

**An Archaeological Watching Brief
at Wendle Court,
London Borough of Lambeth.**

NGR: TQ 530160 177630

**ASE Project No: 160839
Site Code: WDW16**

**ASE Report No: 2017193
OASIS id: archaeol6-283661
Planning Ref: 14/03477/VOC**

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Illustrations by Antonio Reis**

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Abstract

Archaeology South-East was commissioned by Waterman Infrastructure & Environment Ltd. to undertake an archaeological watching brief during groundworks at Wendle Court, London Borough of Lambeth in advance of mixed development. The watching brief took place within 'The Hostel Site' portion of the wider development.

The site has been subject to reasonably heavy previous truncation, with the natural geology directly overlain by made ground. There was a single feature identified, a domed soakaway which is most likely associated with houses or a brewery of 19th century date.

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1.0 INTRODUCTION

1.1 Site Background

- 1.1.1 Archaeology South-East was commissioned by Waterman Infrastructure & Environment Ltd. to undertake an archaeological watching brief during groundworks associated with the development at Wendle Court, London Borough of Lambeth (NGR: 530160 177630; Figure 1).

1.2 Geology and Topography

- 1.2.1 According to the British Geological Survey (BGS 2017) the superficial deposits at the site comprise sands and gravels of the Kempton Park Gravel Formation. These overlie clays and silts of the London Clay Formation.
- 1.2.2 The site is roughly triangular in shape and comprises three storey 'L' shaped business units with associated car parking areas within a central courtyard. An electricity substation is located at the east of the site. The site boundary also extends to the east to include a small strip of land located between the car parking areas and railway to the south and east.
- 1.2.3 The ground investigation data (Waterman 2016a; ASE 2016) suggests variable topography at site; height AOD to the south is roughly flat at approximately 3.0 m (barring WS02A at 6.34 m) whereas to the north heights of 5.89 m and 10.92 m are recorded. Heights taken from BGS held borehole data fall between 3m and 5 m AOD.

1.3 Planning Background

- 1.3.1 A planning application has been approved for the re-development of Wendle Court in Vauxhall, as follows:

London Borough of Lambeth, planning application reference:

“Variation of condition 2 (approved plans) and condition 40 (quantum of A3/A4/A5 uses) of planning permission 14/03477/VOC (variation of original application 11/04428/FUL) Demolition of existing buildings (except for the listed buildings on the site) to provide a mixed use scheme comprising nine blocks ranging between 3, 6, 9, 10, 11, 21, 32, 48 and 50 storeys, which includes 520 dwellings (57,244sqm Gross Internal Area (GIA)) , 22,732sqm of new office floor space (B1), 3119sqm GIA of A1-A5 retail, 278 bedroom hotel and 123 suite hotel (C1), 50 bedroom replacement homeless hostel (sui generis), 454 student bed spaces, 3,777sqm new multi-screen cinema (D2), 1,317sqm GIA Gym (D2), 67sqm Community Building associated basement car parking and servicing; new public square and children's play area and associated public realm improvements granted on 29.09.2014.”

- 1.3.2 As a result, planning condition 35, attached to the planning consent read as follows:

“No development of the relevant part (other than demolition) shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted to and approved in writing by the local planning

authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the local planning authority."

- 1.3.3 Following consultation with the Greater London Archaeological Advisory Service (GLAAS) a watching brief on ground intrusive demolition was proposed. A written scheme of investigation was issued for these works (Waterman 2016b) and subsequently approved by the Greater London Archaeological Advisory Service (GLAAS).
- 1.3.4 A series of geotechnical investigations were carried out by Waterman in June 2016 and detailed in the Geo-Environmental Assessment Report (Waterman 2016a) This suggested a variable topography caused by differing levels of modern truncation.
- 1.3.5 A geo-archaeological model was created by ASE in 2016, based on the geotechnical investigations and publicly available borehole data (ASE 2016; see section 2.9 below).
- 1.3.6 The site has subsequently been divided. Further purposive geoarchaeological investigation or geoarchaeological monitoring of appropriate geotechnical investigations is to take place to the west of the area monitored during this watching brief, and will be reported on separately.

