

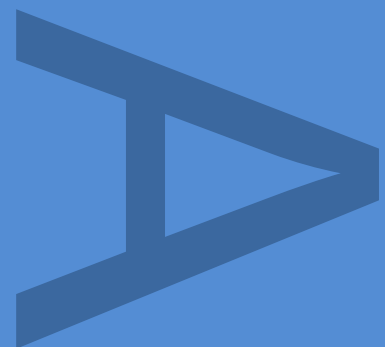
**KENDER TRIANGLE PHASE 4  
NEW CROSS ROAD  
LONDON BOROUGH OF LEWISHAM**

**ARCHAEOLOGICAL EVALUATION**

**PCA REPORT NO: R11392**

**SITE CODE: RNS13**

**MARCH 2013**




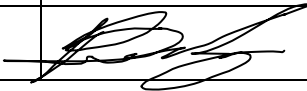
**PRE-CONSTRUCT ARCHAEOLOGY**

DOCUMENT VERIFICATION

KENDER TRIANGLE PHASE 4, NEW CROSS ROAD, LONDON BOROUGH OF LEWISHAM

ARCHAEOLOGICAL EVALUATION

Quality Control

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**KENDER TRIANGLE PHASE 4, NEW CROSS ROAD, LONDON BOROUGH OF LEWISHAM, SE14**

**AN ARCHAEOLOGICAL EVALUATION**

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**Site Code:** RNS13

**Central NGR:** TQ 35565 77235

**Local Planning Authority:** London Borough of Lewisham

**Commissioning Client:** Osborne

**Written/Researched by:** Iain Bright (MA, AlfA)  
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**March 2013**

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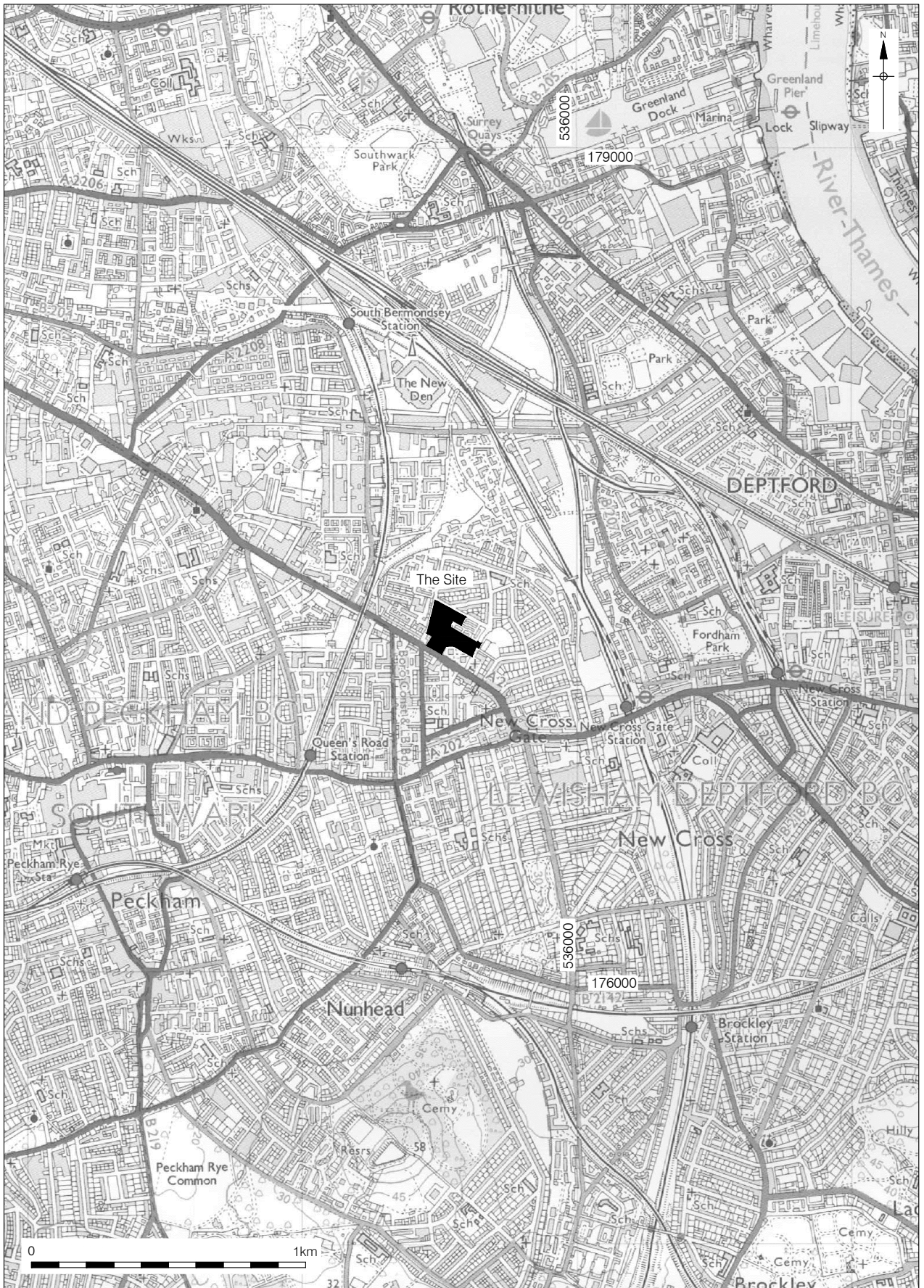
## **1 Abstract**

