interpreted as a natural horizon, which had been heavily disturbed during the construction of the ice rink and the live sewer main that ran northeast-southwest within the northern side of the trench. Due to the depth of the trench at this stage, no further excavation was permitted.
- 4.1.3 Overlying (603) was (602) a 0.70m thick layer of dark black, green and brown sandy clay with inclusions of red brick, chalk and modern window glass. This deposit was interpreted as a thick layer of made ground. Above (602) was (601), a 0.50m thick layer of light orange brown silty clay with patches of sandy clay. No inclusions were observed. This layer, recorded at a upper height of 41.20mOD, was interpreted as a layer of re-deposited natural.
- 4.1.4 Overlying the trench was a 0.10m thick layer of concrete which represents the former road and car park of the ice rink.
- 4.1.5 No archaeological remains were recorded in Trench 6.



Plate 5: Trench 6, direction east

4.2 Trench 9

Table of the stratigraphic sequence

Context No	Thickness	Height of Deposit (mOD)	Description/Interpretation
900	0.25m	41.68m – 41.43m	Tarmac and reinforced concrete. Modern surface.
901	0.20m	41.43m – 41.23m	Dark blue/black loose clinker /industrial waste. Made ground.
902	0.26m	41.43m – 41.17m	Yellow brown silty clay with crushed red brick. Made ground.
903	0.25m	41.17m – 40.92m	Loose dark blue/black loose clinker / industrial waste. Made ground.
904	0.25m+	40.92m – 40.67m	Geology: yellow brown silty clay

- 4.2.1 Trench 9 was located centrally within the site (Figure 2 & 4), was orientated northwest-southeast and measured 20.00m by 1.80m.
- 4.2.2 Trench 9 was shortened due to the constraints of site. The lowest deposit recorded in the trench was (904), a 0.25m+ thick layer of yellow brown silty clay with no inclusions. This deposit, recorded at an upper height of 40.92mOD, was interpreted as the natural horizon.
- 4.2.3 Overlying the natural was a series of made ground deposits. Within the western 12.50m of the trench were deposits (903) and (902). The lowest deposit was recorded as (903), a 0.25m thick layer of loose dark blue/black clinker or industrial waste. This was overlaid by (902), a 0.26m thick layer yellow brown silty clay with crushed brick interpreted as re-deposited natural with brick forming made ground.
- 4.2.4 The eastern 7.50m of the trench was shallower than the western end. Overlying the natural was (901), a 0.20m thick layer of dark blue/black loose clinker/industrial waste forming made ground.
- 4.2.5 Overlying the trench was (900), a 0.25m thick layer of tarmac and reinforced concrete horizon recorded at an upper height of 41.68mOD.
- 4.2.6 No archaeological remains were recorded in Trench 9.



Plate 6: Trench 9, direction east

4.3 Trench 11

Table of the stratigraphic sequence

Context No	Thickness	Height of Deposit (mOD)	Description/Interpretation
1100	0.45m	40.91m – 40.46m	Loose light brown sand and concrete paving. Modern Surface.
1101	0.50m	40.46m – 39.96m	Mixed dark brown silty sand with red brick and metal fragments. Made ground.
1102	0.15m	39.96m – 39.81m	Geology: compact light orange brown clay

- 4.3.1 Trench 11 was located in the western edge of the southern half of the site, (Figure 2 & 5), was orientated roughly northwest-southeast and measured 10.00m by 1.80m.
- 4.3.2 The earliest deposit recorded in Trench 11 was (1102), a natural light orange brown clay recorded at a height of 39.96m OD. Cutting into this layer were three large concrete foundations (1103), which measured 1.50m to 0.75m wide and approximately 4.00m x 2.00m long. The foundations are likely to belong to a structure that had previously occupied the site. Overlying the concrete was (1101), a 0.50m thick layer of mixed dark brown silty sand with inclusions of red brick and metal fragments. This layer has been interpreted as made ground.
- 4.3.3 Overlying the trench was layer (1100), a loose light brown sand overlaid with concrete paving slabs and concrete forming the previous ground surface.
- 4.3.4 No archaeological remains were recorded in Trench 11.



Plate 7: Trench 11, direction north-west

4.4 Trench 12

Table of the stratigraphic sequence

Context No	Thickness	Height of Deposit (mOD)	Description/Interpretation
1200	0.20m	44.00m	Modern concrete surface
1201	0.28m	43.80m	Made ground: hardcore
1202	0.35m	43.52m	Mixed made ground
1204	0.25m	43.17m	Demolition layer associated with late 19 th / early 20 th century wall
1205	0.50m	42.92m	Re-deposited geology
1214	N.F.E	42.42m	Geology: orange-brown, silty-clay

