

**371 CLAPHAM ROAD, STOCKWELL,  
LONDON**

**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

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NGR: TQ 3012 7586	Report No:
District: Lambeth	Site Code: N/A
Approved: C Halpin MIfA	Project No: 5284
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<b>OASIS SUMMARY SHEET</b>			
Project name	371 Clapham Road, Stockwell, London		
<p><i>In August 2013 Archaeological Solutions Limited (AS) carried out an archaeological desk-based assessment at 371 Clapham Road, Stockwell (NGR TQ 3012 7586). The assessment was commissioned in support of a planning application for development of the site for a new residential dwelling.</i></p> <p><i>A polished Neolithic hand axe was found at Bedford Road, 310m to the south-east of the site. The western half of the site is in an Archaeological Priority Area because it fronts Clapham Road which formed part of the major Roman Road named Stane Street. Roman plough soil was identified 370m to the south, and other Roman features and finds have been recorded in Clapham. In late Saxon times Stockwell formed part of the large Saxon estate of south Lambeth, and a late Saxon manor was located at Rookery Grove, Clapham, where evidence of early Saxon settlement was also present. In the medieval period the site was located between the two villages and manors of Stockwell and Clapham, and Clapham Road continued in use as a thoroughfare to London</i></p> <p><i>In the mid 18<sup>th</sup> century the site was still a rural location set among agricultural fields with the Clapham workhouse known as "Babilon" located 180m to the south. The site was developed c.1802 when a Georgian house was built at No.371 which is Grade II listed. The portion located on the assessment site was knocked down between 1913 and 1921, and replaced by the modern commercial premises of today which was completed in its current form before 1951.</i></p>			
Project dates (fieldwork)	n/a		
Previous work (Y/N/?)	N	Future work (Y/N/?)	TBC
P. number	5284	Site code	n/a
Type of project	Archaeological Desk-Based Assessment		
Site status	n/a		
Current land use	Empty commercial premises		
Planned development	Residential dwelling		
Main features (+dates)	n/a		
Significant finds (+dates)	n/a		
<b>Project location</b>			
County/ District/ Parish	Greater London	Lambeth	Christchurch and St John the Evangelist, Clapham
HER for area	Greater London, Historic Environment Record (GLHER)		
Post code (if known)	SW9 9BT		
Area of site			
NGR	TQ 3012 7586		
Height AOD (min/max)	Approximately 25m AOD		
<b>Project creators</b>			
Brief issued by	n/a		
Project supervisor/s (PO)	Archaeological Solutions Ltd		
Funded by	Urban Spectrum Property Management Ltd		
Full title	371 Clapham Road, Stockwell, London An Archaeological Desk-Based Assessment		
Authors	Peter Thompson		
Report no.			
Date (of report)	August 2013		



## **371 CLAPHAM ROAD, STOCKWELL, LONDON**

### **AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

#### **SUMMARY**

*In August 2013 Archaeological Solutions Limited (AS) carried out an archaeological desk-based assessment at 371 Clapham Road, Stockwell (NGR TQ 3012 7586). The assessment was commissioned in support of a planning application for development of the site for a new residential dwelling.*

*A polished Neolithic hand axe was found at Bedford Road, 310m to the south-east of the site. The western half of the site is in an Archaeological Priority Area because it fronts Clapham Road which formed part of the major Roman Road named Stane Street. Roman plough soil was identified 370m to the south, and other Roman features and finds have been recorded in Clapham. In late Saxon times Stockwell formed part of the large Saxon estate of south Lambeth, and a late Saxon manor was located at Rookery Grove, Clapham, where evidence of early Saxon settlement was also present. In the medieval period the site was located between the two villages and manors of Stockwell and Clapham, and Clapham Road continued in use as a thoroughfare to London*

*In the mid 18<sup>th</sup> century the site was still a rural location set among agricultural fields with the Clapham workhouse known as "Babilon" located 180m to the south. The site was developed in c.1802 when a Georgian house was built at No.371 which is Grade II listed. The portion located on the assessment site was knocked down between 1913 and 1921, and replaced by the modern commercial premises of today which was completed in its current form before 1951.*

#### **1 INTRODUCTION**

1.1 In August 2013 Archaeological Solutions Limited (AS) carried out an archaeological desk-based assessment at 371 Clapham Road, Stockwell (NGR TQ 3012 7586; Figs. 1-2). The assessment was commissioned in support of a planning application for development of the site for a new residential dwelling.

1.2 The assessment was undertaken according to a specification prepared by Archaeological Solutions (dated 9<sup>th</sup> April 2013). It followed the procedures outlined in the Institute of Field Archaeologists' (IFA) *Standard and Guidance for Archaeological Desk-Based Assessment* (revised 2012).

1.3 The objectives of the desk-based assessment were –

- To establish whether any archaeological deposit exists in the area, with particular regard to any which are of sufficient importance to merit preservation *in situ*
- To identify the date, approximate form and purpose of any archaeological deposit within the application area, together with its likely extent, localised depth and quality of preservation.
- To evaluate the likely impact of past land uses, and the possible presence of masking colluvial/alluvial deposits, along with the potential for the survival of environmental evidence
- To provide sufficient information to construct an archaeological conservation strategy dealing with preservation, the recording of archaeological deposits, working practices, timetables and orders of cost.

### *Planning policy*

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

## **2 DESCRIPTION OF THE SITE (Figs.1 - 2)**

2.1 Stockwell is situated in south-west London in the Borough of Lambeth. The site is located on the east side of Clapham Road between No's 369 and 371A, and comprises an empty commercial premises formerly occupied by Speedy Hire.

## **3 METHODOLOGY**

Information was sought from a variety of available sources in order to meet the objectives of the assessment.

### **3.1 Archaeological databases**

3.1.1 The standard collation of all known archaeological sites and find spots within London is contained within the Greater London Historic Environment Record (GLHER). Significant entries within a 500m radius of the site are listed in Appendix 1 and plotted in Fig. 3. Where relevant, these sites and finds are discussed in Section 4.2. The site is referred to as the assessment site to distinguish it from other sites described in the text.

### **3.2 Historical and cartographic sources**

3.2.1 The principal source for this type of evidence was the archives held at the Lambeth Archives. Relevant documents are listed in Appendix 3 and reproduced in Figs. 4-12.

### **3.3 Geological/geotechnical information**

3.3.1 A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 1978) and the Soil Survey of England and Wales (SSEW 1983). Supplementary geological information was also retrieved from a geo-environmental report compiled by Ground Group Solutions (2004).

### **3.4 Site Inspection**

3.4.1 In the course of the desk-based assessment, a physical walkover of the site was undertaken on 18/7/2013. The inspection had the following purposes:

- to examine the areas of archaeological potential identified during the desk-based assessment, in particular, with a view to gauging the likely survival and condition of archaeological remains; and

- to consider the significance of any above ground structures, historic buildings, and historic landscape features, and their potential impact on the proposed development.

## 4 THE EVIDENCE

### 4.1 Topography, Geology and Soils

4.1.1 The assessment site is located at approximately 25m AOD and is situated 1.75km south of the River Thames. It lies within the London Basin, which covers London and the majority of south-east England. The solid geology consists of Eocene London Clay overlain by Langley Silt and Kempton Park Gravel, the latter of which is first terrace alluvium (British Geological Survey 1978).

4.1.2 In 2011 Archaeological Solutions carried out a Watching Brief at Scout Lane some 950m to the south-west of the assessment site. The natural clay, L1006, was reached at 0.75 – 1.10m below existing ground level and comprised a mid grey, compact, clay with sand and gravel (Pozorski 2011). Deposits located above The Natural were recorded in sample sections shown below.

<i>W foundation trench, N end. Sample section, facing E</i>		
0.00 – 0.23m	L1000	Modern made ground. Light brown, loose, clayey silt with sand and moderate CBM fragments.
0.23 – 0.28m	L1001	Grey, loose, fine gravel.
0.28 – 0.42m	L1002	Greenish brown, friable, silty sand.
0.42 – 0.47m	L1003	Black, soft, clayey silt with ash.
0.47 – 0.65m	L1004	Reddish brown, loose, gravel with sandy silt.
0.65 – 1.05m	L1005	Mid grey, friable, clayey silt with frequent CBM fragments.
1.05m+	L1006	Natural mid grey, compact, clay with sand and gravel.

<i>W/central foundation, trench N end. Sample section, facing E</i>		
0.00 – 0.16m	L1000	Modern made ground. As above.
0.16 – 0.36m	L1007	Mid to dark yellow, loose, sand.
0.36 – 0.50m	L1008	Mid grey, compact, clayey silt with frequent CBM fragments.
0.50 – 0.88m	L1005	As above.
0.88m+	L1006	Natural clay. As above.

<i>S foundation trench, central part. Sample section, facing N</i>		
0.00 – 0.30m	L1000	Modern made ground. As above.
0.30 – 1.05m	L1009	Mid brown, loose, silty sand with occasional CBM fragments.
1.05m+	L1006	Natural clay. As above.

Table 1: Stratigraphic sequence encountered at Scout Lane (Pozorski 2011)

## 4.2 Archaeological and Historical Background

### *Palaeolithic (500,000 – 10,000 BC)*

4.2.1 The River Thames shifted to its current valley some 450,000 years ago during the Anglian Ice Age, and due to subsequent changing sea levels had to cut new courses leaving behind relict flood plains in the form of river terrace gravels ([www.museumoflondon.org.uk](http://www.museumoflondon.org.uk)). Palaeolithic evidence in the London region is extensive in comparison with other parts of the British Isles, and appears to be specifically associated with the river valley, which acted as a focus for hominid and human activity. Tens of thousands of flint tools have been recovered, mainly by antiquarians in the 19<sup>th</sup> century at a time when gravel extraction was undertaken by hand, and the Thames was extensively dredged. Very few of these finds, however, are in a primary context having been deposited there from elsewhere. In comparison remains from the Upper Palaeolithic are quite sparse; the site at Three Ways Wharf, Uxbridge is the only good example of an *in situ* Upper Palaeolithic site in London ([www.english-heritage.org.uk](http://www.english-heritage.org.uk)).

