

Clapham Park Regeneration Lambeth London



Archaeological Evaluation Report



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Clapham Park Regeneration Lambeth, London

ARCHAEOLOGICAL EVALUATION REPORT

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SUMMARY

In July and August 2007 Oxford Archaeology (OA) carried out a field evaluation at Clapham Park, Lambeth, London (NGR TQ 2987 7394) on behalf of Clapham Park Homes. The evaluation revealed the structural remains of properties constructed by Thomas Cubitt in the 1830s, which formed part of the original Clapham Park. The remains comprised the footprints of villas, sunken rooms/cellars and garden walls. No archaeological remains predating the 19th century were revealed.

1 INTRODUCTION

1.1 Location and scope of work

1.1.1 In July and August 2007, Oxford Archaeology (OA) carried out a field evaluation at Clapham Park, Lambeth, London (NGR TQ 2987 7394) on behalf of Clapham Park Homes. The work was in respect of a planning application for the redevelopment of the area, including the demolition of existing buildings, the refurbishment of retained housing stock and the construction of new units (Planning Application References 05/02732/OUT and 06/03680/OUT).

1.1.2 As part of the planning process, discussions were held between OA, Enviro and Diane Walls of Greater London Archaeology Advisory Service (GLAAS). As a result of these discussions an archaeological evaluation and a building recording exercise were proposed, and OA produced a Written Scheme of Investigation (WSI - OA 2007a) outlining how it would meet the archaeological requirements of the work. The results of the building recording exercise are dealt with as a separate report (OA 2007b).

1.1.3 The Clapham Park Regeneration Scheme (CPRS) comprises *c* 3,200 households and is *c* 36 hectares in area. The site is bounded by Clarence Avenue to the west, Clarence Crescent and Kingswood Road to the north, New Park Road to the east and Atkins Road, Birkwood Close and Lexton Gardens to the south (Fig. 1).

1.2 Geology and topography

1.2.1 The western part of the site lies at *c* 28 m above OD and the eastern part lies at *c* 44 m above OD. The geology (BGS Sheet 270) comprises Head deposits over London Clay.

1.3 Archaeological and historical background

General

1.3.1 The archaeological background to the evaluation has been the subject of a separate desk-based study (Enviro 2006), the results of which are summarised below. The site itself

has produced no archaeological evidence. There are several known locations with archaeological remains adjacent to the development site.

Prehistoric and Romano-British

- 1.3.2 No prehistoric remains have been found within the local area. A major Roman Road (the Brixton Causeway) ran north-south directly to the east of the CPRS. A second Roman Road (Stane Street) ran between London and Chichester, c 500 m to the west of the CPRS.

Anglo-Saxon and medieval

- 1.3.3 Brixton (*Brixstane*) formed the north-eastern point of the fourteen hundreds in Surrey in the early 11th century. A standing stone recorded as *Brixstone*, meaning stone of *Brihtsige* or *Brixi* (a Saxon lord), signified a meeting place for the moot or Hundred Court at the top of Brixton Hill. The Domesday book records a settlement at *Broxton* (Brixton) to the east, and a medieval road is associated with Brixton Hill, which may represent the re-use of the Brixton Causeway. Streatham Hill, New Park Road and Morrish Road all have medieval origins, and would have formed access roads to medieval Brixton.

Post-medieval

- 1.3.4 Gallows known as ‘Jack Gutteridge’s Gate,’ dating from 1730, are located within the Brixton Causeway Archaeological Priority Area (APA). A smock mill/windmill, farmhouse, well and cemetery are located within the immediate area, although outside the CPRS.
- 1.3.5 Thomas Cubitt constructed the Clapham Park Estate in the 1830s, which comprised large houses with ornately designed gardens. Within the CPRS houses lined King’s Avenue, Queen’s Road and Poynders Road. The 1875 1st edition OS map shows that the site also included open tree-lined cultivation areas.
- 1.3.6 There was further, limited development of the site until the 1920s-40s when Clarence Crescent was constructed in the western part of the site and the area to the east of King’s Avenue and south of Poynders Road was totally redeveloped. Clarence Crescent was lined by two-storey detached housing, and the area west of King’s Avenue and South of Poynders Road comprised semi-detached and terraced two-storey housing. The area to the east of King’s Avenue predominantly comprised 1930s council-owned five- or six-storey flats, with isolated pockets of two-storey housing.
- 1.3.7 It is thought that several raised areas within the CPRS may represent the location of air raid shelters, perhaps servicing Clarence House and Laleham in the west of the site.
- 1.3.8 The Thomas Cubitt houses (including Clarence House and Laleham) north of Poynders Road were demolished in the early 1950s and council-owned three-, five- and six-storey flats constructed in the 1950s and 60s.

- 1.3.9 In the late 1960s the detached houses fronting Clarence Crescent were demolished and council-owned terraced properties and flats constructed. Isolated pockets of one-storey retail and business units are also located in the west of the site.

2 EVALUATION AIMS

2.1 General

- 2.1.1 General aims were to establish the presence/absence of any archaeological remains within the proposal area, and to determine the extent, condition, nature, character, quality and date of any archaeological remains that may affect further need for mitigation during the construction process.
- 2.1.2 To establish the ecofactual and environmental potential of any archaeological deposits and features, and to make available the results of the investigation.

3 EVALUATION METHODOLOGY

3.1 Scope of fieldwork

- 3.1.1 The evaluation consisted of 26 trenches measuring *c* 20 m x 1.8 m. Originally 29 trenches were proposed, but due to access problems three trenches were abandoned (Trenches 15, 26 and 29); some trenches were also shortened (Fig. 2). The overburden was removed under close archaeological supervision by a 360° mechanical excavator fitted with a toothless bucket. Excavation ceased at the top of the highest archaeological horizon or the level of the natural geology, whichever was reached first.

3.2 Fieldwork methods and recording

- 3.2.1 The trenches were cleaned by hand and the revealed features were sampled to determine their extent and nature, and to retrieve finds. All archaeological features were planned and where excavated their sections drawn at a scale of 1:20. All features were photographed using colour slide and black and white print film. Recording followed procedures laid down in the *OAU Fieldwork Manual* (OAU 1992).

3.3 Finds

- 3.3.1 Finds were recovered by hand during the course of the excavation and bagged by context. Finds of special interest were given a unique small find number.

3.4 Palaeo-environmental evidence

- 3.4.1 No deposits of environmental significance were encountered.

3.5 Presentation of results

- 3.5.1 Section 5 comprises a detailed description of the archaeological deposits within each trench, including individual context descriptions, with archaeological features described from earliest to latest. General context information is summarised in the inventory, which also contains OD heights for the level of the natural geology within each trench (Appendix 1).

4 RESULTS: GENERAL

4.1 Soils and ground conditions

- 4.1.1 The site is located on London Clay and the deposits encountered were generally a mix of clays and imported topsoils. In the majority of the trenches the natural clay was overlain by a *c* 0.3 m to 0.8 m thick layer of brick rubble and topsoil, overlain by the existing topsoil and turf. The dumped rubble-rich deposits contained late 19th-century or early 20th-century pottery, tile, architectural mouldings and glass (102, 602 and 802), which derived from the demolition of the 19th century buildings. These deposits are not described for each trench but are recorded in the context inventory (Appendix 1). The water table was not reached during the evaluation and there were no adverse ground conditions.
- 4.1.2 No archaeological features were revealed in Trenches 2-4, 9, 11, 12, 14, 18, 20, 23 and 24, although modern services were observed in some of these trenches.

5 RESULTS: DESCRIPTIONS

5.1 Description of deposits

Trench 1 (Fig. 3)

- 5.1.1 Trench 1 was aligned NE-SW and natural clay was revealed *c* 1 m below ground level (BGL). A brick-built cellar structure was revealed measuring over 8 m wide and *c* 1.5 m deep. The cellar was constructed from walls (104 and 106) measuring 0.35 m wide and constructed from 19th-century yellow stock bricks, laid in an English Bond and each measuring 230 mm x 100 mm x 70 mm. The interior face of wall 104, to the north, was rendered with green plaster and cast iron bars were set into the wall. Traces of yellow plaster were evident on wall 106. In the centre of the cellar was the base of a brick chimney, measuring 1.5 m wide. A cast iron oven was set into the chimney base (Plate 1), and ceramic tiles were also evident. Wall 107 was located to the south of wall 106 and measured 0.2 m wide and 0.7 m deep. It was overlain by a concrete surface, which also abutted wall 106.

Trenches 5, 6, 7, 8 and 10 (Fig. 4)

- 5.1.2 In Trenches 5, 6, 7, 8 and 10 natural geology was revealed between 0.7 m and 1 m BGL. Narrow brick-built garden walls were revealed in the trenches (504, 604, 704, 804 and 1004). They were all aligned *c* NW-SE, measured *c* 0.3 m wide and *c* 0.5 m

high and were constructed from 19th-century yellow stock bricks, each measuring 230 mm x 100 mm x 70 mm. A small relieving arch was noted within wall 704 and a concrete drain abutted the western face of wall 1004.

- 5.1.3 A pit was revealed to the north of wall 604 in Trench 6. It measured 0.3 m wide and the base of the pit was not reached. It was backfilled with silty clay (606 and 607) that contained 20th-century waste material.

Trench 13 (Fig. 5)

- 5.1.4 Natural geology was revealed 0.8 m BGL and was cut by the foundations for a 19th-century structure with a sunken room. Two NW-SE aligned parallel walls (1306 and 1310) were revealed. They were 0.25 m wide and 0.3 m high and constructed from yellow stock bricks measuring 230 mm x 100 mm x 70 mm. A similarly constructed NE-SW aligned wall (1308) abutted the northern side of wall 1305 and was abutted by an iron gas pipe. A concrete surface (1307) abutted walls 1306 and 1308, and a fragment of a glass ink bottle was recovered from the deposit.
- 5.1.5 A surface (1305) constructed from bricks measuring 150 mm x 100 mm x 45 mm was revealed to the south of wall 1306 and was revealed 0.3 m BGL. This may have formed part of a ground floor room or external pathway. A brick-built soakaway (1309) measuring 0.4 m wide was revealed to the north of wall 1308. The deposits were overlain by a demolition dump (1303 - not illustrated) that contained several late 19th-century or early 20th-century glass bottles and pottery sherds.

