

1-9 Bondway and 4-6 Lambeth Place, Vauxhall, London Borough of Lambeth, An Archaeological Watching Brief Report

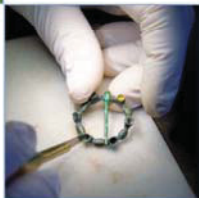
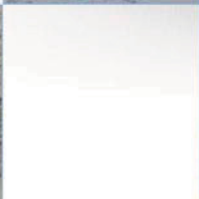
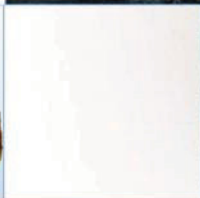
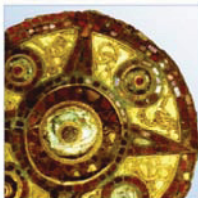
Planning Application Number: 10/03151/FUL

National Grid Reference Number: TQ 2867 8042

Site Code: BON12

AOC Project No: 31064

Date: July 2012



1-9 Bondway and 4-6 Lambeth Place, Vauxhall, London Borough of Lambeth

An Archaeological Watching Brief Report

On Behalf of:	URS Scott Wilson 6-8 Greencoat Place London SW1P 1PL
National Grid Reference (NGR):	TQ 2867 8042
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This document has been prepared in accordance with AOC standard operating procedures.

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Non-Technical Summary

An archaeological watching brief was undertaken by AOC Archaeology Group between the 27th January and 18th June 2012 at the site at 9 Bondway and 4-6 Lambeth Place, Vauxhall, London Borough of Lambeth. The work was undertaken on behalf of URS Scott Wilson. The watching brief was conducted during the ground reduction of a parcel of land located outside of the previous building.

The excavation revealed post-medieval soils overlying natural sandy brickearth and gravels. Also present were the structural remains of backfilled basements of properties that are likely to have bombed during the Second World War. No significant archaeological features were recorded on site.

The watching brief has now been completed and no further on site work is required.

Publication of the watching brief findings 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 site 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 This document details the findings of an archaeological watching brief undertaken at 9 Bondway and 4-6 Lambeth Place, Vauxhall, London Borough of Lambeth (Figure 1). The investigation took place from 27th January 2012 to the 18th June 2012 and comprised of the monitoring of ground reduction within a small parcel of land to the south of the previous structure that had occupied the site (Figure 2).
- 1.2 The site is centred on National Grid Reference (NGR) TQ 2867 8042. The site is bounded by the 'Big Issue' offices to the north, to the east is the viaduct and platforms of Vauxhall Station, to the south is the Rowton House Hostel, railway arches and light industrial buildings, whilst to the west is the Bondway and Vauxhall Bus Station.
- 1.3 The site was formerly occupied by three vacant two and three storied, basemented, office buildings; 4 South Lambeth Place, 6 South Lambeth Place and 1-9 Bondway. The buildings surrounded a central light well with a small tarmac surfaced yard situated at South Lambeth Place (Figure 2).
- 1.4 The development consists of the demolition of the existing structures and the construction of a new six storey building with lower ground floor comprising of a hotel with lobby and commercial units on the ground floor.

2 Planning Background

- 2.1 The local planning authority is the London Borough of Lambeth. Archaeological advice to the borough is provided by the Greater London Archaeological Advisory Service (GLAAS), part of English Heritage. Iain Williamson, Senior Archaeological Consultant at URS Scott Wilson is the archaeological consultant for the project.
- 2.2 Planning permission has been granted for the redevelopment of the site (10/03151/FUL), which included an archaeological condition. Planning Condition 26 states:

'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.'

- 2.3 The first stage of works involved the production of a desk-based assessment by URS Scott Wilson (Scott Wilson 2010).
- 2.4 Further to the results of the desk-based assessment, an archaeological watching brief was requested by the archaeological advisor to LB Lambeth. The works were carried out in accordance with a written scheme of investigation (WSI) (Scott Wilson 2011). The WSI was approved by the archaeological advisor prior to the commencement of works.
- 2.5 This report details the results of the archaeological watching brief. The archaeological watching brief conformed to current best archaeological practice and local and national standards and guidelines.
 - English Heritage – Management of Archaeological Projects (EH 1991).
 - 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).

