ARCHAEOLOGICAL DESK BASED ASSESSMENT

41-49 (Bookers) and 49-59 (BMW), Battersea Park Road, London

00397
41-59 Battersea Park Road
SW8 4ED
February 2024

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Watkin Jones Group

EXECUTIVE SUMMARY

This archaeological desk-based assessment has been prepared by RPS on behalf of Watkin Jones Group.

The subject of this assessment is the Site of 41-49 (Bookers) and 49-59 (BMW) Battersea Park Road in the London Borough of Wandsworth

In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, August 2020), the Applicant has commissioned RPS to undertake this archaeological desk-based assessment.

A 500m radius search of the GLHER indicates that the Site is located in a Tier III Archaeological Priority Area (Battersea Channel). It would appear that the Site is located on the island which separated the Battersea Channel from the main course of the river, as set out in the description of the Battersea Channel APA. Morley's (2009/10) article on the Battersea Channel published in the London Archaeologist appear to show the Site positioned on the Kempton Park gravels away from the alluvial deposits of the Battersea Channel. Payne et al (2018) appear to confirm this supposition.

To the immediate south-west of the Site 9 trial pits were archaeologically monitored . River terrace deposits were overlain by alluvial deposits between 0.30m and 1.80m thick. No evidence of human activity was observed pre-dating the later post-medieval period.

An archaeological watching brief to the immediate south-west of the Site recorded no archaeological features. At the same site a programme of geoarchaeological monitoring of geotechnical site investigations and deposit modelling recorded Kempton Park Gravel at between ca. -0.3 and 0.9m OD. The Holocene alluvial sequence which overlay the Gravel within the area has been deeply truncated and the surviving remnants are thin (0.35-1.2m) and only occasionally present. The alluvium which remains is mineral rich and relatively coarse grained; sequences such as these are considered to be of limited palaeo-environmental potential, no units of soil or peat formation were recorded.

Information from the Tier Consult Site Investigation logs suggests that the recently disturbed modern Made Ground sits directly on top of the Sand deposits and – as such – is likely to have truncated the top of the Sand and Gravel. WS 102 (to the eastern boundary of the Site) records a 0.45m thick deposit of gravelly, sandy clay which may be a 'brickearth' deposit on top of the sand (suggesting an upper OD level of circa 0.75m AOD) but this is not recorded elsewhere.

Based on the information presented in this desk-based assessment, the archaeological potential is assessed as follows;

- Palaeo-environmental — Low
- Palaeolithic and Mesolithic — Low
- Neolithic, Bronze Age and Iron Age — Low
- Roman — Negligible to Low
- Anglo-Saxon / Medieval — Low
- Post Medieval — Low

It is considered that the information presented in this assessment could now be the limit of the LPA's archaeological planning requirements for the Site and no further work would be required. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance considering the scale of any harm and the significance of the asset. Such an approach would be in line with both Local and National Planning Policy in relation to archaeological assets. The final decision regarding this rests with the LPA and their Archaeological Planning Advisers.

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1 INTRODUCTION AND SCOPE OF STUDY

1.1 This document provides an archaeological desk-based for the Site known 41-49 (Bookers) and 49-59 (BMW) Battersea Park Road in the London Borough of Wandsworth (Figure 1).

1.2 The overall application area for the new development is 0.80 hectares with a central NGR of circa 529226,177210.

1.3 The report has been prepared by Simon Blatherwick, Technical Director (Heritage) of RPS on behalf of Watkin Jones Group to provide the archaeological background to the Site.

1.4 This report addresses below ground archaeology only.

1.5 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, August 2020), the Applicant has commissioned RPS to undertake this below ground archaeological desk-based assessment.

1.6 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck Sites occur within or in close proximity to the Site.

1.7 A 500m radius search of the GLHER (GLHER commercial dataset search 18295 dated 2.2.24) indicates that the Site is located in a Tier III Archaeological Priority Area (Battersea Channel). The Nine Elms (Tier 2 APA) is located to the north-east of the Site.

1.8 The GLHER Data is presented in Figures 2a & 2b (see also Appendix 1).

1.9 The purpose of this report is to provide an overarching response to all matters which have been raised by LBW, statutory consultees, councillors and other stakeholders, and proposes the following principal amendments to the live application ref: 2022/1835:

- Reduction in height of Building 1 from 14 to 12 storeys, reduction in footprint, and reconfiguration to reduce privacy and overlooking concerns and improving daylight to neighbouring buildings
- Introduction of second stair core into Buildings 1 & 2
- Reduction in student bedrooms from 779 to 762
- Reduction in residential dwellings from 81 to 55
- Increase in community floorspace
- Increased student internal amenity space
- Changes to landscaping, play space and public realm
- Increase in bio-diversity net gain and Urban Greening Factor
- Amendments to Sleaford Street including a change from bay parking to parallel parking
- Retention of all trees along Battersea Park Road and new planting along Sleaford Street and New Covent Garden Market Access Road
- Redesign of façade to adapt to environmental conditions including improvements in fabric efficiency to increase carbon savings and reduce overheating
- Additional PV to further increase carbon savings.

Scope of Study

1.10 To compile the baseline assessment, the following actions have been undertaken;

- A search of the Greater London Historic Environment Records (GLHER) database for archaeological sites and other heritage assets, recorded within a 500m radius of a central National Grid Reference (GLHER Report 16869 S JAC27932 41-59 Battersea Park Road TQ 29342 77223 500m Radius APA);
- An examination of national and local planning policies in relation to heritage assets;
- A map regression exercise looking at the cartographic evidence for the Site;
- An examination of available topographical evidence;
- An inspection of geological sources (maps/borehole logs/trial-pit data) available for the Site;
- A review of the results of archaeological field work undertaken within the vicinity of the Site;
- An assessment of existing impact on the Site;
- An assessment of relevant published and unpublished sources;
- Review of archaeological Research Agendas and Frameworks for Greater London in relation to archaeological assets;

1.11 The Chartered Institute for Archaeologist's Standard and Guidance for historic environment desk-based assessment (2020) sets a "standard" for desk-based assessment as follows:

> 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 CIfA. 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.

1.12 The "Definition" of an assessment is given as:

> Desk-based assessment is a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

1.13 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (HER) and other sources, together with the results of a comprehensive historic map regression exercise.

1.14 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

1.15 The document has been completed with reference to current national guidelines, as set out in the;

- Chartered Institute for Archaeologists ‘Standard and guidance for historic environment desk-based assessment’ (CIfA 2020)
- Historic England documents ‘Management of Research Projects in the Historic Environment’ (Historic England 2015a)
- Historic Environment Good Practice Advice in Planning’ (Historic England 2015b&c); and
- the local guidance in the Greater London Archaeological Advisory Service (GLAAS) ‘Guidelines for Archaeological projects in Greater London’ (Historic England, 2015d).

Limitations

1.16 In any desk-based assessment a degree of uncertainty is attached to the baseline data sources. This includes:

1.17 The Historic Environment Records (HER) can be limited because it often depends on “random” opportunities for research, fieldwork and discovery;

- Lack of dating evidence for sites;
- Documentary sources are rare before the medieval period and many historic documents are inherently biased; and
- The extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment).

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

2.9 *Significance* (for heritage policy) is defined as: 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.

2.10 *Setting* is defined as: 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.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest.

2.13 Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Regional Planning Policy

The London Plan (The Spatial Development Strategy for London) – March 2021

2.15 The relevant Strategic Development Plan framework is provided by the London Plan. Policy relevant to archaeology at the Site, includes 'Policy HC1 Heritage conservation and growth'. This sets out the following;

> A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1) setting out a clear vision that recognises and embeds the role of heritage in place-making
2) utilising the heritage significance of a site or area in the planning and design process

3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place

4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse

2.16 Supporting paragraphs include the following;

7.1.1 London's historic environment, represented in its built form, landscape heritage and archaeology, provides a depth of character that benefits the city's economy, culture and quality of life. The built environment, combined with its historic landscapes, provides a unique sense of place, whilst layers of architectural history provide an environment that is of local, national and international value. London's heritage assets and historic environment are irreplaceable and an essential part of what makes London a vibrant and successful city, and their effective management is a fundamental component of achieving good growth. The Mayor will develop a London-wide Heritage Strategy, together with Historic England and other partners, to support the capital's heritage and the delivery of heritage-led growth.

7.1.9 Understanding of London's archaeology is continuously developing with much of it yet to be fully identified and interpreted. To help identify sites of archaeological interest, boroughs are expected to develop up-to-date Archaeological Priority Areas for plan-making and decision-taking. Up-to date Archaeological Priority Areas (APAs) are classified using a tier system recognising their different degrees of archaeological significance and potential as presently understood. Tier 1 APAs help to identify where undesignated archaeological assets of equivalent significance to a scheduled monument – and which are subject to the same policies as designated assets – are known or likely to be present.

7.1.10 Across London, Local Plans identify areas that have known archaeological interest or potential. The whole of the City of London has high archaeological sensitivity whilst elsewhere the Greater London Archaeological Priority Area Review Programme is updating these areas using new consistent London-wide criteria.
Each new APA is assigned to a tier:
• Tier 1 is a defined area which is known, or strongly suspected, to contain a heritage asset of national significance, or which is otherwise of very high archaeological sensitivity.
• Tier 2 is a local area with specific evidence indicating the presence, or likely presence, of heritage assets of archaeological interest.
• Tier 3 is a landscape-scale zone within which there is evidence indicating the potential for heritage assets of archaeological interest to be discovered.
• Tier 4 (outside APA) covers any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area.
• Other APAs which have not yet been reviewed are not assigned to a tier.

7.1.11 Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably qualified individuals or organisations.

Local Planning Policy

The Wandsworth Local Plan 2023-2038

2.17 The Site is located within the London Borough of Wandsworth.

2.18 LP3 Historic Environment (Strategic Policy) includes;

F. Proposals for development involving ground disturbance in Archaeological Priority Areas (as identified on the Policies Map), or heritage assets of archaeological interest will need to be supported by a desk based archaeological assessment and may also require appropriately supervised field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation of assets in situ, or excavation.

> G. Proposals affecting non-designated heritage assets (including locally listed buildings) will be assessed on the scale of the harm relative to the significance of the asset, in accordance with national policy and guidance.

2.19 Policy LP3 applies to both 'designated' and 'non-designated' heritage assets (HA) including Archaeological Priority Areas (designated

2.20 Paragraph 14.19 of the new Wandsworth Local Plan 2023-2038 includes;

> All applications affecting a heritage asset or its setting must be accompanied by a Statement of Heritage Significance and Impact (Heritage Statement), either as a separate document or as part of a Design and Access Statement.

Other Documents for Consideration

Greater London Archaeological Priority Area Guidelines (Historic England 2016)

2.21 This document produced by Historic England Greater London Archaeology Advisory Service (Archaeological Advisers to the London Borough of Barking & Dagenham) provides the definition of an Archaeological Priority Area (APA) as;

> … a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries.

2.22 In setting out four "Tiers" of APA the following is provided;

- Tier 1. This is a defined area which is known, or strongly suspected, to contain a heritage asset of national significance (a scheduled monument or equivalent); or is otherwise of very high archaeological sensitivity.
- Tier 2. Used for a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance considering the scale of any harm and the significance of the asset.
- Tier 3. This is a landscape scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. The definition of Tier 3 APAs involves using the GLHER to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future .
- Tier 4 (outside APA) is any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area. However, Tier 4 areas are not necessarily devoid of archaeological interest and may retain some potential unless they can be shown to have been heavily disturbed in modern times.

2.23 The Guidelines state;

> It is expected that as a minimum all major applications within Archaeological Priority Areas (Tiers 1-3) would trigger an archaeological desk-based assessment, and if necessary, a field evaluation, to accompany a planning application.
>
> In the more sensitive Tier 1 and 2 areas this procedure would also apply to some smaller-scale developments. Outside Archaeological Priority Areas (that is in tier 4) most planning applications will not need an archaeological assessment, but a few will.

3 GEOLOGY AND TOPOGRAPHY

Geology

3.1 The BGS data indicates that the Site is located on Bedrock of London Clay Formation with Superficial geological deposits of Kempton Park Gravel Member - Sand And Gravel.

3.2 Modelling in Morley (2009/10) and Payne et al (2018 – see Appendix 2) appears to show the Site positioned on the Kempton Park gravels away from the alluvial deposits of the Battersea Channel. These models were created without access to the Site specific SI data presented in this assessment.

3.3 Tier Consult (2021) describe the ground conditions as follows;

> Hardstanding (predominantly concrete) was encountered at the surface or below a veneer of asphalt across the majority of the Site with the exception of the northern areas. This was proven to be in the order of 0.18-0.38m thick with variable steel content. Asphalt encountered across site was recorded between 0.04-0.15m thick.
>
> Both granular and cohesive Made Ground was encountered extensively across site and comprised orange/brown/reddish brown very gravelly medium to coarse Sand, or a soft consistency, brown to grey slightly gravelly, variably sandy Clay. Cobble content was variable but typically higher at shallower depths and comprised broadly of red brick.
>
> Made Ground was locally noted as a black gravelly Sand with a strong hydrocarbon odour in WS106 at 1.10.-1.30m bgl, and a black gravelly sand with clinker and minor brick encountered in W105 from 1.25-1.45m bgl. Further anthropogenic components comprised asphalt fragments in WS103 2.20-2.50 and 4.80-5.00m and clinker in WS015 1.45-2.10m, WS106 2.40-3.00 and WS107 0.85-2.00m. WS103 recorded the deepest Made Ground to 5.00m bgl. Natural soils were not proven in this location. The potential for other deep pockets of Made Ground across site is high.
>
> Possible Alluvial clay occurred as a soft to firm consistency orange brown, very gravelly, sandy Clay in WS102 only from 2.65-3.10m bgl. Remaining superficial deposits were recorded as a medium dense to dense orange gravelly medium to coarse Sand, where the gravel is angular to subrounded fine to coarse flint and rare chalk. These are likely part of the Kempton Park Gravel Formation and were proven to the maximum drilled depth of 5.45m bgl.

3.4 Site Investigation Logs (Appendix 3) show disturbed Made Ground – up to 3.55m thick – overlying Sand.

3.5 The information from the SI Logs – where a full sequence is available – indicates that the recently disturbed modern Made Ground sits directly on top of the Sand deposits and – as such – is likely to have truncated the top of the Sand and Gravel. WS 102 (to the eastern boundary of the Site) records a 0.45m thick deposit of gravelly, sandy clay which may be a 'brickearth' deposit on top of the sand at a depth of 2.65m bgl (suggesting an upper OD level of circa 0.75m AOD) but this is not recorded elsewhere.

Topography

3.6 Information from indicates that the Site is located at circa 3.40m AOD towards the eastern boundary, rising to circa 4.50m AOD at the Battersea Park Road frontage.

4 ARCHAEOLOGICAL / HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

Historic

Roman	AD 43	-	410
Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1799
Modern	AD 1800	-	Present

Introduction

4.1 This chapter reviews the available archaeological evidence for the Site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the Site.

4.2 What follows comprises a review of known archaeological assets from the searches of the Greater London Historic Environment Records (GLHER) a 1000m radius of a central National Grid Reference.

4.3 Other sources have also been utilised and additional research provides further background to the Site.

4.4 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

4.5 GLHER Data indicates that the Site is located in the Tier 3 Archaeological Priority Area (APA) DLO37919, Battersea Channel.

4.6 The GLHER Data describes the Battersea Channel APA as follows;

> Summary and Definition The Battersea Channel was a prehistoric braided channel of the Thames that ran to the south of an island which separated it from the main course of the river. It is thought to have run from Nine Elms to the area of Battersea Creek while the island is thought to have been located in the approximate area of Battersea Park or to its south. The APA covers a large area between the borough boundary with Lambeth, Lavender Hill, St John's Hill and the railway lines to the south and Battersea Park and the riverside areas of Nine Elms and Battersea to the north. It is classified as a Tier 3 APA because it is a topographical zone with high potential for preservation of organic remains.

