

TFL_PSF_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE LAND AT CHRISTCHURCH ROAD AND BRIXTON HILL, LAMBETH, SW2 4AP

Site Ref. 901

Archaeology Desktop Review

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Incorporating

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Land at Christchurch Road and Brixton Hill, Lambeth, SW2 4AP

Archaeology Desktop Review

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1 INTRODUCTION

1.1 Background

Arcadis Consulting (UK) Limited (Arcadis) has been commissioned by Transport for London (TfL) 'the Client' to undertake a number of technical surveys for a Site referred to as Land on Christchurch Road and Brixton Hill in the London Borough of Lambeth ('the Site').

TfL is aiming to divest a number of small sites to enable prospective regeneration. The objective of this archaeology desktop review is to identify potential development constraints due to buried archaeological remains and above ground heritage assets on the Site.

1.2 Scope of Works

The scope of the review is to carry out a desktop search of publicly available information on designated and un-designated heritage assets within a study area of 500m of the Site boundary. Using this information, a brief assessment of potential heritage/archaeological constraints and opportunities at the Site has been made, focusing on key constraints. The review also highlights when a Site should be subject to further detailed assessment to support a planning application for any future development.

1.3 Limitations

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2 SITE OVERVIEW

The Site is located at the corner of three main roads; Christchurch Road, Brixton Hill and Streatham Hill in the London Borough of Lambeth (NGR 530503 173418). The Site comprises a rectangular parcel of open space of 0.32 ha, within an otherwise built up area of London. The majority of the Site is fenced with iron railings and covered by long grass, with some tree cover in the west. Outside the railings, at the verge with the pavements, the Site is short grass. On the Streatham Hill frontage, the Site is slightly raised above pavement level and bounded by a low brick retaining wall. On the Christchurch Road frontage, the Site is level with the pavement and bounded by a metal barrier.

3 DATA SOURCES

Records for the Site and a 500m study area were examined. Data was obtained for designated heritage assets from the Heritage List for England on 25th May 2017 and for non-designated heritage assets and Archaeology Priority Areas (APA) from the Greater London Historic Environment Record (GLHER) on the 19th May 2017. Information of Conservation Areas and Locally Listed Buildings was obtained from London Borough of Lambeth's website and details on other designations was obtained from the Defra's MAGIC.

Numbers in brackets in the text are unique identifiers assigned to heritage assets for the purposes of this report. A list of all heritage assets including archaeological events can be found on Tables 1 and 2. All heritage assets and APAs are shown on GL Figure 1.

4 BASELINE CONDITIONS

4.1 Designated Heritage Assets

There are no scheduled monuments within the Site or study area. The Site is not within a Conservation Area however it is bordered to the north by The Rush Common and Brixton Hill Conservation Area (CA49). There are 27 Listed Buildings within the study area, of all grades, but none within the Site boundary. All the Listed Buildings are 19th and 20th century in date (Table 1). There are no Registered Parks and Gardens (RPG) within 500m of the Site, the nearest RPG being the Grade II Brockley Park, 0.9km to the east.

The western side of the Site lies within an APA4 This APA has been so defined due to the location of a Roman Road from London to Lewes (29 and 46). The Site also lies 0.13km south of a second APA (APA11 – Brixton medieval village centre). Whilst these do not receive statutory protection they have been identified in the Borough's local plan as areas where potential for below ground archaeological remains to survive is high and where archaeological investigations are therefore likely to be required. The APAs are not tiered. Historic England's website provides more information about APAs and the different levels of sensitivity to development: (<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>).

The Borough maintains a list of locally important buildings which do not have statutory protection. The Crown and Sceptre Public House (2a Streatham Hill) is located opposite the Site and is a Locally Listed Building (LLB) of 19th century date. This appears to be the only LLB within the study area.

4.2 Un-designated Heritage Assets

There is one possible known heritage asset within the Site and there are 39 other un-designated heritage assets within the 500m study area (Table 2). The Site is located on or near a Roman Road leading from London to Lewes (29 and 46). Streatham Hill and Brixton Hill follow the line of this north-south road. Metalling of the road surface has been revealed at the corner of Telford Road and Streatham Hill to the south of the site. The Roman Road line has been outlined as an APA by the London Borough of Lambeth. A buffer of 40m either side of the modern road line has been included in the APA and the western part of the Site falls within it. It is possible that road metalling or roadside ditches may survive within the western bounds of the Site. The route appears to have carried on in use into the medieval period (46).

The second APA (APA11) is 1.13km north of the Site and comprises a medieval settlement (30) located at the intersection of three medieval roads (44, 46 and 48). This includes an undated standing stone named 'Brixton's Stone' which gave Brixton its name (31). A medieval manor lies away from the medieval settlement, 0.5km to the east of the Site (32).