3. Geology and Topography

- 3.1 British Geological Survey (BGS) mapping indicates that the underlying solid (Tertiary) geology of the site is the London Clay Formation. The superficial geology comprises River Terrace Deposits of the Kempton Park Gravels. To the west of the site lie alluvial deposits formed from sand, silts and clay of the Thames flood plain (Sheet 270 South London).
- 3.2 Geotechnical information indicates a stratigraphic sequence comprising Kempton Park Terrace Gravels overlain by made ground deposits and modern concrete surfacing (Ian Farmer Associates, 2010). This suggests that any deposits with the potential to contain remains of archaeological interest have either been removed or significantly impacted by previous construction and demolition activity within this part of the site.

4. Archaeological and Historical Background

The known heritage baseline conditions and archaeological potential of the site were assessed in a previous desk-based assessment (Scott Wilson 2010). The results of the desk-based assessment are summarised below.

4.1 The Prehistoric Periods

(Palaeolithic c. 500,000 – 10000 BC; Mesolithic c. 10000 to 4000 BC; Neolithic c. 4000-2200 BC; Bronze Age c. 2200-700 BC and Iron Age c. 700 BC - AD 43)

- 4.1.1 Evidence for early prehistoric occupation in the vicinity of the site is limited. An isolated flint core of Palaeolithic date is recorded to the northeast of the site, while worked antler tool and a flint blade of Mesolithic date have been recovered from the Thames foreshore to the west.
- 4.1.2 Archaeological excavations on South Lambeth Road have identified a possible focus for Neolithic settlement with a number of pits containing Late Neolithic flints and pottery. A number of flint implements and flakes dating from the Neolithic period have been recovered from the Albert Embankment and a jadeite axe from the River Thames.
- 4.1.3 During the Bronze Age evidence for settlement of the area surrounding the site has been recorded at South Lambeth Road and on the Thames foreshore at Nine Elms where an important wooden structure comprising twenty substantial timbers (up to 0.6m in diameter) paired in two parallel rows have been discovered. The structure has been radiocarbon dated to c.1500 BC and interpreted as either a jetty or bridge/walkway connecting the southern bank of the Thames to a now lost eyot in the deeper river channel. Associated with the timber structure were two copper alloy side-looped spearheads of Middle Bronze Age. Numerous other finds of Bronze Age metalwork have been recovered from the River Thames at Vauxhall.
- 4.1.4 Evidence for occupation of the area surrounding the site during the Iron Age is limited to several pits containing pottery excavated during archaeological investigations at South Lambeth Road.

4.2 The Roman Period (AD 43 – AD 410)

- 4.2.1 During the Roman period the site would have been located some distance from the centre of occupation in the City of London and south of the Thames at Southwark. Evidence for Roman occupation is therefore limited to a single shard of possible Roman glass recovered during an archaeological watching brief at 62 Bondway and an unidentified vessel found during metal detecting of the Thames foreshore.

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

- 4.3.1 During the late Saxon period the area surrounding the site would have comprised agricultural land which formed part of the Manor of Lambeth recorded in the Domesday Survey of AD 1086. Evidence for Saxon field systems and a plough soil has been recovered from the Albert Embankment and South Lambeth Road respectively.
- 4.3.2 Evidence for the medieval occupation of Vauxhall is well documented with the medieval village located in the area of the present day Wandsworth Road and the manor of Vauxhall located on the site now occupied by the M16 building on the northern side of Vauxhall Cross. Immediately north of the site, on South Lambeth Road, a medieval bridge; known as Coklesbrugge or Cox's Bridge, crossed the River Effra.
- 4.3.3 Archaeological excavations at South Lambeth Road have recorded evidence for medieval settlement in the form of post holes and refuse pits and the remains of a 13th to 14th century wall foundation constructed from worked Purbeck marble and ragstone blocks

