

**LAND AT ELEPHANT & CASTLE  
LEISURE CENTRE (ST MARY'S  
RESIDENTIAL),  
LONDON BOROUGH OF  
SOUTHWARK, SE11 4TW**

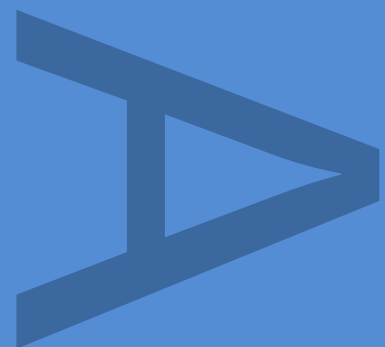
**AN ARCHAEOLOGICAL  
EVALUATION**

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

**PCA REPORT NO: R11283**

**SITE CODE: EPT12**

**AUGUST 2012**



**PRE-CONSTRUCT ARCHAEOLOGY**

**DOCUMENT VERIFICATION**

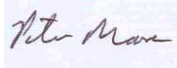
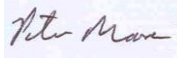
**Site Name**

Land at Elephant and Castle Leisure Centre (St Mary's  
Residential),  
London Borough of Southwark, SE11 4TW

**Type of project**

Archaeological Evaluation

Quality Control

Pre-Construct Archaeology Limited Project Code			K2875
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Revision No.	Date	Checked	Approved

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**An Archaeological Evaluation on Land at Elephant and Castle Leisure Centre  
(St Mary's Residential), London Borough of Southwark, SE11 4TW**

**Site Code:** EPT12

**Local Planning Authority:** Southwark Council

**Central National Grid Reference:** TQ 3179 7894

**Written and Researched by:** Richard Archer  
Pre-Construct Archaeology Limited, August 2012

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**Commissioning Client:** Lend Lease

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August 2012**

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## **1 ABSTRACT**

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Lend Lease to undertake an archaeological evaluation on land at Elephant and Castle Leisure Centre, London Borough of Southwark, SE11 4TW. The work was necessitated as part of a planning application for the redevelopment of the site.
- 1.1.2 The evaluation was conducted between the 13<sup>th</sup> and 17<sup>th</sup> of August 2012 and consisted of two trial trenches designed to investigate the archaeological potential of the site.
- 1.1.3 These ground works revealed naturally lain alluvial deposits, comprised of variable amounts of sand and clay mixed with silt. No features of archaeological significance were discovered although several modern truncations were encountered.

## **2 INTRODUCTION**

- 2.1.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited on land at Elephant and Castle Leisure Centre, SE11 4TW in advance of the proposed redevelopment of the site. The site is located within the London Borough of Southwark and is centred at National Grid Reference TQ 3179 7894 (Figure 1).
- 2.1.2 Pre-Construct Archaeology Limited was commissioned to undertake the archaeological evaluation of part "B" of the site (Figure 2) where St Mary's Residential scheme will be constructed by Lend Lease. A desk based assessment reports have been produced for the site (Smith 2012, and Taylor 2012). A Written Scheme of Investigation for the evaluation (Moore 2012) has also been prepared by Pre-Construct Archaeology Limited and approved by the Local Planning Authority.
- 2.1.3 The site encompasses a broadly rectangular plot of land; its principal axis aligned east-west. It is presently occupied by the Elephant and Castle Leisure Centre, which includes a 2-storey 1970's sports hall to the west and a disused swimming pool building to the east. These buildings are surrounded by a tarmac car park to the north of the swimming pool, a paved area to the east and raised landscaped areas to the south and west of the site.
- 2.1.4 The proposed development will comprise the demolition of the existing buildings and the construction of a new 3-storey leisure centre to the west and a 30+ storey residential tower to the east. The residential tower is a separate development from the leisure centre, and it is this eastern area of the site that the fieldwork was intended to evaluate.
- 2.1.5 The evaluation was conducted between the 13<sup>th</sup> and 17<sup>th</sup> of August 2012. Two trenches each measuring 10m by 2m were excavated and additional deeper excavation was undertaken within the trenches to examine deeper stratigraphy. Trench 1 was located within the car park to the north of the swimming pool building and Trench 2 on the grassed bank to the south (Figure 2).
- 2.1.6 The purpose of the investigations was to determine the presence or absence of archaeological remains on the site and to assess the potential impact the planned development would have on such remains. The fieldwork was supervised by the author and project managed by Peter Moore. Chris Constable, the Senior Archaeology Officer for the London Borough of Southwark, monitored the works on behalf of the Local Planning Authority and Jonathan Smith, Waterman Energy, Environment & Design Limited, monitored the work on behalf of Lend Lease.
- 2.1.7 The completed archive comprising written, drawn and photographic records will be deposited with the local repository, the Museum of London LAARC, under the Site Code EPT12.