Post-medieval heritage assets are scarce and consist of Stock's Mill Windmill (39) on Morrish Road and Black's Hall on New Park Road (28). A post-medieval brick-lined well was recorded during an archaeological investigation to the north of the Site (40).

The majority of heritage assets within the study area are 19th or 20th century buildings, reflecting the rapid residential development of the area. Christchurch (1) was built in 1840 and stands just to the east of the Site. Blocks of flats such as the Listed Pullman Court (13-22) to the south of the Site and unlisted Clapham Park (47-52) to the north-west form important built assets of the area. Fragments of 19th century pottery and kiln furniture were found at Roupell Court (33-34) 0.5km to the east of the Site, indicative of a kiln operating in this period.

A brief review of historic OS maps of the late 19th century onwards shows that the Site was occupied by two or three houses fronting Streatham Hill, and their gardens. By the early 1950s these houses had been removed and 13 bungalows were built over the entire Site. These were removed in the 1980s and the Site appears to have been open land since that time.

Table 1: Designated Heritage Assets (Listed Buildings)

ID Number	Grade	Asset Name	NGR	GLHER Number
1	I	Christ Church, 1840-42.	530640 173403	DLO24041
2	II	Church hall at rear of Brixton United Reformed Church, 1878.	530544 173540	DLO23223
3	II	Forecourt Walls and Pylons to Christ Church, 1840.	530619 173405	DLO23361
4	II	Streatham Hill Theatre, 1928-29.	530322 172963	DLO23811
5	II	Main building of Richard Atkins Junior and Mixed Infants School, 1897.	530256 173786	DLO23882
6	II	40 Streatham Hill, early 19th century villa.	530388 173217	DLO23636
7	II	42 Streatham Hill, early 19th century villa.	530388 173212	DLO23636
8	II	44 Streatham Hill, early 19th century villa.	530417 173112	DLO23990
9	II	Classroom A at Aspen House open air school, 1926.	530576 173438	DLO24124
10	II	296 Brixton Hill, Butcher's Shop, 1891.	530427 173529	DLO24107
11	II	67 New Park Road, Streatham, early to mid 19th C house.	530248 173710	DLO23930
12	II	69 New Park Road, Streatham, early to mid 19th C house.	530245 173708	DLO23930
13	II*	Pullman Court, block of flats built 1933-35.	530479 173250	DLO23504
14	II*	Pullman Court.	530478 173214	DLO23504
15	II*	Pullman Court.	530547 173226	DLO23504
16	II*	Pullman Court.	530445 173265	DLO23504
17	II*	Pullman Court	530455 173253	DLO23504
18	II*	Pullman Court	530509 173256	DLO23504
19	II*	Pullman Court	530451 173217	DLO23504
20	II*	Pullman Court.	530504 173202	DLO23504
21	II*	Pullman Court.	530545 173209	DLO23504
22	II*	Pullman Court.	530550 173240	DLO23504
23	II	Classroom D at Aspen House Open Air School, 1925.	530586 173484	DLO24127
24	II	Classroom C at Aspen House Open Air School, 1925.	530588 173464	DLO24126
25	II	Classroom B at Aspen House Open Air School, 1925.	530583 173450	DLO24125
26	II	Former Dining Shelter at Aspen House Open Air School, 1925.	530567 173474	DLO24123
27	II	Brashiers Cottage, house early to mid 19th C with probable earlier origins.	530231 173646	DLO24135

