



Archaeological Desk-Based Assessment in Advance of the Proposed Development at 190-194 St Ann's Hill, Wandsworth, London.

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Report for Wynngate Ltd

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SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

www.swatarchaeology.co.uk

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Archaeological Desk-Based Assessment in Advance of the proposed development at 190-194 St Ann's Hill, Wandsworth, London.

Summary

SWAT Archaeology has been commissioned by Wynngate Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land at 190-194 St Ann's Hill, Wandsworth, London.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **low/moderate**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **high**

Wandsworth is a London Borough just under 5 miles from the centre of London situated on the southern side of the Thames. And alongside the River Wandle. Of Anglo-Saxon origin the village grew significantly in the second half of the 19th century. As the village grew southwards it encompassed the market garden, agricultural areas in the area of the PDA in creating large suburbs of Victorian houses, usually terraced or semi-detached. Cartographic evidence confirms that sometime between 1873 and 1895, a sorting office was built at the PDA and alongside was a small row of shops with residential housing above. Since 1966, a commercial firm has occupied 190 and 194 St Ann's Hill. The PDA is surrounded by a mixture of Victorian housing to the south, east and north with a mixture of Victorian and modern buildings to the west. The centre of Wandsworth is to the north. To the east and south east is Wandsworth Conservation area and 100m to the south east is the local landmark of St Ann's church, which is Grade II listed. Within the assessment area are a large number of other designated heritage assets predominately from the Post Medieval period relating to buildings and street furniture.*

Given the lack of intervisibility between the PDA and these designated assets, their significance is not impacted.

The River Wandle and the proximity to the Thames means that the area has been an attraction for millennia. Unstratified evidence from the prehistoric period has been found, along with Roman deposits and primarily relate to stray finds. Consequently, the archaeological potential is considered high for the Post Medieval period, low/moderate for the Prehistoric and low for all other periods. Due to the existing building on the site, there is likely to have been truncation from the current development and the potential for in-situ remains is considered low. The proposal of a semi-basement at the PDA is likely to have a total impact on any potential archaeology. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Wynngate Ltd (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at 190-194 St Ann's Hill, Wandsworth, London centred on National Grid Reference (NGR) TQ 25940 74512 (Fig 1).

1.2 The Site

1.2.1 The PDA is situated in Wandsworth, a London Borough south of the River Thames about 4.6 miles from the centre of London at Charing Cross. The PDA is located on the eastern side of St Ann's Hill close to the northern end. The PDA is of two buildings currently occupied by Plowden and Smith, who will be shortly vacating the premises. One of the buildings, 190 St Ann's Hill was historically a sorting office and immediately north is 194 St Ann's Hill which is a Victorian building within a row of three that originally had shop fronts on the ground floor with residential accommodation above. Only one of the three in the row retains its original shop front. South of the PDA are also a terrace of three Victorian houses. The eastern boundary of the PDA backs onto the rear gardens of terraced housing in Aspley Road. Opposite the PDA on the western side of the road, the housing is a mix of Victorian and Modern development. The PDA sites at an average height of 17m AOD. St Ann's Hill gently slopes from the south downs to the north with

the high point of the road in the region of St Anne's Church. By the time it reaches the junction of East Hill, it is just 9m AOD (Fig. 1).

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of London Clay Formation. There does not appear to be any superficial deposits at the PDA. However, circa 100m to the south and south east there is an intersection of the tip of a long spur of superficial deposits of Head – Clay, silt Sand and Gravel with a patch of Hackney Gravel Member – Sand and Gravel immediately adjoining the eastern side of the spur. The western side of the spur is Taplow Gravel Member – Sand and Gravel. To the west of the PDA is a line on a north-south axis of Kempton Park Gravel Member – Sand and Gravel in the vicinity of the eastern side of the Wendle. This data is at relatively low resolution (1:50,000) and offers only a rough indication of the site geology, and the site's location within a river valley landscape could mean a high level of variation is present in the geological deposits.

Geotechnical Information

- 1.2.3 North of the PDA at the corner of St Ann's Road and the High Street a 1904 borehole record of 9.75m (TQ 27 SE 47) observed the following:

Description	Depth (m)	Cumulative depth (m)
Made Ground	1.98	1.98
Loamy Sand	0.23	2.21
Gravel	1.45	3.66
Sands Stones	0.30	3.96
Sandy Clay	0.16	4.12
Blue Clay	5.63	9.75

Table 1: Borehole Depths of TQ 27 SE 47 (BGS)

1.3 The Proposed Development

- 1.3.1 The proposed development is for 9 new flats above new (616 sq.m.) employment space on two levels. This involves the creation of a semi basement, which is around 2 metres below the existing slab level (Fig. 2).

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.

- 2.1.2 Statutory protection is also provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

2.2 National Planning Policy Framework (NPPF)

- 2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the

planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

- 2.2.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2018): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

- 2.2.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

- 2.2.4 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'

- 2.2.5 Paragraph 190 of the NPPF states that:

'The LPA should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

- 2.2.6 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

2.3 Local Policies

2.3.1 The Wandsworth Council Local Plan was adopted in 2016. The Local Plan adopted in March 2016 is comprised of a series of documents; including the Core Strategy, the Development Management Policies Document (DMPD) and the Site-Specific Allocations Document (SSAD). The Core Strategy sets out the Council's spatial vision, strategic objectives and spatial strategy. The Development Management Policies Document (DMPD) supports the Core Strategy and London Plan and sets out the Council's detailed policies for managing development in the borough. The SSAD sets out the main sites where development or other change is anticipated, or where the Council has particular objectives, as well as details on waste and on tall buildings. The Local Plan in the Development Management Policies Document has policy relevant to archaeology being DMS2. In addition, the Council also have a 2016 Historic Environment Supplementary Planning Document that sets out the vision for managing heritage assets and provides further guidance to existing policies.

POLICY DMS2: Managing the Historic Environment.

2.3.2 A) In addition to satisfying the relevant parts of Policy DMS1, applications affecting a heritage asset or its setting will be granted where it:

i) is in accordance with the NPPF, the London Plan and relevant Historic England guidance;

ii) Takes full account of the Council's Conservation Area Appraisals and management Strategies;

iii) is accompanied by a satisfactory Statement of Heritage Significance and Impact (Heritage Statement) produced by a heritage specialist where appropriate.

2.3.3 B) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself, and the surrounding historic environment, and where they have consideration for the following:

i) the conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, shopfronts or elements of shopfronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling, walls and historic planform in listed buildings;

ii) the reinstatement of features and elements that contribute to the heritage asset's significance which have been lost which may include any of the above items or others;

iii) the conservation and, where appropriate, the enhancement of the space in between and around buildings as well as front, side and rear gardens;

iv) the removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;

v) the use of the heritage asset should be compatible with the conservation of its significance;

vi) historical information discovered during the application process shall be submitted to the Greater London Historic Environment Record by the applicant

2.3.4 C) Development involving substantial harm to heritage assets will only be granted in exceptional circumstances, where the great weight given to conservation has been fully taken into account; and the substantial public benefit derived has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF.

- 2.3.5 D) Proposals for development involving ground disturbance in Archaeological Priority Areas (as identified on the Policies Map), will need a desk based archaeological assessment and may also require field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation.
- 2.3.6 E) Further detail will be set out in a forthcoming Historic Environment Supplementary Planning Document (SPD). f. Applications affecting non-designated heritage assets (such as locally listed buildings) will be dealt with in accordance with the NPPF.
- 2.3.7 G) Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset will not be taken into account in any decision.
- 2.3.8 The site lies within an Archaeological Priority Area (APA) as defined on Wandsworth's DMPD Proposals Map. An APA is a designated heritage asset and as such an archaeological desk-top study is required to support any planning application involving redevelopment within its boundary and that such a study should outline the impact of the development on any potential heritage assets.

London Plan, 2016

- 2.3.9 It is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. There are two sections relevant to archaeology.

Policy 7.8: Heritage Assets and Archaeology

- 2.3.10 (A) London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- 2.3.11 (B) Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology. Planning decisions

- 2.3.12 (C) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- 2.3.13 (D) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 2.3.14 (E) New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset. LDF preparation.
- 2.3.15 (F) Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- 2.3.16 (G) Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

Policy 7.9: Heritage-Led Regeneration

- 2.3.17 (A) Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm. Planning decisions
- 2.3.18 (B) The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put

to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality. LDF Preparation.

- 2.3.19 (C) Boroughs should support the principles of heritage-led regeneration in LDF policies

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Wynngate Ltd to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

3.1.2 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

'Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation

to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists'

Standard and guidance for historic environment desk-based assessment (CIfA, 2017).

4.2 Sources

- 4.2.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.2.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Greater London Heritage (GLHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

- 4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Greater London Heritage, the internet, Ordnance Survey and the Wandsworth Historical Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

- 4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-3).

Secondary and Statutory Resources

4.2.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

4.2.8 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for archaeological features.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (250m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens or NMP cropmarks within the search area. Time scales for archaeological periods represented in the report are listed in Table 2.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
	Romano-British	c. AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day
Table 2: Classification of Archaeological periods		

5.1.2 The Greater London HER records within the 250m assessment are predominately related to the PDA's position at the edge of the Conservation Area and consequently there are a large number of listed buildings within the assessment area. The table in Figure 17 details all the finds, features and buildings within the assessment area.

5.2 Designated Heritage Assets

- 5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).
- 5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).
- 5.2.3 There are an extremely large number of designated assets within the assessment, most of which lie to the south east or in the northern part of the assessment area closer to the High Street area of Wandsworth. Given the urban and built up nature of the area, most would have no impact or intervisibility with the PDA. Figure 19 provides a full detailed list of all of these designated heritage assets. However, The Church of St Anne is situated closest to the PDA (Table 3). Even then, the intervisibility with the church is limited by the three-storey housing at St Ann's Crescent south of the PDA and as such the development at the PDA will not impact upon the significance of the designated assets.

