

**ARCHAEOLOGICAL DESK-
BASED AND HISTORIC
BUILDING ASSESSMENT
OF THE PROPOSED
WALPOLE STUDENT
ACCOMMODATION SITE,
403-407 NEW CROSS ROAD,
LONDON, SE14 6LA**

SITE CODE: WPH12

PCA REPORT NO. R11331

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PRE-CONSTRUCT ARCHAEOLOGY

**Archaeological Desk Based and Historic Building Assessment of the Proposed
Walpole Student Accommodation Site, 403-407 New Cross Road, London SE14 6LA**

Central Ordnance Survey National Grid Reference: TQ 3668 7708

Local Planning Authority: London Borough of Lewisham

Planning Application Numbers: DC/08/70131, DC/08/70131A & DC/08/70131B

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Karrada Developments to undertake rapid historic building and archaeological desk-based assessment of the existing buildings and site of 403-407 New Cross Road, London, SE14 6LA. The site comprised the Walpole Arms public house and two adjoining commercial outlets.
- 1.2 The proposed development involved the complete demolition of 403 and 405 New Cross Road and the former Walpole public house at 407, and their replacement with residential student accommodation over three/four and five storeys, with basements over two levels.
- 1.3 The assessment concluded that there was low potential for the survival of prehistoric, Roman, Saxon and medieval remains within the boundary of the site.
- 1.4 Cartographic and documentary evidence indicated that the site of the proposed development was a market garden owned by the Reverend Robert Walpole during the first half of the 19th century. The construction of New Cross Station in 1849 proved the catalyst for the suburban development of the surrounding area. Cartographic evidence revealed that all three properties were standing by the early 1860s. It is therefore considered that any archaeological deposits or activities encountered on this site are most likely to date to the 19th century.
- 1.5 Documentary evidence revealed that the public house at 407 was known as the Walpole Arms from as early as 1861. Cartographic evidence indicated that the public house had been extended to the rear by the mid-1890s and may have been extended further in the decades that followed. The enlargement of the pub premises may have coincided with the changing of its name to the South Eastern Distillery at some point between 1882 and 1888.
- 1.6 The historic buildings assessment concluded that 403-407 New Cross Road contained numerous features characteristic of the mid-19th century, although both the interiors and exteriors of all three properties had been extensively modified over the course of the following 150 years. The bar area of the Walpole contained a number of impressive fixtures and fittings characteristic of the late 19th century, including an ornate ceramic tile wall, which represents a rare survival of a relatively uncommon feature.
- 1.7 In accordance with recommendations made in a previous version of this assessment, an integrated programme of documentary research and building recording was carried out to English Heritage Level 3 prior to the demolition of the Walpole (Thompson and Garwood, 2012). The adjoining properties at 403 and 405 New Cross Road were simultaneously recorded to English Heritage Level 2. The results of this assessment are presented in a separate report (Thompson and Garwood, 2013).

2 INTRODUCTION

2.1 Outline

- 2.1.1 This rapid historic building and archaeological desk-based assessment of the extant buildings and site of proposed student accommodation at 403-407 New Cross Road, London, was commissioned by Karrada Developments. The site is located on the north side of New Cross Road, a short distance to the west of the junction with Amersham Road and close to New Cross Railway Station (**Figures 1 and 2**).
- 2.1.2 The rapid historic building and archaeological desk-based assessment (DBA) is required as a consequence of an archaeological condition (14) imposed upon the consented scheme, planning application Nos. DC/08/70131, DC/08/70131A & DC/08/70131B. This requirement for an assessment accords with policies set out in the National Planning Policy Framework (NPPF).
- 2.1.3 This report has been written in accordance with guidelines issued by English Heritage (2009) and in accordance with the standards specified by the Institute for Archaeologists (IfA, 1994, revised 2012).
- 2.1.4 An archaeological desk-based and rapid building impact assessment is undertaken in order to identify the level of historic building recording appropriate and proportionate to the local interest value of the buildings and the archaeological potential of the site. It is carried out so that the local authority (or their advisors) may formulate an appropriate response to impacts upon any identified historic environment resource.
- 2.1.5 The project aims to assess the historic and architectural significance of the buildings and to clarify the historic development of the site to better understand the buildings and their immediate environment. The desk-based assessment assesses the archaeological potential of the site and the impact of the proposed development on any surviving remains, before recommending mitigation measures, should these be considered necessary.
- 2.1.6 This archaeological desk-based and building assessment was researched and written by Guy Thompson and Adam Garwood of Pre-Construct Archaeology Limited. The research necessitated visits to the Lewisham Council Local History and Archives Centre at Lewisham Library to examine historical maps and secondary sources, an 500m radius area search of the holdings of the Greater London Historic Environment Record (GLHER) centred on TQ 3668 7708 and a site visit to 403-407 New Cross Road to assess the historic and architectural significance of the extant buildings. The building assessment entailed recording the buildings roughly in accordance with the standard defined by Level 1 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*. A programme of building recording to English Heritage Levels 2 and 3 was conducted in 2013 and is the subject of a separate report (Thompson & Garwood, 2013).

2.2 Report Objectives

- 2.2.1 As defined by the Institute for Archaeologists (IfA 1994, revised 2012), an archaeological desk-based assessment aims to '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, Code of approved practice for the regulation of contractual arrangements in field archaeology, and other relevant by-laws of the IfA. 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.'

- 2.2.2 A desk-based assessment should consist 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.
- 2.2.3 The desk-based assessment is required in order to assess the merit of the archaeological resource and lead towards one or more of the following:
- The formulation of a strategy to ensure the recording, preservation or management of the resource.
 - The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
 - The formulation of a proposal for further archaeological investigation within a programme of research
 - An assessment of the historic and architectural significance of the extant buildings
- 2.2.4 The degree to which archaeological deposits survive on site will depend upon previous land-use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.

2.3 Project Archive

- 2.3.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code WPH12. It is anticipated that the archive will be deposited with LAARC (London Archaeological Archive and Research Centre) in due course. Copies of the report will be lodged with English Heritage Greater London Archaeological Advisory Service, GLHER (Greater London Historic Environment Record) and Lewisham Council Local History and Archives Centre at Lewisham Library.

3 THE SITE AND THE PROPOSED SCHEME

3.1 The Site

- 3.1.1 The proposed development entails the demolition of the existing buildings at 403-407 New Cross Road SE14 6LA and their replacement with a new part three/part four and part five storey building with basement and lower basement, to provide residential accommodation for students. This will comprise 50 self-contained bedrooms arranged over eight floors, with bar/restaurant and lounge facilities on the ground floor, with sauna, fitness suite and laundry located on the lower ground floor. Car parking space and double-height secure storage for 50 bicycles will be provided to the rear of the premises. The site is located on the north side of New Cross Road, a short distance to the west of its junction with Amersham Road and close to New Cross Railway Station at NGR TQ36687708 (**Figures 1 and 2**). The site is situated within the administrative ward of New Cross and in the London Borough of Lewisham.
- 3.1.2 The development site falls in an undesignated area between the Deptford Town Hall Conservation Area to the west and the Deptford High Street Conservation Area to the east. It is located within the Lewisham Archaeological Priority Zone.
- 3.1.3 The proposed development site contained three buildings (403-407 New Cross Road). These comprised The Walpole (previously the Walpole Arms), a former public house, and two adjoining shops to the west, latterly occupied by the 'Skin and Ink' tattoo parlour (405) and 'Hair Forest', a barbers and hairdressers (403). The shops formed part of a row of similar buildings that extend to the west along New Cross Road. All three buildings were built in-line fronting onto New Cross Road and incorporated residential apartment style accommodation on the first and second floors above. A modern development of shops with apartments on three floors above is located immediately east of The Walpole. Further to the east is the cutting for the present South Eastern mainline and New Cross Railway Station.
- 3.1.4 The site is built on a gradient that falls away to the north and accordingly is terraced. This is most apparent when viewed from the north towards the rear elevations, where the basements of those properties fronting New Cross Road, are open (above ground) to the rear.

3.2 The Proposed Scheme (Figures 3a and 3b)

- 3.2.1 The proposed development consists of the following:
- The demolition of the existing buildings Nos. 403-407 New Cross Road;
 - The construction of a student accommodation across the footprint of Nos. 403-407 New Cross Road and on an area of hardstanding to the rear of the former public house;
 - The new accommodation will comprise 50 bedrooms, catering and leisure facilities, to be built over three/four and and five storeys and will incorporate a basement over two levels.
- 3.2.2 It is anticipated that the proposed development will adversely impact upon any surviving archaeological remains, if present.

4 PLANNING BACKGROUND

4.1 National Planning Policy Framework (NPPF)

4.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, superseding the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

4.1.2 Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Additionally:

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4.1.3 In considering any planning application for development, the local planning authority will now be guided by the policy framework set by the NPPF.

4.1.4 The NPPF also states that:

214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.

215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of

consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

4.1.5 As such the local planning authority will continue to also be guided by the existent Development Plan policy and by other material considerations.

4.2 Regional Policy: The London Plan

4.2.1 The proposed development is also covered by policy 7.8 from *The London Plan* (GLA, 2011):

Historic environment and landscapes

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.

4.3 Local Policy: The London Borough of Lewisham Unitary Development Plan (UDP)

- 4.3.1 The study aims to satisfy the objectives of the London Borough of Lewisham which 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 London Borough of Lewisham UDP, July 2004:

URB 21 Archaeology

The Council will promote the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation and presentation to the public by: (a) requiring applicants to have properly assessed and planned for the archaeological implications where development proposals may affect the archaeological heritage of a site. This may involve preliminary archaeological site evaluations before proposals are determined; (b) advising where planning applications should be accompanied by an evaluation within Archaeological Priority Areas as shown on the Proposals Map. This should be commissioned by the applicants from a professionally qualified archaeological organisation or archaeological consultant; (c) encouraging early co-operation between landowners, developers and archaeological organisations, in accordance with the principles of the British Archaeologists and Developers Liaison Group Code of Practice, and by attaching appropriate conditions to planning consents, and/or negotiating appropriate agreements under S106; (d) encouraging suitable development design, land use and management to safeguard archaeological sites and seeking to ensure that the most important archaeological remains and their settings are permanently preserved in situ with public access and display where possible and that where appropriate they are given statutory protection; (e) In the case of sites of archaeological significance or potential where permanent preservation in situ is not justified, provision shall be made for an appropriate level of archaeological investigation and recording which should be undertaken by a recognised archaeological organisation before development begins. Such provision shall also include the subsequent publication of the results of the excavation; (f) seeking to ensure their preservation or record in consultation with the developer In the event of significant remains unexpectedly coming to light during construction; and (g) in the event of the Scheduling of any Ancient Monuments and Sites of National Importance, ensuring their protection and preservation in accordance with Government regulation, and to refuse planning permission which adversely affects their sites or settings.

Reasons

The Council wishes to protect its archaeological heritage and to ensure that any important remains are preserved and in suitable cases effectively managed as an educational, recreational tourist resource. Archaeological remains are a community asset and they provide a valuable picture of the history and development of the local area as well as London as a whole. They are a finite and fragile resource, vulnerable to modern development. The Council endorses the DETR's advice as set out in PPG 16 (1990), and that of English Heritage (Development Plan Policies for Archaeology 1992) upon which this Policy has been based. The requirements of this Policy generally come into force when extensive redevelopment is proposed involving excavation or foundation work which may disturb or expose relatively undisturbed remains below the level of current building development. Schedule 3 'Areas of Archaeological Priority' explains the significance of the various designated Areas of Archaeological Priority, and gives an indication of the type and age of archaeological remains that might be discovered.

4.4 Scheduled Monuments

- 4.4.1 The Ancient Monuments and Archaeological Areas Act, 1979 statutorily protects Scheduled Monuments (SMs) and their settings as nationally important sites. There are no Scheduled Monuments within the proposed development or within the 500m radius study area.

4.5 Listed Buildings

- 4.5.1 Listed buildings are protected under the Listed Buildings and Conservation Areas Act, 1990. This ensures that listed buildings are given statutory protection against unauthorised demolition, alteration and extension. Buildings are listed because they are of special architectural importance, due to their architectural design, decoration and craftsmanship; also because they are of historical interest. This includes buildings that illustrate important aspects of the nation's social, economic, cultural or military history or have a close association with nationally important persons or events.
- 4.5.2 None of the extant buildings (403-407 New Cross Road) proposed for demolition had any statutory protection (be it listed building or conservation area designation). None of these buildings were locally listed. There are no listed buildings within the proposed development area, however eight listed buildings fall within the 500m radius of the study area. None of the listed buildings are located sufficiently close that their setting would be adversely impacted by the proposed development. All of these buildings are described in the HER table presented in Appendix 1 of this report and their locations marked on **Figure 4**.

4.6 Conservation Area

- 4.6.1 The proposed development is not situated within a Conservation Area but does lie between the Conservation Areas of Deptford Town Hall and Deptford High Street.

5 GEOLOGY AND TOPOGRAPHY

5.1 Geology

5.1.1 The Geological Survey of Great Britain (British Geological Survey) 1:50 000 scale map of the area (Sheet 270 '*South London*') reveals that the geology immediately underlying the site is comprised of Head Deposits, i.e. silt, sand and clay with variable gravels. A short distance to the east of the site is a long corridor of worked ground which corresponds with the line of the railway, originally built in the late 1840s. The site is located within the London Basin, and therefore overlies bedrock comprising London Clay overlying Upper Chalk.

5.1.2 No geotechnical work has yet been undertaken on the proposed development site.

5.2 Topography

5.2.1 The southern end of the site adjoins New Cross Road, which has an elevation of 11.6m OD to the west of the bridge crossing the railway line. The site descends sharply to the north of the road, its northern boundary marked by an OS benchmark of 6.85m OD.

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 Introduction

- 6.1.1 In order to assess the archaeological potential of the development area, an examination of all archaeological records held by the Greater London Historic Environment Record (GLHER) has been made within a 500m radius from a central point TQ 3668 7708. The search area is defined as the 'study area' for the purposes of this assessment. A complete listing of the HER records is provided in Appendix 1 of this report and is presented in **Figure 4**.
- 6.1.2 The purpose of the HER search is to identify known archaeological sites and finds in the vicinity in order to predict the likely archaeological conditions within the development area itself. It is important to understand that many of the entries on the HER result from chance discoveries, and are therefore, at best, an unrepresentative sample of the potential buried heritage.
- 6.1.3 The information derived from the HER is supplemented by other archaeological, documentary and cartographic resources.

6.2 Prehistoric (500,000 BC – 43 AD)

- 6.2.1 No deposits of palaeo-environmental potential have been recorded within the study area to date and the likelihood of early deposits surviving anywhere within the proposed site boundary is considered to be low.
- 6.2.2 Little evidence of Palaeolithic, Mesolithic or Neolithic activity has been found within the vicinity of the site. A single prehistoric findspot was recorded in the study area, on the margins of the head deposits that underlie the site and the adjacent Taplow Gravel formation. This comprised a Palaeolithic implement located approximately 320m east-south-east of the site (**Figure 4: 1**).
- 6.2.3 Beyond the boundaries of the study area, three Mesolithic flint flakes and two blades, were found in a tree hollow during excavations close to the Ravensbourne River (Taylor, 2008).
- 6.3 While the lack of evidence of prehistoric activity may be a consequence of the limited number of known interventions, the general lack of evidence for earlier prehistoric activity in the vicinity and the scarcity of it in the study area would suggest there is a low potential for the survival of buried prehistoric remains within the boundary of the site.

6.4 Roman

- 6.4.1 The Roman Watling Street, which connected the Roman settlement at Southwark and *Londinium* to Canterbury, is thought to have crossed through the area. Its exact position is unknown, but it is thought that it probably deviated to the south in the New Cross area, to avoid the curve in the river at Greenwich and the marshy ground surrounding it. It may have therefore followed an alignment more or less the same as the present day New Cross Road (Margary, 1973).
- 6.4.2 Whilst no evidence of Roman features have been found within the study area, evidence of Roman ditches and pits (mostly clustered along the New Cross Road), has been found to the east, close to the junction of New Cross Road and Deptford High Street. These contained pottery which was mostly dated to the 2nd century and it has been suggested that the concentration represented a small Roman settlement.
- 6.4.3 Earlier works in the general area also recovered evidence of Roman activity on a more monumental scale. Sewage works in 1886 found the remains of a brick building and tessellated floor. A sculpture of a two-headed figure, possibly Janus, was recovered at New Cross in 1690 and a stone coffin with a cruciform pattern on the lid and a male skeleton interred inside was also found in 1868 (Hasted, 1797: 340-371; GLHER).

6.4.4 Taken together, this evidence appears to show that Roman settlement activity of some sort may have taken place close to Watling Street, though the lack of evidence for Roman activity in the study area and the scarcity of Roman material encountered as a residual element at other investigations in the area may suggest a low potential for the presence or survival of Roman buried remains within the boundary of the site.

6.5 Saxon

6.5.1 The place name Deptford is derived from the Anglo-Saxon for "deep ford", relating to the crossing of the Ravensbourne in this period. It was for a time known as West Greenwich and before that as 'Depeford'. It is thought that this settlement may have been focused around the Deptford Broadway area in the earlier Saxon period and around St Nicholas church in the later Saxon period (Weinreb & Hibbert, 1995). Evidence for this latter Saxon settlement is represented by a ditch containing Saxon pottery, which was found during an excavation at the Stowage, next to St Nicholas church (Maloney, 1998).