Table 2: Un-Designated Heritage Assets

ID Number	Asset Name	NGR	Description	GLHER Number
28	New Park Road	530265 173805	Post-medieval house, also called 'Black's Hall', 1540 AD to 1900 AD.	MLO11406
29	Roman Road, Telford Avenue	530415 173125	Possible Roman Road metalling near suggested line of London-Brighton Way.	MLO11685
30	Brixton Hill	530405 173805	Isolated medieval and possibly Saxon village, 410 AD to 1539 AD.	MLO13543
31	'Brixi's Stone', Brixton Hill	530405 173805	Standing stone of unknown date which gave Brixton its name.	MLO1864
32	Upper Tulse Hill	530970 173530	Medieval manor recorded in documentary sources, 1066 AD to 1539 AD.	MLO4722
33	Roupell Court (Former)	530950 173400	Finds of mid 19 th century pottery and kiln furniture probably from potteries in Vauxhall and Lambeth. Found during at evaluation by MOLAS in 1995.	MLO62696
34	Roupell Court (Former)	530890 173389	Finds of mid 19 th century pottery and kiln furniture probably from potteries in Vauxhall and Lambeth. Found during at evaluation by MOLAS in 1995.	MLO62696
35	Streatham Place / New Park Road, Steatham Hill	530201 173650	Negative evidence from an archaeological evaluation carried out by Wessex Archaeology in 2005.	MLO97914
36	Site of Smock Mill, Morrish Road (opposite no 26)	530355 173715	Post-medieval windmill.	MLO5869
37	A well at 286-292 Brixton Hill	530435 173555	Observations by Southwark and Lambeth Archaeological Excavation Committee in 1979, recorded a brick-lined well, Post Medieval.	MLO63171
38	Upper Tulse Hill, SW2	530955 173545	Negative evidence.	MLO63228
39	28 Palace Road	530705 173105	Evaluation undertaken LPE in 1996 found only a single sherd of high medieval pottery.	MLO68904
40	St Martin's Estate, Tulse Hill	530871 173400	Negative evidence from an archaeological evaluation carried out by Wessex Archaeology 2006.	MLO97919
41	New Park Road/Emmanuel Road, Streatham Hill	529578 173076 to 530498 173928	New Park Road is thought to have originated as a medieval road.	MLO13557
42	Christ Church, Christchurch Road	530622 173413	Stone-coped brick wall to Christ Church, c 1840.	MLO88447
43	Streatham High Road, Streatham	530523 169958 to 531289 177503	Streatham High Road is thought to have medieval origins.	MLO13553
44	Morrish Road	530268 173747 to 530446 173588	Morrish Road is probably of medieval origin. The road served as a link between the medieval roads, now called New Park Road (MLO13557) and Streatham Hill (MLO13553).	MLO23344
45	Bedford Road	530023 175705 to	Bedford Road and Lyham Road follow the probable route of a medieval road from Clapham to Stockwell.	MLO23345

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ID Number	Asset Name	NGR	Description	GLHER Number
		530333 173803		
46	Line of Roman Road Roman from London to Brighton	531291 177777 to 531386 162771	Line of Roman Road Roman from London to Brighton, leaving Stane Street at Streatham.	MLO107771
47	Clapham Park housing estate, Lambeth	530349 173736	Council Flats, 1951-55.	MLO99332
48	Clapham Park estate, Lambeth,	530157 173620	19 th century structural remains found during evaluation in 2007.	MLO99337
49	Clapham Park estate, Lambeth,	530106 173488	1955-1960s council flats.	MLO99333
50	Clapham Park estate, Lambeth,	530191 173710	1930s council flats.	MLO99331
51	Clapham Park housing estate, Lambeth	530099 173435	1951-55 council flats.	MLO99332
52	Clapham Park housing estate, Lambeth	530045 173401	1970s brutalist council flats.	MLO99334
53	Lyham Road [Church of All Saints], Lambeth	530297 173862	Site of 19th century church.	MLO88660
54	Holmewood Gardens Streatham Hill,	530638 173606	Garden square, 1890s.	MLO104329
55	Brixton Hill [Union Chapel-ground] Lambeth,	530499 173567	Post-medieval churchyard.	MLO70380
56	3 Christchurch Road (Haslemere), Streatham	530615 173447	Streatham Auxiliary Red Cross Hospital during World War One.	MLO107375
Events				
57	Streatham Place / New Park Road, Steatham Hill	530220 173639	Archaeological Evaluation 2005- negative	ELO6135
58	Clapham Park Housing Estate, Lambeth,	530103 173559	Archaeological Evaluation 2007- 19thC structural remains.	ELO7549
59	Clapham Park Housing Estate, Lambeth,	530157 173620	Archaeological Evaluation 2007- London Clay found at 0.8m.	ELO7549
60	Telford Avenue	530415 173125	Excavation.	ELO2285
61	Tulse Hill Secondary School	530955 173545	A watching brief in 1978 recorded modern disturbance only.	ELO1634
62	286-292 Brixton Hill	530435 173555	A watching brief in 1979 recorded a brick-lined well of post-medieval date.	ELO1725
63	28 Palace Road	530705 173105	Evaluation 1996.	ELO1760

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ID Number	Asset Name	NGR	Description	GLHER Number
64	Telford Avenue	530430 173160	Watching Brief.	ELO1778
65	St Martin's Estate, Tulse Hill 2006	530871 173400	Evaluation.	ELO6097
66	Streatham Place / New Park Road, Steatham Hill 2006	530220 173638	Evaluation.	ELO6135
67	Streatham Hill/Kennington Park Road, Lambeth: Watching Brief	530441 173633	Watching Brief- negative evidence.	ELO12730

5 CONCLUSIONS

The key heritage constraints to development are that the Site lies within an APA, being located next to or on a Roman road.

There are no scheduled monuments within the Site or study area. The Site is not within a Conservation Area or a Registered Park or Garden. There are 27 Listed Buildings within the study area, of all grades, but none within the Site boundary.