Trench 16 (Fig. 6 and Plate 2)

- 5.1.6 Natural geology was revealed 0.8 m BGL and was cut by the foundations for a sunken room or cellar, constructed from 19th-century yellow stock bricks. The SE corner of a room (1604) was revealed in the east of the trench. The walls were 0.2 m high and 0.25 m wide and the internal faces were lined with slate tiles, measuring 520 mm x 250 mm x 3 mm.
- 5.1.7 A similarly constructed wall (1605) was revealed to the west of 1604. This was 0.45 m wide and 0.3 m high and also slate lined. It had a ceramic drain set into it and may have formed an internal wall of the cellar.
- 5.1.8 To the west of wall 1605 were N-S aligned walls 1606 and 1608, they were of similar construction to 1605 but not slate lined. The walls were 0.25 m to 0.45 m wide and 0.3 m deep. Wall 1608 was overlain by a green mortar surface that was overlain by a large sandstone block (1607); the block may have formed part of a stairway or an entrance.
- 5.1.9 The footings of a dividing wall (1609) were revealed to the east of 1608, which was probably associated with the overlying structure. It was only 0.5 m BGL and was constructed using Portland cement.

Trenches 17 and 19 (Figs 7 and 8)

- 5.1.10 Natural geology was revealed 0.8 m BGL and was cut by the SE corner of a cellar room in the southern end of Trench 17 (1707). The cellar walls were constructed from 19th-century yellow stock bricks and measured 0.25 m wide and 0.2 m high. A ceramic drain was set into the southern wall, and the walls were abutted by a concrete surface (1708).
- 5.1.11 A similarly constructed NW-SE aligned wall (1704) was seen in the north of the trench, which measured 0.34 m wide and 0.14 m high. This may have represented the northern wall of the 19th-century property.
- 5.1.12 A similarly constructed wall (1905) was revealed in section at the southern end of Trench 19 (Fig. 8 - Section 1901). A relieving arch was present and the wall was abutted by silty sand (1906) that filled a probable construction trench. The wall may have formed the western edge of a 19th-century property.

Trenches 21 and 22 (Fig. 9)

- 5.1.13 Natural geology was revealed 0.6 m BGL, and the northern corner of a brick-built structure (2204) was revealed in the eastern end of Trench 22. The walls were constructed from 19th-century yellow stock bricks and measured 0.25 m wide and 0.2 m high. The walls were overlain by a concrete foundation (2205) for a similarly constructed N-S aligned wall (2206). A similar wall (2211 and 2212) was also revealed at the western end of the trench.
- 5.1.14 To the west of 2206 was a curved wall (2208) constructed from 19th-century yellow stock bricks. The wall measured 0.23 m wide and was abutted by a floor surface (2209), constructed from similar bricks and tiles measuring 140 mm x 140 mm x 80 mm (Plate 3). The floor surface was located 0.7 m BGL, and it may be that it formed part of a garden path. A brick-built soakaway (2210) was revealed to the west, measuring 0.75 m by 0.5 m.
- 5.1.15 Two concrete footings (2207) for 20th-century walls were revealed in the east of the trench, and may have represented development of the 19th century structure.
- 5.1.16 A possible 19th-century manhole was revealed in section in Trench 21 (not illustrated) and a modern manhole was revealed in the centre of the trench.

Trench 25 (Fig. 10)

- 5.1.17 Natural geology was revealed 1.5 m BGL and was cut by N-S aligned 19th-century yellow stock brick wall (2504), measuring 0.4 m wide and 0.16 m high. A pit (2508) was observed in the west of the trench, which was over 1 m deep and filled with rubblely clay (2509). The pit fill appeared to be cut by a trench for a W-E aligned wall (2507), measuring 0.2 m wide and 0.4 m high.

Trenches 27 and 28 (Figs 11-13)

- 5.1.18 The natural geology was revealed 0.6 m BGL, and in Trench 27 was cut by a 5 m

wide trench (2705) for a disturbed 19th-century yellow stock brick wall (2704), possibly forming the footprint of a cellar (Fig. 12 - section 2701). The trench had been backfilled with sandy silt (2708). A similarly constructed NE-SW aligned wall (2706) was revealed at the eastern end of the trench.

- 5.1.19 The remains of a house floor plan were revealed in Trench 28 (Fig. 13 and Plate 4), comprising seven NNE-SSW and WNW-ESE aligned 19th-century yellow stock brick walls (2804, 2806 and 2808-2812). The walls measured between 0.15 m and 0.4 m wide and 0.35 m high. Walls 2806 and 2812 may have formed the southern and northern limits of the structure respectively, and wall 2810 may have formed the base of a chimney at the southern edge of a room. A brick drain lined with slate (2813) was recorded to the north of wall 2812.
- 5.1.20 A floor constructed from concrete slabs (2805) was revealed 0.15 m BGL and abutted walls 2804 and 2806; it may have formed an external corridor. A second concrete floor (2807) overlay walls 2806 and 2808.

5.2 Finds

Pottery by John Cotter (OA)

- 5.2.1 A total of 11 sherds of pottery weighing 1783 g were recovered. All the pottery is of 19th- or early 20th-century date. These comprise common products of the period, including English stoneware ink and blacking bottles and Staffordshire-type refined white earthenware cylindrical ointment pots or jars (here lacking their collectable pot lids which would have detailed their original contents). Also represented were parts of four tableware vessels in the same Staffordshire ware, including dishes and a cup sherd with typical blue transfer-printed decoration of the period. One of the dish sherds bears an impressed 'WEDGWOOD' maker's mark on the underside. There are also sherds of a plain white jug with moulded floral decoration. These pottery types are very common finds from Victorian and Edwardian domestic rubbish dumps up and down the country.

The ceramic building material (CBM) by John Cotter (OA)

- 5.2.2 A total of three pieces of ceramic building material (CBM) weighing 3000 g were recovered. From dumped context 102 there was a large piece of wall tiling in alternating green octagonal and dark red glazed square tiles, set in a thick slab of grey mortar or cement. From dumped context 602 there was a piece of industrial red floor tile and a piece of red terracotta pan tile (roof tile). All these pieces are likely to be of late 19th- or early 20th-century date.

Glass by Ian Scott (OA)

- 5.2.3 A small quantity of 19th-century or later glass bottles was recovered from the site. All the bottles bar one are complete and ink bottles predominate. The majority of the assemblage was recovered from dumped context 1303. All the identifiable bottles are machine moulded, and therefore of late 19th-century or early 20th-century date.

6 DISCUSSION AND INTERPRETATION

6.1 Reliability

6.1.1 The area that could be evaluated was limited to areas of green open space. Although no evidence of any archaeological activity predating the 19th century was revealed, it is possible that remains survive in unevaluated areas beneath roads and car parks. However, the absence of any residual finds predating the 19th century indicates that the results of the evaluation are reliable, and there is no real potential for earlier archaeological remains within the rest of the site.

6.2 Overall interpretation

6.2.1 The evaluation revealed evidence for the remains of properties dating from the early 19th century, which formed part of Thomas Cubitt's 1830s Clapham Park Estate. The majority of the structural remains comprised the truncated remains of the footprint of the Cubitt Villas, including sunken rooms or cellars. The main structural remains were found in trenches fronting roads dating from the 19th century: Clarence Road (Trenches 1 and 16); Queen's Road, latterly known as Poynders Road (Trenches 17, 19 and 22); Atkins Road (Trench 27); and South Road, latterly known as King's Avenue (Trench 28). Garden walls were revealed in Trenches 5, 6, 7, 8 and 10, and these related to either the front or rear gardens of properties fronting King's Avenue.

6.2.2 The structural remains seen in Trench 13 formed part of a group of outbuildings within the grounds of Clarence House, the remains of which were identified in Trench 16. The curved brick surface revealed in Trench 22 may form part of an oval path seen on the 1875 OS plan, to the rear of the most easterly property fronting Queen's Road (Fig. 14).

6.2.3 The findings do not significantly increase our understanding of the 19th-century estate. The late 19th-century plans of Clapham Park clearly show the layout of the properties and gardens, and some of those properties are still standing today.

APPENDICES

APPENDIX 1 ARCHAEOLOGICAL CONTEXT INVENTORY

Trench	Context	Type	Width (m)	Depth/Height (m)	Comments	Finds	Date	Trench base height (m OD)	Trench Orientation
1	101	Layer		0.3	Topsoil				NE-SW
	102	Layer		>0.1	Rubble	CBM/arch mouldings	CL19th-E20th		
	103	Natural			Clay			28.75	
	104	Wall	0.35	>0.8	Bricks 230x100x70mm/ grey mortar		C19th		
	105	Structure	>1.45	>1.10	Bricks 230x100x70mm/ grey mortar		C19th		
	106	Wall	0.32	>0.7	Bricks 230x100x70mm/ grey mortar		C19th		
	107	Structure	>1.8	>0.7	Bricks 230x100x70mm/ grey mortar		C19th		
2	201	Layer		0.3	Topsoil				NW-SE
	202	Layer			Made ground				
	203	Natural			Clay			27.32	
3	301	Layer			Topsoil				NNE-SSW
	302	Layer			Subsoil				
	303	Layer			Made ground				
	304	Natural			Clay			33.01	
4	401	Layer			Topsoil				E-W
	402	Layer			Subsoil				
	403	Natural			Clay			32.66	
5	501	Layer			Topsoil				N-S
	502	Layer			Made ground				
	503	Natural			Clay			32.45	
	504	Wall	0.26	0.47	Bricks 230x100x70mm/yellow mortar		C19th		
	505	Cut		0.2	Construction cut				
6	601	Layer			Topsoil				NNE-SSW
	602	Layer			Subsoil	Pot/CBM/Glasses	C19th		
	603	Natural			Clay			30.4	
	604	Wall			Bricks 230x100x70mm/ yellow mortar		C19th		
	605	Cut			Construction cut				
	606	Fill			Pit fill		Modern		
	607	Cut			Pit Cut				
7	701	Layer			Topsoil				NNW-SSE