6.5.2 Another area of settlement surrounded the New Cross area, which was originally known as Hatcham, a name derived from the Old English for "Haecci's estate". The Domesday Book records Hatcham, or "Hacheham" as a manor containing land for three plough teams, nine villagers and two smallholders, six acres of meadowland and woodland for three pigs (<http://domesdaymap.co.uk/place/TQ3476/hatcham/>).

6.5.3 The general lack of evidence for Anglo-Saxon activity occurring within the immediate area of the site and the probable Saxon settlements to the north-east and in the area of the St Nicholas Church, suggest that the present site was probably located in agricultural land during the period. Therefore it is considered that there is a low potential for the presence or survival of buried Saxon remains within the boundary of the site.

6.6 Medieval

6.6.1 Watling Street formed part of the main pilgrimage route between London and Canterbury during the Middle Ages, and a number of roadside inns were established in the Deptford and New Cross areas to provide accommodation and refreshment to travellers.

6.6.2 A bridge was built across the Ravensbourne as early as 1230. Repeated flooding and other damage necessitated the periodic rebuilding of the bridge, first in wood and then in stone, before being rebuilt in iron between 1877 and 1883. The crossing of the Ravensbourne was the site of the Battle of Deptford Bridge, where Cornish rebels led by Lord Audley were defeated in 1497 (Weinreb & Hibbert, 1994). A hermitage and wharves were also said to have been located by this bridge by the late medieval period. A flour mill, which is known to have been in existence from at least 1588, was also located on the Ravensbourne, approximately 500m east of the site. It was demolished in the 1850s.

6.6.3 No finds or features of early or late medieval date have been found within the vicinity of the site. The area may have comprised open farmland during these periods.

6.7 Post-Medieval

6.7.1 Deptford grew in importance during the early post-medieval period. A small fishing settlement located beside the Thames was taken over by Henry VIII as the site for his royal dockyard, which built and repaired ships into the 19th century. Deptford Broadway and Deptford High Street remained a local focus of settlement throughout the period.

6.7.2 The GLHER search revealed that the majority of archaeological remains encountered within the radius of the study area dated from the later post-medieval period. Cartographic evidence shows that this area remained

predominantly rural during the latter part of the 18th century, sandwiched between the urban centre at Deptford and the smaller settlement at New Cross.

- 6.7.3 Investigations at 274 New Cross Road (MLO75679, 77144 & 77145, **Figure 4: 3**), uncovered a number of post-medieval features including a fired brick surface interpreted as a brick clamp dating to 1619. The brick clamp was truncated by a series of pits and post holes containing fragments of brick and charcoal and debris from the brick clamp kiln. The site was severely truncated by a large linear sewer cut constructed c. 1850.
- 6.7.4 Archaeological monitoring of geo-technical test pitting at 17-21 Baildon Street (MLO 98060, **Figure 4: 4**) revealed that the site was heavily truncated by construction works in the 19th and 20th centuries, while another programme of archaeological monitoring at Blundell House, Goodwood Road (MLO76055, **Figure 4: 5**) revealed a series of quarry pits, thought to be associated with the brick clamp at 274 New Cross Road, and which had been backfilled in the late 17th or 18th century.
- 6.7.5 An archaeological evaluation conducted at 78-120 Florence Terrace (MLO99112, **Figure 4: 9**) identified significant deposits of 19th century layers, dumps, a wall, pits and linear features, likely boundaries or gullies. No pre-19th century features were recorded. The disparity in levels between surviving natural deposits and accumulations of other soils indicates that much of the site has been impacted upon in the 19th century, perhaps by quarry activities or that associated with the adjacent railway.
- 6.7.6 Modern disturbed deposits and two sherds of re-deposited post-medieval red ware (1600-1800) were found during an evaluation at Goldsmiths College (MLO 709; **Figure 4: 10**) while another area of gravel quarrying, dating to between the 17th and 19th century, was uncovered during an archaeological evaluation at 33-35 Lewisham Way, New Cross (MLO98406, **Figure 4:11**).
- 6.7.7 An archaeological evaluation at Tanners Hill Mews (MLO 98206, **Figure 4:15**) uncovered a 19th century well, while monitoring at 19 Wilshaw Street Deptford (MLO 97923; **Figure 4:16**) revealed a post-medieval wall foundation and well cut through post-medieval deposits.
- 6.7.8 Local communications improved considerably in the early 18th century with the foundation of the New Cross Turnpike Trust, established in 1718 to manage the local main road network. The original New Cross Turnpike tollgate was located beside the Clifton Rise New Cross Road junction in order to levy charges on traffic travelling to and from Kent coast (MLO197, **Figure 4: 6**).
- 6.7.9 A map of the area published by John Rocque in 1746 showed the limited extent of development in the mid-18th century (**Figure 5**). The map confirmed the overwhelmingly rural character of the area, showing a patchwork of agricultural fields, small market garden plots, with rough grazing situated on the south side of New Cross Road opposite the development site.
- 6.7.10 Like Rocque's earlier map, a map of Kent published in 1769 by Andrews, Dury and Herbert showed that residential development in the district remained confined to the small settlement at New Cross to the west of the site and the larger settlement at Deptford Broadway to the east (**Figure 6**). There was relatively little residential development in the district during the century, although a house built in 1789 for William Goodhew in Dixon Road was subsequently used as a boarding school until 1837, following which it was demolished and replaced by Goldsmiths College in 1844 (MLO243, **Figure 4: 7**).
- 6.7.11 A larger scale map published by John Stockdale in 1797 showed a pattern of development largely unchanged from that of its predecessors, with the site of the present development located in the south-west corner of a large field (**Figure 7**).

- 6.7.12 By the end of the 18th century the New Cross area lay at the eastern end of a swathe of agricultural and horticultural land that extended from Camberwell to Deptford (Lysons, 1792: 68). The area became well-known for its market gardens, and a nursery situated close to the site between New Cross Road and Lewisham Way became famous for developing new strains of vegetable seeds such as the Deptford Onion, London Leek and early Deptford Cabbage. (MLO243, **Figure 4: 12**).
- 6.7.13 While the residential development of Deptford High Street (known as Butt Lane until 1825) and its environs took off between the 1770s and 1790s, George Crutchley's map of 1833 revealed that the local housing boom did not extend as far west as the vicinity of the present site, which remained predominantly rural in character (**Figure 8**). Just over ten years after Crutchley's map was published, the tithe map of the parishes of St Nicholas and St Paul, Deptford indicated that the site of the proposed development was located at the southern end of a rectangular horticultural plot adjacent to the New Cross Road (TNA IR 30/17/111; **Figure 9**). The plot, numbered 396 in the accompanying tithe apportionment, was one of five adjoining parcels of land all used as market gardens (TNA IR 29/17/111). Whilst plots 394, 395 and 395a were owned by William Wickham Drake and cultivated by Samuel Shepherd, parcel 396 was in the occupation of John Avann, who also cultivated produce on the adjacent plot 397. The owner of plot 396 was listed as the Reverend Robert Walpole, who was almost certainly the same individual of that name who served as the Rector of Christ Church Marylebone and St Mary's Iteringham, Norfolk (TNA PROB 11/2233/281; <http://www.itteringham.com/churches/church.html>). Reverend Walpole (1781-1856) was a descendent of Sir Robert Walpole, 1st Baron Orford and the first Prime Minister of Great Britain.
- 6.7.14 The transformation of the New Cross district from a semi-rural settlement set amidst extensive market gardens to busy suburb took place only after the arrival of the railways. The earliest station to be opened in the vicinity was built as part of the London to Croydon line in 1839 by the London Brighton & South Coast Railway (LBSCR) (http://thehill.org.uk/society/New_Cross_Gate.htm). Named New Cross, this station was built to the west of the present site on New Cross Road. The name of this station was subsequently changed to New Cross Gate by its new owners, the Southern Railway following 'grouping' in 1923.
- 6.7.15 In 1849 the LBSCR's rival the South Eastern Railway (SER) opened a station, confusingly also called New Cross, on its North Kent line. This station (the present New Cross Station) was situated at the junction of New Cross Road and Amersham Vale, close to the site of the present development.
- 6.7.16 Archaeological evidence of the 19th century housing boom in New Cross was recorded in advance of the demolition of 459-463 New Cross Road (MLO99115; **Figure 4: 14**). A post-medieval/early modern buried soil and a 19th century soakaway were found c.330m to the north of the site during a watching brief at Deptford Green Lower School (MLO 101079, **Figure 4: 8**). The soakaway, or well, was thought to be related to the development of terraced housing on the site in the later 19th century. Archaeological monitoring of underpinning works at 417-419 New Cross Road uncovered a 19th-20th century deposit of made ground and evidence of a buried garden soil under a tarmac surface and concrete footings were recorded (MLO99106, **Figure 4: 12**).
- 6.7.17 The coming of the railways transformed the local landscape. Landowners such as the Reverend Walpole sold their land to the railway companies and to builders, who parcelled it into plots for speculative residential development. Walpole himself appears to have been commemorated in the names of two roads that were laid out across the former market garden: Walpole Street and Walpole Grove, while the proximity of the North Kent line presumably lent its name to the adjacent Railway Grove. All three roads were in existence by 1862, when they were shown on Edward Stanford's *Library Map of London and its Suburbs* (not

illustrated). The map also revealed that the north side of New Cross Road between the southern end of Walpole Street and the station had been developed, with a row of properties named Hamilton Terrace East occupying the full extent of the plot.

- 6.7.18 Neither Walpole Road, Walpole Street nor the Walpole Arms were listed in a directory of 1852, confirming that they were developed between that date and 1862 (*Post Office London Directory*, 1852). The pub was not listed in a local directory of 1853, although there was already extensive residential development on the New Cross Road in the vicinity of the station (*Deptford New Town Street Directory*, 1853: 42).
- 6.7.19 Walpole's name was not only remembered in local street names. One year before the publication of Stanford's map, the enumerator of the 1861 census of St Paul's Deptford recorded the details of the occupants of Hamilton Terrace East, at the east end of which stood the Walpole Arms. Almost certainly named after the former landowner, in 1861 the pub was the residence of one Alfred E. Finch, a 22 year-old barman from Woodford in Essex (TNA RG 9/392/4: 1).
- 6.7.20 The First Edition Ordnance Survey map of 1863 showed the plan of the public house in much greater detail (**Figure 10**). Labelled 'PH', the premises had a distinctive projecting bay at the rear, while a footpath ran along the east side of the property down the steep slope that descended from the New Cross Road to the north end of Railway Grove.
- 6.7.21 In 1861 a 42 year-old accountant from Deptford named John A. Smith lived next door to the Walpole Arms at 11 Hamilton Terrace East (later 405 New Cross Road), which he shared with a married couple named William and Mary Ann Grover as well as a widower named Alexander Sanderson and his 15 year-old daughter Mary (TNA RG 9/392/4: 1). William Grover worked as a railway ticket collector, presumably at the adjacent station, while Sanderson was described as a pianoforte tuner and dealer (*ibid*). The property next door at 10 Hamilton Terrace East (subsequently 403 New Cross Road) was the home and premises of a tailor named Alfred Lock, his wife Eliza and their 2 month-old son, also named Alfred (TNA RG 9/392/4: 1).
- 6.7.22 By the early 1870s a certain Chillman Avery, a 53 year-old Rotherhithe-born licensed victualler had become the landlord of the Walpole Arms (TNA RG 10/746/38: 1). Avery lived at the Walpole Arms with his widowed sister-in-law Mary Ann, who worked as a housekeeper, his aunt Sarah Jarvis, a barmaid, a pot lad and a domestic servant named Annie Orchard (TNA RG 10/746/38: 1). Avery was still there in 1874, when a directory of that year listed him as landlord of the Walpole Arms, 407 New Cross Road (*Green's Directory of Greenwich, Deptford, New Cross, Blackheath, Lewisham & Lee*, 1874-5: 96).
- 6.7.23 In 1871 a publican's widow named Louisa Whelpdale lived with her sister Ann and a domestic servant at 403 New Cross Road, while 405 was the home of a window blind manufacturer named Samuel Fuller, his wife Lucy and their three young daughters (TNA RG 10/746/38: 1). Whelpdale still lived at 403 ten years later, although by 1881 no. 405 had become the home and business premises of a tobacconist named William Wise, who lived with his wife Annie, their two children and a domestic servant (TNA RG 11/708/93: 45). Avery had retired from the licensed trade by this date, to be succeeded by George Block, a 34 year-old licensed victualler originally from Bermondsey, who lived at the pub with his wife Mary, eight children and a servant (*ibid*: 46; TNA RG 11/704/79: 36). Whelpdale, Wise and Block were listed at 403, 405 and 407 in a directory of 1882 (*Post Office London Directory*, 1882: 489).
- 6.7.24 By 1888 the Block family had left the Walpole, and the name of the establishment had been changed to the South Eastern Distillery (*Post Office London Directory*, 1888). Block had been replaced by one Thomas Bugler, a Shoreditch-born licensed victualler who lived at the pub with his wife Elizabeth, their two young

daughters, three live-in bar staff and two domestic servants (TNA RG 12/498/107: 36). Next door at 405 William Wise continued to reside and trade as a cigar merchant in 1891, while 403 was the home and business premises of a 52 year-old German-born British subject named Louis Sallinger, who traded as a picture merchant, while his wife Annie worked as a confectioner at the property (*ibid*). Sallinger, Wise and Bugler were listed as the occupants of 403, 405 and 407 in a directory of 1895 (*Post Office London Directory*, 1895: 542).

- 6.7.25 It is possible that the name of the pub was changed in association with a change in ownership, and it is probably not a coincidence that the change took place at a significant juncture in the history of the public house. Owing to the increasing difficulty of obtaining licences as a result of pressure from the politically influential temperance movement, the 1880s and 1890s saw a scramble by breweries to acquire tied estates of public houses (Brandwood *et al*, 2004: 38-41). Competition between brewers to acquire pubs was fiercest in the capital, where regional brewers seeking outlets for their beers competed with a number of established local breweries. Interestingly the name of the Red Lion & Wheatsheaf in nearby Deptford High Street changed to the similar 'Distillery' at around the same time (Thompson & Gould, 2011: 14).
- 6.7.26 The Second Edition Ordnance Survey map of 1895 revealed that a number of alterations had been made at the rear of the South Eastern Distillery, not least an extension to the east side that appeared to project further than the bay shown on the First Edition map (**Figure 11**). It is conceivable that the enlargement was associated with the change in name and perhaps ownership, although it may also have taken place in conjunction with the introduction of sanitary improvements such as water closets, which were being installed in many urban public houses during this period. A detached narrow rectangular structure, with a return at its east end had been built at the rear of 403 and 405, which was accessible via a drive or footpath leading from Walpole Street. A single cell building with a glazed roof abutted the west end of this structure; this may have been an outhouse of some sort for the pub.

6.8 Modern (1900 – present)

- 6.8.1 By the end of the 1890s the Bugler family had left the South Eastern Distillery, to be replaced by William Henry Wormald (*Post Office London Directory*, 1899: 601). Wormald was also listed as proprietor in directories published during the first decade of the 20th century, following which he was succeeded by Alfred Wormald, who may have been his son or another relative (*Kelly's Directory of Lewisham Brockley & Catford*, 1910). However the 1901 and 1911 census returns indicated that the Wormalds did not live on site, instead appointing resident managers to run the pub in their stead. In 1901 the pub was managed by Harry Horatio Hatswell, a 34 year-old from Devon who lived on the premises with his wife Mary and their three young children (TNA RG 13/528/119: 1). Next door at 405 Walter Bard lived with his wife Mary and their four children; Walter worked as a tobacconist on the premises, assisted by his eldest son Herbert (*ibid*). A 45 year-old solicitor's clerk named Harry George Weight lived and worked at 403, while his wife Mary ran the confectioner's shop on the ground floor (*ibid*).
- 6.8.2 Walter Bard continued to live and trade as a tobacconist at 403 in 1911, while Alfred James and Ann Elizabeth Wright managed the confectioner's next door at 405 (TNA RG 14/2632). The South Eastern Distillery was managed by Arthur Marshall, who lived on the premises with his wife, four bar staff and a cook and a housemaid, both of whom worked at the pub (*ibid*). While the confectioner's at 403 was managed by one John Mills by 1914, Walter Bard continued to be listed as the proprietor of the tobacconist's at 405 until as late as the mid-1920s (*Kelly's Directory of Lewisham, Brockley & Catford*, 1914; *Kelly's Directory of Lewisham, Brockley & Catford*, 1925: 152-3).

