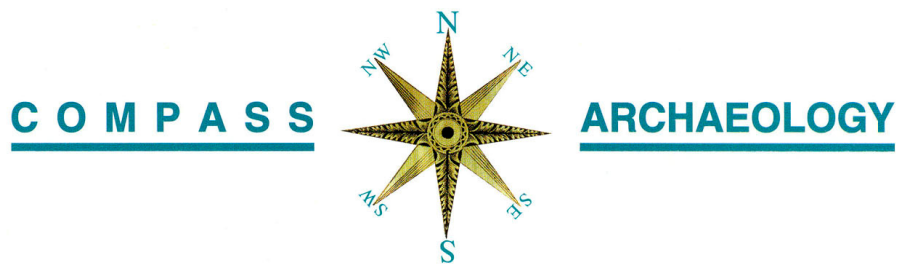


**LAND AT 144-146 TOOTING HIGH STREET**  
**LONDON BOROUGH OF WANDSWORTH**  
**AN ARCHAEOLOGICAL EVALUATION**

June 2007



LAND AT 144-146 TOOTING HIGH STREET  
LONDON BOROUGH OF WANDSWORTH  
AN ARCHAEOLOGICAL EVALUATION

SITE CODE: TGG07

SITE CENTRE NGR: TQ 27255 71174

PLANNING REFERENCE: 2002/3220

COMPASS ARCHAEOLOGY LIMITED  
5-7 SOUTHWARK STREET  
LONDON SE1 1RQ

Telephone: 020 7403 9660

Facsimile: 020 7403 9661

Email: [mail@compassarchaeology.co.uk](mailto:mail@compassarchaeology.co.uk)

June 2007

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Project 144

## ***Abstract***

*Archaeological evaluation of land at 144-146 Tooting High Street, SW17, took place in mid-June 2007. The evaluation was carried out as a condition of planning consent, prior to redevelopment of the site.*

*The area has potential for prehistoric, Roman and later archaeological remains. The site lies on, or close to, the projected line of Stane Street, the major Roman Road from London to Chichester. For this reason, the site is within an Archaeological Priority Area as defined by the local UDP. Historic maps also show the potential for post-medieval development, with properties constructed within the site area by the mid 19<sup>th</sup> century.*

*Two trial trenches covering an area of some 40 sq. metres were opened within the proposed development footprint. These did not reveal any very significant remains, although they did provide evidence of mid-19<sup>th</sup> century occupation. This represents the 19<sup>th</sup> century houses present on the site and associated features, later demolished in the 1960's.*

*A brick-built, domed well and a brick lined cess pit, along with the backfilled basement and partially surviving wall of the 19<sup>th</sup> century house were recorded. No pottery or other finds were recovered.*

*Elsewhere, the evaluation trenches revealed later disturbance of 20<sup>th</sup> century date, notably demolition of the 19<sup>th</sup> century buildings and later ground-makeup. There were no soil horizons or earlier cut features, and all recorded archaeology was limited to the 19<sup>th</sup> century.*

*In view of these results it is suggested that no further archaeological measures should be undertaken in relation to the proposed development.*

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## **1. Introduction**

### **1.1** This report represents a summary of archaeological evaluation of land at 144-146 Tooting High Street, London Borough of Wandsworth (Figure 1).

The evaluation fieldwork was undertaken by Compass Archaeology on the 19<sup>th</sup> June 2007.

### **1.2** It was considered that the site has potential for archaeological remains of prehistoric, Roman and later date. The plot lies in, or close to, the projected line of Stane Street, the major Roman Road from London to Chichester. For this reason the site is within an Archaeological Priority Area as defined by the London Borough of Wandsworth UDP.

Map evidence showed that there was potential relating to the post-medieval development of the area, with properties constructed on the site in the mid 19<sup>th</sup> century.

### **1.3** Archaeological assessment of the site was required as part of the planning process. English Heritage advised that an evaluation should be undertaken as a condition of planning consent and prior to redevelopment (LB. of Wandsworth Planning Ref. 2002/3220).

It was agreed that two trial trenches should be dug within the proposed development footprint, to cover an area within the region of 40 sq. metres.

## **2. Acknowledgements**

The archaeological evaluation was commissioned by Biscoe + Stanton Architects on behalf of Orbcram Ltd.

Diane Walls (English Heritage Greater London Archaeological Advisory Service) monitored the project on behalf of the London Borough of Wandsworth.