1.4 Aims and Objectives

- 1.4.1 The aims and objectives of the watching brief are listed below, as they appear in the WSI (Waterman 2016b)
- Record the nature of the main stratigraphic units encountered in terms of their physical composition (stone, sand, gravel, organic materials etc.) and their archaeological formation (primary deposits, secondary deposits etc.);
 - Assess the overall presence and survival of structural remains relating to the main periods of occupation revealed and the potential for the recovery of additional structural information given the nature of the deposits encountered (e.g. extent of later disturbance etc.);
 - Assess the overall presence and survival of the main kinds of artefactual evidence (including pottery, brick, tile, stone, glass, metal, bone, small finds, industrial residues etc.), its condition, given the nature of the deposits encountered; and
 - Assess the overall presence and survival of the main kinds of ecofactual and environmental evidence (including animal bone, human bone, plant remains, pollen, charcoal, molluscs, soils etc.), its condition and potential, given the nature of the deposits encountered.
- 1.4.2 Specific aims included;
- To record and characterize any evidence of human use or settlement of the area, with the highest potential identified for the prehistoric, and post-medieval and later periods; and

- To record and characterize paleo-environmental materials leading to a better understanding of past land use.

1.5 Scope of Report

1.5.1 This report details the findings of the watching brief which took place between the 3rd and 21st of January 2017. It was conducted by Ian Hogg (Senior Archaeologist), Steve White (Archaeologist) and Craig Carvey (Archaeologist). This report concerns the 'Hostel Site' in the east (Figure 2). Further geoarchaeological and archaeological watching briefs are required on geotechnical works to be carried out on the remainder of the site to the west and will be reported on separately.

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 Summary

2.1.1 The archaeological background below is reproduced with due acknowledgement from the preceding WSI (Waterman, 2016b), which is taken from a desk-based assessment (DBA) of the site (Wessex 2012).

2.1 Designated Heritage Assets

2.1.1 There are no designated heritage assets within the site. The nearest designated assets are two listed buildings 65 m north of the site, each comprise a segment of the nineteenth century terrace alongside Wandsworth Road at the corner of Miles Street. LB UID 204755 consists of Nos. 101, 103 and 105 Wandsworth Road and LB UID 204756, consists of Nos. 107 and 109 Wandsworth Road.

2.1.2 The site is adjacent to an Archaeological Priority Area to the north, designated by the Council. This is an extensive area in which previous archaeological works have indicated a high potential for the existence of deposits related to multiple phases of activity. These consist of Prehistoric and Romano-British settlement, Romano-British and later water craft, medieval village centers and important houses, post-medieval settlement and early industrial development.

2.1.3 There are 23 further Listed Buildings within the Study Area of the DBA. These include two Grade II* buildings: Brunswick House, a substantial eighteenth century house which lies 200 m north of the site; and Vauxhall Bridge, which lies c.450 m to the north. The remaining Listed Buildings are all Grade II and lie at distance from the site to the east of the railway. The majority are houses and associated structures of eighteenth to nineteenth century date but there is also a factory building and a gun post, both of nineteenth century date.

2.2 Non-designated Heritage Assets - Prehistoric (up to 42 AD)

2.2.1 Evidence of activity in this period is limited to the discovery of a Palaeolithic flint core near Vauxhall Station north-east of the site. This find does not necessarily indicate Palaeolithic activity in the immediate vicinity as it may have been redeposited by fluvial action.

2.2.2 No evidence for Mesolithic activity has been recorded within the site or Study Area.

2.2.3 Several sites in the Study Area have produced evidence for late Neolithic and Bronze Age activity indicating settlement and utilization of this part of the south bank of the Thames during this period.

- 2.2.4 Evidence for late Neolithic and Bronze Age activity has been found during work at two sites east of the site. Work at the former Unigate Dairies site produced late Neolithic flint tools and pottery and also Bronze Age activity including finds of pottery, a Beaker period flint scraper and a possible loom weight fragment. Excavations at Coronation Buildings identified more extensive remains consisting of pits containing late Neolithic and Bronze Age flint and pottery. A pile-driven wooden structure of Bronze Age date was found on the Thames foreshore at Nine Elms, Vauxhall. Whilst interpretations of the structure vary between a trackway, bridge, or jetty, it appears to have been associated with the deposition of metal objects into the river as a pair of contemporary middle Bronze Age side-looped spearheads were also found placed tips-down at the landward end of the structure along with several pieces of red deer antler. Several other early, middle and late Bronze Age metal objects have been recovered from the Thames in the vicinity, suggesting that the location was important throughout the period.
- 2.2.5 Evidence for Iron Age activity is much more limited in extent. The only securely dated features of this period consist of pits found during work at Coronation Buildings that contained Iron Age pottery. It is not clear if this reflects a contraction of settlement from the preceding Bronze Age.
- 2.2.6 Further evidence of probable prehistoric activity was found at the Unigate Dairies site, including an undiagnostic flint flake, a boundary ditch and a number of vertical post impressions. These were not securely dated but considered by the excavators to be prehistoric.