Table 3: Designated Heritage Assets

MLO93682	Post Medieval	Church of St Anne. St Ann's Hill. Grade II* listed (207130). Parish church. The 5th "Waterloo" church, built 1820-4 to the designs of Robert Smirke in Greek Revival style
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5.3 Previous Archaeological Works

- 5.3.1 Due to the urbanised nature being predominately residential houses with many situated within the Conservation Area there has been little change and therefore little opportunity for intrusive events within the assessment area. However, there have been a small number of larger sites that have been developed allowing a glimpse into the archaeology.
- 5.3.2 A watching brief was undertaken in 2011 at the Sainsburys site in Garrett Lane circa 170m south west of the PDA. Evidence of 18th and 19th century occupation was found in the upper sequences with surviving garden/agricultural soils below. Pottery and domestic artefacts were seen (*Unpublished Document: Oxford Archaeology. 2011. Sainsbury's, 45 Garratt Lane, Wandsworth, London. Archaeological Watching Brief report*).
- 5.3.3 A watching brief at 107-113 East Hill circa 190m north east from the PDA did not find any archaeology. At 164-174 East Hill, 200m north east of the PDA in 1996 a watching brief there discovered Post Medieval levelling deposits overlying the natural with potential evidence of a water course (*Unpublished document: Museum of London Archaeology Service. 1997. 164-174 East Hill Wandsworth, SW18: An Archaeological Watching Brief*).
- 5.3.4 In 2006 at South Thames College, circa 160m north west of the PDA, an evaluation found gullies and a sub-circular feature of which there was no dating evidence. 2 pieces of worked flint and two pieces of Medieval pottery was found along with walls (*Unpublished Document: Pre-Construct Archaeology. 2006. An Archaeological Evaluation at South Thames College, Wandsworth*).
- 5.3.5 Circa 50m west, north west of the PDA there was an evaluation undertaken by MOLA ahead of the development of residential housing. The development appeared to be in an area that appeared to be affected by World War II bombing. Essentially located in potential hill wash and therefore unstratified were worked

flint with some Roman material. Footings relating to the Victorian houses was also found.

Landscape Characterisation

- 5.3.6 The PDA is in an area characterised by GLHER Historic Landscape Characterisation of an area of 'residential Late Victorian Terraces'. Immediately opposite on the western side of St Ann's Hill is an area classified as 'inter-war suburbs'. To the north west is a 'commercial/shopping area' (Fig. 19).

Conservation Areas

- 5.3.7 Wandsworth has a number of Conservation Areas. The PDA is located immediately next to the Wandsworth Common Conservation Sub Area F: St Annes Hill (sic). The area was designated a Conservation Area in 1986 with the area extended in 1989. A draft appraisal for the area was prepared in 2007.
- 5.3.8 The area is dominated by the Grade II* listed building and local landmark of St Anne's Church. The area contains early Victorian properties around the church and the area is physically separated from Wandsworth Common and has little direct historical association with it. There are six key Streets included in this area being Rosehill Road, Geraldine Road, St Anne's Crescent, Aspley Road, Elegantine Road and St Anne's Hill. Focus is on the landscaping of front gardens, the cohesiveness of housing and retaining or adding original features.
- 5.3.9 The area of PDA in St Ann's Road is outside of the Conservation area and this is likely due to the fact that this section of St Ann's Road is less cohesive in style. The eastern side includes what was three ships fronts, the sorting office façade and then terraced villas. On the opposite side due to the Second World War and bomb damage, the originally Victorian housing was lost except for a small section. Consequently, there has been later infills of property of modern flats either side of the remaining Victorian housing.

0-100m Radius

- 5.3.10 There are four GLHER entries for this area. Three are findspots located at the same position, circa 50m west, north west of the PDA. These records relate to a 1992 evaluation. Worked flint was found in a layer of hillwash (MLO63714) and generally dated to the prehistoric period. Roman material was also found in a potential hillwash layer (MLO63715). The evaluation also found late Victorian

footings for housing (MLO63716), which appear to have been destroyed in the Second World War. On the outer reaches of this area to the south east is the Grade II* church of St Ann's built in 1820-4 (MLO93682).

100-200m Radius

5.3.11 There are 10 GLHER entries for this area. Seven relate to listed buildings and one locally listed building. The majority of the listed buildings are Grade II with one that is Grade II*. One of the grade II listed records relates to bollards from 1882 as opposed to a building (MLO93741) circa 145m north, north east and another for that of Lamps outside the Town Hall (MLO93853). Another church is Grade II listed being the United Reformed Church in East Hill, circa 180m to the north (MLO93827). In East Hill is the Grade II* listed properties of 174 and 176 (MLO93884) from around 1736 and refenestrated in the later 19th century and is representative of the wealthy Huguenot or Dutch family immigrants in that period. Also in East Hill are No 123 (MLO93723) and No 178 (MLO93724), both Grade II listed residential properties of the early 18th century. Also, northwards of the PDA is the Grade II listed South Thames College built in 1926 and extended in 1937 (MLO93910). In the opposite direction in St Ann's Crescent, next to the church are the locally listed buildings of 4-10 being 2 sets of semi-detached houses from the early to mid-19th century (DLO36058).

5.3.12 There is one monument record being that of a Medieval to Post Medieval tile kiln found in an evaluation in 1992 circa 140m to the north west of the PDA (MLO63717). A findspot of a Mesolithic blade know from 1919 was found circa 200m south east of the PDA (MLO23208).

200-250m Radius

5.3.13 There are three GLHER entries for this area. Palaeolithic tools were found circa 240m south, south east of the PDA (MLO103361) by St Ann's Hill and may have possibly come from a nearby lithic working site (MLO10187). On the outer reaches of the assessment area further south along St Ann's Crescent at No. 18 are the Grade II listed pair of semi-detached houses from around the 1820-30s (MLO93773). To the north west is the Friends Meeting House in Wandsworth High Street being a single storey building dating from 1778 and is Grade II listed (MLO93864).

5.4 Archaeological and Historical Narrative

- 5.4.1 It is thought that a Saxon called Wendel had established a fishing settlement in 693 and gave his name to the River Wandle and subsequently Wandsworth. In Anglo-Saxon 'worth' signifies a village or shore.
- 5.4.2 Discoveries of hand axes and flakes of flint from the Early Palaeolithic period in the St. Ann's Hill area have been found although in unstratified deposits. On East Hill, later Neolithic pottery and flint tools have been found, and it was during this period that farming first began and established settlements made suggesting the area in the prehistoric period was attractive.
- 5.4.3 There is speculation based on an Anglo-Saxon charter the provides information on the parish boundaries, that in the area south of the upper leg of All Farthing Lane (now St Ann's Hill) had a curving track and possible ditch explaining the reason for the current route of the kink in All Farthing Lane. The area surrounded by the ditch is thought to be that of a possible Iron Age Hillfort given that Iron Age pottery and possible occupation was also discovered on a 1971 excavation at 51 St Ann's Crescent.
- 5.4.4 For the Roman period, it is likely that some activity was centred on the riverside at Wandsworth, though in 1919 a cremation burial was found further inland at the intersection of St. Ann's Crescent and All Farthing Lane, dating from the second century. Other Roman finds are in the High Street area and it is thought that there were Roman mills located on the Wandle as well although this has yet to be confirmed archaeologically. There is evidence to suggest that there may have been a branch road from Stane Street, the Roman road running through what is now Balham, possibly crossing the Common on its way to Putney and further west. In the Roman period the Thames was only tidal as far as Westminster.
- 5.4.5 In Saxon times, Wandsworth has four manors, Wandsworth, All Farthing, Downe and Dunsfold. The PDA is in the manor of All-Farthing. In the later Anglo-Saxon period, when Battersea had acquired a church and become the dominant settlement in its area, Wandsworth is described as being its "berewic", literally a barley farm, but more usually the outlying part of an estate. In Wandsworth there

are several early names relating to hamlets' estates or farms outside the main settlement. Most intriguing of these is All Farthing, whose name means "one half of a quarter", that is one eighth of something. It lay along the western edge of Wandsworth Common

- 5.4.6 In the Domesday Book in 1086 there are two entries for Wandsworth a smaller entry that is the area to the west of the River Wandle. East of the river, where the PDA is located, was the great Battersea-Wandsworth estate belonged to Westminster Abbey, although there was a single open-field system, farmed communally by all the tenants. This much larger area had 32 households, with 4 ploughlands and 22 acres of meadow. Within the Wandsworth area there was the manor of All Farthing. The manor house of All Farthing was located to the south east of the PDA in the area south of All-Farthing Lane, west of the area supposedly where there was an Iron Age Hill fort. By the Norman period, the Wandle provided power for numerous mills.
- 5.4.7 The manor continued to be owned by Westminster Abbey until Henry VIII granted the manor of All Farthing to Thomas Lord Cromwell. In 1598 it was owned by John Bowyer after which it was settled on Charles I. In 1625 it was leased to Sir Henry Hobart. The lease to the Porter family, where Endymion Porter had been Groom of the Bedchamber to Charles I, was fully acquired in 1628. The title passed to the Walsh family in 1784 and then in 1811 is passed out of the family with the Spencer family acquiring it in 1816, who were already a major landowner in the area.
- 5.4.8 Essentially Wandsworth remain rural with the centre of the village by the river Wandle in East Hill where a ford crossed the river until 1602 when a stone bridge was built.
- 5.4.9 In the 16th century, brewing was undertaken in the area and the landlord of the Ram Inn on the corner of Wandsworth High Street and Ram Street and like many pubs of the time was brewing his own beer in 1581. The Ram Brewery was taken over by the Young family in 1831. Brewing on the site discontinued in 2006.
- 5.4.10 Wandsworth is mentioned by Lysons, in 1795, as abounding in market-gardens and that it had about it all the adjuncts of a country life. 500 people were employed in factories and mills with the majority still employed in agriculture.