## **3. Background**

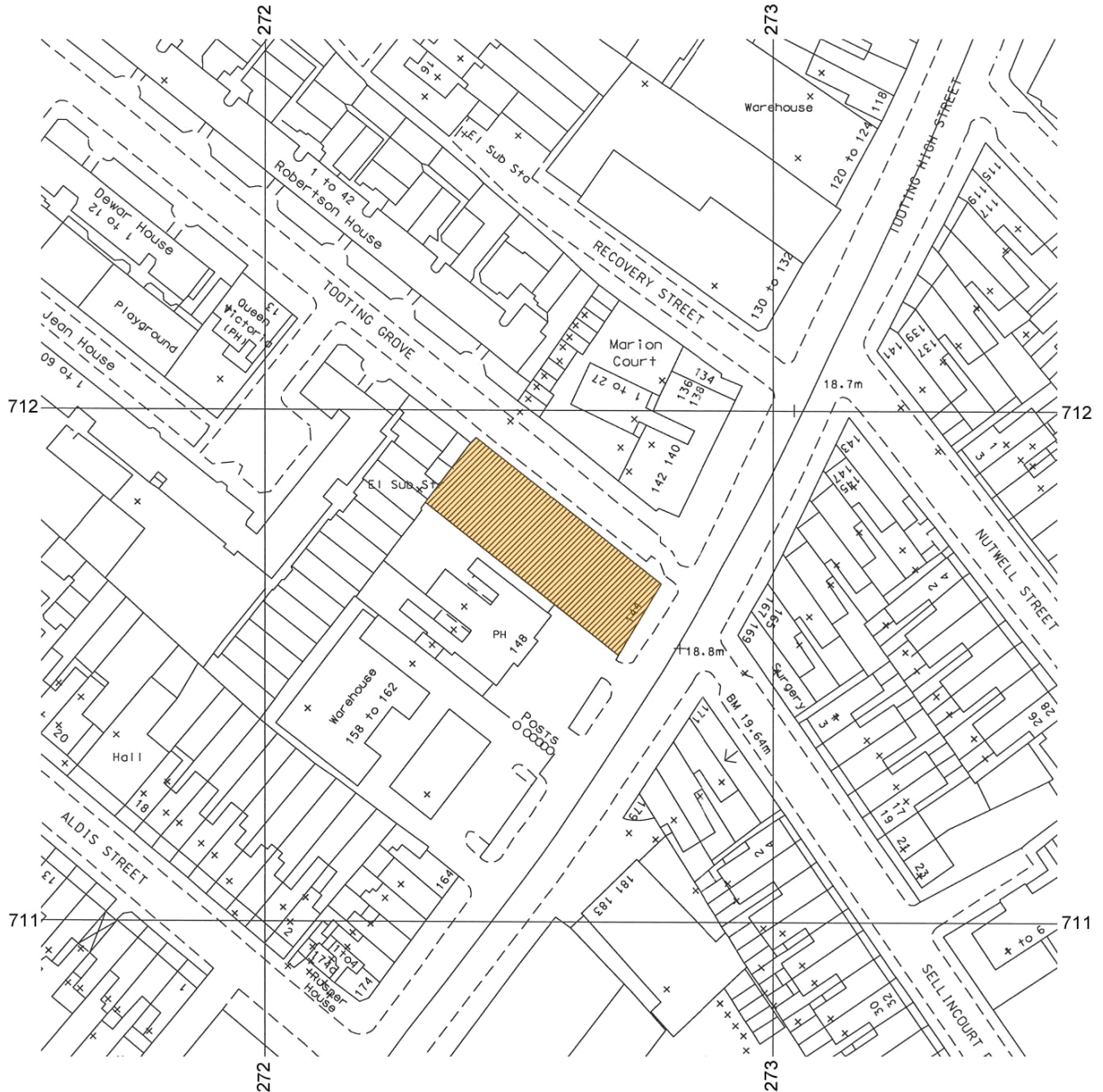
### **3.1 Location and topography**

The site occupied a rectangular plot with measurements of some 47.5m by 15.5m in plan (c. 736 sq. metres), fronting onto Tooting High Street to the east and Tooting Grove to the north. The overall site includes cleared land, formerly a car park. (Figure 1)

According to the British Geological Survey (*Sheet 270*, 1998) this site overlies a natural Head deposit (described as silt, sand and clay with variable gravel). River Terrace Deposits (Taplow Gravel) are located some 200-300m to the north and west.

Topographically the site lies on a low east-west ridge at 19.00m OD. To the south the ground falls away to about 15.00m OD, towards the historic line of the Graveney stream. To the north there is a shallower drop, to just below 16.00m OD at the junction with Garratt Lane and Mitcham Road.

The actual site surface is slightly higher than the surrounding ground, by approximately 500mm, and has been made up in the recent past. Along the northern and eastern sides a shallow continuous trench has been dug through this deposit, to prevent unauthorised access onto the vacant site.



**Fig 1 Site location in relation to the OS 1:1250 map**

*Reproduced from the 2002 Ordnance Survey 1:1250 map with permission of the HMSO. ©Crown Copyright. All rights reserved. Compass Archaeology Ltd, London SE1 1RQ; licence no. AL 100031317*

## **3.2 Archaeology and history**

Although the site is relatively small it is located in an area with potential for a range of archaeological remains.

There are references to prehistoric activity in the area, particularly on the gravel terraces of Wandle Valley.

The site lies on or close to the projected line of Stane Street, the major Roman road from London to Chichester. The course of the road is not entirely known, although it evidently ran in a fairly straight line from London Bridge southwards to Merton and Ewell (Margary 1973, 58), and in the Balham/Tooting area is fairly closely indicated by the present A24. Investigations just over 1km to the south of the present site, at Priory Road, Colliers Wood, have revealed the full width of the Roman Road (Saxby 1997). The road formed a southward continuation of the present High Street Colliers Wood and Tooting High Street.