- 4.4.1 Trench 12, 10.00m by 1.80m in size, was located in the south of the site adjacent to Streatham High Road (Figure 2 & 6), was orientated roughly east-west and measured 10m in length by 1.8m wide.
- 4.4.2 The earliest deposit recorded in Trench 12 was (1214), a natural orange-brown, silty clay, recorded at a height of 42.42m OD. A small, 0.15m deep, pit [1207] was recorded cut into the geology in the centre of the trench. The pit was filled with 18th / 19th century debris (1206) including ceramic building material. Towards the western end of pit [1207] a second pit [1209] was recorded. It was not possible to safely excavate the pit due to the depth of the trench, however residual medieval and 19th century ceramics were recovered from the fill (1208) to enable dating (Appendix B). The fills of both pits were sealed by a mixed yellow-brown re-deposited clay deposit.
- 4.4.3 A roughly north-south orientated wall foundation was recorded towards the eastern end of Trench 12. The feature consisted of a concrete foundation (1210) and four courses of a late 19th – early 20th century wall of brick with a yellow-orange mortar [1203]. The location of the wall respects the line of the north-eastern face of the early 20th century Streatham Garage structure (Ordnance Survey Map of 1916, 1:2500 scale).
- 4.4.4 A 0.25m thick layer of demolition debris (1204) was recorded on either side of the wall [1203], which was sealed by a 0.35m thick mixed made ground deposit (1202). Cutting into (1202) was a construction cut [1212], at least 0.80m deep, which was filled with a grey-brown sandy rubble deposit (1211) and concrete foundation [1213]. The full extent of this foundation is unclear, however it is in

excess of 0.40m in thickness and occupied the western end of the trench. It is likely to relate to the previous Streatham Garage structure. These deposits were overlain by a 0.28m thick hardcore deposit (1201) and finally the 0.20m thick modern concrete surface (1200).

- 4.4.5 Trench 12 revealed evidence of late 18th – early 19th century land-use in the form of two pits [1207] and [1209] and structural evidence relating to the construction of the early 20th century bus depot. With the exception of a residual fragment of medieval ceramic no evidence of earlier activity was recorded within the trench.



Plate 8: Trench 12, pits [1207] [1209] & wall [1203], direction north

5 Finds (Appendix B)

- 5.1 A small assemblage of finds was recovered from Phase 3 of the evaluation. A fragment of white clay tobacco pipe stem, 47mm in length and 8mm diameter (with 3mm hole bore), was retrieved from context (1206). It is likely to be no earlier than nineteenth century. Also recovered from context (1206) was a fragment of twentieth century brick and a bonnet-hip tile, and a peg tile end with two rounded peg holes.
- 5.2 A residual fragment of medieval grey ware was recovered from context (1208), in addition to a fragment of red transfer printed plate (1825+ in date), which highlights the mixed nature of this deposit. Also present was a small sherd of dark green wine bottle and a pale pink-orange brick piece with a thickness of 60mm.
- 5.3 The finds are not of significance and no further work is recommended.

6. Conclusion

- 6.1 The evaluation successfully established the presence or absence of archaeological remains on site.
- 6.2 The natural horizon was established on site in all of the trenches excavated during Phases 2 and 3. The natural was established as orange yellow silty clay, the top of which was identified between 39.96m and 42.42m OD. Cutting into the natural in Trench 11 were concrete foundations that are likely to relate to a previous phase of development on site. Trench 7 revealed the large scale truncation of the natural horizon and the presence of large and deep service runs. Trench 12 identified two late 18th – early 19th century pits and 20th century structural remains; the latter associated with the early 20th century bus depot which occupied the southern part of the site. All

trenches contained made ground deposits indicating ground preparation horizons prior to the construction of the structures recently demolished on site.

- 6.3 No significant archaeological remains were recorded during this final phase of archaeological evaluation on site. As such no further works are recommended. However, the final decision on any necessity for further works lies with Mark Stevenson, Archaeological Officer with Greater London Archaeological Advisory Service (GLAAS).

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 B).

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 B) and this will be completed and deposited with the Archaeological Data Service (ADS).

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NEW TESCO STORE, STREATHAM HUB, LONDON BOROUGH OF LAMBETH:
AN ARCHAEOLOGICAL EVALUATION REPORT: PHASE 2 & 3