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

- 4.4.1 By the 17th century Vauxhall was still essentially rural in character with a focus on market gardening and dairy farming to serve the growing city of London across the Thames. The expansion of London and Westminster along the northern bank of the Thames did not affect Vauxhall until the mid 18th century at which time Vauxhall was still relatively remote and situated away from the major river crossings of the Thames.
- 4.4.2 In the immediate vicinity of the site, significant features include the site of Vauxhall Fort, constructed in 1643 by Parliamentary forces as part of the defensive works to protect London from the Royalist army. North of the site, the site of a post-medieval turnpike gate is recorded at Vauxhall Cross.
- 4.4.3 No remains of post-medieval date are specifically recorded within the site, although the historic map regression illustrates that the site was beginning to be occupied by house plots fronting onto South Lambeth Road from the late 18th century onwards.
- 4.4.4 By the late 19th century the site had been almost entirely been built on being subdivided between approximately twelve properties. The extant railway viaduct immediately east of the site had also been constructed by this time. The 1941 London County Council Bomb Damage Map records that the site was badly damaged by enemy action. By 1949 Ordnance Survey mapping records that all of the houses fronting South Lambeth Place had been demolished and cleared, as had Nos. 7 and 9 Bondway. No.5 Bondway was by that time a ruin. The map shows the site had largely been cleared and subdivided into three principal plots.
- 4.4.5 By the early 1960s the site had been redeveloped and the office buildings that currently occupy the site had been constructed. Detailed plans of these buildings indicate that large areas of the site have been truncated by basements resulting in Nos. 1-9 Bondway and the central area of the site having no archaeological potential.

5. Aims of the Investigation

5.1 The aims of the watching brief were defined as being:

- to record the presence/absence, location, nature, extent, date, depth, condition, state of preservation, significance and complexity any subsurface archaeological remains revealed by ground reduction activities within the site;
- to record the location and extent of any modern ground disturbance, revealed by ground reduction activities within the site;
- to record the condition or state of preservation of any archaeological deposits or features encountered; and
- to recover the range, quality and quantity of artefactual and any surviving environmental evidence present.
- To make available to interested parties the results of the investigation.

5.2 The potential research aims of the watching brief were defined as being:

- Understanding London's hydrology and river systems and tributaries and the relationships between rivers and floodplains;
- Examining the concept of core/periphery for different periods in London's past, as a means of understanding a settlement and its environs, a city and its hinterland;
- Contributing to our understanding of the creation of the London suburbs;
- Understanding the reasons for evolution of the road systems, street layouts, river crossings and ferries, and their importance as engines of development and change;
- Understanding how water supply and drainage provision were installed and managed; and
- Analysing field data to improve our understanding of agricultural practices in the region.

5.3 The final aim was to make public the results of the investigation, subject to any confidentiality restrictions.

6. Methodology

6.1 The watching brief consisted of the monitoring of ground reduction within the previous yard/parking area outside the previously truncated building footprints.

6.2 The ground reduction was carried out using a 13 tonne tracked mechanical excavator with a short toothed bucket, under the constant supervision of the archaeological Project Officer.

6.3 The site code BON12 was obtained from the LAARC, London Archaeological Archive Resource Centre, and was used as the site identifier for all records produced.

6.4 The excavated area was located to the National Grid and the levels calculated using known heights on the site. The value of the known height was recorded as 4.80mOD.

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

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

- English Heritage - Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork (EH 1998a).
- Institute for Archaeologists - Standard and Guidance for Archaeological Watching Brief (IfA 2008).

- 6.7 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. [].
- 6.8 Written descriptions, comprising both factual data and interpretative elements, were recorded on standardised sheets.

7. Results

Table of the stratigraphic sequence

Context No	Depth	Height of Deposit (mOD)	Description/Interpretation
100	0.20m	4.80m – 4.60m	Concrete and Tarmac surface.
101	1.20m	4.60m – 3.40m	Dark grey brown sandy clay with inclusions of brick, oyster shell and clay tobacco pipe.
102	0.80m	3.40m – 2.60m	Mid orange brown sandy clay. Natural clay.
103	0.50m+	2.60m – 2.10m+	Orange brown dense sandy gravel. Natural river gravels.

- 7.1 The lowest deposit recorded on site was (103), a 0.50m+ thick layer of orange brown dense sandy gravel, interpreted as natural terrace gravel. Overlying the gravel was (102), a 0.80m thick layer of mid brown sandy clay interpreted as possible brickearth. Above (102) was layer (101), a 1.20m thick layer of mid brown sandy clay interpreted as buried soil. Finds observed, but not recovered, were brick fragments, oyster shell and clay tobacco pipe stems. The buried soil is likely to represent the period when the site was rural in character.



Plate 1 – Section showing a modern concrete wall, red brick basement backfill and buried soil horizon.