The site lies within the civil parish of Tooting Graveney, a name that is of Saxon and Medieval origin (Field 1980, 92). The Domesday Survey of 1086 also records two manors: Upper Tooting (or Tooting Bec) and Lower Tooting (or Tooting Graveney), both of which seem to have formed small farming communities (VCH 1912).

The more recent history of the site can be summarised from cartographic evidence. The Rocque map of c. 1746 places the site close to the road (the present High Street) but in open agricultural land. A similar picture is given by an estate map of 1787 (*The Tooting and Streatham Estate of Percival Lewis*) and by the Surveyors' drawing of 1804-6 for the 1<sup>st</sup> edition Ordnance Survey. The 1847 Tithe map records the site as the northern part of an arable field, although with buildings on Tooting Grove already established to the west.

The present site boundaries were established and the plot developed by 1862, when the Stanford map shows what is apparently a single property, *Grove Cottage*. However, the OS 25-inch map surveyed in 1866-68 shows two adjoining properties. Subsequent surveys give a similar picture.

OS maps from 1966 show the site empty (or with a small building in the southwest corner), and there does not appear to have been any significant development since demolition of the original properties.

## **4. Aims and objectives of the evaluation**

### **4.1 Archaeology and Planning**

The proposed development involves the erection of a five-storey building on the site, with ground floor commercial premises facing onto Tooting High Street and car parking to the rear plus residential flats above (Planning Ref. 2002/3220).

The planning permission granted by the London Borough of Wandsworth includes an archaeological condition in accordance with Council policies TBE 14 and TBE 15. An archaeological evaluation of the site was recommended by English Heritage as part of this process, to take place before the commencement of development.

#### **4.2 The archaeological brief**

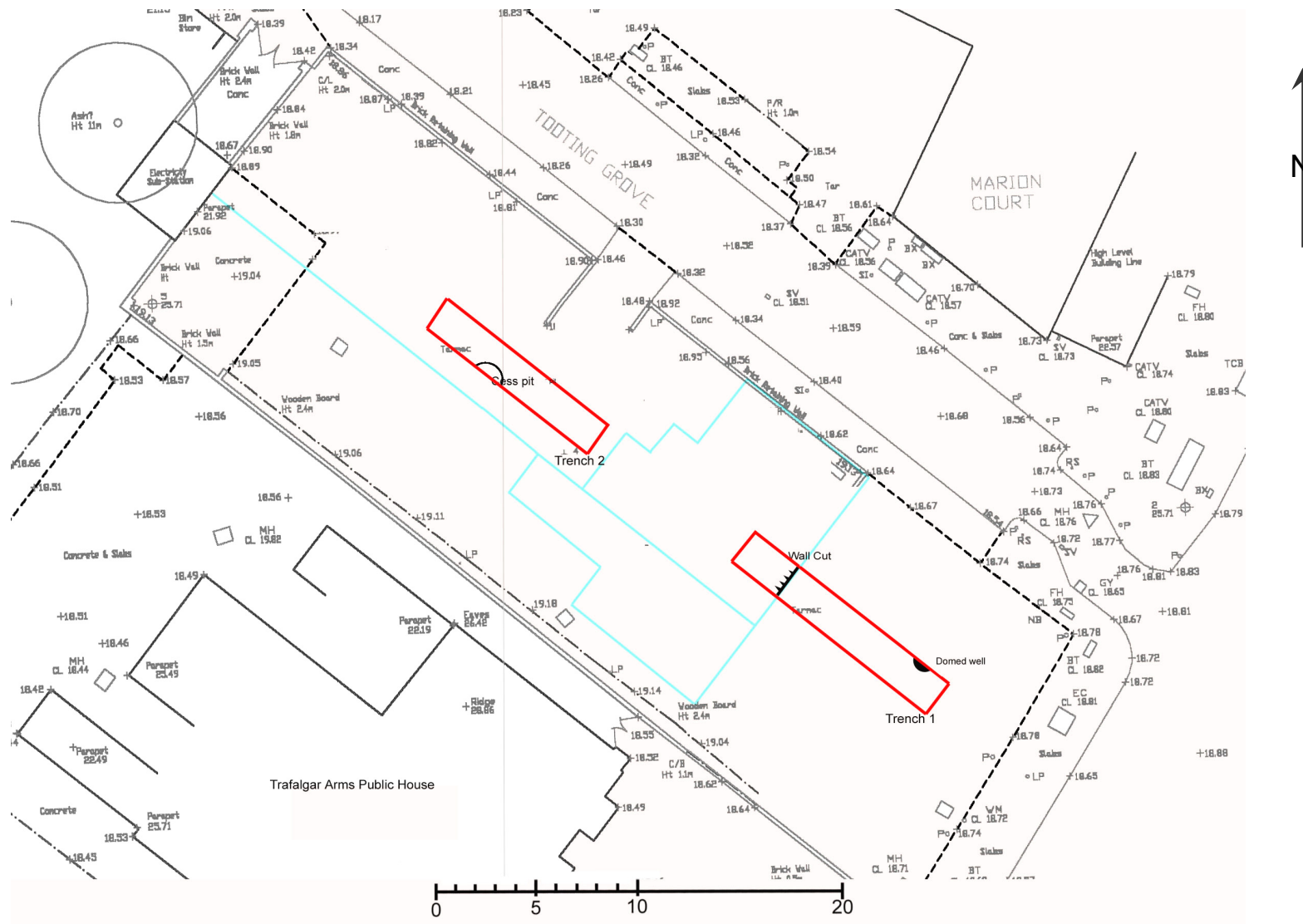
The accepted brief for archaeological evaluation is to determine, as far as is reasonably possible, the location, extent, date, character, condition, significance, and quality of any surviving archaeological remains liable to be threatened by the redevelopment (English Heritage, *Model Brief for an Archaeological Evaluation*).