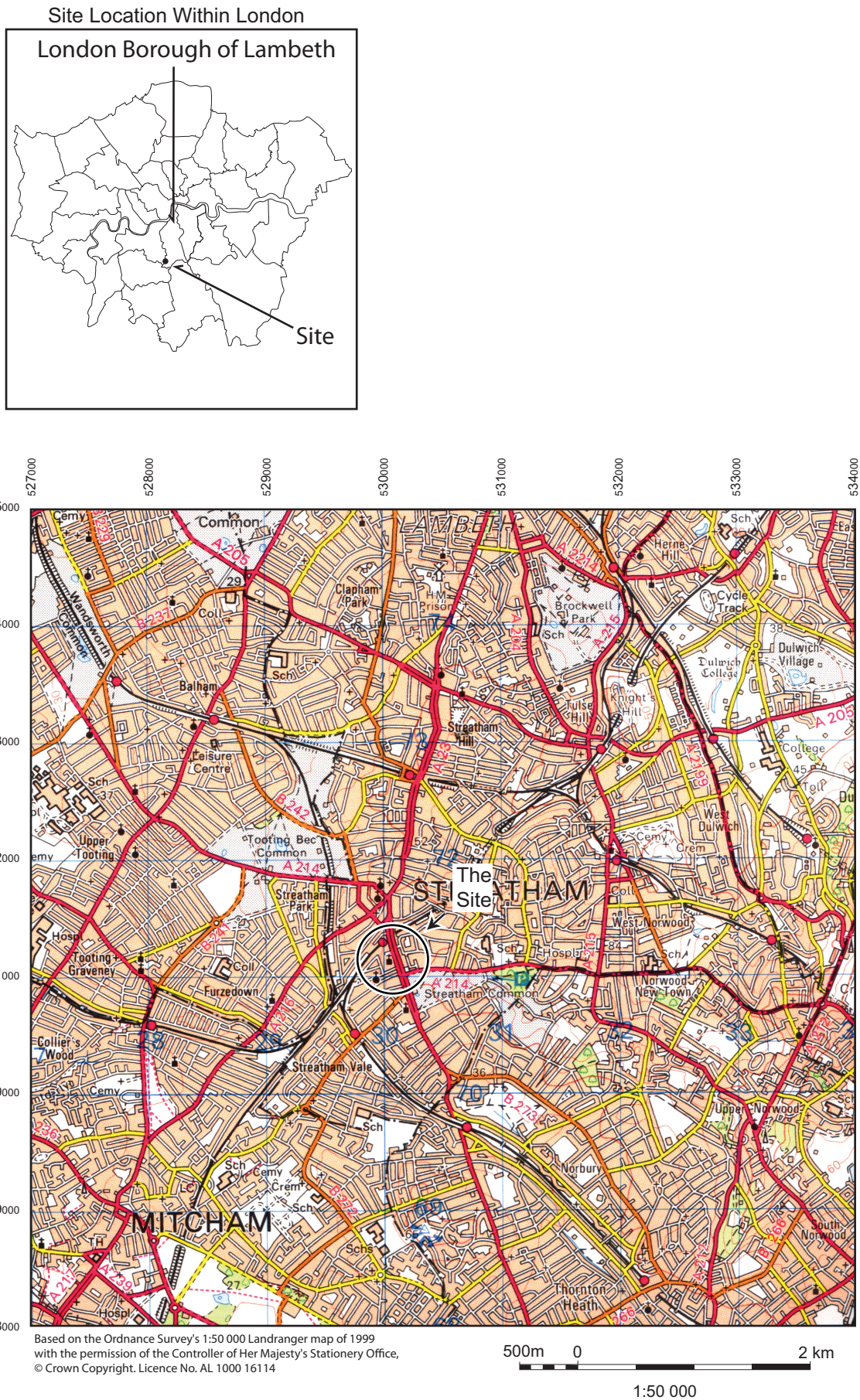
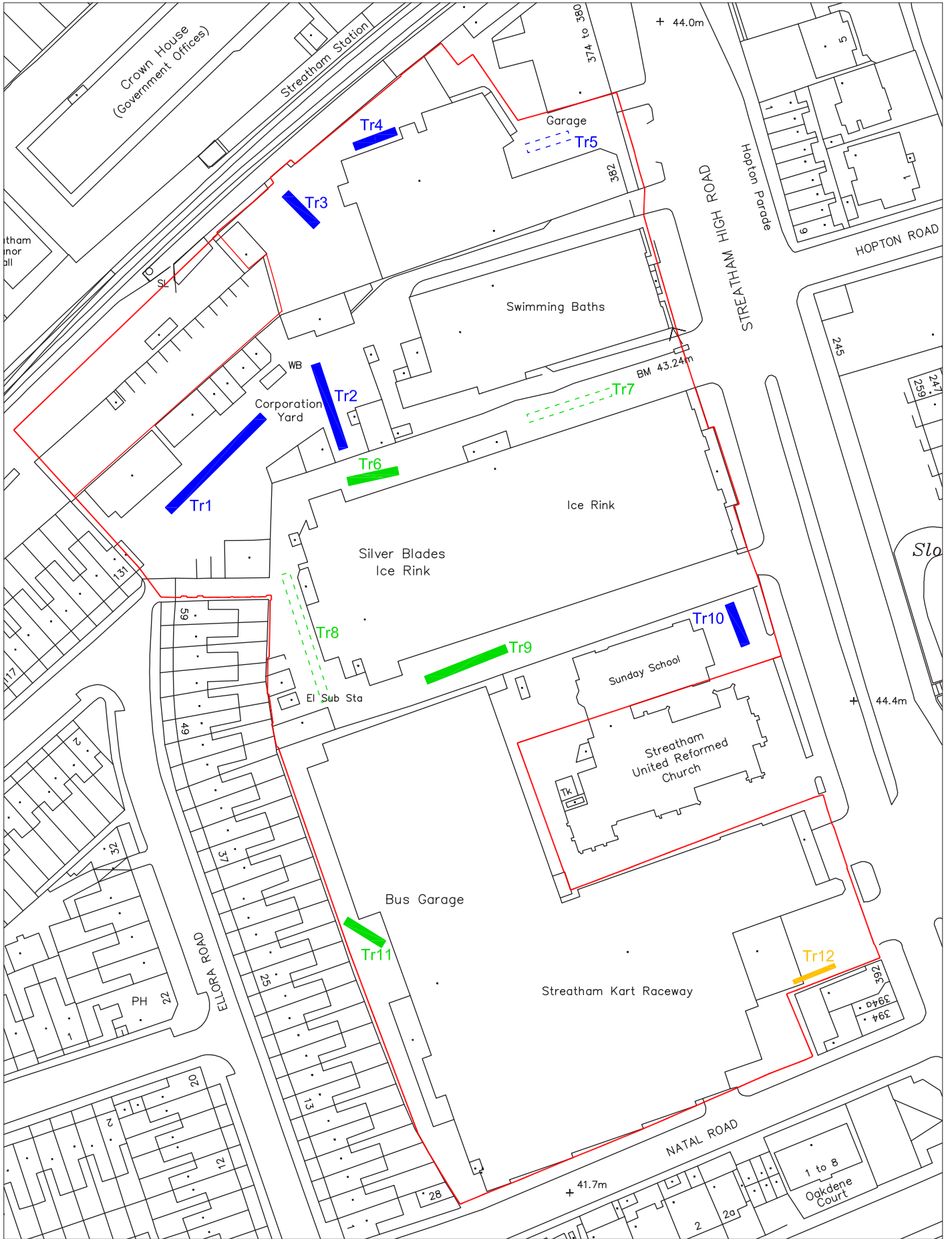