2.3 Roman (43 AD to 409 AD)

- 2.3.1 Evidence for activity of this period in the Study Area is extremely limited despite evidence for the utilization of its immediate vicinity. The projected routes of two Roman roads pass to the east of the Study Area: Kennington Park Road is on the suggested alignment of Stane Street, connecting London and Chichester; and the Brixton Road which is thought to have been part of the London to Brighton road. A riverside settlement is thought to have existed during this period at Lambeth Palace as pits, inhumation burials and a ditch dating to this have been excavated within the Palace grounds. The Study Area appears to lie outside of this area of activity and the only Romano-British material known is a piece of glass recovered during a watching brief within a site at 62 Bondway.

2.4 Early Medieval (410 AD to 1065 AD)

- 2.4.1 A Saxon settlement, including the minster church of St Mary's, is known to have existed at Lambeth to the north-east but evidence for activity during this period within the Study Area itself is extremely limited. As with the preceding period, settlement at this time is likely to have been centered on or around Lambeth Palace to the north of the Study Area. It has been suggested that much of the area around Lambeth, perhaps including parts of the Study Area, would have been uninhabitable marshland during this period. Some evidence for Saxon activity comes from sherds of Saxon pottery found within a later plough soil at the Unigate site. It has been suggested that the Heath Brook sewer, lying to the west of the site, derives from a Saxon water channel originally known as the *Hesewall* or *Hetheswall*.

2.5 Medieval (1066 AD to 1539 AD)

- 2.5.1 The site lies between the medieval settlement nuclei of South Lambeth and Vauxhall. The settlement of Vauxhall lies immediately north of the site and is not recorded in the Domesday survey (1086), as the area at that time lay within the manor of South Lambeth. Documentary references indicate that the main elements of the road layout in the Study Area had evolved by the fourteenth century. The site of the medieval village of Vauxhall developed at the northern end of Wandsworth Road, where these roads met.
- 2.5.2 A number of medieval structures and features are identified within the Study Area, including the remains of substantial stone buildings found during excavations at Coronation Buildings. During these works, a foundation of large ragstone blocks was identified. The stonework included re-used moulded pieces and Purbeck Marble, one bearing a mason's mark provisionally dated to the thirteenth or fourteenth century. These remains, though fragmentary, may be indicative of the former presence of a high status building. It is not clear whether these remains relate to the site of Vauxhall manor, known to have existed in the area.
- 2.5.3 A late medieval inn, the Royal Oak, is known to have stood close to this site at what is now Vauxhall Bridge Foot. A medieval bridge, crossing the now culverted River Effra, is recorded as having stood near Vauxhall Cross and is known to have been repaired by the Abbot of Westminster in 1340. This structure was variously known as Coklesbrugge or Cox's Bridge, becoming referred to as Faux Hall Bridge by the early seventeenth century (Imber 1979, 62). A timber wharf, which was used during the construction of Westminster Abbey, is documented from a record dating to 1476-7 and was sited close to Vauxhall Bridge Foot.
- 2.5.4 Whilst these records indicate significant levels of activity in parts of the Study Area, particularly around the village of Vauxhall, available evidence suggests that the site lay outside of the area of medieval settlement.

2.6 Post-Medieval (1540 AD to 1750 AD)

- 2.6.1 The post-medieval period was one of increasing development in the Study Area. Map evidence shows that, by the close of the period, the northern portion had been subject to industrial development and residential development had spread southwards along the main roads.
- 2.6.2 Thomas Hill's 1681 map shows the site as open and presumably under agricultural use. A similar picture is visible on Rocque's map of 1741 which illustrates the site as occupied by market gardens, with housing beginning to encroach on its northern extent from Wandsworth Road.
- 2.6.3 The area of Vauxhall Bridge Foot was a focus for industrial development and numerous works were built in this vicinity. These included the Vauxhall Pottery works, built c. 1690, a marble-cutting mills, a glass manufactory and a substantial waterfront complex. Also located at Vauxhall Bridge Foot, due to the proximity of the ferry, were the Cumberland Tavern and Tea Gardens.

- 2.6.4 Improvements in local infrastructure in the later eighteenth century are indicated by a turnpike gate, which stood in South Lambeth Road from at least 1785, whilst excavations at the Unigate site revealed a complex post-medieval drainage system.
- 2.6.5 The site appears to have remained open and in agricultural use up to the close of this period and is shown as undeveloped land lying north of a stream on early maps of the area.