Thus the objective will be to establish information on as many of the research questions as possible, whilst primarily answering the terms of the brief which is to provide information on which decisions can be taken as to the need for any further archaeological action (*eg.* preservation *in situ* or archaeological rescue excavation), or for no further action.

#### **4.3 Archaeological research questions**

The evaluation presented an opportunity to address the following research questions, as defined in the preliminary *Written Scheme of Investigation* (Compass Archaeology June 2007).

- Is there any evidence for prehistoric activity, and what is the stratigraphic context and date range?
- Is there any evidence for Roman activity? In particular, can potential features or deposits (*eg.* ditches or metalled surfaces) be related to the projected line of Stane Street?
- Is there any evidence for Saxon or medieval activity, and can the nature of this be defined – for example, agriculture or settlement?
- What evidence is there for post-medieval activity, and does this add anything to what is known from cartographic sources relating to the development of the area?
- What remains survive from the Victorian development of the site; for example, did this include cellars?



**Fig 2 Site plan showing trench locations and recorded features. Based on the 1:200 Site Survey**

## **5. Evaluation Methodology**

- 5.1** The *Specification* was produced and agreed prior to the fieldwork. The evaluation was carried out in accordance with the English Heritage *Brief* and general guidelines (including *Standards and Practices in Archaeological Fieldwork*, 1998) and those of the Institute of Field Archaeologists (*Standard and Guidance for Field Evaluations*).
- 5.2** The evaluation comprised two trial trenches located within the area of proposed development, as shown on Figure 2. The trenches were *c.* 1.8m wide, Trench 1 was 12m in length, and Trench 2 at 10m.

The trenches were opened by a mechanical excavator using a toothless bucket and working under archaeological supervision. Recent deposits and undifferentiated soil horizons were removed to a general depth of between 1.3m and 1.7m. The rubble backfill within the Victorian basement in Trench 1 was also removed by machine, to a depth of 1.95m. Thereafter the exposed surfaces and sections were investigated by hand, recorded and photographed by the on-site archaeologists.

At the conclusion of the field evaluation the trenches were backfilled by machine with removed spoil.

- 5.3** The deposits and features exposed in the evaluation were recorded on *pro-forma* context sheets (excluding very recent material) and by scaled plan and section, supplemented by digital photography. Levels were derived from an on-site benchmark on a man-hole cover on the south side of the plot, with a value of 19.14m OD, and ultimately from an OSBM located at 171 Tooting High Street (value 19.64m OD).

The evaluation trench positions were located to the existing site boundaries by taped measurement, with the resultant plan in turn related as a ‘best fit’ to the Ordnance Survey grid as derived from the 1:1250 map.

The records from the evaluation have been allocated the site code: TGG07 by the Museum of London Archaeological Archive. An ordered and indexed site archive will be compiled in line with the MoL *Guidelines* and will be deposited in the Museum of London Archive.

## **6. The archaeological evaluation (Fig 2)**

### **6.1 Summary of the findings**

The two evaluation trenches were dug from a more or less level surface at about 19.1m OD. Excavation was generally to the top of the clean natural Head deposit (silt, sand and clay with variable gravel), removing overlying modern fills and disturbed deposits. Trench 1 exposed the back-filled basement of the former Victorian property. Brick and rubble backfill was removed by machine to the depth of the natural deposits.

In general the sequence was quite straightforward, with recent activity having removed all evidence of previous activity to the level of the natural gravelly sand. Post-medieval occupation survived in the form of the backfilled basement in Trench 1, with surviving front wall and associated domed well. Deposits likely to represent buried garden soils were observed in section in both trenches 1 and 2. A brick-built cess-pit contemporary to the Victorian houses was exposed in trench 2. Modern ground make-up overlay the surviving remnants of the Victorian occupation, with layers related to the demolition of the buildings in the 1960s sealed by modern make-up.