- 7.2 Cutting into (101) were a series of post-medieval brick walls and concrete floors forming the remains of basements belonging to the properties that had occupied the site during the late 19th century (Figure 2). Basement [104] had no upstanding walls remaining *in situ* but the concrete floor was still intact. Above the floor was frequent loose brick and mortar that is likely to be a deposit deriving from demolition. . This was also observed in basements [105] and [110], located to the north of basement

[104]. Both basements contained the remains of upstanding walls, with [105] still having its southern and northern walls whilst [110] only had its southern wall intact. In both basements the floor was still *in situ*. Overlying the walls was (106), a 2m thick layer of loose brick and mortar identical to the backfill discussed above.



Plate 2 – Basement Wall [105]



Plate 3 – Basement wall [110] and wall [109]

- 7.3 A single red brick wall [109], aligned northeast-southwest was recorded during ground reduction between concrete bases. The wall measured 2.75m x 0.45m x 1.50m deep and was built in red brick. The wall did not appear to be part of a basement structure although it is likely to have been constructed during the same period.
- 7.4 Further footings were observed in the eastern section of the site following ground reduction. Red brick wall [107] was only observed in section and is likely to be associated with further basements or the foundations of the earlier building. Yellow brick wall [108], observed originally in section, was further exposed during ground reduction. The wall was constructed on a concrete base which measured approximately 2.50m x 2.50m. It is unclear what the concrete base, along with the other structural elements, were part of as they are located outside the area of the previous basement building.
- 7.5 Overlying the area was (100), a 0.20m thick layer of concrete represent the current surface.
- 7.6 No significant archaeological remains or finds were recorded during the archaeological works.

8 Finds

- 8.1 No finds were recovered during the site investigations.

9 Discussion

- 9.1 The archaeological watching brief accomplished its aim of establishing the presence/absence of archaeological remains. The natural terrace gravel and brickearth deposits were recorded on site overlaid by a thick layer of buried soil. The buried soil contained limited finds, which indicate a post-medieval date, which suggest the site was located within the rural setting during that period.
- 9.2 Cutting into the buried soil was a series of red and yellow brick walls along with concrete floors which are likely to represent the remains of basement and footings of the buildings that had previously occupied the site in the early 19th century.
- 9.3 Overlying the basements floors was a thick layer of loose brick rubble backfill followed by a 0.20m layer of concrete representing the modern floor surface.
- 9.4 No significant archaeological remains were recorded on site.

10 Publication

- 10.1 Due to the nature of the project, initial publication is expected to be limited to a summary in the London Archaeologist Round-up and publication via the Archaeological Data Service (ADS) (Appendix B).

11 Archive deposition

- 11.1 On completion of the project, the archive, consisting of paper records, drawings, and digital photographs, will be deposited with the London Archaeological Archive and Resource Centre.

12 Recommendations

- 12.1 Due to the nature of the site investigation, no further work is required on site.

13 Bibliography

- British Geological Survey, 1:50,000 Series Solid and Drift Geology mapping Sheet 270 South London
- EH (1991). *Management of Archaeological Projects*. (English Heritage London Region)
- EH (2009). *Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork*. (English Heritage London Region).
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URS Scott Wilson (2010). 1-9 Bondway and 4-6 South Lambeth Place, Vauxhall, London Borough of Lambeth; Heritage Desk Based Assessment

URS Scott Wilson (2011). *1-9 Bondway and 4-6 South Lambeth Place, Vauxhall, London Borough of Lambeth Written Scheme of Investigation for Archaeological Watching Brief*