2.7 Industrial (1751 AD to 1900 AD)

- 2.7.1 Improvements in communications and infrastructure, such as the construction of the railway in the 1830s and 1840s and the construction of the original Vauxhall Bridge, acted as a catalyst for development within the Study Area. The railway was built to the east of the site following the extension of the London and Southampton Railway from its original terminus at Nine Elms, through Vauxhall Station, to Waterloo in 1848.
- 2.7.2 The Ordnance Survey map of 1871 illustrates the site as lying within a residential area. The area immediately north of the site is occupied by a pleasure garden with its northern, western and southern edge occupied by houses and gardens. The houses to the north and south of the site are characterized by terraces, whilst those to the west are more substantial detached houses. This terraced housing includes the now Grade II Listed Buildings that lie immediately north-west of the site.
- 2.7.3 Land use had changed markedly by the 1890s with the construction of Bond Street, now the Bondway, and conversion of the area of the pleasure gardens into industrial premises comprising a timber yard and brewery. Despite this industrial development, significant areas of open ground remained within the area of the site. The arrangement of properties on the street frontages remained largely unchanged by this date.

2.8 Twentieth Century onwards (1901 AD onwards)

- 2.8.1 Whilst some change of building use is noted within the site, there were few major changes to the layout of the site and its immediate surroundings until the 1930s when Parry Street was punched through from Bond Street to Wandsworth Road. The overall layout of the area, including the open areas within the back plots, remained largely unchanged into the 1980s. The site and its immediate vicinity was extensively redeveloped in the later twentieth century and attained its present balance of building cover by the 1990s.

2.9 Previous Work

- 2.9.1 A geo-archaeological model was created by ASE in 2016, based on the Waterman's (2016a) geotechnical investigations and publicly available borehole data (ASE 2016). This work concluded that probable alluvial deposits bearing organic remains survive at the site, and that the landscape context of the site implies high potential for the preservation of earlier prehistoric archaeology. Comparison with other work in the area suggests that the site is located marginal to a course of the river Thames, and may preserve both palaeoenvironmental remains dating from the Late Glacial through to later periods and sealed Holocene prehistoric archaeology. The site is therefore considered to have high potential for both palaeoenvironmental and archaeological deposits.
- 2.9.2 The report stated that further work is required to clarify deposition at the site. Any further geotechnical work at the site should be conducted with a geoarchaeologist in attendance with the scope to sample deposits. It is noted that further investigation is considered necessary following the demolition of existing buildings in the west of the site.

3.0 ARCHAEOLOGICAL METHODOLOGY

3.1 Fieldwork Methodology

- 3.1.1 The archaeological methodology was initially set out in the WSI (Waterman, 2016b). All work was carried out in accordance with this document and in line with the relevant professional standards and guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b).
- 3.1.2 All intrusive excavations were monitored, where it was considered they may interfere with archaeological remains. Groundworks did not affect deposits of potential geoarchaeological interest. Work was restricted to the eastern 'Hostel Site' (Figure 2).
- 3.1.3 The locations of the identified archaeological remains were accurately established using a Leica Viva CS15 RTK GPS instrument.

3.2 Fieldwork Constraints

- 3.2.1 Due to truncation noted at the site archaeological potential was extremely limited.

3.3 The Site Archive

- 3.3.1 ASE informed LAARC prior to the commencement of fieldwork that a site archive would be generated. The site archive is currently held at the offices of ASE and will be deposited at LAARC in due course. The contents of the archive are tabulated below (Table 1).

Context sheets	4
Section sheets	0
Plans sheets	0
Colour photographs	0
B&W photos	0
Digital photos	40
Context register	1
Drawing register	0
Watching brief forms	4
Trench Record forms	0

Table 1: Quantification of site paper archive

Bulk finds (quantity e.g. 1 bag, 1 box, 0.5 box 0.5 of a box)	0
Registered finds (number of)	0
Flots and environmental remains from bulk samples	0
Palaeoenvironmental specialists sample samples (e.g. columns, prepared slides)	0
Waterlogged wood	0
Wet sieved environmental remains from bulk samples	0

Table 2: Quantification of artefact and environmental samples

- 3.3.2 The finds and environmental samples ultimately deposited as part of the archive are dependent on specialist recommendations and regional archive requirements.