Figure 1: Site Location



Based on the Ordnance Survey's 1:1250 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 2 Evaluation Trench
- Phase 3 Evaluation Trench
- Unexcavated Evaluation Trench

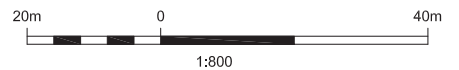


Figure 2: Detailed Site/Trench Location Plan

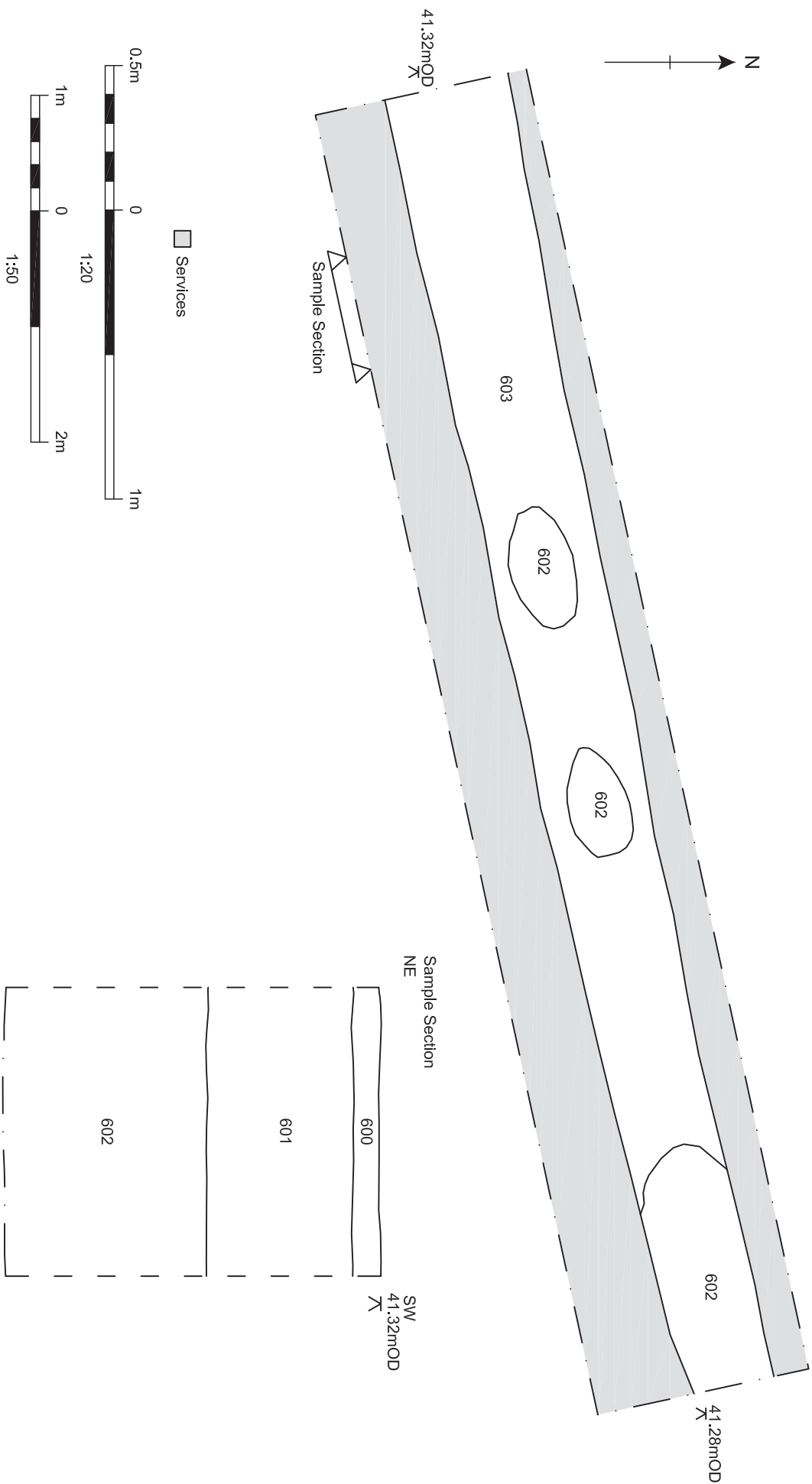


Figure 3: Trench 6: Plan (1:50) & Sample Section (1:20)