- 6.8.3 The Third Edition Ordnance Survey map of 1916 suggested that further alterations may have been made at the rear of 407 during the preceding twenty one years, which taken together with the information derived from the 1911 census suggests that the South Eastern Distillery was a busy and prosperous concern at this time (**Figure 12**).
- 6.8.4 By the mid-1920s the South Eastern Distillery was managed by a William Streeting, although he had been succeeded by Albert Norton and Reginald Donald Culmer by 1932 (*Kelly's Directory of Lewisham, Brockley & Catford*, 1925: 152-3; *Post Office London Directory*, 1932). The Revised Edition Ordnance Survey map of 1930 indicated that no further alterations had been made to the plan of the pub or the adjacent properties by that date (**Figure 13**).
- 6.8.5 Culmer was listed as the sole landlord of the South Eastern Distillery in a directory of 1953 (*Post Office London Directory*, 1953: 536). The same directory listed a grocer named William Chatfield as the occupant of 403 and a tobacconist named John Paul Perlman at 405. Within two years of the publication of this directory (i.e. c.1954/5), the name of the pub at 407 had reverted to the Walpole, which remained under Culmer's management (*Post Office London Directory*, 1955: 509).
- 6.8.6 The Ordnance Survey 1:1250 map of 1962 showed the outline of the pub in greater detail than earlier maps, depicting the complex arrangement at the rear of the building (**Figure 14**). The immediate environs of the site remained largely unchanged from 1930, although the narrow rectangular block to the rear of 403 and 405 had been demolished. The map also revealed evidence of post-war demolition and redevelopment on the south-west and east sides of Pagnell Street, where a number of new blocks of flats had been built.
- 6.8.7 In the early 1960s 403 was the premises of Tip Top Bakeries Ltd, while John Paul Perlman continued to manage the long-lived tobacconists at 405 (*Post Office London Directory*, 1961: 880). By the late 1970s the redevelopment of the surrounding area first hinted by the 1962 map extended across the area west of the railway cutting, involving the demolition of all the houses on Railway Grove and the removal of Walpole Road and Walpole Street altogether (**Figure 15**). In their place a new road network had been created around a remodelled Pagnell Street and the newly-created Exeter Way. An Ordnance Survey map of the area published in 1984 indicated that 385-407 New Cross Road were the last surviving remnants of the residential district that had grown up within a few years of the construction of New Cross Station at the end of the 1840s (**Figure 16**).
- 6.9 Undated**
- 6.9.1 An undated ditch-like feature site was uncovered in the natural gravel at 3-9 Deptford High Street during redevelopment in 1987 (MLO591; **Figure 4: 17**). A desk-based assessment of a site very near to the proposed development at 413-419 New Cross Road (MLO 98205; **Figure 4: 18**), concluded that that site had a low potential for archaeological remains.

7 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

7.1 General

7.1.1 A small number of prior archaeological investigations, observations and find spots have been recorded within the 500m radius study area. The majority of these records and events related to later post-medieval activity or disturbance and many were situated some distance from the site of the proposed development. No archaeological sites, finds or events have been recorded within the proposed site boundary and few within the immediate environs of the site. The closest archaeological works to the site comprised an historic building record of broadly contemporary buildings at 459-463 New Cross Road, and a desk-based assessment of 413-419 New Cross Road, which concluded that that site had a low potential for surviving archaeological remains.

7.1.2 The potential for archaeological evidence originating from the various periods is summarised below. However, as the HER is only a record of known sites and therefore a partial reflection of the buried archaeological record, the true archaeological potential of the area may be higher than that portrayed by the HER data.

7.2 Prehistoric

7.2.1 A single prehistoric findspot was recorded within the boundary of the study area. The general lack of evidence for earlier prehistoric activity in the area, the underlying geology and the extent of post-medieval ground works in the vicinity of the railway line suggest that there is a **low** potential for the survival of buried prehistoric remains within the boundary of the site.

7.3 Roman

7.3.1 The Roman Watling Street is thought to have crossed through this area on an alignment more or less the same as the present day New Cross Road. No evidence of Roman features has been recorded within the 500m radius of the study area, although evidence of a possible small roadside settlement has been found close to the junction of New Cross Road and Deptford High Street.

7.3.2 This suggests that the principal locus of Roman settlement activity in the area was concentrated to the east of the site towards Deptford. The lack of evidence for Roman activity in the study area and the scarcity of Roman material encountered as a residual element within other investigations in the area suggest that there is a **low** potential for the presence or survival of Roman buried remains within the boundary of the site.

7.4 Saxon

7.4.1 It is thought that early Saxon settlement in the vicinity was focused upon the Deptford Broadway area, before shifting to the environs of St Nicholas church during the later Saxon period.

7.4.2 The general lack of evidence for Anglo-Saxon activity occurring within the immediate area of the site and the probability that Saxon settlement was located elsewhere, suggests that there is a **low** potential for the presence or survival of Saxon buried remains within the boundary of the site.

7.5 Medieval

7.5.1 No finds or features of early or late medieval date have been found within the vicinity of the site suggesting that much of the study area probably comprised open farmland during these periods, during which the core of medieval settlement lay further east around Deptford Broadway and the crossing of the Ravensbourne. It is considered that there is a **low** potential for the survival of medieval material within the boundary of the site.

7.6 Post-Medieval and Modern

- 7.6.1 Cartographic evidence shows that this area remained predominantly rural until the mid-19th century, with development remaining focused upon the settlements at Deptford and at New Cross. Having been cultivated as agricultural land throughout the medieval period and earlier, the New Cross area was part of a swathe of land to the south of London that was turned over to market gardening in the 18th century in order to feed the population of the expanding capital. The initial catalyst for suburban development in the district was the arrival of the LBSCR London to Croydon Railway at New Cross Gate in 1839. Ten years later the rival SER built the North Kent line, opening New Cross Station adjacent to the present development site in 1849. Cartographic and documentary research has indicated that 403-407 New Cross Road were all standing by the early 1860s, the pub and surrounding streets bearing the name of a previous landowner. The Walpole Arms was subsequently extended to the rear between 1863 and 1895, with outbuildings erected to the rear of all three properties during this period.
- 7.6.2 It is likely that any archaeological deposits or activity encountered on this site are likely to date from the post-medieval and modern periods, most probably in the form of 19th century truncation from urban development and the remains of the outbuildings that previously stood close to the northern boundary of the site. Evidence of mid/late 19th century landscaping and garden features may also survive to the rear of the properties. It is therefore considered that there is a **moderate to high** potential for the survival of archaeological remains or activities from the post-medieval and modern periods.

7.7 Significance and Setting of the Proposed Development

- 7.7.1 The proposed development will undoubtedly affect the setting of New Cross Road, but is unlikely to impact upon the setting of any listed buildings in the area or upon the adjacent conservation areas.

8 HISTORIC BUILDING ASSESSMENT

8.1 Introduction

8.1.1 403 and 405 New Cross Road were two terraced properties on the north side of New Cross Road, part of a group of three contemporary buildings of which 401 (unaffected by the proposed development) formed the third. 405 adjoined 407, a former public house which was named the Walpole at the time of writing (**Plates 1 and 2**). These properties comprised the east end of a terrace of twelve properties (385-407) first shown on Edward Stanford's *Library Map of London and its Suburbs* of 1862 (not illustrated), and greater detail on the First Edition Ordnance Survey map of 1863 (**Figure 10**). Owing to the slope descending northward from New Cross Road, 403, 405 and 407 comprised three storeys on the road frontage, with a basement level visible at the rear (**Plates 3 and 4**). Three vaulted cellars beneath the street frontage comprised the original beer/coal cellars of the former Walpole public house (**Figure 18; Plate 14**).

8.2 External Descriptions: 403 and 405 New Cross Road

8.2.1 The front (south) elevation of the properties faced south on to New Cross Road and consisted of three storeys (**Figure 17; Plate 1**). Both had modern shop frontages on the ground floor; the frontage of 403 was framed by two plain pilasters surmounted by decorative fluted console capitals. The upper part of the front elevations of both were built of stock bricks in Flemish bond with flat voussoir details to all the windows. The four windows of 403 were modern UPVC replacements, while the first floor windows of 405 were timber sashes. The second floor windows of no. 405 appeared to be steel-framed replacements. **Figure 17** and **Plate 2** indicate that the openings on the first floor were slightly taller than those on the second floor of both properties. The area surrounding the windows had been rendered and painted in a style reminiscent of the interwar period. The roofs were concealed by tall brick parapets.

8.2.2 The rear (north) elevations of 403 and 405 were built of stock bricks in Flemish bond (**Plate 4**). Each contained six rectangular window openings (with an additional opening inserted into the rear wall of the return of 403), the majority of which had segmental arched openings. The windows of 405 were predominantly original timber sashes, whilst those of 403 were modern UPVC replacements. The roof valleys of both were visible on the south elevation. Each property had a plain brick-built return at basement and ground floor level; these were stepped, with pitched slate roofs. Both were shown on the Ordnance Survey map of 1863 (**Figure 10**).

8.3 External Description: 407 New Cross Road ('the Walpole')

8.3.1 The front (south) elevation of the property faced south on to New Cross Road and comprised three storeys (**Figure 17; Plate 1**). The ground floor frontage was framed by rusticated quoins that rose to second floor level; there were two door openings, each framed by plain pilasters surmounted by decorated capitals (**Plate 2**). Both door openings were surmounted with ornately decorated rectangular fanlights. The doors framed windows comprising three large rectangular lights with smaller leaded lights above. The sill of the window rested on a stallriser.

8.3.2 The upper part of the elevation was built of stock bricks in Flemish bond (**Figure 17**). The first floor window openings had flat lintels, while those on the second floor had segmental arched openings. The windows were modern UPVC replacements. **Plate 2** indicates that the openings on the first floor were slightly taller than those on the second floor. The upper floor window surrounds had been rendered and painted in a style similar to that of the two neighbouring properties. The roof structure was concealed by a tall rendered parapet.

8.3.3 The ground floor side (east) elevation was rusticated, with three unevenly spaced plain pilasters with decorated capitals on the ground floor (**Figure 17**). A blocked

ground floor window was present at the rear (north) end of the elevation. The arrangement of window openings on the first and second floor mirrored that of the front (south) elevation, although only the southernmost pair (first and second floors) was glazed, the others being blocked by brickwork.

- 8.3.4 The rear (north) elevation of 407 was built of stock bricks in Flemish bond (**Figure 17; Plates 3 to 6**). The nine largest south facing windows in the central and western sides of the elevations had flat voussoirs (**Plate 4**); two smaller windows in the raised ground floor extension on the east side had plain concrete lintels (**Plate 6**). The elevation bore signs of at least two phases of enlargement. The original projecting bay shown on the 1863 Ordnance Survey map was visible on the west side of the elevation (first and second floors), beyond which projected a quarter-round extension supported by cast iron columns at ground floor level (**Plates 4 and 5**), which was first shown in detail on the large-scale 1962 Ordnance Survey map (**Figure 14**), but which was probably indicated on the Third Edition map of 1916 (**Figure 12**). The raised single storey projecting extension on the eastern side of the elevation (**Plate 6**) was first shown on the 1962 map.

8.4 Internal Description: 403 and 405 New Cross Road

- 8.4.1 The interiors of 403 and 405 bore evidence of extensive alterations over all floors. While the ground floors of both properties may be expected to have undergone repeated modification in order to adapt them to their changing retail functions over time (**Plate 7**), the upper floors had also been subject to extensive modification, possibly associated with their recent use as residential letting accommodation. These alterations had removed much of the internal character of both properties. Fireplaces had been filled or boarded over throughout (**Plates 8, 9 and 10**). Some original coving survived in certain upper floor rooms of both properties (**Plate 9**), as did the original timber staircase of 403 (**Plate 11**).

8.5 Internal Description: 407 New Cross Road ('the Walpole')

- 8.5.1 The basement of The Walpole contained the kitchen, manager's office, beer cellars and other storerooms of the pub (**Figure 18; Plate 12**). The basement retained its original layout, and traces of a number of early features survived in this area, such as the blocked window shown in **Plate 13**, and the vaulted cellars in **Plate 14**.
- 8.5.2 The ground floor of the Walpole had clearly been subject to alteration over the course of time, not least through the creation of a single bar area, a late 20th century development that broke up the established demarcation between separate saloon, public and other bar areas (**Figure 18**). The location of the chimney breasts suggested how the ground floor space was originally subdivided into separate bars.
- 8.5.3 Despite the late 20th century modifications, the bar retained a number of earlier decorative features. These included cast iron columns with decorated capitals, a sweeping carved bar counter (much-altered) and most impressively an ornate glazed tiled wall on the west side of the bar (**Plates 15 and 16**). Although use of decorative ceramics in pub interiors began in the 1850s, it was not until the 1880s that the use of such materials became widespread in the context of the public house (Brandwood *et al*, 2004: 136-143). The use of pictorial tiles such as those in the Walpole, which were more expensive than plain glazed or relief patterned tiles was comparatively rare and surviving examples on this scale are few and far between (*ibid*: 140).¹ An ornately moulded doorway with an unusual decorated door lead from the bar to the basement beer cellars (**Plate 17**).

¹ Notable surviving examples in London and the South East include the Dog and Duck, Bateman Street, Soho (1897), the Tabard, Bedford Park, Chiswick (1880) and the Havelock, Havelock Road,

8.5.4 19th century staircases also survived in the property (**Plate 18**). Although the rooms on the upper floors had been subject to some alterations, many early decorative features and fittings survived here, including door and window architraves, skirting boards and picture rails (**Plate 19**). A distinctive ceramic tiled fireplace characteristic of the 1930s survived in a second floor bedroom (**Plate 20**).

9 IMPACTS UPON BURIED ARCHAEOLOGICAL DEPOSITS & HERITAGE ASSETS

9.1 Previous Land Use

9.1.1 The map regression exercise and documentary research demonstrated that the site remained open undeveloped agricultural/horticultural land from at least the mid-18th century until the surrounding residential streets were laid out and developed in the wake of the construction of New Cross Station in 1849. Cartographic and documentary evidence suggested that the development of Hamilton Terrace East and the Walpole Arms took place between 1853 and 1861. Cartographic evidence suggests that while 403 and 405 New Cross Road remained substantially unaltered in the century and a half since they were built, the public house at 407 was extended to the rear before the mid-1890s and again between 1895 and 1916. Outbuildings were erected in the northern sector of the site between 1863 and 1895.

9.1.2 The development of 403-407 New Cross Road will have had a significant impact upon any underlying archaeological deposits. The construction of the basement and vaulted cellars beneath the former public house at 407 is likely to have significantly truncated any archaeological deposits or horizons within the footprint of the building. The effects of truncation are therefore expected to have been most severe in the south-east corner of the application site. It is not clear whether the excavation of the railway cutting adjacent to the eastern boundary of the site impacted upon the site itself, nor whether the construction of the bridge carrying New Cross Road over the station may have necessitated further intrusions.

9.2 Impact of the Proposed Development on Buried Archaeological Remains

9.2.1 The proposed works involve the complete demolition of 403, 405 and 407 New Cross Road, and their replacement by a part three/part four and part five storey building with basement and lower basement, to provide residential accommodation for students. This will comprise 50 self-contained bedrooms, with bar/restaurant and lounge facilities on the ground floor, with sauna, fitness suite and laundry located on the lower ground floor. Car parking space and secure storage for bicycles will be provided to the rear of the premises. Drawings supplied to Pre-Construct Archaeology indicate that basement lightwells will extend beyond the limits of the building along the east and west elevations. The basements will extend to the north of the existing cellars beneath 407. It is expected that the groundworks will penetrate below the upper level of the natural drift geology and cause severe truncation across a wide area of the site. This will have a significant impact upon potentially sensitive archaeological deposits and features. Any other below-ground works, such as the creation of new service runs, may have a significant impact upon buried archaeological remains.

9.3 Impact of the Proposed Development on Heritage Assets

9.3.1 The proposed redevelopment will entail the demolition of 403, 405 and 407 New Cross Road. This will result in the loss of the surviving historical decorative features in 403 and 405 described above. These features are not considered to be of any special historical or architectural interest.

9.3.2 The demolition of 407 (the Walpole) will result in the loss of the historical context of the ground floor bar area, which stylistic evidence suggests includes several features characteristic of the 1880s/1890s. The decorative ceramic tiled wall in the bar area is a rare survival and is considered to be of special architectural interest. It is considered that these features represent a local-to-regionally significant heritage asset. It is proposed to instate these tiles and the 'tobacco roll' on the ground floor of the new development.

9.4 Results of Earlier Investigations

9.4.1 No data relating to earlier investigations in the area of the proposed development was available.

9.5 Ground Soil Contamination

9.5.1 No geotechnical investigations have been undertaken upon the site and no contamination reports have been provided. The map regression exercise suggests that previous land use at the site is unlikely to have caused any ground contamination that may be detrimental to the health of persons working on or using the site, or to the environment.

