

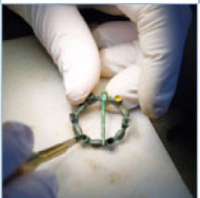
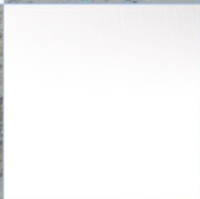
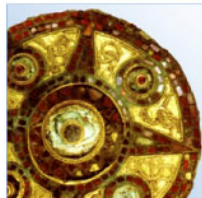
Caius House, Holman Road, Battersea, London Borough of Wandsworth, An Archaeological Evaluation and Historic Building Recording Report

Planning Application: 2006/1979

Site Code: HLB 08

AOC Project No.: 7899

March 2008



Caius House, Holman Road, Battersea, London Borough of Wandsworth

An Archaeological Evaluation and Historic Building Recording Report

On Behalf of:	Thornsett Residential Ltd Thornsett Group Ltd 34 Margery Street London WC1X 0JJ
National Grid Reference (NGR):	TQ 2674 7619
AOC Project No:	7899
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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 Scheme of Investigation consisting of a Field Evaluation and Historic Building Record was undertaken by AOC Archaeology in January 2008 at Caius House, Holman Road, Battersea, London Borough of Wandsworth (NGR) 2674 7619.

The evaluation consisted of 2 trenches and revealed wall remnants, made ground and a buried garden soil of late 19th century date. No finds or features of archaeological significance were present.

The Historic Building Record showed that Caius House consisted mainly of elements from the initial 1892 construction. Three phases of additions and alterations followed, mainly as a result of changing community needs. The only notable aspect of Caius House is the memorial stained glass window designed by Sir Edward Burne-Jones.

1. Introduction

- 1.0.1 This document is a report on an Archaeological Evaluation and Historic Building Recording undertaken at Caius House, Holman Road, London Borough of Wandsworth.

1.1 Site Location

- 1.1.1 The site is located at Caius House, Holman Road, Battersea, London Borough of Wandsworth, SW11 3RL (Figure 1). It is centred on National Grid Reference (NGR) TQ 2674 7619, and is within land bounded by a builder's yard to the north, recreation ground to the east, Holman Road to the south and Lombard Road to the west. The site is rectangular in shape (Figure 2). The area affected by the development covers a total area of approximately 1526 m².

1.2 Planning Background

- 1.2.1 Currently the site is occupied by Caius House. The proposed development is for a mixed use community and residential building. It comprises one level of basement for car parking with the ground floor used for a variety of community purposes including a column free sports hall. Above this will be residential units to 7/8 storeys and stepped roof gardens.
- 1.2.2 The local planning authority is London Borough of Wandsworth. Archaeological advice to the council is provided by Diane Walls of the Greater London Archaeological Advisory Service (GLAAS).
- 1.2.3 Planning permission has been granted by the Local Planning Authority, subject to conditions. The archaeological condition required Historic Building Recording of Caius House itself and a phased programme of archaeological fieldwork, commencing with evaluation by trenching. Further work is subject to the results of the evaluation work.
- 1.2.4 The site lies within an Archaeological Priority Zone. Caius House is not a listed building.
- 1.2.5 The first stage in the programme of work was the production of a Written Scheme of Investigation (AOC 2008). This document reports on the results of the Historic Building Record and the archaeological evaluation.

1.3 Geology and Topography

- 1.3.1 The British Geological Survey map (BGS Sheet 270), indicates that the site is situated upon River Brickearths.
- 1.3.2 No geotechnical investigations have been conducted within the proposed development area.

2. Archaeological & Historical Background

Prehistoric (before c.AD43)

- 2.1 Although there have been a considerable number of discoveries of early prehistoric material in the Borough of Wandsworth as a whole, as well as in the vicinity of the site, no finds have been recovered from the site itself.
- 2.2 While many finds of the Mesolithic and Neolithic period have been dredged from the Thames within the Borough of Wandsworth, similar discoveries are far less common on dry land. A Mesolithic axe was found in 1874 at the low tide mark some 60m from Battersea Bridge.
- 2.3 One of Britain's greatest archaeological treasures is the Battersea shield, a magnificent example of Iron Age decorative art which is now on display at the British Museum. The shield was found in the river near Battersea, and had probably been thrown into the river as a ritual offering. However given the power of the Thames tides, it is impossible to locate the original point of offering. Deposition of these objects near to Battersea is dependant on the bend in the river.
- 2.4 The river at Battersea has cut into a prehistoric landscape of considerable archaeological interest. Recent exploration along the Thames foreshore has found evidence of a submerged forest, probably of Bronze Age date, on the Chelsea bank of the river. There are also exposures of peat deposits on the foreshore immediately upstream of the Pagoda in Battersea Park. The foreshore along side the site and further south has not produced interesting evidence in the recent survey, but this is an area of aggregation where the river sediments and post-medieval reclamation have buried the ancient landscape. Evidence of Bronze Age woods and marshes either side of the Thames shows that the main channel was narrower than it is today. This is probably because the river here had braided with several channels winding between low islands and eyots. This complex landscape was naturally attractive to early human settlement, offering ready defence, easy access to water transport and a full range of river resources.

Roman (c. AD43 – 450)

- 2.5 The Roman settlement of Londinium was located where the modern City of London is today, a considerable distance to the north-east of the proposed development site. Only one find has been recorded in the GLSMR dating from this period, an isolated cache of eight pewter ingots of Syragius with Christian markings on them were discovered near Battersea Bridge.

Anglo-Saxon (c. 451 – 1065)

- 2.6 The earliest known reference to Battersea dates from 693 AD in an Anglo-Saxon charter when Caedwalla, King of the West Saxons, granted 'Batricesege' to Ethelburga, Abbess of Barking. The Saxon settlement at this date appears to have been limited to the area of Battersea Village, although the exact location is unknown. There are no finds of Saxon Date within the vicinity of the site.