Trench	Context	Type	Width (m)	Depth/Height (m)	Comments	Finds	Date	Trench base height (m OD)	Trench Orientation
	702	Layer			Made ground				
	703	Natural			Clay			32.83	
	704	Wall	0.23		Bricks 230x100x70mm/ grey-yellow mortar		C19th		
	705	Cut			Construction cut				
8	801	Layer			Topsoil				NE-SW
	802	Layer			Made ground	Pot	C19th- E20th		
	803	Natural			Clay			30.65	
	804	Wall			Bricks 230x100x70mm/ grey mortar		C19th		
9	901	Layer			Topsoil				NNE-SSW
	902	Layer			Subsoil				
	903	Natural			Clay			34.62	
10	1001	Layer			Topsoil				NE-SW
	1002	Layer			Made ground				
	1003	Natural			Clay			31.98	
	1004	Structure	0.64	0.5	Bricks 230x100x70mm/ yellow mortar		C19th		
	1005	Layer			Made ground				
	1006	Cut			Construction cut				
11	1101	Layer			Topsoil				NW-SE
	1102	Layer			Made ground				
	1103	Natural			Clay			31.72	
12	1201	Layer			Topsoil				ENE- WSW
	1202	Layer			Subsoil				
	1203	Natural			Clay			31.32	
	1204	Service			Concrete drain structure		C20th		
13	1301	Layer			Topsoil				NNE-SSW
	1302	Layer			Made ground				
	1303	Layer			Dump	Pot/Gla ss	CL19t h- E20th		
	1304	Natural			Clay			31.74	
	1305	Floor	1 x 0.5		Half bricks<150x100x 45mm		C19- 20th		
	1306	Wall	0.23	0.3	Bricks 230x100x70mm/ grey mortar		C19- 20th		
	1307	Floor	>2 x 1		Cement screed	Glass	C19- 20th		
	1308	Wall			Bricks 230x100x70mm/ grey mortar		C19- 20th		
	1309	Service			Brick soakaway		C19- 20th		

Trench	Context	Type	Width (m)	Depth/Height (m)	Comments	Finds	Date	Trench base height (m OD)	Trench Orientation
	1310	Wall	0.23		Bricks 230x100x70mm/ grey mortar		C19- 20th		
14	1401	Layer			Topsoil				NE-SW
	1402	Layer			Subsoil				
	1403	Natural			Clay			30.24	
15					Abandoned				
16	1601	Layer			Topsoil				NW-SE
	1602	Layer			Subsoil				
	1603	Natural			Clay			29.73	
	1604	Wall	0.25	>0.2m	Bricks 230x100x70mm/ yellow-grey mortar/D.P.C- slates 520x250x3mm		C19- 20th		
	1605	Structure	0.46	>0.3m	Bricks 230x100x70mm/ yellow-grey mortar/D.P.C- slates 520x250x3mm		C19- 20th		
	1606	Structure	0.47	>0.3m	Bricks 230x100x70mm/ grey-yellow mortar		C19th		
	1607	Stone	0.57	0.4	Sandstone Ashlar block		C19th?		
	1608	Wall	0.25	>0.1	Bricks 230x100x70mm/ grey-yellow mortar		C19- 20th		
	1609	Wall	0.22	0.36	Bricks 220x100x70mm/ grey Portland cement mortar		C20th		
17	1701	Layer			Topsoil				NW-SE
	1702	Layer			Subsoil				
	1703	Natural			Clay			29.91	
	1704	Wall			Bricks 230x100x70mm/ yellow mortar		C19- 20th		
	1705	Fill			Construction cut fill				
	1706	Cut	0.35	0.05	Construction cut				
	1707	Structure	>1.3 x >0.2	>0.2	Bricks 230x100x70mm/ yellow-brown mortar		C19- 20th		
18	1801	Layer		0.2	Topsoil				NW-SE
	1802	Layer		0.3	Subsoil				
	1803	Natural			Clay			31.04	
19	1901	Layer		0.1	Topsoil				NW-SE

Trench	Context	Type	Width (m)	Depth/Height (m)	Comments	Finds	Date	Trench base height (m OD)	Trench Orientation
	1902	Layer		0.2	Subsoil				
	1903	Layer		0.5	Redeposited natural				
	1904	Natural			Clay			30.92	
	1905	Wall	0.23	0.6	Bricks 230x100x70mm/ grey-yellow mortar		C19th		
	1906	Deposit		0.34	Deposit under 1905		C19th		
20	2001	Layer			Topsoil				NW-SE
	2002	Layer			Subsoil				
	2003	Natural			Clay			29.25mOD	
21	2101	Layer		0.2	Topsoil				NW-SE
	2102	Layer		0.5	Subsoil				
	2103	Natural			Clay			32.35mOD	
	2104	Structure			Drainage Structure- concrete/brick 230x108x70mm/ Portland cement		C20th		
	2105	Structure			Soakaway Structure		C19-20th		
22	2201	Layer			Topsoil				SW-NE
	2202	Layer			Subsoil				
	2203	Natural			Clay			33.36mOD	
	2204	Structure	0.23	>0.2	Bricks 230x100x70mm/ grey mortar		C19-20th		
	2205	Deposit			Concrete foundation for wall 2206		C20th		
	2206	Wall	0.23	>0.2	Bricks 230x100x70mm/ grey mortar		C20th		
	2207	Deposit			parallel concrete foundations		C20th		
	2208	Wall	0.23		Bricks 230x100x70mm/ yellow mortar		C19th		
	2209	Floor	1.64 x 1		Brick/Tile floor		C19-20th		
	2210	Structure	0.48 x 0.73	>0.2	Brick soakaway		C19-20th		
	2211	Wall	0.23		Bricks 230x100x70mm/ yellow mortar		C19-20th		
	2212	Deposit			Concrete foundation for wall 2211		C20th		
23	2301	Layer		0.1	Topsoil				E-W
	2302	Layer		0.2	Grey/brown silt/gravel				

Trench	Context	Type	Width (m)	Depth/Height (m)	Comments	Finds	Date	Trench base height (m OD)	Trench Orientation
	2303	Layer		0.3	Subsoil				
	2304	Natural			Clay			32.07mOD	
24	2401	Layer		0.1	Topsoil				NE-SW
	2402	Layer		0.25	Rubble/gravel				
	2403	Layer		0.15	Subsoil				
	2404	Natural			Clay			31.21mOD	
25	2501	Layer			Topsoil				E-W
	2502	Layer			Subsoil				
	2503	Natural			Clay			27.42mOD	
	2504	Wall	0.4	0.16	Bricks 250x100x70mm/ yellow-grey mortar		C19- 20th		
	2505	Fill		0.36	Construction cut fill				
	2506	Cut		0.36	Construction cut				
	2507	Structure		>0.4	Bricks 230x100x70mm/ grey-yellow mortar		C19- 20th		
	2508	Cut		>0.4	Victorian dump		C19th		
	2509	Fill		>0.4	Fill of 2508	Pot	C19th		
26					Abandoned				
27	2701	Layer			Topsoil				NW-SE
	2702	Layer			Subsoil				
	2703	Natural			Clay			44.02mOD	
	2704	Structure			Bricks 230x100x70mm/ grey-yellow mortar		C19- 20th		
	2705	Cut			Construction cut for 2704				
	2706	Wall		0.46	Bricks 230x100x70mm/ grey-yellow mortar		C19- 20th		
	2707	Cut			Construction cut for 2706				
	2708	Fill			Fill of 2505				
28	2801	Layer			Topsoil				N-S
	2802	Layer			Subsoil				
	2803	Natural			Clay			41.95mOD	
	2804	Wall	0.24	>0.35	Bricks 230x100x70mm/ white-yellow lime mortar		C19th		
	2805	Floor	1.9 x >1.6		Limestone slabs 600-850x440- 600x40mm in lime mortar		C19th		
	2806	Structure	0.38	>0.3	Bricks 230x100x70mm/ white-yellow		C19th		

Trench	Context	Type	Width (m)	Depth/Height (m)	Comments	Finds	Date	Trench base height (m OD)	Trench Orientation
					lime mortar				
	2807	Floor	1.3 x >0.5	0.02	Cement screed		C19-20th		
	2808	Structure	0.3	>0.3	Bricks 230x100x70mm/ white-yellow lime mortar		C19th		
	2809	Wall	0.15	>0.1	Bricks 230x100x70mm/ white-yellow lime mortar		C19th		
	2810	Structure	0.36	>0.3	Bricks 230x100x70mm/ white-yellow lime mortar		C19th		
	2811	Structure	0.24	>0.3	Bricks 230x100x70mm/ white-yellow lime mortar		C19th		
	2812	Wall	0.36	>0.2	Bricks 230x100x70mm/ white-yellow lime mortar		C19th		
	2813	Structure	0.35		Brick and slate drain		C19th		
29					Abandoned				

APPENDIX 2 POTTERY

By John Cotter (OA)

Introduction and methodology

A total of 11 sherds of pottery weighing 1783 g. were recovered (Table A2.1) This is all of relatively modern date. For each context the total pottery sherd count and weight were recorded on an Excel spreadsheet, followed by the context spot-date which is the date-bracket during which the latest pottery types in the context are estimated to have been produced or were in general circulation. Comments on the presence of datable types were also recorded, usually with mention of vessel form (jugs, bowls etc.) and any other attributes worthy of note (eg. decoration etc.).

Date and nature of the assemblage

The pottery assemblage is in good condition with four complete and several other substantially complete vessels present. Ordinary domestic pottery types are represented.

All the pottery is of 19th- or early 20th-century date. These comprise common products of the period including English stoneware ink and blacking bottles and Staffordshire-type refined white earthenware cylindrical ointment pots or jars (here lacking their collectable pot lids which would have detailed their original contents). Also, in the same Staffordshire ware, parts of four tableware vessels including dishes and a cup sherd with typical blue transfer-printed decoration of the period. One of the dish sherds bears an impressed 'WEDGWOOD' maker's mark on the underside. There are also sherds of a plain white jug with moulded floral

decoration. While it is nice to have a few complete vessels surviving, these pottery types are very common finds from Victorian and Edwardian domestic rubbish dumps up and down the country.