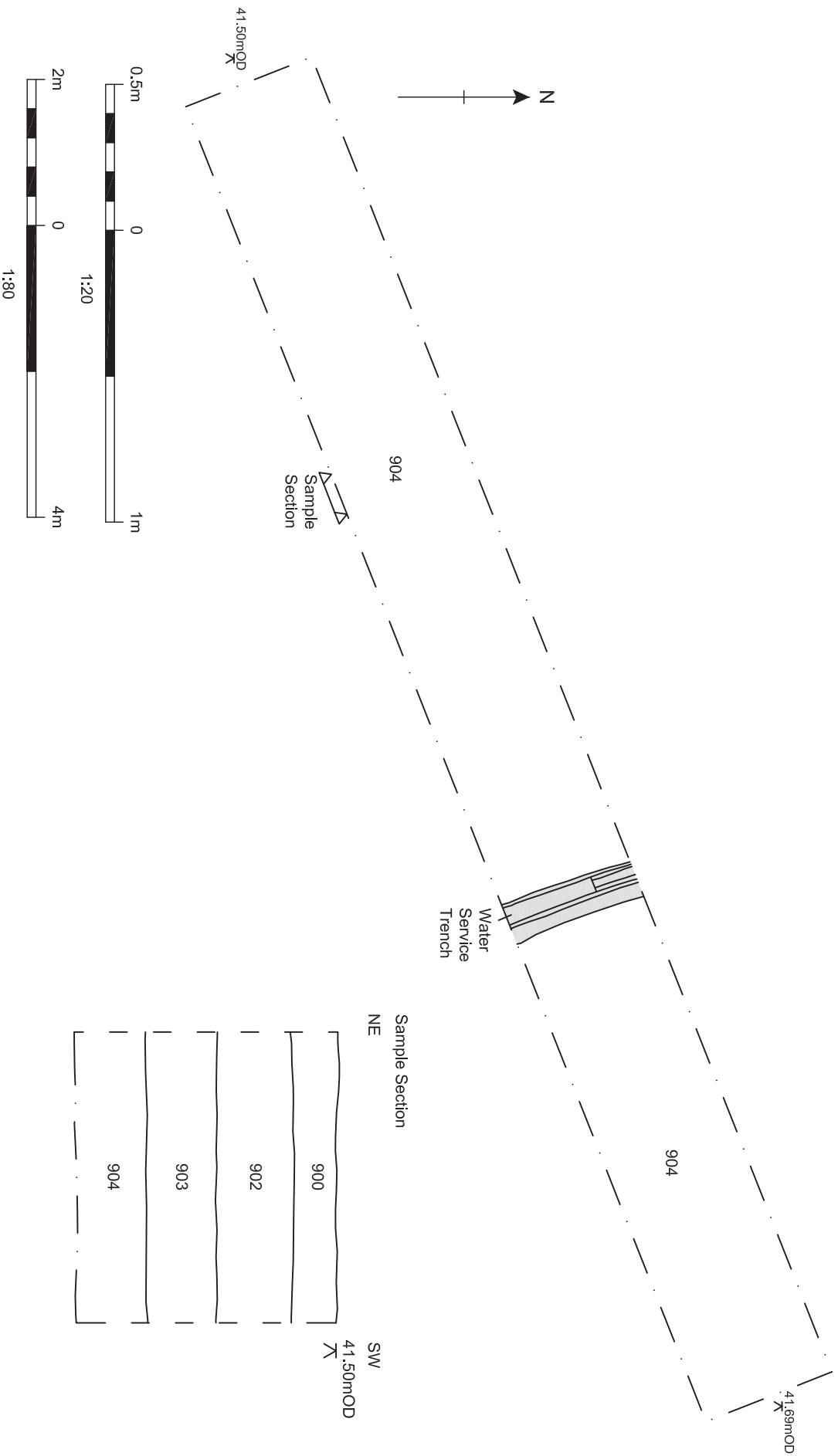


Figure 4: Trench 9: Plan (1:80) & Sample Section (1:20)