### **3 PLANNING BACKGROUND**

#### **3.1 National Planning Policy Framework (NPPF)**

3.1.1 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.

3.1.2 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.

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## **3.2 Archaeology in the London Borough of Southwark**

3.2.1 The study aims to satisfy the objectives of the London Borough of Southwark, which fully recognises the importance of the buried heritage for which it is the custodian. Relevant policy statements for the protection of the buried archaeological resource within the borough are contained within the following documents:

- The Southwark Plan (adopted 2007)
- Southwark Policy Guidance (Archaeology) (2007)

3.2.2 The relevant Strategic Development Plan framework is provided by the London Plan, published February 2004. It includes the following policy of relevance to archaeology within central London:

### **Policy 4B.15 Archaeology**

The Mayor, in partnership with English Heritage, the Museum of London and Boroughs, will support the identification, protection, interpretation and presentation of London's archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their UDPs for protecting scheduled ancient monuments and archaeological assets within their area.

3.2.3 The proposed development of the site is subject to the Council's Archaeology Policies and justifications:

### **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.

- 3.2.4 The study site falls within the London Borough of Southwark's Archaeological Priority Zone (APZ) Elephant and Castle/Kennington Park Road. The APZ follows the line of Roman Stane Street (London to Chichester) and also incorporates the Saxon and medieval village of Newington Butts (SC 2012).

## **4 GEOLOGY AND TOPOGRAPHY**

### **4.1 Geology**

4.1.1 The Geological Survey of Great Britain, South London, Sheet 270, indicates that the site and surrounding area are situated on Eocene London Clay, overlain by Devensian Kempton Park Gravels, flood plain gravel terraces of the River Thames which are typified as sandy gravel with localised lenses of silt, clay and peat (BGS 2012).

4.1.2 The area between the first terrace and the Thames is characterised by alluvial deposits, which overlay the flood plain gravel to a distance of approximately 0.5 miles from the river.

### **4.2 Topography**

4.2.1 The study site is a rectangular shaped plot, bound to the north by the Metropolitan Tabernacle Church, to the east by Elephant and Castle Road and to the south by a public park and playground (previously St Mary's Churchyard). The adjacent leisure centre redevelopment defines the site's western boundary.

4.2.2 The site is currently occupied by a disused swimming pool building, part of the former Elephant and Castle Leisure Centre. The building is joined by a low footbridge to the recently vacated sports hall to the west and is surrounded by a tarmac car park to the north, a paved area adjacent to Elephant and Castle Road to the east and a landscaped bank to the south.

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## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **5.1 Introduction**

5.1.1 The archaeological and historic background to the site have been fully set out in Archaeological Desk Based Assessments (Smith 2012 and Taylor 2012). The following summarises the site's potential.

### **5.2 Prehistoric**

5.2.1 Palaeolithic findspots exist within the vicinity of the site and an *in situ* Bronze Age peat horizon has been recorded, most probably, within the site. Whilst the evidence for prehistoric activity is not extensive, if these factors are taken into consideration there is a possibility that evidence of prehistoric exploitation may exist on site.

### **5.3 Roman**

5.3.1 The study site is located adjacent to Stane Street, a major Roman road leading into London from the south-coast. Whilst the proximity of Roman Southwark would make a road-side settlement in the Newington area unlikely, there is nonetheless evidence that Roman activity occurred in the area. Interestingly, amongst the recorded Roman findspots are instances that could be interpreted as evidence of 'ritual'/'structured deposition', e.g. burial of complete pots, statues, dog skeletons etc.

### **5.4 Saxon**

5.4.1 There is an absence of archaeological and historical evidence to suggest that the site and its vicinity were utilised during the Saxon period.

### **5.5 Medieval**

5.5.1 It is probable that the village of Newington and the parish of St Mary's originated in the 13<sup>th</sup> century and a number of important medieval locations are listed within the area. Archaeological investigations in the vicinity have demonstrated the existence of medieval archaeology on many nearby sites.

### **5.6 Post Medieval**

5.6.1 There is evidence of activity within the Elephant and Castle area throughout the post medieval period. The study site was occupied by part of the house and gardens of St Mary's Rectory prior to the end of the 19th century whilst in addition the site also occupied the northern part of St Mary's Churchyard. The site was developed with terraced houses, part of St Gabriel's Church and school buildings following the removal of the rectory during the late 19th century.