Table A2.1 Pottery by context

Context	Spot-date	Sherds	Weight	Comments
602	19C	3	89	Refined white earthenware (WHEW) with blue transfer printing. Parts of 3 separate vessels incl small dish profile with classic 'Willow pattern' dec. Teacup bs & large dish base frag with impressed mark 'WEDGWOOD' & number '3' above this & no '22' below this. Slightly flow blue floral dec suggesting mid 19C date
802	19-E20C	1	493	Complete modern English stoneware blacking bottle. Cylindrical with flaring neck. Brown salt glaze all over ext. Height 160mm, rim diam 60mm
802	19-E20C	1	235	Large frag from modern English stoneware blacking bottle as above including part of base and shoulder but lacking rim. Pale grey stoneware with brown salt glaze all over ext
802	19C?	1	118	Frag of modern English stoneware blacking bottle as above including part of base and body. Lower part pale grey, upper third dipped in iron-brown slip. Near base is a large but faint stamp with central inscrip within a double arch of smaller letters, The central inscrip poss includes the name 'BOURNE' (Derbyshire) & the arching inscrip the words 'STONE BOTTLE'. The style of the stamp is similar to early 19C blacking bottle excise stamps
1303	19-E20C	1	188	Refined white earthenware (WHEW). Complete lower unit of ointment jar lacking pot lid. Base diam 86mm, height 32mm. Impressed mark 'C' underside
1303	19-E20C	1	188	Refined white earthenware (WHEW). Complete lower unit of ointment jar lacking pot lid. Base diam 64mm, height 32mm. Impressed mark 'T' underside
1303	c1880-1925+	1	392	Modern English stoneware tall cylindrical ink bottle with screw-thread top (c1880+). Complete. Pale grey fabric with Bristol-type glaze allover ext. Prob Derbyshire or Midlands
2509	19C?	2	80	19C or early 20C? Refined white earthenware (WHEW). Almost ironstone china. Base and lower wall frag prob from jug with relief moulded floral and vegetal dec ext

APPENDIX 3 CERAMIC BUILDING MATERIAL

By John Cotter (OA)

Introduction and methodology

A total of three pieces of ceramic building material (CBM) weighing 3000 g were recovered (Table A3.1). Like much of the pottery this appears to be of 19th- to early 20th-century date. Complete dimensions were recorded when present. As usual, the dating of broken fragments of ceramic building material is an imprecise art, and spot-dates derived from them are necessarily broad and should therefore be regarded with caution.

Date and nature of the assemblage

The assemblage is in a fragmentary condition although the pieces are quite fresh. From context 102 there was a large piece of wall tiling in alternating green octagonal and dark red glazed square tiles set in a thick slab of grey mortar or cement. From context 602 there was a piece of industrial red floor tile and a piece of red terracotta pan tile (roof tile). All these pieces are likely to be of late 19th- or early 20th-century date.

Table A3.1 Incidence of CBM by context

Context	Spot-date	Sherds	Weight	Comments
102	L19-E20C	1	2776	Large slab of grey concrete/cement with remains of a panel of glazed ?wall tiles. Includes parts of 6 octagonal tiles in cream fabric with dark green glaze. Diam of octagonal tiles = 73mm. Also smaller square/lozenge-shaped filler tiles 25mm across & covered with dark oxblood-red glaze. Max length of whole slab c245mm, width c230mm. Overall thickness c40mm. Thickness of tiles = 12mm.
602	L19-E20C	2	224	Body frag of red terracotta pantile or similar late roof tile. Corner frag of late industrial-type flooring tile in v dense coarse orange-red fabric. The underside bears part of a manufacturer's mark - a large sunken quatrefoil with a circle in centre and traces of an inscription within this. The upper and lower arcs of inscription may say 'M[ADE IN]' 'E[NGLAND]' & the middle line, prob maker's name, beginning with 'T-----'. Thickness of tile 16mm
TOTAL		3	3000	

APPENDIX 4 GLASS*By Ian Scott (OA)*

A small quantity of 19th-century or later glass bottles was recovered from the site. All the bottles bar one are complete. Ink bottles predominate. Most of the bottles are from context 1303. All the identifiable bottles are machine moulded, and therefore of late 19th-century or early 20th-century date.

Descriptions

- 1 **Wine bottle.** Fragment from the base of a cylindrical wine bottle with a pronounced kick. Trench 6, context 602.
Probably 19th century, but no surviving diagnostic features.
- 2 **Branded medicine bottle,** short square with narrow neck with screw closure. Embossed '6 FLUID OZ' and 'GLYCO THYMOLINE'. Batch or design number on base. Machine moulded. Trench 13, context 1303
Glyco-Thymoline is an alkaline cleansing solution primarily used as a mouthwash. Its natural ingredients include Eucalyptol, Menthol, Pine Oil, Thymol, Alcohol 4%, and Glycerin.
- 3 **Medicine or tonic bottle.** Corked closure. No embossing except for number on base. Machine moulded. Trench 13, context 1303
Late 19th or early 20th century.
- 4 **Ink bottle.** Short cylindrical type sometimes called 'cotton reel' form. Corked closure. No embossing. Machine moulded. Trench 13, context 1303
Probably of early 20th-century date
- 5 **Ink bottle.** Short cylindrical ink bottle, embossed on base. Corked closure. The embossing is not sharply defined and letter is more or less illegible. In the centre of the base is an embossed swan. Trench 13, context 1303
The bottle is of a form used for 'Swan Ink', which was the brand name of Mabie, Todd & Co Ltd. Mabie Todd & Co was founded in New York in 1860 A London office was opened in 1884. In 1914 Mabie Todd & Co Ltd was established a British company. The American company continued to manufacture into the late 1930s. The British company only ceased production in about 1958. This bottle is probably of early 20th-century date.
- 6 **Small cylindrical bottle,** corked closure. Machine moulded. Embossed on base with cross and, between the arms of the cross with the following letters and numbers: 'C', 'A221', '8', 'UGB'. Trench 13, context 1303
- 7 **Ink bottle.** Short square bottle. Machine moulded, with mould lines at corners. Corked closure. One face as an indented panel which would originally have held a paper label. The opposite face is embossed as follows: 'FIELD'S INK & GUM R^D N^O 660694'. Trench 13, context 1303
Fields were a well known London ink manufacturer working out of Leyton. The bottle is a form in used in the 1910s and 1920s.
- 8 Probable **ink bottle.** Corked closure. Embossed on base with 'S' and '2' only. Machine moulded. Trench 13, context 1307

APPENDIX 5 BIBLIOGRAPHY

BGS Sheet 270, Solid and Drift 1:50,000

Enviros, 2006 Clapham Park Regeneration, Environment Statement

OA, 2007a Clapham Park Regeneration, Lambeth, Greater London, Written Scheme of Investigation for an Archaeological Field Evaluation and Building Survey

OA, 2007b Clapham Park Regeneration, Lambeth, Greater London, Building Survey Report

OAU, 1992 Fieldwork Manual (ed. D Wilkinson)

APPENDIX 6 SUMMARY OF SITE DETAILS

Site name: Clapham Park Regeneration, Lambeth, Greater London

Site code: CAK07

Grid reference: TQ 2987 7394

Type of evaluation: 26 Trenches measuring *c* 20 m long

Date and duration of project: 4 weeks in July and August 2007

Area of site: 36 ha

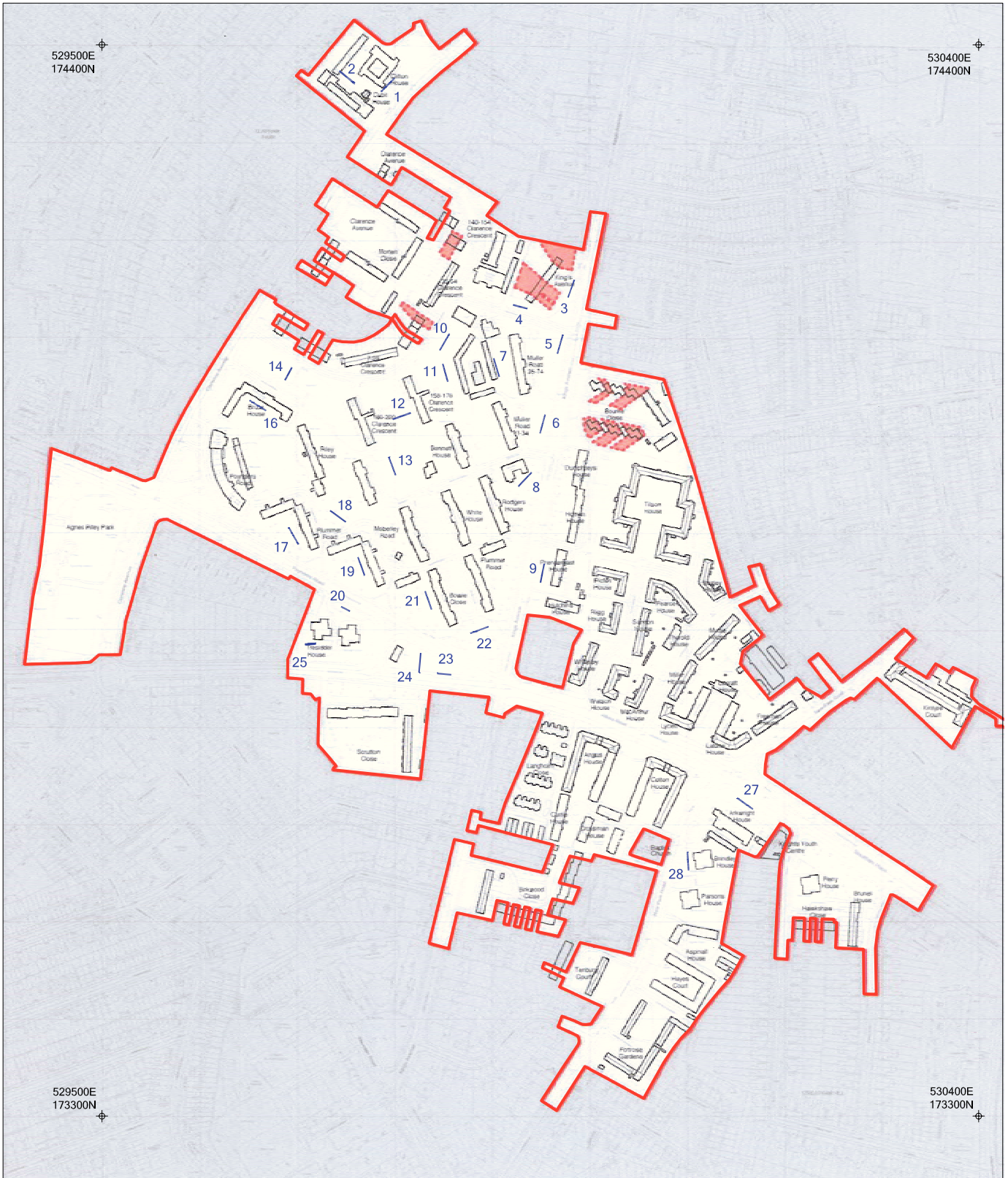
Summary of results: The evaluation revealed building foundations, sunken rooms/cellars and garden walls associated with an estate constructed by Thomas Cubitt in the early 19th century