Medieval (1066 – 1485)

- 2.7 Battersea is mentioned in the Domesday Book of 1086 and is recorded as a settlement of some substantial size. It is reported to have had a church, 7 mills, 45 villagers, 16 small holders, 14 ploughs, 8 slaves and 50 pigs.
- 2.8 Documentary evidence suggests a medieval manorial complex, likely situated to the northeast of Battersea Churchyard. The Manor boundary is thought to have extended from Westbridge Road and

Hyde Lane to the shore of the Thames and contained a manor house, brew house, barns, stables and fishponds.

- 2.9 The medieval village was to the south and east of the church (now the southern part of Battersea Church Road), and eventually extended down Battersea High Street. It is thought that the original manor was replaced in the later medieval period though it was wholly destroyed in 1778, with the exception of the south wing which was incorporated into a mill and distillery. The building was completely demolished in the 1920s.
- 2.10 Medieval activity, in particular wharf and jetty features have also been recorded in several locations along the Thames foreshore.

Post-medieval (1485 – modern)

- 2.11 It is during the Post-medieval period that the site and the surrounding area began to experience development. In the 17th century Battersea and Wandsworth were famous for their market gardens. These were improved by an influx of Huguenot refugees fleeing persecution for their protestant religion in France and Holland. These settlers became famous for the quality of their produce, especially asparagus. The Huguenots were also renowned for various industrial trades including the manufacture of brass, copper, ironware, enamels, as well as being hat makers and dyers.
- 2.12 During the 18th and 19th centuries the area became increasingly popular with the wealthy because of its rural nature. The popularity of Wandsworth and Battersea is revealed in the number of large houses that were built at this date.
- 2.13 Market gardening remained the dominant activity in the Wandsworth and Battersea area well into the middle of the 19th century.

Caius House

- 2.14 Caius House opened as a church and community centre as part of the Caius Mission in 1892-3 as a joint venture between St Mary's Church, Battersea and Caius College, Cambridge. It has continued as a place of worship and community activity to the present day.
- 2.15 The foundation of missions across London are mentioned in *The Royal Guide to the London Charities* (Fry 1917) describing how “educated men and women, putting theory into practice, take up their abode with the poor, striving by force of example to raise the moral tone of the district in which they have settled.” Caius House is mentioned specifically where “the University of Cambridge has taken charge of the vast population on the south of the Thames... South London is apportioned to various colleges; for instance... Caius, in Battersea”.
- 2.16 The stained glass window located in the western gable on the first floor has been identified as a design by Sir Edward Burne-Jones¹. Sir Edward Burne-Jones, (1833 - 1898) was an English artist and designer closely associated with the Pre-Raphaelite Brotherhood, and largely responsible for bringing the Pre-Raphaelites into the mainstream of the British art world².

¹ Confirmation by the Victoria & Albert Museum, London. 2007

² http://en.wikipedia.org/wiki/Edward_Burne-Jones

- 2.17 This window commemorates the lives of four young men who died tragically in a drowning accident in Saltdean in August 1912 while the Caius Summer Club was in session at Rottingdean near Brighton. Lady Georgiana Burne-Jones had a home in Rottingdean and, upset by the tragedy, offered to release an Edward Burne-Jones memorial window to the memory of the four boys³ (see Appendix B). (Edward Burne-Jones had died in 1898).
- 2.19 Edward Wilson - the artistic scientist who died with Captain Scott - briefly took up residence in the Caius Mission house in Battersea, where he became engaged in youth clubs and Sunday school classes for the children of the Battersea slums.⁴
- 2.20 A boxing club was set up in 1912 by William Charles Lovett (1873-1954). The Caius Boxing Club was famous for sending boys to major championships including the Commonwealth and Olympic Games. The boxing club remained at the mission until the time of survey.

3. Aims and Objectives

Evaluation

- 3.1 The aims of the Evaluation were defined as being (AOC Archaeology 2008):
- 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 Diane Walls (GLAAS) to make an informed decision on the status of the condition on the planning permission, and any possible requirement for further work in order to satisfy that condition.
 - To make available to interested parties the results of the investigation in order to inform the mitigation strategy as part of the planning process.
- 3.2 The specific objectives of the Evaluation were defined as being (AOC Archaeology 2008) to:
- Determine the presence of any remains of prehistoric date.
 - Determine the presence of any remains of Saxon date on the site.
 - Assess the potential of the site to inform on the medieval development and chronology of Battersea.
 - Assess the degree and extent of truncation of earlier deposits by the phase's of late post-medieval and modern buildings on the site.
- 3.3 The final aim was defined as being to make public the results of the investigation, subject to any confidentiality restrictions (AOC Archaeology 2008).

³ Carole Watts (see Appendix B)

⁴ www.edwardwilson.com

Historic Building Recording

- 3.4 The aim of the building investigation was to record and analyse the building, its features and fabric of archaeological or historic interest. The purpose of this was to provide a permanent archival record of the historic form and development of the structure in its current form.
- 3.5 The Level 1 record is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. The record comprised the following key elements. The objectives of the record were to produce:
- A visual record of the buildings in their current state through photography
 - A detailed description and analysis of buildings in terms of plan form, materials and layout
 - Analyse the historic development of the buildings in the context of documentary research
 - Disseminate the findings in an illustrated report