### **5.7 Modern**

5.7.1 Little change appears to have taken place in the vicinity of the study site during the early part of the 20th century. In contrast, during the middle part of the 20th century, the character of the area was comprehensively altered as a direct consequence of the massive damage suffered during the Blitz. Widespread clearance and redevelopment was undertaken in the Elephant and Castle area during the 1950s and it is evident that buildings across the entirety of the study site were pulled down during the post-war period. The post-war redevelopment of the area continued into the 1970's, when the extant Elephant and Castle Leisure Centre was constructed on the site.

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## **6 ARCHAEOLOGICAL METHODOLOGY**

6.1.1 As outlined in the Written Scheme of Investigation (Moore 2012), the evaluation trenches were designed in order to assess the following research objectives:

- To record and characterise any evidence of prehistoric and palaeo-environmental materials;
- To record and characterise the presence of 'Stane Street' and any related heritage assets;
- To record and characterise any remnants of medieval settlement;

6.1.2 To sample and analyse environmental remains to create a better understanding of past land use;

- To record and characterise any industrial age heritage assets; and
- To record and characterise any inhumations present.

6.1.3 The evaluation consisted of two trenches. Trench 1 was located within the car park to the north of the swimming pool building and Trench 2 on the grassed bank to the south. The trench dimensions were 10m by 2m.

6.1.4 Prior to excavation the position of each trench was marked using survey spray paint and the area scanned using a cable avoidance tool (CAT).

6.1.5 The trenches were opened with a 1.5 tonne minidigger, fitted with a flat-bladed ditching bucket, under archaeological supervision. The tarmac surface of Trench 1 was removed with a breaker. Excavation by machine was undertaken in spits until a safe limit of 1.2m was reached.

6.1.6 The sides and bases of the trenches were hand cleaned prior to recording.

6.1.7 Small trial pits were machine excavated into the alluvial deposits in the base of the trenches, under the supervision of an attendant geoarchaeologist, with the purpose of assessing the thickness of the layers and identifying any underlying stratigraphy. These trial pits were examined, recorded and then backfilled, due to health and safety concerns.

6.1.8 All recording systems adopted during the investigations were fully compatible with those developed out of the Department of Urban Archaeology Site Manual, now published by Museum of London Archaeology (1994). Individual descriptions of all archaeological and geological strata and features encountered were entered onto pro-forma recording sheets.

6.1.9 The location and extent of all deposits were recorded with the GPS. Sections were drawn at a scale of 1:20 on polyester based drawing film. The OD heights of all principle strata were calculated using GPS and indicated on the appropriate paperwork. A digital photographic record was compiled. The trenches were located using GPS and tied into the Ordnance Survey grid.

## **7 ARCHAEOLOGICAL PHASE DISCUSSION**

### **7.1 Phase 1: Natural**

7.1.1 The earliest deposits encountered on site were alluvium [01], [02] and [03]. The appearance and composition of these layers varied slightly across the site.

7.1.2 In Trench 1, a layer of stiff mid grey brown, silty clay, [01] was observed (Figure 3). The height of the deposit was recorded at a maximum 1.88m OD and its thickness was greater than 1.11m. The top of the deposit contained fragments of modern brick, which appeared to be intrusions from the overlying layer. Towards the base of the trial pit, the layer became cleaner and changed gradually in colour to blue grey. The lower extent of the deposit was not reached and the alluvium appeared to continue beneath the base of the trial pit, which was recorded at a height of 0.77m OD.

7.1.3 The alluvium in Trench 2 varied from a friable mid yellow brown, silty sand, [02] in the east of the trench, to a stiff, mid grey brown, silty clay, [03] to the west (Figure 4). These again contained fragments of modern brick pressed into the top of the deposits.

7.1.4 Layer [02] was recorded at a maximum height of 1.43m and its thickness was observed to exceed 2.70m. The layer again became cleaner with depth and gradually changed to a mid greyish brown, sandy silt towards the base of the trial pit. The layer's lower limit was not encountered and appeared to lie beneath the base of the trial pit, which was recorded at a height of -1.27m OD.

7.1.5 The height of Layer [03] was recorded at a maximum 1.39m OD and its thickness exceeded 0.09m.

### **7.2 Modern**

7.2.1 A modern service pipe was encountered in Trench 1. This was orientated east to west and was situated in the northern corner of the trench (Figure 3). The cut of the pipe trench was lined with a shallow brick wall and both the pipe and associated wall rested on a poured concrete foundation.

7.2.2 Two shallow linear cuts were recorded in the base of Trench 2 (Figure 4). These were approximately 0.15m deep and orientated north by northwest to south by southeast. The cuts were filled with concrete and sealed by a tarmac surface at a height of 1.45m.