- 5.4.11 South of the High Street, there was a hamlet called Garrett originally a single house in the 16th century, the house thought to have been pulled down in the 18th century and by the late 18th century the hamlet had circa 50 houses before the area being the main road between Wandsworth and Tooting meant that the area grew significantly in the 19th century.
- 5.4.12 From the 17th century the mills on the River Wandle included much more than flour mills with mills for iron, copper and leather working, as well as gunpowder making and oil pressing. Other industries using the river included brewing, distilling, malting and chemicals.
- 5.4.13 At the end of the 17th century many French Huguenot Protestants settled at Wandsworth and brought with them their industries such as silk-dyeing and hat making. The water from the Wandle used for dyeing, bleaching and calico making.
- 5.4.14 In 1802 there was a tramway from Wandsworth to Croydon and was used to carry chalk to the Thames called the Surrey Iron Railway that closed in 1846. This effectively kick-started growth in the area. In 1801, the population was just over 12,000 and by 1901, this had reached just over 300,000. In order to accommodate the increase a great number of Victorian terraced estates were built. Agricultural employment fell from 4,526 in 1810 to just 1, 014 in 1931.
- 5.4.15 In the period after 1816, when Wandsworth was growing, much area of the common land had been disposed of for the building of railways, schools, prison and cemeteries. In 1871, the commons were transferred under the 5th Earl Spencer to the conservators under the Wimbledon and Putney Commons Act. The feudal rights of the manor were abolished in 1925 by an Act of Parliament.
- 5.4.16 Wandsworth Bridge was opened in 1873 and connected York Road in Wandsworth with Kind's Road in Fulham. Urbansation in the area was significant in the 1860s and 1870s with the suburbanisation spreading southwards from the River Thames. The whole area was within the County of Surrey until 1889.

5.5 Cartographic Sources and Map Regression

John Rocque Map, 1762

- 5.5.1 This shows Wandsworth congregating along the river and with the road network more or less in place. Houses are shown to the north of the PDA, along the High Street, East Hill and West Hill. The area of the PDA appears to be a patchwork of fields. Wandsworth is to the east and the River Wandle to the west (Fig. 3).

Corris Map, 1787

- 5.5.2 This was drawn up for the Spencer family. The PDA is in an area of field designated 278. This is owned by Pearce Porter Esq. and others with the tenant as John Williamson being an area of some 46 acres. The description is 'The Two Brewers Publick (sic) House and sundry buildings, yards, gardens, closes etc'. The adjoining field designated 277 is owned by Lord Middleton Pearce Porter with the tenant as Thomas Bennett and an area of 42 acres. The description being 'Buildings, gardens, closes and the Turks Head public house'. Of note is that All Farthing Lane just to the south of the PDA already has a sharp turn to the east for a short distance before turning south. There is no indication from the map as to why road takes this direction (Fig. 4).

Ordnance Surveyors Drawing, 1804

- 5.5.3 This map shows more detail with the individual buildings and field boundaries. It essentially shows an agricultural landscape in the area of the PDA. The area of the PDA is part of a field. There are now more houses southwards along Garrett Road (Fig. 5).

Tithe Map from 1841

- 5.5.4 The tithe map shows greater detail. The PDA is located alongside All Farthing Lane in field designated 264. The owner of the field is William King and the area is listed as market gardens. To the south, the church (designated 341) of St Anne's has been built. Residential houses are started to be built southwards from the High Street area in All Farthing Lane (Fig. 6).

Historic OS Map 1873

- 5.5.5 This is the first properly scaled OS map. In St Ann's Hill to the south east of the PDA (now St Ann's Crescent) semi-detached houses are seen but the area to the

east is still rural. Terraced housing opposite the PDA have been built such as Malva Road. The PDA is still part of a field. To the north a school has been built (Fig. 7).

Historic OS map 1895

5.5.6 There have been significant changes since the previous map. The area is now extremely urbanised. New roads have been built, being Ridgmount Road and Aspley Road. The field in which the PDA was previously part of now contains terraced housing with the exception of the PDA itself which includes a larger building labelled sorting office (GPO) located within a row of terraced housing (Fig.8) The housing to the north of the sorting office were built with shop fronts on the ground floor being of 3 storeys. The housing to the south is of three, 2 storey residential terraced housing. The south facing housing on what is St Ann's Crescent is of tall three storey semi-detached houses. Along the western side of Aspley Road are more Victorian terraces albeit of different styles being 2 storey or 4 storey villas (Fig. 8). Just shortly before this map, Charles Booth undertook a survey of London and in 1889 produced a poverty map of London (Fig. 15). This shows that in the area of the PDA at St Ann's Hill, the residents were considered to be 'fairly comfortable, with good ordinary earnings. However, further southwards along St Ann's Hill closer to the church, the residents are more 'middle class and well-to-do'. Whereas those to the west are 'mixed' or 'poor'

Historic OS map 1896

5.5.7 This shows the wider area with industry to the west and north west, closer to the river. It looks like on the eastern side of St Ann's Hill, housing is still being constructed. Opposite the PDA a row of housing appears to have been built. (Fig.9).

Historic OS map 1920

5.5.8 There appears to have been some changes at the PDA for reasons unknown given that the shape of the buildings appears different with a gap between however, a later large-scale map confirms that there is in fact no change at the PDA. There is little change in the wider area. The housing opposite now extends all the way southwards to Denton Street (Fig.10).

Historic OS map 1937

5.5.9 There appears to be no change at the PDA (Fig.11).

Historic OS map 1952

5.5.10 The larger scale map confirms that the sorting office is still in place and appears little changed from the 1895 map. St Ann's Hill now continues southwards and the turn eastwards is now renamed St Ann's Crescent. Opposite the PDA there appears to be changes in that there is now only a group of three terraced houses left with large gaps either side. (Fig.12). The World War II Bombsight map confirms that at the corner of Ridgmount and St Ann's Road there was a high explosive bomb dropped, which is likely to account for the gap seen on the corner of St Ann's Road with Mavla Road (Fig. 12).

Historic OS map 1972

5.5.11 There appears no change at the PDA. However, it is now referred to as 190 and 194 St Ann's Hill. It is known that Plowden and Smith, a firm of restoration and conservator experts have occupied the current site at 190 St Ann's Hill since 1966 and will be moving from the site in December 2018. The ground floor at 194 St Ann's Hill was used by Plowden and Smith as an office/workshop (Fig.13).

5.6 Aerial Photographs

1940s

5.6.1 The photograph is of poor resolution meaning that few details can be ascertained other than the PDA is within an area of residential housing (Plate 1).

2006

5.6.2 This is the first clear photograph of the site. This shows the main expanse of the building on the southern side occupying the whole of the plot to the eastern boundary. North of the main building is a separate building that joins onto the original buildings that also extends all the way to the eastern boundary. Adjoining that building on the northern side is then 194 St Ann's Hill. The original building can be identified as part of a row by the original roofline. This building appears

to have later extensions at the rear in what would have originally been a garden area (Plate 2).

2018

5.6.3 There appears to be no change. (Plate 3).

5.7 Walkover Survey

5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. No artefacts or archaeological features were identified in the walkover. (Plates 4-7).

5.7.2 The Road slopes downwards gently to the north with the higher land to the south east. The red brick façade of the Victorian sorting office remains but on the northern side appears to be joined by a later brick-built building with 1930s style doors and windows, which appears to have been raised at a later date evidenced by the different bricks at the top. 194 St Ann's Hill is part of a row of three buildings originally constructed with shop fronts on the ground floor. Only No. 198 retains a shop front.

5.8 Summary of Potential

Palaeolithic

5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The GLHER has one record from this period within the assessment area. Circa 240m to the south, south east from the PDA an assemblage of Palaeolithic tools including flake, hammerstone and handaxe (MLO103361). The assemblage was uncovered at a depth of 10-12 feet were recovered at a depth of circa 12 feet and could potentially be related to a nearby lithic working site where over 3,000 finds were found that included flakes, scrapers, borers of Acheulian and Moustier types (MLO10187). With the closeness to the river and the Thames, it is likely that the area was attractive during this

period. The potential for finding remains that date to this period is likely to be limited to chance, stray finds and within the confines of the development site is considered **low/moderate**.

Mesolithic

- 5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The GLHER has one record from this period within the assessment area being a flake and blade (MLO23208) found late 19th/early 20th century circa 200m south east of the PDA. Whilst it is possible that the river valley could have continued to be exploited during this period it is considered that the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The GLHER has no records from this period within the assessment area. However, dating in the prehistoric period can be imprecise and there is one record that is dated to the Prehistoric period (500,000 BC- 43 AD) of lithic implements found in a 1992 evaluation (MLO63714) just some 50m west, north west of the PDA. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Bronze Age

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There are no GLHER record from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

- 5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The GLHER has no records from this period within the

assessment area. Outside of the assessment area, whilst it is possible that to the south in the area of the kink in All-Farthing Lane there is considered the possibility of an Iron Age hillfort, and an occupation site was found in St Ann's Crescent (MLO25983), some 280m south east of the PDA. The possibility of stray finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The GLHER has one record from this period within the assessment area. In 1992 Roman material was found during an evaluation that was thought to be from a layer of hill wash just 50m west, north west of the PDA (MLO63715). To the north of the PDA is thought to be a Roman Road and in the wider area are stray Roman finds. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

5.8.7 The GLHER has no records from this period within the assessment area. Wandsworth has Anglo-Saxon origins but this centre of which is thought to be to the north west of the PDA closer towards the crossing of the Wandle. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

5.8.8 The GLHER has one record from this period within the assessment area. A tile kiln possible dating to the late Medieval/early Post Medieval period was found in 1992 evaluation circa 140m north west of the PDA (MLO63717). It is thought that the area of the PDA in the Medieval period was fields and outside of the main settlement area. Therefore, the potential for finding remains that date to this period is considered **low**.

Post Medieval

5.8.9 The GLHER has 10 records from this period within the assessment area. Six relate to Post Medieval Grade II listed houses, two are Grade II* listed and one locally listed building, reflecting the growth of Wandsworth during this period. There is just one monument record in that 50m west, north west of the PDA footings terraced into the hillside relating to 19th century houses were found (MLO637165). Map regression suggests that the PDA was agricultural fields and that it has not be built on until sometime between 1873 and 1895. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Modern

5.8.10 GLHER has two records dating to this period. The lamps outside Wandsworth Town Hall are Grade II listed and to the north west there is South Thames College built in 1926 that is also Grade II listed. The PDA has been a sorting office for the 20th century until 1966 when Plowden and Smith occupied the site. The potential for finding remains dating to this period in the PDA is considered **high**.