4.0 RESULTS

4.1 Groundworks monitored between 3/1/17 and 21/1/17

Context	Type	Interpretation	Max. Length m	Max. Width m	Deposit Thickness m
01	Layer	Made ground	-	-	c. 1 – 2.5
02	Layer	Natural geology	-	-	-
03	Cut	Construction Cut	1.4	1.4	2.2
04	Masonry	Brick Lining	1.4	1.4	2.2

Table 3: List of recorded contexts

- 4.1.1 The archaeological watching brief was maintained on groundworks across 'The Hostel Site'. Works included demolition, pile probing and removal of obstructions.
- 4.1.2 The site had been subject to severe truncation due to previous construction and demolition. There was no intact stratigraphy identified. The truncated natural geology comprising Kempton Park Gravels [02] was directly overlain by made ground [01] which was a mixture of demolition rubble, sand and clay.
- 4.1.3 A single feature of archaeological significance was identified. A domed soakaway [04] was encountered within made ground [01] (Figure 3). It was 1.4m in diameter and was c.2.2m deep (a certain depth was not possible as it was partially filled with water and rubble). The bulk of the construction was formed of stretcher bricks, with the dome at the top of the construction being formed of headers. It was located within construction cut [03]. No associated backfill of the construction cut was discernible. The location of the soakaway can be seen in Figures 2 and 3.

5.0 DISCUSSION AND CONCLUSIONS

5.1 Overview of stratigraphic sequence

5.1.1 The stratigraphy of the site is simple, though heavily disturbed. The natural geology was directly overlain with a made ground, comprised of building rubble, sand and clay. There was no surviving subsoil identified. If any alluvium had previously extended into the site this had been removed by post-medieval/modern truncation due to past construction/demolition activities within the area.

5.2 Deposit survival and existing impacts

5.2.1 'The Hostel Site' has been subject to reasonably heavy truncation, related to the previous phase of building which existed in the 19th century.

5.3 Discussion of archaeological remains by period

5.3.1 The domed soakaway is most likely associated with the brewery or domestic buildings that existed on/near the site at the end of the 19th century. It is of low archaeological significance.

5.4 Consideration of research aims

5.4.1 The results of the watching brief have little to contribute to the original research aims identified for the project (see section 1.4). This is due to the extent of identified truncation and the limited significance of the single feature encountered. Nevertheless, the results are in some way indicative of the impact of past landuse in this area of London during the post-medieval and modern era as well as the nature of water management possibly associated with a brewery site.

5.5 Conclusions

5.5.1 Despite the heavy truncation identified across the site, a single archaeological feature was identified, a domed soakaway, which likely survived due to the depth that it was originally constructed at. It is most likely associated with the brewery that was built in 1890. The feature is of low archaeological significance. Further ground reduction is not being undertaken within this area of the site as the associated construction is being piled without a basement. It is anticipated that no further work is required within the 'Hostel Site', however, the area to the west will be subject to future archaeological and geoarchaeological watching brief(s).

