

**106 WESTON STREET,
LONDON BOROUGH OF
SOUTHWARK, SE1 3RL**

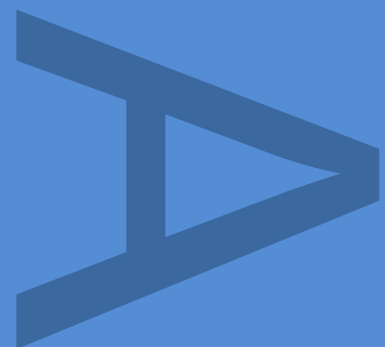
**AN ARCHAEOLOGICAL
EVALUATION AND WATCHING
BRIEF**

**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF SOUTHWARK**

PCA REPORT NO: 11239

SITE CODE: WTS 12

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PRE-CONSTRUCT ARCHAEOLOGY

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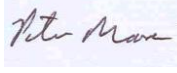
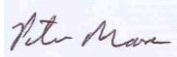
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106 Weston Street, London Borough of Southwark, SE1 3RL

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Archaeological Evaluation & Watching Brief

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**An Archaeological Evaluation and Watching Brief at 106 Weston Street,
London Borough of Southwark SE1 3RL**

Site Code: WTS12

Central National Grid Reference: TQ 3301 7971

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Pre-Construct Archaeology Limited, May 2012

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May 2012**

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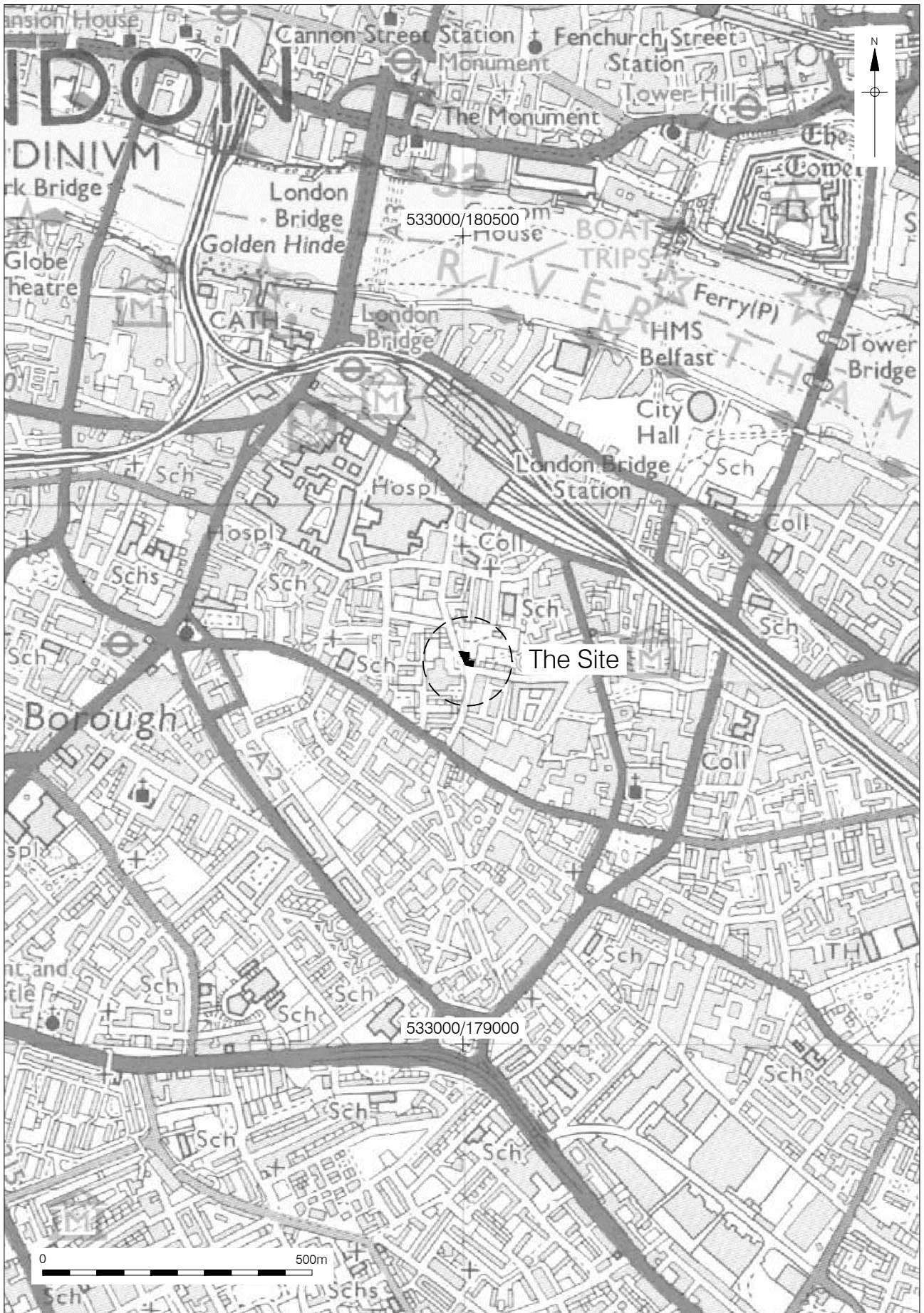
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1 NON-TECHNICAL SUMMARY

- 1.1 This report details the results and working methods of archaeological investigations undertaken by Pre-Construct Archaeology Limited on behalf of OPM Global at 106 Weston Street, London Borough of Southwark. SE1 3RL (Figure 1). The archaeological investigations comprised an evaluation conducted between the 9th and 11th of January 2012 and a watching brief conducted between the 31st of January and 10th of February 2012.
- 1.2 The archaeological evaluation of the site comprised a single dog-legged evaluation trench excavated within the footprint of the recently demolished building, whilst the archaeological watching brief covered the removal of all underground obstructions found within the footprint of the new building which effectively covering the entire site.
- 1.3 The archaeological evaluation and watching brief demonstrated that this low-lying area had probably attracted little in the way of permanent settlement before the 18th century. The establishment of an effective river wall on the Thames frontage would have been crucial to the development of such a low-lying area of north Southwark situated as it was between the sand and gravel islands that formed the nucleus of early settlement within the area.
- 1.4 A mass of modern walls and concrete foundations had heavily impacted the site and removed a great deal of the later archaeological sequence. The removal of these obstructions to piling by mechanical excavators further truncated any previously undisturbed deposits. Observations made during the watching brief were somewhat limited as the depth of the trenches needed to remove the obstructions precluded safe access and close inspection.
- 1.5 However, the general topographical model of the area was confirmed as no sand or gravel deposits were evident and majority of the early deposits exposed consisted of fluvial silts and clays. No early archaeological activity was observed, and no early artefacts found, during the watching brief.