Overview

5.8.11 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.8.12 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low/moderate**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**

- Post-Medieval: **high**
- Modern: **high**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was agricultural land until sometime between 1873 and 1895 when the block of Victorian housing was built in the area and a sorting office and shop with accommodation above was added. The construction of these properties may have been terraced slightly into the hillside and the building of foundations would have impacted upon any potential archaeological remains. Therefore, any impact on surviving archaeological remains is likely to have been **high**.

- 6.2.2 The proposed development at the PDA will involve the creation of a semi basement, which is around 2 metres below the existing slab level. As a consequence, the proposed development will have a **total** impact upon any potential archaeology within the area of the foundations.

7 SIGNIFICANCE

7.1 Introduction

- 7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

7.2 Significance Criteria

Period

- 7.2.1 The non-designated assets are from the earliest period of human activity, the Palaeolithic onwards and relates to the attractiveness and use of the River Wandle in its location close to the Thames. Map regressions confirms initially during the Post Medieval period, the PDA was agricultural land until the growth of Wandsworth in the second half of the 19th century and the PDA was built upon. Designated assets are predominately from the Post Medieval period and include two Grade II* buildings as well and a large number of Grade II buildings. There is also one locally listed building.

Rarity

- 7.2.2 Prehistoric activity, particularly in the Palaeolithic period is rare and as a result, understanding the occupation and activity and exploitation of the river valley would be a key research topic of national significance as well as understanding the Iron Age and Roman activity in the area. The remains relating to possible Medieval and Post-Medieval agricultural activity and Post Medieval urbanisation can be considered to be of local rarity.

Documentation

- 7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, photographic and other sources. It is possible that further research will uncover more documentary evidence, although it is unlikely to alter the conclusion present in this report.

Group Value

- 7.2.4 The potential for the PDA to have any archaeological remains has a low group value in relation to any others finds in the area.

Survival / Condition

- 7.2.5 Since the PDA has been built on since sometime shortly after 1873, and may have been terraced into the hillside, there is a low/medium chance in the survival of potential archaeology.

Fragility / Vulnerability

- 7.2.6 Any potential remains within the PDA, should they survive in-situ will be extremely vulnerable to damage during the proposed development given the proposal includes a semi-basement.

Diversity

- 7.2.7 The potential is for remains from the Prehistoric and Post Medieval period. It is likely that the period in between the land was used for farming.

Potential

- 7.2.8 The potential for finding buried archaeology at the PDA is for low/moderate for the prehistoric period as a result of the potential of stray finds. The Roman and Medieval period, the potential is considered low. Obviously as the site has been built on in the late Post Medieval period, there is a high potential from that and the Modern period.

Significance

- 7.2.9 The PDA is situated within an area of Archaeological Potential and is close to the western edge of a Conservation area and therefore has high significance. The report has identified that there are designated and undesignated assets within the assessment area. There is standing archaeology in the form of buildings and street furniture. Locally listed buildings are considered of low significance with

nationally listed buildings of Grade II and Grade II* are considered to be of high significance. However, the proposed development will not impact on the significance of these assets or the Conservation Area.

- 7.2.10 Any buried archaeology is predominately related to stray finds from the prehistoric period and Roman period and the significance of the buried archaeology is considered to be of regional and high local significance with overall low/moderate potential for the Prehistoric although the current development at the PDA results in high potential for the Post Medieval and Modern period.

8 ARCHAEOLOGICAL MITIGATION

8.1 Introduction

- 8.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 8.1.2 The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential for the Post Medieval and Modern period, **low/moderate** for the Prehistoric period and **low** for all other periods. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

9 OTHER CONSIDERATIONS

9.1 Archive

- 9.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Greater London Heritage within 6 months of completion.

9.2 Reliability/Limitations of Sources

- 9.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at the Archaeological Data

Service and Wandsworth Historical Society, and therefore considered as being reliable.

9.3 Copyright

- 9.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Wynngate Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

December 2018

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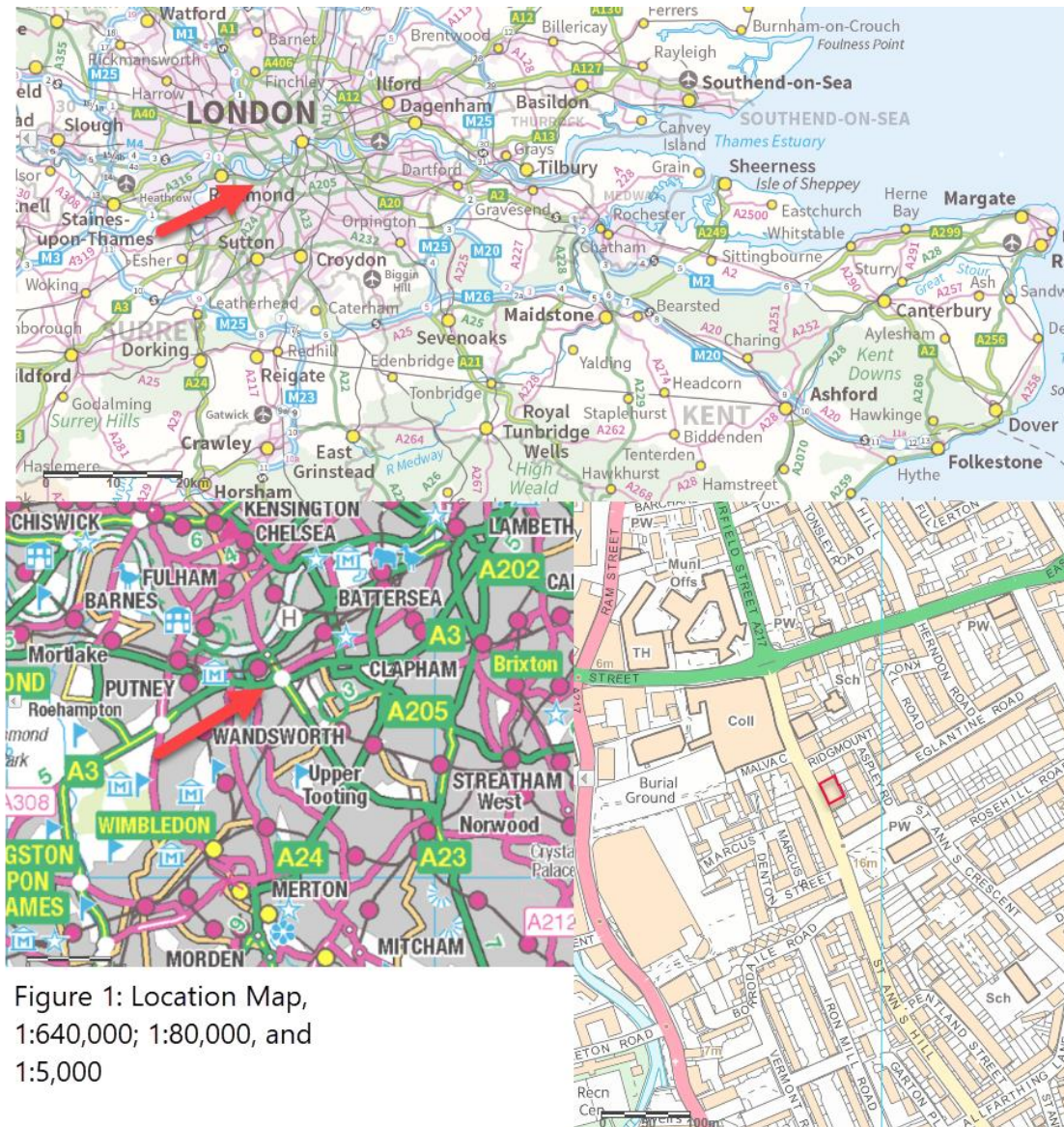