Description

During the prehistoric period a number of channels branched from the River Thames and followed alternative routes separated by the main route by eyots or islands. The Battersea Channel was one of these braided channels and is thought to have existed by at least 10,000 BC. However, during the Mesolithic period, as the current route of the Thames became its dominant course, the Battersea Channel began to fill with silt. Even though the Battersea Channel would have started to silt up during the Mesolithic period it would have still been an important water route for much of the prehistoric period. It is estimated that it was almost completely filled by the Roman period although a small channel may have still flowed along the original route. The Falcon River, which now flows underground and enters the Thames at Battersea Creek, would have previously flowed into the channel and its route between Clapham Junction and Battersea Creek follows the western course of the channel. It has been theorised that an eastern branch of the Falcon followed the eastern course of the channel and a former mill pond at Nine Elms, which was built over in the 19th century, was the remnant of where it entered the Thames. Excavations within the area have the potential to establish the precise route of the channel and the island or islands that separated it from the Thames. An excavation that took place in Stewarts Road in 2006 found a site that appeared to have been located within the channel. Examination of peat deposits that were recovered during the excavation revealed when the channel started to fill with silt and showed what types of trees had been in the area during the peat's formation. An excavation at another site in Stewarts Road found a Bronze Age flint scatter from a site that is thought to have been located on the edge of the channel possibly on an island. The Stewart Road excavations demonstrate what sort of environmental information about the channel and the surrounding area can be gained and how our knowledge of the area during the prehistoric period could be enhanced by any subsequent discoveries within the APA. The precise location of the island that separated the Battersea Channel from the Thames is not known although it is thought to have been located in the area of Battersea Park or to its south. There may have been several islands within the APA and it is possible that they were inhabited by prehistoric communities. Prehistoric material that has been found in the APA, such as the flint scatter at Stewarts Road, and in surrounding areas such as the Thames riverside could be related to such communities who may have deposited certain items as votive offerings. It is also possible that these communities may have built structures in the surrounding marshland such as walkways or hunting platforms. These features may have been preserved within the former wetland environment as they have been in other former marshland areas along the Thames. Roman finds have been recovered from the area including a decorated lead coffin and a number of skeletons which were found in Battersea Fields in the 1790s. The precise location where the coffin was found is not known and it was subsequently melted down and the skeletons were lost. Nevertheless finds such as this could indicate that a Roman settlement may have been located somewhere within or near to the APA. The area remained marshy and prone to flooding until the post medieval period and it was not developed until the 19th century. In the late 18th century housing started to be built in the Nine Elms area to the south of Nine Elms Lane which became known as Battersea New Town. The housing was intended for workers of the industries located along the nearby riverside. The London & Southampton Railway was built across the area in the 1830s and its terminus station was originally located at Nine Elms. The line was extended to Waterloo in 1848 but a large goods yard and engine workshops remained at Nine

> Elms. These facilities remained in use until the 1960s before they were demolished to make way for the New Covent Garden market. The London Gas Light Co. built a gasworks at Nine Elms in the 1850s which closed in the early 1970s and were demolished soon after. Remains of these large industrial facilities may survive in the Nine Elms area of the APA.
>
> Significance
> The APA covers a former expanse of wetland where organic remains may have been preserved. These remains have the potential to reveal what sort of activity was taking place during the prehistoric period. Environmental remains such as peat also have the potential to reveal what type of trees were growing in the area during particular periods and the rate at which the channel filled with silt. Future excavations might also establish precisely where the island which separated the channel from the Thames was located, its extent and whether other smaller islands were situated in the APA. All this information can be used to study how the course of the Thames has evolved and its relationship with former braided channels both here and throughout the Thames Valley. Finds and features associated with human activity might also clarify whether settlements were located on islands within the channel or on its banks. Such evidence could be used to establish how settlements were distributed along the Thames and its channels during different prehistoric periods. The area remained marshy and low lying until the late 18th and 19th centuries. Remains of housing and industries built during those centuries could be compared and contrasted with housing and industrial units built in other parts of Wandsworth during similar periods.

4.7 The Nine Elms (Tier 2 APA) is located to the north-east of the Site. This APA relates to the Thames foreshore and associated activities with the Summary and Definition setting out;

> The APA covers the Nine Elms riverside area between Chelsea Bridge and the borough boundary with Lambeth and goes inland as far as Nine Elms Lane and Cringle Street. From the 17th century until the 20th century this stretch of the Thames riverside was covered by a variety of different industries. The APA is classified as Tier 2 APA because it covers an area of historic industry with significant archaeological interest.

4.8 The Historic England, Archaeological Priority Area Guidelines (2016) state;

> It is expected that as a minimum all major applications within Archaeological Priority Areas (Tiers 1-3) would trigger an archaeological desk-based assessment, and if necessary a field evaluation, to accompany a planning application.

Palaeo-environmental

4.9 The description of the Battersea Channel APA includes;

> The APA covers a former expanse of wetland where organic remains may have been preserved. These remains have the potential to reveal what sort of activity was taking place during the prehistoric period. Environmental remains such as peat also have the potential to reveal what type of trees were growing in the area during particular periods and the rate at which the channel filled with silt.

4.10 To the immediate south-west of the Site GLHER Ref 158081 (Strip Map And Sample at Battersea Power Station Phase 4a) records the monitoring of 9 trial pits. River terrace deposits were overlain by alluvial deposits between 0.30m and 1.80m thick. No evidence of human activity was

observed pre-dating the later post-medieval period. The natural was recorded between 0.4 and 1.4m OD heights falling gradually from northeast to southwest.

4.11 GLHER Ref ELO 170234 records an archaeological watching brief at Battersea Power Station Phase 4A. No archaeological features were present, however the broad model for the surface of post-medieval made ground gives an indication that material is likely to be encountered at a broad level of c. +5m AOD beneath approximately 1m to 1.5m of modern deposits. The natural was encountered between 0.15m and 1.5m OD

4.12 At the same site a programme of geoarchaeological monitoring of geotechnical Site investigations and deposit modelling (GLHER Ref 162288) recorded Kempton Park Gravel at between ca. -0.3 and 0.9m OD. The Holocene alluvial sequence which overlies the Gravel within the area has been deeply truncated and the surviving remnants are thin (0.35-1.2m) and only occasionally present. The alluvium which remains is mineral rich and relatively coarse grained; sequences such as these are considered to be of limited palaeo-environmental potential, no units of soil or peat formation were recorded.

4.13 Information from the Tier Consult Site Investigation logs (see Appendix 3 and above) suggests that the Site does not contain palaeo-environmental potential.

4.14 On the basis of this and other reports referred to in this assessment there is considered to be a Low potential for surviving palaeo-environmental evidence on the Site.

Palaeolithic and Mesolithic

4.15 The accepted model for the evolution of the River Thames is that during the Pleistocene/Holocene periods the course changed from a series of braided river channels surrounding islands (eyots) of higher land into the single course present today. The former channels became silted up with layers of alluvial clay and peat deposits, generally from the Mesolithic period onwards (Morley 2009/2010: 175).

4.16 The projected line of the Battersea Channel runs south of the current course of the River Thames, from the junction of York Road/Lombard Road, to re-join the river at Nine Elms, northeast of the Site with the Site located in the Battersea Channel APA.

4.17 Exploitation of the Thames floodplain by hunter-gatherer communities was certainly in progress from the Mesolithic period onwards. Any activity sites or developing settlement are most likely to have been concentrated on the higher, drier, gravel terraces (Morley 2009/2010: 179).

4.18 No finds of Palaeolithic date have been identified within a 500m radius of the Site.

4.19 GLHER Ref 156851 states that Mesolithic activity has been identified on the Nine Elms Eyot and the Battersea Eyot but provides no further details.

4.20 The information from the SI Logs – where a full sequence is available – indicates that the recently disturbed modern Made Ground sits directly on top of the Sand deposits and – as such – is likely to have truncated the top of the Sand and Gravel. WS 102 (to the eastern boundary of the Site) records a 0.45m thick deposit of gravelly, sandy clay which may be a ‘brickearth’ deposit on top of the sand but this is not recorded elsewhere.

4.21 The presence of early prehistoric material can be notoriously difficult to predict. Given the topographical and geological location of the Site, at the interface of an area of gravels and nearby watercourses, there is a low/moderate potential for surviving evidence relating to the early prehistoric exploitation of this interface. However the depth of disturbed Made Ground recorded in the SI Logs is considered to have had a negative effect on that potential so a Low potential may reflect a more informed view.

Neolithic, Bronze Age and Iron Age

4.22 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.23 By the 1st millennium, i.e. 1000 BC, the landscape is likely to have been a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.24 As the Holocene progressed the braided river channels of the Thames floodplain began to silt up, leading to peat deposition. A series of marine transgressions (rises in sea level) and marine regressions (drops in sea level) occurred throughout the Neolithic, Bronze Age and Iron Age. Transgressions will have resulted in an intertidal area along the river frontage prone to periodic inundation, creating a marshland environment which was exploited for grazing, fishing, wildfowling, reed and sedge gathering. Regressions will have formed a drier landscape perhaps suitable for seasonal occupation and more concentrated activity sites.

4.25 GLHER Ref 161970 Kirtling Street [Thames Tideway Tunnel Project Site] - circa 300m to the north of the Site. A walkover survey recorded a number of new timber remains on the foreshore, including an alignment of five timber posts within an area of exposed peaty clay dated to the Late Neolithic. The geoarchaeological deposit model has shown that the upper foreshore/inter-tidal zone has the best archaeological preservation with a 5-6m deposit sequence comprised of surface active beach deposits, underlying alluvium and underlying organic deposits above river gravels over London Clay

4.26 A Neolithic axe and pick has been derived from the River Thames to the northwest of the Site (GLHER Ref 145684).

4.27 At Cringle Road [Battersea Power Station], GLHER Ref 119638 – circa 400m to the north-west of the Site and closer to the Thames - records the presence of Bronze Age peat interpreted as a Buried Bronze Age Land Surface

4.28 GLHER Ref 156851 states that Iron Age activity has been identified on the Nine Elms Eyot and the Battersea Eyot but provides no further details.

4.29 As with the early prehistoric periods, the situation of the Site in an area of higher drier gravels with nearby watercourses and areas of seasonal inundation, there is a low/moderate potential for surviving evidence of the later prehistoric exploitation of this interface within the Site. However the depth of disturbed Made Ground recorded in the SI Logs is considered to have had a negative effect on that potential so a Low potential may reflect a more informed view.

4.30 The information from the SI Logs – where a full sequence is available – indicates that the recently disturbed modern Made Ground sits directly on top of the Sand deposits and – as such – is likely to have truncated the top of the Sand and Gravel. WS 102 (to the eastern boundary of the Site) records a 0.45m thick deposit of gravelly, sandy clay which may be a ‘brickearth’ deposit on top of the sand but this is not recorded elsewhere.

4.31 No additional Neolithic or Iron Age archaeology is recorded in the GLHER data for the Site and as such it is considered that there is a Low potential for surviving evidence of the later prehistoric archaeology within the Site.

Roman

4.32 Finds of Roman material within the 500m radius of the Site include a Roman lead coffin and four associated skeletons recorded from Battersea Fields, circa 350m to the south-west of the Site, in 1794 (GLHER Ref 150884). A poorly provenanced coin of minted c.144 AD was identified within the study area in 1857 (MLO18527, TQ2900 7700).

4.33 Typically, sites in the Battersea area are considered to have a generally Negligible to Low archaeological potential for the Roman period.

Anglo Saxon / Medieval

4.34 Settlements had been established at Battersea and Lambeth by the late Saxon period as attested by Domesday Book (1086), although neither Nine Elms nor Vauxhall are mentioned. No archaeological findspots dating to the Anglo Saxon or Medieval period have been identified within a 500 m radius of the Site aside from GLHER Ref 98955 (a Medieval silver annular brooch found on the Thames foreshore). The Site is thought to have been low-lying agricultural land during the Anglo-Saxon and Medieval period.

4.35 The site of a Manor House has been identified on the north side of Nine Elms Lane, circa 400m north-east of the Site (GLHER Ref 130940). No remains dated to the Medieval period were identified during the fieldwork undertaken on the identified site of this manor house (GLHER Ref 157408, PCA 2012; Survey of London 2013).

4.36 The potential of the Site itself for the Anglo Saxon and Medieval periods can therefore be identified as generally Negligible.

Post Medieval & Modern (including map regression exercise)

4.37 The GLHER data contains multiple entries that relate to post-medieval within the vicinity of the Site but none for the Site.

4.38 GLHER Data Ref 107405 to the immediate north of the Site relates to remains of the Church of St George the Martyr were revealed during an evaluation in 2016. St George the Martyr was constructed in 1827-8, The church was bomb damaged during the second world war and the north aisle wall was blown out. GLHER Ref 143845 (also to the immediate north of the Site) relates to the St. George the Martyr's Churchyard, which is now underneath New Covent Garden Market.

4.39 The John Rocque map of 1745 (Figure 3) shows the Site lying in an area of market garden. The Corris Map of 1787 (Figure 4) again shows the Site unoccupied.

4.40 Battersea New Town gradually developed as a residential area from the early 1790s onwards with Sleaford Street on the eastern boundary. Building developed along the west side of Sleaford Street from after 1796, after purchase by a Southwark butcher by William Sleford, and the whole area had been developed by the early 1850s. Foots Row, projecting east from Sleaford Street, delineates a triangular piece of land in the south-eastern corner of the New Town, and was created by a drainage ditch (Bailey, 1980. Survey of London, 2013).

4.41 The 1839Battersea Tithe Map (Figure 5) shows the extent of Battersea New Town. The western part of the Site is occupied by houses on the eastern side of Sleaford Street. Open land covers the eastern, northern and southern parts of the Site. The Site is bounded to the south by a railway line. GLHER Ref MLO118717 records the remains of the Church of St George the Martyr – shown to the north-east of the Site on the Tithe map - revealed during an evaluation.

4.42 The First Edition 1869 Ordnance Survey (Figure 6) shows the Site fully occupied by residential development on Sleaford Street, Ceylon Street, Tweed Street and Cherwell Street.

4.43 An iron foundry is shown on the 1894 Second Edition Ordnance Survey in the western part of the Site (Figure 7). Little change is visible on the Third Edition Ordnance Survey (Figure 8:) or on the London County Council Revised Ordnance Survey (Figure 9).

4.44 The World War Two Bomb Damage Map shows general blast damage on the eastern part of the Site. The 1945 RAF Aerial Photo (Figure 10) shows the Site to be largely unchanged.

4.45 EOD Contracts Limited (2020) provides the following in the Executive Summary;

> The indications of UXO contamination are:
> Bomb Strikes 2 bombs on site, with possibly a further 4 close proximity bomb strikes
>
> Bomb Damage Damage is major and mapping does indicate the removal of buildings during the period of pre and post WWII maps, minor damage is extensive across the remainder of the site
>
> Reconstruction The site has had reconstruction, part of the site appears to have only been cleared, the remainder has a 2 storey steel framed building
>
> Risk Level The risk level on site is MEDIUM and given that some UXO retains the potential to detonate if disturbed with possible severe consequences, it is concluded that it would be prudent to ensure that basic precautions are taken to ensure that the project can proceed in the safest possible manner and that any residual risk posed by UXO is as low as it is reasonably practical to achieve (ALARP).
>
> Risk Depth The expected bomb depth is 8m below 1939 ground level.

4.46 The line of a sewer diagonally crosses the western half of the Site roughly on a north-east / south-west alignment. Information from Thames Water indicates that the sewer was built sometime between 1945-1969 and is constructed from cast iron encased in concrete. It is 1905mm in diameter and lies c.5m below the existing ground level. The line of this sewer is shown on the Proposed Site Investigation location figure (Appendix 4).

4.47 The 1952 Ordnance Survey (Figure 11) shows some change to the iron foundry buildings on Sleaford Street. Buildings in the southern part of the Site at Cherwell Street have been cleared and have been replaced by new buildings on the west side of the road.

4.48 The Site was redeveloped with light industrial units in the northwest and southern parts of the Site, making up part of the Sleaford Street Industrial Estate (Figure 13).

4.49 The potential of the Site for the Post Medieval and Modern periods can be identified as Low with recent – Modern - development having potentially removed the earlier post-medieval structures.

Assessment of Significance (Designated Assets)

4.50 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.

4.51 There are no nationally designated archaeological assets recorded within the GLHER Search undertaken for this assessment.