4.2.2 There are however, no Palaeolithic finds from within 500m of the assessment site. The closest find spot is a flint blade is from Wandsworth Road some 780m to the north-west (MLO103359). The closest group of Palaeolithic artefacts comes Grafton Square, Clapham located a similar distance to the south-west where a number of hand axes and other tools were found (MLO 15694, MLO 16108, MLO 7616, MLO 7617, MLO 15693).

### *Later Prehistoric (10,000 BC – AD 43)*

4.2.3 The Mesolithic is also relatively ephemeral with much of the evidence again represented by flint tools mainly recovered from the river. Mesolithic people adopted a mobile hunter-forager lifestyle similar to their predecessors, but with more emphasis on fishing and particularly on forest conditions. The site of the abovementioned Three Ways Wharf contained an early Mesolithic artifact scatter and is the most significant site of this date from London. The re-fitting and matching of tools with butchery marks on animal bones show that carcass processing of mainly red deer and aurochs was undertaken there. The majority of Mesolithic sites were located by the sides of rivers and lakes and dry land sites are rare, but the extensive site at West Heath, Hampstead is an example of human activity undertaken away from the floodplain using the higher, forested ground ([www.english-heritage.org.uk](http://www.english-heritage.org.uk)). The closest find spot to the assessment site yielded a tranchet axe head from Chelsham Road roughly 450-500m to the south-west (MLO 7631). An undated infilled palaeochannel was identified during excavation 260m south of the assessment site near the junction of Clapham Road and Union Street (MLO 77476). Another infilled palaeochannel was identified 1km to the north-west which contained Mesolithic finds (MLO 99076).

4.2.4 The Neolithic saw the appearance of more settled groups with the introduction of farming, ceramic production, and monumental structures, although there was overlap and some continuity with the earlier hunter-gather life style. In London the latter appears to have been more the case as there is very little evidence for early settled farming groups. In the later Neolithic, from c.3000 BC settlement began to occur, mainly on the west London terraces seen in isolated settlements such as at Kingston, along with some ritual structures like the Stanwell Cursus. Activity of late Neolithic date has also been recovered from the Thames floodplain, such as an occupation site at North Woolwich ([www.english-heritage.org.uk](http://www.english-heritage.org.uk)). A polished Neolithic handaxe was found 310m to the south-east of the assessment site near Bedford Road (MLO 4085). A possible Neolithic occupation site, indicated by flint tools and waste flakes, is near Rectory Grove and Old Town 800-840m to the west of the assessment site (MLO 090834, MLO 18818).

4.2.5 West London was the focus for settlement in the Bronze Age seen mainly in the presence of extensive field systems sometimes making use of pre-existing ritual landscapes. Bronze Age flints were found on natural alluvium near Stewart's Road 1.1km to the north-west (MLO 98365). The Iron Age occupation of west London also saw an emphasis on farming with a pattern of isolated small settlements and farmsteads which continued up, to and sometimes beyond the Roman invasion of Britain. Prehistoric pottery sherds were found just above natural gravels at Rookery Grove (MLO 63962).

#### *Romano-British (AD 43-410)*

4.2.6 Roman London, *Londinium*, was probably settled shortly after the Claudian conquest of AD 43 and became the capital c. AD 50. The archaeological evidence for it is substantial, and includes town walls, public and private buildings, roads, waterfronts, cemeteries and earthworks ([www.english-heritage.org.uk](http://www.english-heritage.org.uk)). Clapham Road follows a diversion of the Roman military road named Stane Street that ran from London across The Weald to Chichester. Excavations at 281-283 Clapham Road, some 480m to the north-east, identified a possible road and ditch on the line of Stane Street, some residual Roman pottery was also present (MLO 4064). A watching brief at 33 Clapham High Street approximately 370m south of the assessment site identified plough soil thought to be Roman (MLO 58553). An inscribed Roman altar outside Clapham Library was found by builders on Clapham Common South Side (MLO 88449). In the area of Rectory Grove, Clapham several possible Roman ditches and residual Roman pottery have been recorded approximately 850m west of the assessment site (MLO 090803, MLO 090171). In general however, despite the presence of the Roman road the evidence for Roman occupation in the vicinity is sparse.



### *Anglo-Saxon (410-1066)*

4.2.7 In the 5<sup>th</sup> century *Londinium* was gradually abandoned but a Saxon settlement soon grew up to the west, by the River Fleet, which by the 7<sup>th</sup> century became the trading port of *Lundenwic*. According to Bede it was a "a trading centre for many nations who visit it by land and sea." In the late Saxon period the assessment site was in part of a large, probably royally owned, estate that extended from the Thames to Norwood. In 1062 a part of this estate in south Lambeth was granted by Earl Harold to Waltham Abbey. It is thought to have comprised the lands centred on Stockwell with a landing point provided at Vauxhall ([www.vauxhallcivicsociety](http://www.vauxhallcivicsociety)).

4.2.8 The late Saxon manor of Clapham located 800-900m to the south-west of the assessment site at Rectory Grove, may have had early Saxon origins indicated by a group of pits (MLO 090835; Clegg 1998). The name Clapham means 'homestead or enclosure near a hill' and is first documented as *Cloppaham* in AD 880 which comprised 30 hides (MLO 13536; Mills 1991; Clegg 1998). In 1042, King Harthacnut suffered a seizure and died at the manor during a wedding feast held by the nobleman Osgod Clapa. In 1066 Thorbern held the manor from Edward 'the Confessor' which was valued at £10.

### *Medieval (1066-1539)*

4.2.9 In 1086, following The Conquest, the Saxon estate including Stockwell had been transferred to the ownership of Robert, Count of Montain. Stockwell probably derives its name from 'settlement by a spring' or else 'spring by a wood' and is first recorded in 1197. The medieval manor of Stockwell was formed at the end of the 13<sup>th</sup> century when King Edward I divided the manor of south Lambeth into the two manors of Vauxhall and Stockwell. Stockwell manor stood in 4 acres of gardens 600m north-east of the assessment site in the area of Stockwell Road and Stockwell Green (Weinreb and Hibbert 1983). It is likely that from the 14<sup>th</sup> century the manor was moated (MLO 090023), and the medieval and post-medieval village grew up around the manor (MLO 690961). Several roads in the vicinity are of medieval origin, the closest are Bedford Road (MLO 23345), and Clapham High Street which probably continued in use from the Roman period (MLO 13565).

4.2.10 At Domesday the Clapham manor was held from William I by Geoffrey de Mandeville and was then worth £7 & 10 shillings. It previously encompassed 10 hides, but in 1086 had only 3 hides suggesting the lands may have suffered during the turbulent Conquest. In 1086 there was land for 7 ploughs and 5 acres of meadow (Clegg 1998). Several archaeological evaluations carried out in the vicinity of the medieval manor site around Rookery Grove have identified remains from that period including pits, a ditch, cultivation soil and residual pottery (MLO 090070, MLO 09086, MLO 092220, MLO 19934). In a will of 1326 the manor was described as comprising a capital messuage (a dwelling house together with its

outbuildings, curtilage, and adjacent land appropriated to its use), 254 acres of arable land, 20 acres of meadow, 140 acres of underwood and 6 acres of pasture.

#### *Post-medieval (1539-1900)*

4.2.11 The manor of Stockwell was demolished and rebuilt in 1756, but this in turn was destroyed one hundred years later (MLO 090023, MLO 090070). In 1580 the Clapham manor house at Rectory Grove was rebuilt close to Turret Grove but was demolished in 1837 (MLO 090025). The Stockwell Wood that probably contributed to the place name disappeared in the 27<sup>th</sup> century (Weinreb and Hibbert 1983). In 1802 Stockwell manor was broken up into smaller land plots, and growing demand by City merchants for country residences led to development of Georgian houses along the semi-rural frontages of Clapham Road and Stockwell Road. During this period Clapham Road was known as Clapham Rise and Landor Road was a privately maintained road known as Stockwell Private Road. Numbers 371-373 Clapham Road are first recorded at this date as being occupied by John Burrup, stationer, and are Grade II listed ([www.lambeth.gov.uk/NR](http://www.lambeth.gov.uk/NR)). They were a pair of stock brick 3 storey houses with attic and basement in centre block with slightly set back entrance bays. No. 371 has been much altered including the modern extension which is included in the listing because it is inseparable from No 373 (MLO 88433). No's 375 to 377 Clapham Road are also Grade II listed (MLO 89129).