Location of archive: The archive is currently held at OA, Janus House, Osney Mead, Oxford, OX2 0ES, and will be deposited with the Museum of London in due course (accession number: tba)



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Figure 1: Site location

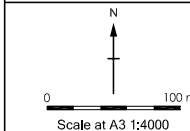


- Boundary of outline planning application
- Freehold properties within the boundary
- 1 Evaluation trench
- Basemap
- ⊕ OS coordinates

Site plan provided by Enviros

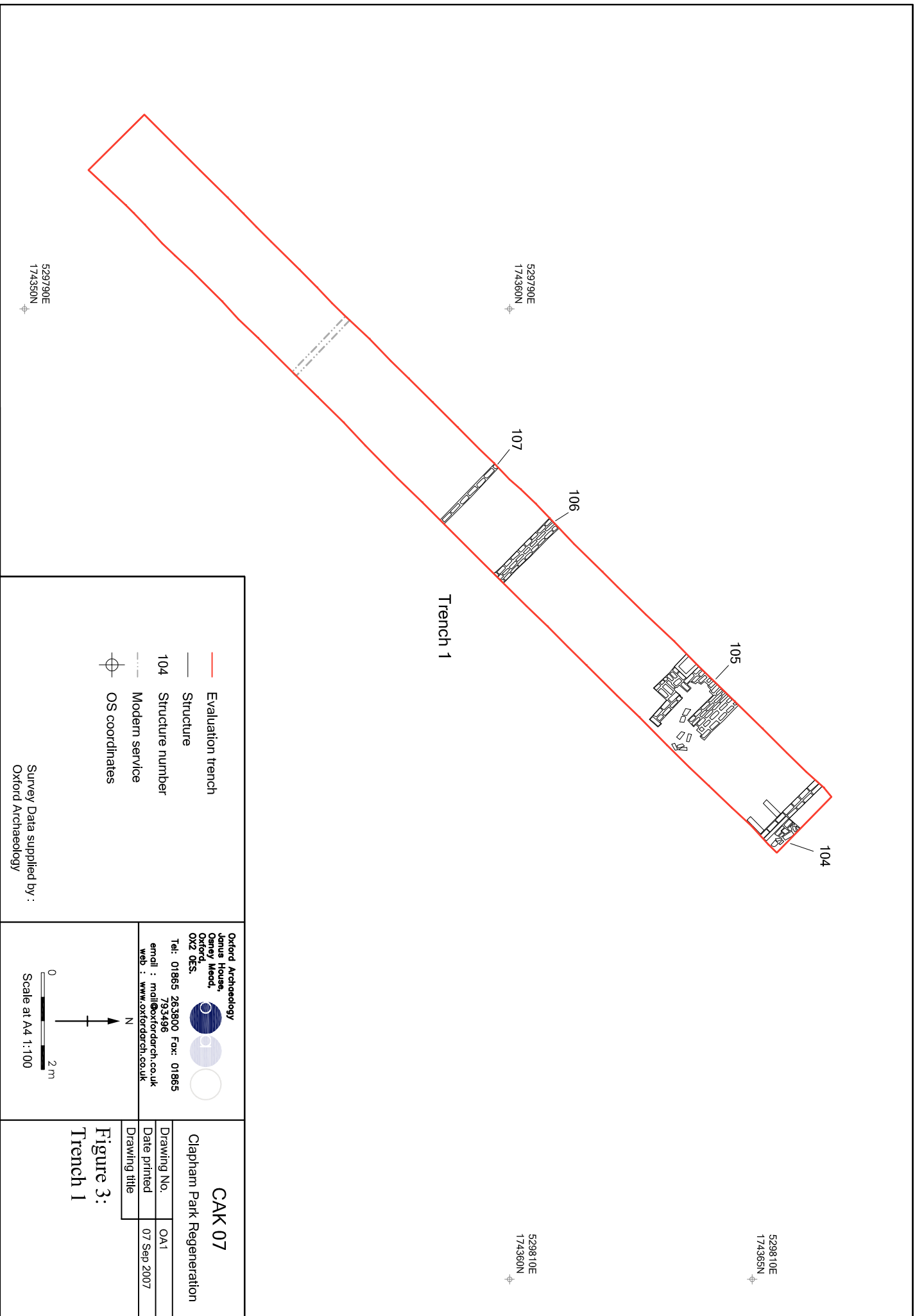
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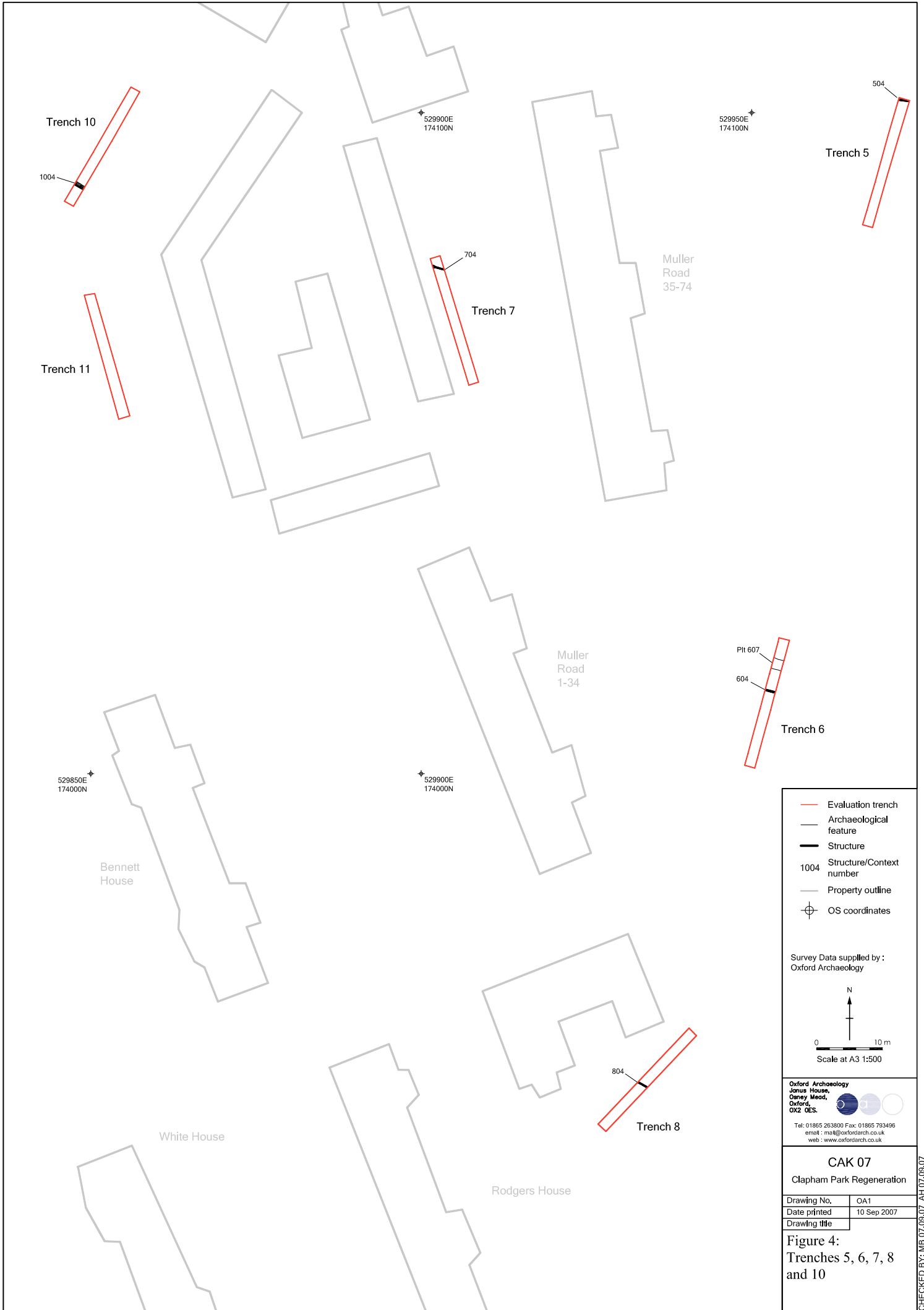
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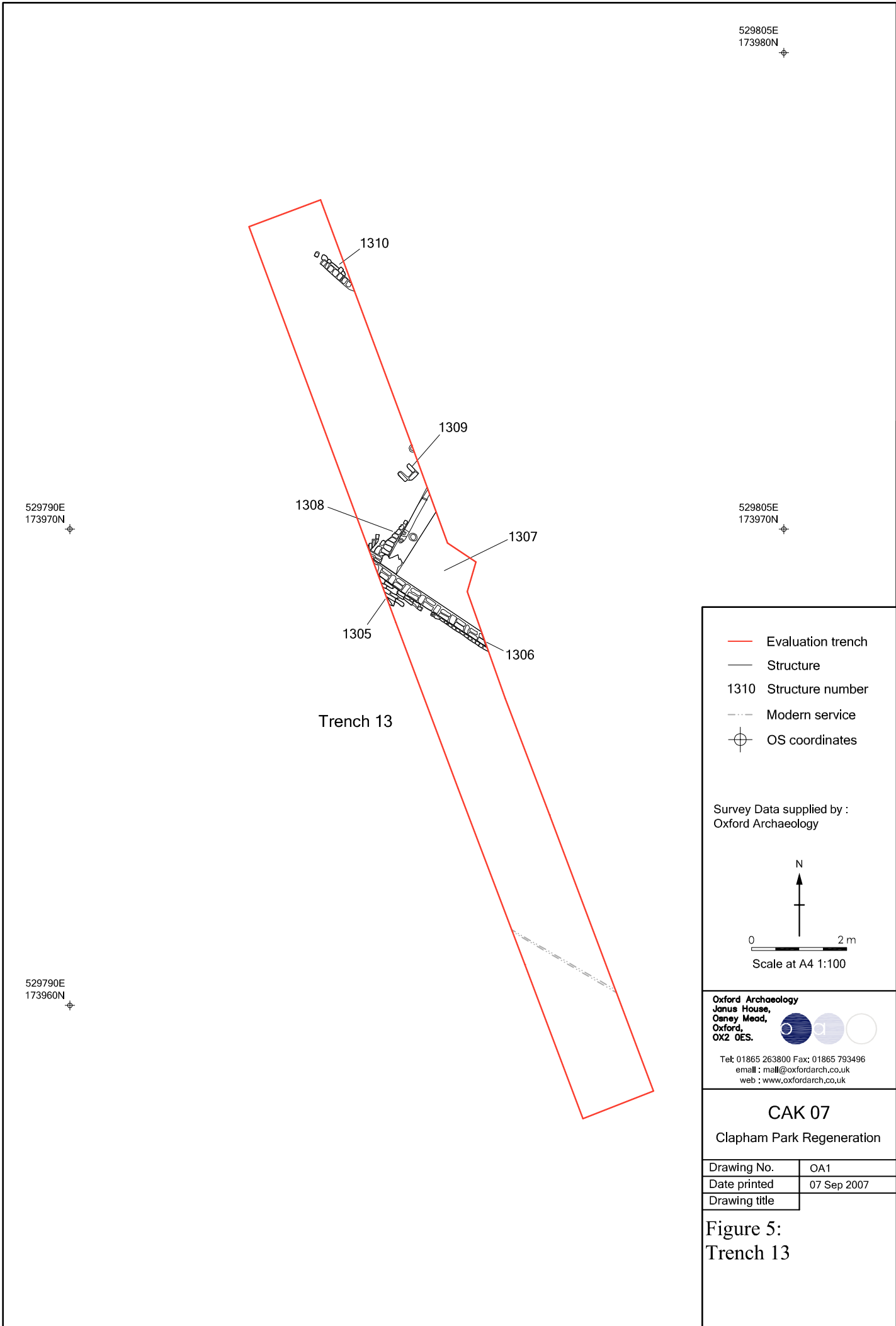