9.6 Services

9.6.1 No detail of services are shown on the proposed development plan

10 CONCLUSIONS

- 10.1 This report aimed to identify the potential for the survival of archaeological remains that may be encountered during the construction of a new residential accommodation for students at 403-407 New Cross Road, the probable period from which they date and the type of remains that might be expected. In addition, the architectural significance of the extant buildings was assessed in order to identify the appropriate level of further survey work that would mitigate the impact of the development upon the built heritage.
- 10.2 Given the paucity of evidence for prehistoric activity within the study area, it is considered that there is a low potential for the survival of buried remains of prehistoric origin within the boundary of the site.
- 10.3 It is thought that the Roman Watling Street passed through this area on an alignment similar to that of the modern New Cross Road. Despite this, no evidence of Roman finds or features has been identified within the study area, and it is considered likely that the nearest roadside settlement was located further to the east. The lack of evidence of Roman activity suggests that there is a low potential for remains dating to the period within the site.
- 10.4 No evidence of Saxon or medieval activity has been found within the vicinity of the site, and it is considered likely that settlement during both periods was located further east towards Deptford. It is likely that the site was open agricultural land during these periods, therefore it is concluded that there is a low potential for remains dating to the Saxon and medieval period on the study site.
- 10.5 Cartographic and documentary evidence indicates that the site of the proposed development was cultivated as a market garden during the first half of the 19th century. Following the development of the North Kent line by the South Eastern Railway, New Cross Station was built adjacent to the site in 1849. Within a few years of the completion of the railway, land in the vicinity of the station (including the site itself) previously owned by the Reverend Robert Walpole was developed for residential use. Cartographic and documentary evidence indicates that the three properties at 403-407 New Cross Road were all standing by the early 1860s. It is therefore considered likely that any archaeological deposits or activities encountered on this site will date to the 19th century. Given the character of the archaeological activity already recorded in the area, any such remains are most likely to take the form of truncation and or terracing carried out in association with the development of the properties in the 1850s, as well as outbuildings and garden features constructed during the second half of the century.
- 10.6 Documentary evidence revealed that the public house at 407 was known as the Walpole Arms from as early as 1861, while the adjacent properties at 403 and 405 contained retail premises, most likely on the ground floor, with residential accommodation above at the same date. Cartographic evidence indicated that the public house had been extended to the rear by the mid-1890s and may have been extended further in the two decades that followed. The enlargement of the pub premises may have coincided with the changing of its name to the South Eastern Distillery, which took place at some point between 1882 and 1888.
- 10.7 The historic buildings assessment concluded that 403-407 New Cross Road contained numerous features characteristic of the mid-19th century, although both the interiors and exteriors of all three properties had been extensively modified over the course of the following 150 years. Although the interiors of both 403 and 405 retained little in the way of original features, the bar area of the Walpole contained a number of impressive bar fixtures and fittings characteristic of a late 19th century refit. The most significant of these was the ornate ceramic tile wall, which represents a rare survival of a feature that was relatively uncommon even in the 1880s and 1890s, the heyday of decorative ceramic pub tiling. Unsympathetic work carried out in the late 20th century had resulted in the

creation of an open drinking area at the expense of the earlier discrete saloon, public and other bars.

- 10.8 The loss of undesignated public houses to unsympathetic conversion or redevelopment has been identified as a nationwide problem, and it is estimated that as many as 16 pubs close per week in the United Kingdom. This assessment has identified the significance of the Walpole as a heritage asset.
- 10.9 This baseline assessment has raised a number of questions regarding the functional and structural development of the Walpole, particularly during the late 19th and early 20th centuries, when many public houses were purchased by breweries keen to improve, to embellish and to make their mark upon their new acquisitions. The building assessment also identified evidence of possible interwar alterations both externally and internally.
- 10.10 In accordance with recommendations made in a previous version of this assessment, an integrated programme of documentary research and building recording was carried out to English Heritage Level 3 prior to the demolition of the Walpole (Thompson and Garwood, 2012). The adjoining properties at 403 and 405 New Cross Road were simultaneously recorded to English Heritage Level 2. The results of this assessment are presented in a separate report (Thompson and Garwood, 2013).

11 ACKNOWLEDGEMENTS

- 11.1 Pre-Construct Archaeology Ltd would like to thank Karrada Developments for commissioning this report.
- 11.2 The authors would like to thank the staff at the Lewisham Local Studies and Archives for their assistance with the cartographic and historical research and the staff of the Greater London Historic Environment Record.
- 11.3 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The photography and on-site recording was carried out by Adam Garwood. The report was written by Guy Thompson and Adam Garwood; the figures were prepared by Hayley Baxter and it was edited by Guy Thompson and Charlotte Matthews.

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13 APPENDIX 1: THE HISTORIC ENVIRONMENT RECORD

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
Prehistoric						
1	TQ 3700 7700	MLO188	DEPTFORD	Findspot	Palaeolithic - 500000 BC to 10001 BC	One Palaeolithic flint implement
Saxon						
2	TQ 3739 7731	MLO71960	Deptford Church Street/Deptford Green, Deptford	Settlement	(Early Medieval/Da rk Age - 410 AD to 1065 AD	The place name Deptford is derived from the Anglo Saxon for "deep ford", indicating the crossing of the Ravensbourne in this period. It was for a time known as West Greenwich and before that as Depeford. The Broadway area may have been the focus of settlement in the early to mid Saxon period and the St Nicholas church area (MLO83376) as a focus of mid to late Saxon period. There is likely to have been some settlement shift during the course of the whole period.
Post Medieval						
3	TQ 3635 7690	MLO75679	274 New Cross Road	CLAMP KILN	Post Medieval - 1540 AD to 1900 AD	In trench 4 was a fired brick surface covering a burnt deposit. Two boreholes nearby also found this deposit. This was interpreted as a brick kiln dated to 1619. Trench 1 revealed dumped deposits of brick and rubble. Test pits revealed brick debris. In advance of student accommodation being built an excavation was carried out. Trench 4 was extended into an open area excavation. Two phases of brick kiln construction were

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
						identified, truncated by later C18th cuts and levelling.
3	TQ 3635 7690	MLO77144	274 New Cross Road	PIT GROUP	17th Century to 18th Century -	The brick clamp and the demolition deposits were truncated by a series of pits and post holes. The pits were all similar in appearance and fills. All contained fragments of brick and charcoal and the upper fills and seal layers were a plastic silty clay. One of the pits contained debris from the brick clamp kiln. The post holes were filled the same material. The third post hole appeared to delimit the area of the brick clamp.
3	TQ 3635 7690	MLO77145	274 New Cross Road	LINEAR FEATURE	19th Century	A large linear sewer cut orientated NE-SW covered much of the site. It was constructed c. 1850 and is estimated to be between 7-10m deep. The partial excavation of a trench in the area immediately adjacent to the brick clamp demonstrated that the cut had completely destroyed the southern area of the brick clamp. The southern edge of the sewer cut was also excavated to a depth where it could be shown that no archaeology would have survived.
4	TQ 36974 77055	MLO98060	Baildon Street (No 17-21)	Dump Layer	19th Century	A watching brief on three geotechnical test pits was conducted in 2005. The only anthropomorphic material that was recorded in the test pits was of C19th date, and it appears that the site was subjected to heavy truncation during building processes in the C19th and C20th. Fills containing C19th ceramic building material were noted, as well as moderate amounts of C19th ceramic sherds. One deposit was thought to be a C19th cellar fill.

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
5	TQ 3622 7717	MLO76055	Blundell House, Goodwood Road	Quarry	Post Medieval - 1540 AD to 1900 AD	Watching brief revealed a series of quarry pits in the north-east corner of the site. These were backfilled in the late C17th or C18th. They are thought to relate to the construction of the settlement along the New Cross Road (probably associated with a brick clamp excavated at 274 New Cross Road)
6	TQ 3643 7702	MLO197	Clifton Rise/New Cross Road,	TOLL GATE demolished	17th Century to 19th Century -	Toll gate levying charges on traffic to/from Kent coast. Moved to the end of Queens Road. Demolished 1863.
7	TQ 3653 7683	MLO243	Dixon Road, New Cross	House demolished	18th Century to 19th Century	Built 1789 for William Goodhew from 1792 Boarding School (Counter Hill Academy) until 1837. Bought 1842 by Trustees of Royal Naval School. Demolished and Goldsmiths College built on site 1844.
8	TQ 364 772	MLO101079	Edward Street, [Deptford Green Lower School],	Buried Soil horizon and Soakaway	Post Medieval to Modern	A post medieval/early modern buried soil and a C19th soakaway were found during a watching brief by PCA at Deptford Green Lower School in July 2009. The ploughsoil or garden soil deposit was found in four out the five test pits monitored, located on the Sports Ground to the south of the school buildings. The soil was a mid-grey/brown sandy silt with occasional small sub-rounded pebbles and brick flecks. Very occasional traces of animal bone, willow pattern pottery and clay tobacco pipe stems were also encountered. The deposit measured between 0.30 m and 0.54 m thick and was found at between 0.34 m and 0.84 m below ground level. The soakaway, or well, was found in the west facing section of Test Pit 2. The soakaway was constructed of a 0.18 m thick double skin of red brick, with the internal face covered by a lime mortar wash. It

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
						measured over 1.00 m in diameter by 1.90 m deep and was found at a height of 0.27 m below ground level. It was thought to be related to the development of terraced housing on the site in the later C19th.
9	TQ 36970 76741	MLO99112	Florence Terrace, 78-120, New Cross	Boundary, Dump Layer Gulley, Linear Feature, Pit	19 th Century	An archaeological evaluation was conducted in 2007 by PCA, and comprised four trenches within the footprint of the proposed development. Site code FTN07. The evaluation identified natural deposits in one of the four trenches. The other three trenches revealed significant thicknesses of C19th layers, deposits and dumps. Part of a C19th wall was observed in one trench, though its function was not established. Another trench revealed evidence of C19th activity in the form of pits and linear features, likely boundaries or gullies. Two layers of crushed brick, divided by a clay horizon, are likely to represent deposits brought to site from the post medieval brick clamps known to have operated in the area. No pre-C19th features were recorded. The disparity in levels between surviving natural deposits and thick accumulations of other soils indicates that much of the site has been impacted upon in the C19th, perhaps by quarry activities or those associated with the adjacent railway.
10	TQ 3652 7677	MLO709	Goldsmiths' College, New Cross	Findspot	Post Medieval	Modern disturbed deposits were found during an evaluation undertaken by PCA in April 1997. Two sherds of re-deposited post-medieval red ware (1600-1800) were recovered.

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
11	TQ 36585 76964	MLO98406	Lewisham Way (No.33-35), New Cross	Gravel Pit	16th Century to 19th Century	During an evaluation excavation in 2007, trenching revealed the natural gravel was cut by a large C17 th to C19 th feature, probably the result of gravel quarrying. Within the fill was found clay tobacco pipe, tile and pottery inclusions dating to the C17 th to C19 th . (A currently undated copper alloy coin was also found). The pit appears to have been deliberately filled in once it had ceased to be used for its original purpose. No further significant archaeological features were identified in either of the trenches.(1-3)
12	TQ 3663 7701	MLO243	New Cross Road, East side of Station	Nursery Garden	Post Medieval - 1540 AD to 1900 AD	Nursery headquarters with grounds opposite & between New Cross Rd, Lewisham way. Nationally famous for new strains of vegetable seeds e.g. Deptford onion, London leek and early Deptford cabbage.
13	TQ 36812 77089	MLO99106	New Cross Road, 417-419,	Garden Soil	19th Century	An archaeological watching brief was conducted in 2007 during a programme of underpinning works. This involved the excavation of underpinning pits along the line of standing building foundations. Naturally lain sandy clay was revealed with a C19 th -C20 th deposit of made ground overlying it, while a buried garden soil was observed under a tarmac surface and concrete footings.
14	TQ 36979 77023	MLO99115	New Cross Road, 459-463, Deptford	House	19 th Century	An historic building record was made of the standing structures at 459-493 New Cross Road, including two early-to-mid C19 th buildings, altered in the C19 th and late C20 th . Site code NXS07. 2 of the 3 of the buildings first feature on the 1868 1st Edition Ordnance Survey map, and were constructed c. 1833 -1868. 459 and 461 were probably a single phase of semi-detached houses. Very little of No 461 survives, however the symmetrical

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
						fenestration pattern at first floor, along with the now removed parapet and central stairs suggests that the two buildings were originally quite formal in appearance and of relatively high status. No 463 was also constructed by 1868, although it is clearly later than the other two structures. The mid-to-late C20th second storey extension suggests that the building was originally only two storeys. At some point between 1868 and 1894/6 shop fronts had been added, and further alterations continued into the 1980s.
15	TQ 36960 76676	MLO98206	Tanner's Hill Mews,	Well	19th Century	An archaeological evaluation was carried out in June 2006. No significant archaeological features or finds were discovered apart from one C19th well.
16	TQ 37129 76912	MLO97923	Willshaw Street (No. 19), Deptford	Foundation, Well	Post Medieval - 1540 AD to 1900 AD	An archaeological watching brief carried out in Nov. 2004. A post-medieval wall foundation and well were observed dug through post-medieval ashy fill deposits.* Natural Brickearth was encountered at c.2.1m – 2.2m below modern ground level.
Undated						
17	TQ 3714 7701	MLO591	3-9 Deptford High Street (rear part of)	Ditch	Unknown	B. Gill reports that a workman told him of finding a feature described as "like a ditch", apparently in the natural gravel, which needed "a lot" of backfilling, during redevelopment in 1987. Spot indicated on map supplied with report form corresponds to map reference given

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
18	TQ 36811 77085	MLO98205	New Cross Road (413-419 [Land to rear],	Non Antiquity	Unknown	A desk based assessment in July 2006. The site was assessed as having low archaeological potential.
Listed Buildings						
19	TQ363697 6971	MLO90258	NEW CROSS ROAD SE14 1. 4424 (South Side) Deptford Town Hall		1903-05	1903-05 by Lanchester Stewart and Richards. 2 storeys, attic and basement, 7 windows. Outer bays set back. Elaborate stone facade with high, pedimented attic over middle 3 bays, and entablature and blocking course to both floors. Overhanging 1st floor holds statues of admirals between windows and is supported on square piers with flanking columns. Sculpture of old naval battle in tympanum. 9 steps to central round arched doorway with figures of Tritons as corbels supporting large oriel bay with carving of ship and marine symbols at its head. Wrought iron area railings with monogram. Clock turret above pediment. Inside entrance hall, with red marble columns, leads to staircase, with wrought iron balustrade, lit by dome.
20	TQ365377 6864	MLO90249	4424 LEWISHAM WAY SE14 (South-west Side) Goldsmiths' College		1844	Front section 1844 by John Shaw. 3 storeys, 16 windows. English Renaissance style. Red brick with stone dressings, i.e. rusticated quoins, entablature with modillion cornice, coping to parapet, guilloche moulded 2nd floor band, door and window dressings.
21	TQ364417 6847	MLO90160	LEWISHAM WAY SE14 1. 4424 (South-West Side) Goldsmith's College Chapel		1844	1844 by John Shaw. 2-storey 3-bay red brick building with golden limestone dressings. Alternating brick and stone quoins support entablature. Baroque style. Ornamental architraves to all windows, some round, some Venetian under pediments. Main South front has blank ground floor and single Venetian

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
						window on piano nobile. Low louvred belfry with pyramidal top
22	NGR: TQ363907 6943	MLO90279	Laurie Grove Baths		1895-98	Swimming baths, slipper baths and laundries. 1895-98 by Thomas Dinwiddy, a local architect, erected by the vestry board of St Paul's Deptford, empowered under the Public Baths and Wash-houses Act 1846. Jacobean style. Red brick with stone dressings and slate roof. Mainly 2 storeys: 10 bays.
23	TQ364707 7038	MLO90297	NEW CROSS ROAD 329-331 and attached railings		1903	Bank. Dated 1903 on rainwater head. Built as a Midland bank probably by the firm of Gotch and Saunders who were architects to the bank at that time. Neoclassical style. Built of red brick and stucco with mansard slate roof and stuccoed end chimneystacks. Two storeys attics and basement; 5 windows. The end bays are stuccoed and project and have cupolas at roof level, linked by balustraded parapets and bracket cornice. Attics and first floor windows are round-headed and first floor windows have Gibbs surrounds. Central three bays are red brick on the first floor with 12-pane sashes with stuccoed architraves and cornices. Ground floor is rusticated stucco, the central part having four half columns and three round-headed windows with decorated keystones.
24	TQ367707 7447	MLO90195	AMERSHAM VALE SE14 4424 (East Side) Police Station		1912	3 storeys and basement, 6 windows, irregular, Modified neo-classical style. High pitched tiled roof with overhanging eaves and end chimneys. Dull red brick with bright red brick dressings, i.e. gauged brick window archer extended to form bands, banding on angle pilasters, moulded and dentilled cornices and blocking courses to 2 round, 2-storey bows at left bay and 2nd

Map Ref.	Grid Ref.	Monument ID	Address	Monument Type	Date Range	Description
						bay from right, each having 3 sash windows with glazing bars on each floor
25	TQ369627 6983	MLO90136	NEW CROSS ROAD SE14 (South Side) No 460, The Royal Albert public house		Mid-19th century	Mid C19 building of 3 storeys, 3 windows. Stucco with rusticated quoins. Entablature with modillion cornice and parapet raised in centre for name panel. Shouldered moulded architraves with keystones to 2nd floor sash windows. Incised tympana within round architraves to 1st floor sash windows. Composite pilasters divide rounded ground floor bays of engraved glass with iron top grilles and panelled stallrisers. At left set back double door with engraved glass, and low window to right of it, all framed in bulbous granite pilasters supporting cornice brackets, Tudor arch with pierced carved. Spandrels below fascia board. West return in similar style but 1st floor blank except for huge, framed name panel
26	TQ370227 6948	MLO90259	NEW CROSS ROAD SE14 1. 4424 (South Side) Zion Baptist Chapel		1846	1846. 2 storeys, 3 windows, with pedimented gable end to front. Round window with 4 keys in tympanum. Narrow 2- storey set-back side wings with passages on ground floor. Multi-coloured stock brick. 4 stucco Giant pilasters support frieze with inscription: "ZION CHAPEL" and cornice. Rear extension for Sunday School.