4.2.12 Stockwell itself remained a rural village until well into the 19<sup>th</sup> century. In the 1830s residential streets were laid out off the main roads including Clapham Road. In 1862-3 construction of the London Chatham and Dover railway formed an effective southern boundary to Stockwell, and a denser suburban influx saw more concentrated terraced housing built particularly in the Landor Road area (Weinreb and Hibbert 1983). Clapham Road also saw the loss of a small number of Georgian houses with the construction of Queen Anne style terraces to either side of the junction with Mayflower Road ([www.lambeth.gov.uk/NR](http://www.lambeth.gov.uk/NR)). Besides the abovementioned, there are 15 other Grade II listed buildings within 500m of the assessment site including St. John's Church, built in 1842, which stands on the west side of Clapham Road. It was modelled on a Greek temple, with an Ionic portico and no steeple, but with a cross on the top of the pediment (MLO 88436; ([www.british-history.ac.uk](http://www.british-history.ac.uk)). Clapham had also become a popular location for suburban residence by the end of the 18<sup>th</sup> century, and in the late 19<sup>th</sup> century the arrival of the railways and a boom in industry in neighbouring Battersea, brought a further influx to the population resulting in many of the large houses around the Common being converted to three storey terraces (Weinreb & Hibbert 1983).



### *Modern (20<sup>th</sup> century)*

4.2.14 The early 20<sup>th</sup> century saw the final infilling of the previously open land to the rear of Clapham Road with Edwardian terraces, the most notable of which is Atherfold Road with its smartly detailed terraced houses. This coincides with the arrival of the Tube at Stockwell in 1890 and at Clapham in 1900, allowing easy & cheap public transport for the masses to travel to and from central London ([www.lambeth.gov.uk/NR](http://www.lambeth.gov.uk/NR)). During WWII Clapham North tube station, 190m to the south of the assessment site, was used as an air raid shelter (MLO 72378). Likewise a deep air raid shelter was located at Stockwell tube station on the joining of Clapham Road, South Lambeth Road and Stockwell Road to the north which was large enough to accommodate 9,600 people (MLO 090022). An archaeological evaluation at 372-376 Clapham Road centred on 125m north of the assessment site found nothing of archaeological interest (MLO 63283).

## **4.3 Cartographic Evidence (Figs. 4 - 10)**

### *Historic maps*

4.3.1 The 1741-5 map of London by the surveyor Roque shows the assessment site bordering Clapham Road set in a rural location of agricultural fields between the villages of Stockwell (north-east) and Clapham (south-west). The nearest building shown is Clapham parish workhouse known as "Babilon" which was located 180m south of the assessment site (Fig. 4). It opened in 1732 and is located on the angle of Clapham Road, then called London Road, and Back Lane, now Bedford Road. The Parish map of 1841 shows that No. 371 Clapham Road has now been built, and the whole of that section of road has houses lining it with gardens to the front and rear (Fig. 5). The First Edition OS map shows an extension to the rear of the assessment site building along with details of the garden layout (Fig. 6). The building immediately to the north, No. 369, has also been extended towards the assessment site. The 1913 OS map shows no change to the assessment site (Fig. 7). The 1921 OS map with later revisions shows that the Georgian house on the assessment site has gone and the L-shaped extension to the rear, which exists today, has been built (Fig. 8). The stippling on the building suggests this was a later addition to the original 1921 map, which was added in 1936. The area to the north of the assessment site has also been developed with large industrial buildings appearing.

### *Post-war OS maps*

4.3.2 The 1951 OS map shows that the L-shaped modern building has been extended forward to align with building 371A covering the empty space left by the demolition of the former Georgian house (Fig. 9). There are steps accessing the front door of 371A. The 1965 OS map shows no change to the assessment site or No. 371A (Fig. 10). Brixton Day College has been set up adjacent to No.

371A and an Engineering Works is located at No.'s 363-365. There is no change to the 1995 and 2005 OS maps (Figs. 11 & 12).

#### **4.4 Constraints**

**Listed Buildings** – No's 371 & 373 Clapham Road are Grade II listed (MLO 88433; LB 204163).

**Registered Park and Gardens** – There are no Registered Parks or Gardens within 500m of the assessment site.

**Archaeological Priority Area** – The front part of the assessment site alongside No. 371A is located in the Clapham Road Archaeological Priority Area APA AA3 ([www.lambeth.gov.uk/NR](http://www.lambeth.gov.uk/NR)), the rear part comprising the single storey modern extension, is not. The archaeological priority is due to the potential for Roman remains along the line of the Roman road.

**Scheduled Ancient Monuments** – There are no Scheduled Ancient Monuments within 500m of the assessment site.

**Conservation Areas** – The assessment site is located within the Lambeth council Clapham Road Conservation Area CA33 ([www.lambeth.gov.uk/NR](http://www.lambeth.gov.uk/NR))

## **5 SITE VISIT (DPS 1-3)**

### Site Access and Layout

5.1 The site comprising No. 371 was visited on 18/7/2013. It is a two storey commercial premises formerly occupied by Speedy Hire which has stood empty for approximately two years. As it is faced it is situated between the three storey buildings of No 371A, to the right (south), and 369 to the left (north). The former front garden is now a tarmac car parking area. The building has a modern single storey L-shaped extension to the rear which opens out onto a lane Hazlewood Mews which fronts modern apartments. Hazlewood Mews dog-legs onto Clapham Road, but is a private road with an access gate. There is a small length of enclosed garden which borders the south side of the assessment site which comprises mainly grass and can be accessed from both 371 and 371A.

## **6 DISCUSSION**

### **6.1 Previous Ground Disturbance**

6.1.1 The historic maps and documentary evidence indicate that the ground was previously undisturbed prior to the building of No. 371 and its adjacent houses.

## 6.2 The Impact of the Proposed Development

6.2.1 The assessment site is developed containing the existing building and its associated foundations and service trenches and so there is likely to be significant truncation to any potential archaeological deposits. Should the re-development require further intrusive foundations and services to be excavated, then this will have further destructive impact upon any potential surviving archaeological remains.

## 6.3 Archaeological Potential

6.3.1 The following assessments are based on the archaeological information discussed above.

**Prehistoric – Low.** Prehistoric finds from within 500m of the assessment site are sparse and limited to isolated artefacts.

**Romano-British – Moderate.** Clapham Road follows a diversion of the major Roman Road Stane Street lending to the possibility of ribbon settlement along its course (MLO 4064). Roman plough soil was identified at 33 Clapham, Road 370m to the south and Roman ditches, an altar and pottery were recovered in Clapham (MLO 58553, MLO 090803, MLO 090171, (MLO 88449).

**Anglo-Saxon – Low.** Early Saxon remains have been excavated at Clapham, and a late Saxon manor was located around Rookery Grove some 800-900m to the south-west of the assessment site but no finds have been made from any closer (MLO 090835, MLO 13536).

**Medieval – Moderate.** The assessment site was located between the two villages and manors of Stockwell and Clapham (MLO 090023, MLO 690961, MLO 090070, MLO 09086, MLO 092220, MLO 19934). Clapham High Street and Clapham Road continued in use from the Roman period (MLO 13565), and Bedford Road to the south was also a medieval thoroughfare (MLO 23345).

**Post-Medieval – High.** The assessment site stands on the site of a Georgian House built c.1802 which was knocked down between 1914 and 1921. The current commercial premises was begun some time after 1921, probably in the 1930s, and completed in its current plan by 1951 (Figs. 5-9).

## 7 CONCLUSION

7.1 There is a dearth of evidence for prehistoric activity in the area with the closest find spot comprising a polished Neolithic hand axe from near Bedford Road, 310m to the south-east of the assessment site (MLO 4085). The half of the

assessment site fronting Clapham Road is in an Archaeological Priority Area because the road follows the line of a section of the major Roman Road named Stane Street. Evidence indicative of the Roman road and an associated ditch were identified 480m to the north-east along Clapham Road (MLO 4064), and Roman plough soil was present 370m to the south (MLO 58553). Further south-west, Roman ditches, an inscribed altar and pottery were recovered in Clapham (MLO 58553, MLO 090803, MLO 090171, MLO 88449).

7.2 Early Saxon remains have been excavated at Clapham and a late Saxon manor was located around Rookery Grove some 800-900m to the south-west of the assessment site but no finds have been identified from any closer (MLO 090835, MLO 13536). In the medieval period the assessment site was located between the two villages and manors of Stockwell and Clapham, the latter in existence since late Saxon times (MLO 090023, MLO 690961, MLO 090070, MLO 09086, MLO 092220, MLO 19934). Clapham Road continued as a thoroughfare from the Roman period and was known as London Road (MLO 13565).

7.3 In the mid 18<sup>th</sup> century the assessment site was still a rural location set in agricultural fields (Fig. 4). The closest building was the Clapham workhouse known as "Babilon" located 180m to the south. Clapham Road is an important remnant of the early nineteenth-century expansion of the settlements within south London. The area of the assessment site was first developed c.1802 when a Georgian house was built at No.371 which is Grade II listed. The portion located on the assessment site was knocked down between 1913 and 1921, and replaced by the modern commercial premises of today which was begun by 1936 and completed in its current form before 1951 (Figs. 6-9).

## **8 ACKNOWLEDGEMENTS**

Archaeological Solutions would like to thank the client, Urban Spectrum for funding of the desk-based assessment (in particular Ms Anisa Aswat for assistance). AS would also like to acknowledge the assistance of Mr Faraz Ahmed of Base Associates.

AS is also pleased to acknowledge Ms Melanie Millward of the Greater London HER, and the staff at the Lambeth Archives.

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[www.bombsight.org](http://www.bombsight.org) – WWII bomb craters

[www.english-heritage.org.uk](http://www.english-heritage.org.uk) – The Archaeology of Greater London

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) - archaeological sites near to the assessment site

[www.lambeth.gov.uk](http://www.lambeth.gov.uk) – Clapham Common

[www.lambeth.gov.uk/NR](http://www.lambeth.gov.uk/NR) - Clapham Road Conservation Area 2012

[www.museumoflondon.org.uk](http://www.museumoflondon.org.uk) – River Thames in Prehistory

[www.vauxhallcivicsociety](http://www.vauxhallcivicsociety) – Stockwell Saxon estate

## APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA

The following sites are those that lie within a 500m radius of the assessment site. The table has been compiled from data held by the Greater London Environment Record (GLHER).