Assessment of Significance (Non-Designated Assets)

4.52 Archaeological Priority Areas are generally considered to be of Medium significance. However this assessment, taking into account the archaeological background and the depth of Made Ground recorded in the SI Logs, provides the following assessment of Potential;

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Palaeo-environmental	Low	Local / Regional
Palaeolithic and Mesolithic	Low	Local / Regional
Neolithic, Bronze Age and Iron Age	Low	Local / Regional
Roman	Negligible to Low	Local / Regional
Anglo-Saxon / Medieval	Low	Local / Regional
Post Medieval	Low	Local / Regional

5 SITE CONDITIONS, PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

5.1 Tier Consult (2021) provide the following information;

> Site location
> The Site is located within an industrial/commercial area south of Battersea Power Station, the surrounds of which are currently seeing significant new development. New Covent Garden Market is located immediately north east of the site.
>
> Site history
> The Site is already developed as terraced housing from 1869, with a road cutting through the eastern edge of the site, on the periphery of an industrial area of central London. Aside from a foundry being labelled in the west of the site, the site remains unchanged terraced housing until circa 1947 when the southern plots (now former BMW service centre) are redeveloped into detached units. From 1973 records indicate no structures on site though periphery buildings, associated with the works immediately south of the site, are recorded to cut into the southern/central area of the site. From 1984 two main structures are built matching present-day footprints.
>
> The wider site area is predominantly industrial; a pumping station with filter beds was located NW of the site and a gas works to the NE with associated gasometers and tank features. Multiple unspecified works are labelled in the surrounding area as well as a large railway sidings to the southeast with goods depots, and a petrol station to the northeast in the mid-20th century. Battersea Power station and pumping station are both location within 250m northwest of the site.

5.2 The current understanding is that there are no basements present on Site. Site Investigation information indicates that disturbed Made Ground – up to 3.55m thick – is recorded on Site. This is overlying Sand with no Alluvial deposits that could be connected with the Battersea Channel, recorded.

Proposed Development

5.3 The proposed development (See Appendix 5) is described as;

> Application for Phased Full Planning Permission for: Demolition of existing building and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works.

5.4 The foundation design is assumed to be for piled foundations.

Review of Potential Development Impacts on Designated Archaeological Assets

5.5 It is considered that there will be no development impacts on nationally designated archaeological assets.

Review of Potential Development Impacts on Non-Designated Assets

5.6 GLHER Data indicates that the Site is located in the Tier 3 Battersea Channel Archaeological Priority Area.

5.7 Development proposals will include ground impacts (demolition, foundation construction, drainage etc. However as the overall potential of the Site is considered to vary from Negligible to Low it is considered that there will be no development impacts on non-designated archaeological assets.

6 SUMMARY AND CONCLUSIONS

6.1 The Site has been assessed for its below ground archaeological potential.

6.2 GLHER Data indicates that the Site is located in the Tier 3 Archaeological Priority Area (APA) Battersea Channel.

6.3 It would appear that the Site is located on the island which separated the Battersea Channel from the main course of the river, as set out in the description of the Battersea Channel APA. Morley's (2009/10) article on the Battersea Channel published in the London Archaeologist appear to show the Site positioned on the Kempton Park gravels away from the alluvial deposits of the Battersea Channel. Payne et al (2018) appear to confirm this supposition.

6.4 To the immediate south-west of the Site GLHER Ref 158081 records the monitoring of 9 trial pits. River terrace deposits were overlain by alluvial deposits between 0.30m and 1.80m thick. No evidence of human activity was observed pre-dating the later post-medieval period.

6.5 GLHER Ref ELO 170234 records an archaeological watching brief at Battersea Power Station Phase 4A. No archaeological features were present, however the broad model for the surface of post-medieval made ground gives an indication that material is likely to be encountered at a broad level of c. +5m AOD beneath approximately 1m to 1.5m of modern deposits. At the same site a programme of geoarchaeological monitoring of geotechnical Site investigations and deposit modelling recorded Kempton Park Gravel at between ca. -0.3 and 0.9m OD. The Holocene alluvial sequence which overlies the Gravel within the area has been deeply truncated and the surviving remnants are thin (0.35-1.2m) and only occasionally present. The alluvium which remains is mineral rich and relatively coarse grained; sequences such as these are considered to be of limited palaeo-environmental potential, no units of soil or peat formation were recorded.

6.6 Information from the Tier Consult Site Investigation logs suggests that the recently disturbed modern Made Ground sits directly on top of the Sand deposits and – as such – is likely to have truncated the top of the Sand and Gravel. WS 102 (to the eastern boundary of the Site) records a 0.45m thick deposit of gravelly, sandy clay which may be a 'brickearth' deposit on top of the sand, at a depth of 2.65m bgl (suggesting an upper OD level of circa 0.75m AOD) but this is not recorded elsewhere.

6.7 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Palaeo-environmental	Low / Local to Regional
Palaeolithic and Mesolithic	Low / Local to Regional
Neolithic, Bronze Age and Iron Age	Low / Local to Regional
Roman	Negligible to Low/ Local to Regional
Anglo-Saxon / Medieval	Low / Local to Regional
Post Medieval	Low / Local to Regional

6.8 It is considered that the information presented in this assessment could now be the limit of the LPA's archaeological planning requirements for the Site and no further work would be required although the final decisions regarding this lies with the LPA and their Archaeological Planning Advisers. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance considering the scale of any harm and the significance of the asset. Such an approach would be in line with both Local and National Planning Policy in relation to archaeological assets.

SOURCES CONSULTED

General

British Library

Greater London Historic Environment Record

London Metropolitan Archives

The National Archive

British Geological Survey – http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html

British History Online – http://www.british-history.ac.uk/

Domesday Online – http://www.domesdaybook.co.uk/

Historic England: The National Heritage List for England – http://www.historicengland.org.uk/listing/the-list/

Historic England: Greater London Archaeological Priority Areas - https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/

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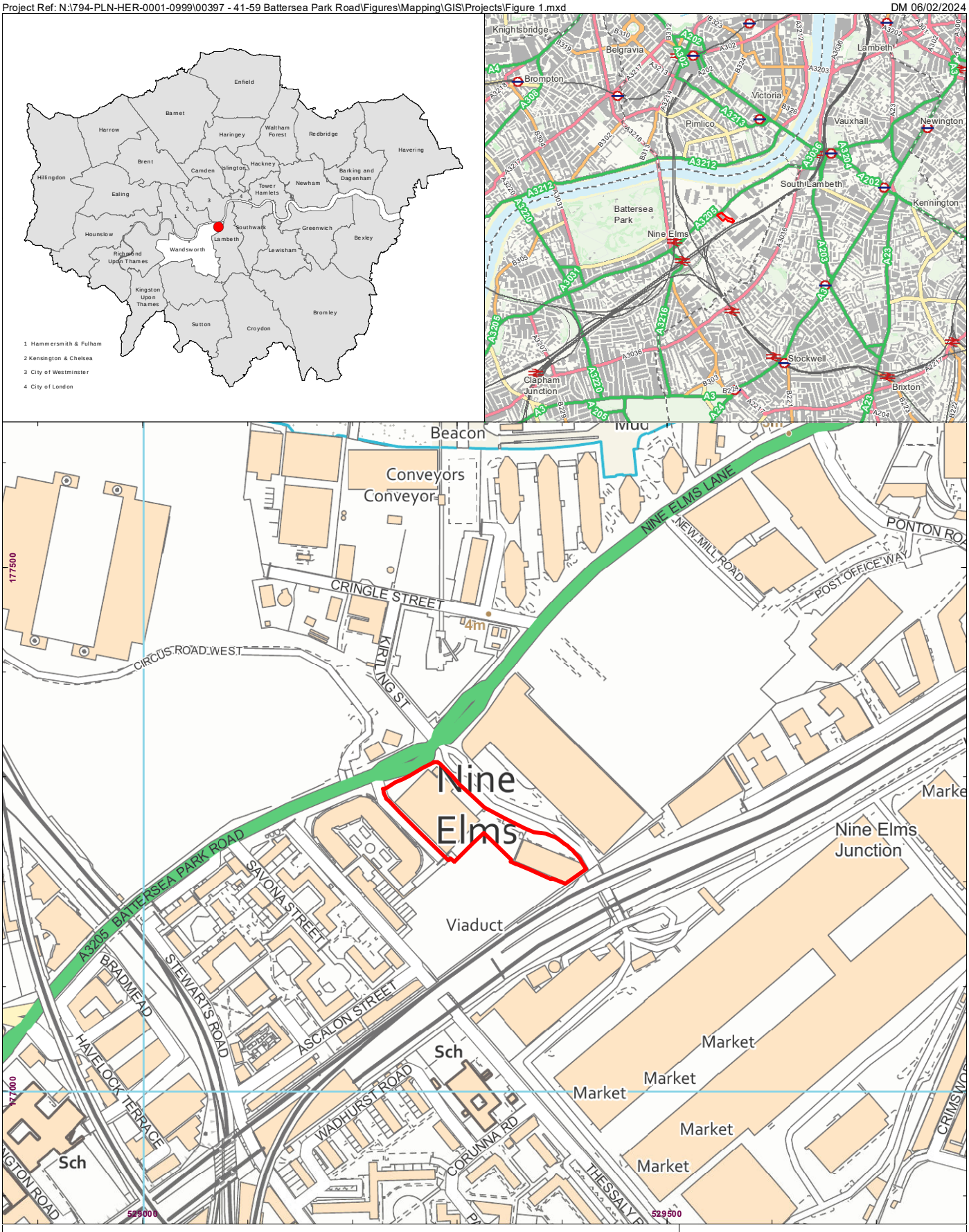
FIGURES



Site Boundary

N

0 50 100 m

Scale at A4: 1:5,000

A TETRA TECH COMPANY

Figure 1

Site Location

DM 06/02/2024

Legend

- Site Boundary
- 500m Search Radius

Non-designated Heritage Assets:

HER Data Points

- HER Data Points

HER Data Polygons

- HER Data Polygons

Archaeological Priority Areas

- 77385 - Battersea Channel
- 78095 - Nine Elms

N

0 100 200 m

Scale at A3: 1:4,000

A TETRA TECH COMPANY

Figure 2a

HER Monuments Plot (data from GLHER)

Project Ref: N:\794-PLN-HER-0001-0999\00397 - 41-59 Battersea Park Road\Figures\Mapping\GIS\Projects\Figure 2a Mons.mxd

DM 06/02/2024

Legend

- Site Boundary
- 500m Search Radius

Previous Archaeological Work:

- HER Event Points
- HER Event Lines
- HER Event Polygons

N

0 100 200 m

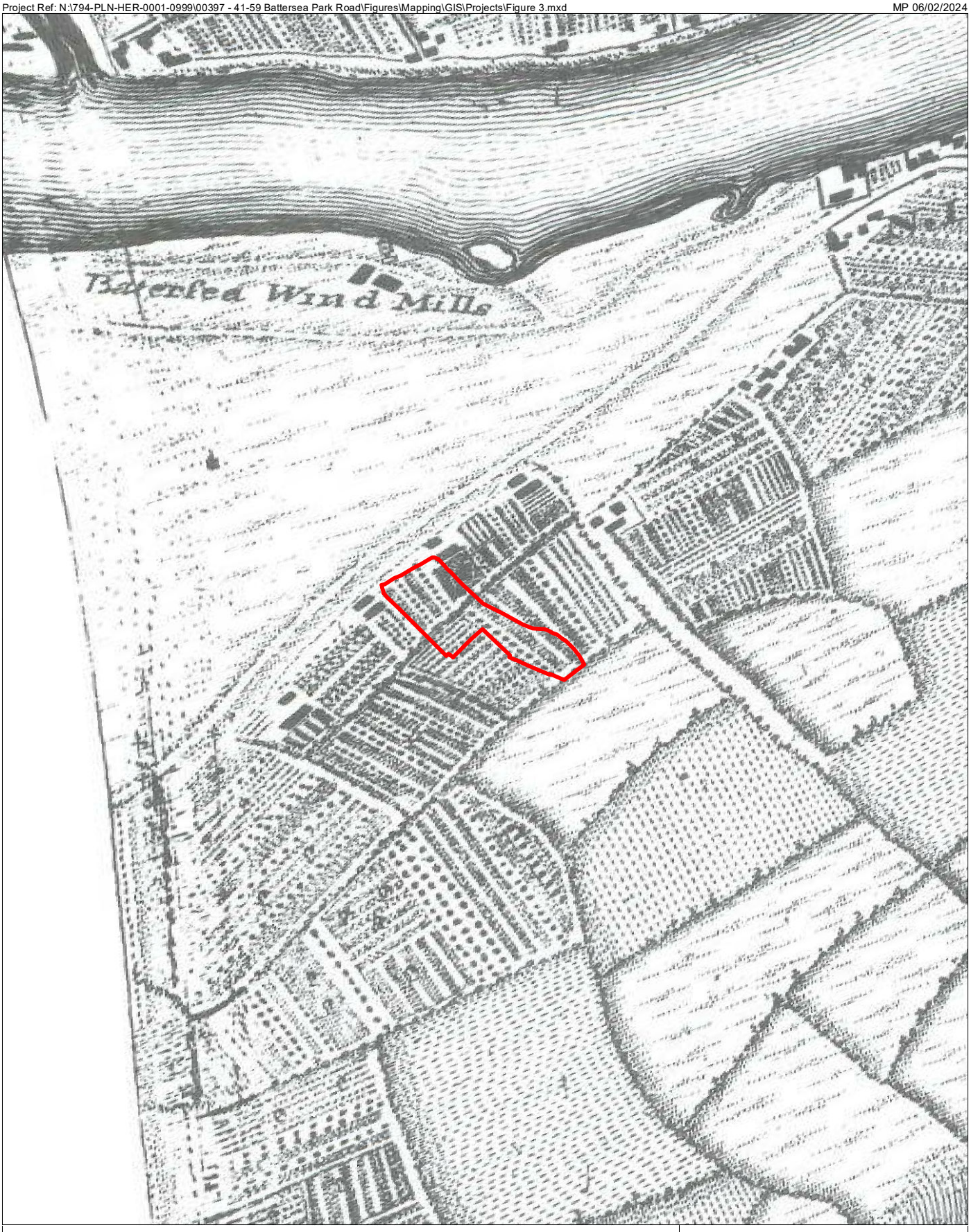
Scale at A3: 1:4,000

A TETRA TECH COMPANY

Figure 2b

HER Events Plot (data from GLHER)

Project Ref: N:\794-PLN-HER-0001-09991\00397 - 41-59 Battersea Park Road\Figures\Mapping\GIS\Projects\Figure 2b Events.mxd



Approximate Site Location

N

0 50 100 150 m

Scale at A4: 1:5,000 approx.

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Figure 3

1746 John Rocque Map of London

Approximate Site Location

N

0 50 100 150 m

Scale at A4: 1:5,000 approx.

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Figure 4

1787 John Corris Map of Battersea

Approximate Site Location

N

0 20 40 60m

Scale at A4: 1:2,000 approx.