CAK 07 Clapham Park Regeneration	
Drawing No.	OA1
Date printed	07 Sep 2007
Drawing title	Figure 2: Trench location plan

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- Evaluation trench
- Structure
- 1310 Structure number
- - - Modern service
- ⊕ OS coordinates

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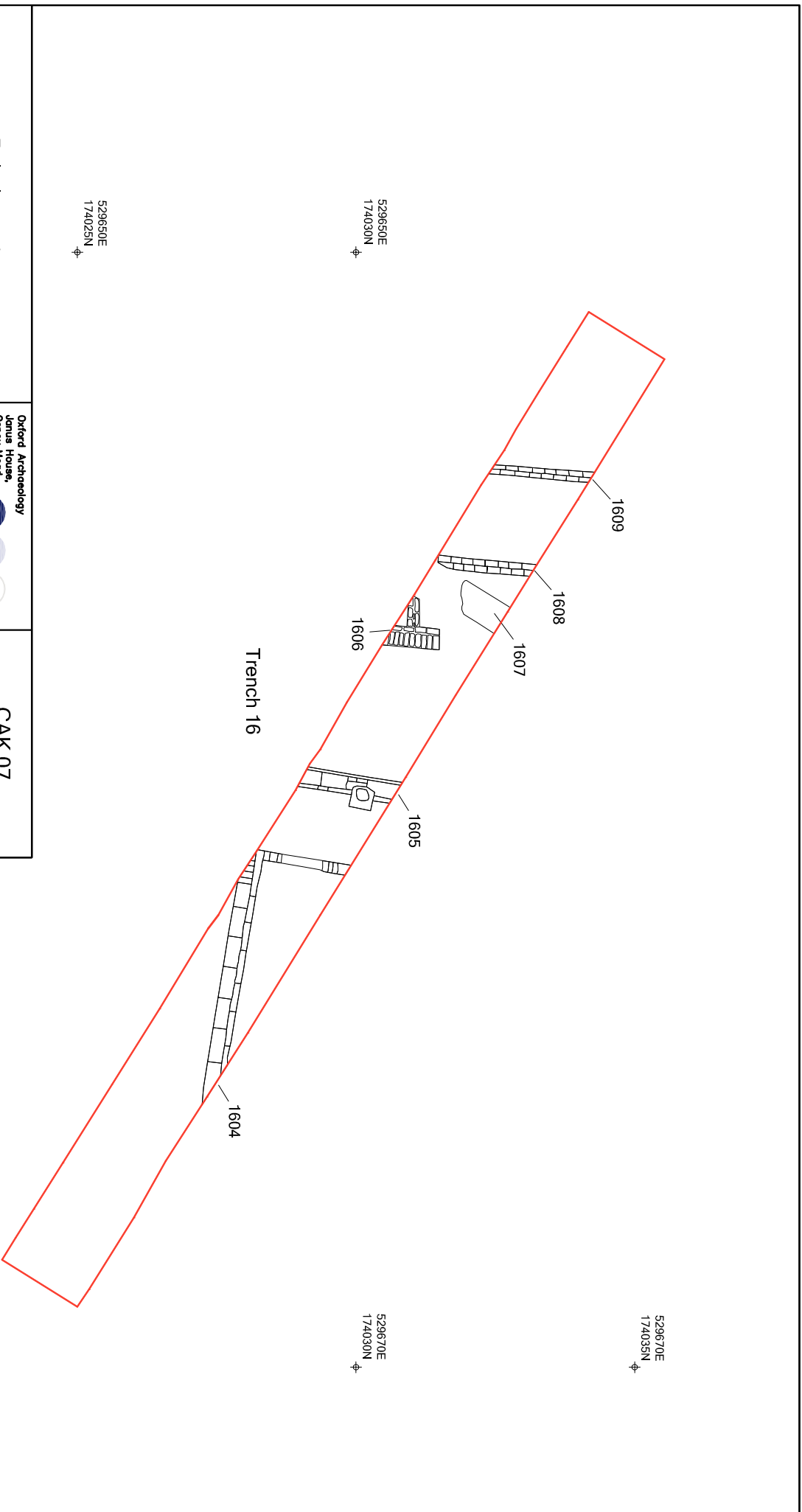
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Drawing title	

Figure 5:
Trench 13

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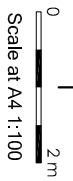
- Evaluation trench
- Structure
- 1604 Structure number
- \oplus OS coordinates

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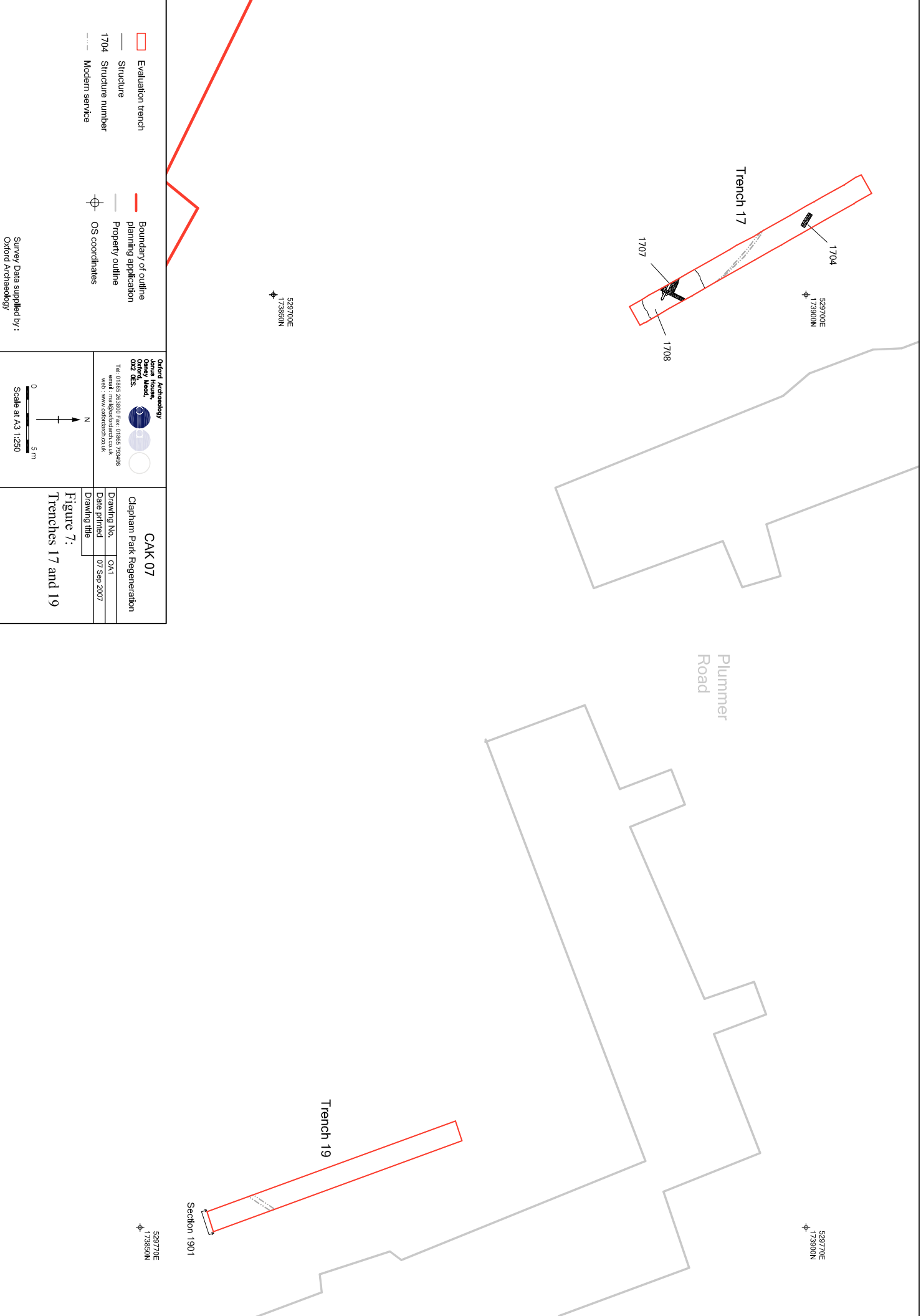


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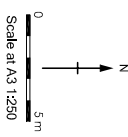
Figure 6:
Trench 16



- Evaluation trench
- Structure
- 1704 Structure number
- Modern service
- Boundary of outline planning application
- Property outline
- OS coordinates

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CAK 07	
Clapham Park Regeneration	
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Date printed	07 Sep 2007
Drawing title	Figure 7: Trenches 17 and 19