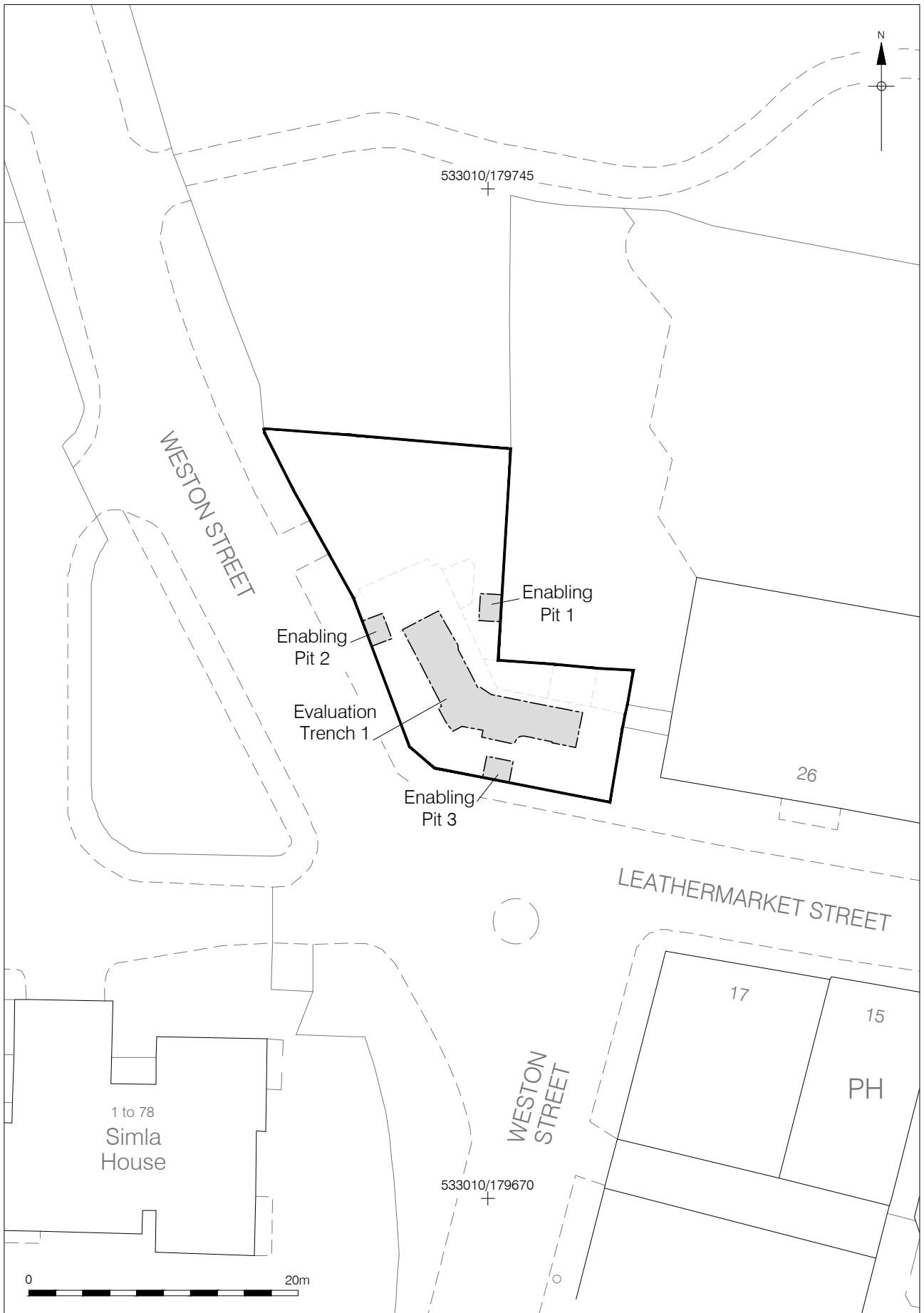
2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken at 106 Weston Street, London Borough of Southwark by Pre-Construct Archaeology Ltd between the 9th and 11th of January 2012 and an archaeological watching brief conducted between the 31st of January and the 10th of February 2012 (Figure 1). The site covers a total area of 367.40 square metres and is located at National Grid Reference TQ 3301 7971.
- 2.2 The site of the proposed development is located to the north and east of the junction of Leathermarket Street and Weston Street. It is bounded to the south and west by Leathermarket Street and Weston Street respectively and by Leathermarket Gardens to the north and east.
- 2.3 The archaeological evaluation was conducted by Pre-Construct Archaeology Limited under the supervision of Joanna Taylor and the project management of Peter Moore. The watching brief was later conducted by James Langthorne and Douglas Killock. This report was written by Douglas Killock with contributions from Joanna Taylor. The archaeological work was commissioned by OPM Global. The project was monitored by Dr Christopher Constable on behalf of the London Borough of Southwark,
- 2.4 The site was given the Museum of London site code WTS 12. The completed archive comprising written, drawn and photographic records will be deposited with the London Archaeological Archive and Research Centre (LAARC).



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Figure 1
 Site Location
 1:10,000 at A4



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Figure 2
 Detailed Site and Trench Location
 1:400 at A4

2 PLANNING BACKGROUND

2.5 National Guidelines

2.5.1 In March 2010 the Department for Communities and Local Government issued Planning Policy Statement 5: Planning for the Historic Environment (PPS5), which provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of archaeological remains.

2.5.2 In short, government policies provide a framework which:

- Protect Scheduled Ancient Monuments
- Protect the settings of these sites
- Protect nationally important un-scheduled ancient monuments
- Has a presumption in favour of in situ preservation
- In appropriate circumstances, requires adequate information (from field evaluation) to enable informed decisions
- Provides for the excavation and investigation of sites not important enough to merit in situ preservation

2.5.3 In considering any proposal for development, the local planning authority will be mindful of the policy framework set by government guidance, in this instance PPS 5, of existing development plan policy and of other material considerations.