9 BONDWAY AND 4-6 LAMBETH PLACE, VAUXHALL, LONDON BOROUGH OF LAMBETH:
AN ARCHAEOLOGICAL WATCHING BRIEF REPORT

Site Location Within London

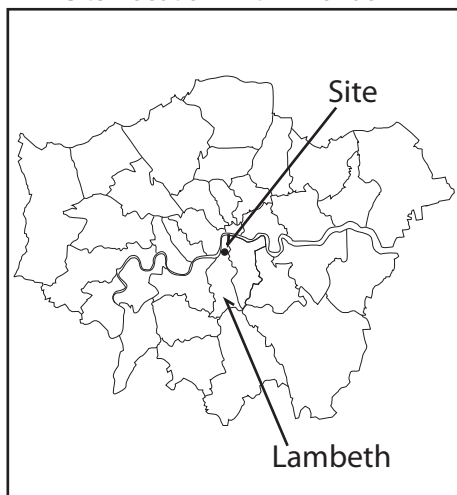


Figure 1: Site Location

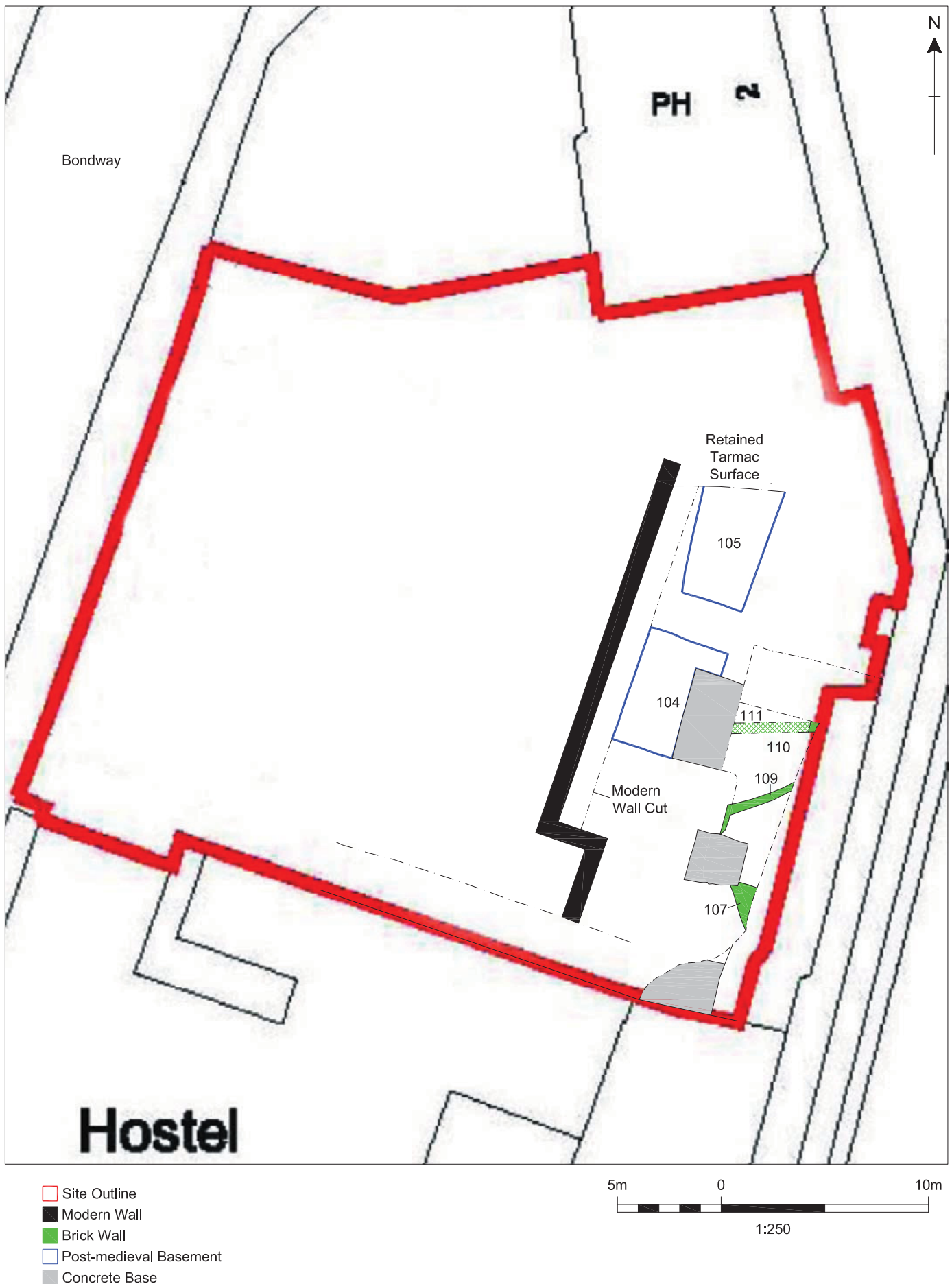


Figure 2: Plan of Features Seen During Watching Brief

Appendices

Appendix A – Context Register

Context No.	Context Description/Index code	Length	Width	Depth
100	Concrete/Tarmac			0.20m
101	Buried Soil			1.20m
102	Brickearth/Natural			0.80m+
103	River Gravels			0.50m+
104	Basement			2.00m
105	Basement			2.00m
106	Basement backfill			2.00m
107	Basement wall			1.50m
108	Brick wall or footing			1.60m