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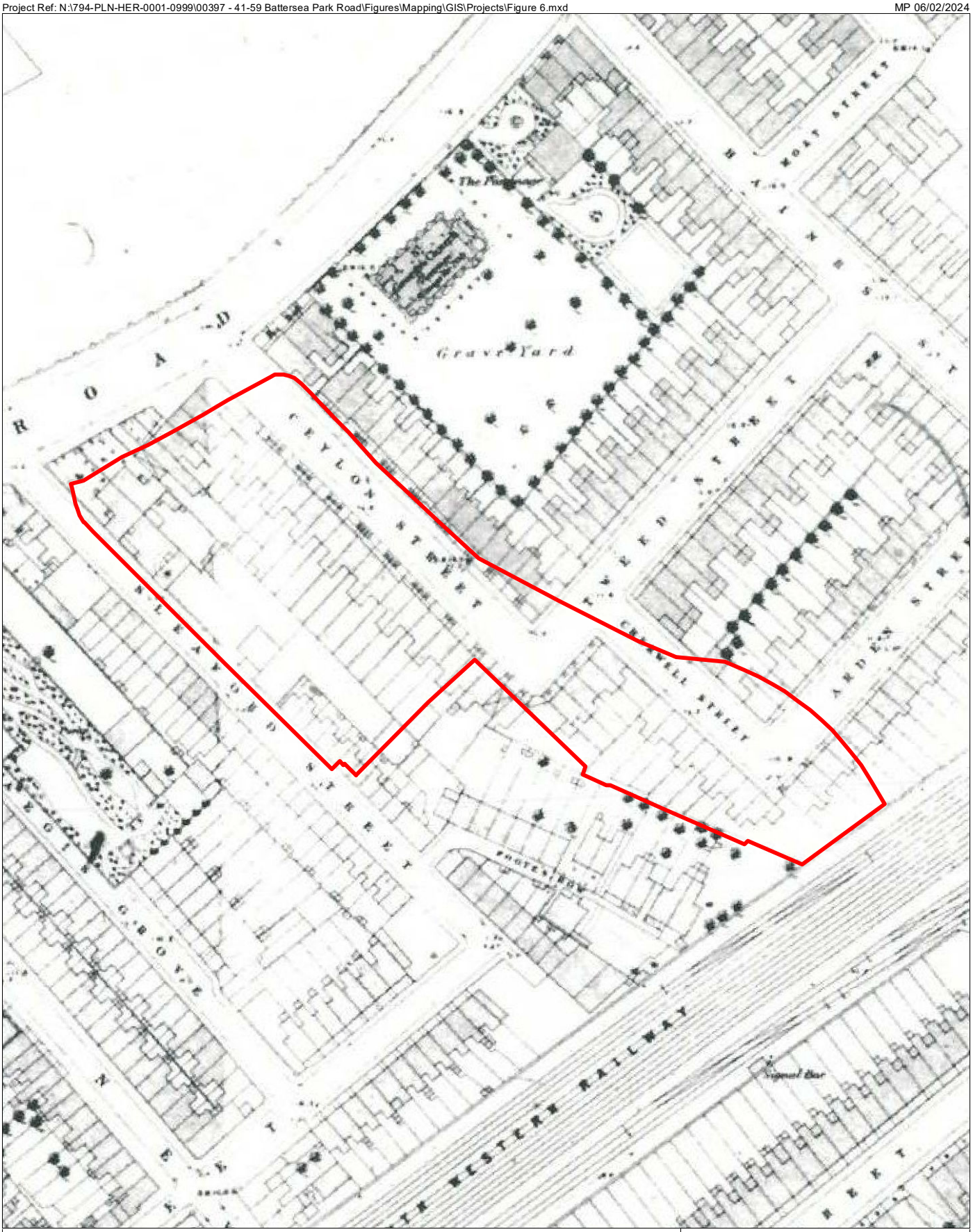
Figure 5

1839 Battersea Tithe Map



Site Boundary

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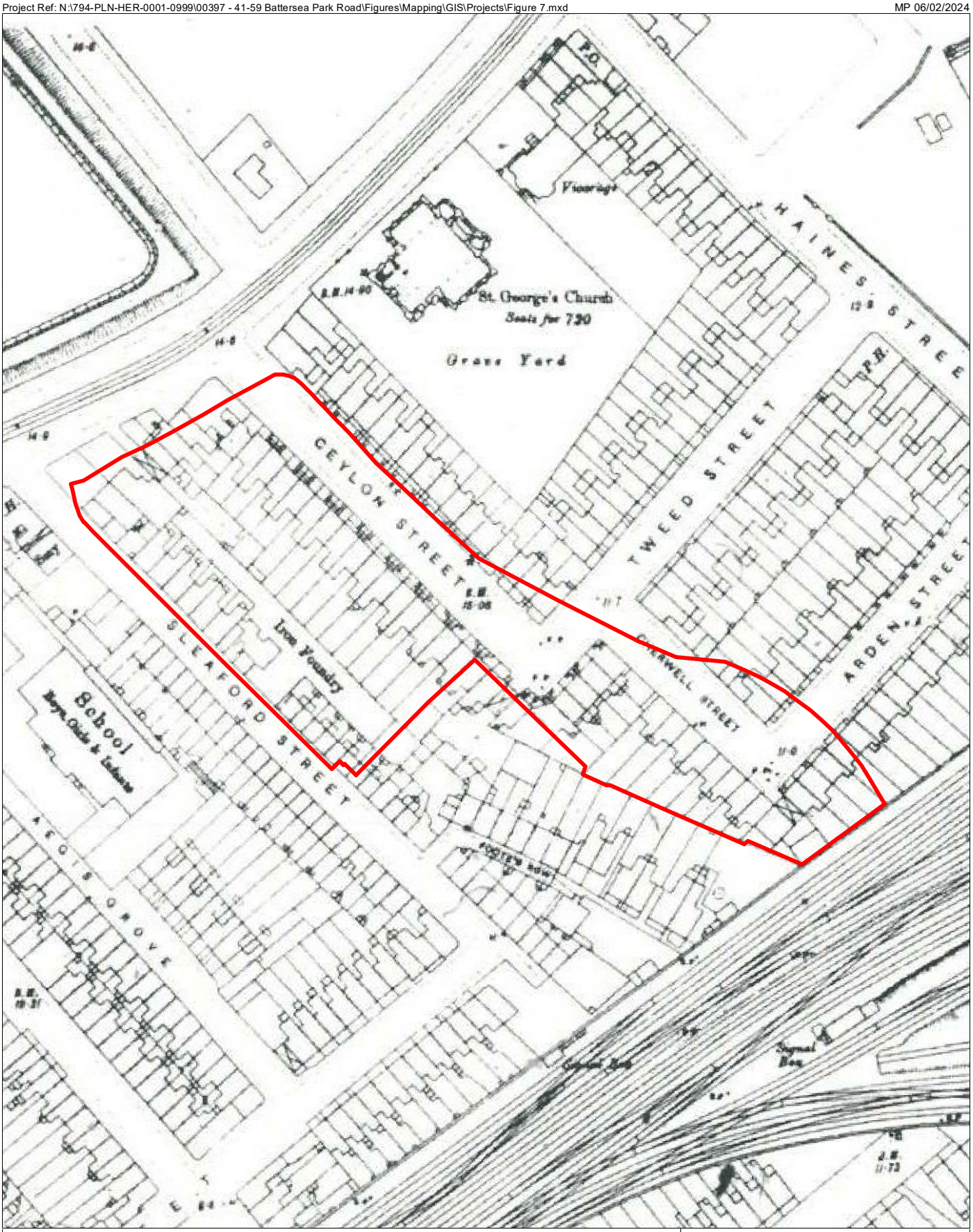
Scale at A4: 1:1,250

A TETRA TECH COMPANY

Figure 6

1869 Ordnance Survey



Site Boundary

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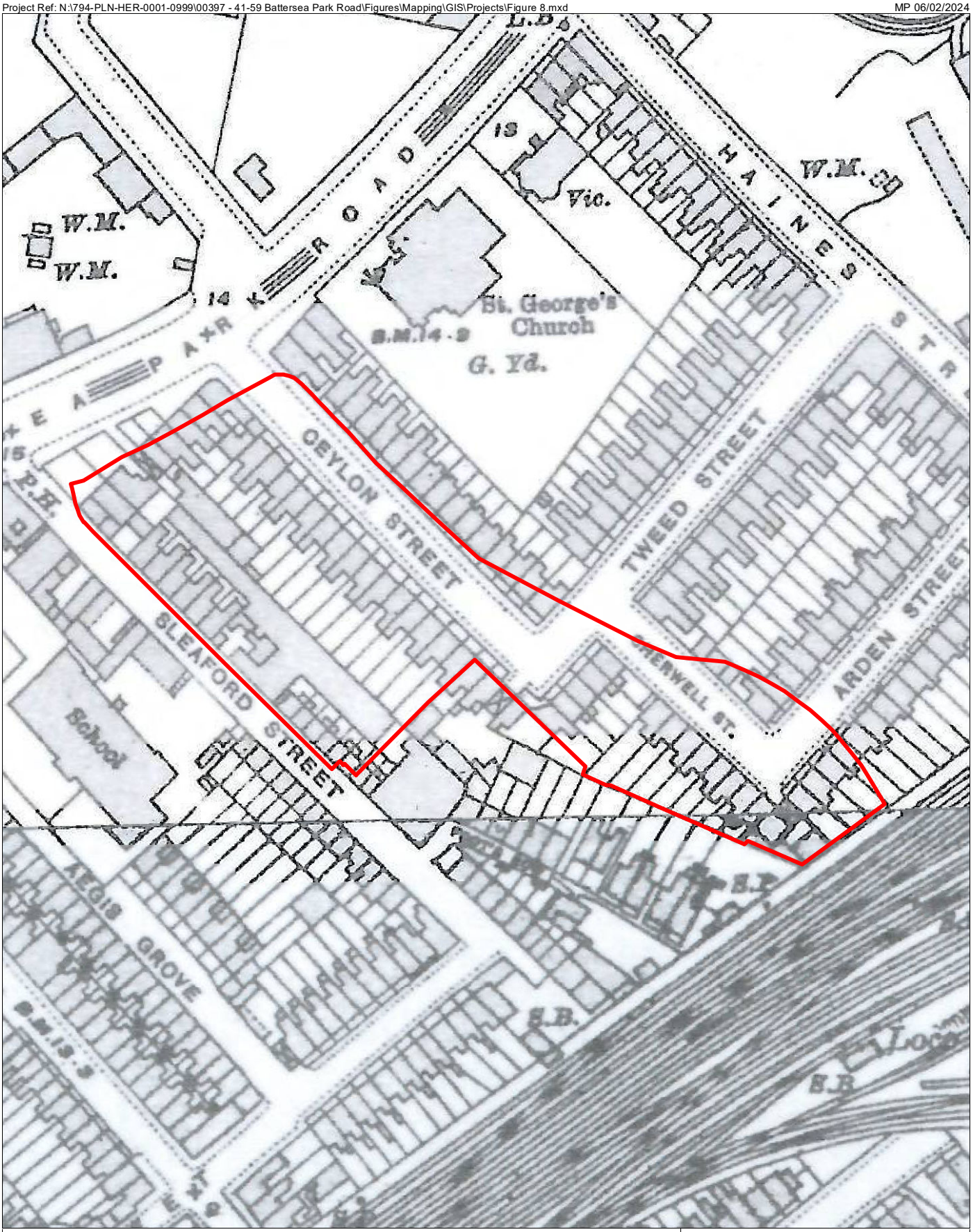
Scale at A4: 1:1,250

A TETRA TECH COMPANY

Figure 7

1894-6 Ordnance Survey



Site Boundary

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Scale at A4: 1:1,250

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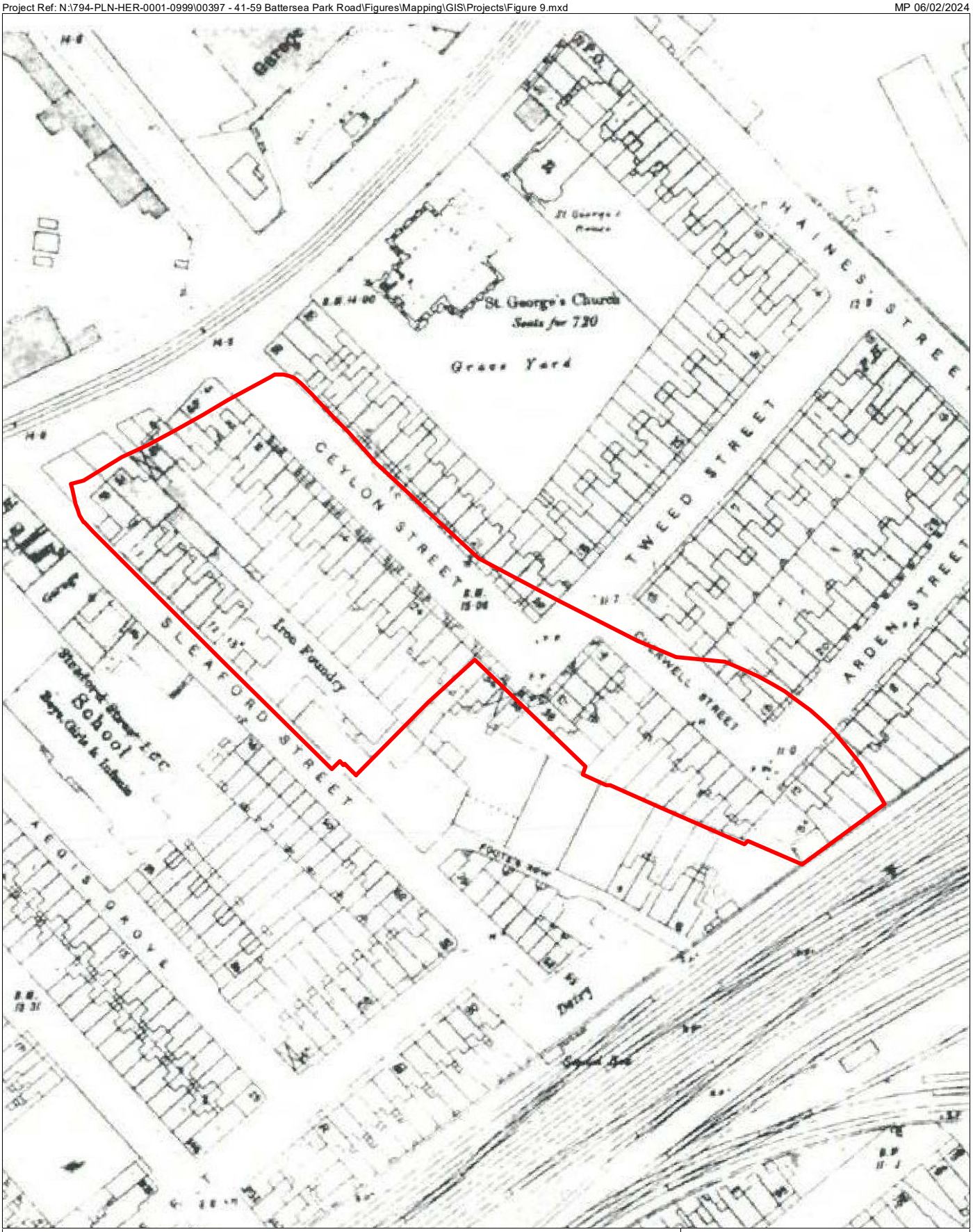
Figure 8

1913 Ordnance Survey



Site Boundary

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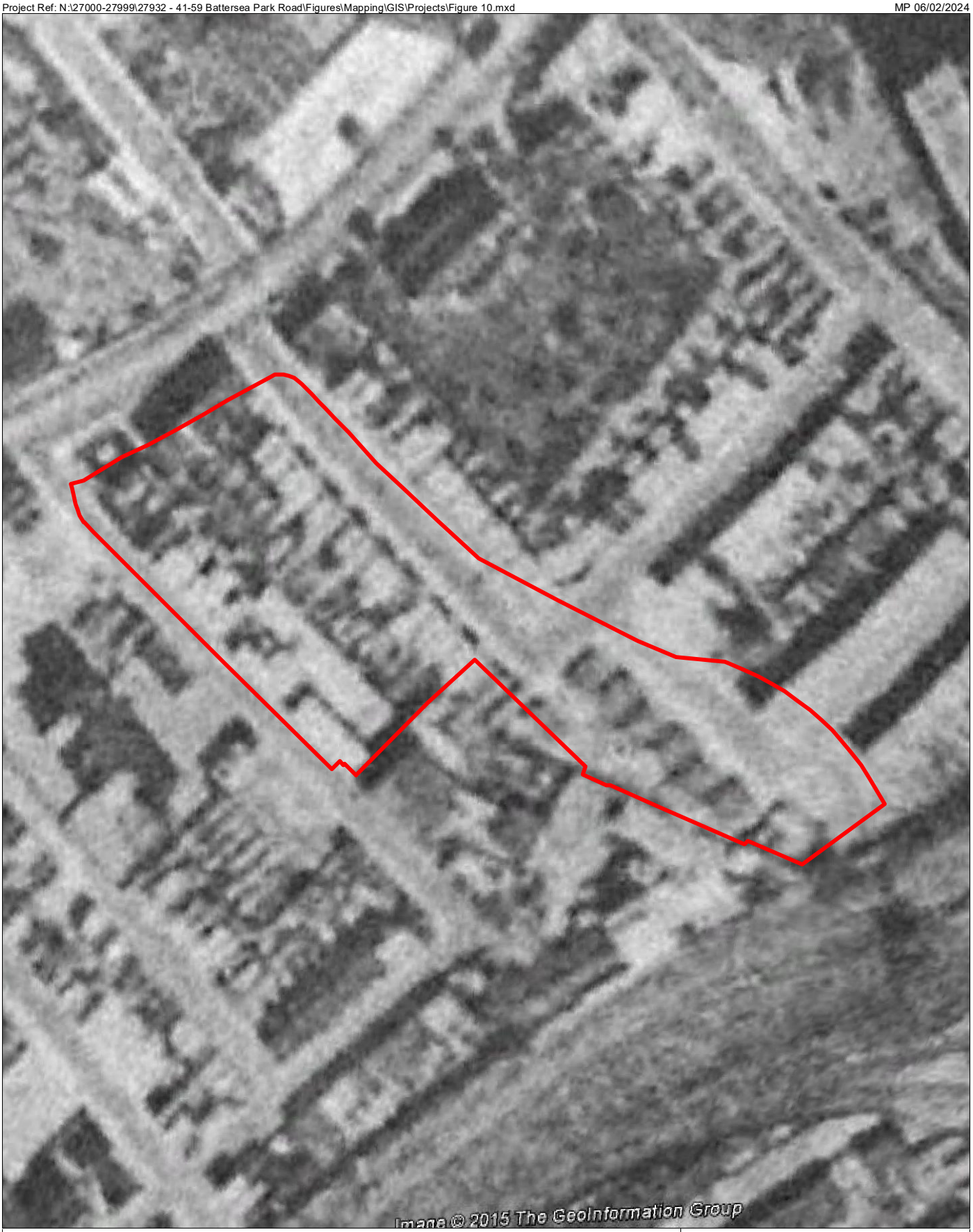
Scale at A4: 1:1,250