2.5.4 Field evaluations should provide information of sufficient quality and detail that reasoned and informed decisions may be made with regard to the preservation, or not, of buried archaeological material, and therefore facilitate the compilation of sympathetic foundation designs.

2.5.5 The objectives of field evaluations, as defined by English Heritage, are:

- To determine, as far as is reasonably possible, the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed redevelopment. An adequate representative sample of all areas where archaeological remains are potentially threatened should be studied, and attention should be given to sites and remains of all periods (inclusive evidence of past environments).
- Where applicable the evaluation should also determine the relationship of any above ground structures to the surviving archaeological deposits below ground. Where such a relationship is demonstrable, the evaluation should encompass the character, condition, significance, and quality of the above ground remains on the same basis as those below.

- The evaluation should also seek to clarify the nature and extent of existing disturbance and intrusions (such as basements) and hence the degree of survival of buried archaeological deposits and structures of archaeological significance.

2.6 National Planning Policy Framework (NPPF)

2.6.1 In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF), replacing Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment' which itself replaced Planning Policy Guidance Note 16 (PPG16) 'Archaeology and Planning'. It provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets.

2.6.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance NPPF, by current Unitary Development Plan policy and by other material considerations.

2.7 Regional Guidance: The London Plan

2.7.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the Greater London Authority's London Plan (July 2011) which includes the following statement relating to archaeology:

Policy 7.8

Heritage assets and archaeology

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

2.8 Archaeology in Southwark and the Unitary Development Plan

- 2.8.1 The study aims to satisfy the objectives of the London Borough of Southwark, which fully recognises the importance of the buried heritage for which they are the custodians. The Borough's 'Southwark Plan' (adopted in July 2007), and the draft Archaeology Policy, contains policy statements in respect of protecting the buried archaeological resource.

Policy 3.19 Archaeology

Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be

attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

Reasons:

Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.

- 2.8.2 The study site falls within the Borough/ Bermondsey/ Riverside Archaeological Priority Zone. There are no Scheduled Ancient Monuments located within or close to the site.
- 2.8.3 In accordance with the condition laid down by Southwark Council a Written Scheme of Investigation (WSI) was prepared by Pre-Construct Archaeology Limited and submitted for approval prior to the commencement of works on the site¹. The Scheme was approved by Dr Christopher Constable, Senior Archaeology Officer for Southwark Council.

¹ Moore, P 2011 *Land at 106 Weston Street, London Borough of Southwark SE1 3RL Written Scheme of Investigation for an archaeological evaluation*, unpublished Pre-Construct Archaeology Limited report

3 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The British Geological Survey Sheet 270, South London indicates that the site is underlain by Holocene alluvium. It once formed part of the Thames floodplain, upon which a series of clays and silts accumulated. They were deposited during the river's successive transgressive and regressive phases and interdigitate with occasional horizons of peat, indicative of semi-stable, marsh-like land surfaces created during regressive episodes. These Holocene deposits seal Kempton Park/Shepperton Gravels, part of an earlier Thames terrace sequence deposited during the late Devensian Glaciation².

3.2 Topography

3.2.1 Previous excavations in the area have established the basic palaeo-topography of the Southwark and Bermondsey areas, which formerly consisted of low-lying islands surrounded by marshes, mudflats and tidal streams created by the Thames and its tributaries. The site is located to the north and east of the Bermondsey eyot and to the west of the Horsleydown eyot on an area modelled as mudflats that would have been exposed at low tide. The river Neckinger passes east-west both to the south of the site and of the Horsleydown eyot. North-south channels pass both to the east and west of the site connecting the Neckinger and Borough Channel with the main Thames channel to north³.

3.2.2 Today the site occupies a position on ground which is roughly flat but slopes from 3.10m OD in the southeast corner to 2.62m OD in the northwest⁴.

3.2.3 The nearest extant water course is the River Thames, approximately 0.65km to the north.

² Allen, M, Scaife, R, Cameron, N and Stephens, C 2005 *Excavations at 211 Long Lane, Southwark Part I: prehistoric Neckinger-side environment in Southwark and its implications for prehistoric communities* in London Archaeologist 11(3) pp73-81

³ Cowan, C, Seely, F, Wardle, A, Westman, A, and Wheeler, L 2009 *Roman Southwark settlement and economy* MoLAS Monograph 42 Fig 2

⁴ See the topographical plan of the site prepared by Weston Williamson for the Templars Property Company in April 2009

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 The archaeological and historical background was first prepared for the desk-based assessment undertaken by Pre-Construct Archaeology⁵.

4.2 Prehistoric

4.2.1 The basic palaeo-topography of Southwark and Bermondsey area consists of sand and gravel islands eroded and dissected by braided channels and tributaries of the Thames producing a landscape of low-lying islands or eyots separated by mudflats, marshes and tidal watercourses. Due to the low-lying nature of the area, Southwark has been affected by generally rising sea levels since the last glaciation. This constantly changing landscape has had a direct impact on settlement patterns in the area⁶.

4.2.2 There has been some evidence for prehistoric activity on the gravel islands within Southwark. Pottery and worked flints found in north Southwark suggest that the area was frequented from the Mesolithic period onwards. Evidence suggests that the islands were exploited for their resources rather than permanently settled during the Mesolithic and Neolithic periods⁷. Isolated finds occur, largely near the edge of eyots such as Butler's Wharf, Three Oak Lane and Malborough Grove⁸.

4.2.3 More permanent settlement in Southwark may have occurred from the late Neolithic onwards. Evidence of Bronze Age agricultural activity is widespread and includes sites on the western side of Southwark⁹. Neolithic, Bronze Age and Iron Age pits and ditches have been found to the south of the study site on the Bermondsey eyot, along with sporadic finds of flint and pottery. There is little evidence for Iron Age activity in the north of Southwark, apart from a few Iron Age burials. This possibly reflects the rises in sea level that affected the area through the Late Iron Age and early Roman period¹⁰.