## 6.2 List of recorded contexts:

Context	Trench	Description	Interpretation
+	All	Tarmac	20 <sup>th</sup> century tarmac covering the whole plot.
+	All	Mixed deposits: generally darker brown-grey silty sand with varying amounts of brick, tile, loose mortar and other building rubble.	Recent made ground layers, probably relating the ground-makeup and demolition layers from the 1960's levelling of the area.
1	All	Light brown-orange sandy gravel, firm clayey silt observed at lowest point of excavation (=base of [6]).	Natural Head deposit.
2	1	Firm, dark-grey silty clay with occasional pebbles, flint and CBM rubble.	Made-ground layer below tarmac and rubble, overlying probable garden soil.
3	1	Compact light-grey silty clay with occasional pebbles and CBM fragments.	Possible garden soil associated with mid-19 <sup>th</sup> century house, overlies construction layer and immediately below later makeup.
4	1	Orange sandy gravel with occasional pebbles and frequent mortar/CBM fragments.	Fill of wall cut [6] around basement wall (5). Exposed within obvious vertical cut of wall and as a layer running horizontally below (3). Construction layers associated with mid-19 <sup>th</sup> century house, notably the backfilled cellar/basement.
5	1	Roughly cast, regularly coursed ashlar brick-work, not heavily mortared, of standard construction.	Front basement wall of mid-19 <sup>th</sup> century property, survived in tact running north-south across trench, containing rubble backfill of basement.
6	1	Cut of wall (5), running north-south across trench and cutting the gravel vertically to a maximum depth of 17.01m OD.	Cut of mid-19 <sup>th</sup> century front basement wall.



7	1	Mid-grey silty clay with occasional pebbles and flint pieces.	Possibly the original ground level prior to the construction of the mid-19 <sup>th</sup> century properties. Sealed by the construction layer (4) and garden soil (3) and overlying the natural Head deposit (1).
8	1	Contemporary mid-19 <sup>th</sup> century brick-built domed well. Observed in the south facing section.	Domed well.
9	1	Cut of domed well (8), <i>c.</i> 1.3m in diameter and cutting the natural gravel.	Cut of domed well (8).
10	2	Dark grey/black charcoal.	Charcoal lense overlying concrete, probably localised burning following concreting, prior to overall ground makeup with rubble and tarmac.
11	2	Concrete	Concrete layer.
12	2	Mid grey-brown silty clay with occasional pebbles and CBM fragments.	Fill of cut feature [13]
13	2	Small cut feature, exposed in north facing section. Gradually sloping sides and sloped base, single fill (12).	Cut feature, small isolated cut feature possibly related to later garden activity.
14	2	Mid brown-grey silty clay with frequent brick inclusions.	Ground make-up layer probably contemporary with later period of occupation of houses.
15	2	Mottled grey-brown layer with patches of darker organic material and yellow gravel.	Garden deposit associated with occupation of houses.
16	2	Mid-light brown silty clay with occasional pebble inclusions.	Probably garden soil associated with mid 19 <sup>th</sup> century houses.
17	2	Mid-light brown silty clay with occasional pebble inclusions. Very similar to (16)	Fill of cut feature [18]
18	2	Small cut feature, sharply sloping sides with gradual sloping-flat base, exposed in north facing section, filled by (17)	Small cut garden feature, associated with mid 19 <sup>th</sup> century houses.
19	2	Mid-light brown silty clay with occasional pebble inclusions. Very similar to (16)	Fill of cut feature [20]

20	2	Cut feature, vertical sides and flat base, filled by (19)	Probable garden feature associated with mid-19 <sup>th</sup> century houses.
21	2	Light grey-brown sandy silty clay with occasional pebble inclusions. Possibly same deposit as (7) observed in Trench 1.	Possibly original ground layer, sealed by garden soil and overlying natural Head deposit.

### 6.3 Trench 1 (Figs 3 to 6)

The eastern (and largest) trench revealed modern made ground layers sealing a series of layers and features associated with the mid-19<sup>th</sup> century houses present on the site until demolition in the 1960's.



Fig 3 Trench 1 looking east and showing the exposed surface of the natural Head deposit and basement backfill in the foreground of the shot.

The clean natural sandy gravel (1) was observed for the full length of the trench at 17.9m OD to the east, and at a heavily truncated level below the basement cut to the west at 17.01m OD.

Approximately 2.8m from the western end of Trench 1, the original front basement wall [5] of the mid-19<sup>th</sup> century house survived running north-south across the trench. The bricks were orientated on-bed within a standard ashlar coursing construction. The wall was loosely mortared and the bricks themselves roughly fired with dimensions of 230mm (length) by 100mm (breadth) by 70mm (thickness). The wall was recorded with a width of 300mm (east-west) and exposed for the full width of the trench (1.8m). The wall cut [6] truncated natural gravel at a depth of 17.84m OD and was excavated to the original floor level at 17.01m OD. The surviving basement was backfilled with demolition rubble in the 1960's, the presence of slate fragments within the backfill indicates an original slate roof on the 19<sup>th</sup> century property.