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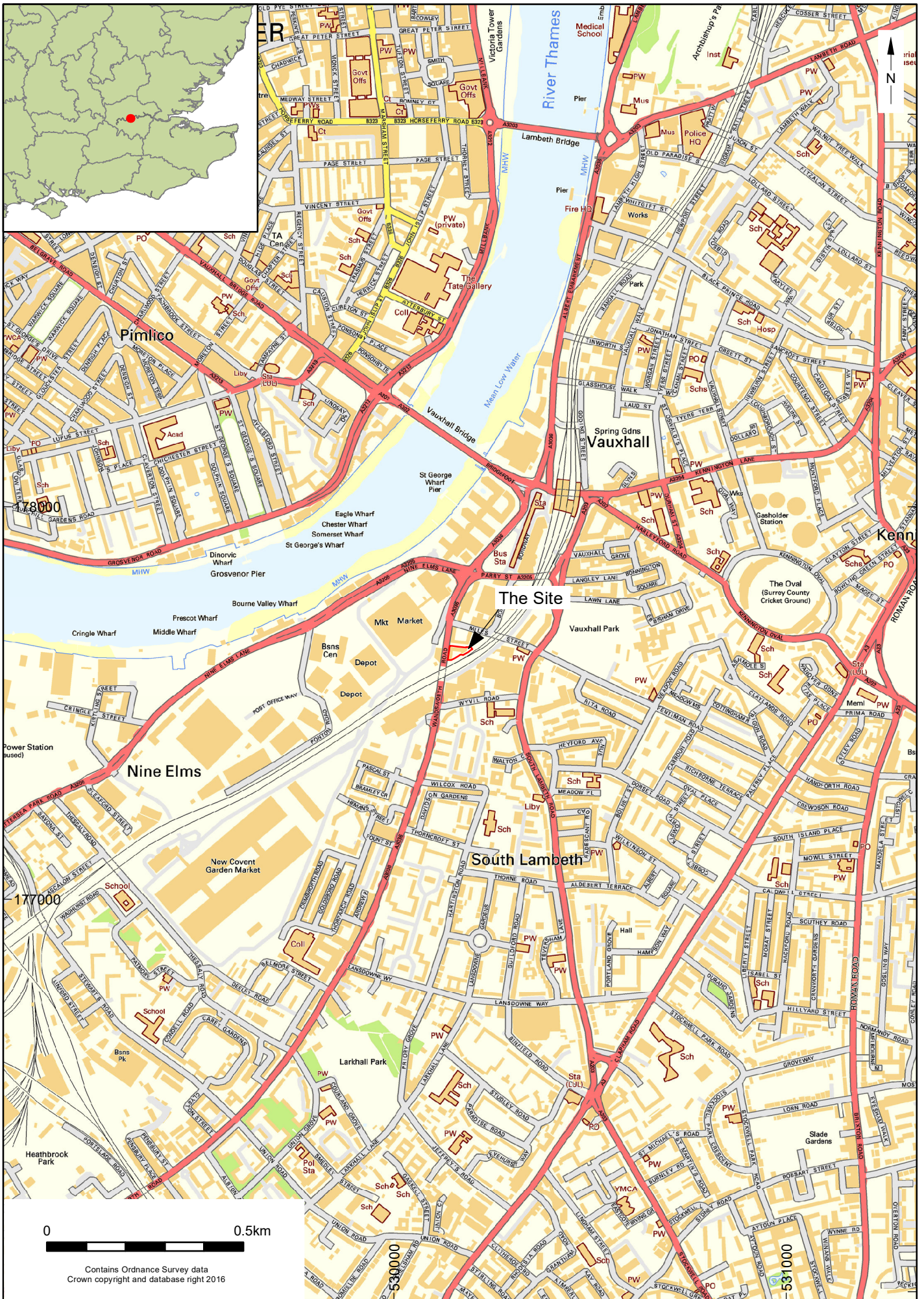
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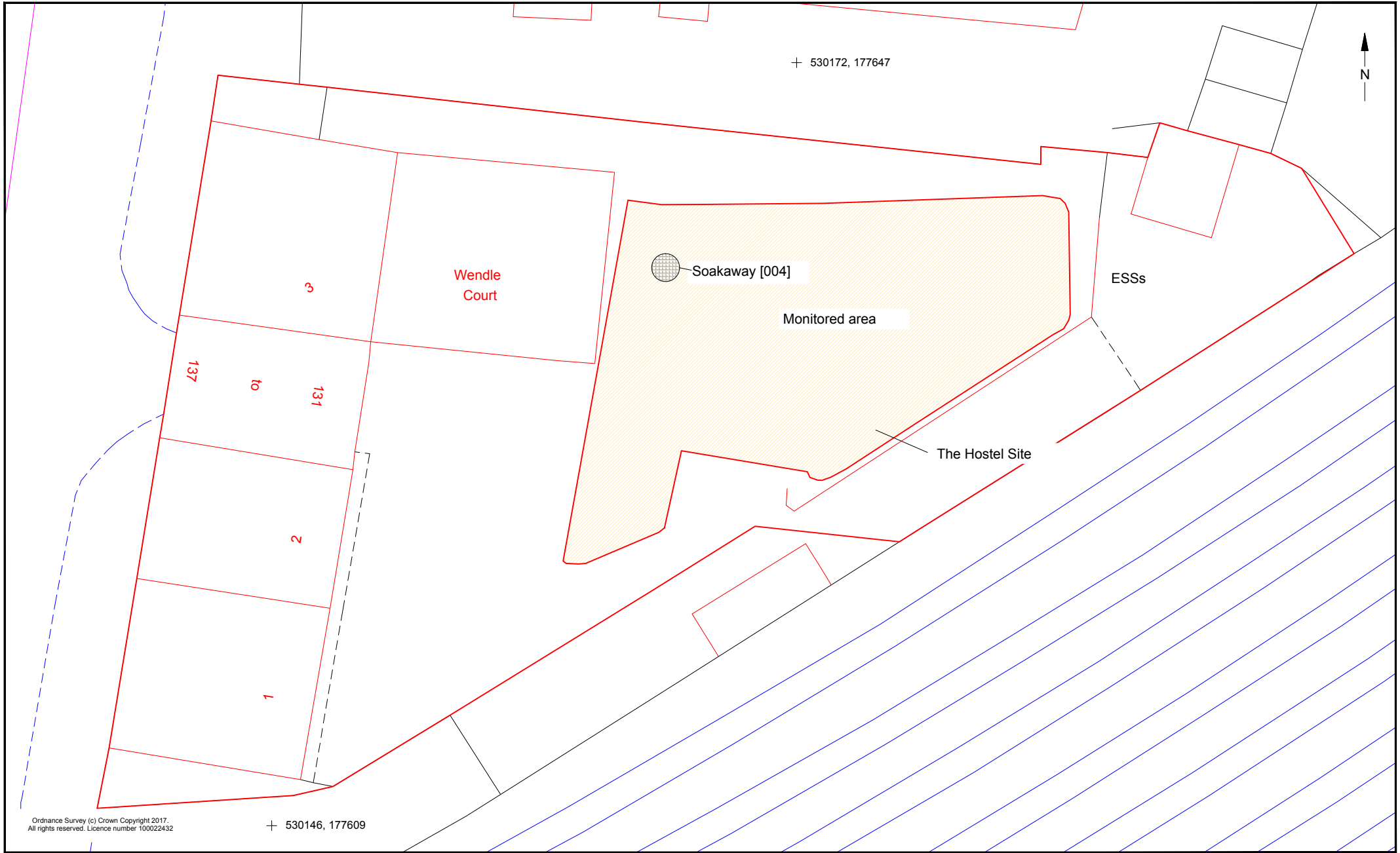
ACKNOWLEDGEMENTS