4.2.4 Prehistoric finds are known from the Bermondsey area and cover the period from the Mesolithic to the late Iron Age. At 74-90 Weston Street, north of the study site, the Department for Greater London Archaeology recorded a pit dating to an indeterminate prehistoric period and a peat deposit dating to the Bronze Age during an excavation undertaken in 1989. To the east of the site, at 9 Leathermarket Street, a number of prehistoric deposits were recorded during an archaeological evaluation undertaken by

⁵ Payne, J & Jorgenson, P 2011 *An Archaeological Desktop Assessment of 106 Weston Street, London Borough of Southwark SE1 3RL* Unpublished PCA report

⁶ Allen, M, Scaife, R, Cameron, N and Stephens, C 2005 *Excavations at 211 Long Lane, Southwark Part 1: prehistoric Neckinger-side environment in Southwark and its implications for prehistoric communities* in London Archaeologist 11(3) pp73-81

⁷ Bradley, T and Taylor, J 2008. *An Archaeological Desktop Assessment of 87 Newington Causeway, London Borough of Southwark SE1 6DH* Unpublished PCA report

⁸ Allen, M, Scaife, R, Cameron, N and Stephens, C 2005

⁹ Ridgeway, V 1999 *Prehistoric Finds at Hopton Street* in London Archaeologist 9 (3) 72-76

¹⁰ Milne, G Battarbee, R W Stalker, V & Yule, B 1983 *The River Thames in London in the mid 1st Century AD* in Trans London Middlesex Archaeological Society 34 pp19-30

the Museum of London Archaeology Service. In 1999 Pre-Construct Archaeology Ltd conducted an excavation at 8 Tyers Gate, to the northeast of the development site, which unearthed a prehistoric peat deposit.

4.3 Roman

- 4.3.1 The Roman presence in Southwark is well documented and numerous excavations have revealed an extensive settlement on the southern side of the Thames. The main settlement area was focused in the northern Southwark area, stretching at least as far as Tabard Square where 1st and 2nd century Roman clay and timber buildings were found, later replaced by a large religious complex¹¹.
- 4.3.2 The settlements in Roman Southwark and *Londinium* (located in the modern day City of London) were connected via a bridge thought to have been situated just east of the current London Bridge. The Roman road ran from London Bridge southwards, approximately along the alignment of Borough High Street before dividing in two around the St George's Church area. Stane Street continued southwards to link with the Roman town at Chichester whilst another major Roman road, Watling Street, ran from London to Canterbury¹².
- 4.3.3 In the early Romano-British period the proposed development site lay on a mudflat that would have been exposed at low tide. To the south and east the channel of the river Neckinger ran east-west to the south of Bermondsey Eyot, to the west this became the Borough Channel. The site lay between two north-south channels that linked these secondary channels with the Thames to the north¹³.
- 4.3.4 During the early Roman period efforts were made to stabilise Bermondsey marsh for the use of agriculture. The wider area around the site is most probably represented by marginal and low-key agricultural activity, possibly involving seasonal grazing and a few cultivated fields, in the Roman period¹⁴.

4.4 Medieval

- 4.4.1 The nucleus of medieval Southwark sprang up around the market, held on Borough High Street, and the southern bridgehead from the City. The expansion of this settlement apparently had little impact on the southern part of Bermondsey Street before the late medieval period. The history of the area was intrinsically linked to the development of Bermondsey Abbey. The area around the Abbey site was recorded as a

¹¹ Killock, D 2009 *An Assessment of an Archaeological Excavation at Tabard Square, 34-70 Long Lane & 31-47 Tabard Street, London SE1, London Borough of Southwark* Unpublished PCA report

¹² Graham, A and Hinton, P 1988 *The Roman Roads in Southwark* in Hinton, P (ed) 1988 *Excavations in Southwark and Lambeth 1973-79*

¹³ Cowan, C, Seely, F, Wardle, A, Westman, A, and Wheeler, L 2009 *Roman Southwark settlement and economy* MoLAS Monograph 42 Fig 2

¹⁴ McKinley, J 2006 *Excavations at 211 Long Lane, Southwark Part II; Romano-British pasture to post-medieval tanneries* in *London Archaeologist* 11(4) pp87-94

royal manor in the Domesday Book and was granted to the French priory of La Charité sur Loire in 1089¹⁵. It is possible that a Minister church stood on the Abbey site in the Middle Saxon period¹⁶. Bermondsey Street itself developed as a thoroughfare from the Abbey to Southwark and London Bridge. The earliest documentary references to Bermondsey Street date to the late 12th or early 13th centuries when it was described as a causeway, suggesting that the surrounding area was probably marshland. The name Bermondseystrete had come into use by 1378¹⁷.

- 4.4.2 The importance of Southwark grew with the establishment of the religious houses of Bermondsey and St Mary Overie near London Bridge. Urban growth was further stimulated by the building of ecclesiastical palaces for the Bishops of Winchester and Rochester, the Abbot of Battle, and the Prior of Lewes¹⁸. The first Cluniac monks arrived in Bermondsey from La Charité sur Loire in 1089. The influence of the Abbey grew quickly and in 1094 William Rufus endowed the monks with the surrounding manor¹⁹. Further land grants are recorded for the reign of Henry I. The house continued to prosper and further benefited in 1140 when Stephen gave it exemption from taxation and tolls and extended its lands and holdings²⁰. Perhaps this stimulated the late 12th century rebuilding of the infirmary²¹. The importance of the area was confirmed when a council of nobles and clergy selected by Henry II met at Bermondsey in 1154.
- 4.4.3 In 1997 Pre-Construct Archaeology undertook an excavation at 100-104 Bermondsey Street which demonstrated the presence of late medieval and early post-medieval buildings adjacent to the street frontage on the west side of the road. The later importance of the tanning industry to the area was also evident in the form of pits lined with horn cores set in a clay matrix; the lining one of a single pit employed over 300 horn cores²².
- 4.4.4 By the medieval period a combination of extensive ground reclamation and natural silting had in-filled the palaeochannels in the area²³.