4. Methodology

Evaluation

- 4.1 A unique site code, **HLB 08** was obtained from LAARC.
- 4.2 The evaluation was undertaken in two days by Tim Carew, Project Officer. The site was monitored by Diane Walls (GLAAS) for London Borough of Wandsworth and Andy Leonard for AOC Archaeology.
- 4.3 The evaluation consisted of 2 machine-excavated trenches measuring 10.00m x 2.00m (Figure 3). Before excavation the entire site was visually inspected and all trenches were scanned with a Cable Avoidance Tool (CAT) to check for live services.
- 4.4 All overburden was to be removed down to the top of the first recognizable archaeological horizon using a JCB with a 1.8m wide toothless ditching bucket. All machining was carried out under direct control of an experienced archaeologist. The site and spoil heaps were scanned visually for finds.
- 4.5 All excavation was undertaken with a view to avoiding damage to any archaeological features or deposits which appeared to be demonstrably worthy of preservation *in situ*. After machining the trenches were cleaned by hand, a potential archaeological feature investigated, and the trenches recorded.
- 4.6 All work was carried out in accordance with the Written Scheme of Investigation (AOC 2008). After recording, the trenches were backfilled with excavated material.
- 4.7 A TBM (Temporary Bench Mark) was set up on site transferred from an Ordnance Survey Bench Mark. The TBM had a value of 3.67mOD.
- 4.8 All of the work was carried out in line with Archaeological Guidance Paper (AGP): 3, *Standards and Practices in Archaeological Fieldwork* (English Heritage June 1998); and *IFA Standards and Guidance for Archaeological Field Evaluation* (IFA October 1995).

Historic Building Recording

- 4.9 The historic building survey was undertaken by Chris Adams during February 2008 in good natural daylight. All areas of the church were available for survey apart from the basement under the vestry (insufficient lighting) and the club's boxing room at the west end (no key available).
- 4.10 The works involved non-intrusive investigation of fabric and construction noting archaeological evidence and features of interest. The physical relationship between the various additions was observed together with the structure, fixtures and fittings.
- 4.11 The work was carried out in accordance with the Written Scheme of Investigation (AOC 2008) and *Understanding Historic Buildings* (English Heritage 2006).

5. Results

Evaluation

- 5.1 In both trenches there was a sequence of:

Tarmac
Made ground
Garden soil
Dirty brickearth
Brickearth (natural)

Trench 1 – (Figure 4)

- 5.2 Surface of Trench = 3.67m above Ordnance Datum (AOD)

Level (OD)	Depth (BGL)	Context Number	Description
3.67-3.53m	0.00-0.14m	(1/001)	Tarmac and hardcore. Made Ground.
3.53-3.22m	0.14-0.45m	(1/003)	Friable to compact light yellow brown silty sand and rubble. CBM (ceramic building material), glass. Made Ground.
3.22-2.82m	0.45-0.85m	(1/004)	Friable to compact dark brown sand. Oyster shell, clay tobacco pipe stem. Garden soil.
2.82-2.47m	0.85-1.20m	(1/005)	Friable brownish orange silty sand. Streaks of darker soil (same as 1/004). Fragments and flecks of CBM and oyster shell. 'Dirty' brickearth.
2.47m	1.20-1.30m	(1/006)	Friable brownish orange silty sand. No cultural material. Brickearth natural.

- 5.3 The earliest deposit was a natural Brickearth layer (1/006), sealed by a layer of 'dirty Brickearth' (1/005); a disturbed natural deposit. The garden soil layer (1/004) overlying (1/005) contained inclusions indicating a post-medieval, probably 19th century, date.
- 5.4 Following the disuse of the garden soil horizon, the land was built up with made ground (1/003). Inclusions from this deposit indicate an early 20th century date. A brick surface and wall (aligned east-west) with concrete footings (1/002) were above the made ground and formed an insubstantial

exterior surface dating to the early 20th century. This was in turn sealed by a hardcore and tarmac layer (1/001).

- 5.5 No significant archaeological remains were identified in Trench 1.

Trench 2 – (Figure 4)

- 5.6 Surface of Trench = 3.67m AOD

Level (OD)	Depth (BGL)	Context Number	Description
3.67-3.42m	0.00-0.25m	(2/001)	Tarmac and hardcore. Made Ground.
3.42-3.22m	0.25-0.45m	(2/002)	Friable to compact light yellow brown silty sand and rubble. CBM (ceramic building material), glass. Made Ground.
3.22-2.82m	0.45-0.85m	(2/003)	Friable to compact dark brown sand. Oyster shell, clay tobacco pipe stem. Garden soil.
2.82-2.72m	0.85-0.95m	(2/004)	Friable brownish orange silty sand. Streaks of darker soil (same as 2/003). Fragments and flecks of CBM and oyster shell. 'Dirty' brickearth.
2.72m	0.95-1.00m	(2/005)	Friable brownish orange silty sand. No cultural material. Brickearth natural.

- 5.7 The stratigraphy in Trench 2 was similar to that in Trench 1.
- 5.8 North-south walls with concrete footings were present, stratigraphically between (2/003) and (2/002). The inclusions in the made ground (2/002) indicate a late 19th to early 20th century date. Inclusions in the garden soil (2/003) show it was post-medieval, probably 19th century.