14 APPENDIX 2: OASIS FORM

OASIS ID: preconst1-138217

Project details

Project name	Archaeological Desk Based and Historic Building Assessment of the Proposed Walpole Student Accommodation Site
Short description of the project	Pre-Construct Archaeology Limited was commissioned to undertake rapid historic building and desk based assessment of the existing buildings and site of 403-407 New Cross Road, London, SE14 6LA in advance of redevelopment as a student accommodation. The assessment concluded that there was low potential for the survival of prehistoric, Roman, Saxon and medieval remains within the boundary of the site. The site was a market garden during the early 19th century. The surrounding area was developed following the construction of New Cross Station in 1849 and all three properties were standing by the early 1860s. It is likely that any archaeological deposits or activities encountered on this site will date to this period. The public house at 407 New Cross Road was known as the Walpole Arms by the mid-1870s, although the name changed in the 1880s to the South Eastern Distillery. This may have coincided with the enlargement of the building shown on historic maps. The assessment concluded that the interiors and exteriors of all three properties had been extensively modified, although the bar area of the Walpole contained a number of in-situ features such as an ornate ceramic tile wall characteristic of the 1880s/1890s, when the pub was probably refitted and enlarged. In accordance with recommendations made in a previous version of this assessment, the former public house was recorded to English Heritage Level 3 prior to its demolition and the properties at 403 and 405 New Cross Road were recorded to English Heritage Level 2.
Project dates	Start: 08-11-2012 End: 26-11-2012
Previous/future work	No / Not known
Any associated project reference codes	WPH12 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Industry and Commerce 3 - Retailing
Monument type	PUBLIC HOUSE Post Medieval
Monument type	SHOP Post Medieval
Monument type	SHOP Post Medieval
Significant Finds	NONE None

Project location

Country	England
Site location	GREATER LONDON LEWISHAM DEPTFORD AND NEWCROSS 403-407 New Cross Road

Postcode	SE14 6LA
Study area	888.45 Square metres
Site coordinates	TQ 3668 7708 51 0 51 28 32 N 000 01 54 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Greater London Archaeological Advisory Service
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Karrada Developments

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	WPH12
Digital Contents	"none"
Digital Media available	"Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological Desk Based and Historic Building Assessment of the Proposed Walpole Student Accommodation Site, 403-407 New Cross Road, London SE14 6LA
Author(s)/Editor(s)	Thompson, G. and Garwood, A.
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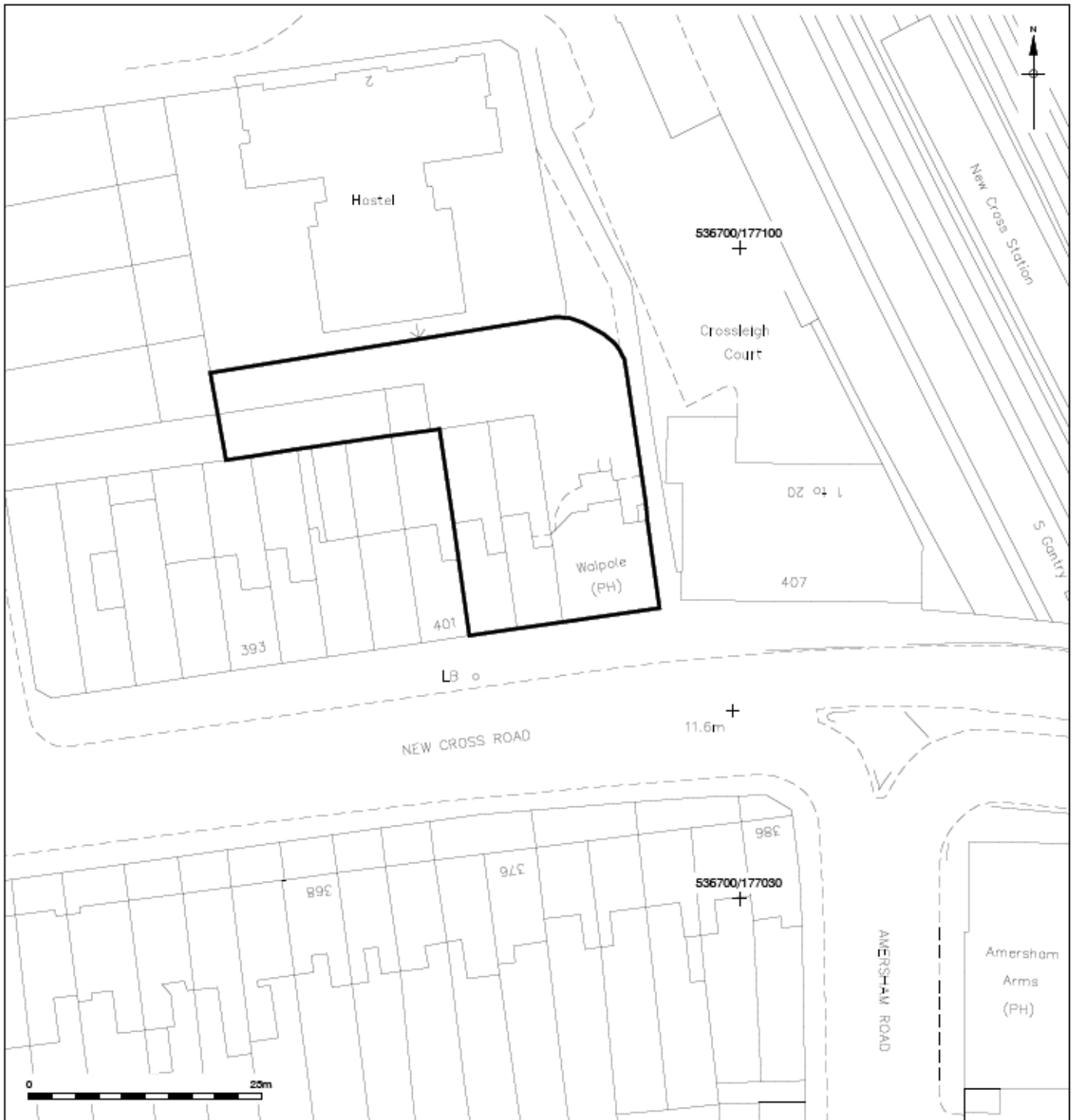
Entered by Charlotte Matthews (cmatthews@pre-construct.com)

Entered on 25 November 2013



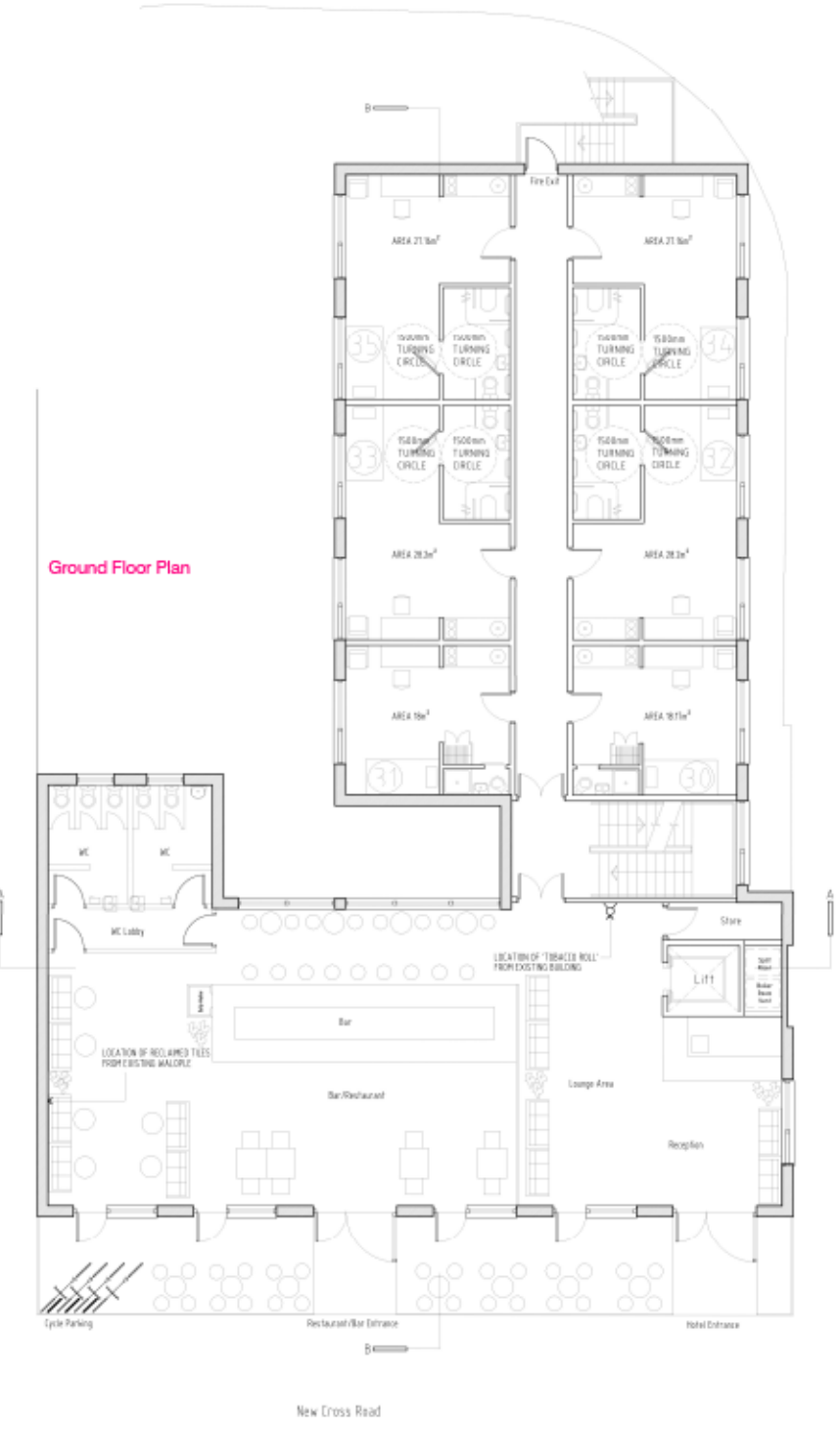
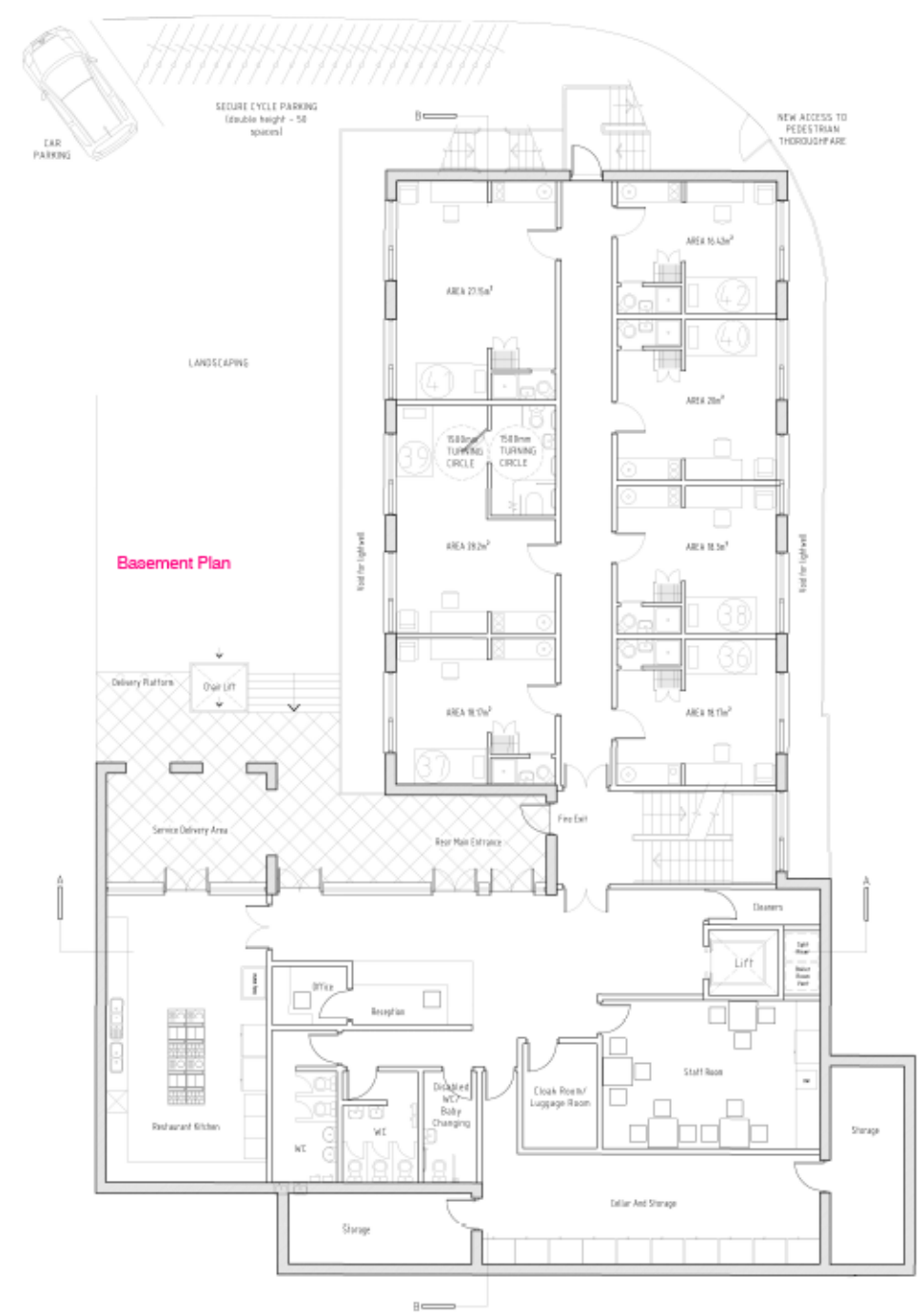
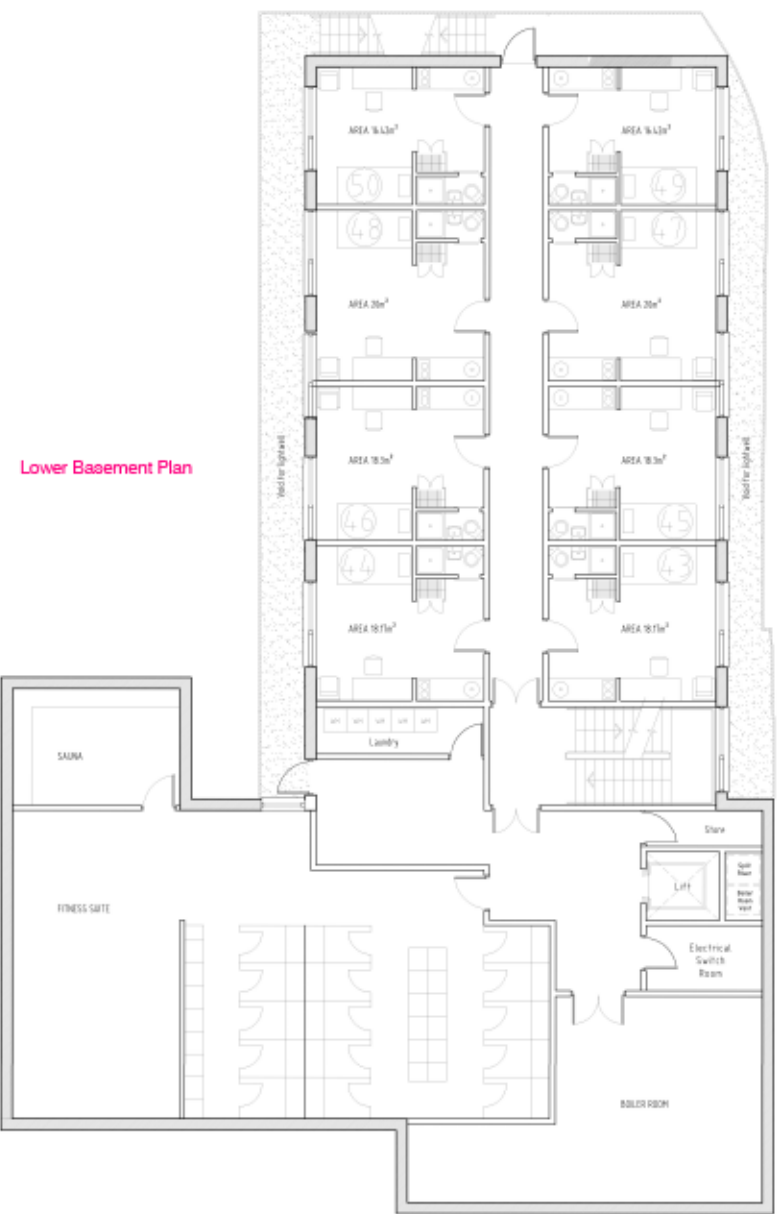
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Figure 1
 Site Location
 1:20,000 at A4