4.5 Post-medieval

- 4.5.1 The shape of Bermondsey was changing throughout the medieval period with the expansion of the settlement eastward, especially along the Thames foreshore from London Bridge. The development of London's suburbs in the post-medieval period

¹⁵ Beard, D 1986 *The Infirmary of Bermondsey Priory* in London Archaeologist 5 (7)

¹⁶ Steele, A 1998 *Beneath the Trocette: evidence for Roman and medieval Bermondsey* in London Archaeologist 8 (10)

¹⁷ Carlin, M 1996 *Medieval Southwark*

¹⁸ Maldon, H E 1900 *A history of Surrey*

¹⁹ Beard, D 1986

²⁰ Weinreb, B and Hibbert, C (Eds) 1983 *The London Encyclopedia*

²¹ Beard, D 1986

²² Killock, D 1999 *Late Medieval and post-medieval developments at 100-104 Bermondsey Street, Southwark* in Surrey Archaeological Collections 86 pp125-140

²³ Carlin, M 1996

reflected the growth of population. The social and economic changes generated by this explosion must have affected Bermondsey²⁴.

- 4.5.2 By the late 14th century the tanning industry was of growing importance. In 1392 butchers in the City were ordered to take hides and offal to Bermondsey. The attraction of Bermondsey for tanners was at least twofold. The area was on the periphery of the city and marginal ground could probably have been acquired relatively cheaply. The numerous streams that crossed the area also guaranteed an abundant water supply. Throughout this period the economy of Bermondsey became increasingly dominated by the tanning industry. Queen Anne granted the leather workers a charter in 1703²⁵.
- 4.5.3 The area containing the study site is shown on William Faithorne's map dated 1658, as open fields, later to become known as Snow's Fields. Northwest of the site the map shows the town of Southwark. At this time the areas along both present day Bermondsey Street and Borough High Street had already been built up. By 1658 Southwark extended approximately to present day White Hart Yard and Melior Street to the south and Stoney Street to the west.
- 4.5.4 By 1746 the southern boundary of Southwark had reached modern day Snowsfields. However, the immediate vicinity of the site is still depicted as a combination of open fields and a tenter ground with tanneries to the south along Long Lane. The site itself may have been located within the tenter ground. Neither the tenter ground to the north nor the tanners yard directly south of the site are depicted on the 1787 Cary map by which time the area around the site is depicted as possibly being given over to orchards.
- 4.5.5 By the early 19th century, as can be seen from Richard Horwood's 1807 map the area had undergone substantial development. Significant changes include the creation of Richardson Street to the west of the study site and expansion of the tan yards to the east of this street. At this time the area confined by Richardson Street to the west, Snowsfields to the north, Bermondsey Street to the east, and Long Lane to the south was almost entirely occupied by tanneries and at least one glue manufacturer. Whilst neither Weston Street nor Market Street appear on Horwood's map and therefore the exact location of the site cannot be ascertained it is likely that it was occupied by one of the many tanneries in the area by the early 19th century.
- 4.5.6 A key illustration of Horwood's map is that it shows and labels an area to the north-east as being "St Tomas and Guys Hospital Burial Ground". However, this label would appear to be applied to a distinct area separated from that in which the site is located by defined boundaries. Although this cartographic evidence is ambiguous, it would appear unlikely that the burial ground extended as far as the development site.

²⁴ Prockter, A and Taylor, R 1979 *The A-Z of Elizabethan London* London Topographical Society, Publication 122

²⁵ Weinreb, B and Hibbert, C (Eds) 1983

- 4.5.7 During the early 1800s the infrastructure of the area underwent large changes with the establishment of several new streets. Weston Street and (what is now) Leathermarket Street were just two of the many new streets that appeared throughout this period. In 1833 a new leather market was built on the southeast corner of the junction of these two streets.
- 4.5.8 The 1849 London Post Office Directory map shows London and Greenwich Railroad, the Leather Market, and several new streets and buildings in the vicinity of the site. Additionally, it shows that a building had been constructed on the development site on the northwest corner of the Weston Street/Leathermarket Street junction. This structure continues in this form throughout the 19th century. Immediately to the north of the structure, and within the boundary of the site, is an area of undeveloped land.
- 4.5.9 Throughout the 19th century the Bermondsey area grew to become one of the main leather supplying areas in the country and it has been estimated that by the end of the century one third of all leather produced in the country was produced in Bermondsey.
- 4.5.10 Further development is shown within the immediate site vicinity on the 1872 Ordnance Survey map. At this time the entire length of Manning Street (now Leathermarket Street) had been developed with the leather market occupying the south side and a warehouse taking up most of the northern side. North and east of the warehouse were workshops associated with the tanning industry. Additionally, by 1872 the density of buildings in the area had vastly increased.
- 4.5.11 Few changes are shown between the 1872 and 1894 Ordnance Survey maps. During the 1890s the Guinness Trust, a charity set up to help homeless people in London and Dublin, was formed and in 1897 the trust constructed a number of buildings known as the Guinness Trust Buildings on the south side of Snowfields, north of the site. These are shown on the 1916 Ordnance Survey map. Additionally, the property immediately north of 106 Weston Street has changed and was now occupied by several small buildings along the perimeter of the parcel, which now included an area to the north, which had been used as a builders yard since at least 1872.
- 4.5.12 The 1928 Ordnance Survey map shows changes to the building occupying the site. It appears that by this time the building shown on previous maps had either been partially demolished or entirely demolished and replaced by a new structure. To the north of the site the map shows two roughly square adjoining buildings that did not appear on previous maps.
- 4.5.13 The 1950 Ordnance Survey map shows post World War II Bermondsey. It lists several buildings in the vicinity of the site as "Ruins", probably a result of the heavy bombings the area suffered during the war. At this time two tanneries are still shown near the study site. Compared to the number of tanneries in the area during the late 19th and early 20th centuries this reflects the decline of the leather industry during the second quarter of the 20th century. This decline has been partially attributed to the damage

caused to the production facilities during the war and partially to the failing demand for heavy leather. In the Bermondsey area this was further compounded by the compulsory land purchases by the local authority for the construction of large housing estates. This eventually forced the surviving businesses to relocate. Within the site itself the map shows the building now occupying the present footprint of the structure at 106 Weston Street.