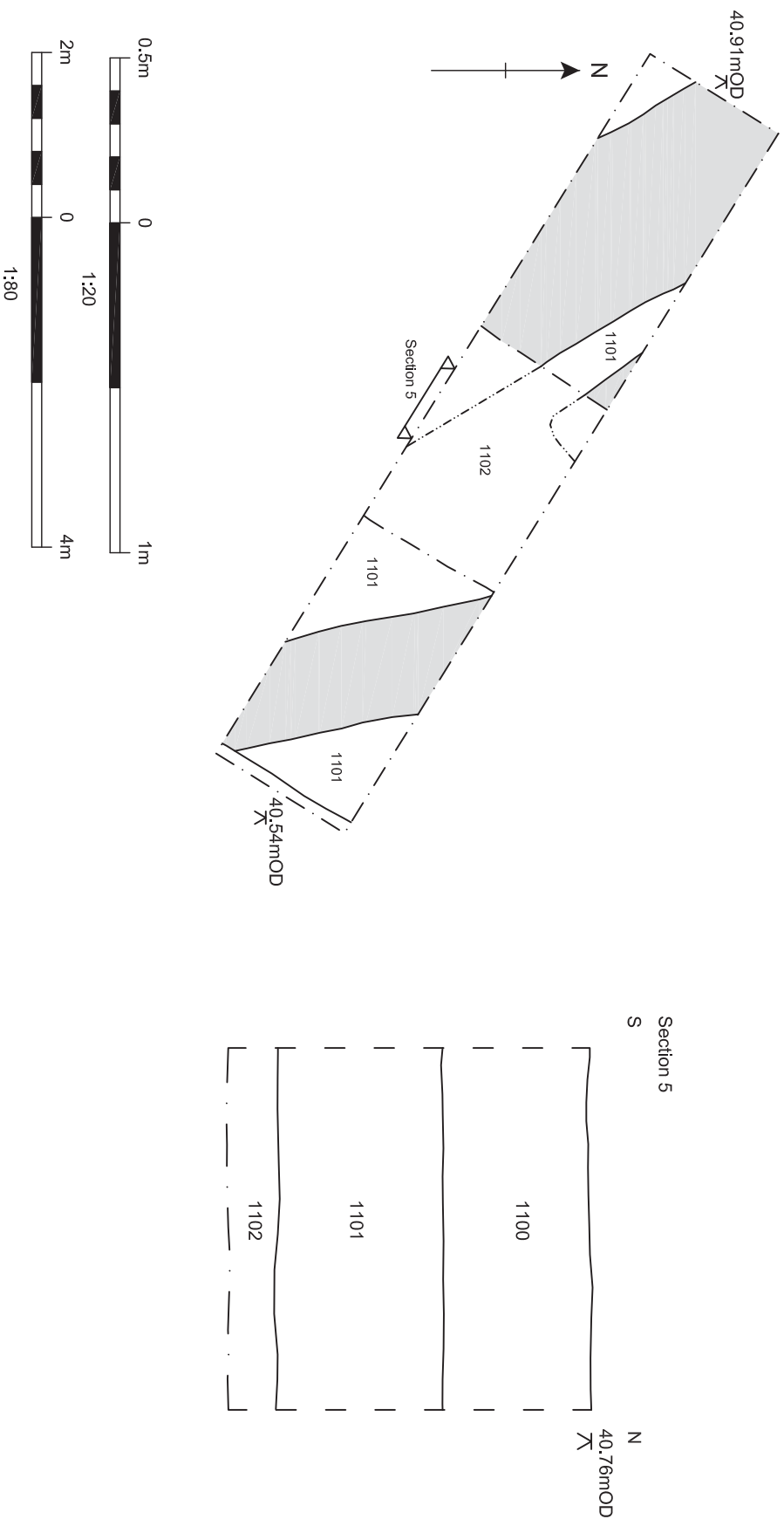


Figure 5: Trench 11: Plan (1:80) & Sample Section (1:20)

