

Clapham Park Regeneration  
Lambeth  
London



**Archaeological Watching Brief  
Interim Statement – Area F**

March 2012

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## Clapham Park Regeneration, Lambeth, London

### *Archaeological Watching Brief Interim Statement – Area F*

*Written by John Boothroyd*

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## Summary

*An archaeological Watching Brief was undertaken by Oxford Archaeological during January and February 2012 monitoring the redevelopment of the Clapham Park Estates. Works undertaken on the corner of New Park Road and Atkins Road revealed multiple walls dating from the early 19th century, associated with Thomas Cubitt's original estate. Due to heavy truncation and disturbance during the 20th century the true character of the structure could not be fully identified.*

### 1 LOCATION AND SCOPE OF WORK

- 1.1.1 During January and February 2012 Oxford Archaeology carried out an intermittent Archaeological Watching Brief during demolition and ground reduction works associated with the redevelopment of Clapham Park Estate, Lambeth, London centred on Grid Reference TQ 2987 7394. The work was associated with redevelopment of Block M2 located on the corner of New Park Road and Atkins Road / Streatham Place, identified as Area F in the Archaeological Project design prepared by Oxford Archaeology (Fig. 1).
- 1.1.2 All was carried out in accordance with a Project Design, prepared by OA and approved by Greater London Archaeological Advisory Service (OA 2008). This interim statement covers work conducted within Block M2 only. Further work requiring archaeological monitoring is scheduled to take place in 2014 (or later). Once all work requiring monitoring is complete, a final report will be produced combining the results of all the watching brief work.

### 2 AIMS

- 2.1.1 The aim of watching brief was to record any structural evidence associated with the Thomas Cubitt Estate dating to the early 19th century.

### 3 METHODOLOGY

- 3.1.1 The initial works monitored consisted of the excavation of utilities identification trench, excavated using a 5ton machine with a toothless bucket, as dictated by the principal contractor. An area approximately 3x4m, located on the western limit of the site, east of OA evaluation trench 28, was reduced to natural geology.
- 3.1.2 Archaeological supervision was maintained during the initial grubbing out of the foundation of the existing building. This was undertaken using a 45ton mechanical excavator. Concrete and brick foundations were observed to extend beyond 1.5m below ground level, well below the level of the natural geology. This eliminated the potential for any archaeological remains to have survived and therefore no further archaeological monitoring was undertaken during foundation removal.
- 3.1.3 The main focus of the watching brief was to monitor in the excavations beyond the footprint of the existing building. An area of interest was identified to the west of the site, where an approximately 7x7m area was stripped, using a 22ton mechanical excavator with a toothless bucket. The ground level was reduced to the first significant archaeological horizon.



## 4 DESCRIPTION OF DEPOSITS

- 4.1.1 Across the site top soil c.0.2m in depth was removed. During the excavations to identify the utilities, top soil was observed to overly a soft brown silt sand subsoil 0.3m in thickness. Natural geology was recorded at 0.5m below ground level, formed from an orange clay with gravel inclusions.
- 4.1.2 On the western edge of the utilities trench a band of coarse white mortar (0.15m in thickness) constructed upon a thin band of black silt with ash inclusions 0.05m thick was recorded in section, this was not observed elsewhere during utilities identification (Plate 1). This may have been associated with Cubitt's houses although, having only been identified in section, this is uncertain.
- 4.1.3 During ground reduction to the west of the demolished structure, three walls were identified upon removal of the topsoil. A central wall running east-west for 4.5m, truncated at either end, was built in soft red bricks, handmade, with a very shallow frog. The wall was 3 courses wide and 3 courses high. A small wall 1 course thick, running parallel and 1.88m to the south, was two courses high, the lower course being two bricks wide. The third wall ran perpendicular to these linking them together (Plate 2).
- 4.1.4 An additional structure at the northern end of the north-south aligned wall consisted of a rectangle brick structure 5 courses high, linked to a ceramic drain running to the north west, which appeared to be a soak-away or drain (Plate 3).
- 4.1.5 Abutting the walls was a pale white mortar layer 0.05m thick, which appeared to form a base for a removed floor surface. This overlay a black silt ash layer containing frequent broken ceramics and brick fragments. This deposit formed a made ground layer associated with the construction of the walls. Underlying this was the same subsoil as observed during the utilities identification.
- 4.1.6 The ground to the east of the structure comprised disturbed ground associated with the construction of the demolished building.

## 5 DISCUSSION AND CONCLUSIONS

- 5.1.1 The structure identified would appear to form part of one of Cubitt's terraced houses which originally fronted onto New Park Avenue. Due to heavy truncation a complete floor plan could not be established. The variation in the thickness between the walls suggests interior partition walls between rooms, or other spaces within the structure, but the limited extent of the excavation meant that the nature and plan of the building could not be established further.
- 5.1.2 Further excavations in the area have the potential to expose additional structural evidence which may provide a more complete picture of Cubitt's terraces. Further work is likely to be similarly hindered by heavy truncation resulting from 1950/60s redevelopment as observed during these works.