- 4.5.14 By 1958 the two remaining tanneries in immediate vicinity of the site had closed down and the Ordnance Survey map (not reproduced) published this year shows the buildings simply labeled "Works". This map also shows a playground now occupying the area immediately northeast of the site and adjacent to this, to the east, Leathermarket Gardens had been established. Many of the ruinous buildings shown on the 1950 OS map had been rebuilt or new buildings taken their place by the end of the 1950s. By 1968 the area between Long Lane, Weston Street, Guy Street, and Kipling Street had been redeveloped.
- 4.5.15 The 1980 Ordnance Survey map shows that the buildings that had occupied the parcel to the north of the site had been demolished and a vacant plot to the southeast, on the south side of Leathermarket Street, had been developed. Further developments had been undertaken along Morocco Street to the southeast and Long Lane to the south. Few changes are shown between the 1980 and 1995 Ordnance Survey maps.

5 ARCHAEOLOGICAL METHODOLOGY

- 5.1 The evaluation consisted of a single dog-leg trench which passed east-west through the eastern part of the site then continued on a northwest-southeast alignment. The east-west part of the trench measured 10.50m by 2.40m wide, the northwest extension measured 6.30m by 2.80m wide.
- 5.2 The methodology set out in the Written Scheme of Investigation called for a stepped trench 2.4m deep. However, due to the frequency of modern foundations this could not be achieved and localised excavation achieved depths of 1.80m below ground level in the northwest corner of the trench and c.2.00m below ground level in the eastern part of the trench. The deposits and structures evident at this level apparently dated to the 18th century. The palaeo-environmental potential of the site could not therefore be explored during the evaluation with the exception of a single auger hole.



Figure 5: Enabling trench for breaking out modern storm drain
Note the peat deposit evident in the base of the section

- 5.3 The purpose of the watching brief was to monitor the groundworks associated with the removal of modern foundations and subterranean structures which would obstruct the piling rig during the process of drilling new pile locations. Given the frequency of the modern structures that required breaking out and the fact that that the entire footprint of the site will be used for the new build (and considerable areas beyond the footprint will be needed for drainage connections) there can be no doubt that any post-medieval

archaeological levels that were once present have now been removed and that much of the possible palaeoenvironmental resource is no longer extant (See Figure 3 above).

- 5.4 Very few details could be recorded during the watching brief as the enabling trenches excavated to remove the obstructions were not designed to be entered by site staff. The occurrence of a peat formation was observed but could not be reached or sampled in situ safely.
- 5.5 All recording systems adopted during the investigations were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now published by Museum of London Archaeology (MOLAS 1994). Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being at scale of 1:20 and the sections at 1:10 as applicable. The OD heights of all principle strata were calculated and indicated on the appropriate plans and sections.
- 5.6 A full photographic record was made during the evaluation comprising black and white film, colour slide and digital formats. A digital photographic archive was maintained during the course of the watching brief.
- 5.7 The completed archive produced during the evaluation and watching brief, comprising written, drawn and photographic records, will be deposited with the London Archaeological Archive and Research Centre (LAARC). The site was given the Museum of London site code WTS 12.

6 ARCHAEOLOGICAL SEQUENCE

6.1 Natural Deposits

- 6.1.1 Despite augering to a depth of -0.80m OD during the evaluation, evidence of the upper natural geological horizon was not found during the archaeological evaluation of the site.



Figure 6: Peat horizon [27]

This enabling trench was adjacent to Leathermarket Street

- 6.1.2 The only significant information gathered during the watching brief concerned the palaeoenvironmental development of the site. Detailed recording was precluded by the methods used during the excavation of the trenches which were designed to remove obstructions and not to be entered. However, a peat horizon [27] was visible at c. -1.00m OD , below the waterlain silts which had been deposited prior to the first buildings being established on the site. The locations in which the peat was observed are indicated on Figure 2 but it is probable that the peat extended across the entire area of the

excavation. The peat horizon was no more than 0.50m thick and sealed earlier alluvial deposits composed of compacted light grey silts containing occasional angular pebbles. These deposits were evident in base of the machine trench shown in Figure 4 and were examined as spoil removed from the trench by the machine.

6.2 Pre-18th century deposits

6.2.1 The earliest deposit recorded during the archaeological evaluation comprised a mid brownish grey, silty clay [4]/[9] which was encountered in the northern part of the trench at a height of 0.81m OD. The homogenous nature of the deposit, in addition to the general dearth of cultural material within its composition, suggests it may have formed during periods of flooding. The thickness of the fluvial deposit is unknown; however it is possible that it exceeds 1m in thickness (see 7.4.3). Likewise, the date of its formation is also unknown, however later stratigraphic relationships indicate that its formation pre-dates the development on site during the 18th century.

6.3 18th century structures

6.3.1 In the northern half of the trench the earlier fluvial horizon was truncated by a 0.90m wide, north-south orientated brick wall/foundation [3]/[7]. The wall/foundation was contained within construction cut [5]/[8] and was encountered at 0.81m OD. Due to the constraints of the archaeological evaluation only a small and discontinuous amount of the masonry was exposed. In this respect it is impossible to suggest what function the wall once served, however analysis of the mortar in which the early brick fabric was encased suggested that its construction dates to the 18th century²⁶.

6.4 Later 18th or 19th century deposits and features

6.4.1 The southern part of the wall/foundation (as recorded) had subsequently been sealed by a mixed deposit of mid brownish grey, silty clay mixed with brick rubble and mortar fragments [13]. The deposit was encountered at 1.25m OD and appears to represent demolition material mixed with accumulated fluvial deposits. The mixture of demolition and fluvial material almost certainly represents levelling above the demolished structure, the fluvial material simply representing redeposited material probably excavated from localised foundation trenches.

6.4.2 Layer [13] and the remainder of the masonry were subsequently sealed by a mid brownish grey, silty clay fluvial layer [2]/[12]. The layer was encountered at 1.55m OD and was only distinguishable from the earlier fluvial activity as a consequence of the

²⁶ Fabric 3065 Chunk of red early Post Medieval brick 1450-1700 reused in an 18th century grey clinker mortar so 18th century, pers. com. Kevin Heyward

18th century masonry providing a distinction between the two. This again suggests that this material had been locally excavated and redeposited.