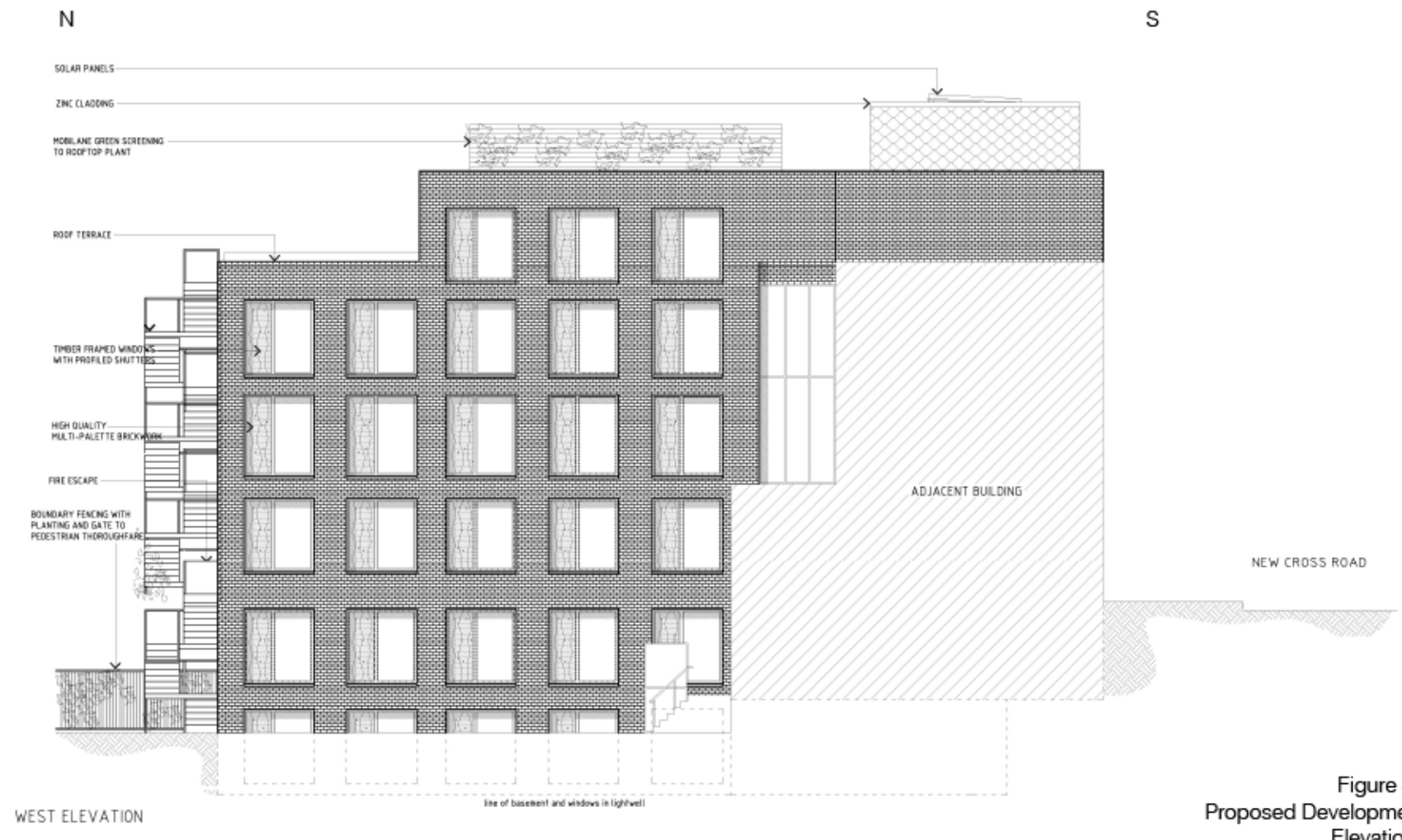
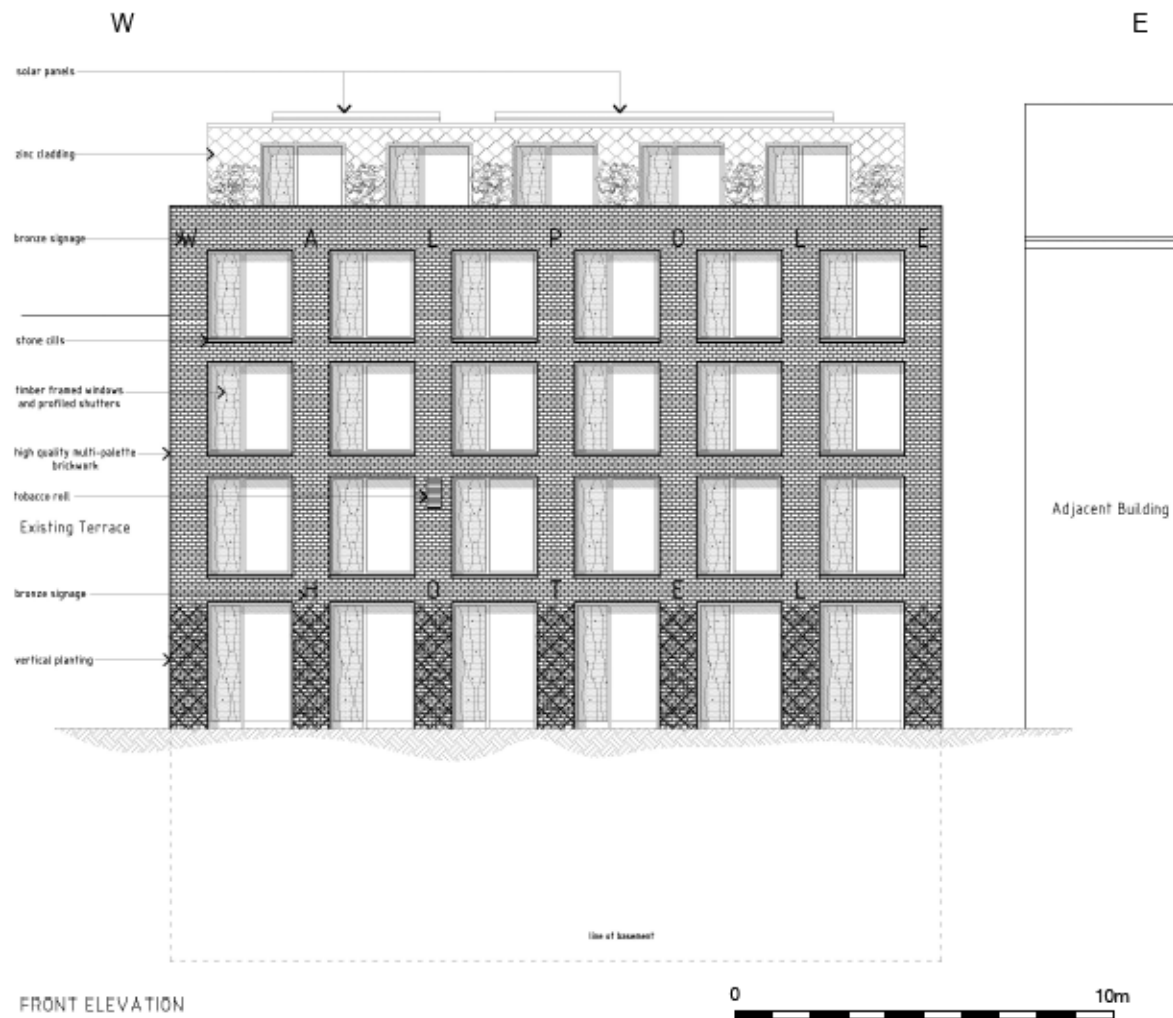
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Figure 2
 Detailed Site Location
 1:625 at A4



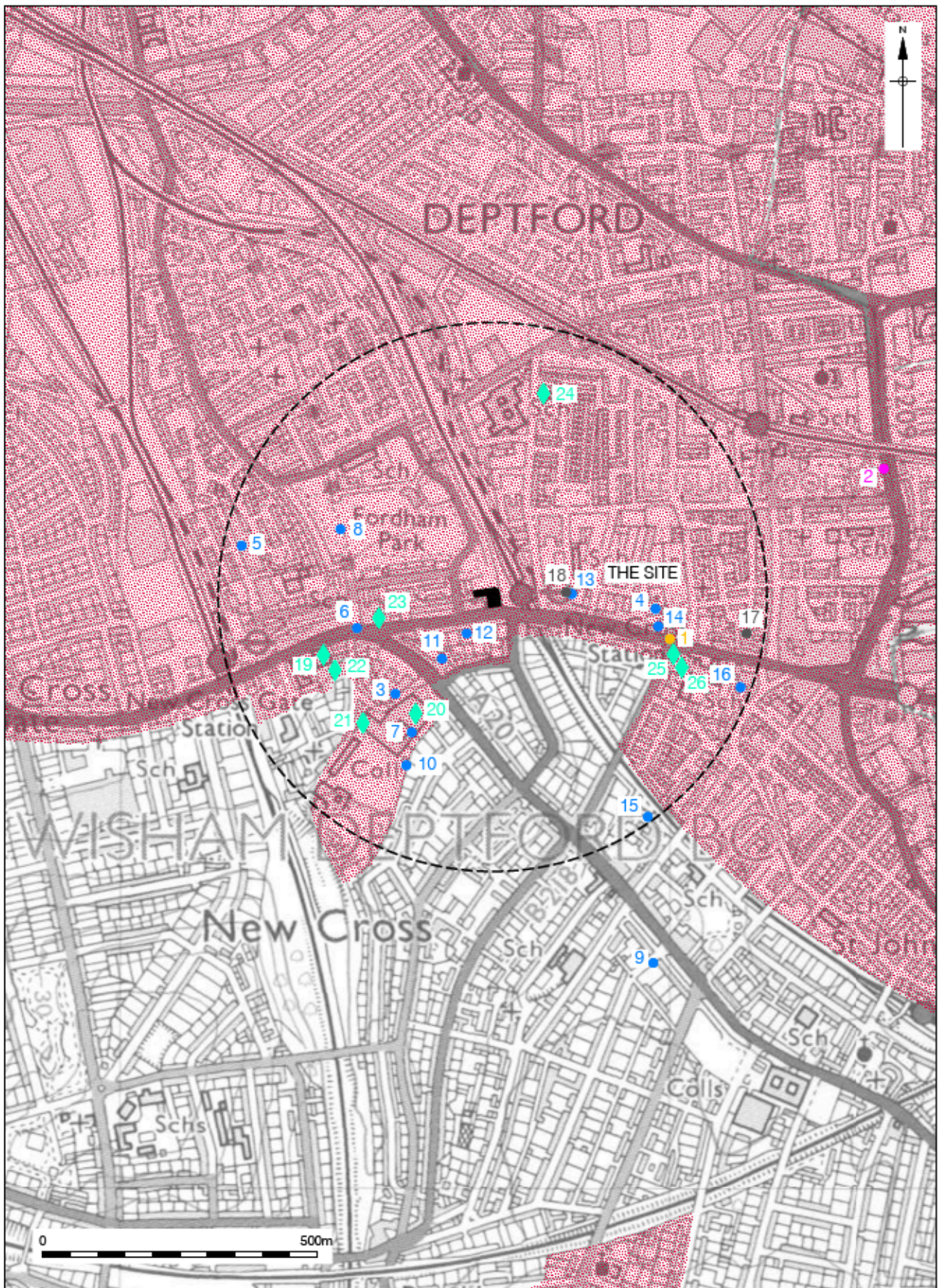
Drawing supplied by KennedyWaddle architectural design July 2013
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Figure 3a
 Proposed Development
 Lower Basement, Basement & Ground Floor Plans
 1:200 at A3



0 10m

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- Prehistoric (1)
- Saxon (2)
- Post-Medieval (3 - 16)
- Unknown Date (17 - 18)
- ◆ Listed Building (19 - 26)
- Archaeological Priority Zone
- 500m Search Radius