Figure 1: Location Map,
1:640,000; 1:80,000, and
1:5,000



1 Site Location Plan
Scale: 1:1250



Figure 2: Proposed Development Area



Figure 3: John Rocque Map, 1762



Figure 4: Corris Map, 1787



Figure 5: Ordnance Surveyors Drawing, 1804

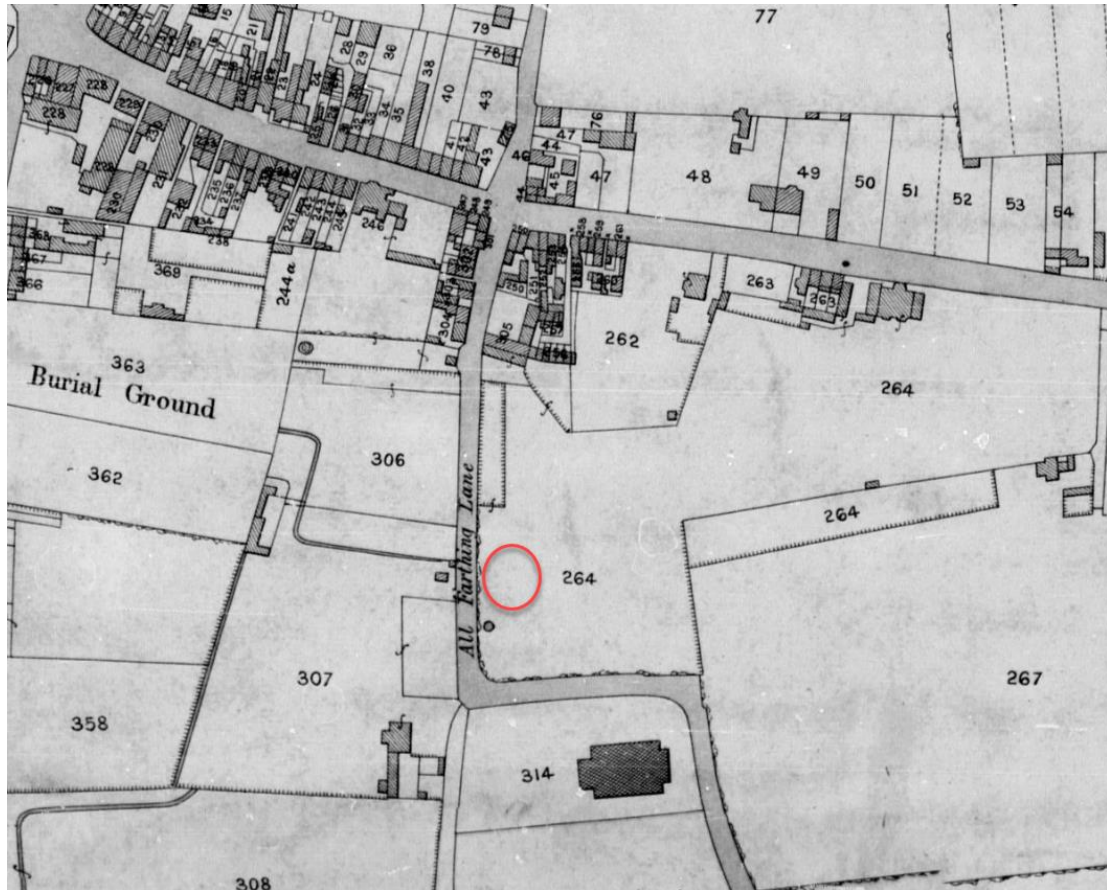


Figure 6: 1841 Tithe Map



Figure 7: Historic OS Map 1873



Figure 8: Historic OS Map 1895 1:1,056

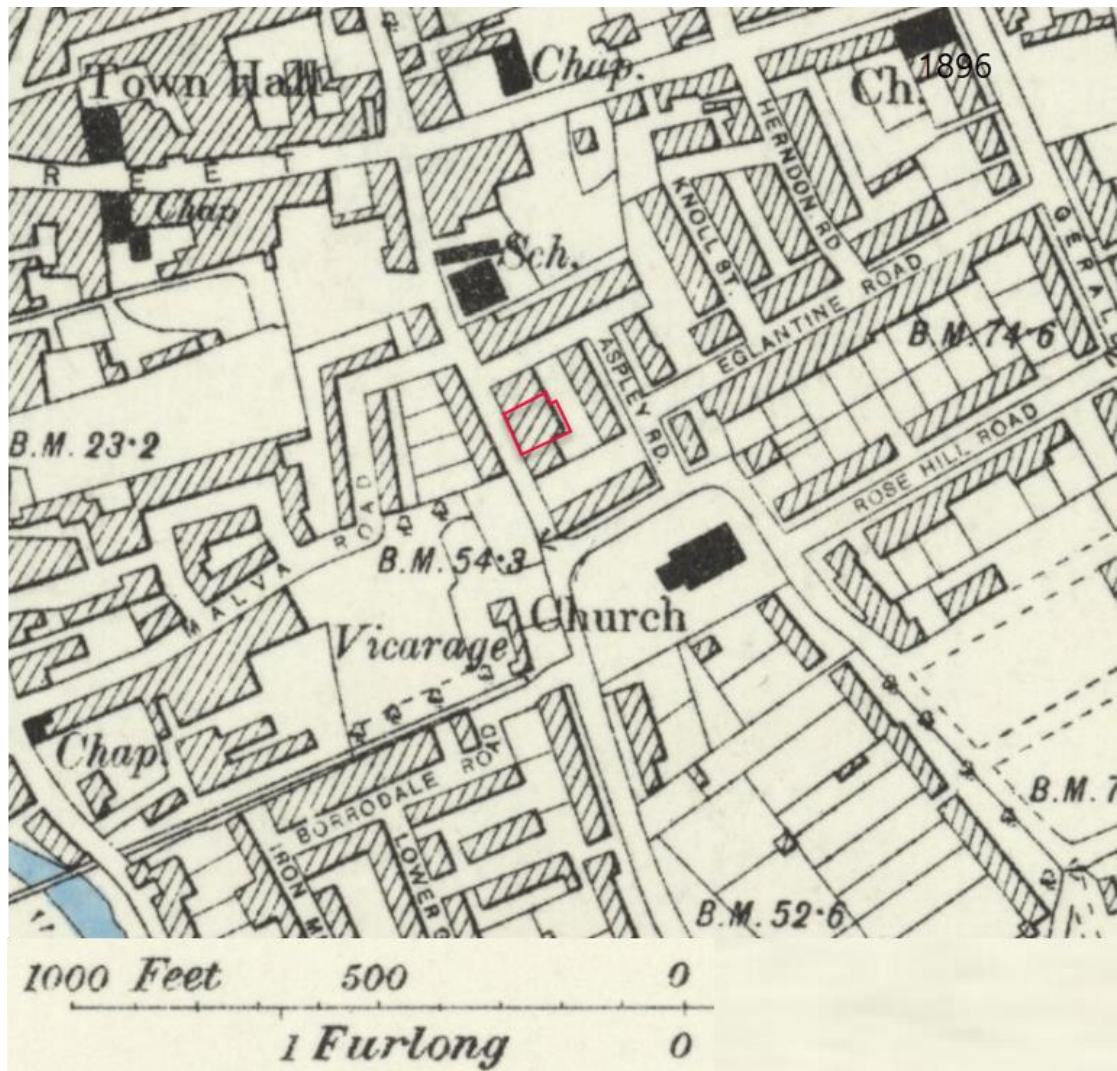