6.4.3 With this as a consideration, the absence of 18th century masonry within the eastern part of the evaluation trench ensured it was impossible to distinguish between episodes of fluvial activity and material that was essentially identical but had been redeposited. Instead only a single mid brownish grey, silty clay fluvial layer [15] was recorded. The fluvial deposits in the eastern part of the trench were encountered at 1.31m OD and excavation of an auger hole into the material to a depth of -0.80m OD indicated that the deposit exceeded 2.10m in thickness.



Figure 7: Knucklebone floor [18]
Scale 0.50m

6.4.4 In the eastern part of the trench fragmentary evidence was found for structures in the form of a small area of brick floor [17], an area of knucklebone floor [18] and a mortar-bedding layer [11]. The relationships between these features are unknown, though the levels at which they were found suggested that they might have been contemporary. The brick fabric used in the floor would suggest a date from the later 18th to 19th century²⁷. It is possible but unlikely that the knucklebone floor dated to this period, most

²⁷ Fabric 3032 Post Great Fire unfroged brick. (1664-1900) but the narrow dimensions 99mm and thickness 62mm are in concordance with brick legislation 1776 so late 18th early 19th century

were constructed in the 17th or 18th centuries²⁸. The brick floor may have been a rebuild or replacement for part of the knucklebone floor that had gone out of use.

6.5 19th century deposits

6.5.1 The remainder of the archaeological deposits recorded during the evaluation comprised a series of levelling and dump layers.

²⁸ See Armitage in Divers, D, Killock, D and Armitage, P 2002 *Post-medieval developments at 8 Tyres Gate, Bermondsey* London Archaeologist 10 No 3

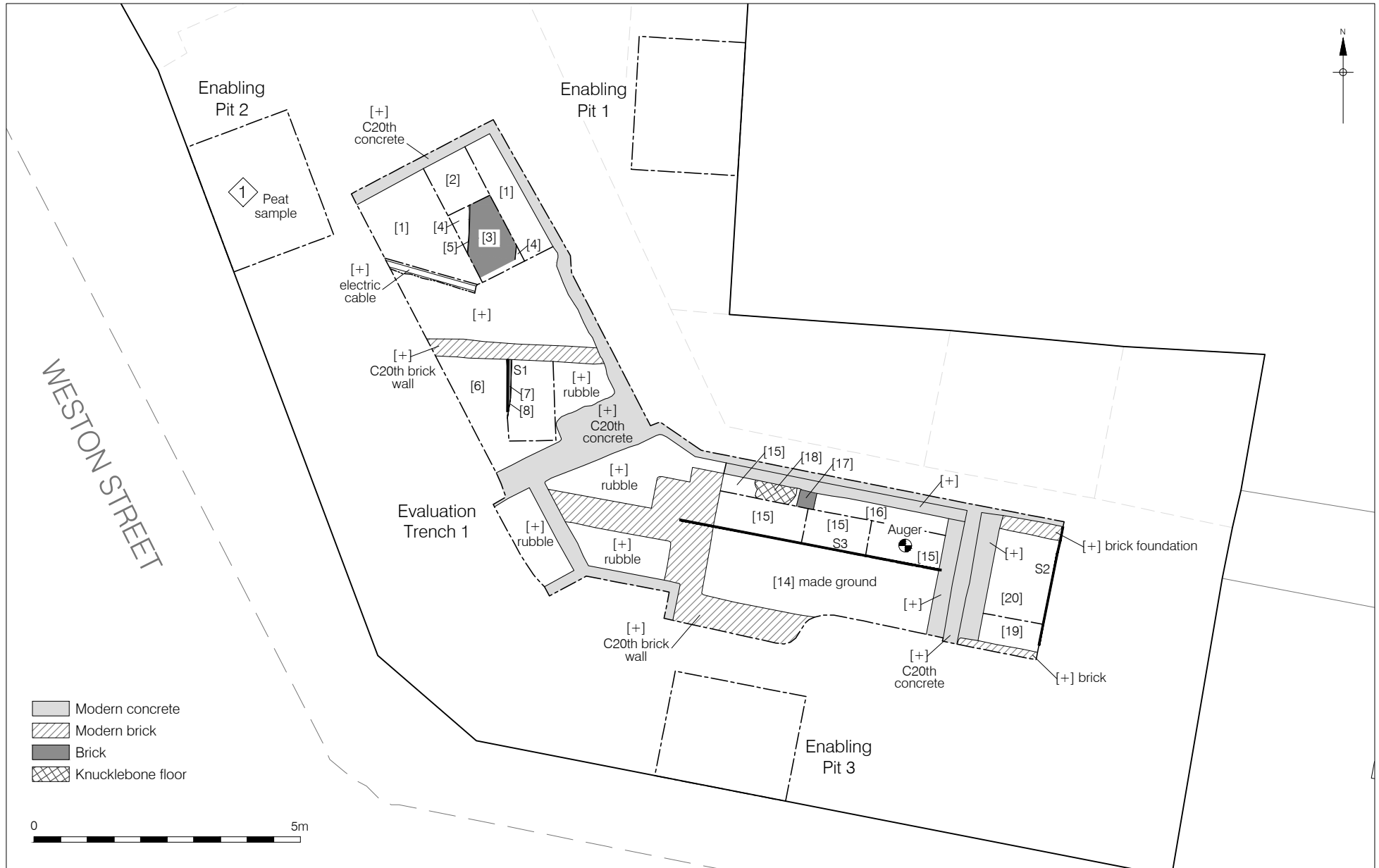
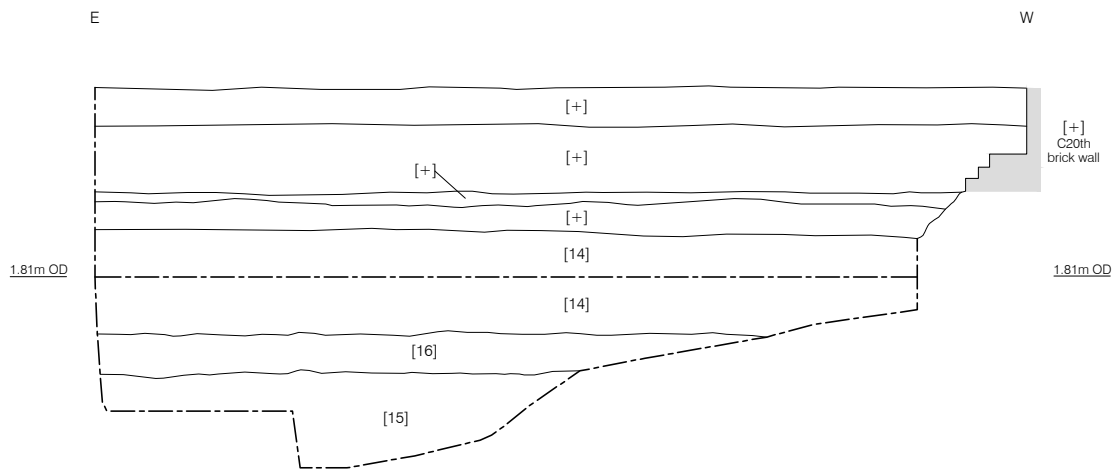
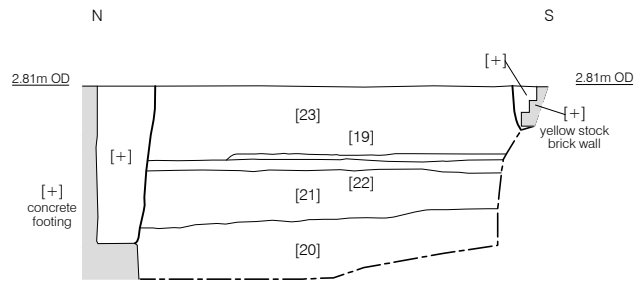
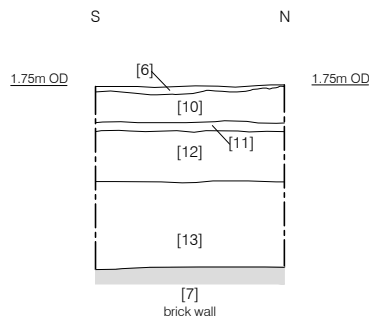