## 6 BIBLIOGRAPHY AND REFERENCES

Oxford Archaeology, 2008, Clapham Park Regeneration, Lambeth, Greater London, Project Design for an Archaeological Watching Brief.

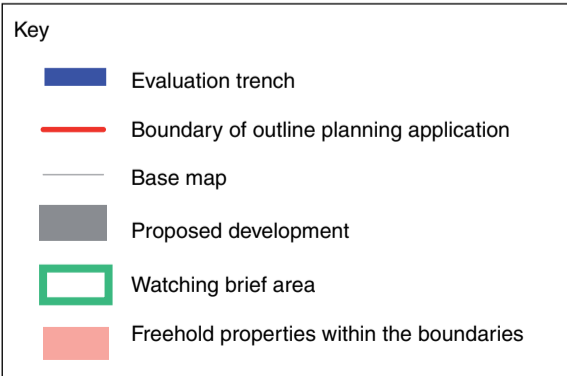
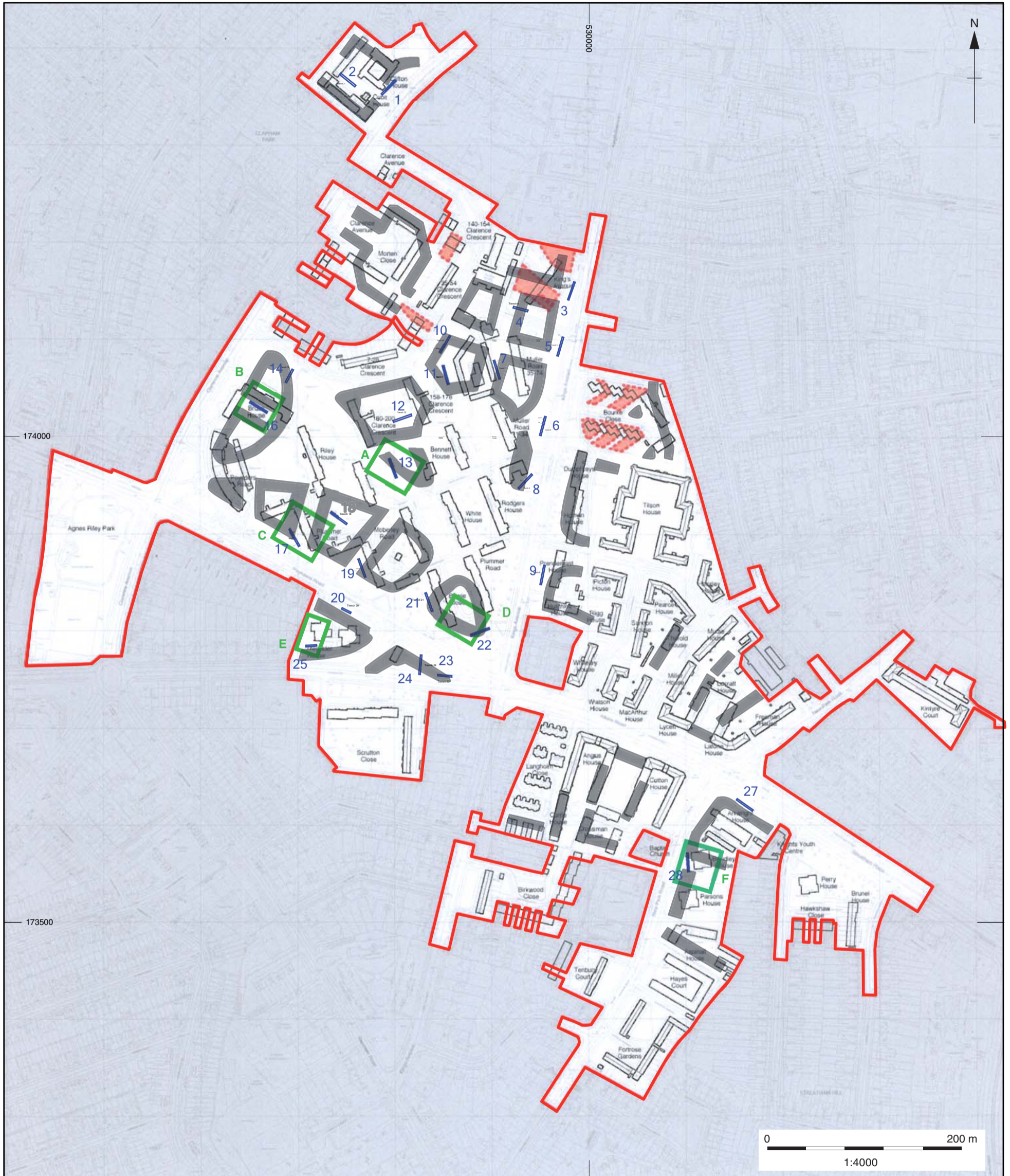


Figure 1: Watching brief areas

## Plates



*Plate 1: Mortar layer*



*Plate 2: Brick structure looking south*





*Plate 3: Soakaway*