7.2.3 In both trenches, these deposits were overlain by a layer of made ground 0.50m to 0.65m thick. The layer predominantly consisted of brick rubble, with inclusions of glass, clinker and charcoal.

7.2.4 This layer was overlain by a tarmac surface in Trench 1 and grass over topsoil in Trench 2. Ground level was recorded at a height of 2.25m OD to 2.62m OD in Trench 1 and 2.24m OD to 2.42m OD in Trench 2.

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## 8 INTERPRETATIONS AND CONCLUSIONS

8.1.1 The principle objective of the archaeological evaluation was to establish whether there were any significant archaeological deposits at the site that may be affected by the proposed development. It sought:

- To record and characterise any evidence of prehistoric and palaeo-environmental materials;

8.1.2 No prehistoric or palaeo-environmental materials were discovered.

- To record and characterise the presence of 'Stane Street' and any related heritage assets;

8.1.3 No evidence of 'Stane Street' or any related heritage assets were found.

- To record and characterise any remnants of medieval settlement;

8.1.4 No remnants of medieval settlement were encountered.

- To sample and analyse environmental remains to create a better understanding of past land use;

8.1.5 The trench soils were examined in situ by a geoarchaeologist and no environmental samples were taken off site. The presence of thick layers of alluvially deposited material can be seen to be indicative of the marshland environment known to have existed in the vicinity. Although the alluvium cannot be securely assigned to one particular archaeological or historical period, it can be assumed to have been deposited prior to the late 18<sup>th</sup> century, when cartographic sources depict the study site as being located within the formal gardens of St Mary's Parsonage.

- To record and characterise any industrial age heritage assets;

8.1.6 Despite an absence of deposits relating to the industrial age, the linear features within Trench 2 appear to be on an alignment corresponding to the 19<sup>th</sup> century terraced houses known to have existed on the site. It is possible that these shallow features represent the base of the wall foundations of the properties.

8.1.7 The foundations themselves may have been removed and the resulting uneven ground levelled with concrete prior to the establishment of the overlying tarmac surface. The shallow nature of the features may indicate a degree of horizontal truncation during the post-war period. However, the limited area of possible floor plan uncovered and lack of contemporary associated deposits render such an interpretation difficult to ascertain.



- To record and characterise any inhumations present.