A TETRA TECH COMPANY

Figure 9

1937 Ordnance Survey



Site Boundary

N

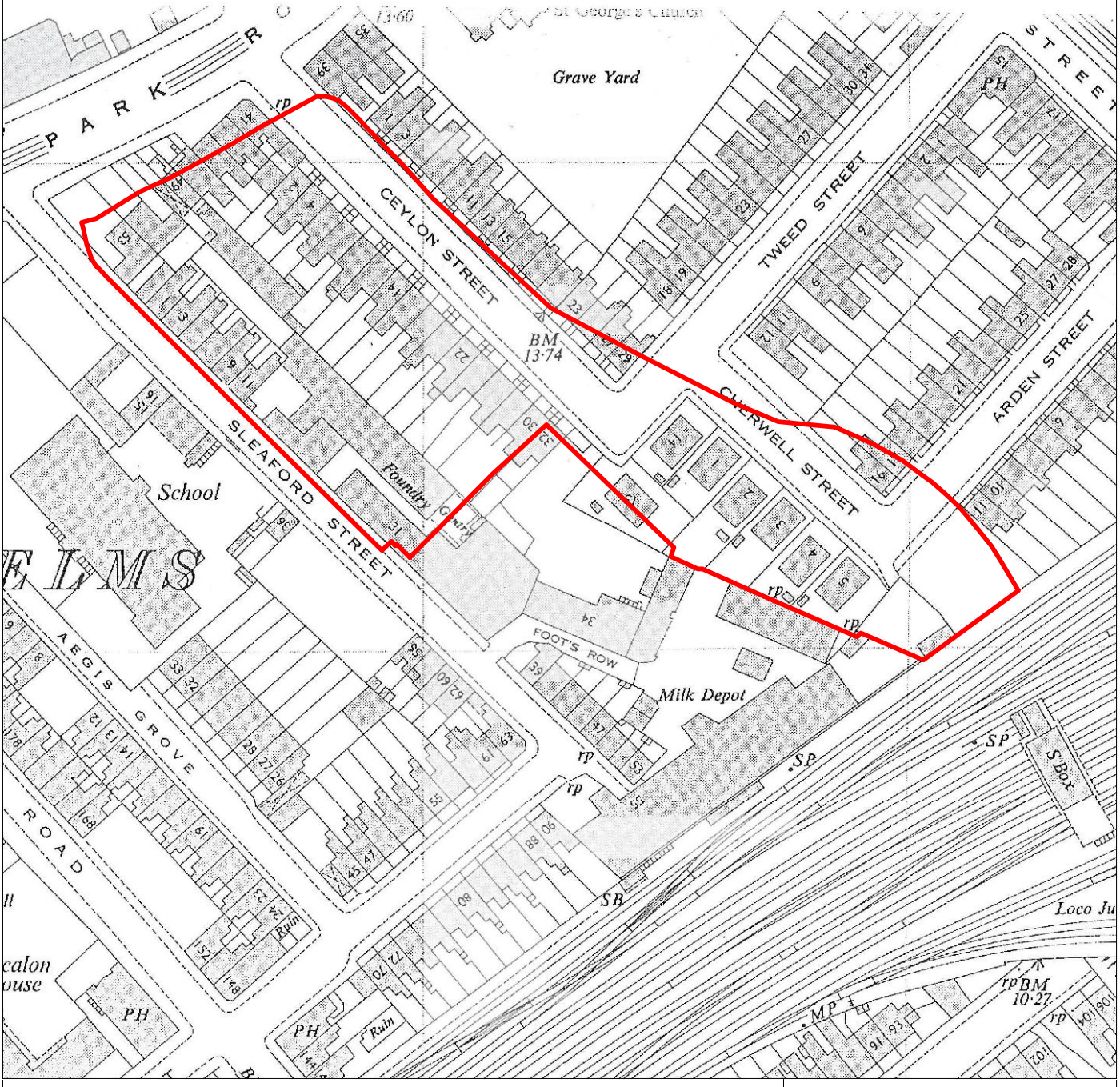
0 10 20 30m

Scale at A4: 1:1,250

A TETRA TECH COMPANY

Figure 10

1945 RAF Aerial Photo (from Google Earth)



Site Boundary

N

0 10 20 30m

Scale at A4: 1:1,250

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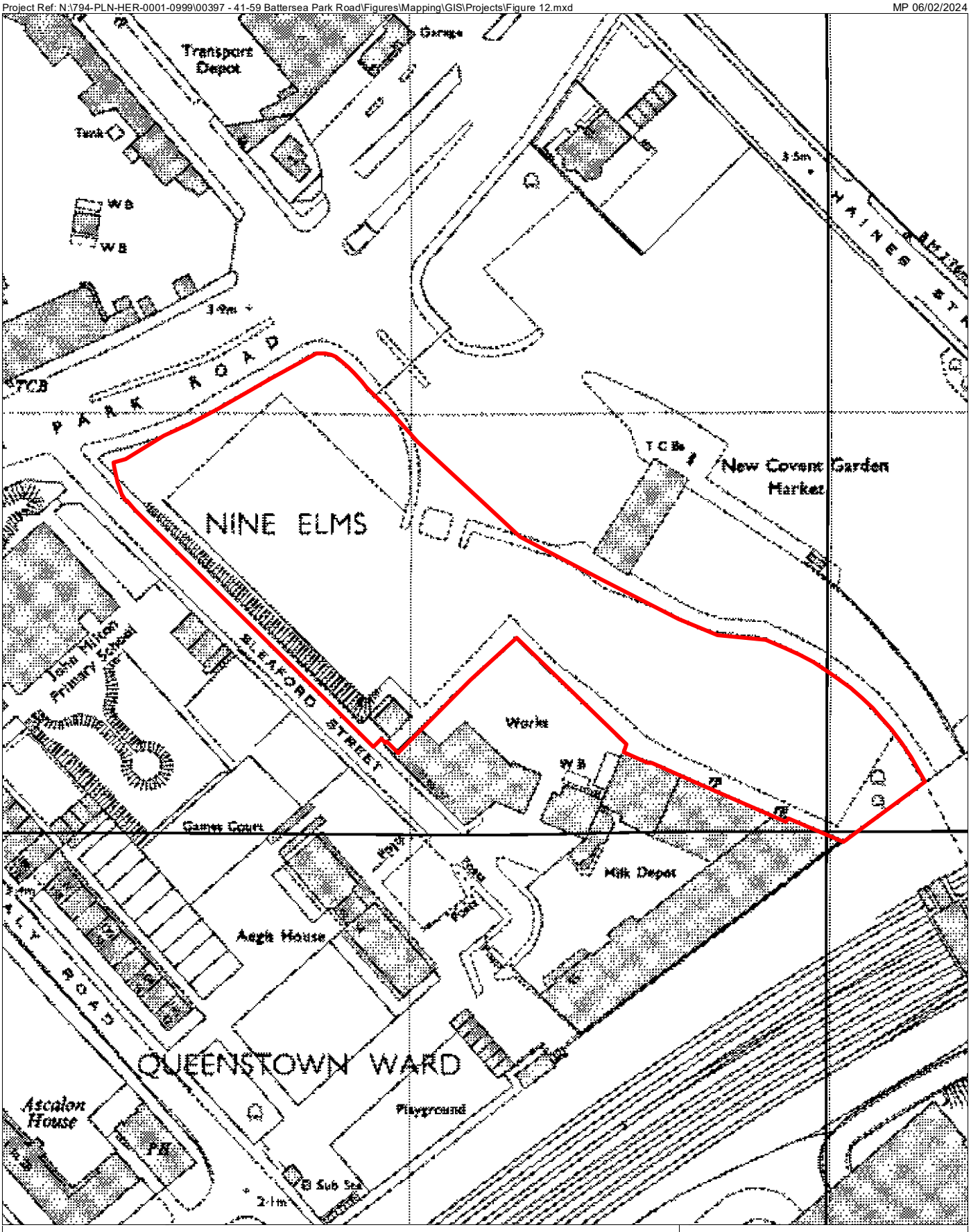
Figure 11

1952 Ordnance Survey



Site Boundary

N

0 10 20 30m

Scale at A4: 1:1,250

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Figure 12

1960-1975 Ordnance Survey

Site Boundary

N

0 10 20 30m

Scale at A4: 1:1,250

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Figure 13

2013 Google Earth Image

APPENDICES

Appendix 1 GLHER Gazetteer

Gazetteer 41-59 Battersea Park Road HER-00397

HER Data Points

LegacyID	PRN	Mon Name	Mon Desc	Mon Type
MLO97952	115175	Pumphouse And Former Battersea Waterworks Structures (Georgian Building)	A standing building recording carried out by J. Lowe on behalf of CgMs between April-May 2002 and additional works during 2003. Historic building record of the former Battersea Waterworks site. Once comprising a number of buildings, at the time of survey	Building
MLO105433	107958	Nine Elms Lane (Restoration Wall)	A possible 18th Century wall was identified during a watching brief at 53 Nine Elms Lane in 2013 by Museum of London Archaeology., A possible 18th Century wall was identified during a watching brief at 53 Nine Elms Lane in 2013 by Museum of London Archaeo	Wall
MLO75505	130354	Kirtling Street (Post Medieval Buried Land Surface)	To the east and south east of the site natural gravel terraces were found to have survived above level OD. Pre 1862 alluvial deposits overlying the gravel is associalted with the area as a market garden containing a well known agricultural industry. Bore	Buried Land Surface, Layer
MLO65780	96374	Cringle St (Post Medieval Engine House)	Four adjoining engine houses are present on the site, dating from 1839/40 to 1856. A fifth engine house dates from around 1930 and contained a diesel-oil engine dating from 1933 (see 80011103). The earlier engine houses all contained evidence of former en	Engine House
MLO65779	95877	Cringle St (Post Medieval Waterworks)	The Battersea Waterworks is a highly important site which features significant remains of early, pioneering engine houses, including the engine house of the first Cornish engine to be purpose-built for a waterworks and the engine house of the largest Corn	Waterworks
MLO65783	125950	Cringle St (Post Medieval Blacksmiths Workshop)	A blacksmith's shop dating from around 1904 exists on the site.	Blacksmiths Workshop
MLO14603	145684	Nine Elmsthames (Neolithic Findspot & Findspot)	'FLINT PICK' WITH FLAT UNDERSIDE. SURFACE WELL CHIPPED.	Findspot,Findspot
MLO102935	98955	Thames Foreshore, Nine Elms, Wandsworth (Thames Foreshore, Nine Elms (Medieval Findspot))	A Medieval silver annular brooch found on the Thames foreshore. Potential treasure reported to the coroner under the Treasure Act 1996., A Medieval silver annular brooch dating 13th - 14th Century found on the Thames foreshore. This brooch has a circular	
MLO18527	100747	Nine Elms (Roman Findspot)	RO BRONZE COIN OF ANTONIUS PIUS MINTED C144 AD FOUND C1857. UNLOCATED	Findspot
MLO13251	100837	Battersea Fields (Post Medieval Windmill & Smock Mill)	2 SMOCKMILLS, CORN, MARKED ON A NUMBER OF C17 MAPS & PICTURES-BETWEEN THERED HOUSE AND THE E END NINE ELMS LA.	Windmill,Smock Mill
MLO64086	116437	Kirtling Street (Post Medieval Lead Works)	Reported by T Smith for GLIAS, Feb'95; IRIS number LO/GLIAS/TRS10. The Nine Elms lead works were established in 1886. The riverside buildings have been demolished. The white lead stacks were in two rooms on the west side of the quadrangle, with a yard,	Lead Works
MLO65782	111328	Cringle St (Post Medieval Engine)	A 1930s engine house beside the workshops contained a three-cylinder Murrless diesel-oil engine dating from 1933, and an electric motor.	Engine
MLO65781	142656	Cringle St (Post Medieval Workshop)	A boiler house was situated behind the engine houses; this was later converted into workshops, which housed modern machine tools in 1991.	Workshop
MLO65784	140712	Cringle St (Post Medieval Unassigned)	An air hammer dating from around 1904 exists on the site.	Unassigned
MLO12012	102700	River Thames (Post Medieval Windmill & Post Mill)	POSTMILL, WEATHERBOARDED BODY, 4 COMMON SAILS, STILL EXTANT 1814,GONE BY 1828. SITUATED ON THE BANK OF THE THAMES 100YDS SOUTH OF BATTERSEA POWER STATION JETTY.	Windmill,Post Mill
MLO12013	122169	Nine Elms Lane (Post Medieval Watermill)	WATERMILL FED FROM AN EXTENSIVE MILLPOND,WHICH PARTIALLY SURVIVED IN 1966	Watermill
MLO3284	130940	Nine Elms Lane (Medieval Manor House)	SITE OF MANOR HOUSE	Manor House
MLO17077	150884	Battersea Fields (Roman Cemetery & Coffin)	RO LEAD COFFIN & 4 SKELETONS FOUND 1794 IN BATTERSEA FIELDS. COFFIN (ORNAMENTED WITH SCALLOP SHELLS & CABLE MOULDINGS) MELTED DOWN & SKELETONS LOST	Cemetery,Coffin

HER Data Polygons

LegacyID	PRN	Mon Name	Mon Desc	Mon Type
MLO93826	121239	Cringle Street (Victorian Water Pumping Station)	The Battersea Water Pumping Station was built in the 19th centruy and was part of te Battersea Power Station complex. It was demolished in October 2014., The building at Cringle Street was a water pumping station built in 1846 and 1856 by John Aird for th	Water Pumping Station, Engine House,Boiler House,Storehouse, Workshop
MLO105436	119638	Battersea Power Station (Bronze Age Buried Land Surface)	Peat deposits of aprobable Bronze Age date were identifeid at the Battersea Power Station site during a borehole survey in 2012 by QUEST., Peat deposits of aprobable Bronze Age date were identifeid at the Battersea Power Station site during a borehole sur	Buried Land Surface
MLO106831	143845	St George the Martyr's Churchyard (Georgian Churchyard & Cemetery)	The site of St. George the Martyr's Churchyard, which is now underneath New Covent Garden Market., The church on the site of St George's Churchyard was originally an early 19th Century structure to which modern additions have been made.The church of Saint	Churchyard,Cemetery
MLO104735	98970	Nine Elms Lane (Restoration Mill Pond)	The site of a probable 18th Century millpond, which contained two islands, thought to be for growing osiers., In the 19th Century the area of Nine Elms became more industrialised and Greenwood's map of 1824-6 shows a large mill pond aligned north-south. T	Mill Pond, Osier Bed
MLO118717	107405	St George the Martyr, Battersea (Georgian Church)	Remains of the Church of St George the Martyr were revealed during an evaluation by Wessex Archaeology in 2016., Remains of the Church of St George the Martyr were revealed during an evaluation by Wessex Archaeology in 2016. St George the Martyr was con	Church, Storage Building, Storage Building
MLO105432	106689	53 Nine Elms Lane (Victorian Gas Works)	Features and structures assocaited with the 19th Century London Gas Works were identified during a watching brief in 2013 by Musuem of London Archaeology., Features and structures associated with the 19th Century London Gas Works were identified during a	Gas Holder, Gas Works
MLO65071	144526	The Duchess of York Public House (Victorian Public House)	The Duchess of York Public House was an 18th centruy structure which was rebuilt in the 1880's., This building is included on the Wandsworth Local List. The Duchess of York Public House is a mid 19th Century structure which was rebuilt in the 1880's. (1	Public House, Roof Garden
MLO107915	110266	St. George's Church (Tudor Church)	St George's Church was originally situated in Battersea Park Road., St George's Church was originally situated in Battersea Park Road. A new church, in Patmore Street, was opened in 1955. Burial registers exist for between Aug 1853 and Jun 1870. (1)	Church, Cemetery