Historic Building Recording

Site Description (Figure 2)

- 5.9 The Mission Church was located on the corner of Holman Road and the Harroway Road, east of the junction with Lombard Road. The Harroway Road was originally a through road and was divided, pedestrianising the southern part of the road adjoining the church. An Electrical Sub Station (EDF Energy) adjoined the church to the north and there were playing fields to the east.
- 5.10 The church formed a broadly rectangular structure with various additions to the north. It was orientated approximately east - west and measured a maximum 31.2m E/W x 17.6m N/S. It had a nave to the east and chancel to the west. The main entrance was to the south via Holman Road (Figures 2 - 3)

Historic Plans (Figs 5-12, Appendix C)

- 5.11 Historic plans from James Cox⁵ and references from Church Plans Online⁶ have provided a very detailed sequence of events, particularly during the mission's development soon after construction in 1892.
- 5.12 Searching Church Plans Online states that there were 3 key development phases; 1892-93 (New Church), 1897 (Enlargement) and 1906 (Enlargement).
- 5.13 The plans supplied by James Cox (stored at the mission until 2007) are illustrated in Figures 5 - 12. There are 3 sets of plans from 1892, 1900 and 1908.
- 5.14 The 1892 plans (Figures 5 - 8) show how a full scheme was designed at the outset with various enlargement proposals planned for the years ahead, perhaps as funding became available. Figure 5 shows the entire scheme proposal; room functions are labelled including a large Sunday School Room with adjoining Club Room and Kitchen. Figure 6 shows a greatly reduced initial phase for the ground floor (3 bays) that would have been built in 1892.
- 5.15 The first floor (Figure 7) is specifically for the church (Nave, Chancel and Vestry) and there is an adjoining building (accessed only from the ground floor) with a Billiard Room, Parlour and Bedroom. The first floor replicates a similar plan form as the ground floor complete scheme.
- 5.16 Figures 9 and 10 show the ground and first floor Proposed Future Extensions, 1900. The existing ground floor plan is shown as 4 bays with proposed extensions marked in dotted lines. The future extensions replicate the limits set out in the original 1892 plans. Figure 11 is a 1901 line illustration that appeared in the Caius Mission Annual Report.
- 5.17 Figure 12 shows how the actual areas (in purple) to be built in 1908. A 2 storey building adjoins the mission to the north east, while there are utility rooms added to the rear filling in the space up to the existing urinal block. These plans are dated 17th July 1908 while the Church Plans Online has this development dated to 1906. It could be suggested that this discrepancy is the result of the proposals versus the as built.

Exterior Elevations

- 5.18 The east elevation of the main church building comprises a brick and timber gable with a painted sign 'Caius House' (white lettering on black background). A late 20th century two storey brick structure with flat roof and metal framed windows adjoins this gable to the east. There are three openings in the brick gable; the central one has a timber door, flanked by two which are glazed. (Plates 1 – 2)
- 5.19 A further building to the north adjoins both the main church and the 1980's 2 storey addition. It has a tiled pitched roof running east - west and the gable fronts directly onto the Harroway Road. The ground floor comprises 3 bays separated by chamfered brick piers; two bays are timber windows with stone sills, the third bay forms a door with glazed brick sides and simple stone decorated lintel over. Each bay had a 4 paned swivel top light under a red brick arch and

⁵ College Archivist, Gonville and Caius College, Cambridge

⁶ <http://www.churchplansonline.org/>

moulding. (Plates 3 – 4) The first floor had a single timber window; 4 casements with timber mullions and 4 paned swivel top lights all under a single red brick arch with moulding. (Photo 5)

- 5.20 The south elevation was red brick in English bond. The ground floor nave had 4 pairs of tall narrow windows in between 5 brick buttresses. The windows had stone sills, bead moulded edging and pointed brick arches. The first floor had four large apertures with ogee mouldings and similar pointed brick arches. Each aperture had stone window frames which comprised two trefoils with a single quatrefoil above. (Plates 6 - 12)
- 5.21 The ground floor chancel area had 3 single windows maintaining a similar style to the pairs seen to the east; the first floor had three ogee windows each containing a single trefoil. There was a date stone on the south west corner of the building, approximately 1.5m from ground level.
- 5.22 The west elevation had three single windows in a similar style to the south side of the chancel area. The first floor housed a stained glass window as previously described in 3.2 - 3.3. (Plates 13 – 15)

Interior Ground Floor

- 5.23 Main access was via Holman Road to the south. The lobby formed an access to the Main Hall, the first floor, an extension to the north and a 1980's 2 storey admin block. (Photos 16 – 24)
- 5.24 A white painted brick porch with pointed arch led to double swing doors and into the main hall. The main hall was a large open space (approx. 15.0m x 11.5m) with an inserted raised plinth and wall to the west forming a stage area. The stage was flanked by two heavy timber doors leading to the outside and an inner hallway respectively. There were 7 windows to the south (i.e. 3 pairs and a single window) and 4 blocked windows to the north (i.e. 2 pairs), all were unfortunately truncated by the late 20th century lowered ceiling (Plates 17 - 21)
- 5.25 There was a further large hall located to north east via a pointed brick arch doorway and 2 steps up (Photo 22). The timber floor is in herringbone pattern (as in the main hall) with bull nose brick piers, corbels and white painted timber beams. The kitchen to the east is in a separate room with a door leading to the pedestrian area of the Harroway Road. Corridors to the west lead to a toilet block, stairs down to the basement and steps up to the vestry (Plates 22 – 24)

Interior First Floor

- 5.26 The first floor was accessed via return stairs leading off the ground floor lobby. The nave formed a large rectangular open space with chancel to the west, divided by brick chancel arch in gothic style with decorative stone quoins and plain keystone (Plate 25)
- 5.27 The nave had 2 large windows to the north and 4 to the south, each with stone sills. There were 4 bull nose brick piers supporting 4 timber trusses; each truss comprised bolted planks and hammer beams resting on scrolled stone brackets (Plate 25)
- 5.28 The chancel area (Photos 26 – 27) comprised patterned red ceramic floor tiles, two sets of pews facing each other, a piscina in the north wall, altar, timber pulpit, and blue painted door to the vestry. The stained glass window (previously described in 3.2 – 3.3) had a tall central stained glass window flanked by shorter lancets in plain glass. 4 columns were present with circular bases and capitals. The vestry door led to stairs connecting to the ground floor and stairs up to the vestry (Plate 29).