Figure 4
 GLHER Locations
 1:10,000 at A4



Figure 5
Rocque, 1746
approx 1:10,000 at A4



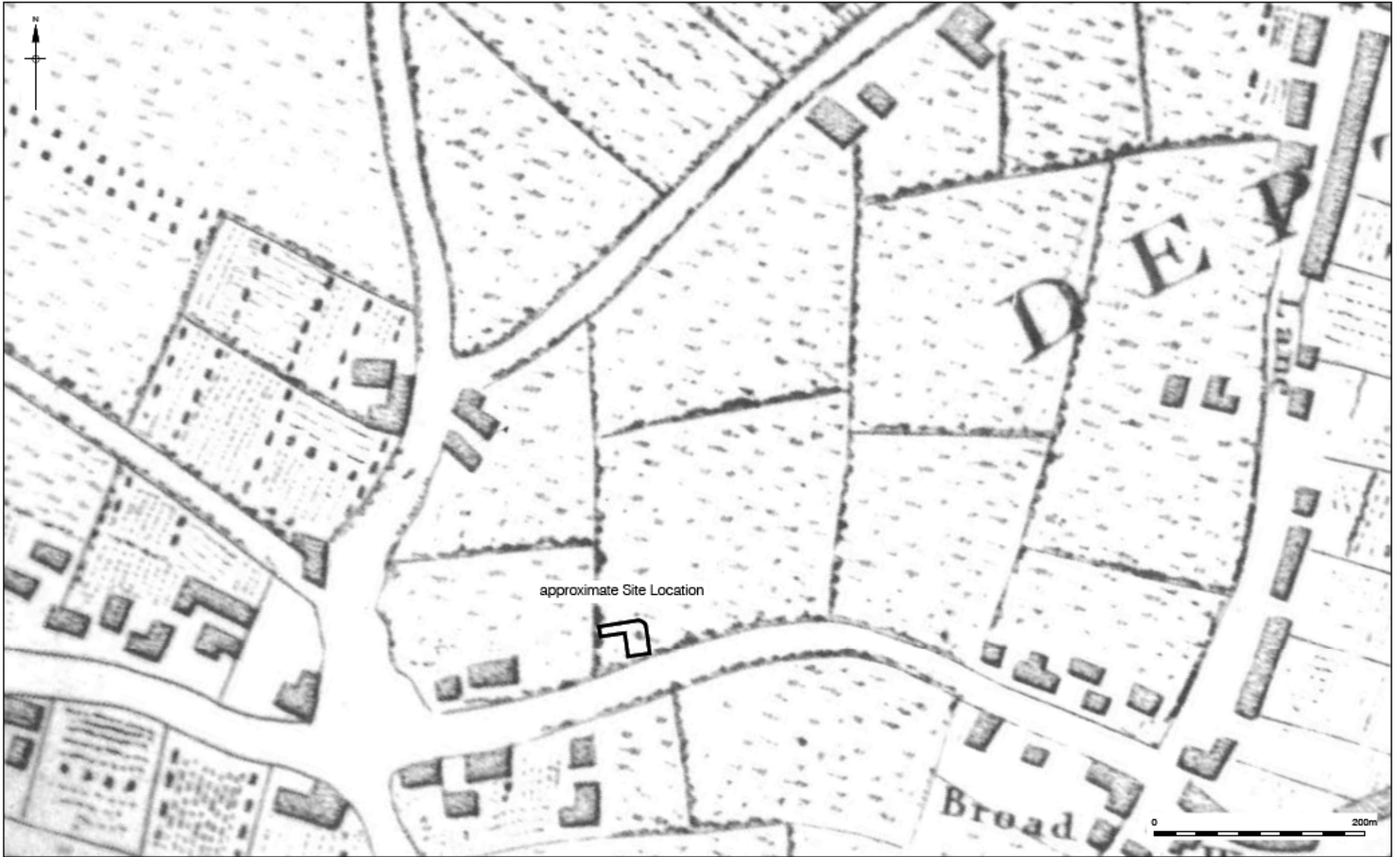




Figure 8
Crutchley, 1833
1:5,000 at A4

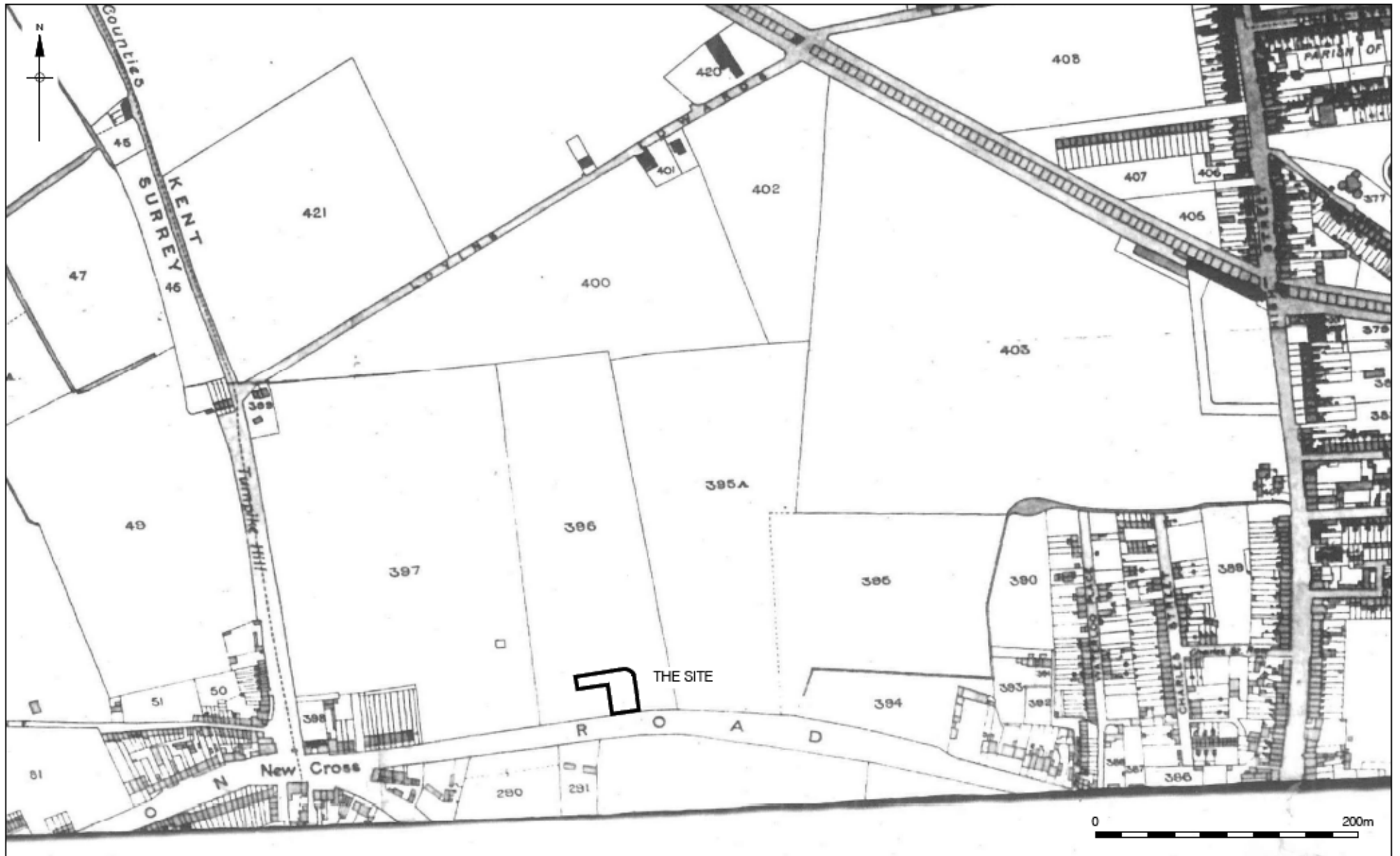
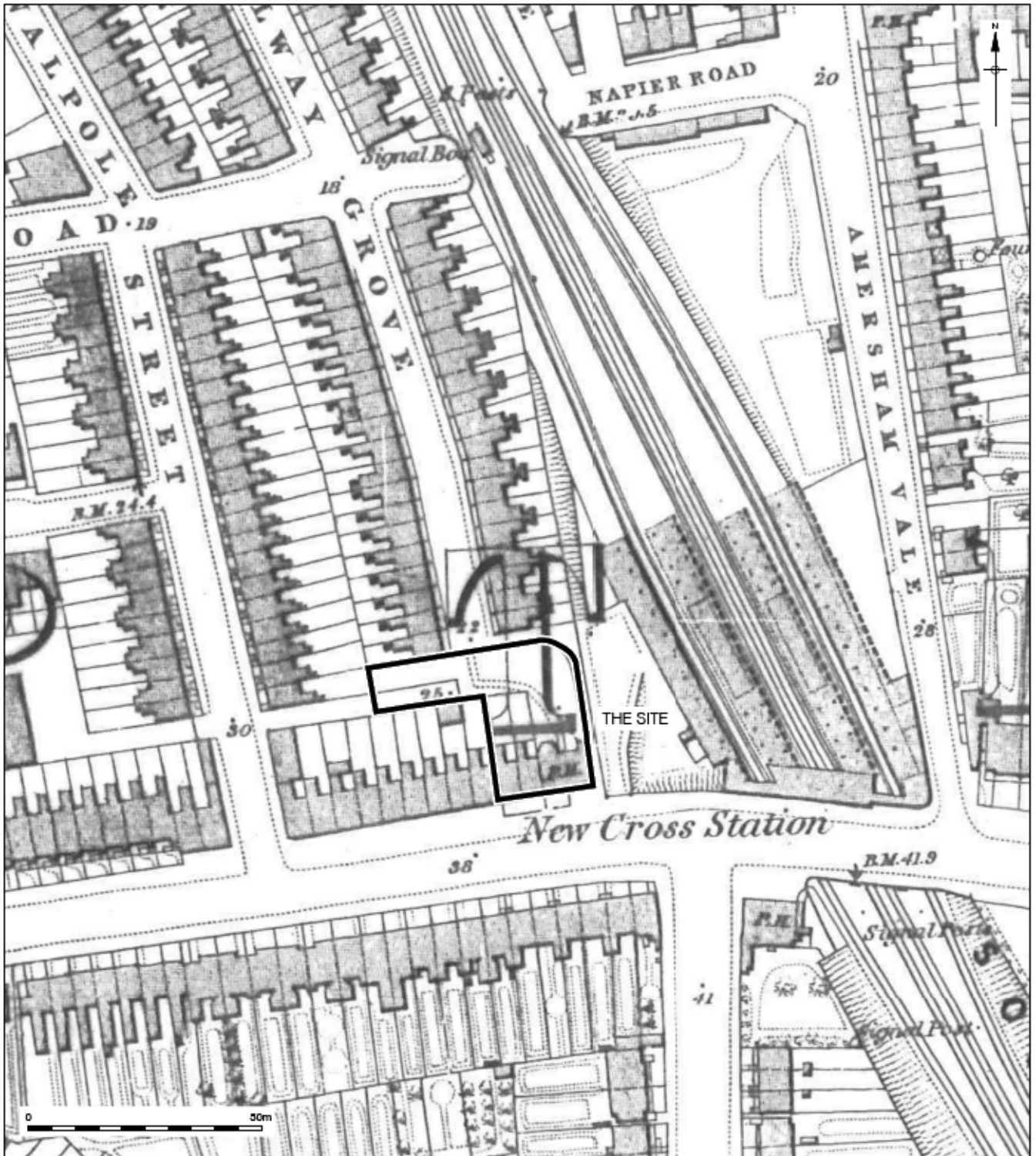
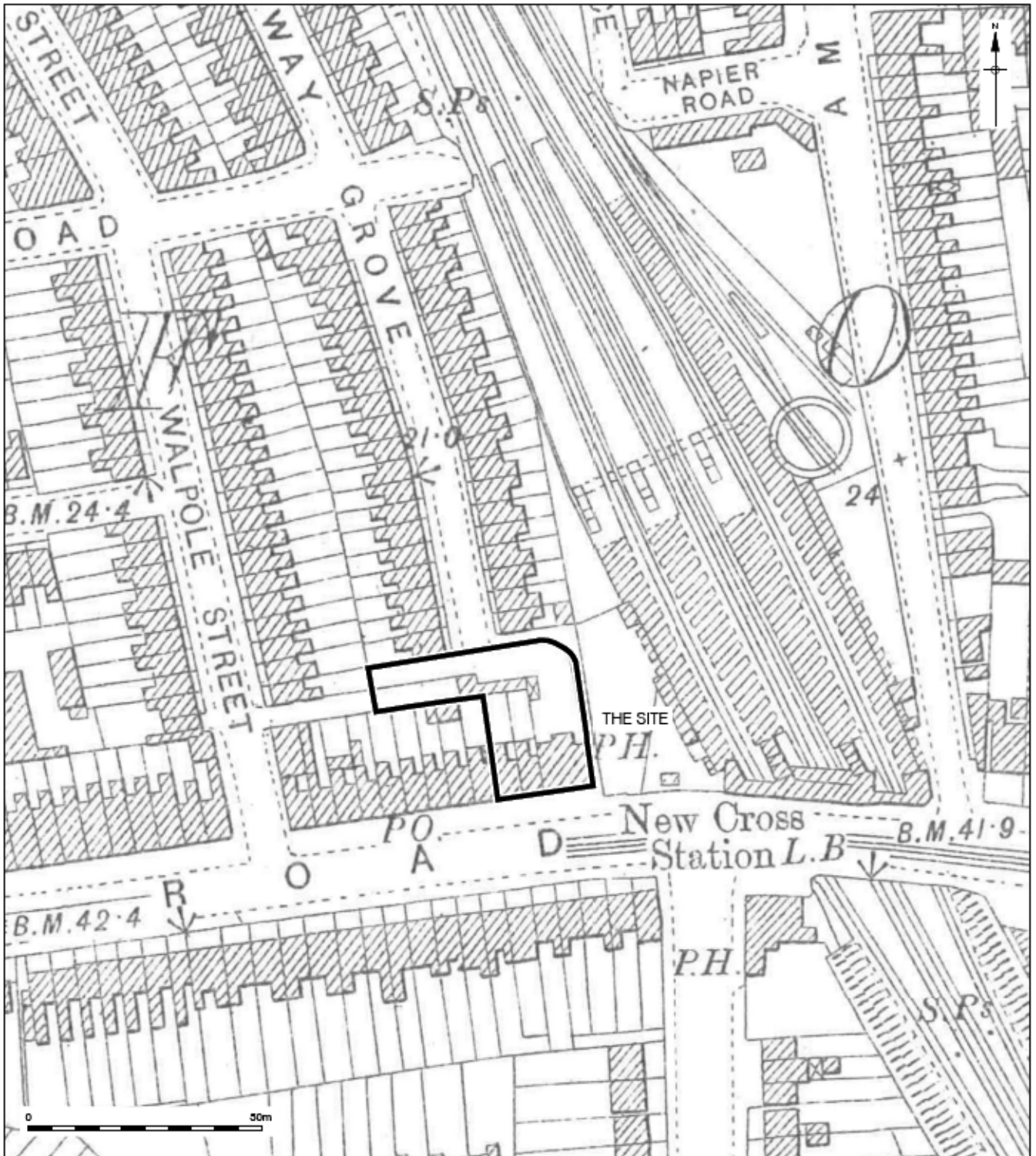


Figure 9
1844 Tithe Map
1:4,000 at A4



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Figure 10
1863 OS Map
1:1,250 at A4



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Figure 11
 1895 OS Map
 1:1,250 at A4



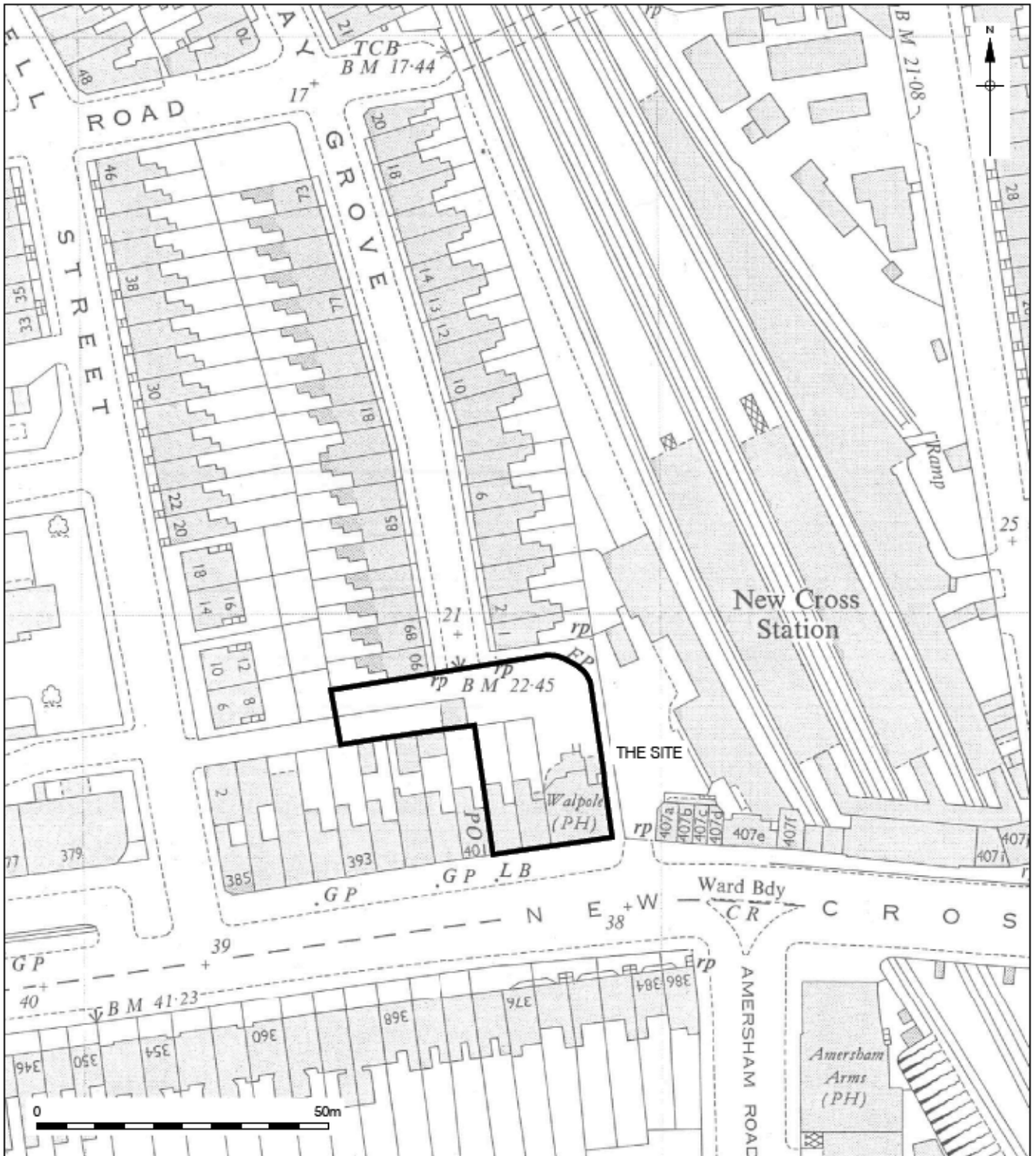
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Figure 12
1916 OS Map
1:1,250 at A4



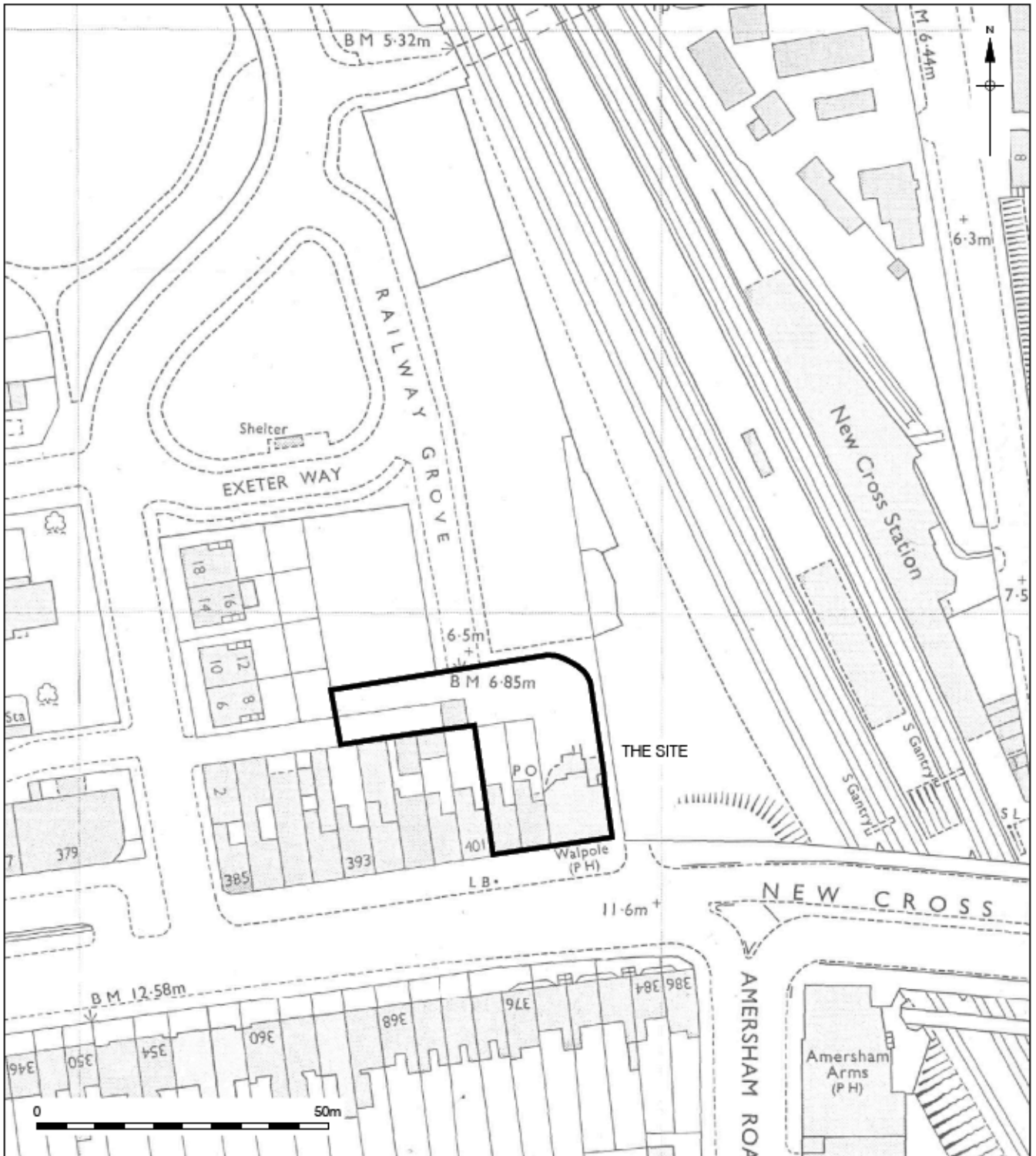
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Figure 13
1930 OS Map
1:1,250 at A4