SMR	NGR TQ	Description
<b>Prehistoric &lt;500,000 BC – AD 43</b>		
4085	303 756	BEDFORD ROAD: POLISHED FLINT AXE, FOUND IN 1916
7631	2965 7570	CHELSHAM ROAD: MEDIUM TRANCHET AXE
<b>Roman-British AD 43-410</b>		
4064	3038 7627	281-283 CLAPHAM ROAD: EXCAVATIONS BY IMBER IN 1971 FOUND POSSIBLE ROAD WITH DITCH ON LINE OF STANE STREET. SOME ROMAN POTTERY & AN UNSTRATIFIED FLAKE WERE ALSO FOUND.
58553	2991 7555	33 CLAPHAM HIGH STREET: A WATCHING BRIEF BY Department of Greater London Archaeology IN APRIL 91 (SITE CODE PSS91) REVEALED UNDATED 'PLOUGH SOIL' POSSIBLY ROMAN AND POST MEDIEVAL DUMP DEPOSITS (MLO58554).
4082	2970 7600	11 GAUDEN ROAD: POSSIBLE ROMAN POTSHERD
<b>Anglo-Saxon 410-1066</b>		
<b>Medieval 1066-1539</b>		
23345	3002 7570	BEDFORD ROAD: ROAD (Medieval to 19th Century)
13565	2941 7496	CLAPHAM HIGH STREET: ROAD (Medieval to Modern)
<b>Post-medieval 1539-1900</b>		
58554	2991 7555	33 CLAPHAM HIGH STREET: A WATCHING BRIEF BY Department of Greater London Archaeology IN APRIL 91 (SITE CODE PSS91) REVEALED A 'PLOUGH SOIL' POSSIBLY ROMAN (MLO58553) AND POST MEDIEVAL DUMP DEPOSITS.
11399	3005 7570	CLAPHAM ROAD: WORKHOUSE AT BROOMHILLS, ALSO REFERRED TO AS 'BABILON
99322	30540 76053	LINGHAM STREET, (BREWERY TAP PUBLIC HOUSE), STOCKWELL GREEN Late 19th century dumped deposits were recorded during an evaluation in 2007. The evaluation found evidence for natural sandy gravels overlain by alluvially deposited sandy silts. The remainder of the evaluation trenches comprised late 19th century dump deposits containing pottery sherds and pipe stems and 20th century building foundations. *natural sandy gravel at

		8.74m OD trench 1* For more information see (1).
88430	30158 75960	355 CLAPHAM ROAD: early 19 <sup>th</sup> century house Grade II listed
88807	30146 75919	361 CLAPHAM ROAD: early 19 <sup>th</sup> century house Grade II listed
88432	30179 75886	363 CLAPHAM ROAD: Early C19 stuccoed house Grade II listed
89091	30077 75765	363 CLAPHAM ROAD: No's 391 and 393 TQ 3075 17/272 II GV 2. Originally a terrace of 4 early C19 houses, now altered to 2 blocks of flats Grade II listed
88433	30110 75857	373-377 CLAPHAM ROAD: No's 371 and 373. Early C19 pair, each of 3 storeys. Grade II listed
89129	30110 75857	373-377 CLAPHAM ROAD: No's 375 and 377. Early C19 pair, each 3 storeys Grade II listed
88931	30093 75812	379 CLAPHAM ROAD: No's 379 and 381. Early C19 large pair, each 4 storeys and basement. Grade II listed
88434	30085 75792	385 CLAPHAM ROAD: No's 383, 385 and 387. Early-mid C19 pair, each house 3 storeys. Grade II listed
88461	29849 75597	49 CLAPHAM HIGH STREET: No 24, No 26, No's 28, 30, 32 and Bowyer House (rear of No's 34 and 36) formerly listed as No's 26 to 36 (even). Early-mid C19 terrace, each house 3 storeys. Grade II listed
89104	29850 75502	49 CLAPHAM HIGH STREET: Early-mid C19, giving the appearance of a pair. Grade II listed
86091	30068 75424	55 BEDFORD ROAD: No's 53 to 63 (odd). Circa 1870. Grade II listed
89124	30421 75481	BRIXTON JEBB AVENUE: No's 119 and 121A. 1870's. Grade II listed
88436	30059 75926	CHURCH OF ST JOHN THE EVANGELIST, CLAPHAM ROAD: 1842 by C C Nelson. Grade II listed
88431	30146 75933	FLAT 1, 359 CLAPHAM ROAD: Early C19 house of 3 storeys and basement. Grade II listed
103215	30118 76290	McCALL CLOSE/JEFFREY'S ROAD: The former Annie McCall Hospital was a maternity hospital built in 1915 by Hart and Waterhouse. It was extended in 1938 by Gertrude Leverkus and there are minor later alterations. Grade II listed
88982	29827 75708	STATION BUILDING, VOLTAIRE ROAD: Formerly part of Clapham Station (and still backs on to platform); now partly a dress manufacturer's workshop, partly disused. C19 group of buildings in Gothic style. Grade II listed
88933	30267 76282	THE GARDEN HOUSE, CLAPHAM ROAD: Early C19 large house, perhaps formerly a pair. Three storeys and basement. Grade II
<b>Modern 1900+</b>		



72378	3000 7570	CLAPHAM ROAD: AIR RAID SHELTER
76305	3010 7610	THE SAVOY LAUNDRY: The Savoy Laundry site, which lies between Clapham Road and Union Road, was vacated by the laundry operators in July 2000. Reportedly created in 1926 by Percy Cane, it has become a site of the Savoy Hotel Laundry, although the garden managed to retain most of its features. The northernmost part has now been lost. It is a garden consisting of peonies, white cherry, hydrangeas, wisteria and fig trees.
<b>Undated</b>		
77476	3025 7610	342-344 CLAPHAM ROAD & 4-14 UNION ROAD: A large ditch was revealed in trench 3. The ditch was partially excavated by hand, and partially with a mechanical excavator. The depth of the feature was unfound at 2m below present ground level (excavation was halted due to health and safety reasons). The upper fill revealed post medieval finds (sparse pottery and clay pipe). The lower fill produced a mixed deposit of four bands of re-deposited natural yellow orange sand and gravel alternating with three mid blue grey silty clay layers containing modern finds. Based on these alternating bands of silty clays and redeposited natural material, this feature is tentatively identified as a palaeochannel.
<b>Negative evidence</b>		
63247	2983 7625	157 LARKHALL LANE:
63283	3013 7603	372-376 CLAPHAM ROAD:
63291	2999 7569	424 CLAPHAM ROAD:



## APPENDIX 2      CARTOGRAPHIC SOURCES

<b>Figs</b>	<b>Date</b>	<b>Title</b>	<b>Scale</b>	<b>Source &amp; Location</b>
1	Modern	Site Location	1:25,000	OS
2	Modern	Detailed site location	1:400	Client
3	Modern	HER information		AS
4	1741-5	Roques map of London	Inch to a mile	LA
5	1841	St Mary's, Lambeth Parish map	-	LA
6	1874	First Edition OS map	25 inch	LXV; LA
7	1913	Third Edition OS map	25 inch	IX.5; LA
8	1921 rev. 1936	OS map revised 1935	60 inch	XI. 43
9	1951	OS map	1:1250	TQ 3075NW; LA
10	1965	OS map	1:1250	TQ 3075NW; LA
11	1995	OS map	1:1250	TQ 3075NW; LA
12	2005	OS map	1:1250	TQ 3075NW; LA

## PHOTOGRAPHIC INDEX



*1. Looking east from Clapham Road at the courtyard/parking area fronting No. 371. The building to the right fronted by a low wall is 371A*



*2. Looking east through the length of the interior of the site from inside the roller door*



*3. Looking west along the southern boundary of the site across a grassed and concreted area. The white building is No. 371A, with the brick building to the right (north) forming the assessment site*



*4. Looking south, from the east end of the site at a dog leg in the southern boundary fence with a further grassed area*