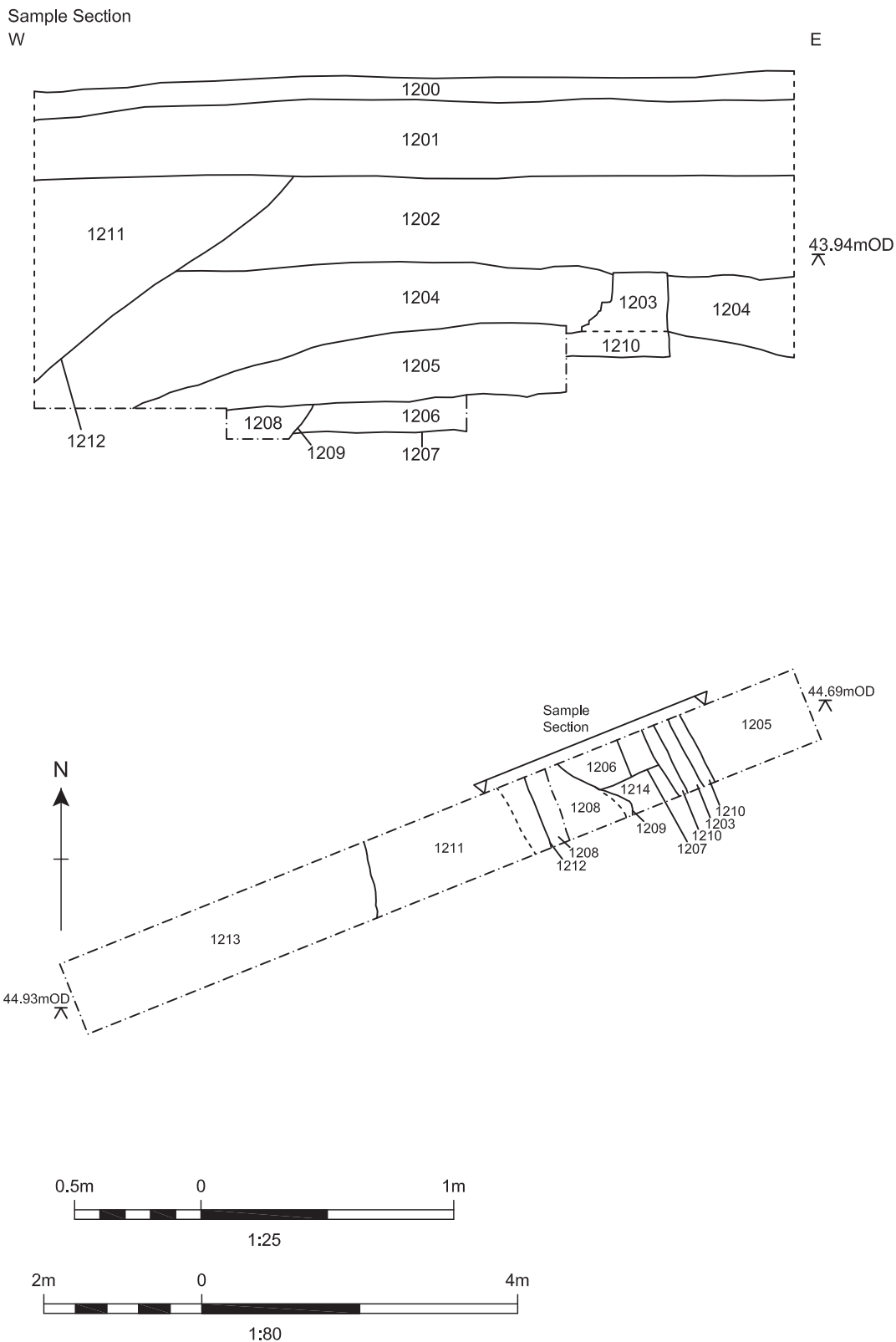


Figure 6: Trench 12: Plan (1:80) & Sample Section (1:25)

Appendices

Appendix A – Context Register

Context No.	Context Description	Length	Width	Thickness
600	Modern surface	12.00m	1.80m	0.10m
601	Made ground	12.00m	1.80m	0.50m
602	Made ground	12.00m	1.80m	0.70m
603	Disturbed natural	12.00m	1.80m	NFE
900	Modern surface	20.00m	1.80m	0.25m
901	Made ground	7.50m	1.80m	0.20m
902	Made ground	12.50m	1.80m	0.26m
903	Made ground	12.50m	1.80m	0.25m
904	Natural	20.00	1.80m	NFE
1100	Modern surface	10.00m	1.80m	0.45m
1101	Made ground	10.00m	1.80m	0.50m
1102	Natural	2.80m	1.80m	0.15m
1103	Concrete footing	4.00m	1.50m	NFE
1200	Modern surface	5.00m	1.80m	0.20m
1201	Made ground	5.00m	1.80m	0.28m
1202	Mixed made ground	5.00m	1.80m	0.35m
1203	Late 19 th / early 20 th century wall	0.45m	1.80m	0.35m
1204	Demolition layer	5.00m	1.80m	0.25m
1205	Re-deposited natural	5.00m	1.80m	0.50m
1206	Pit fill	N.F.E.	N.F.E.	0.15m
1207	Pit cut	N.F.E.	N.F.E.	0.15m
1208	Pit fill	N.F.E.	N.F.E.	<0.15m
1209	Pit cut	N.F.E.	N.F.E.	<0.15m
1210	Concrete foundation	1.60m	1.80m	0.12m
1211	Pit fill	N.F.E.	N.F.E.	<0.80m
1212	Pit cut	N.F.E.	N.F.E.	<0.80m
1213	Concrete footings	N.F.E.	N.F.E.	<0.40m
1214	Natural	N.F.E.	N.F.E.	N.F.E.

Appendix B – Finds Assessment

Paul Fitz,
AOC Archaeology

A small assemblage were recovered from two contexts (1206) and (1208) during the excavation of Trench 12. Both contexts are post medieval in date, although a residual piece of medieval pot was among the assemblage.

A fragment of white clay tobacco pipe stem, 47mm in length and 8mm diameter (with 3mm hole bore), was retrieved from (1206). It is likely to be no earlier than nineteenth century.

Also recovered from (1206) was a single brick piece, dull purple in colour with yellow surface colouration, is shallow frogged and 102mm (4") in width and 60mm (2 $\frac{3}{8}$ "") thickness. The width is suggestive of a twentieth century date. Also present were a bonnet-hip tile, fresh orange in colour with a 13mm thickness, and a peg tile end (10mm thick) with two rounded peg holes.