A yellow sandy gravel construction deposit [4] was observed within the wall cut, facing the brickwork to the east and overlying a silty soil deposit [7] thought to represent the original ground surface prior to the house construction. A light grey silty clay soil [3] thought to represent a garden soil contemporary with the house was observed in section overlying the construction layer [4]. This was overlain by modern made-ground associated with the demolition of the houses in the 1960's and ensuing ground make-up prior to the laying of tarmac.

In the eastern end of the trench a brick-lined domed well [8] was recorded partially exposed in the south facing section. The south side of the wall was clipped during machining and the void exposed. The water table was measured at 1.55m below the base of the trench. The well had a diameter of 1.3m and was constructed of un-mortared on-bed red bricks. The domed roof of the well was observed by extending a camera into the well and using digital flash photography. The resulting images showed a domed roof consisting of irregularly shaped, roughly cast and heavily mortared bricks, with a circular slab capping the former access point. The well is considered to be contemporary with the houses and thus belong to the mid 19<sup>th</sup> century.

No further archaeological finds or features were recorded in Trench 1.



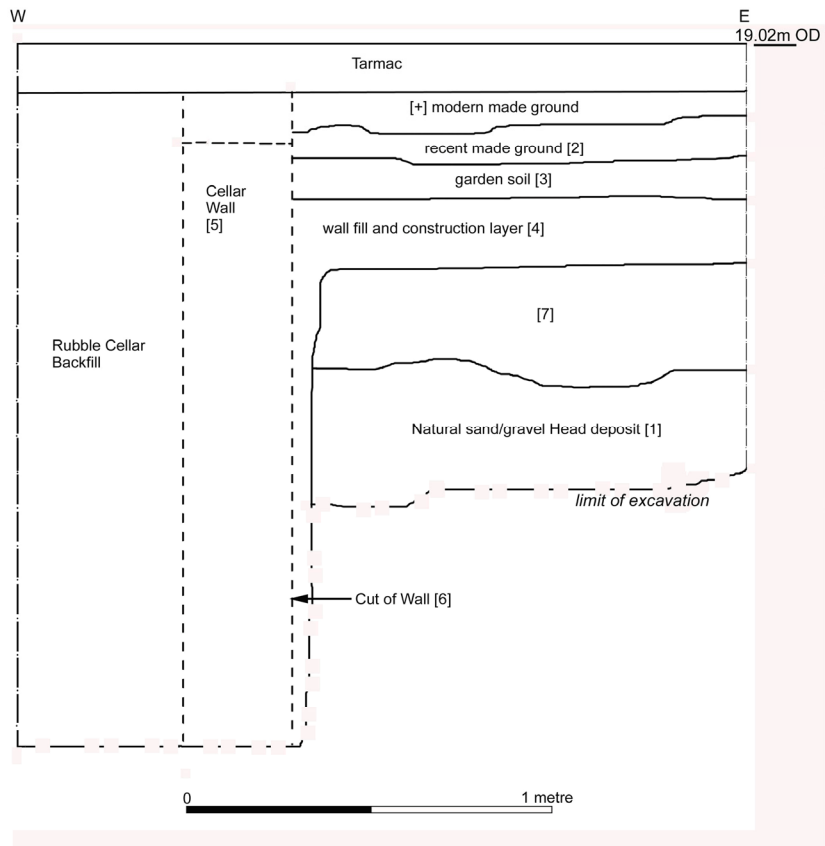


Fig 4 Drawing and photograph of part of the northern section of Trench 1, located on figure 2 (1m scale)





Fig 5 Photograph of the brick-lined domed well in the north section of Trench 1 (*1m scale*)



Fig 6 Photograph of the inside of the domed roof and slab capping of the well in Trench 1



#### 6.4 Trench 2 (Figs 7 to 9)

The lowest deposit in Trench 2 was again the clean sandy natural gravel [1] at a level of 17.5m OD. This was overlain by a light grey-brown deposit [21] very similar to a deposit [7] observed in trench 1 and probably representing the same original ground surface, prior to the construction of the mid-19<sup>th</sup> century houses and gardens.



Fig 7 Trench 2, looking east, showing the exposed surface of the natural Head deposit, and brick lined cess-pit in the foreground (*1m scale*)



Two features were observed in the north facing section cutting this deposit. Both features [18] and [20] were filled with a mid-brown deposit [19] [21] almost indistinguishable from the overlying deposit [16] thought to represent the contemporary garden soil. No datable material was recovered from either feature but it is considered likely that they date from the occupation of the mid-19<sup>th</sup> century houses.

Overlying these deposits, from a level of 18.26m OD and above, were a series of layers that presumably represent later garden activity in the latter period of occupation, prior to demolition. Mottled layer [15] and mid-brown layer [14] are both characteristic of garden soils in close proximity to occupied houses. [15] Contained dark organic patches of soil and areas of gravel similar to the yellow sandy construction gravel [4] observed in Trench 1. Deposit [14] contained CBM and brick fragments of the same fabric as those used in the house. Concrete [11] was observed overlying [14] with a small cut feature [13] at approximately 18.76m OD. The cut feature was filled with a loose mid-brown silty clay [12] and contained various pebbles and CBM inclusions. Both the concrete and cut feature are probably representative of a later period of garden activity.