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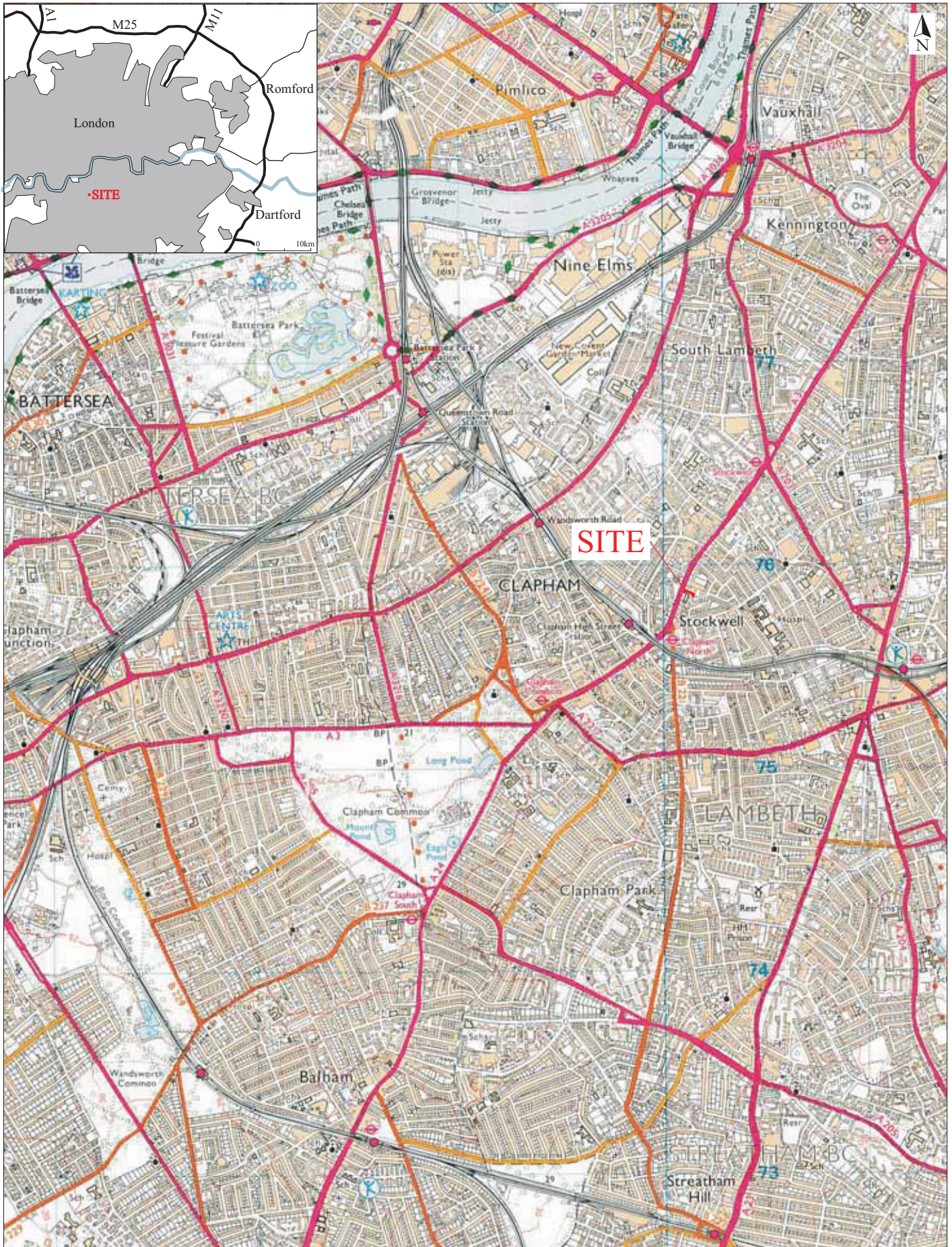
*5. Looking west from Hazlewood Mews at the rear (eastern) entrance to the site (the brick building)*



*6. Looking west at along the Hazlewood Mews private access road leading onto Clapham Road.*

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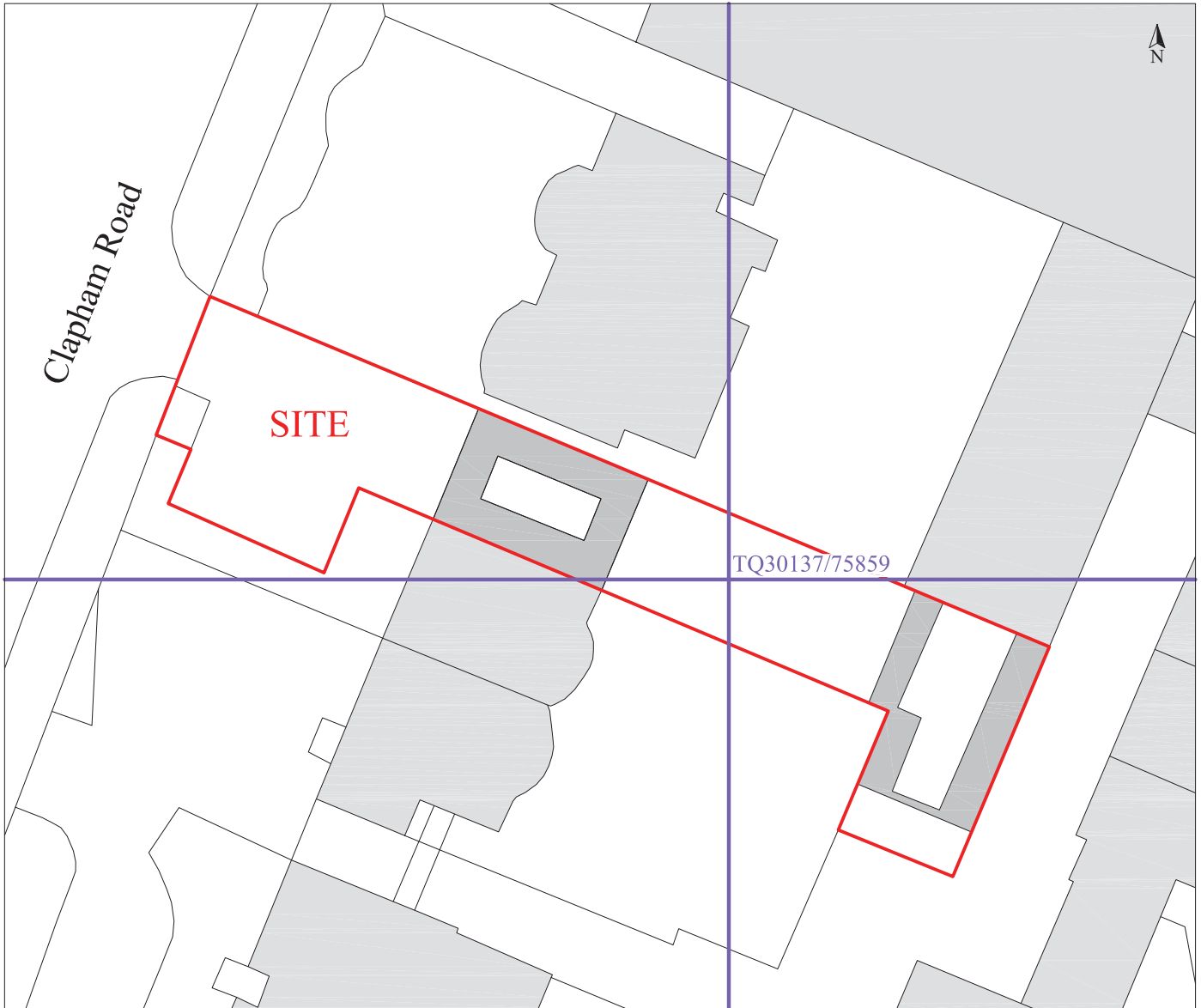




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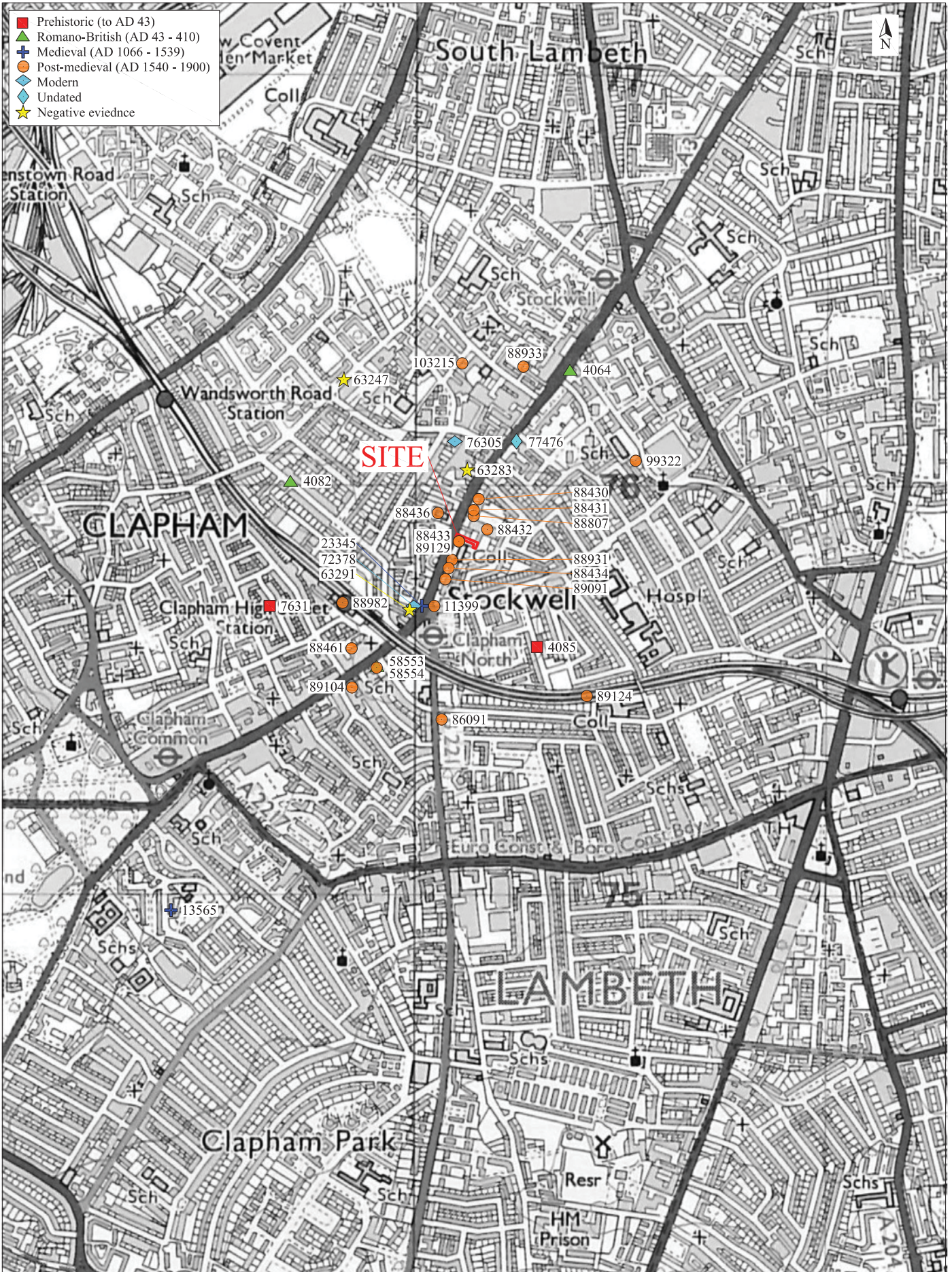
*Archaeological Solutions Ltd*  
**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4