Figure 9: Historic OS Map 1896



Figure 10: Historic OS Map 1920

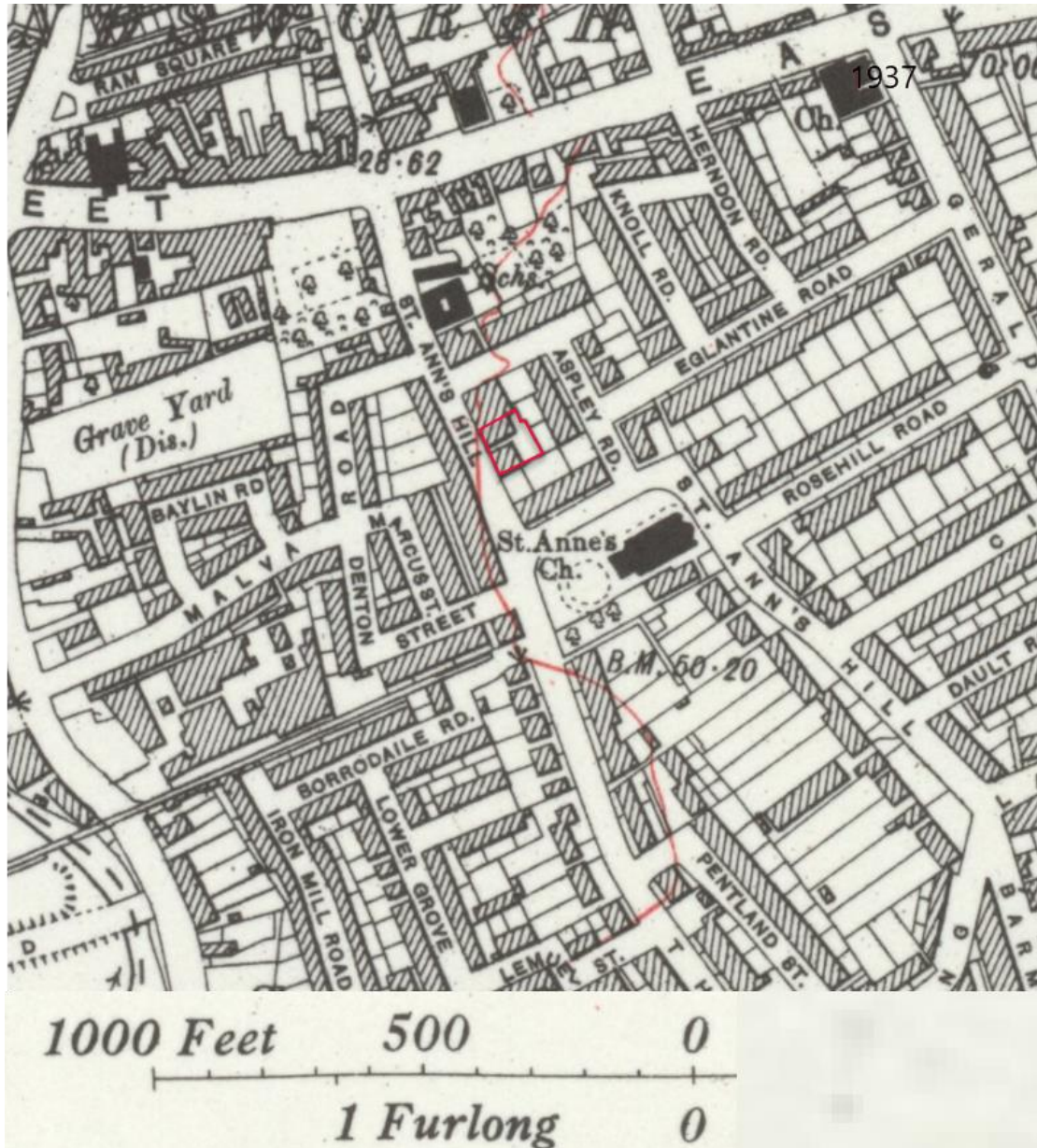


Figure 11: Historic OS Map 1937

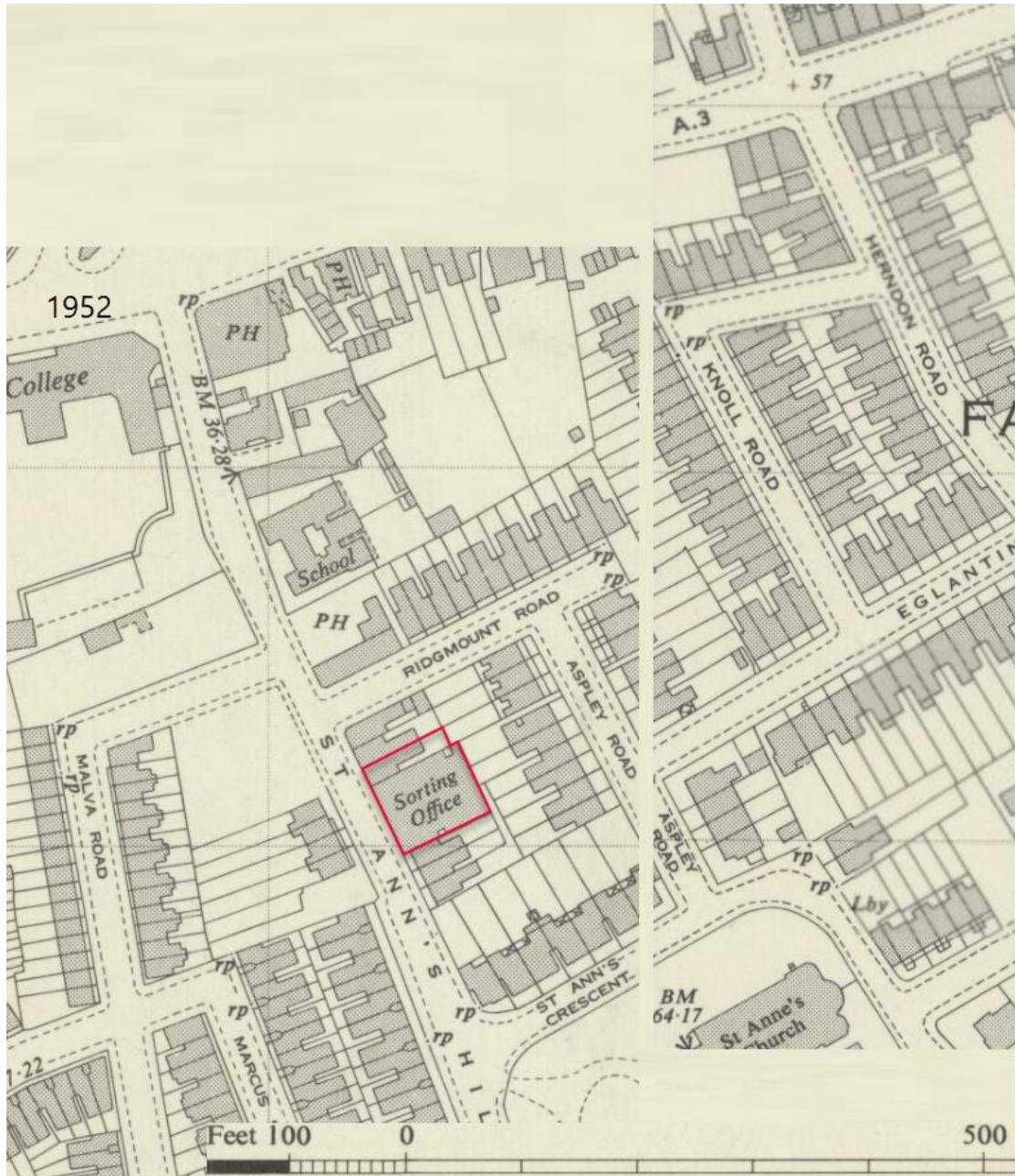


Figure 12: Historic OS Map 1952

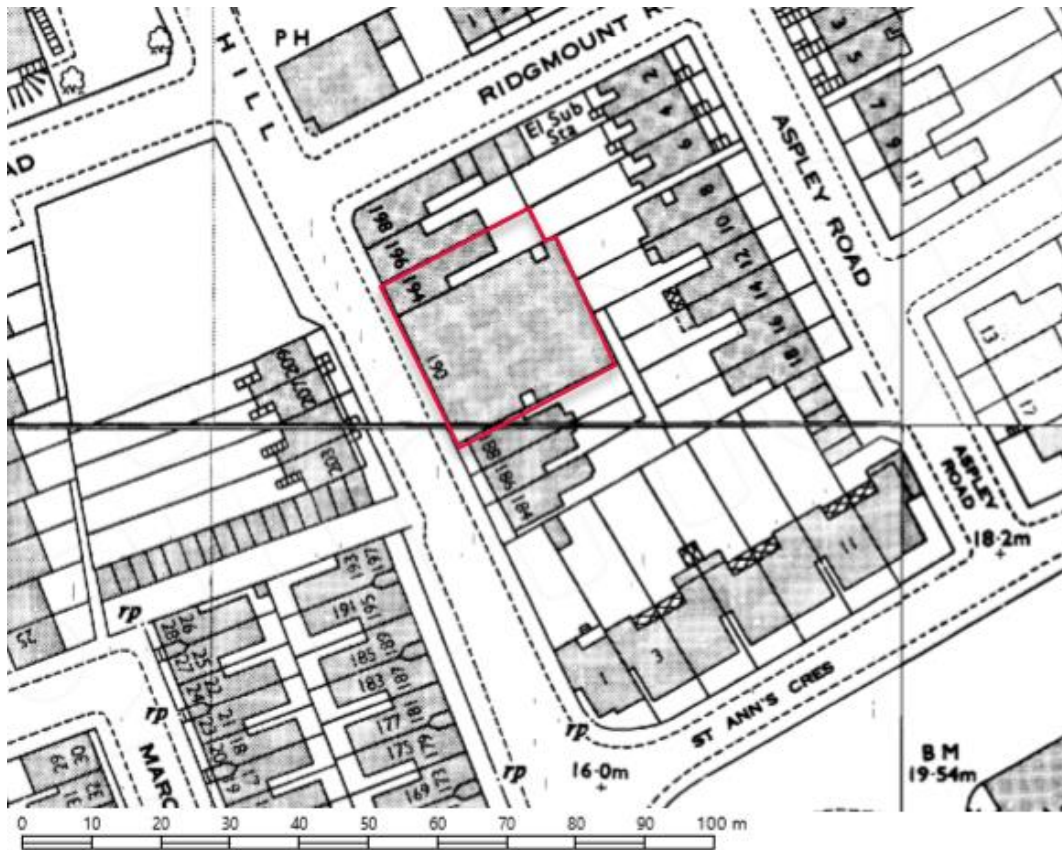


Figure 13: Historic OS Map 1972

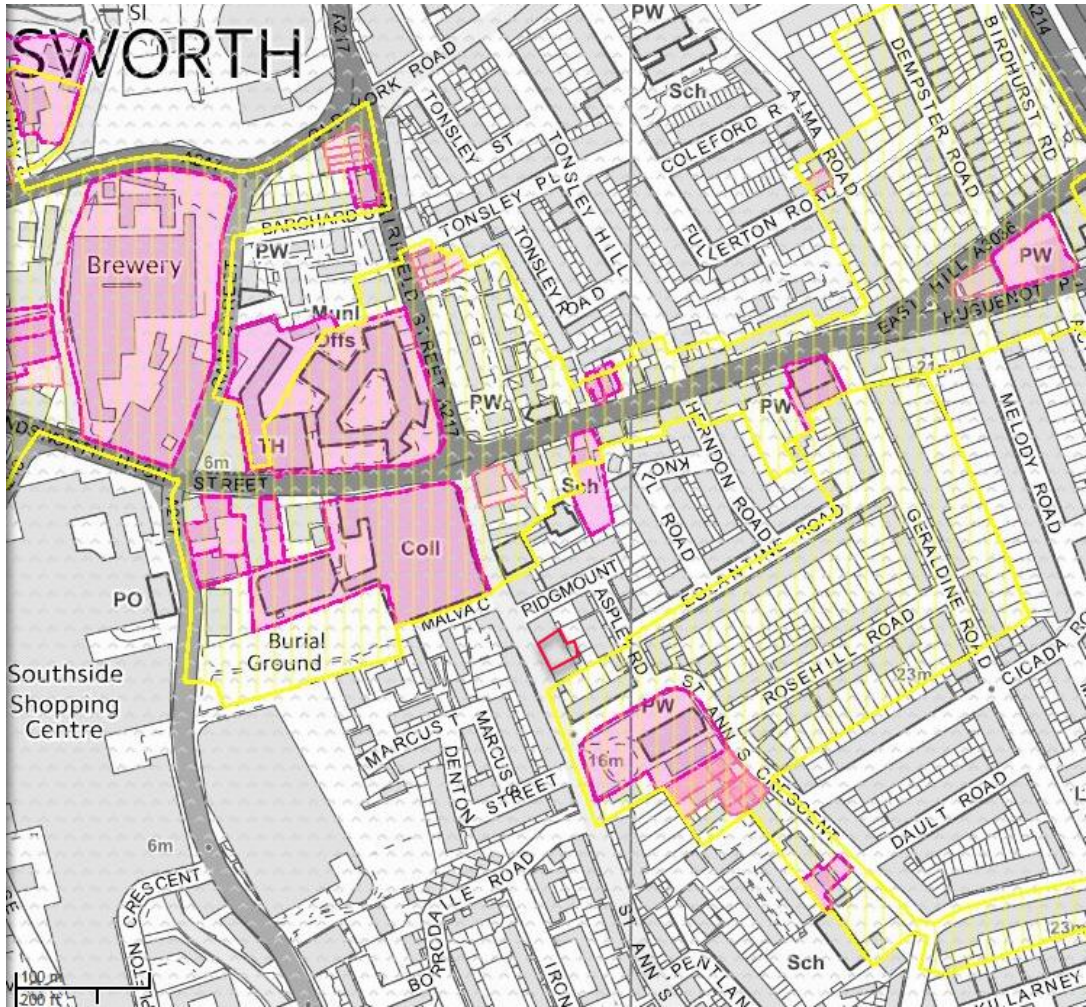


Figure 14: Wandsworth Council Conservation Areas and listed buildings (local and national)