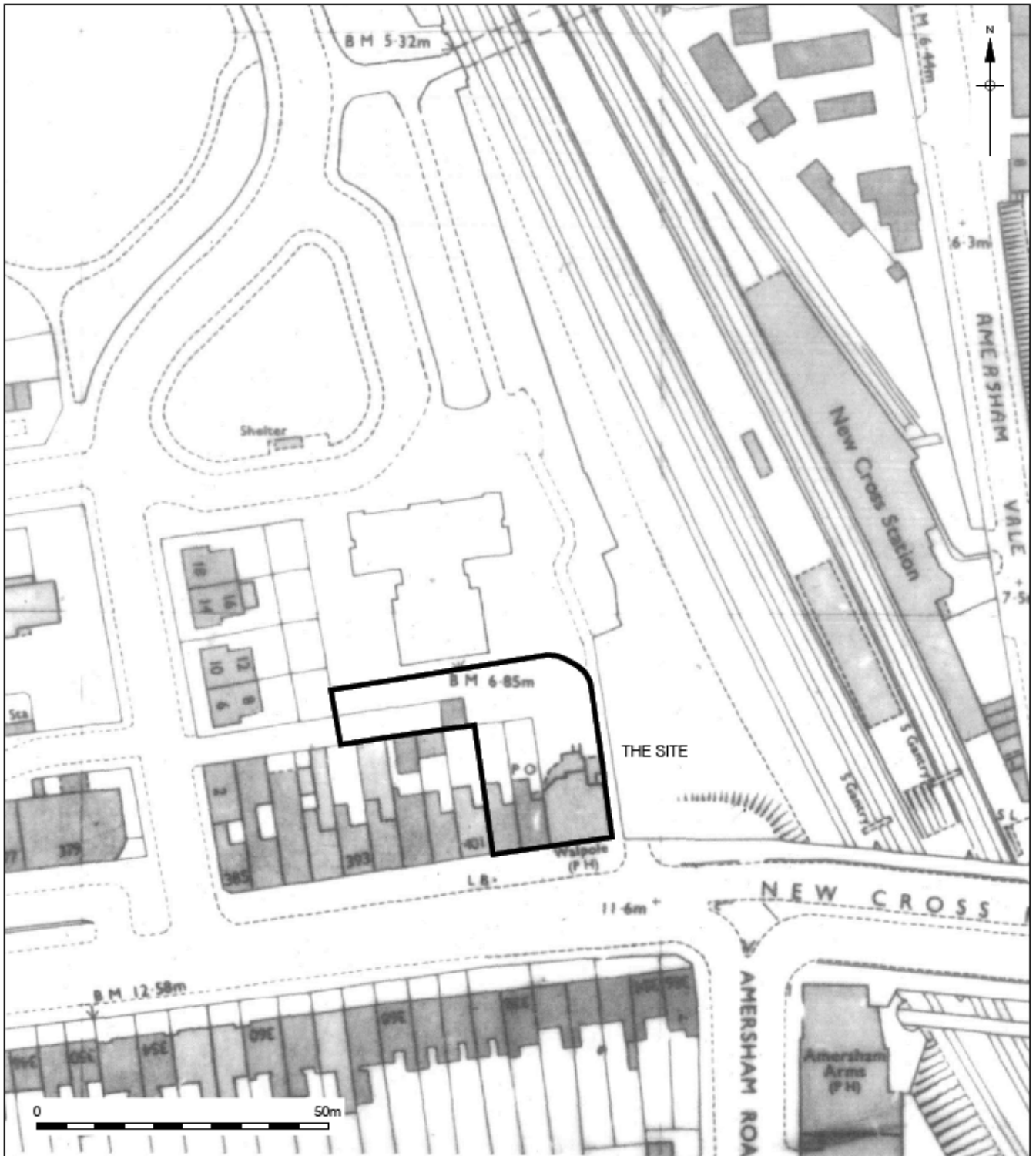
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Figure 14
 1962 OS Map
 1:1,000 at A4



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Figure 15
 1978 OS Map
 1:1,000 at A4



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Figure 16
1985 OS Map
1:1,000 at A4



FRONT ELEVATION

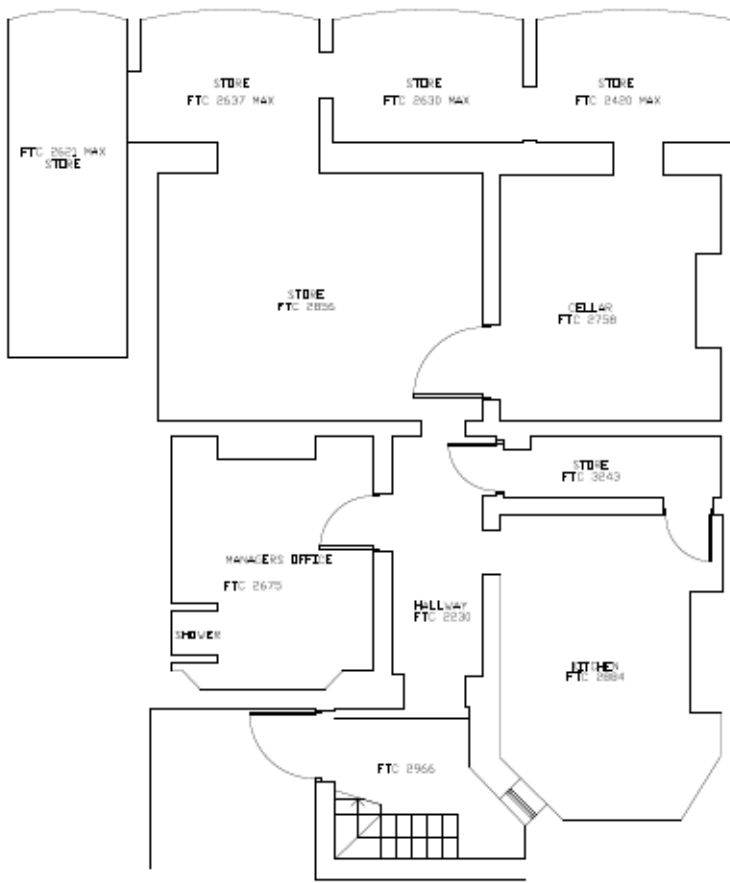


SIDE ELEVATION

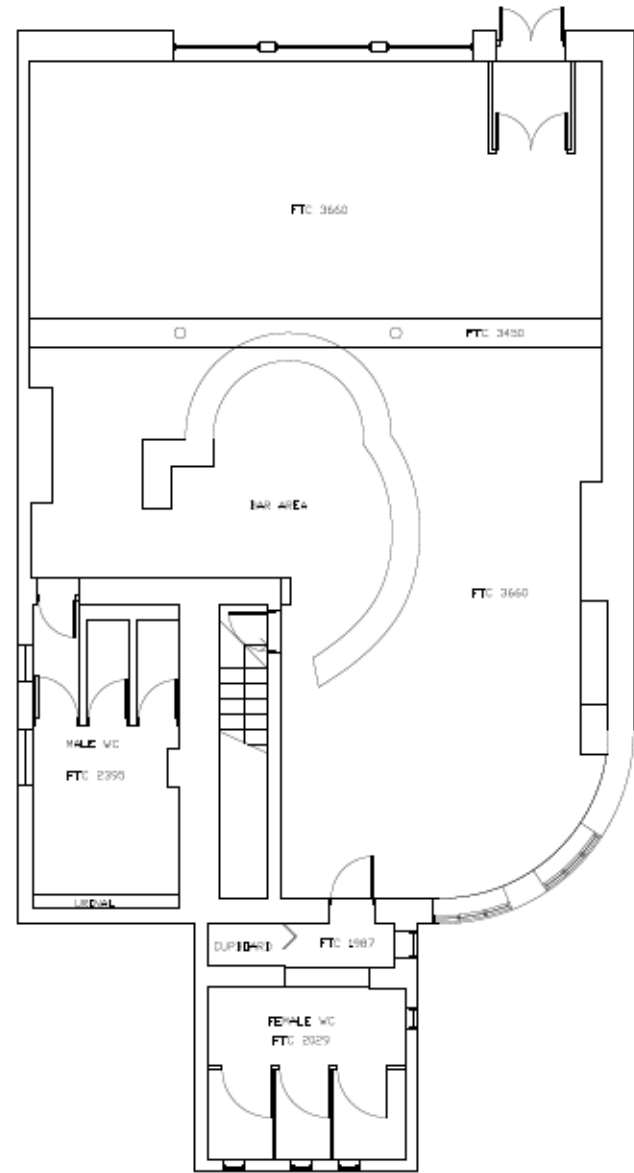


REAR ELEVATION

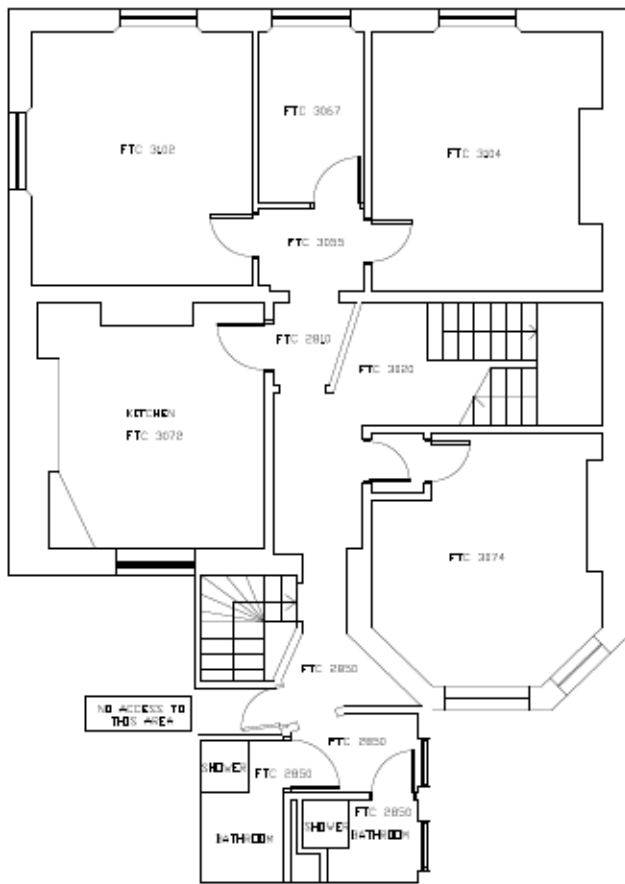




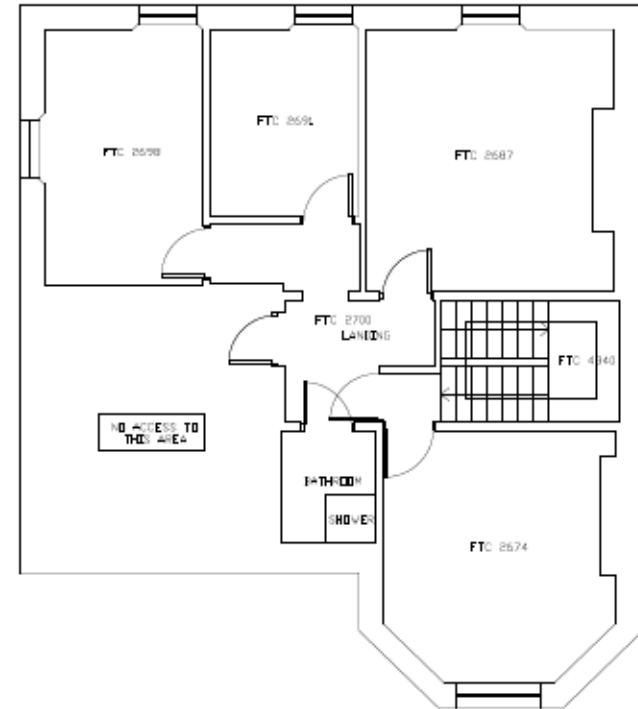
WALPOLE BASEMENT PLAN



WALPOLE GROUND FLOOR PLAN



WALPOLE FIRST FLOOR PLAN



WALPOLE SECOND FLOOR PLAN



PLATES



Plate 1: Front elevations of the Walpole (407) and 403-405 New Cross Road, looking north-west



Plate 2: Front elevations of the Walpole (407) and 403-405 New Cross Road, looking north



Plate 3: Rear elevations of the Walpole, looking south-east



Plate 4: Rear elevations of 403 and 405 New Cross Road, looking south

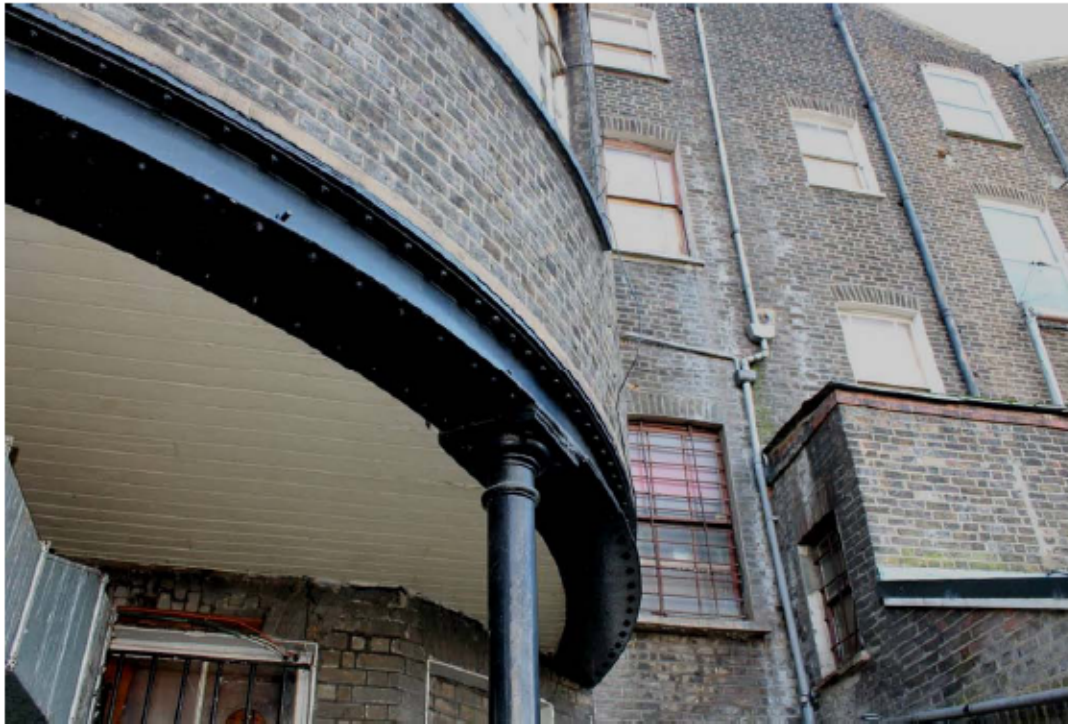


Plate 5: Detail of quarter round extension at rear of the Walpole



Plate 6: East side of rear elevation of the Walpole, looking south



Plate 7: Ground floor of 405 New Cross Road, shop area



Plate 8: First floor room, 405 New Cross Road



Plate 9: Second floor bedroom, 405 New Cross Road

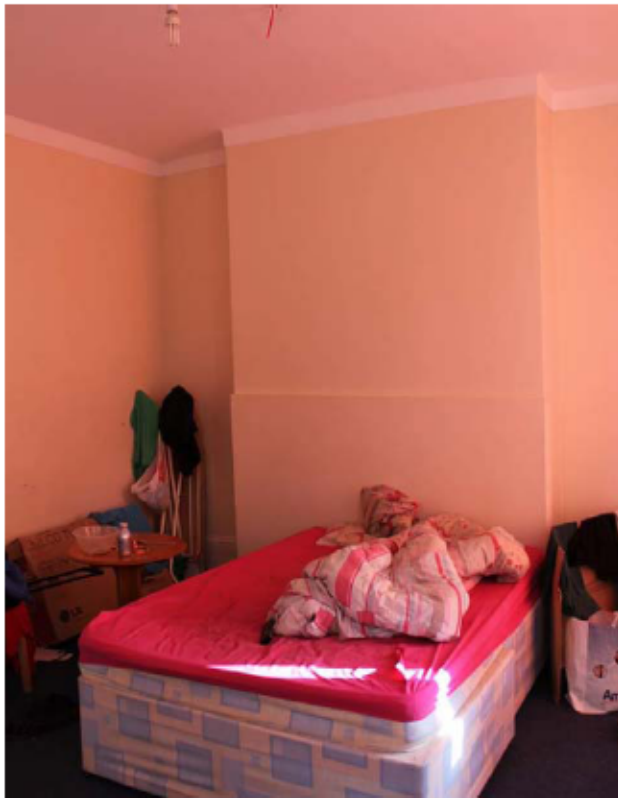


Plate 10: First floor bedroom, 403 New Cross Road



Plate 11: Original staircase, 403 New Cross Road



Plate 12: Basement kitchen of the Walpole



Plate 13: Basement back room of the Walpole (showing blocked window)



Plate 14: Vaulted cellars along road frontage



Plate 15: Bar area of the Walpole, looking south



Plate 16: Ornate ceramic tile wall in the Walpole bar area, looking north-west



Plate 17: Ornate doorway leading from bar to basement, the Walpole



Plate 18: Original staircase and balustrade, the Walpole



Plate 19: First floor room at the Walpole (originally sitting room)



Plate 20: Second floor room at the Walpole (originally a bedroom)

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