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<b>Fig. 2 Detailed site location plan</b>
Scale 1:400 at A4





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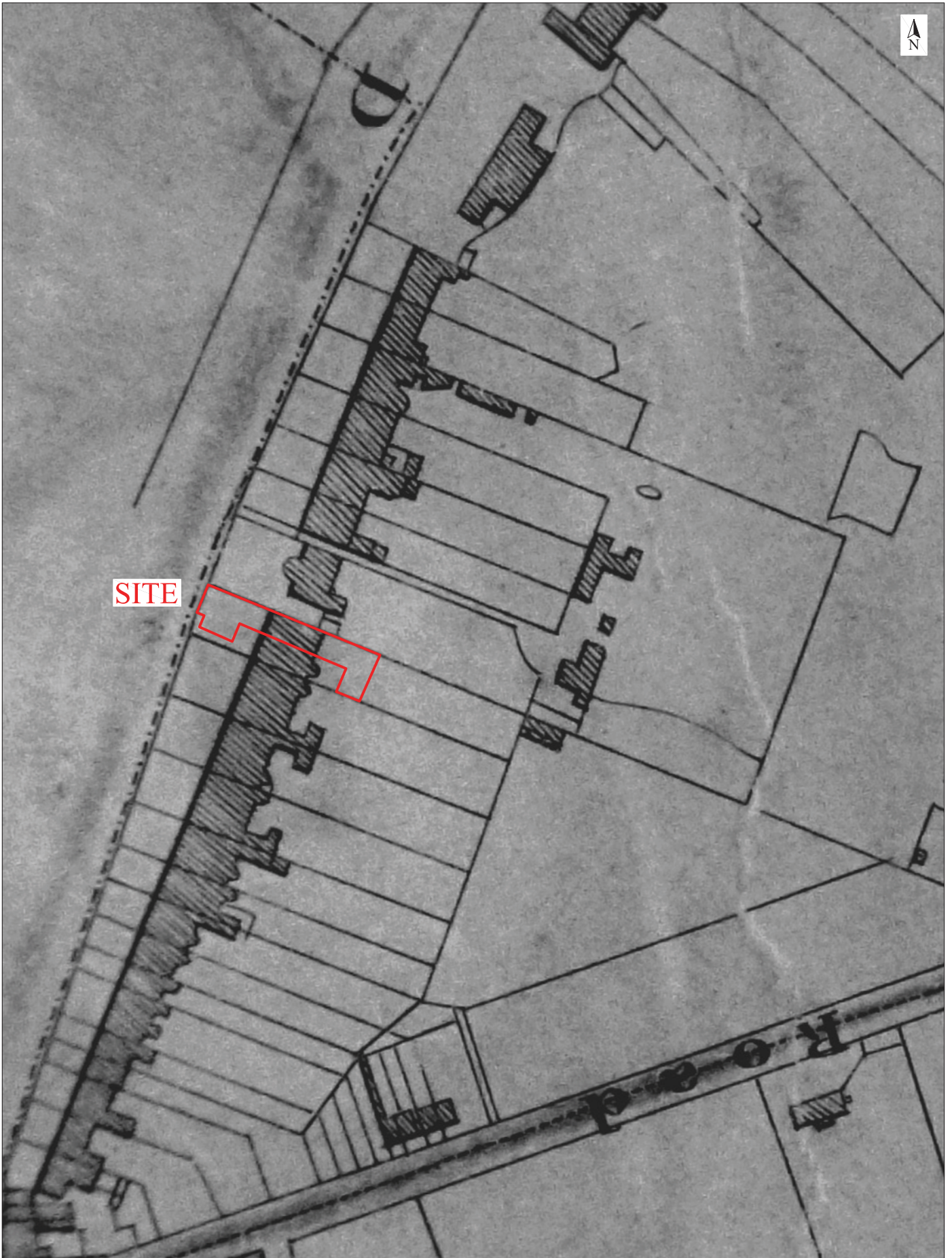
Archaeological Solutions Ltd  
**Fig. 3 HER data**  
 Scale 1:12,500 at A4





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**Fig. 4** Roque's map, 1741-5  
Not to scale





*Archaeological Solutions Ltd*  
**Fig. 5** Parish map, 1841  
Scale 1:1500 at A4

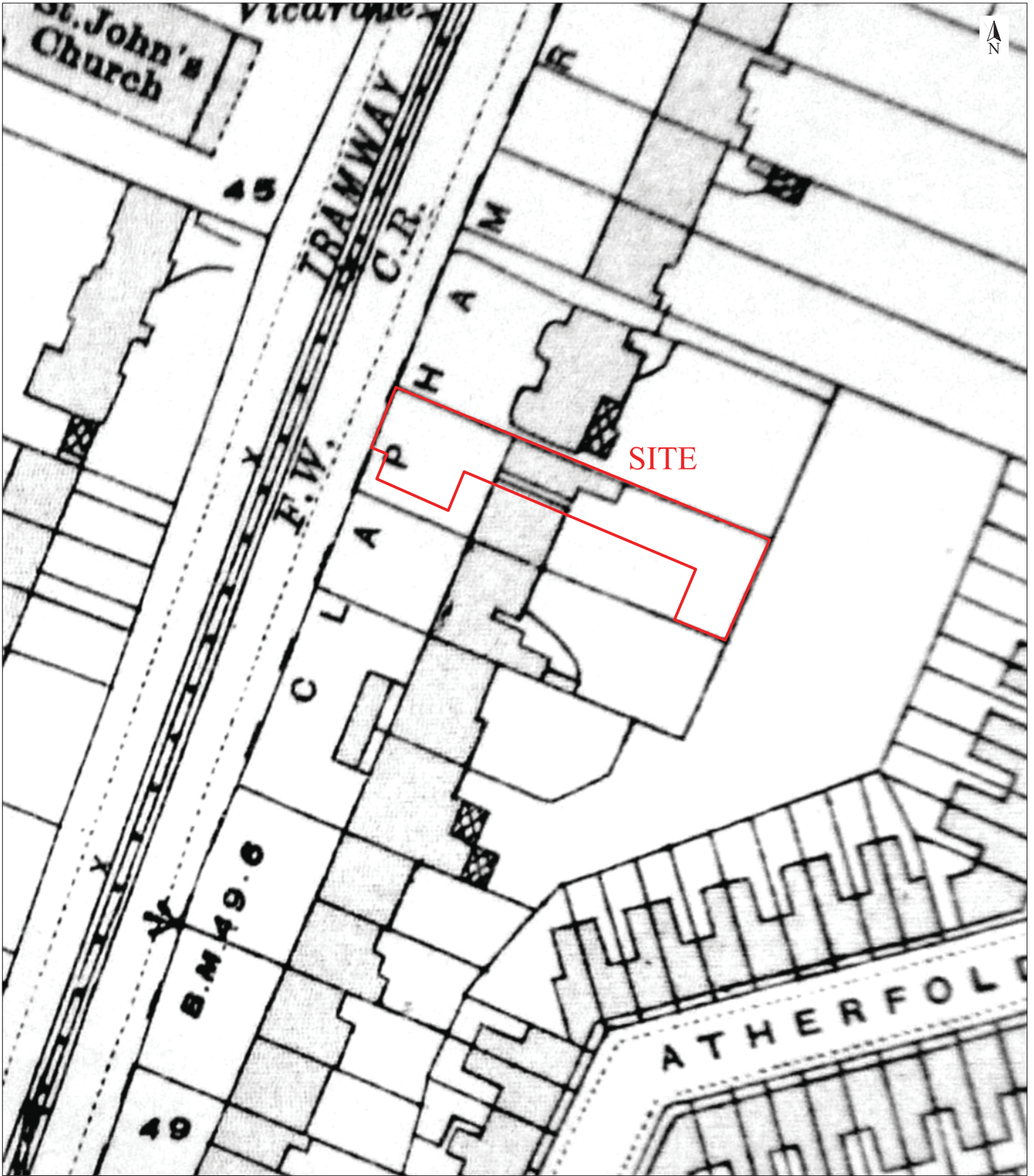




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<b>Fig. 6 OS map, 1874</b>
Scale 1:750 at A4