Figure 15: Charles Booth Poverty Map 1889

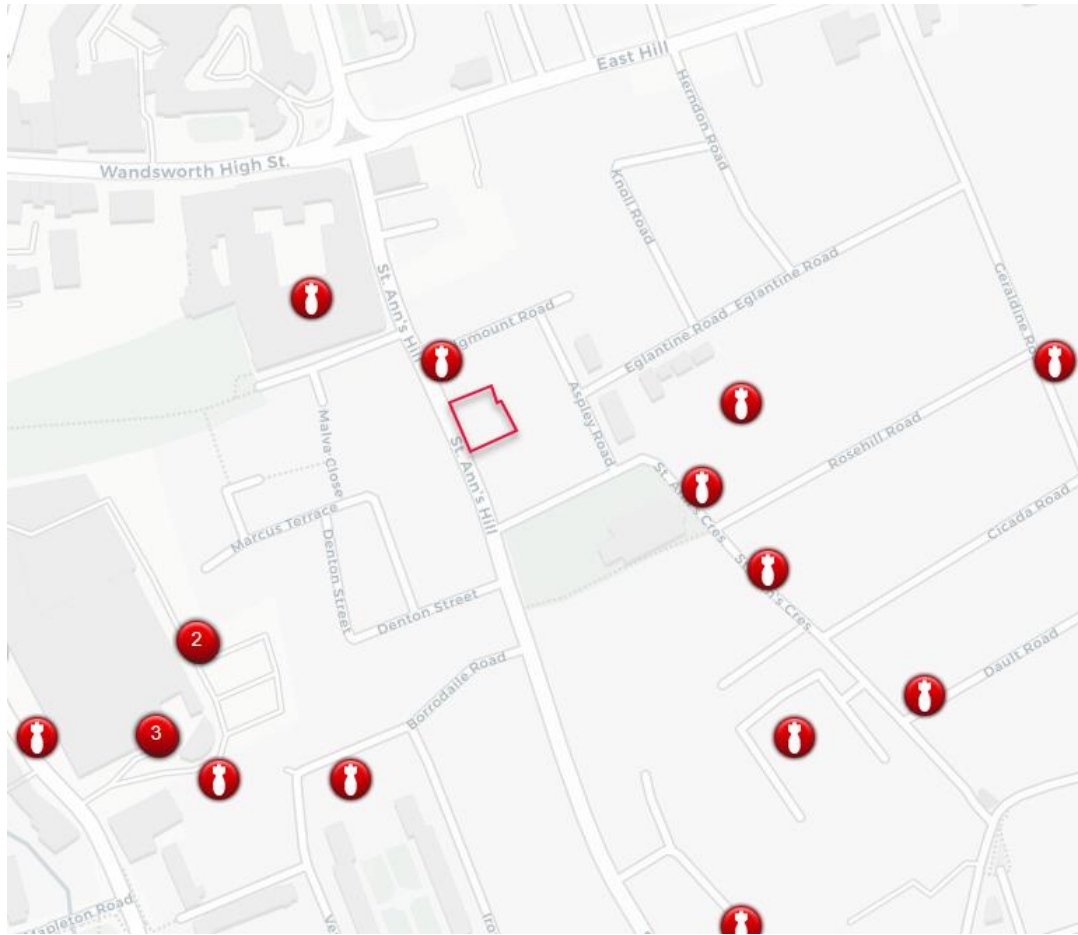


Figure 16: World War II Bomb map (Bombsight.org)

11 APPENDIX 1 – GL HER DATA (SEE FIGURES 17-19).

GLHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by GLHER Historic Landscape Characterisation of an area of 'residential Late Victorian Terraces'. Immediately opposite on the western side of St Ann's Hill is an area classified as 'inter-war suburbs'. To the north west is a 'commercial/shopping area'.
MLO103361	Findspot	c. 240m SSE	Upper Palaeolithic	St Ann's Hill. A small assemblage of upper Palaeolithic tools was uncovered on St Ann's Hill. It is possible that they may have been manufactured at a nearby lithic working site (MLO10187). Flake, hammerstone and handaxe. The assemblage was uncovered at a depth of 10-12 feet. The tools are now located in the Sturge Collection at the British Museum.
MLO23208	Findspot	c. 200m SE	Mesolithic	St Ann's Hill, blade and flake. Flints bequeathed by William Sturge in 1919.
MLO63714	Findspot	c. 50m WNW	Prehistoric	211-221 St Ann's Hill, lithic implements. Evaluation undertaken by R Nielsen for Museum of London Archaeology Service, Feb'92; SAW92. One piece of possible worked flint was found in a layer of subsoil or hill wash.
MLO63715	Findspot	c. 50m WNW	Roman	No 211-221 St Ann's Hill. Evaluation undertaken by R Nielsen for Museum of London Archaeology Service, Feb'92; SAW92. A small amount of Roman material was found in a layer of subsoil or hill wash.
MLO63716	Monument	c. 50m WNW	Post Medieval	211-221 St Ann's Hill. Evaluation undertaken by R Nielsen for Museum of London Archaeology Service, Feb'92; SAW92. Footings

				for houses had been terraced into the hillside in the late 19th century.
MLO63717	Monument	c. 140m NW	Medieval to Post Medieval	Kiln, St Ann's Hill. Evaluation undertaken by R Nielsen for Museum of London Archaeology Service, Feb'92; site code WAK'92. A late medieval or early post-medieval tile-built kiln was recorded and sampled. It consisted in its final phase, of several E-W bays or combustion chambers, separated by dividing walls from which closely spaced arches were sprung to support the superstructure, now demolished. The bays were floored by a single layer of tiles laid flat on a course of tiles on edge. Reused elements of an earlier, presumably similar, structure were observed in its construction, notably its E end wall. Fragmentary remains of an even earlier phase were also observed, suggesting prolonged industrial usage
MLO93682	Listed Building	c. 100m SE	Post Medieval to Modern	Church of St Anne. St Ann's Hill. Grade II* listed (207130). Parish church. The 5th "Waterloo" church, built 1820-4 to the designs of Robert Smirke in Greek Revival style. In 1891, William White truncated the western gallery, moved the organ and provided new pews. In 1896 E W Mountford added an apsidal chancel, Lady chapel and vestries. Most windows were replaced following bomb damage and the ceiling is a restoration of 1951 by Caroe and partners following fire damage. Built of stock brick with Portland stone dressings. Stone tetrastyle Ionic pedimented portico and lobby at west end bearing choragic domed circular tower of 2 stages, the lower stage with pilasters, the upper with attached columns with acroteria above cornice.
MLO93723	Listed Building	c. 145m NNE	Post Medieval	The Elms, No 123 East Hill. Grade II listed (207031). Early 18th Century with alterations. Two storey and dormers. Four windows. Brown brick. Band below parapet. Tiled mansard roof (renewed). Three window (mostly blank) return with entrance in wood doorcase with sunk pilasters, carved consoles, modillion cornice and

				open pediment. Turned balusters, columned newels and shaped ends to stairs.
MLO93724	Listed Building	c. 200m NNE	Post Medieval	No. 178 East Hill. Grade II listed (207033). Early-mid 18th Century. Three storey and basement, 3 window, including one window in projection (east) with one window on inner return. Brown brick. Bands between floors and to parapet. Recessed windows, including 2 blank windows second floor and one blank window first floor. Wood doorcase with early 19th Century porch. Rear elevation of 5 windows in flush frames.
MLO93741	Listed Building	c. 145m NNE	Post Medieval	Bollards on north and south side of road between the church and the vicarage. Grade II listed (207072). Dated 1882. Cast iron markers of tapering form. Legend: "Clapham Parish 1882: Z D Berry and Son Westminster".
MLO93773	Listed Building	c. 250m SE	Post Medieval	18 St Ann's Crescent. Grade II listed (422722). Semi-detached pair of Houses c1820-30. Colourwashed brick; hipped Welsh slate roof; brick ridge stack. Double-depth plan. Regency style. 3 storeys; 4 window range. 1:2:1 fenestration with centre two bays brought forward. Keyed semi-circular arches over doorways in outer bays; square-headed sash windows set in segmental-arched recesses to centre; Flat brick arches over 12-pane sashes to first floor, and 6-pane sashes to second floor. Two projecting bays with rounded corners and decorative wrought-iron balconies to rear. Interior noted as having early C19 decorative plaster cornices to ground floor and circular-plan open well staircases with stick balusters.
MLO93827	Listed Building	c. 180m N	Post Medieval	East Hill United Reformed Church. Grade II listed (422727). Designed by John G. Stapleton and begun in 1859. The earliest part of the church now forms the broad north-facing transept. Nave of four bays with lower, lean-to side aisles built from 1876, possibly to the designs of Stapleton. London stock brick with limestone dressing. Roof originally of slate. Decorated Gothic style. Four-light

				east window with two quatrefoils and sexfoil above flanked by similar two-light windows in aisle walls. Small stone arcade divided by carved colonette either side of main entrance. Pitched half-hipped roof to porch with tiny rose window in gablet. Porch supported on paired stone colonnettes. Interior rebuilt after bomb damage. Listed for group value with the adjacent church.
MLO93853	Listed Building	c. 170m NW	Modern	Lamp standards outside Wandsworth Town Hall. Grade II listed (449364). Pair of Lamp standards. 1937 by Edward A Hunt, architect of the adjoining town hall. Two pillars, each with two pendant glass lamps hung from a bracket, mounted on hexagonal plinths of Portland stone. The lamp standards form part of the composition of the town hall.
MLO93864	Listed Building	c. 240m NW	Post Medieval to Modern	No. 59 and Friends Meeting House, Wandsworth High Street. Grade II listed (1299826). A single-storey building of 1778, 3-windows wide. It is of brown brick rising to an integral parapet with a stone coping. The double-hipped roof is tiled. The front elevation is masked by a modern Georgian-style extension in red brick. On the rear elevation facing the burial ground the windows have segmental heads. Interior with square sunk dado panelling.
MLO93884	Listed Building	c. 200m NNE	Post Medieval	Nos 174 and 176 East Hill. Grade II* listed (207032). Large house. Circa 1736, partially refenestrated in later C19. Built of stock brick with red brick dressings and slate roof in four hips to the rear. Three storeys and cellars; five windows to front elevation, six to rear. The first known occupant recorded (in Vestry Minutes for 1772) was a William Vander Esche Esquire. In the early C19 it was used as a 'Boarding School for Young Ladies'. This is one of the earliest and the best preserved of the middling size houses of wealthy Huguenot or Dutch immigrant families who lived in Wandsworth and Putney in the early C18.