Appendix B – Oasis Form

OASIS ID: aocarcha1-110786

Project details

Project name 1-9 Bondway/4-6 South Lambeth Place

Short description of the project An archaeological watching brief was undertaken by AOC Archaeology Group between the 27th January and 18th June 2012 at the site at 9 Bondway and Lambeth Place, Vauxhall, London Borough of Lambeth. The work was undertaken on behalf of Scott Wilson. The watching brief was conducted on the ground reduction of a parcel of land located outside of the previous building on site. The excavation revealed post-medieval soils overlying natural sandy brickearth and gravels. Also present were the structural remains of backfilled basements of properties that are likely to have bombed during the Second World War. No significant archaeological features were recorded on site.

Project dates Start: 27-01-2012 End: 18-06-2012

Previous/future work No / Not known

Any associated project reference 31064 - Contracting Unit No. codes

Any associated project reference BON12 - Sitecode codes

Type of project Recording project

Site status Area of Archaeological Importance (AAI)

Current Land use Industry and Commerce 3 - Retailing

Monument type WALL Post Medieval

Significant Finds UNCERTAIN Uncertain

Investigation type "Watching Brief"

Prompt Direction from Local Planning Authority - Direction 4

Project location

Country England

Site location GREATER LONDON LAMBETH LAMBETH 1-9 Bondway and 4-6 South Lambeth Place

Postcode SE11

Site coordinates TQ 03680 79420 51 0 51 30 13 N 000 30 21 W Point

Height OD / Depth Min: 3.00m Max: 3.00m

Project creators

Name of Organisation AOC Archaeology

Project originator brief EH GLAAS

Project originator design URS Scott Wilson

Project director/manager Alan Ford

Project supervisor Catherine Edwards

Project supervisor Chris Adams

Type of sponsor/funding body Consultancy

Name of sponsor/funding body URS Scott Wilson

Project archives

Physical Archive
recipient LAARC

Digital Archive
recipient LAARC

Digital Media
available "Images raster / digital photography", "Text"

Paper Archive
recipient LAARC

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

Project
bibliography 1

Publication type Grey literature (unpublished document/manuscript)

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REPORT

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

Date 2012

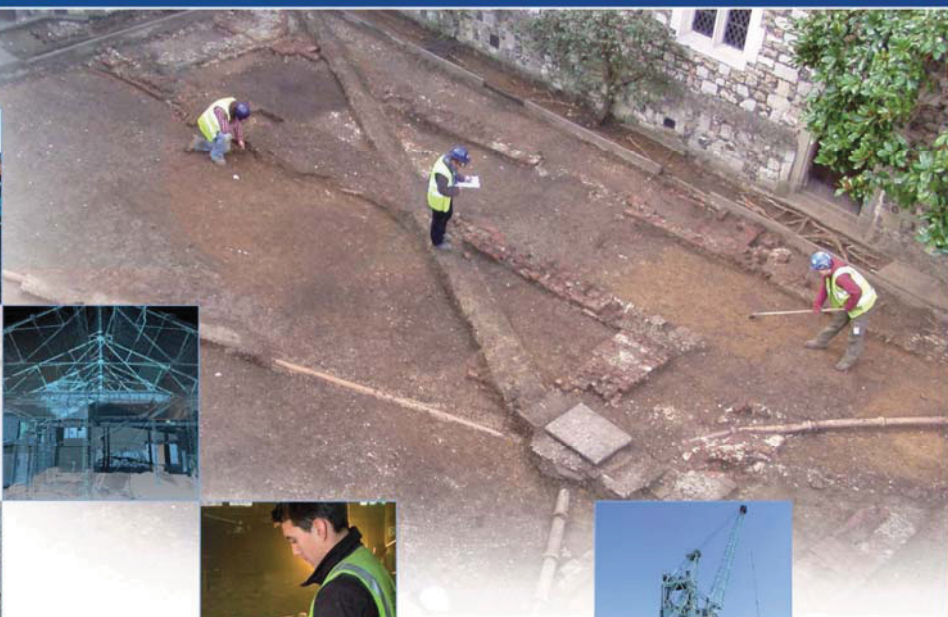
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