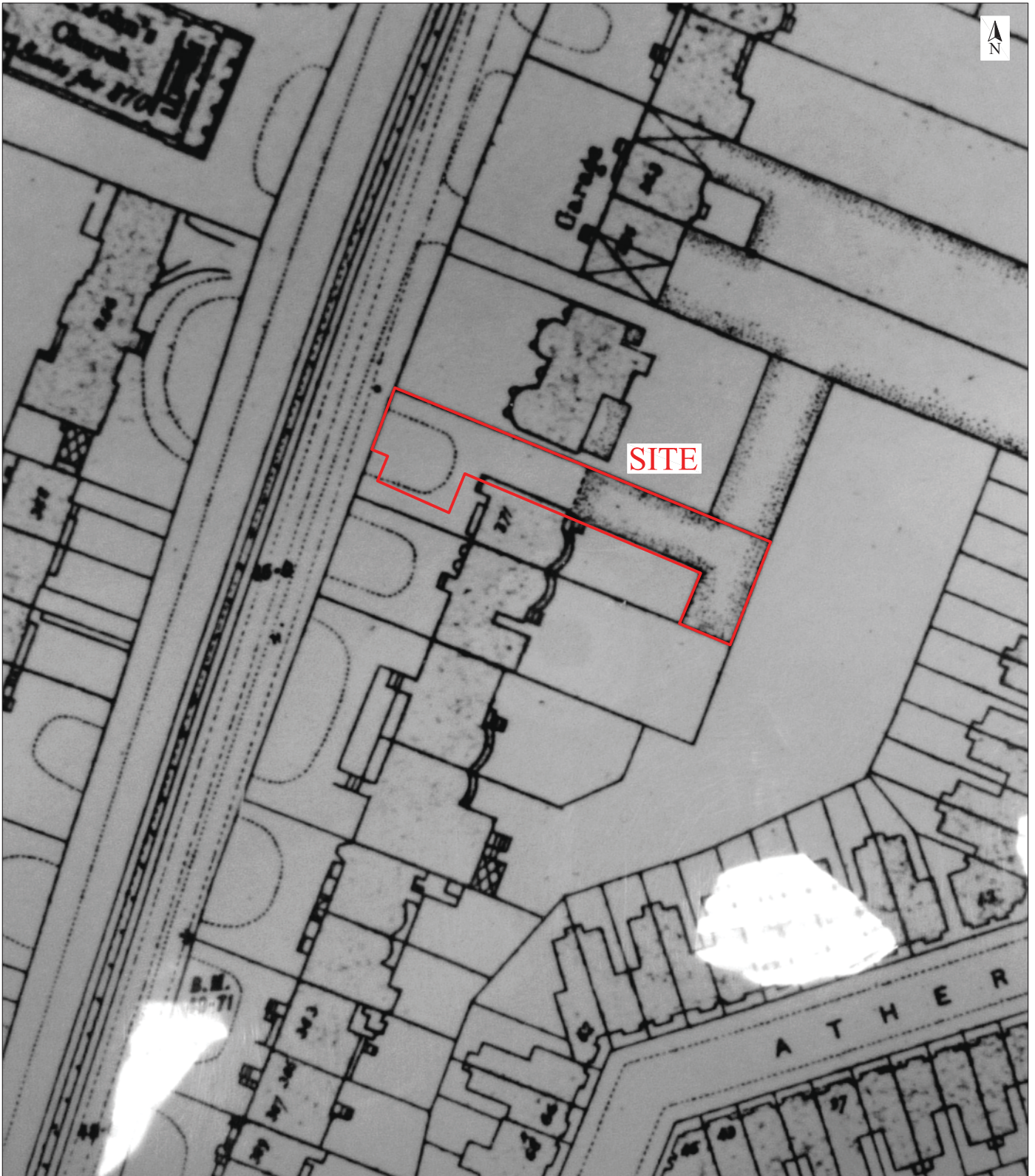




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<b>Fig. 7 OS map, 1913</b>
Scale 1:750 at A4

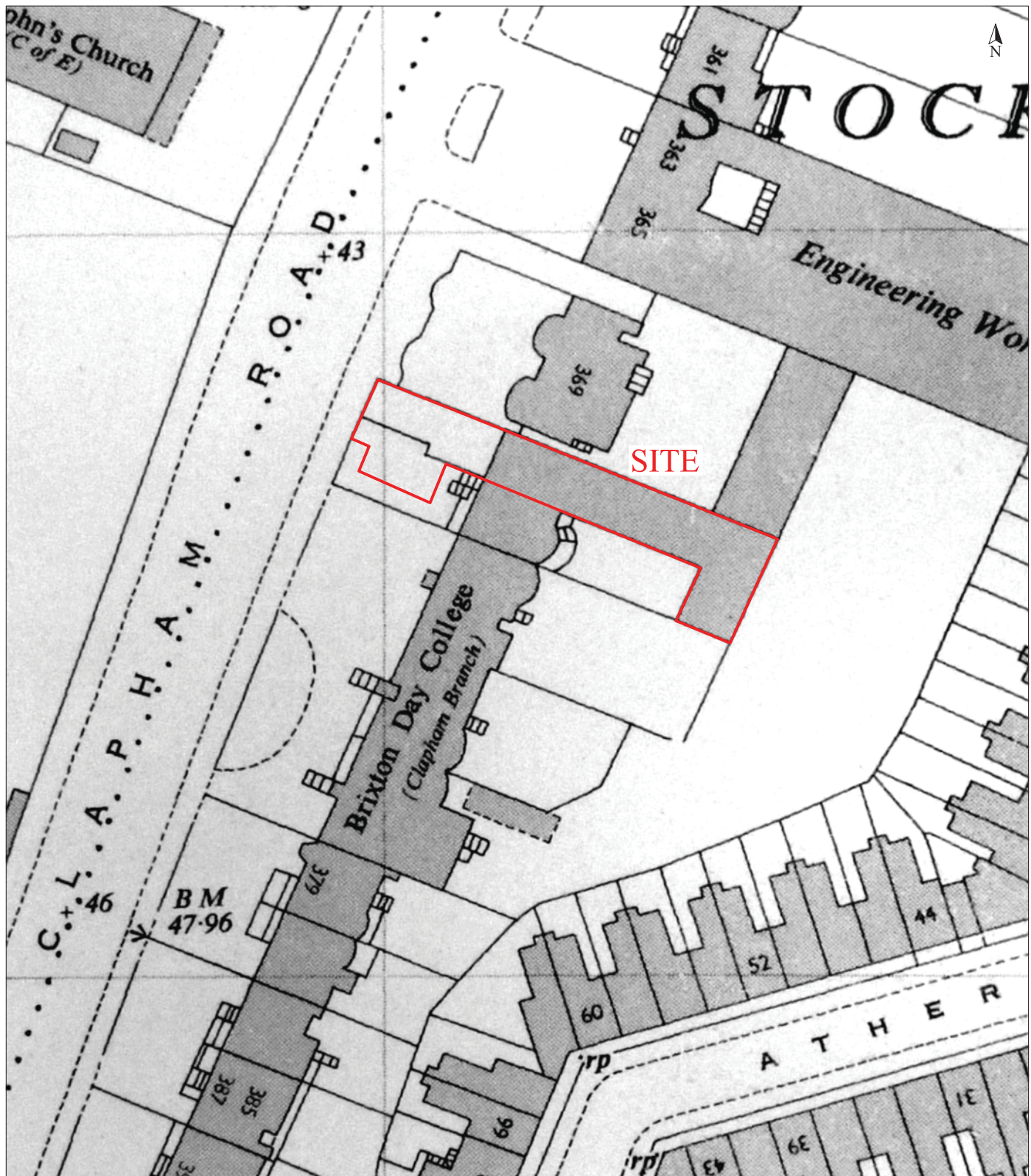




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<b>Fig. 8 OS map, 1921</b>
Scale 1:750 at A4