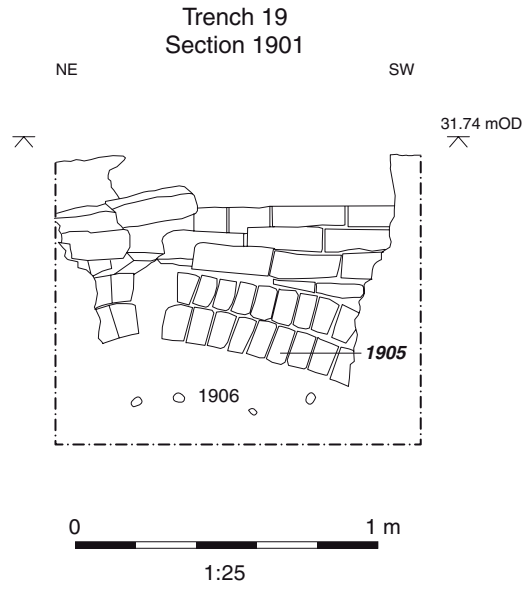
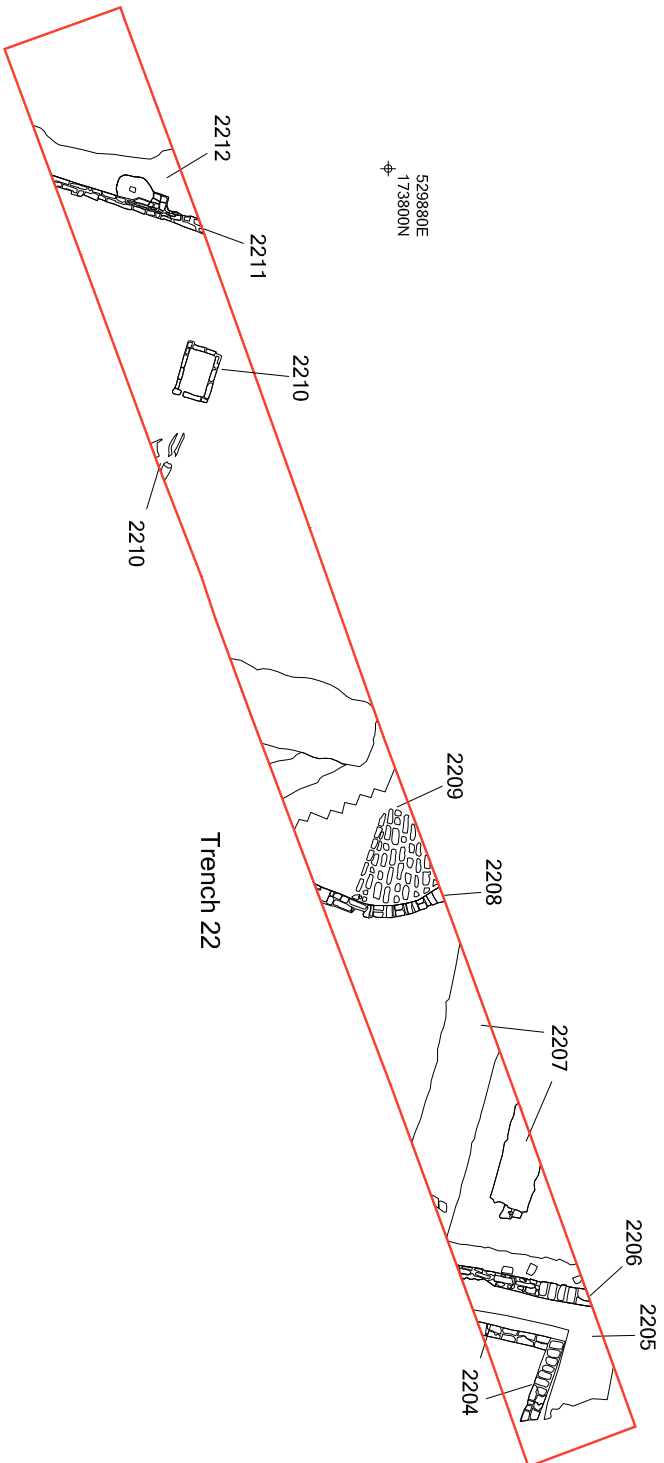


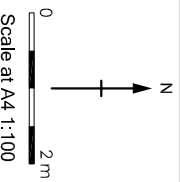
Figure 8: Trench 19, section 1901



- Evaluation trench
- Structure
- 2204 Structure number
- \oplus OS coordinates

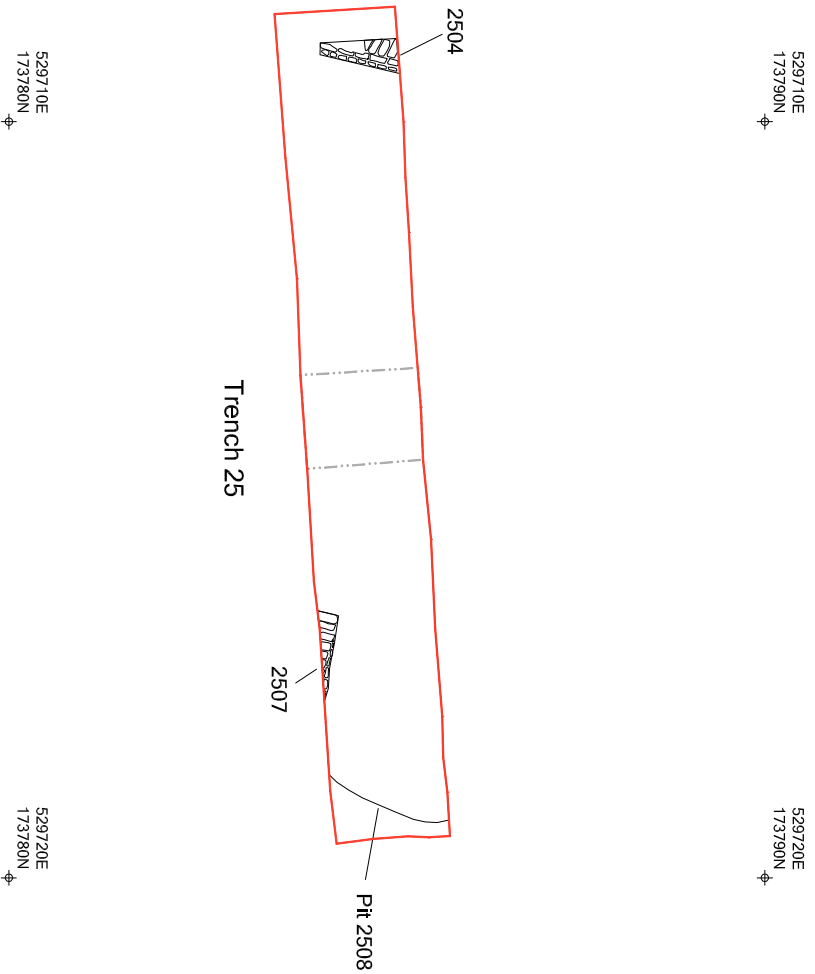
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Drawing title	

Figure 9:
Trench 22



- Evaluation trench
- Structure / Archaeological feature
- 2504 Structure number
- Modern service
- ⊕ OS coordinates

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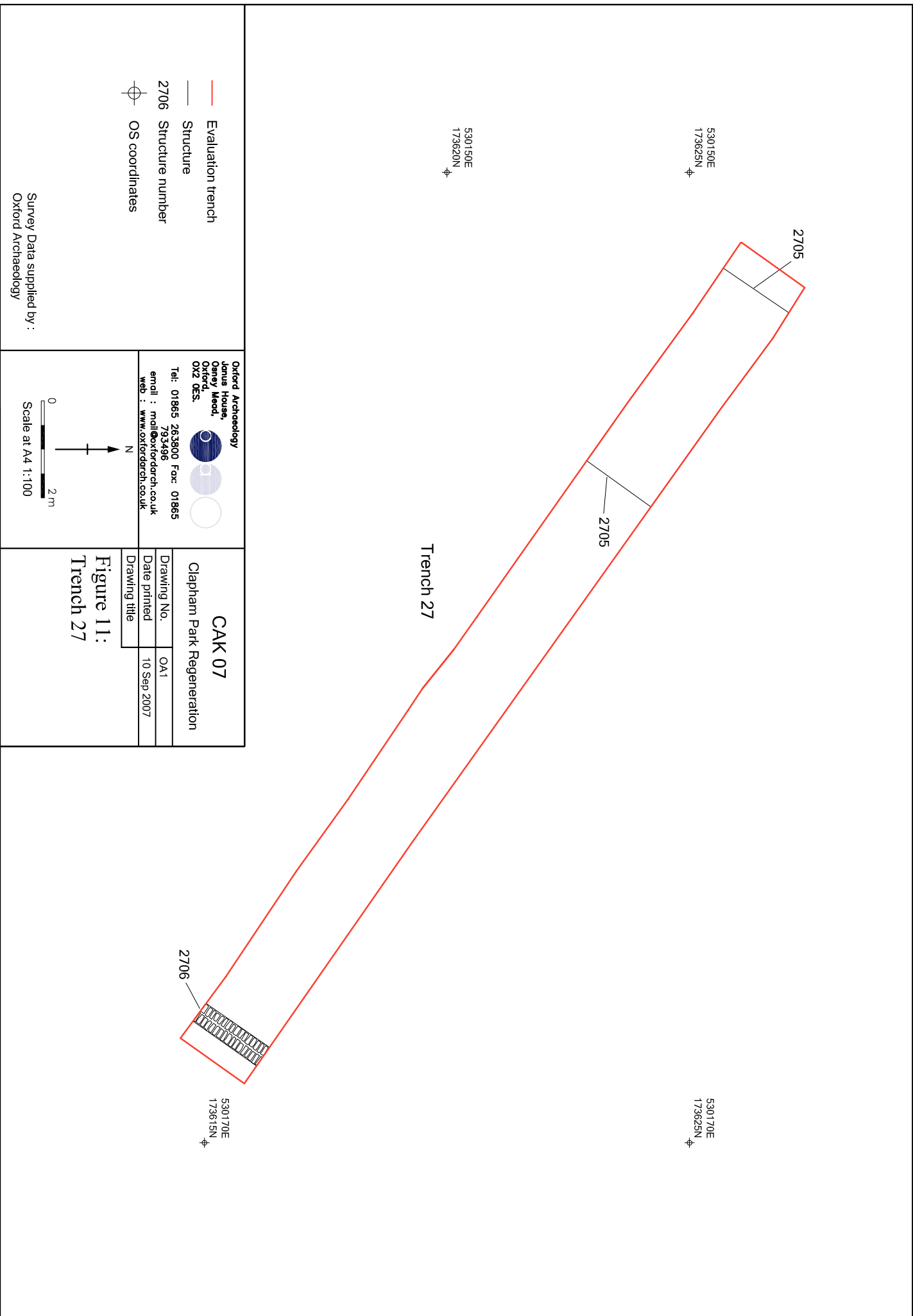
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Drawing No.	OA1
Date Printed	07 Sep 2007
Drawing title	Figure 10: Trench 25