- 5.29 There was a raised timber mezzanine to the east accessed by steep timber stairs, timber panelled balustrade and decorative newel posts (Photo 30). Timber gable to the east with 2x side hung stained glass windows over blocked openings. These would have provided light for the east end of the church (Photo 30).
- 5.30 A door to the east (below the mezzanine) accessed the first floor addition to the north. It comprised two rooms under a timber trussed roof. The first main space housed a toilet and water tank to the northwest plus it had an inserted timber stud and plasterboard room within. To the east, there was a large room with snooker table.

Building Development & Analysis

- 5.31 The development at the church can be attributed to 4 key phases.
- 5.32 The first phase (1892) sees the construction of the 2 storey church with adjoining vestry. The most significant aspect is that the initial scheme (Figure 5) was for a much larger overall building than what was constructed. This is best illustrated in the south elevation; the proposed scheme was for 7 bays (Figure 5), while the first portion had only 3 bays (Figure 6) and the final as built had 4 bays (Photo 6).
- 5.33 The reference from Church Plans Online indicated some building work in 1897; however none of the historic maps show development at this time. This may have been a minor alteration within the church.
- 5.34 The initial scheme (Figure 5) shows the proposed 2 storey Phase 2 additions to the north. Again there are differences between the design and as built. The design shows a 3 sided protruding bay leading onto the Harroway Road, with Club Room, Stairs and Kitchen behind. The scheme as built (Figure 12) is different; the east elevation has a flat window facing the Harroway Road and larger fenestration to the west overlooking the rear courtyard.
- 5.35 In the Main Hall, the stage area was narrowed to accommodate a boxing ring (no access at time of survey). This was likely to have been sometime after the Boxing Club was formed in 1912.
- 5.36 Phase 3 doesn't alter the external appearance as much, but has more internal redesign to maximise space at the church. A more permanent flat roofed toilet block plus access corridor was constructed to the rear of the Phase 2 addition. This meant that the former external windows on the north side of the church were blocked (Photo 23), along with the Phase 2 Kitchen window. As a result, the kitchen area was moved to the east end of the Club Room and the stairs to the first floor were removed, and new access provided via the Nave on the first floor. These alterations provided significantly more ground floor space in the Club Room, at the expense of ease of access to the first floor.
- 5.37 Phase 4 sees the addition of the 1980's 2 storey block adjoining the east elevation. This provided more administrative areas for the various facilities at the church at the expense of a substantial change in the appearance

6. Finds

- 6.1 No finds were recovered from the site.

7. Conclusions & Recommendations

Evaluation

- 7.1 No archaeological deposits were observed on site and no finds were recovered.
- 7.2 Some truncation across the site occurred during the late 19th to early 20th centuries, when there was some development and made ground was deposited. The presence of a relatively thick layer of garden soil predating the made ground demonstrates that the truncation was not severe.
- 7.3 The evaluation met its primary objective to establish the presence/absence of any archaeological remains. As no archaeological remains were encountered it is recommended that no further archaeological fieldwork is required to satisfy the archaeological planning condition on this site. However, the final decision regarding the archaeology condition will be made by the London Borough of Wandsworth and its archaeology advisor, Diane Walls.

Historic Building Recording

- 7.4 Throughout the building's 116 year span, the Mission Church combined a place of worship and a place for activities for young people from the local area.
- 7.5 In terms of building, it is clear that a considerable amount of time and effort went into the initial 1892 scheme, with the majority of the alterations and additions occurring over the next 16 years, perhaps as funding became available.
- 7.6 The third and final phases show how the building was still key to the community and hence the need to make better use of the internal space and add the administrative rooms.
- 7.7 The historical sources (i.e. the historic maps and the communication with Carole Watts) have provided very precise information and sequence of events at the church.
- 7.8 Further desktop research, which would be beyond the scope of this report, could be undertaken at Gonville and Caius College. The annual Caius Magazine is likely to have very detailed accounts of all activities at the church including the building's development.
- 7.9 The stained glass window from the west gable and the date stone will be removed carefully during demolition and reinstated in the new building.

Publication and Archiving

- 7.9 Publication of the results will be through the ADS OASIS form (Appendix D) with a short summary submitted to the *London Archaeologist* archaeological roundup 2008.
- 7.10 The archive, consisting of paper records, drawings, and digital photographs, will be deposited with the London Archaeological Archive Resource Centre (LAARC).

8. Bibliography

Documentary

- AOC Archaeology Group (2008). *Caius House, Holman Road, Battersea, London Borough of Wandsworth: a Written Scheme of Investigation for an Archaeological Evaluation and Historic Building Recording*.
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Internet

- Church Plans Online <http://www.churchplansonline.org/> (accessed 03/2008, see Appendix C)
- www.edwardwilson.com
- www.wikipedia.org

Personal Communications

- | | |
|--------------|---|
| James Cox | College Archivist, Gonville and Caius College, Cambridge |
| Carole Watts | Descendant of William Charles Lovett, founder of the Caius Boxing Club in 1912 (see Appendix B) |

Figure 1 – Site Location

Figure 2 – Detailed Site Location

Figure 3 – Trench Locations

Figure 4 - Sections

Figure 5 Proposed Ground Floor Plan - Complete Scheme. 1892

Figure 6 Proposed First Portion Ground Plan. 1892

Figure 7 Proposed First Floor Plan - Complete Scheme. 1892

Figure 8 Proposed North Elevation. 1892

Figure 9 Proposed Future Extensions - Ground Plan. 1900

Figure 10 Proposed Future Extensions - First Floor. 1900

Figure 11 Caius Mission Annual Report. 1901

Figure 12 Proposed Extensions. 17th July 1908

Plate 1, Caius House on the corner of Holman Road and the former Harroway Road, looking north east