Archaeological Priority Areas

LegacyID	PRN	Area name	Desc type
DLO37919	77385	Battersea Channel	Full
DLO38303	78095	Nine Elms	Full

HER Event Points

LegacyID	PRN	Act Name	Act Desc
ELO11691	154130	Watching Brief at Tideway Wharf Industrial Estate	A watching brief was carried out at Tideway Wharf Industrial Estate by Pre-Construct Archaeology in 2011. The watching brief found a number of structures associated with the site's use as a dock in the 19th and 20th Century such as dock walls or the walls
ELO14862	155109	Heritage Activity at Northern Line Extension	Museum of London Archaeology carried out a monitory exercise on geotechnical boreholes on the site of the proposed extension of the London Underground Northern Line from
ELO6115	153243	Building Survey at Battersea Power Station	An historic buildings record was carried out by J Lowe on behalf of CgMs in 2003, and completed in February 2004.
ELO21362	172436	Watching Brief at Battersea Power Station (Phase 2)	Between June 2016 and sometime during 2017 Pre-Construct Archaeology carried out an archaeological watching brief at Battersea Power Station, Phase 2, Kirtling Street, Battersea. The watching brief monitored groundworks immediately north, east and south
ELO1126	170524	Test Pit at Battersea Power Station	Sutton Archaeological Services carried out an archaeological evaluation at Battersea Power Station in two phases; firstly 04/08/97-15/08/97 and secondly 15/09/97-18/09/97. this was in
ELO2009	171754	Desk Based Assessment at Clapham	HESEWALL OR HETHESWALL, LATER KNOWN AS THE BATTERSEA DITCH AND NOW THE HEATH BROOK SEWER
ELO21361	161777	Watching Brief at Northern Line Extension	At some time between April and December 2016 Museum of London Archaeology carried out an archaeological watching brief at Battersea Station, Battersea Park Road, for the Northern
ELO11823	160687	Casual Observation at Thames Foreshore	A Medieval silver annular brooch found on the Thames foreshore. Potential treasure reported to the coroner under the Treasure Act 1996.
ELO2290	163650	Desk Based Assessment at Wandsworth Road	MEDIEVAL ROAD CALLED THE KINGSTON HIGHWAY IN 1681
ELO6407	155257	Building Survey at Pumphouse and Former Battersea Waterworks Structures	A standing building recording carried out by J. Lowe on behalf of CgMs between April-May 2002 and additional works during 2003. Historic building record of the former Battersea Waterworks site. Once comprising a number of buildings, at the time of survey
ELO14858	162857	Building Survey at Station B Plant	CgMs consulting undertook an interim historic building recording of Battersea Power Station (Station B Plant) in July 2003. The historical background of the site is discussed and Station B
ELO14132	165495	Heritage Activity at Battersea Power Station	Heritage Statements were created by CgMs Consulting in 2014 for the Battersea Power Station, the statements focus on the built heritage and archaeology separately. It is
None	214364	Evaluation at Patmore Centre, Patmore Estate, Wandsworth, SW8 4JD	<p>An archaeological evaluation was carried out at Patmore Centre, Patmore Estate, Wandsworth, SW8 4JD by Pre-Construct Archaeology Limited (PCA) between 22nd and 24th August 2022, in advance of the demolition of existing and vacant community centre build

HER Event Lines

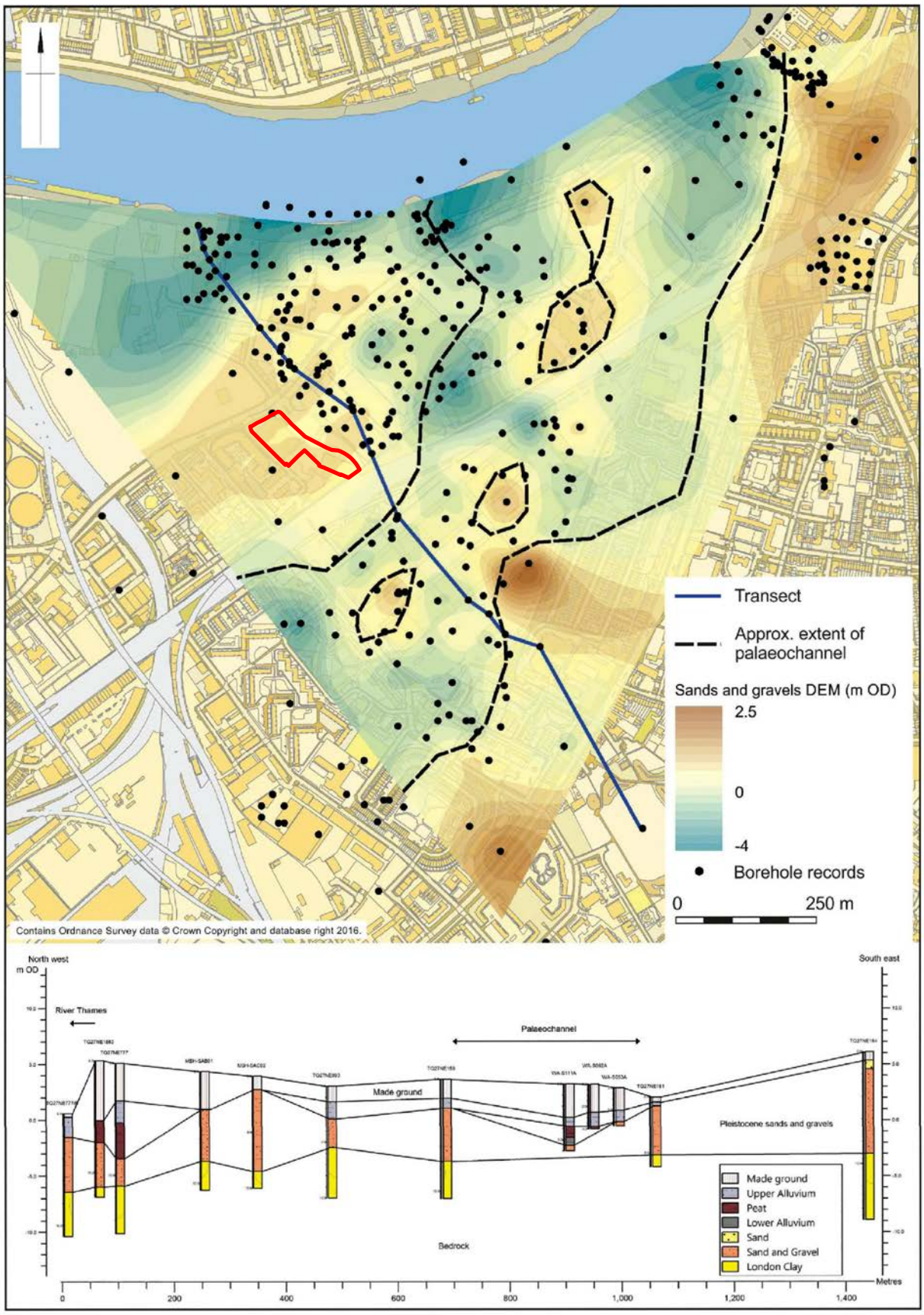
LegacyID	PRN	Act Name	Act Desc
ELO14853	164247	Desk Based Assessment at Northern Line Extension	Museum of London Archaeology carried out a historic environment assessment prior to the proposed Northern Line extension from Kennington Station via Nine Elms to Battersea, which
ELO18196	156851	Borehole Survey at Nine Elms Development	In July 2016 Museum of London Archaeology conducted a monitoring exercise on a series of geotechnical boreholes at the site of a new sewer line within the Nine Elms Development.

HER Event Polygons

LegacyID	PRN	Act Name	Act Desc
ELO19092	152334	Evaluation at New Covent Garden Market Main Market Southern Car Park Blocks A1/B1	In 2017 Wessex Archaeology carried out a 7 trench evaluation in the Southern Car Park at New Covent Garden Market. This revealed that the ground has been made up significantly over the past 200 years. Each trench contained a minimum of 2.5m of made ground
ELO18135	152385	Watching Brief at 26 Stewarts Road	In September 2016 Pre-Construct Archaeology was commisioned to undertake archaeological monitoring and recording during the excavation for a new access shaft to the new substation
ELO18209	152416	Watching Brief at Kirtling Street	Between May and August 2016 Museum of London Archaeology conducted an archaeological
ELO19942	152526	Watching Brief at New Covent Garden Market Security Lodge	In May 2018 Wessex Archaeology conducted an archaeological watching brief at New Covent Garden Market Security Lodge.The excavation of two trial holes were observed, each
ELO11881	153211	Desk Based Assessment at Nine Elms Lane/Post Office Way	A historic environment assessment was undertaken by Museum of London Archaeology for the Nine Elms Parkside site in April 2011. The site has the potential for archaeological
ELO6115	153243	Building Survey at Battersea Power Station	An historic buildings record was carried out by J Lowe on behalf of CgMs in 2003, and completed in February 2004.
ELO12781	153531	Desk Based Assessment at Battersea Power Station	In July 2009 an Environmental Statement was produced for the redevelopment of Battersea Power Station, as part of this the archaeology and built heritage of the area was assessed.
ELO18210	153828	Borehole Survey at Kirtling Street	In March 2016 three geoarchaeological evaluation boreholes were drilled across Site 13,
ELO11691	154130	Watching Brief at Tideway Wharf Industrial Estate	A watching brief was carried out at Tideway Wharf Industrial Estate by Pre-Construct Archaeology in 2011. The watching brief found a number of structures associated with the
ELO18975	154146	Desk Based Assessment at 26 Stewart's Road	In 2016 Amec Foster Wheeler conducted an archaeological desk based assessment regarding 26 Stewart's Road.The report found the site to have a moderate to low
ELO13277	154250	Desk Based Assessment at Sleaford Street	A desk based assessment was undertaken in June 2013 by CgMs Consulting at Sleaford Street, Nine Elms. The site is thought to have a modest potential for Prehistoric remains.
ELO16291	154306	Desk Based Assessment at 101 Prince of Wales Drive	A heritage appraisal of 101 Prince of Wales Drive was carried out by KM Heritage in February 2015. A number of gasholders were built on the site between 1872 and the end of the Second
ELO21369	154476	Evaluation at 40-42 Ponton Road	During February, April, and December 2016 and January 2017 L-P Archaeology carried out
ELO11891	154752	Watching Brief at Tideway Wharf Industrial Estate	An archaeological watching brief at Tideway Wharf undertaken by Pre-Construct Archaeology in July 2011. The basement of the Heathwell pumping station were exposed, an undated wall
ELO17599	154993	Test Pit at 46 Ponton Road	In June 2017 Pre-Construct Archaeology Limited were commissioned by CgMs Consulting to
ELO16290	155028	Desk Based Assessment at 101 Prince of Wales Drive	A desk based assessment of the Battersea Gasholders was carried out by CgMs Consulting in January 2015. The site is considered to have a low to moderate potential for archaeological
ELO13287	155092	Watching Brief at US Embassy Site, Nine Elms	A geoarchaeological borehole survey was undertaken at the US Embassy site, Nine Elms between the 24th-25th June 2013 by Museum of London Archaeology. The geology of the
ELO16788	155381	Borehole Survey at New Covent Garden Market	Between February and April 2016 an excavation on part of the remains of a Victorian cemetery at the New Covent Garden Site was carried out by Wessex Archaeology. The Site
ELO18211	156062	Borehole Survey at Heathwall Pumping Station	In April 2016 Museum of London Archaeology-Headland conducted a geoarchaeological borehole evaluation at Heathwall Pumping Station. Three geoarchaeological evaluation
ELO19943	156165	Trial Trench at New Covent Garden Market, Garden Heart and Fruit Market Site	In July and August 2016 Wessex Archaeology conducted an archaeological evaluation at the New Covent Garden Market Site, Garden Heart and Fruit Market Site. 6, 2 metre deep, stepped archaeological trial trenches were excavated. Made ground (comprising buil
ELO21114	156230	Building Survey at Palmerston Court	Between December 2020 and February 2021 Museum of London Archaeology carried out a level 1 standing building survey at the site of two public houses, The Pavilion Public House,
ELO18196	156851	Borehole Survey at Nine Elms Development	In July 2016 Museum of London Archaeology conducted a monitoring exercise on a series of geotechnical boreholes at the site of a new sewer line within the Nine Elms Development.
ELO8468	157166	Casual Observation at US Embassy Site	Further work was carried out in addition to the original desk based assessment by Ove Arup and Partners on the Nine Elms US Embassy site in 2008. A site walkover was conducted
ELO12116	157408	Heritage Activity at Tideway Wharf	Post-excavation assessment of archaeological investigations at Tideway Wharf carried out by
ELO12783	157771	Desk Based Assessment at Battersea Power Station	In July 2009 An assessment of Battersea Power Station was undertaken in support of a planning application by Donald Insall Associates. The report describes the implications of the
ELO20137	158081	Strip Map And Sample at Battersea Power Station Phase 4a	In 2019 Pre-Construct Archaeology monitored and recorded the excavation of 9 trial pits.River terrace deposits were overlain by alluvial deposits between 0.30m and 1.80m thick. No evidence of human activity was observed pre-dating the later Post Medieval
ELO13442	158218	Desk Based Assessment at Concrete Batching Plant	An environmental impact assessment was undertaken on the concrete batching plant at Cringle Street in August 2013 by Museum of London Archaeology. There is a high potential
ELO18097	158253	Desk Based Assessment at 38 Havelock Terrace	In 2017 Museum of London Archaeology carried out a historic environment assessment of 38 Havelock Terrace. The report found that there is a low to moderate potential for prehistoric
ELO15764	158349	Desk Based Assessment at Battersea Power Station Phase 4A Site	A desk based assessment of the Phase 4A site of Battersea Power Station was carried out by CgMs Consulting in May 2015. The site is considered to have a moderate potential for archaeological remains dating from the Prehistoric period but a low potential f
ELO21199	158645	Heritage Activity at Area 2, New Covent Garden Market, Food Exchange	Wessex Archaeology was commissioned to carry out geoarchaeological monitoring of Ground Investigation works within Area 2 of the New Covent Garden Market development. The scope of the works involved a geoarchaeological borehole survey comprised of 13 bore
ELO13136	158881	Heritage Activity at US Embassy	A report on the topographical mapping of the US Embassy Site in Nine Elms was undertaken
ELO16777	158906	Desk Based Assessment at Battersea Power Station Phase 4A	In June 2015 CgMs was commissioned to undertake an archaeological desk based assessment for the Battersea Power Station Phase 4A Site in Nine Elms, Wandsworth, London.The report concludes that the Phase 4A site is likely to have modest archaeological
ELO16256	159155	Desk Based Assessment at 41-59 Battersea Park Road	A desk based assessment of 41-59 Battersea Park Road was carried out by CgMs Consulting in August 2015. The site is considered to have some potential for archaeological finds and
ELO16786	159437	Auger Survey at Battersea Power Station	From November 2015 to February 2016 QUEST was commissioned to undertake a programme of geoarchaeological fieldwork and deposit modelling at the BPS Phase 2 site.
ELO11911	159521	Desk Based Assessment at Nine Elms Lane	An archaeological desk based assessment of Nine Elms Lane undertaken by MoLA in April 2011. The site is considered to have high potential for Post Medieval remains, particularly
ELO11894	159595	Desk Based Assessment at Nine Elms Pier	An Archaeological Desk Based Assessment was carried out by CgMs for the Nine Elms Pier in April 2011. The site is considered to have potential for palaeoenvironmental remains dating