These conclusions are borne out by the presence of a dark charcoal lense [10] and rubble deposit sealing all lower deposits. Both deposits are thought to represent the demolition of the houses in the 1960's and ensuing ground makeup. The charcoal layer [10] is a probable remnant of some localised burning activity, possibly the incineration of domestic waste prior to the complete demolition of the houses, signified by the overlying rubble.

To the west end of Trench 2 a small brick-lined cess pit was recorded, exposed in plan at 17.43m OD with an approximate level of its top in section at 18.31m OD. The cess pit was lined with a single course of irregularly shaped red bricks and was sub-circular in plan, although only half exposed continuing beyond the limits of excavation to the south. The cess-pit is considered contemporary in date to the mid-19<sup>th</sup> century houses.



Fig 8 Photograph of the brick-lined cess pit in Trench 2, looking south-east (*1m scale*)

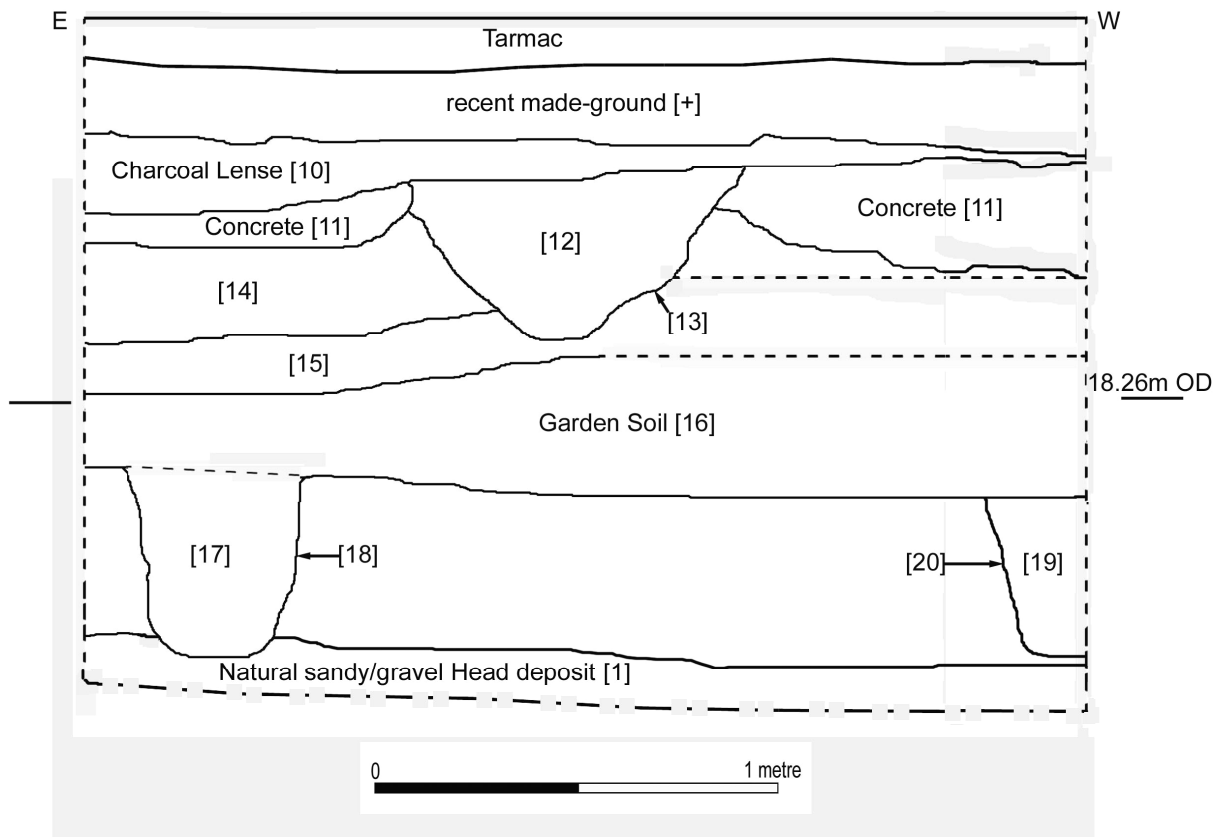


Fig 9 Drawing and photograph of part of the southern section of Trench 2, located on Figure 2 (1m scale)



## 7. Assessment of the results of the evaluation

The archaeological evaluation has provided an opportunity to address the site-specific objectives that were defined within the preliminary *Written Scheme* (4.3 above). The responses to these are outlined below:

- *Is there any evidence for prehistoric activity, and what is the stratigraphic context and date range?*

There was no evidence for any prehistoric activity on the site, nor were any residual artefacts recovered.

- *Is there any evidence for Roman activity? In particular, can potential features or deposits (eg. ditches or metalled surfaces) be related to the projected line of Stane Street?*

There was no evidence of any Roman activity or land-use. No evidence of the Roman Stane Street was observed in either trench.