Plate 2, East Elevation, looking west

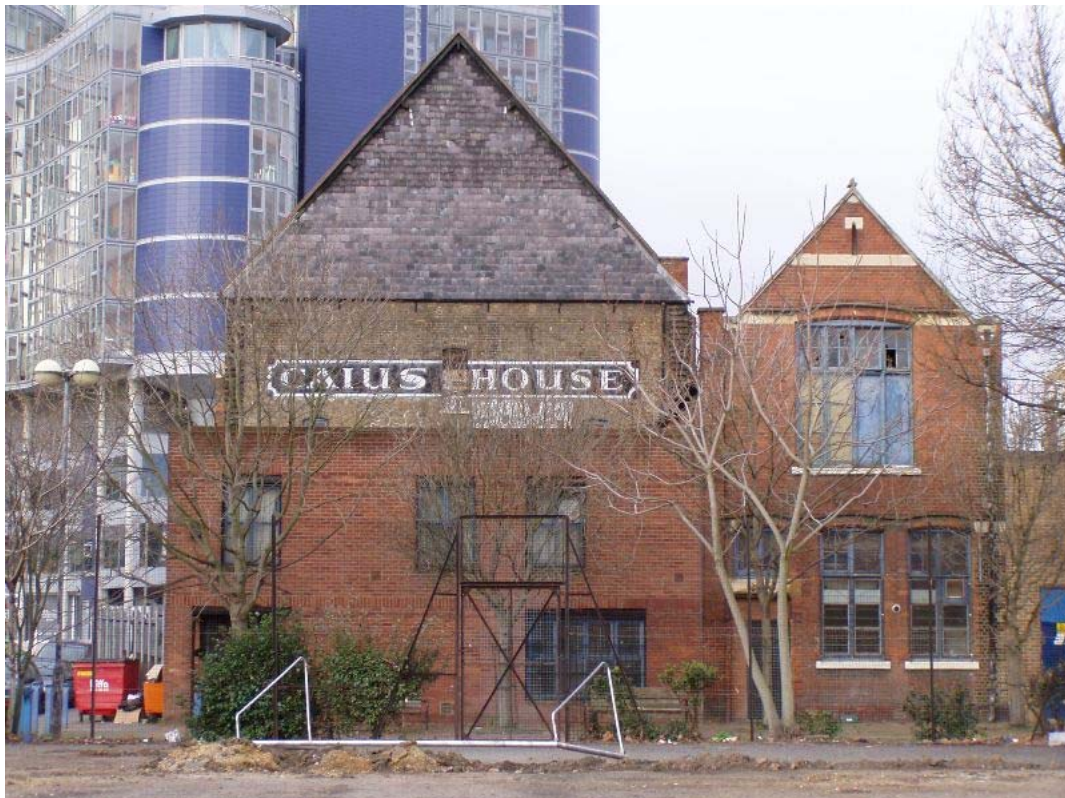


Plate 3, 1906 addition, east elevation, looking west



Plate 4, 1906 addition, ground floor entrance



Plate 5, 1906 addition, first floor window



Plate 6, Caius House, south and west elevations, looking north east



Plate 7, Ground floor window detail, south elevation, looking north



Plate 8, First floor nave windows, south elevation, looking north



Plate 9, First floor nave window detail, south elevation, looking north



Plate 10, First floor chancel windows, south elevation



Plate 11, Access to the ground floor, south elevation, looking north



Plate 12, Date stone, south elevation, looking north



Plate 13, Ground floor windows, west elevation, looking north east



Plate 14, West elevation, looking north east



Plate 15, West elevation, detail of west window, looking north east

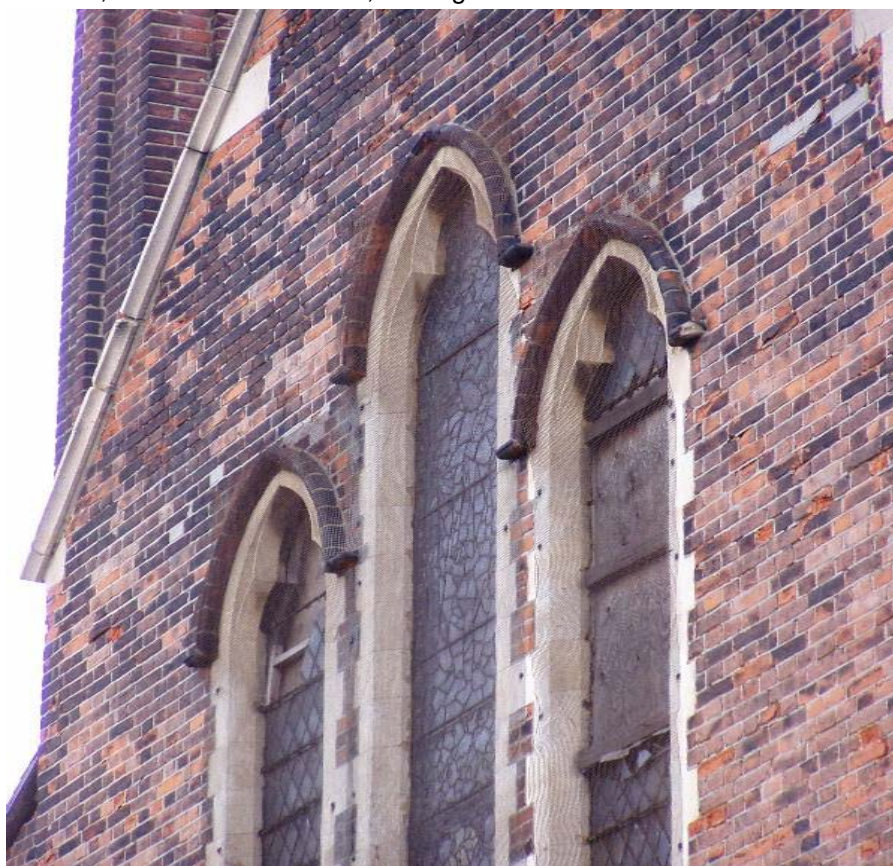


Plate 16, Former porch entrance covered by 1980's 2 storey building, looking west