ELO21753	159654	Evaluation at New Covent Garden Market	An archaeological evaluation was carried out at the New Covent Garden Market site, Nine Elms Lane by Wessex Archaeology. This comprised eleven trenches, and took place
ELO18960	159929	Strip Map And Sample at 26 Stewarts Road	In 2018 an archaeological strip, map and sample and geoarchaeological excavation was carried out at 26 Stewarts Road.No archaeological features were observed suring the ground
ELO21402	160336	Heritage Activity at 38-48 Havelock Terrace	In June 2021 Built Heritage Consultancy was commissioned to undertake a Heritage Statement at 38-38 Havelock Terrace, Nine Elms, London. This Heritage Statement assesses
ELO13970	160661	Buildings Recording And Investigation at Battersea Power Station	Low level building recording was undertaken at Battersea Power Station Water Pump House in February 2014 by Purcell.The recording identified key elements of the remaining building and assess how to dismantle the structure.
ELO21400	160834	Desk Based Assessment at 38-48 Havelock Terrace	In May 2021 Museum of London Archaeology was commissioned to carry out an Archaeological Desk Based Assessment in advance of proposed development at 38-48
ELO13969	161955	Watching Brief at 101 Prince of Wales Drive	A watching brief was undertaken on the Battersea Gasholders at 101 Prince of Wales Drive between the 7th-9th May 2013 by Museum of London Archaeology.The site revealed two 19th-
ELO18212	161970	Borehole Survey at Thames Tideway Tunnel Project Site	Between June 2014 and June 2015 Wessex Archaeology conducted a foreshore based archaeological evaluation at Kirtling Street, a Thames Tideway Tunnel project site. The
ELO13210	161981	Watching Brief at 53 Nine Elms Lane	A watching brief was undertaken between the 28th January and the 15th March 2013 by Museum of London Archaeology at the Royal Mail South London Centre, 53 Nine Elms Lane.
ELO16804	162160	Excavation at New Covent Garden Market	Between February and April 2016 an excavation on part of the remains of a Victorian cemetery at the New Covent Garden Site was carried out by Wessex Archaeology. The Site
ELO19074	162288	Environmental Impact Assessment at Battersea Power Station Phase 4A	In 2016 Quest Quaternary Scientific (University of Reading) conducted a programme of geoarchaeological monitoring of geotechnical site investigations and deposit modelling, at the site of the proposed development of land at Battersea Power Station Phase 4
ELO11921	162450	Desk Based Assessment at New Covent Garden Market	A desk based assessment undertaken by Oxford Archaeology in August 2007 for the New Covent Garden Market site. The report identifies potneial for the site to contain deposits
ELO16165	162633	Desk Based Assessment at Cringle Dock Waster Transfer Station	A desk based assessment of Cringle Dock Waste Transfer Station was carried out by CgMs Consulting in September 2015. The site is thought to have potential for palaeoenvironmental information and the foreshore area to the north is considered to have a mode
ELO18864	162634	Desk Based Assessment at Nine Elms Skills Centre	Museum of London Archaeology carried out a desk based assessment on the proposed site of the Nine Elms Skills Centere in 2016. This report concludes that there is a potential for
ELO11892	162974	Desk Based Assessment at Tideway Wharf Industrial Estate	An archaeological desk based assessment and impact assessmet was carried out by CgMs in August 2010 for the Tideway Wharf Industrial Estate. The DBA identifies that the site is
ELO16778	163149	Desk Based Assessment at Battersea Power Station	In December 2013 CgMs was commissioned to undertake an archaeological desk based assessment for the Battersea Power Station development site, Wandsworth, London.The
ELO12779	163235	Watching Brief at Ponton Road	A watching brief was undertaken on the site of a new access road at Ponton Road, Nine Elms
ELO17928	163911	Borehole Survey at 40-42 Ponton Road	In February 2015 Quaternary Scientific conducted geoarchaeological fieldwork and deposit modelling of land at 40-42 Ponton Road. Nine geotechnical boreholes were put down of which
ELO13205	163916	Auger Survey at Battersea Power Station	A borehole survey was undertaken at Battersea Power Station in June 2012 by Quaternary Scientific. The boreholes have been used to create a deposit model of the area.
ELO20786	164095	Desk Based Assessment at Embassy Gardens	A desk based assessment was carried out by Oxford Archaeology in June 2020 on a parcel of (Plot A07) within the Embassy Gardens development, Nine Elms Lane.
ELO13807	164176	Desk Based Assessment at Battersea Power Station	A heritage impact assessment was undertaken on Battersea Power Station in December 2013 by Purcell. The proposals are thought to be the best for allowing the preservation of the
ELO16799	164185	Evaluation at Battersea Power Station	Through March to June 2016 Pre-Construct Archaeology was commissioned to undertake an archaeological evaluation at the Phase 3 Battersea Power Station development site,
ELO10944	164245	Desk Based Assessment at Battersea Power Station	In May 2000 Peter Inskip and Peter Jenkins Architects Limited compiled a Conservation Plan of Battersea Power Station. This comprised a history of the buildings and its development, as
ELO14853	164247	Desk Based Assessment at Northern Line Extension	Museum of London Archaeology carried out a historic environment assessment prior to the proposed Northern Line extension from Kennington Station via Nine Elms to Battersea, which
ELO11920	164343	Watching Brief at Ponton Road	An archaeological watching brief was undertaken by Pre-Construct Archaeology Ltd during a
ELO16787	164879	Monolith Sampling at 53 Nine Elms Lane	At some time in 2015 Museum of London Archaeology was commissioned to undertake a geoarchaeological evaluation on trench samples at the Royal Mail South London Centre, 53
ELO12782	165503	Building Survey at Battersea Power Station	A historic building assessment was undertaken on Battersea Power Station in July 2009 by Donald Insall Associates Limited. The assessment comprised historical research as a desk
ELO10942	165575	Desk Based Assessment at Battersea Power Station	In September 1996 Ove Arup and Partners compiled an archaeological and historical desk based study of Battersea Power Station. It was concluded that all areas of the site, where the
ELO13206	166758	Desk Based Assessment at Battersea Power Station	The archaeological and built heritage of the area around Battersea Power Station was assessed as part of an Environmental Impact Assessment with the heritage being assessed
ELO16785	167827	Borehole Survey at 46 Ponton Road	A geoarchaeological deposit model was undertaken by QUEST in 2015 at 46 Ponton Road. The deposit model was based on a review of 71 borehole records, incorporating the 14 new
ELO13804	167875	Desk Based Assessment at 40-42 Ponton Road	A desk based assessment was undertaken at 40-42 Ponton Road in January 2014 by CgMs Consulting. The site has the potential for palaeoenvironmental evidence from the prehistoric
ELO21405	168032	Heritage Activity at 16 Havelock Terrace	In June 2021 Built Heritage Consultancy was commissioned to undertake a Heritage Statement at 16 Havelock Terrace, Nine Elms, London. This Heritage Statement assesses
ELO10943	168048	Watching Brief at Battersea Power Station	In August and September 1997 Sutton Archaeological Services conducted an archaeological watching brief during the excavation of Test Pits and the sinking of boreholes. It was found
ELO21701	168180	Evaluation at Palmerston Court, The Pavilion Public House and Flanagan's of Battersea Public House	Between 24th and 27th April 2021 Compass Archaeology and Museum of London Archaeology carried out an archaeological evaluation at Palmerston Court, Battersea Park Road, London SW8 in the London Borough of Wandsworth.
ELO18958	168414	Desk Based Assessment at 26 Stewarts Road	In 2016 Amec Foster Wheeler carried out a desk based assessment regarding 26 Stewarts Road. The report found that there is a low to moderate archaeological potential at the
ELO8387	168462	Desk Based Assessment at Nine Elms	An archaeological and geo-environmental desk based assessment as carried out in 2008 by Ove Arup and Partners on a potential site for the US Embassy development. The site has
ELO18660	168948	Desk Based Assessment at Battersea Power Station	In June 2009 Museum of London Archaeology were commissioned to undertake an archaeological desk based assessment in advance of proposed development at Battersea
ELO21307	169705	Watching Brief at Plots E/F/G, South London Mail Centre	A programme of work including a geoarchaeological watching brief and the analysis of the resulting deposit sequence was carried out on land at Plots E, F and G of the Nine Elms Park
ELO14067	169791	Heritage Activity at New Covent Garden Market	An environmental impact assessment was undertaken for the New Covent Garden Market site redevelopment in April 2014. The archaeological assessment was undertaken by
ELO21404	169937	Heritage Activity at 16 Havelock Terrace	In May 2021 Museum of London Archaeology was commissioned to carry out an Archaeological Desk Based Assessment in advance of proposed development at 16
ELO19076	170234	Watching Brief at Battersea Power Station Phase 4A	In 2016 CgMs Consulting carried out an archaeological watching brief at Battersea Power Station Phase 4A. No archaeological features were present, however the broad model for the
ELO17931	171637	Watching Brief at US Embassy	Between July 2013 and April 2014 Museum of London Archaeology conducted an
ELO16044	172363	Desk Based Assessment at 46 Ponton Road	A desk based assessment of 46 Ponton Road was carried out by CgMs Consulting in August 2015. The potential for archaeological and palaeoenvironmental evidence dating from the
ELO13377	172437	Watching Brief at 1-12 Ponton Road	A watching brief was undertaken at 1-12 Ponton Road, Nine Elms between the 19th April to the 8th July 2013 by Museum of London Archaeology. During the watching brief the earliest
ELO21303	172681	Watching Brief at New Covent Garden Market, Apex Site	In November 2020 Wessex Archaeology was commissioned to undertake geoarchaeological monitoring of three cable percussion boreholes and seven window sample boreholes along
None	214364	Evaluation at Patmore Centre, Patmore Estate, Wandsworth, SW8 4JD	An archaeological evaluation was carried out at Patmore Centre, Patmore Estate, Wandsworth, SW8 4JD by Pre-Construct Archaeology Limited (PCA) between 22nd and 24th August 2022, in advance of the demolition of existing and vacant community centre build

Appendix 2 Deposit Model from Payne et al, 2018



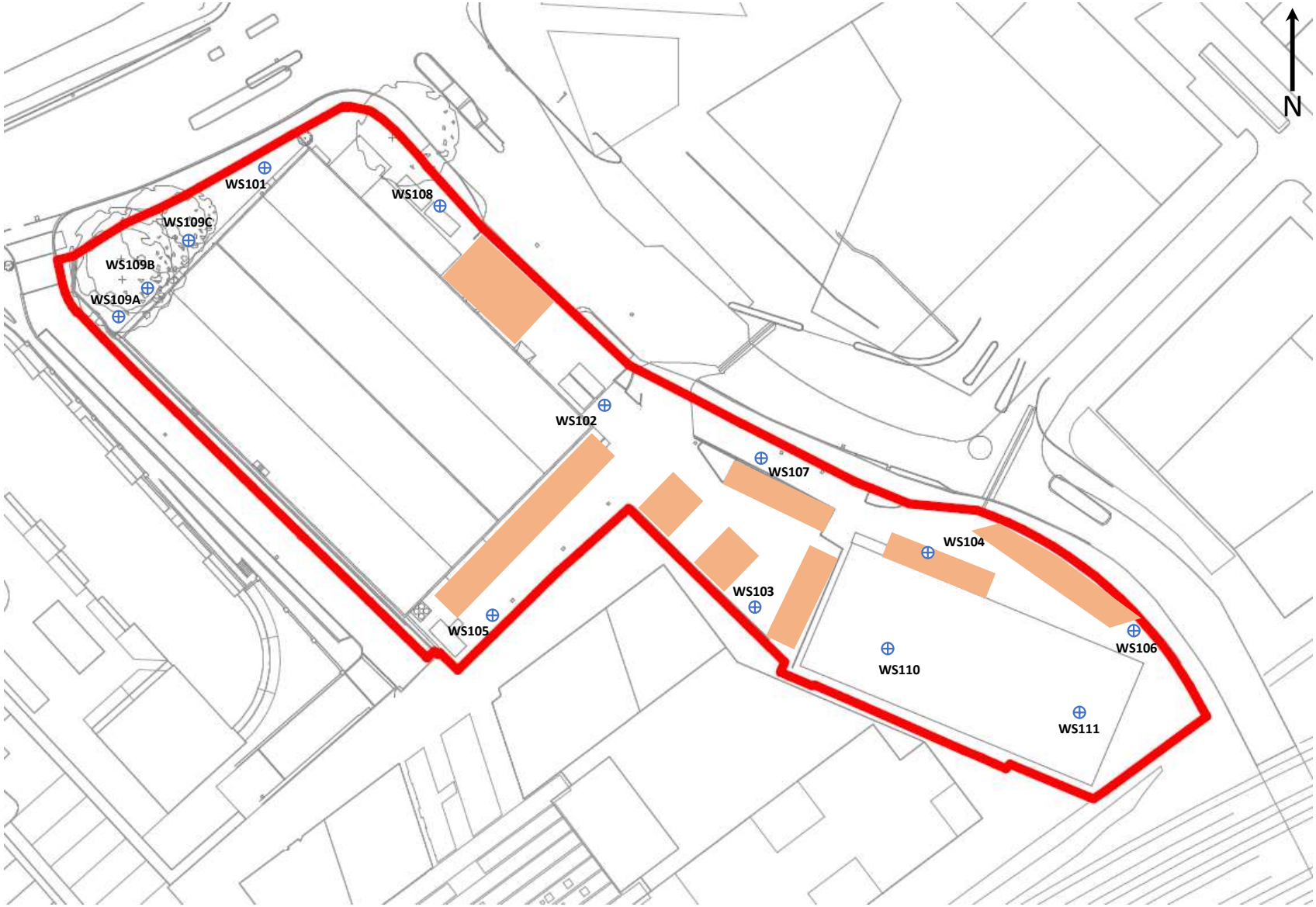
Site Boundary

N

A TETRA TECH COMPANY

Deposit model
(from Payne et al, 2018)

Appendix 3 Site Investigation Logs



Legend:

- Site Boundary
- WS — Window Sample location
- Parking Area/Vehicle Access to be kept clear

Tier Environmental Ltd,
Suite 513, Chadwick House,
Warrington Road,
Birchwood, WA3 6AE

CLIENT: Watkin Jones

PROJECT TITLE:
41-59 Battersea Park Road

DRAWING TITLE:
Exploratory Hole Location Plan

DRAWING REF: EHLP1.1

AUTHOR: SM	**REVIEWER:** SL	**SCALE:** NTS

DRAWING DATE:	**DRAWING STATUS:**
March 2023	FINAL

Borehole Log

Borehole No. **WS101**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 12/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.35			MADE GROUND: TOPSOIL of dark brown, very sandy silt with rare gravel and brick
		0.70	ES					MADE GROUND: Orange, very sandy, medium to coarse sand. Gravel of angular to subangular, fine to coarse flint
		1.20		N=7 (3,3/1,3,2,1)	1.38			
		2.00		N=6 (1,2/1,3,1,1)				MADE GROUND: Soft, brown, very gravelly, sandy clay. Gravel is angular to subangular, fine to coarse flint, brick, tile and clinker
		2.20 - 2.40	ES					
		3.00		N=29 (5,7/7,8,8,6)	2.82			MADE GROUND: Dark brown, slightly gravelly sand. Gravel is angular to subangular, fine to medium brick and flint.
		3.40 - 4.00	ES		3.30			Medium dense, orange, gravelly, medium to coarse SAND. Gravel is angular to subangular, fine to coarse flint and rare chalk
		4.00		N=28 (4,6/7,7,7,7)				
		5.00		N=32 (5,7/7,8,8,9)				
					5.45			End of borehole at 5.45 m

Remarks

1) Groundwater ingress at 3.65m bgl 2) Terminated at target depth

Borehole Log

Borehole No. **WS102**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 12/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.04			MADE GROUND: Pale grey CONCRETE of 65-70% aggregate
		0.80	ES		0.95			MADE GROUND: Reddish brown, very gravelly, medium to coarse sand. Gravel is angular to subangular, fine to coarse flint, brick and concrete with a high cobble content of red brick
		1.20		N=16 (3,5/5,5,3,3)				MADE GROUND: Dark brownish orange, gravelly, clayey sand. Gravel is angular to subrounded, fine to coarse brick, tile, clinker and flint with rare ash, charcoal and oyster shells
		1.80 - 2.00	ES					
		2.00		N=6 (3,3/3,1,1,1)	2.25			
		2.40	D					MADE GROUND: Soft, brown, slightly gravelly, sandy clay. Gravel is angular to subangular brick
					2.65			Soft to firm, orangish brown, very gravelly, sandy CLAY. Gravel is angular to subangular, fine to coarse flint
		3.00		N=19 (3,3/4,5,5,5)	3.10			Medium dense, orange, gravelly, locally silty SAND. Gravel is angular to subangular, fine to coarse flint
	▼	3.50 - 4.00	D					
		4.00		N=28 (3,5/6,8,6,8)				
					5.40			End of borehole at 5.45 m