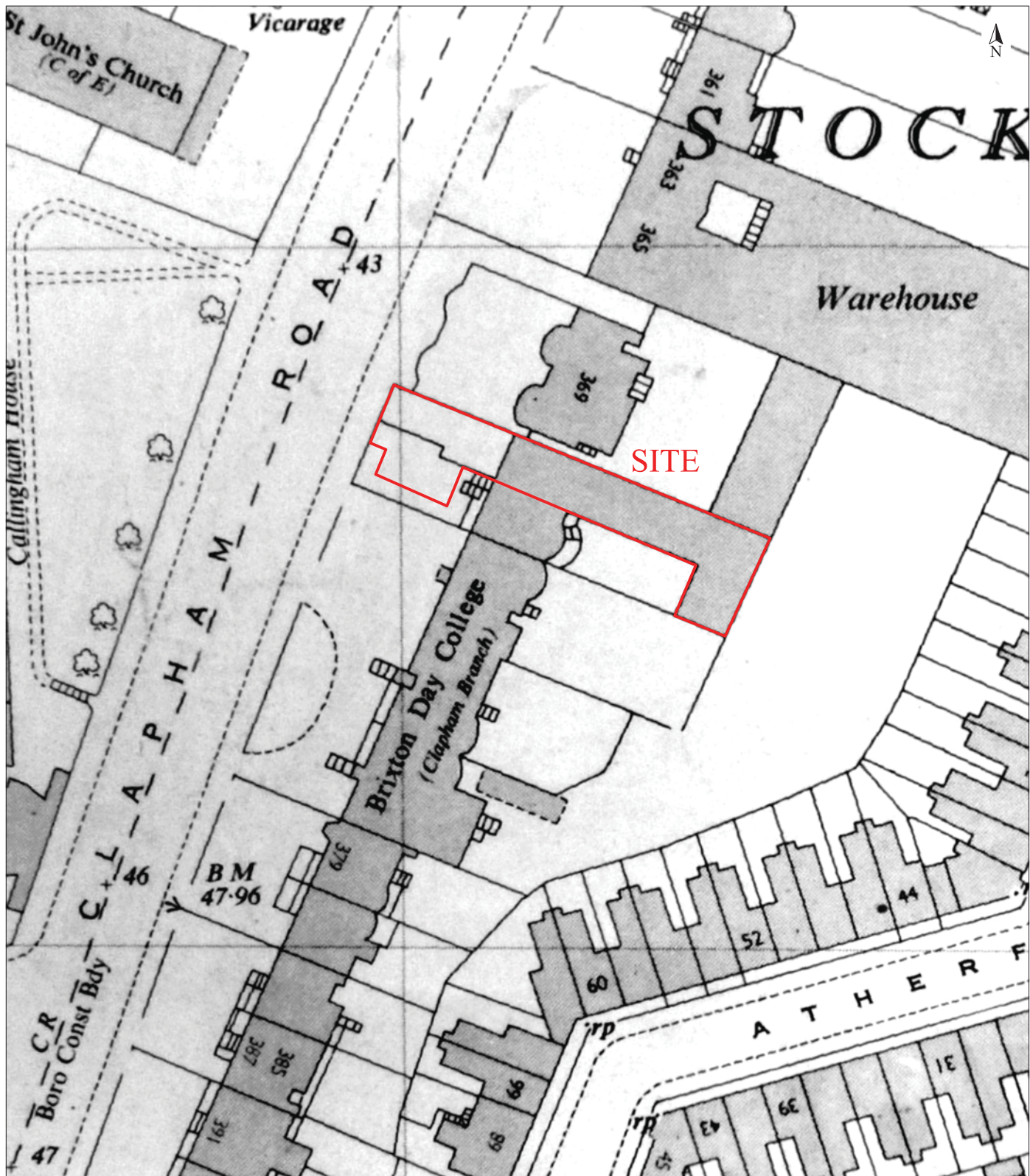




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<i>Archaeological Solutions Ltd</i>
<b>Fig. 9 OS map, 1951</b>
Scale 1:750 at A4

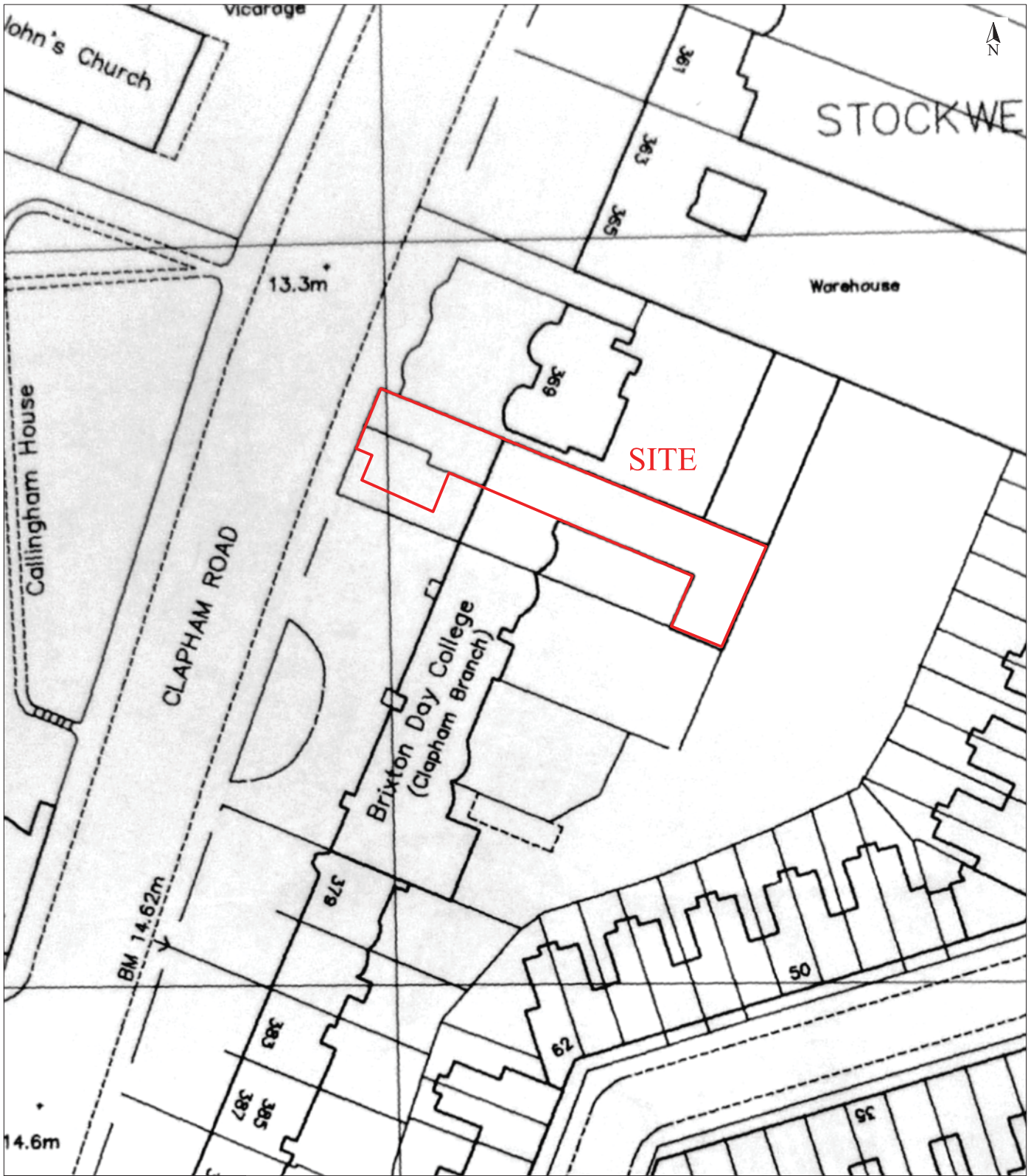




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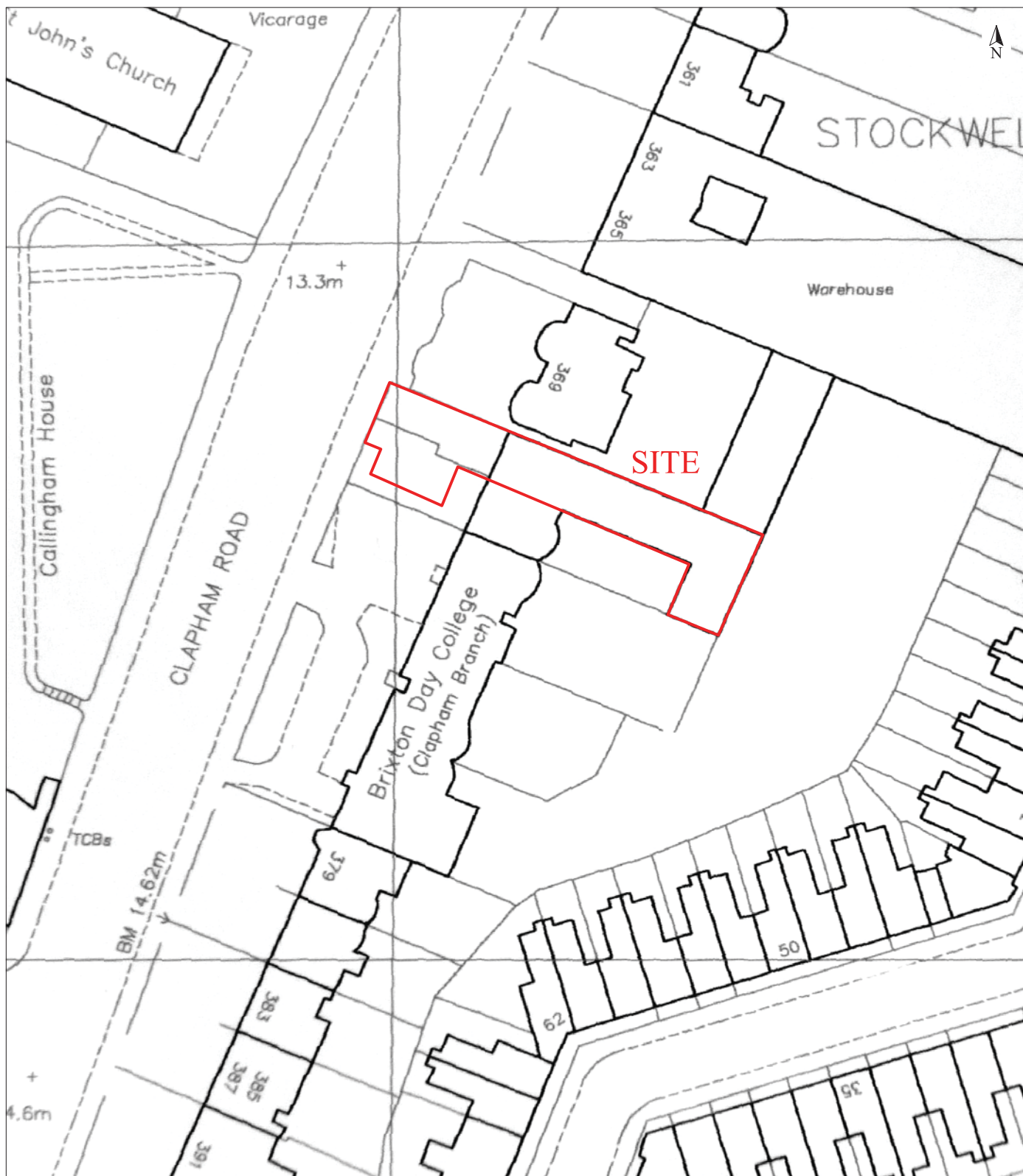
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 Fig. 10 OS map, 1965  
 Scale 1:750 at A4





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 Fig. 11 OS map, 1995  
 Scale 1:750 at A4



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<i>Archaeological Solutions Ltd</i>
<b>Fig. 12 OS map, 2005</b>
Scale 1:750 at A4