Although the Site has a low to medium potential for buried archaeological remains to exist, these heritage assets are not considered likely to prevent development on the Site. The Greater London Archaeological Advisory Service (GLAAS) who advise the local planning authority are likely to recommend a full archaeological desk-based assessment and an evaluation to be undertaken prior to planning permission being determined. It is recommended that GLAAS are consulted at the earliest opportunity in order to clarify if any field investigations such as trial trenching are required.

A full archaeological desk-based assessment would provide more information and a more detailed discussion of the Site and the potential impacts than is presented in this brief review. It would include a specific archaeological Site walkover, a visit to the record office to gather historic maps and relevant documentary evidence, a map regression exercise as well as preparation of distribution maps showing designated and un-designated heritage assets. The evaluation would likely consist of a programme of trial trenching and subsequent reporting. If heritage assets of significance are encountered during the evaluation stage, there may be a requirement for further recording in the form of an excavation or watching brief. This may be delivered through a post-determination condition.

FIGURES

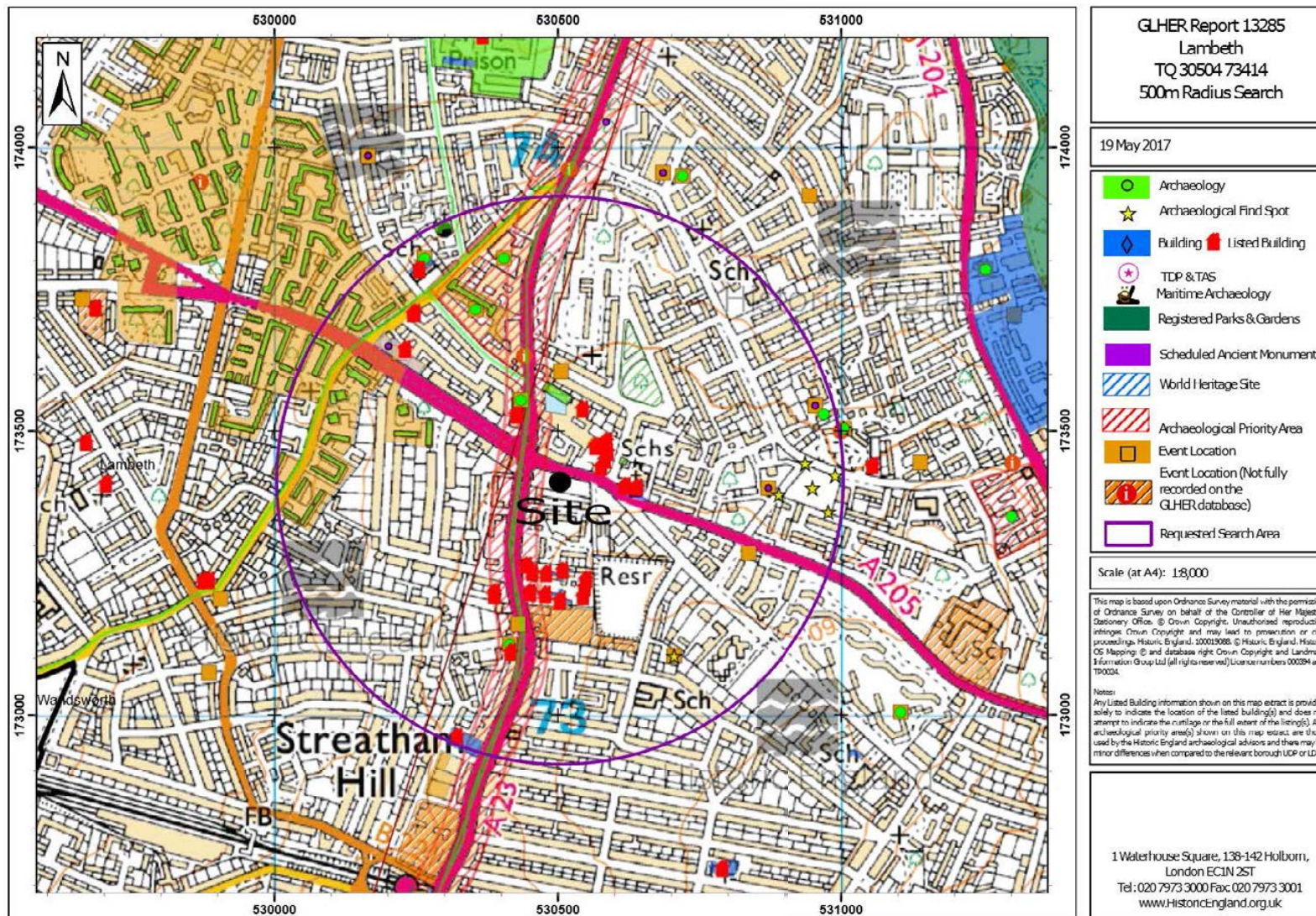


Figure 1: Designated and Un-Designated Heritage Assets within the Study Area

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