Plate 17, Main Hall, blocked windows to north in early 20th century, looking north west



Plate 18, Main Hall, latterly used as events stage, looking south west



Plate 19, Main Hall, south west door to outside, looking south west



Plate 20, Main Hall, windows to south facing Holman Road, looking south west



Plate 21, Main Hall, eastern entrance, looking east



Plate 22, 1908 extension, looking west



Plate 23, 1930's corridor. Former fenestration blocked to south, looking east



Plate 24, Ceramic tiling in corridor to northwest of Main Hall. Steps to vestry, looking south



Plate 25, First floor comprising nave, chancel arch and chancel, looking west



Plate 26, Chancel pews, looking north



Plate 27, Ceramic tiled floor in Chancel, looking north west

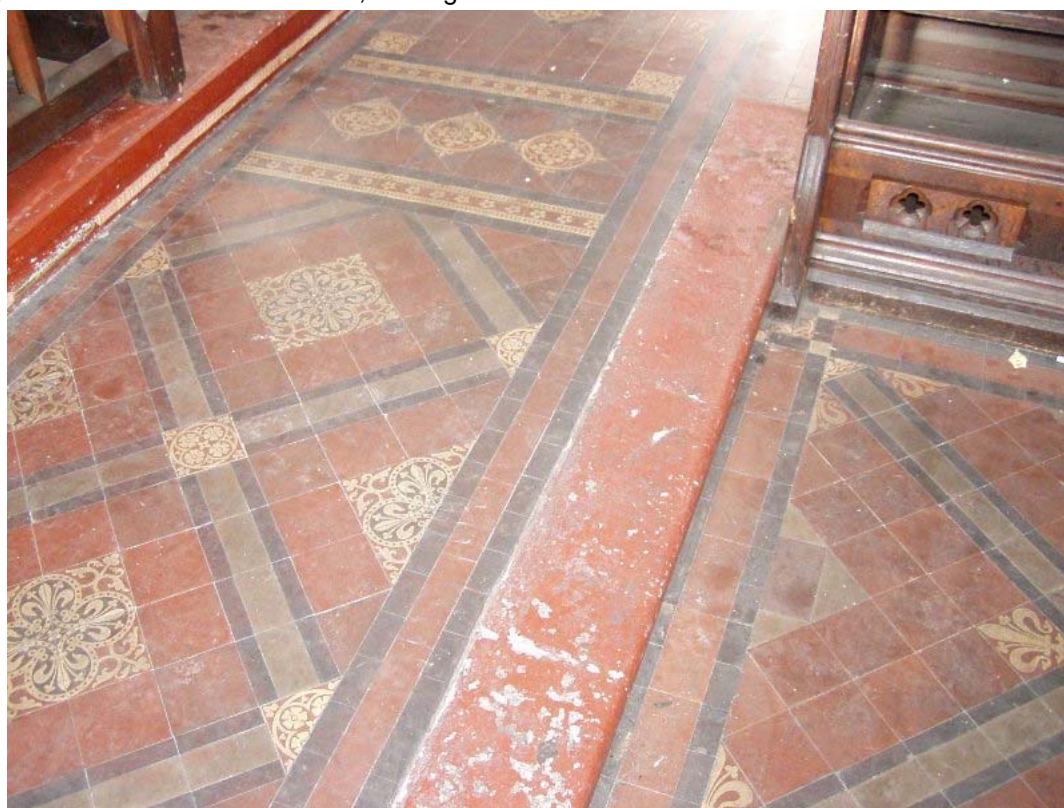


Plate 28, A stone piscina set in the wall to the west of vestry door, looking north



Plate 29, Door to the vestry, looking north



Plate 30, Timber pulpit, looking west



Appendices

Appendix A – Context Register

Context No.	Context Description	Length	Width	Depth
(1/001)	Tarmac & hardcore	Trench	Trench	0.00m
(1/002)	Late 19 th /early 20 th century brick structure	Trench	Trench	0.14m
(1/003)	Late 19 th /early 20 th century made ground	Trench	Trench	0.14m
(1/004)	19 th century garden soil	Trench	Trench	0.45m
(1/005)	'Dirty' brickearth	Trench	Trench	0.85m
(1/006)	Natural brickearth	Trench	Trench	1.20m
(2/001)	Tarmac & hardcore	Trench	Trench	0.00m
(2/002)	Late 19 th /early 20 th century made ground	Trench	Trench	0.25m
(2/003)	19 th century garden soil	Trench	Trench	0.45m
(2/004)	'Dirty' brickearth	Trench	Trench	0.85m
(2/005)	Natural brickearth	Trench	Trench	0.95m

Appendix B – Personal Correspondence

Carole Watts

<http://archiver.rootsweb.com/th/read/ENG-SURREY/2007-11/1195407962>

Subject: [SRY] LOVETT, BEDFORD and the Caius College Mission, Battersea

Date: Sun, 18 Nov 2007 17:46:02 +0000 (GMT)

My Grandfather William Charles LOVETT set up a boy's boxing club at the Caius College Mission in Battersea in 1912 and in that same year there was a terrible tragedy at the Summer Camp in Rottingdean nr Brighton when 4 young men drowned in the sea at Saltdean. They were George Henry ALLEN, Frederick BEDFORD, Conrad Thomas Ancrum BETTS, and Frederick John TAYLOR. Frederick Bedford was the oldest son of Alice BEDFORD nee LOVETT my grandfather's sister. Anyone with connections to the Caius House in Harroway Road Battersea which still exists today may be interested to know that the original buildings [begun in 1892] will shortly be pulled down. In the chapel on the first floor of the building is a Burne-Jones Memorial window to the memory of the four boys named above - all of whom were around 18-20 when they died. I have in my possession for a short time, the log book of the Club Leader 1941 - 1944 [one Albert W {Bert} MILLS] which is interesting reading and many local boys names are there and the volunteers both local and sometimes from Caius College in Cambridge who helped out at the Clubs. There were summer camps at Banstead and at Yately too. Just thought I'd share this as it's where my searches are leading at the moment and it may join up with others' interests. I've never seen mention in any of the FH sites I belong to of the Christian Missions of the late 19th century to poor areas of London.