Figure 3
 Plan of Evaluation Trench 1
 1:100 at A4



7 CONCLUSIONS

- 7.1 The results of the evaluation were somewhat limited, principally because of the difficulty in excavating the trench due to the enormous number of obstructions present. However, they were broadly in keeping with the known development of the area (see Section 9 below).
- 7.2 The watching brief produced some evidence regarding the topographical development of the area but the results were again limited by the lack of safe access to the vast machine trenches required to remove the plethora of obstructions found across the site. Nothing was observed in the machine trenches cut through the earlier parts of the sequence to suggest that this area was not, as modelling predicts, in an area characterised by mudflats and tidal channels.

8 Research Questions

8.1 Original Research Questions

8.1.1 The research questions contained in the evaluation WSI were:

- To determine the palaeotopography of the site and the depths/extents of the palaeo-environmental resource.
- To establish the presence or absence of post-medieval activity.
- To establish the extent of past post depositional impacts on the archaeological resource.

8.2 Research Questions:- Evaluation and Watching Brief Results

8.2.1 Although the earlier deposits present on the site could not be safely accessed during the watching brief it was clear that the general topographical model of the area was valid. No appreciable sand or gravel deposits were evident and the sequence of natural deposits evident consisted almost exclusively of alluvially deposited clays and silts. The only notable exception to this was the peat horizon evident at a depth of c.4m below ground level or c.-1.00m OD.

8.2.2 It appeared that no appreciable land use was evident before the 18th century, no structures dating to before this time were evident in the evaluation trench but the areas in which earlier deposits might have been exposed were very limited. These findings were however in keeping for the surrounding area. Drainage ditches dated to the late medieval or early post-medieval periods were evident on the northeast of Leathermarket Gardens at 8 Tyres Gate but the earliest structures probably dated to the late 16th or early 17th centuries and were found at a level of 1.45m OD²⁹. This level is very similar to those recorded for the brick and bone floor structures found at Weston Street.

8.2.3 The lack of any stable subsoil in the area of the site led to the insertion of a mass of concrete and brick foundations in the later 19th and 20th centuries which had severely impacted the archaeological remains which had once been present.

8.3 Statement of potential of the archaeology

8.3.1 Given the scale of the previous foundation obstructions and the methodology necessarily employed by the site contractors to clear them, the archaeological potential of the site is now zero.

²⁹ Divers, D, Killock, D and Armitage, P 2002 *Post-medieval developments at 8 Tyres Gate, Bermondsey* London Archaeologist 10 No 3 p70

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- Site photography was undertaken by the Ashley Pooley, James Langthorne and Douglas Killock.

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APPENDIX 1: Oasis Data Entry Form

OASIS DATA COLLECTION FORM: England

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1.5.1 Printable version

1.6 OASIS ID: preconst1-122210

Project details

Project name	106 Weston Street
Short description of the project	Evaluation followed by a watching brief. Some post-medieval brick structures were present, probably dating to the 18th century, as was a knucklebone floor. A prehistoric peat horizon was also evident below a considerable depth of alluvium
Project dates	Start: 09-01-2012 End: 10-02-2012
Previous/future work	No / No
Any associated project reference codes	WTS 12 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Other 3 - Built over
Monument type	WALL Post Medieval
Monument type	BRICK FLOOR Post Medieval
Monument type	KNUCKLEBONE FLOOR Post Medieval
Significant Finds	BRICK Post Medieval
Methods & techniques	'Test Pits'
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Direction from Local Planning Authority - PPS
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK BERMONDSEY ROTHERHITHE AND SOUTHWARK 106 Weston Street
Postcode	SE1 3RL
Study area	367.00 Square metres
Site coordinates	TQ 3301 7971 51.5001570952 -0.08350928911950 51 30 00 N 000 05 00 W Point

Project creators

Name of Organisation	PCA
Project brief originator	PCA
Project design originator	Peter Moore
Project director/manager	Peter Moore
Project supervisor	Joanna Taylor, James Langthorne and Douglas Killock
Type of sponsor/funding body	Developer
Name of sponsor/funding body	OPM Global

Project archives

Physical Archive recipient	LAARC
Physical Contents	'Ceramics'
Digital Archive recipient	LAARC
Digital Media available	'Images raster / digital photography','Survey','Text'
Paper Archive recipient	LAARC
Paper Media available	'Context sheet','Drawing','Matrices','Plan','Report','Section','Survey','Unpublished Text'

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
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