8.1.8 No inhumations were encountered.

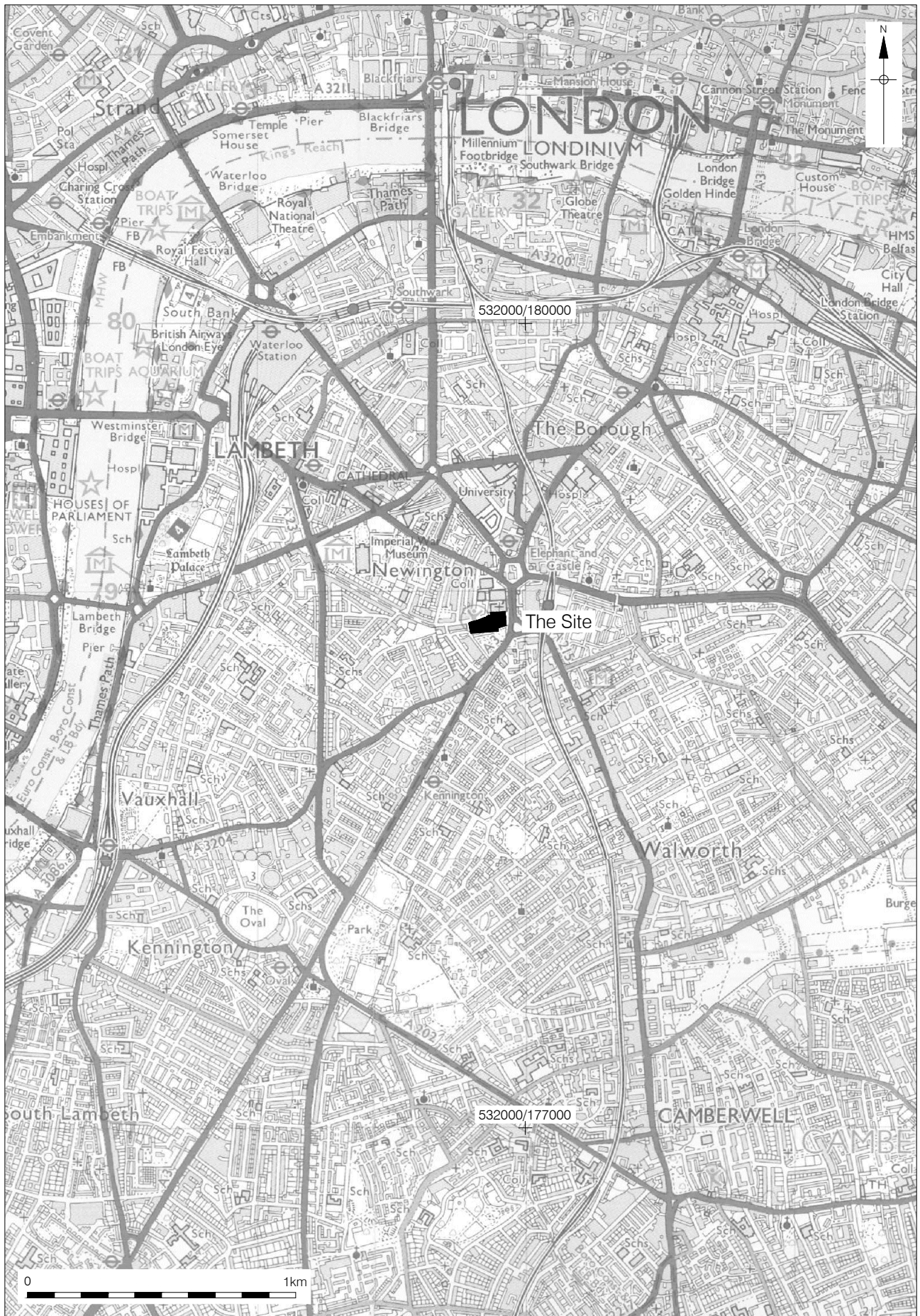
## 9 ACKNOWLEDGEMENTS

Pre-Construct Archaeology would like to thank Juey Thanyakittikul of Lend Lease for commissioning the work, Jonathan Smith of Waterman Energy, Environment & Design Limited, the client's archaeological consultant, for monitoring the work on behalf of Lend Lease and Chris Constable, Senior Archaeology Officer for Southwark Council for monitoring the work on behalf of the Local Planning Authority.

The author would like to thank Peter Moore and Chris Mayo for their project management and editing, Sarah Barrowman and Lee Harvey for their fieldwork, Lisa Snape for her geoarchaeological examination, Mark Roughley for the illustrations, and Sophie White and Chris Cooper for logistical support.

## 10 BIBLIOGRAPHY

- British Geological Society, 1998. Geological Survey of England and Wales, 1:50 000 Solid and Drift Edition. Sheet 270, 'South London'. Nottingham: British Geological Survey.
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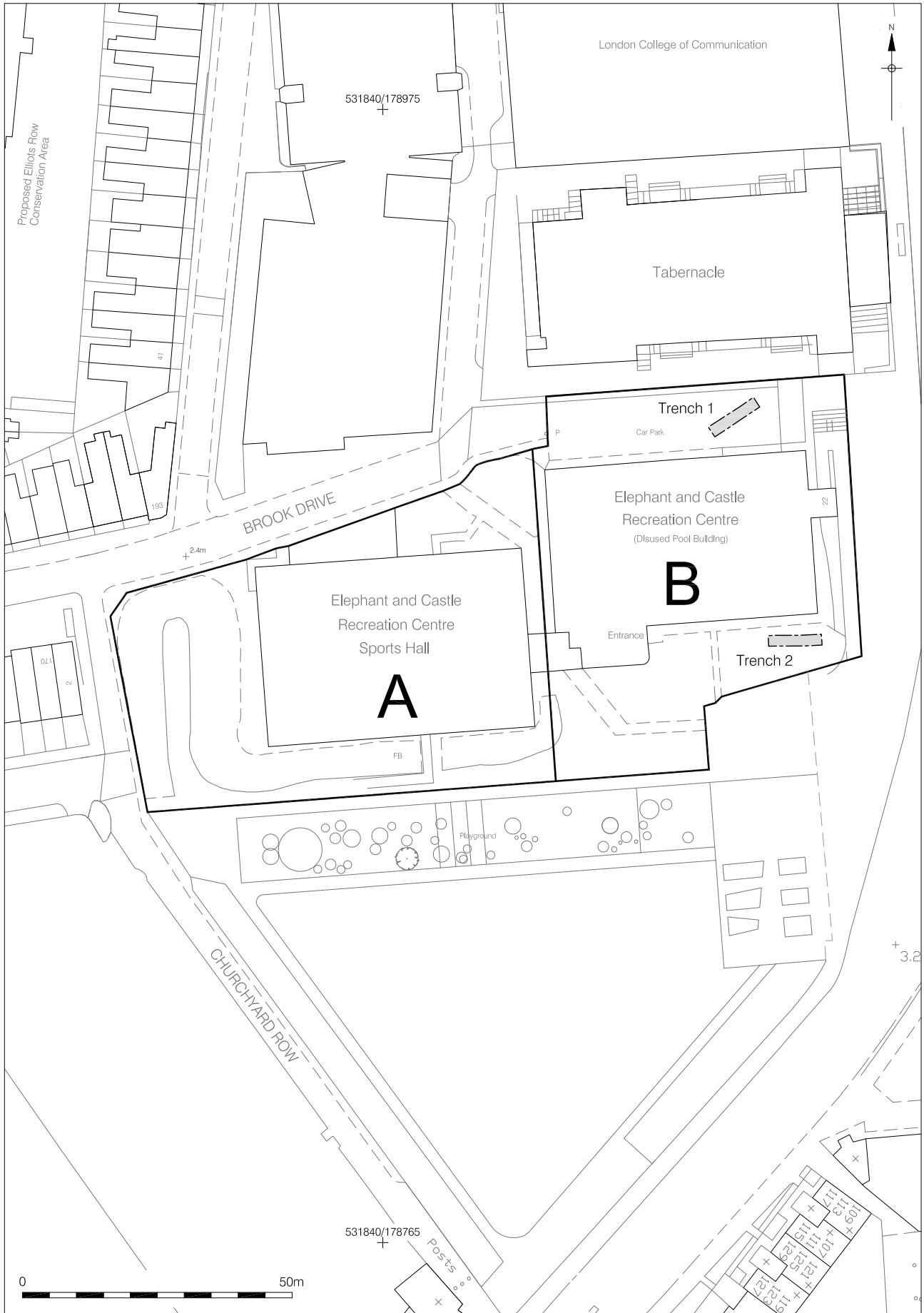