- *Is there any evidence for Saxon or medieval activity, and can the nature of this be defined – for example, agriculture or settlement?*

There was no evidence of any Saxon or medieval activity, and it is likely that this area lay some way outside the contemporary settlement.

- *What evidence is there for post-medieval activity, and does this add anything to what is known from cartographic sources relating to the development of the area?*

The only evidence for post-medieval activity was the surviving basement, garden features, domed well and cess pit belong to the mid-19<sup>th</sup> century houses. This is discussed in more detail below. No earlier post-medieval activity was recorded.

- *What remains survive from the Victorian development of the site; for example, did this include cellars?*

The evaluation confirmed the presence of brick-built cellars within the Victorian development, cutting the natural gravel to a depth of 17.01m OD. Further evidence of the Victorian development survived in the form a brick-lined domed well, brick-lined cess pit and three probable garden features of varying description. Deposits thought to represent garden soils; construction layers and later demolition layers of the 1960's were also recorded.

The presence of the surviving cellar wall and backfilled basement are on the appropriate lines of those buildings recorded in cartographic evidence. However, no maps or site plans showed the presence of the well or cess pit.

## **8. Conclusions and recommendations**

- 8.1** The archaeological evaluation did not reveal any highly significant remains, although it did produce evidence of the Victorian occupation. It is likely that any evidence of earlier activity has been removed by the 19<sup>th</sup> century disturbance, most notably in the sinking of Victorian basements through the natural gravels.

The evaluation confirmed the presence of surviving remains of the Victorian houses and revealed the presence of cellars and associated features and deposits.

- 8.2** In view of these results it is suggested that no further archaeological measures should be undertaken in relation to the proposed development.

## **9. Bibliography**

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LAARC Catalogue of archaeological sites

Field, D 1980 *Place-names of Greater London*

Margary I D, 1973 *Roman Roads in Britain*

*Saxby, D, 1997 'Land Bordered by High Street Colliers Wood, Christchurch Road and the Pickle, London Borough of Merton. An Archaeological Excavation' (MoLAS post-excavation assessment)*

*Victoria County History 1912: Surrey Volume 4, pp 102-7*

## Appendix I. OASIS DATA COLLECTION FORM: England

### Printable version

OASIS ID: compassa1-27887

#### Project details

Project name	144-146 Tooting High Street
Short description of the project	An evaluation by Rosie Cummings of Compass Archaeology comprising two trial trenches (40 square metres). Evidence for the Victorian occupation was recorded comprising a back-filled basement, basement wall, brick-lined domed well, brick-lined cess pit, three small cut features considered to be Victorian garden features and various deposits related to construction and occupation of the mid-19th century properties. No evidence for activity earlier than the mid-19th century was recorded.
Project dates	Start: 19-06-2007 End: 19-06-2007
Previous/future work	No / No
Any associated project reference codes	TGG07 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	WELL Post Medieval
Monument type	BASEMENT Post Medieval
Monument type	CESS PIT Post Medieval
Methods & techniques	'Sample Trenches'
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

#### Project location

Country	England
Site location	GREATER LONDON WANDSWORTH TOOTING 144-146 Tooting High Street
Postcode	SW17
Study area	736.00 Square metres
Site coordinates	TQ 27255 71174 51.4247637919 -0.169457346188 51 25 29 N 000 10 10 W Point
Height OD	Min: 17.36m Max: 17.90m

### Project creators

Name of Organisation	Compass Archaeology
Project brief originator	English Heritage/Department of Environment
Project design originator	Compass Archaeology
Project director/manager	Compass Archaeology
Project supervisor	Rosie Cummings
Type of sponsor/funding body	Developer

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Museum of London archive
Digital Archive ID	TGG07
Digital Contents	'Stratigraphic','Survey'
Digital Media available	'Text'
Paper Archive recipient	Museum of London Archive
Paper Archive ID	TGG07
Paper Contents	'Stratigraphic','Survey'
Paper Media available	'Context sheet','Map','Photograph','Plan','Section'

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Evaluation at 144-146 Tooting High Street, SW17
Author(s)/Editor(s)	Cummings, R
Date	2007
Issuer or publisher	Compass Archaeology
Place of issue or publication	Compass Archaeology
Description	A4 Spiral bound report
Entered by	Rosie Cummings (mail@compassarchaeology.co.uk)
Entered on	25 June 2007

## **Appendix II. London Archaeologist summary**

144-146 Tooting High Street, SW17. TQ 27255 71174. CA (Rosie Cummings).  
Evaluation. June 2007. Biscoe and Stanton Architects. TGG07.

### **Summary**

The archaeological evaluation did not reveal any highly significant remains, although it did produce evidence of the Victorian occupation. It is likely that any evidence of earlier activity has been removed by the 19<sup>th</sup> century disturbance, most notably in the sinking of Victorian basements through the natural gravels.

The evaluation confirmed the presence of surviving remains of the Victorian houses and revealed the presence of cellars and associated features and deposits including a brick-lined domed well and brick-lined cess pit, three possible cut garden features and garden deposits.