Context (1208) contained a re-deposited medieval grey ware body sherd (8 grams) with coarse sand inclusion in the fabric and a small sherd (2 grams) of red transfer printed plate <1825+> highlight the mixed nature of this deposit. Also present in (1208) was a small sherd of dark green wine bottle and a pale pink-orange brick piece with a thickness of 60mm.

Discussion/Recommendations

The finds assemblage is small in size and has little significance on a local or national level.

The finds will be catalogued and amalgamated with other finds from this project. The building material can be discarded.

Material for illustration

None

Analysis of potential

The ceramic provides broad dating evidence for the features in which they occur.

Significance of the data

International and National: the assemblage is not of international or national significance.

Regional and Local: the assemblage is not of Regional or Local significance.

Further work required

No further work is recommended.

Preparation for deposition in the archive and conservation

None

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 a two phased archaeological evaluation was carried out in August 2011. The evaluation revealed a post-medieval wall footing and a large intrusional cutting likely to relate to the railway. The second phase of evaluation revealed truncated natural horizon overlaid by made ground. The third phase of evaluation revealed 18th/19th century pitting and structural remains relating to the early 20th century bus depot.

Project dates Start: 15-08-2011 End: 13-03-2012

Previous/future work Yes / Not known

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

Project supervisor Helen MacQuarrie

Type of developer
sponsor/funding
body

Name of Cyril Sweett
sponsor/funding
body

Project archives

Physical Archive LAARC
recipient

Physical Contents 'Ceramics'

Digital Archive LAARC
recipient

Digital Archive ID STH 11

Digital Contents 'Ceramics','Stratigraphic','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','Stratigraphic','Survey'

Paper available Media 'Context 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: A Historic Building Record and Conservation Assessment

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

Date 2011

Issuer or publisher AOC

Place of issue or publication London

Description 70 pages, 54 plates, 15 illustrations. A4

Project bibliography 2

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.

Project bibliography 3

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

Place of issue or London
publication

Description A4 sized (AOC in-house format)Desk Based Assessment

Entered by Helen MacQuarrie (helen.macquarrie@aocarchaeology.com)

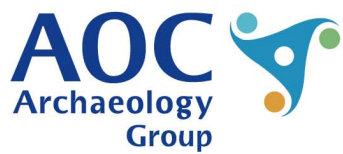
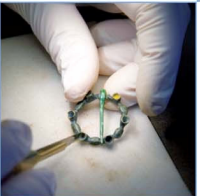
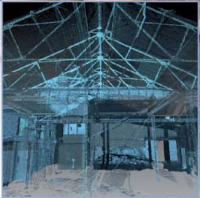
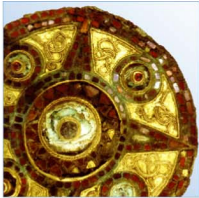
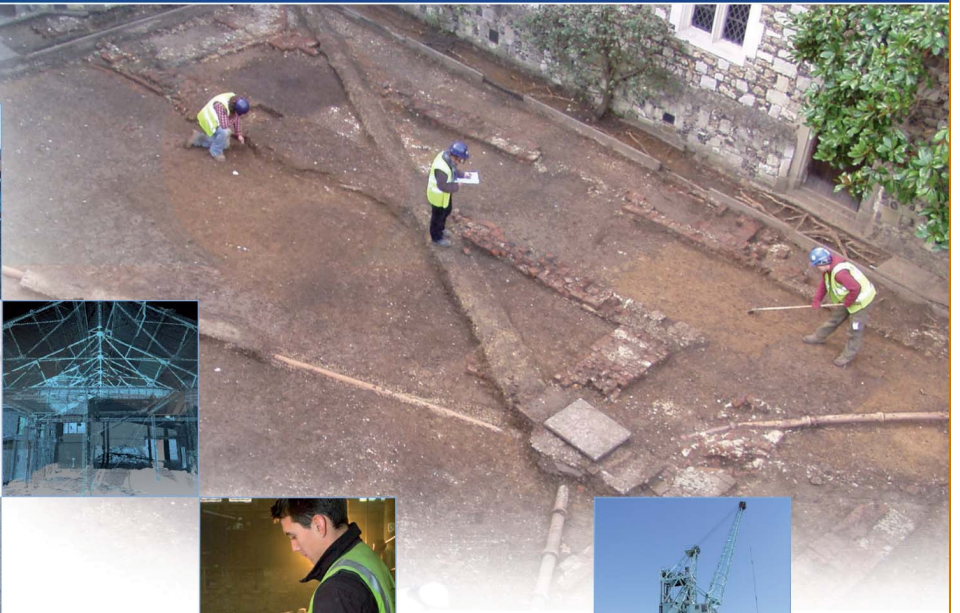
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AOC Archaeology Group, Unit 7, St Margarets Business Centre, Moor Mead Road, Twickenham TW1 1JS
tel: 020 8843 7380 | fax: 020 8892 0549 | e-mail: london@aocarchaeology.com

www.aocarchaeology.com