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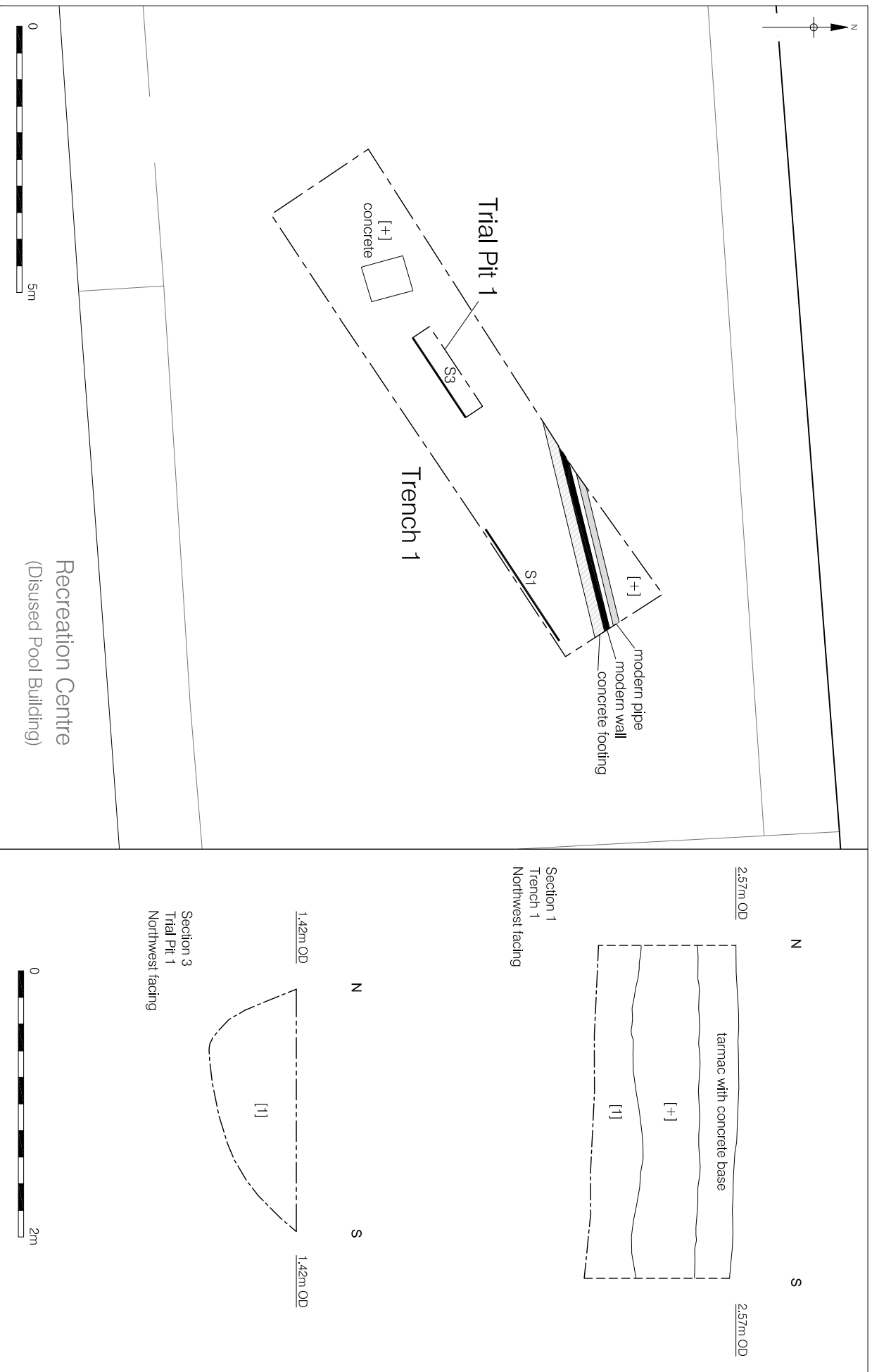
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Figure 1  
Site Location  
1:20,000 at A4