MLO93910	Listed Building	c. 150m NW	Modern	<p>South Thames College, Wandsworth High Street. Grade II listed (207168). 1926 by G Topham Forrest, extended to west 1937 by E P Wheeler and H F T Cooper. Steel frame construction faced with red brick. Tiled roof. Main building is of E-shaped plan. Block at east corner set diagonally and surmounted by pyramidal lantern roof. Four-storeys. Long blind wall to north masking ground floor, upper storeys recessed. Rectangular windows with glazing bars. Some vernacular detail, such as dormer windows to third floor, gables and oriel windows above main entrance and on west block of extension, and some 'modernistic', such as block-like central feature with geometric detail. It is externally unaltered from when built. Formerly the Wandsworth Technical Institute.</p>
DLO36058	Locally Listed Building	c. 150m SE	Post Medieval	<p>4-10 St Ann's Crescent. Numbers 4-6 St Ann's Crescent are a pair of semi-detached houses, which probably date to the early to mid-19th century. The houses are three bays wide, with three storeys plus basements. The end bay contains the main entrance and this bay is set back slightly from the rest of the frontage, and delineated by quoins to the central bay. The entrance is reached by a set of steps leading to the door with a semi-circular fanlight above. The ground floor windows are round headed with drip moulds above on scrolled brackets. The upper windows are square headed with drip moulds, slightly plainer to the first-floor windows, and none to the second floor. A moulded stringcourse runs below the baser of the second-floor windows. The roof has wide eaves and there are chimneys to each end, and a central stack.</p> <p>The windows are all sashes with modern, non-sash windows to the upper floor. Both buildings also have side extensions. Number 6 is currently in use as a club and has been extended to the rear.</p> <p>Numbers 8-10 St Ann's Crescent are a pair of semi-detached houses, which probably date to the early to mid-19th century. The houses</p>

				<p>are three bays wide, with three storeys plus basements. The end bay contains the main entrance and this bay is set back slightly from the rest of the frontage, and delineated by quoins to the central bay. The entrance is reached by a set of steps leading to the door with a semi-circular fanlight above. The ground floor windows are round headed with drip moulds above on scrolled brackets. The upper windows are square headed with drip moulds, slightly plainer to the first-floor windows, and none to the second floor, all the windows are sashes. A moulded stringcourse runs below the baser of the second-floor windows. The roof has wide eaves and there are chimneys to each end, and a central stack.</p>
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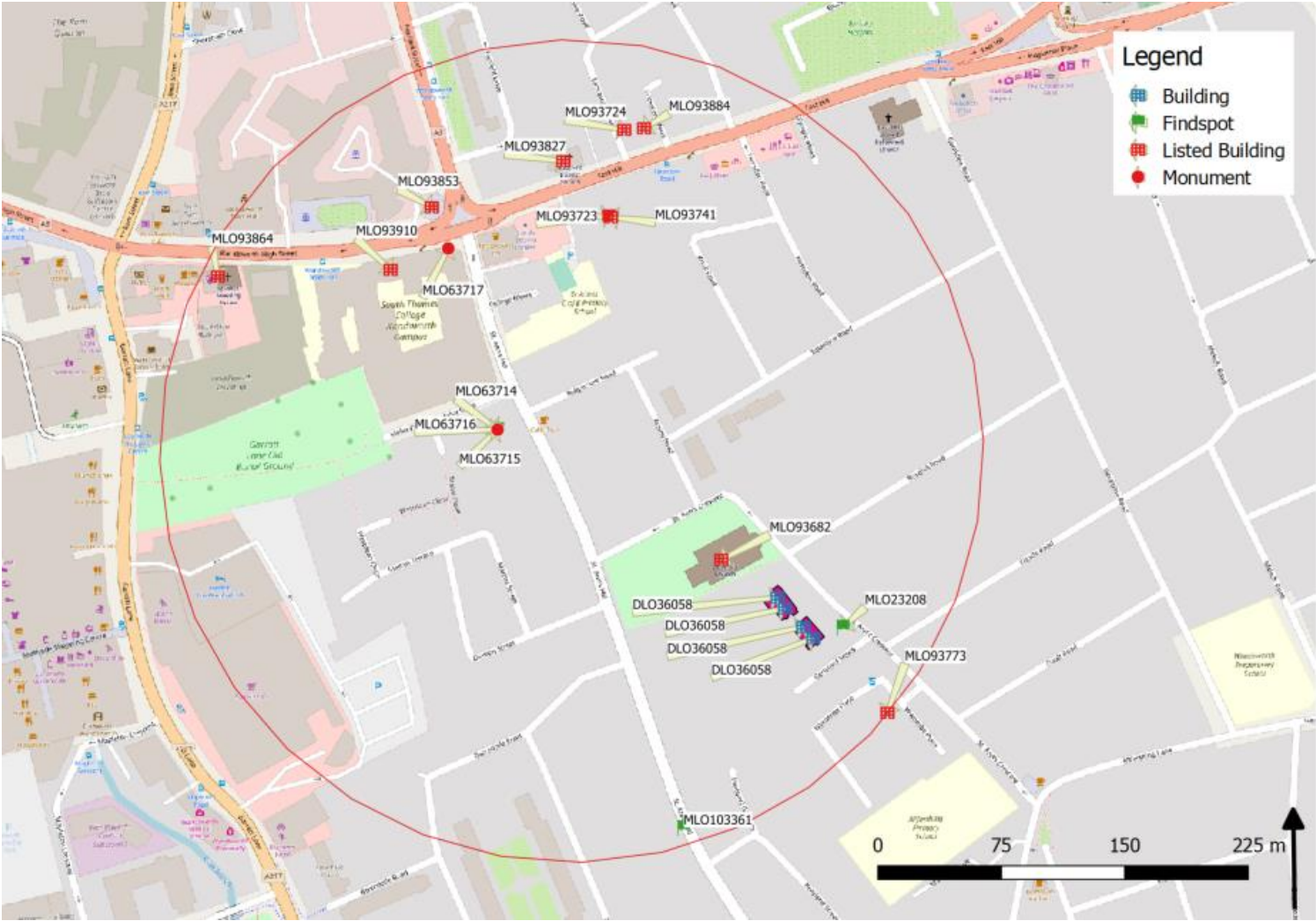


Figure 23: GLHER Monument Record

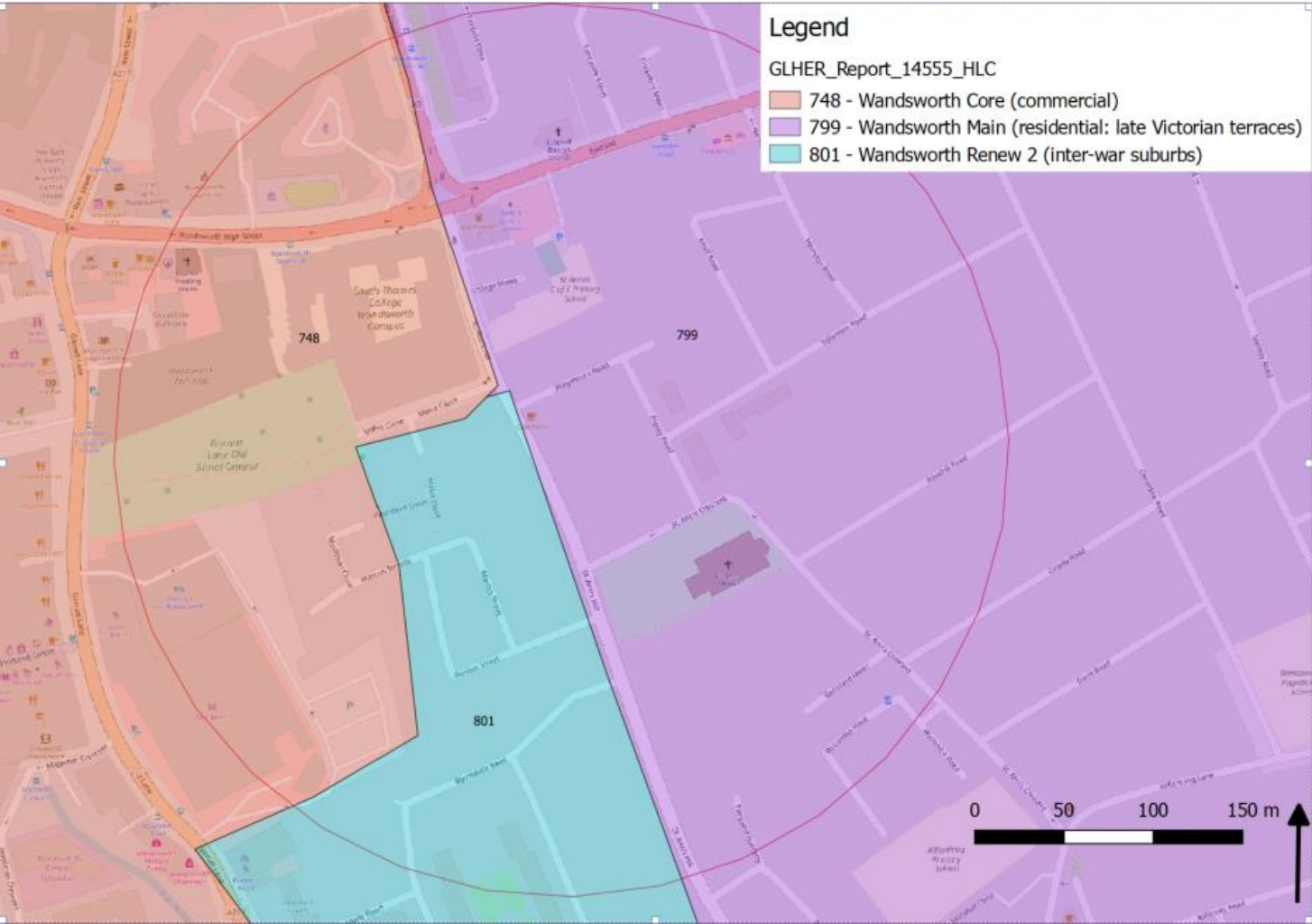


Figure 24: GLHER Historic Landscape Character



Plate 1: 1945 (Google Earth).



Plate 2: 2006 (Google Earth)



Plate 3: 2018 (Google Earth)



Plate 4: View of the front of 190 St Ann's Hill (facing N).



Plate 13: View of 190 St Ann's Hill (facing ENE)



Plate 14: View towards 194 St Ann's Hill (facing NNW).



Plate 15: View of the rear from Ridgmount Road (facing SE).