<http://www.british-genealogy.com/forums/showthread.php?t=23887>

28-11-2007, 03:40 PM

Caius College Mission Battersea

For anyone else out there who is interested, this mission was set up in Battersea [by Gonville and Caius College, Cambridge] in 1892. The buildings which still exist today as Caius House, Harroway Road are shortly to be pulled down and a new Community and Youth Centre still to be called Caius House will be built on the land. My grandfather William Charles LOVETT [1873-1954] who lived in Battersea all his life had connections with the Mission in that he set up a boxing club there in 1912 and the Caius Boxing Club was famous in its day sending boys to major championships, Commonwealth and Olympic Games. In the existing building on the first floor where the chapel still exists, there is a beautiful Burne-Jones Memorial window. It commemorates 4 young men who died tragically in a drowning accident in Rottingdean in August 1912, while the Caius Summer Club was in session down there. The names in the stained glass are GEORGE HENRY ALLEN, FREDERICK BEDFORD, CONRAD THOMAS ANCRUM BETTS AND FREDERICK JOHN TAYLOR. They were all aged about 20 at the time and the tragedy was widely reported in the local press both in Battersea and Rottingdean. Lady Georgiana Burne-Jones had a home in Rottingdean and, upset by the tragedy, offered to release an Edward Burne-Jones design for the window [E B-J had died in 1898].

Frederick BEDFORD was the oldest child of my Great Aunt Alice Illett BEDFORD [nee LOVETT] and my father aged only 9 attended the funeral.

Anyone with any links to the place or the names I'd be happy to hear from.

Appendix C – Church Plans Online

BATTERSEA, Caius College Mission Church (1892-1893) Surrey

Parish of BATTERSEA, St. Mary, Rochester diocese

ICBS M0881 Folios MISSING

Grant Reason: New Church Outcome: Approved

Minutes: Volume 27 pages 57,140

No plan exists in the archive

BATTERSEA, Caius College Mission Church (1897) Surrey

Parish of BATTERSEA, St. Mary, Rochester diocese

ICBS M0960 Folios MISSING

Grant Reason: Enlargement Outcome: Approved

Minutes: Volume 28 page 139

No plan exists in the archive

BATTERSEA, Caius College Mission Church (1906) Surrey

Parish of BATTERSEA, St. Mary, Southwark diocese

ICBS M1163 Folios MISSING

Grant Reason: Enlargement Outcome: Approved

Minutes: Volume 31 page 42

Appendix D – OASIS Form

OASIS ID: aocarcha1-38696

Project details

Project name Caius House, Battersea

Short description of the project An Archaeological Scheme of Investigation consisting of a Field Evaluation and Historic Building Record was undertaken by AOC Archaeology on Caius House, Holman Road, Battersea, London Borough of Wandsworth. The evaluation consisted of 2 trenches and revealed walls, made ground and a buried garden soil of late 19th century date. No finds or features of archaeological significance were present. The Historic Building Record showed that Caius House consisted mainly of elements from the initial 1892 construction. Three phases of additions and alterations followed. The only notable aspect of Caius House is the memorial stained glass window designed by Sir Edward Burne-Jones.

Project dates Start: 16-01-2008 End: 17-01-2008

Previous/future work No / No

Type of project Recording project

Current Land use Other 2 - In use as a building

Project location

Country England

Site location GREATER LONDON WANDSWORTH BATTERSEA Caius House, Holman Road, Battersea, London Borough of Wandsworth

Postcode SW11 3RL

Study area 1500.00 Square metres

Site coordinates TQ 2674 7619 51.4699633070 -0.175064594337 51 28 11 N 000 10 30 W Point

Height OD Min: 2.47m Max: 2.72m

Project creators

Name of AOC Archaeology
Organisation

Project brief English Heritage
originator

Project design AOC Archaeology
originator

Project Andy Leonard
director/manager

Project supervisor Chris Adams

Type of Developer
sponsor/funding
body

Name of Thornsett Residential Ltd
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Digital Archive Museum of London
recipient

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

Paper Archive Museum of London
recipient

Paper Media 'Context
available sheet', 'Correspondence', 'Drawing', 'Map', 'Plan', 'Report', 'Section', 'Unpublished Text'

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title CAIUS HOUSE, LONDON BOROUGH OF WANDSWORTH, SW11: AN ARCHAEOLOGICAL EVALUATION AND HISTORIC BUILDING RECORDING REPORT

Author(s)/Editor(s) Carew, T; Adams,C; Pole,C

Date 2008

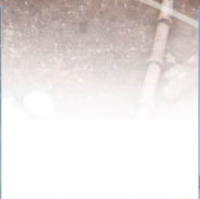
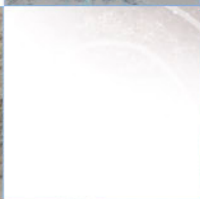
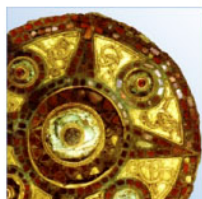
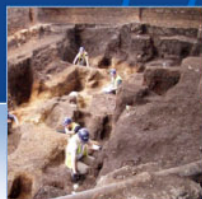
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Entered on 25 March 2008



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