530150E
173620N

530150E
173625N

Trench 27

2705

2705

530170E
173625N

530170E
173615N

2706

- Evaluation trench
- Structure
- 2706 Structure number
- OS coordinates

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Scale at A4 1:100

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Drawing title	

Figure 11:
Trench 27

Trench 27
Section 2701

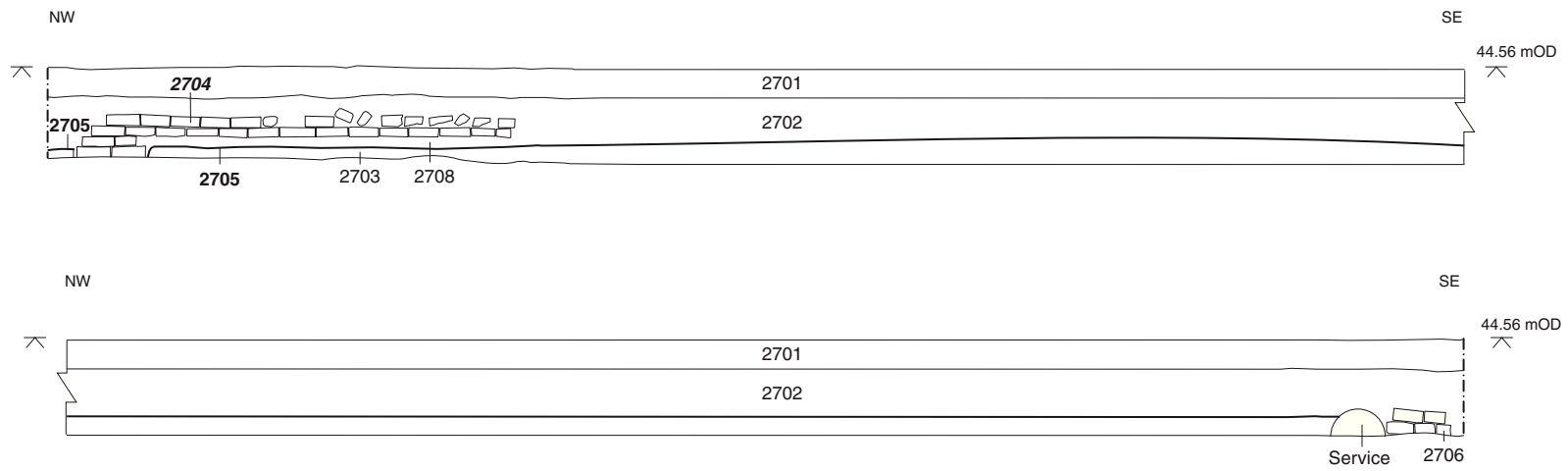
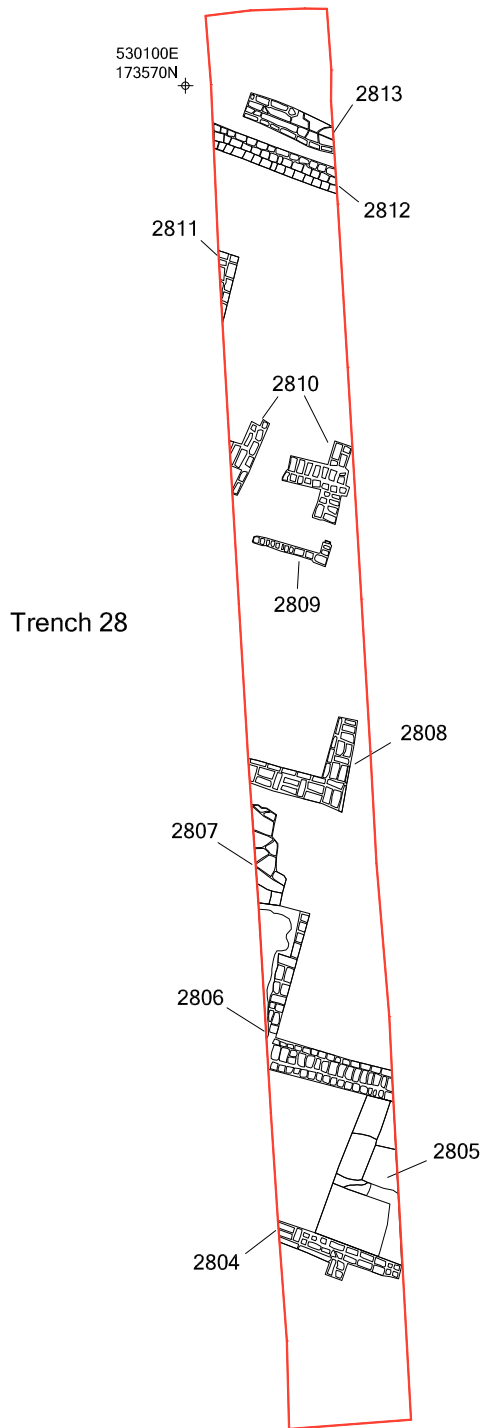


Figure 12: Trench 27, section 2701



— Evaluation trench
 — Structure
 2810 Structure number
 ⊕ OS coordinates

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 Scale at A4 1:100

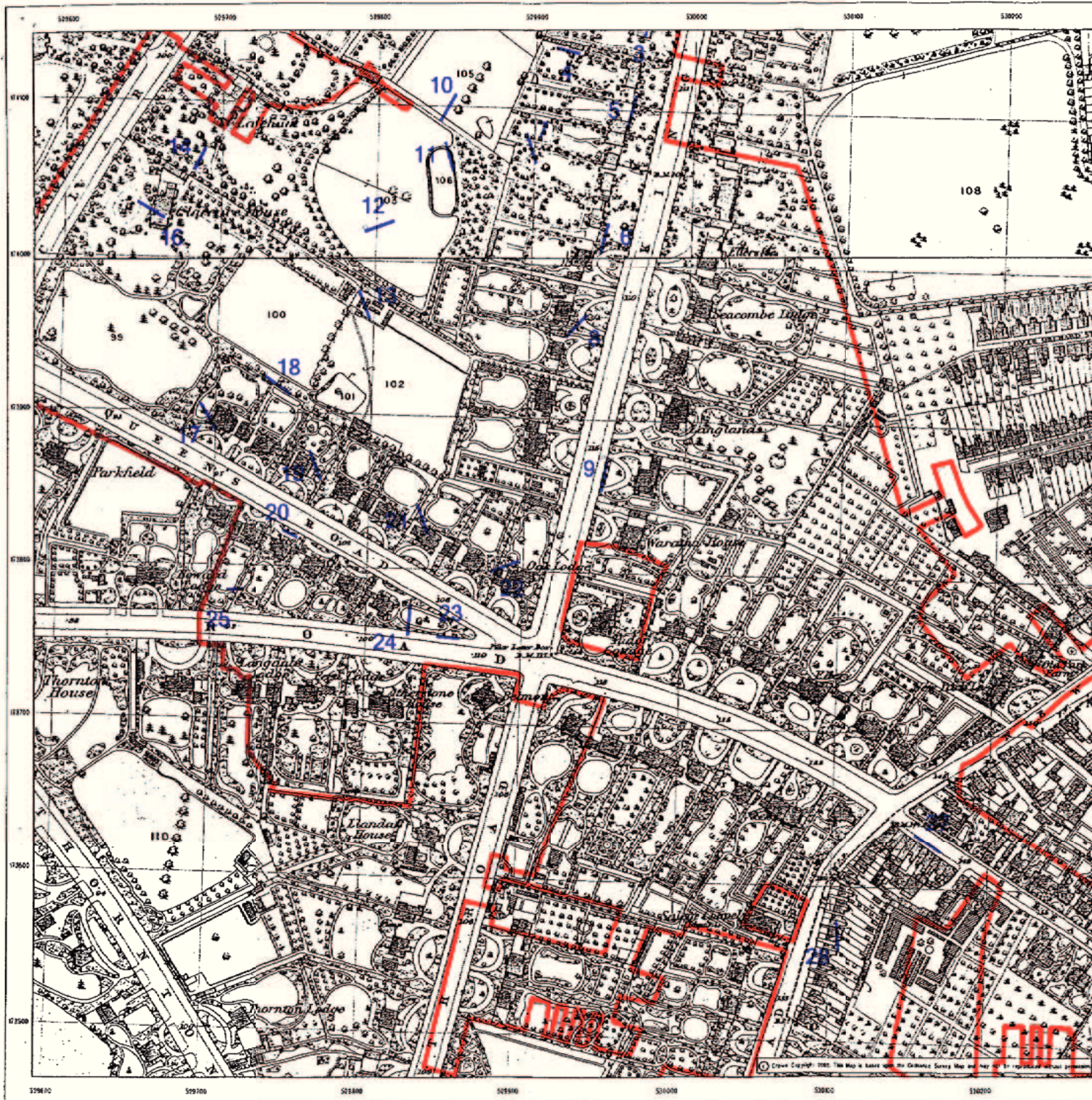
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Figure 13:
Trench 28



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Historical Map Legend

Quarry	Shingle	Railway over Road	Road over Railway
Gravel Pit	Sand Pit	Level Crossing	Railway over River
Other Pits		Road over River or Canal	Road over Stream
Mixed Wood	Rough Pasture	Road over Stream	Sunken Road
Marsh		Raised Road	Sketched Contour
		Instrumental Contour	

→ Arrow denotes flow of water

LONDON

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2500 scale was adopted for mapping urban areas and by 1856 it covered the whole of what was considered to be the civilised parts of Great Britain. The published date given on the right is often some years later than the surveyed date. Before 1838, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

1874
1875

North

Map Scale=1:2,500

— Site location
 — Evaluation trench

Figure 14: Trench locations in relation to 1874 and 1875 OS plans



Plate 1 : Trench 1, cellar and oven - looking NE



Plate 2: Trench 16, sunken room looking east



Plate 3: Trench 22, wall 2208 and surface 2209 - looking SW



Plate 4: Trench 28, structural walls and surfaces - looking north