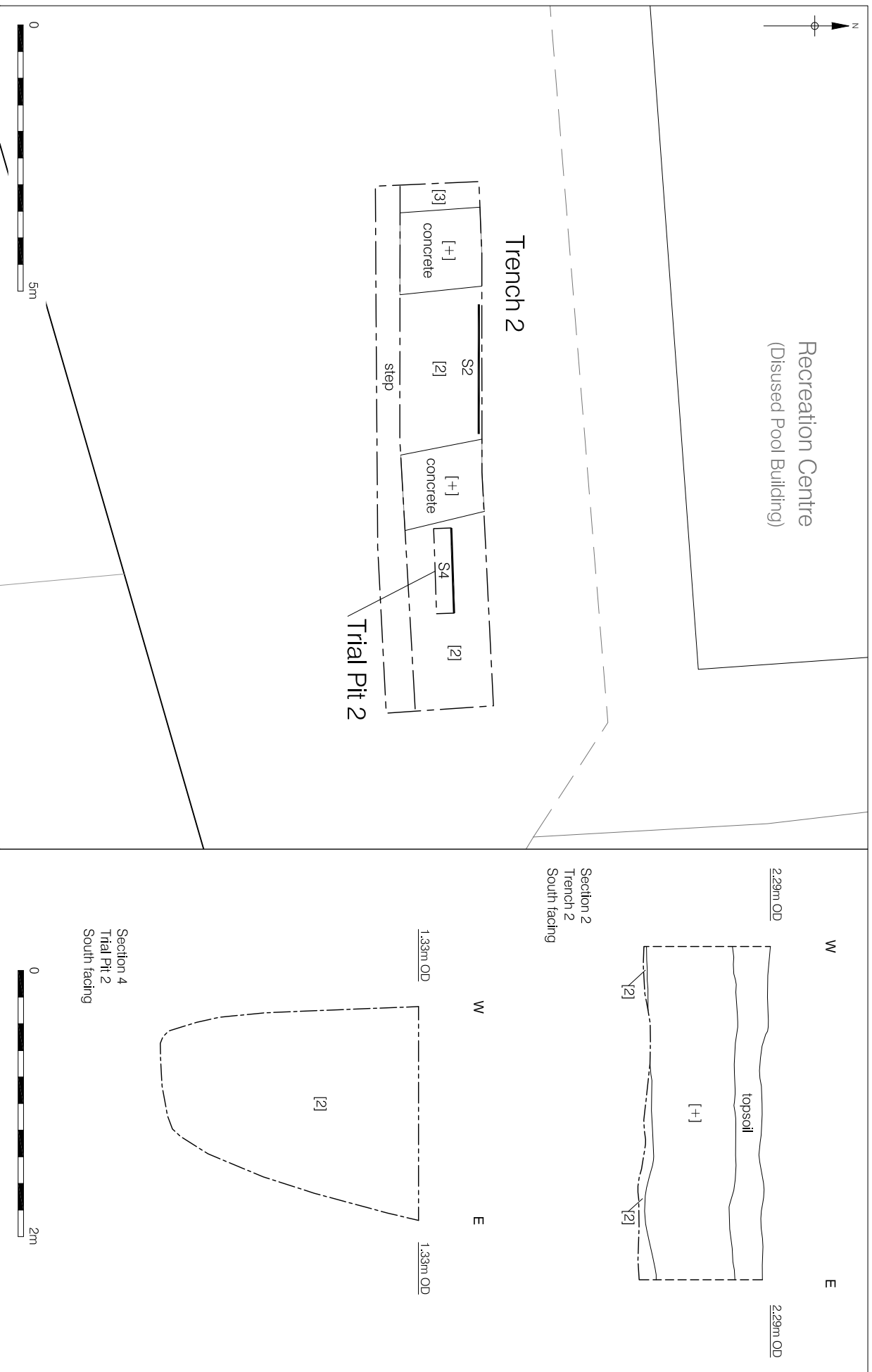
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Figure 2  
 Detailed Site and Trench Location  
 1:1,000 at A4