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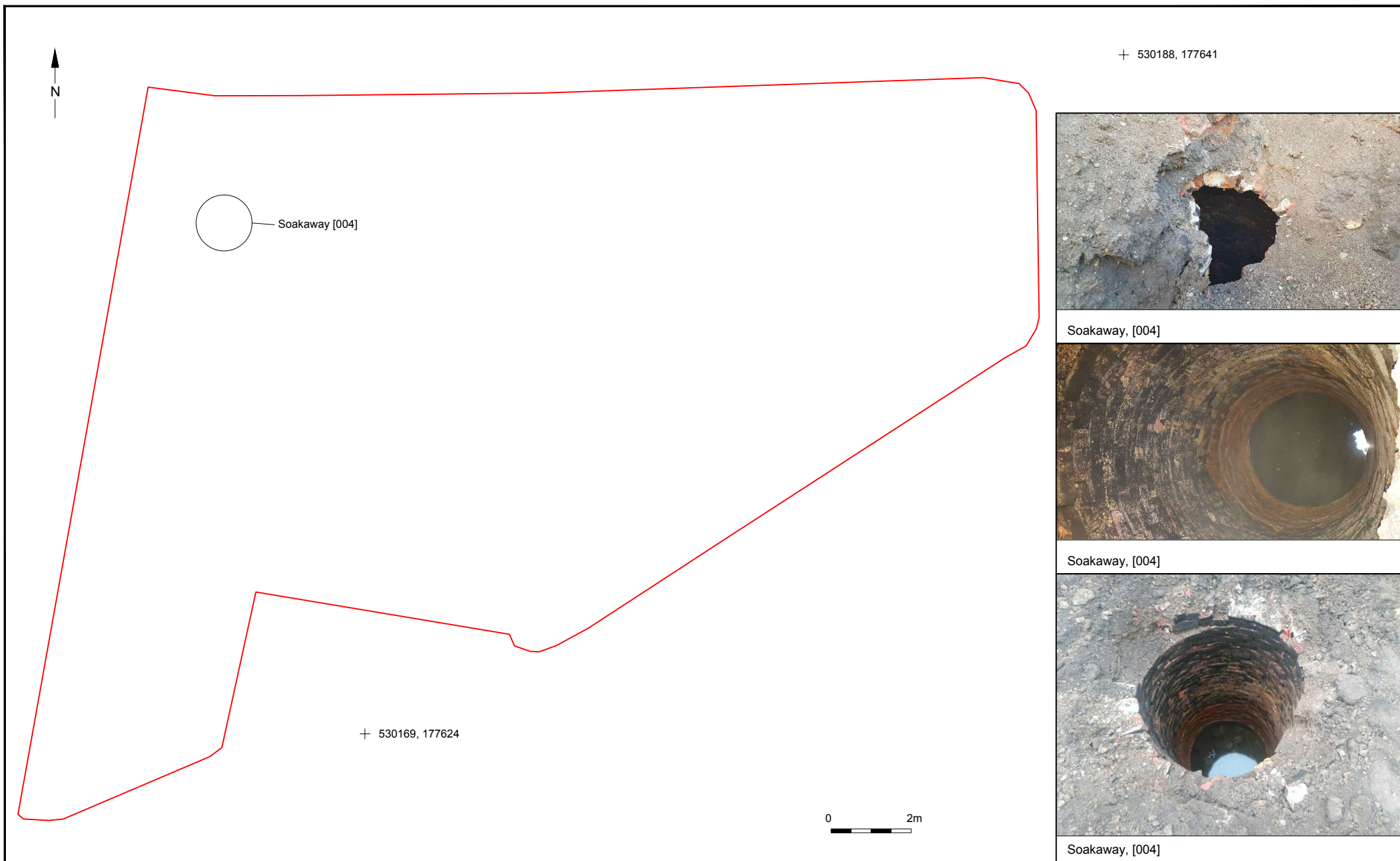