Remarks

1) Groundwater ingress at 3.75m bgl

Borehole Log

Borehole No. **WS103**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 11/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
		0.16	ES		0.09			MADE GROUND: Black asphalt
		0.35	ES		0.16 0.35			MADE GROUND: Pale grey CONCRETE of 55-65% aggregate, fine to coarse, subangular to subrounded lithologies *Rebar at 0.15m bgl of 0.4mm thickness*
		1.20 1.20	ES	N=19 (3,3/4,4,8,3)	1.05			MADE GROUND: Pale greyish brown, gravelly, locally clayey, medium to coarse SAND. Gravel is angular to subrounded, fine to coarse, concrete, flint and rare metal fragments
		2.00 2.00	ES	N=4 (1,0/1,0,2,1)	2.20			MADE GROUND: Reddish brown, gravelly, silty, fine to medium SAND. Gravel is angular to subrounded, brick, flint, concrete and sandstone. paving slabs. Medium cobble content of brick and concrete.
		3.00		N=3 (3,2/2,0,1,0)	2.50 3.10			MADE GROUND: Dark brownish grey, very gravelly, silty SAND. Gravel is angular to subangular, fine to coarse, brick, flint and rare asphalt. A low cobble content MADE GROUND: Soft, brownish grey, gravelly, sandy CLAY. Gravel is subangular to subrounded, fine to coarse, asphalt with fragments of brick and porcelain NO RECOVERY
	▽	4.00		N=2 (1,0/1,0,1,0)	4.20			MADE GROUND: Greyish brown, gravelly, clayey SAND. Gravel is angular to subrounded, fine to coarse, concrete, flint, brick and porcelain with rare metal and glass (poor recovery) NO RECOVERY
		5.00		N=2 (1,1/1,1,0,0)	4.80 5.00			MADE GROUND: Soft, dark grey, gravelly sandy CLAY. Gravel is fine subangular to subrounded, fine to medium brick and asphalt with rare ash
								End of borehole at 5.45 m

Remarks

1) Groundwater ingress at 4.0m bgl

Borehole Log

Borehole No. **WS104**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 11/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.12			Asphalt
					0.50			MADE GROUND: Pale grey CONCRETE of 65-70% aggregate, subangular to subrounded, fine to coarse lithologies
		0.80	ES		0.92			MADE GROUND Pale brown, gravelly, silty SAND. Gravel is angular to subangular, fine to coarse, flint and brick with rare asphalt fragments
		1.20		N=8 (2,2/2,2,2,2)				MADE GROUND: Soft to firm, brown, slightly gravelly, sandy CLAY. Gravel is angular to subangular, fine to coarse, flint and brick with a low cobble content and flint.
					1.68			End of borehole at 1.68 m

Remarks

1) No groundwater encountered 2) Terminated on refusal

Borehole Log

Borehole No. **WS105**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 12/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.08			Aphalt
					0.31			Pale grey CONCRETE of 55-65% aggregate
		0.70	ES		0.52			MADE GROUND: Brown, gravelly, silty, cobble of red brick and concrete. Gravel is angular to subangular, fine to coarse of brick and concrete
		1.20		N=1 (2 for 300mm/1 for 150mm)	1.25			MADE GROUND: Brown, silty, gravelly, fine to medium SAND. Gravel is angular to subangular, fine to coarse of flint, brick, concrete and breezeblock with a high cobble content and red yellow brick, concrete and breezeblock.
		1.30 1.50 - 2.00	ES D		1.45			MADE GROUND: Black, gravelly, medium to coarse SAND. Gravel is angular to subangular. fine to coarse clinker and minor brick
		2.00		N=40 (6,2/40 for 160mm)	2.10			MADE GROUND: Soft, pale brown, gravelly, sandy CLAY. Gravel is angular to subangular, fine to coarse flint, brick, porcelain, clinker and tile fragments
					2.31			MADE GROUND: Sandstone and concrete End of borehole at 2.31 m

Remarks

1) No groundwater encountered 2) Terminated on refusal

Borehole Log

Borehole No. **WS106**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 11/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.12			Asphalt
					0.40			MADE GROUND: Pale grey CONCRETE of 65-75% aggregate, angular to subrounded, fine to coarse lithologies. 6mm diameter rebar at 380mm cover.
		1.10 - 1.30	ES		1.10			MADE GROUND: Brown, sandy, locally clayey GRAVEL of angular to subrounded, fine to coarse brick, flint, concrete and rare clinker with a high cobble content of brick.
		1.20		N=13 (1,3/3,3,4,3)	1.30			
					1.45			MADE GROUND: Black, gravelly, medium to coarse SAND. Gravel is angular to subangular, fine to coarse, flint and brick
								Strong hydrocarbon odour 1.10-1.30m bgl
		2.00		N=5 (1,3/2,1,1,1)	2.00			MADE GROUND: Grey, gravelly, clayey SAND. Gravel is angular ro subangular, fine to coarse, clinker and brick
					2.40			MADE GROUND: Brownish orange GRAVEL. Gravel is angular to subrounded, fine to coarse flint.
		3.00		N=0 (1 for 450mm/0 for 0mm)	3.00			MADE GROUND; Dark brown, gravelly, clayey, fine to medium SAND. Gravel is angular to subangular, fine to coarse brick, clinker and flint
					3.55			MADE GROUND: Firm, brown, gravelly, sandy CLAY. Gravel is angular to subangular, fine to coarse flint and rare brick
								NO RECOVERY
		4.00		N=12 (1,1/2,3,3,4)				Brownish orange, gravelly, fine to medium SAND. Gravel is angular to subangular, fine to coarse flint (Possible made ground)
					4.45			End of borehole at 4.45 m

Remarks

1) Groundwater ingress at 3.65m bgl 2) Terminated at target depth

Borehole Log

Borehole No. **WS107**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 11/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.15			Asphalt
					0.28			MADE GROUND: Pale grey CONCRETE of 60-65% aggregate of lithologies. 6mm rebar at 0.26m bgl
		0.60	ES		0.49			MADE GROUND: Pale brown, very sandy, silty, GRAVEL of angular to subangular, fine to coarse flint, brick and concrete with a medium cobble content of bricks
		1.20		N=6 (1,1/2,1,2,1)	0.85			MADE GROUND: Brownish grey, gravelly, clayey SAND. Gravel is subangular to subrounded, fine to coarse flint and brick with rare chalk and ash
		2.00		N=2 (1 for 300mm/2 for 75mm)	2.00			MADE GROUND: Soft to firm, brown, silty, sandy, fine to coarse flint, porcelain, brick, chalk and clicker with rare ash POOR RECOVERY
		3.00		N=25 (6,6/6,5,6,8)	3.00			Orange, slightly gravelly, fine to medium SAND. Gravel is angular to subangular, fine to coarse flint (possible made ground)
		4.00		N=12 (1,1/2,3,3,4)				
					4.45			End of borehole at 4.45 m

Remarks

1) Groundwater ingress at 3.90m bgl 2) Terminated at target depth

Borehole Log

Borehole No. **WS108**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 12/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.18			MADE GROUND: Pale grey CONCRETE of 65-75% aggregate
					0.49			MADE GROUND: Brown, very gravelly, silty sand. Gravel is angular to subangular, fine to coarse flint, brick, concrete and metal fragments. A medium cobble content of brick
								End of borehole at 0.49 m

Remarks

1) No groundwater ingress encountered 2) Terminated due to concrete obstruction

Borehole Log

Borehole No. **WS109A**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 12/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.35			MADE GROUND: TOPSOIL of dark brown, very sandy, slightly gravelly SILT. Gravel is angular to subangular, fine to medium brick and flint with rare rootlets
					0.45			MADE GROUND: Brown, gravelly, silty sand. Gravel is angular to subangular, fine to coarse flint, brick, concrete and tile. A medium cobble content of brick
								End of borehole at 0.45 m

Remarks

1) No groundwater encountered 2) Terminated due to concrete obstruction

Borehole Log

Borehole No. **WS109B**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 12/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.40			MADE GROUND: TOPSOIL of dark brown, very sandy, slightly gravelly silt. Gravel is angular to subangular, fine to coarse brick, flint and rare chalk End of borehole at 0.40 m

Remarks

1) No groundwater encountered 2) Terminated due to concrete obstruction

Borehole Log

Borehole No. **WS109C**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 12/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.35			MADE GROUND: TOPSOIL of dark brown, very sandy, slightly gravelly SILT. Gravel is angular to subangular, fine to medium brick and flint with rare rootlets
					0.65			MADE GROUND: Brownish grey, gravelly, sandy COBBLE of brick and concrete
					1.20			MADE GROUND: Reddish brown, gravelly, silty, fine to coarse sand. Gravel is angular to subrounded, fine to coarse brick, tile and flint
								End of borehole at 1.20 m

Remarks

1) No groundwater encountered 2) Terminated due to concrete obstruction

Borehole Log

Borehole No. **WS110**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 11/01/2021 -	Logged By SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.50 - 0.70	ES		0.38			MADE GROUND: Tile over pale grey, CONCRETE of 60-65% aggregate. subangular to subrounded, fine to coarse lithologies
					0.48			MADE GROUND: Pale brown cobble and gravel of concrete
		1.20		N=12 (3,3/3,3,3,3)	0.65			MADE GROUND: Pale brown, gravelly SAND. Gravel is subangular to subrounded, fine to medium brick and concrete
		1.20 - 1.50	ES					MADE GROUND: Soft, brownish grey, very gravelly, sandy CLAY. Gravel is angular to subangular, fine to coarse brick, flint, concrete and glass. Sand is medium to coarse with rare ash and a low cobble content of brick
					1.80			End of borehole at 1.80 m

Remarks

1) No groundwater encountered 2) Terminated on refusal

Borehole Log

Borehole No. **WS111**

Sheet 1 of 1

Project Name: Battersea Park	Project No. TE1439	Co-ords: -	Hole Type WS
Location: London		Level:	Scale 1:50
Client: Tier Consult SY		Dates: 11/01/2021 -	Logged By SM

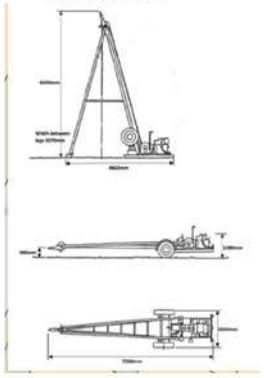
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.21			MADE GROUND: Pale grey CONCRETE of 65-70% aggregate.
					0.45			MADE GROUND: Pale brown, sandy gravel of subangular to subrounded, fine to coarse flint and brick
		1.20		N=14 (4,5/4,2,4,4)				MADE GROUND: Soft, dark brown, very gravelly, sandy CLAY. Gravel is angular to subangular, fine to coarse flint, concrete and brick with a high cobble content of brick
					1.55			MADE GROUND: Pale brown, sandy, silty GRAVEL od angular to subangular, fine to coarse, red brick and flint
		2.00		N=9 (2,1/2,2,2,3)	2.10			MADE GROUND: Firm, brown mottled orangish grey, gravelly, sandy, clay. Gravel is angular to subangular, fine to coarse flint, brick and rare concrete with occasional clinker and ash
		2.40 - 2.60	ES					
					2.85			MADE GROUND: Brownish black, sandy gravel of angular to subangular, fine to coarse, red brick, clinker and flint.
		3.00		N=33 (5,5/6,7,9,11)	3.18			MADE GROUND: Soft, very sandy, gravelly CLAY. Gravel is angular to subangular, fine to coarse flint and brick
	▼				3.55			Medium to dense, orangish brown, gravelly, medium to coarse SAND. Gravel is angular to subrounded, fine to coarse flint
		4.00		N=33 (3,4/6,7,10,10)				
		5.00		N=50 (4,7/50 for 220mm)				
					5.45			End of borehole at 5.45 m

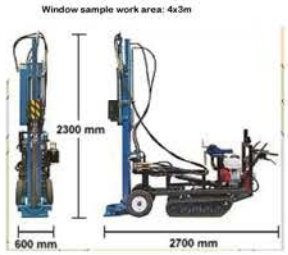
Remarks

1) Groundwater ingress at 3.50m bgl 2) Terminated at target depth

APPENDIX D – PHOTOGRAPHS

Appendix 4 Line of Sewer





WS101
WS108
WS109C
WS109B
WS109A
WS102
WS107
WS104
WS105
WS103
WS106
WS110
WS111

BATTERSEA PARK ROAD
NEW COVENT GARDEN ACCESS ROAD
KYNOCH STREET
NINE ELMS LANE
GLEDFORD STREET
THESSALY ROAD

N

Notes

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS TOGETHER WITH THE APPROPRIATE SPECIFICATIONS.
IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE. DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING. ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
ALL LEVELS ARE IN METRES, UNLESS NOTED OTHERWISE

This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register
This drawing must not be used for land transfer purposes
Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas
This drawing must not be used on site unless issued for construction
Subject to survey, consultation and approval from all statutory Authorities

Revision Status:
P=Preliminary
C=Contract

Drawing notes

Electronic file reference:
A2543 Existing Plans

Status R	Revision	Date	DRN	CHK	CDM
R20	Planning Submission	16/11/15	ET	ES	PB

Shallow Borehole

Parking Area/Vehicle Access

Key

Site Boundary

Assumed Sewer Position

0m 2m 10m 20m

Purpose of information

The purpose of the information on this drawing is for:

Planning	☒
Information	☐
Comment	☐
Client approval	☐
Construction	☐

All information on this drawing is not for construction unless it is marked for construction.

Rev	Date	By	Description	Appd

Revisions

Status

Final

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Warrington Road
Birchwood
Warrington Wa3 6AE
t: 01925 818388

Client

Watkin Jones

Architect

From Drawing A1543 100 R20 by Assael Architecture

Project

41-59 Battersea Park Road

Title

Proposed Exploratory Hole Location Plan

Scale	Drawn	Revision
NTS	SM	1.0
Date	Checked	
12/10/20		

Drawing Ref.

QL1019 PEHLP1.0

Appendix 5 Development Proposals

Notes & Key

DIMENSIONS NOT TO BE SCALED FROM THIS DRAWING. CONTRACTORS TO NOTIFY ARCHITECTS OF SITE VARIATIONS AFFECTING INFORMATION ON THIS DRAWING. THIS DRAWING IS COPYRIGHT OF GLENN HOWELLS ARCHITECTS.

AREAS GIVEN ON THIS SCHEDULE ARE INDICATIVE, A SPECIALIST SURVEYOR SHOULD BE ENGAGED IF DEFINITIVE AREAS ARE REQUIRED. AREAS EASURED IN ACCORDANCE WITH RICS "CODE OF MEASURING PRACTICE - 6TH EDITION".

ALL MEASUREMENTS HAVE BEEN TAKEN IN CAD SOFTWARE IN M² (SQFT ARE PROVIDED ONLY WHERE SPECIFICALLY LABELLED). CONVERSION TO SQFT IS ACHIEVED BY MULTIPLYING M² BY 10.764.

FIGURES EXCLUDE ROOF TERRACES, BALCONIES, DECK AMENITY, AND OTHER NON HABITABLE ROOMS. STUDIO AREAS INCLUDE EN-SUITE AND WALL CONSTRUCTION, BUT EXCLUDE EN-SUITE RISER.

Planning Application Boundary

RED LINE BOUNDARY IS INDICATIVE AND BASED ON OS INFORMATION, SUBJECT TO FINAL CONFIRMATION FROM WATKIN JONES REGARDING ITS RELATIONSHIP WITH THE LAND REGISTRY BOUNDARY.

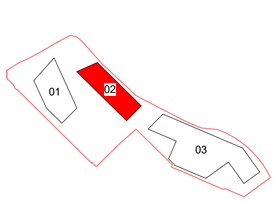
GLENN HOWELLS ARCHITECTS TAKES NO RESPONSIBILITY FOR THE LOCATION OF LEGAL BOUNDARIES INDICATED IN THIS DRAWING.

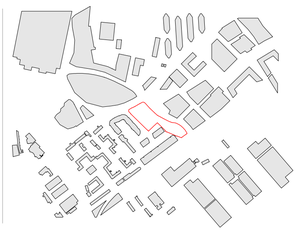
N

METRES @ 1: 250

0 2.5 5.0 10.0 25.0

m





Revisions

Date	Rev	By	Details
29/04/2022	P01	JA	Issued for Planning
22/03/2023		SI	DRAFT ISSUE

DRAFT-

Project

41-59 Battersea Park Road

Client

Watkin Jones

Drawing Title

L00 GA Ground Floor Plan

Drawing No.	Revision
2278-GHA-ZZ-00-DR-A-05100	**P01**

Scale	Date	Checked
Scale - 1 : 250@A1	APR.22	AS

Glenn Howells Architects

London Birmingham glennhowells.co.uk

MAKING
COMPLEX
EASY

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