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Figure 3  
 Plan of Trench 1 and Trial Pit 1 and Sections 1 and 3  
 Plan - 1:100, Sections - 1:40 at A4



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 23/08/12 MR

Figure 4  
 Plan of Trench 2 and Trial Pit 2 and Sections 2 and 4  
 Plan - 1:100, Sections - 1:40 at A4

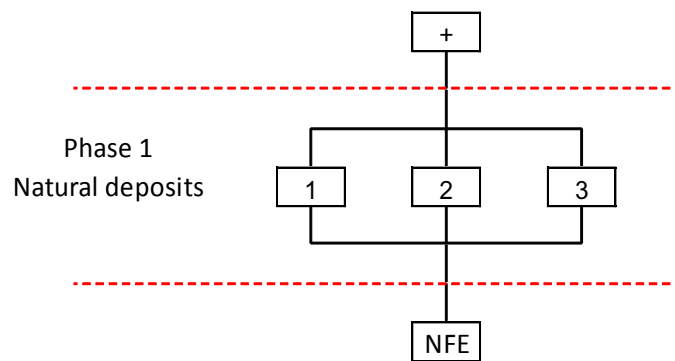
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## APPENDIX 1: CONTEXT INDEX

Context No.	Plan No.	Section No.	Type	Description	Interpretation	Date	Phase
1	Tr.01	S.01, S.03	Layer	Firm, Mid Grey Brown, Silty Clay.	Alluvial Deposit	Uncertain	1
2	Tr.02	S.02, S.04	Layer	Friable, Mid Yellow Brown, Silty Sand.	Alluvial Deposit	Uncertain	1
3	Tr.02	-	Layer	Firm, Mid Grey Brown, Silty Clay.	Alluvial Deposit	Uncertain	1

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## APPENDIX 2: MATRIX





## **APPENDIX 3: OASIS DATA COLLECTION FORM**

# OASIS DATA COLLECTION FORM: England

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## Printable version

**OASIS ID: preconst1-132774**

### Project details

Project name	Elephant and Castle Leisure Centre (St Mary's Residential)
Short description of the project	The evaluation was conducted between the 13th and 17th of August 2012 and consisted of two trial trenches designed to investigate the archaeological potential of the site. These ground works revealed naturally lain alluvial deposits, comprised of variable amounts of sand and clay mixed with silt. No features of archaeological significance were discovered although several modern truncations were encountered.
Project dates	Start: 13-08-2012 End: 17-08-2012
Previous/future work	Yes / Not known
Any associated project reference codes	EPT12 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Community Service 2 - Leisure and recreational buildings
Monument type	NONE None
Monument type	NONE None
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Direction from Local Planning Authority

Position in the planning process Between deposition of an application and determination

---

### Project location

Country England  
Site location GREATER LONDON SOUTHWARK SOUTHWARK Elephant and Castle Leisure Centre (St Mary's Residential)  
Postcode SE11 4TW  
Study area 3657.00 Square metres  
Site coordinates TQ 3182 7885 51 0 51 29 33 N 000 06 03 W Point  
Height OD / Depth Min: -1.27m Max: 1.88m

---

### Project creators

Name of Organisation Pre-Construct Archaeology Limited  
Project brief originator London Borough of Southwark  
Project design originator Waterman Energy, Environment and Design Limited  
Project director/manager Peter Moore  
Project supervisor Richard Archer  
Type of sponsor/funding body Development Corporation  
Name of sponsor/funding body Lend Lease

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### Project archives

Physical Archive Exists? No  
Digital Archive recipient LAARC  
Digital Contents "Stratigraphic","Survey"  
Digital Media available "Spreadsheets","Survey","Text"  
Paper Archive recipient LAARC

Paper Contents	"Stratigraphic","Survey"
Paper Media available	"Context sheet","Drawing","Matrices","Photograph","Plan","Report","Section","Unpublished Text"

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### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
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Date	2012
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London
Description	Unpublished client report

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Entered on	24 August 2012

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## OASIS:

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