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© Archaeology South-East		Wendle Court, Lambeth		Fig. 1
Project Ref: 160839	April 2017	Site location		
Report Ref: 2017193	Drawn by: AR			



© Archaeology South-East		Wendle Court, Lambeth		Fig. 2
Project Ref: 160839	April 2017	Location of monitored groundwork and Soakaway [004]		
Report Ref: 2017193	Drawn by: AR			



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Project Ref: 160839

April 2017

Report Ref: 2017193

Drawn by: AR

Wendle Court, Lambeth

Detail plan of soakaway location [004] and photographs

Fig. 3

HER Summary

HER enquiry no.	
Site code	WDW16
Project code	170839
Planning reference	14/03477/VOC
Site address	Wendle Court, London Borough of Lambeth
District/Borough	Lambeth
NGR (12 figures)	530160 177630
Geology	Kempton Park gravel Formation
Fieldwork type	WB
Date of fieldwork	3 rd January to the 21 st January 2017
Sponsor/client	Waterman
Project manager	Jon Sygrave
Project supervisor	Steve White
Period summary	Post-Medieval
Project summary (100 word max)	<p><i>Archaeology South-East was commissioned by Waterman Infrastructure & Environment Ltd. to undertake an archaeological watching brief during groundworks at Wendle Court, London Borough of Lambeth in advance of mixed development. The watching brief took place within 'The Hostel Site' portion of the wider development.</i></p> <p><i>The site has been subject to reasonably heavy previous truncation, with the natural geology directly overlain by made ground. There was a single feature identified, a domed soakaway which is most likely associated with houses or a brewery of 19th century date.</i></p>
Museum/Accession No.	

Finds summary

Find type	Material	Period	Quantity
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OASIS Form

OASIS ID: archaeol6-283661

Project details

Project name Wendle Court, 'The Hostel Site', London Borough of Lambeth

Short description of the project

Archaeology South-East was commissioned by Waterman Infrastructure and Environment Ltd. to undertake an archaeological watching brief during groundworks at Wendle Court, London Borough of Lambeth in advance of mixed development. The watching brief took place within 'The Hostel Site' portion of the wider development. The site has been subject to reasonably heavy previous truncation, with the natural geology directly overlain by made ground. There was a single feature identified, a domed soakaway which is most likely associated with houses or a brewery of 19th century date.

Project dates Start: 03-01-2017 End: 21-01-2017

Previous/future work Yes / Yes

Any associated project reference codes WDW16 - Sitecode

Type of project Recording project

Site status Area of Archaeological Importance (AAI)

Current Land use Residential 1 - General Residential

Monument type SOAKAWAY Post Medieval

Significant Finds 0 None

Investigation type "Watching Brief"

Prompt Planning condition

Project location

Country England

Site location GREATER LONDON LAMBETH LAMBETH Wendle Court, 'The Hostel Site'

Postcode SW8 2LH

Study area 1 Hectares

Site coordinates TQ 530160 177630 50.938406475172 0.178095814846 50 56 18 N 000 10 41 E Point

Lat/Long Datum Unknown

Height OD / Depth Min: 0m Max: 3m

Project creators

Name of Organisation Archaeology South East

Project brief originator GLAAS

Project design originator Waterman Infrastructure and Environmental Ltd

Project director/manager	JON SYGRAVE
Project supervisor	Steve White
Type of sponsor/funding body	Waterman CPM Ltd
Name of sponsor/funding body	Waterman
Project archives	
Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive Exists?	No
Project bibliography	
1	
Publication type	Grey literature (unpublished document/manuscript)
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