- 1.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited at the Kender Triangle Phase 4, New Cross Road, London Borough of Lewisham, SE 14, in advance of redevelopment works. The work was commissioned by Osborne in response to an archaeological condition attached to full planning permission for the redevelopment of the site, and was undertaken between the 25<sup>th</sup> February and the 1<sup>st</sup> March 2013.
- 1.2 Kempton Park sand and gravel was observed in Trenches 1, 2 & 4. Natural brickearth sealed the Kempton Park formation towards the north of the site in Trenches 1 & 2. Trenches 4 and 5 were situated in slightly lower lying land which may account for the interleaving sand and clay deposits encountered within these trenches. A thin organic layer with some clay content was observed in Trenches 4 and 5. It is possible that this layer may represent a former agricultural horizon which had been subsequently cleared prior to development of the area.
- 1.3 Post-medieval made ground layers were observed in Trenches 1, 2 and 5. A 19<sup>th</sup> century wall foundation was also recorded in Trench 5 which formed part of a boundary wall separating the gardens of the terraced houses and villas to the south with the lane located to the north.
- 1.4 Modern truncation was recorded in all six trenches to varying degrees, both vertically and horizontally. It is likely that this occurred predominantly during the site clearance, construction and subsequent demolition of the 20<sup>th</sup> century estate blocks, although preceding bomb damage and clearance may also have been a factor.

## 2 Introduction

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited at the Kender Triangle Phase 4, New Cross Road, London Borough of Lewisham, SE 14.
- 2.2 The evaluation was commissioned by Osborne and was monitored for the Local Planning Authority by Mark Stevenson of English Heritage, Archaeological Advisor for the London Borough of Lewisham. The evaluation was supervised by Iain Bright and project managed by Tim Bradley for Pre-Construct Archaeology Limited. All work was undertaken following the appropriate English Heritage (GLAAS) guidelines.
- 2.3 The investigation took place prior to proposed development works which will see the construction of a part 6/part 9 storey building and two, 4 storey buildings comprising 164 residential flats together with 40, two and three storey houses to provide a residential development total of 204 new dwellings with 70 car parking spaces, cycle and refuse storage, private and communal amenity space and associated hard and soft landscaping.
- 2.4 Two previous phases of archaeological evaluation have taken place in advance of the development of Kender Phase 2a (Holden 2003) and Kender Phase 3 (Bright 2008). The Phase 2a investigations recorded natural brickearth deposits, cut by late 18<sup>th</sup>- to 20<sup>th</sup> century structural features. The Phase 3 investigation revealed natural gravels overlain by an alluvial deposit within a natural depression in the land, possibly as a result of flooding. Two small ditches cut the gravel and alluvial deposit: they could not be dated and may relate to post-medieval land drainage. Sealing both trenches was a layer of redeposited brickearth probably representing ground consolidation prior to the development of the area in the 19<sup>th</sup> century: remains of the foundations and basements of 19<sup>th</sup>-century buildings were also recorded.
- 2.5 Subsequently an Historic Environment Assessment was prepared for the Phase 4 site (Dixon *et al* 2011) which concluded that the site had a good potential for buried remains of mid to late-19<sup>th</sup> century buildings known to have existed on the site until after the Second World War. The site was considered to have a low potential to contain buried remains of other periods, although it lies adjacent to the likely route of a Roman road, evidence of which may survive in the southern edge of the site. Extensive 19<sup>th</sup> century building on the site was considered likely to have compromised the survival of earlier archaeological remains, although a slightly higher potential was considered for areas that remained as gardens.
- 2.6 As a result the English Heritage Greater London Archaeology Advisory Service recommended that an archaeological condition be attached to planning permission. Mr Stevenson (GLAAS) agreed a scheme whereby a series of evaluation trenches were excavated, located outside the footprint of previous buildings within the site. Prior to the archaeological fieldwork Pre-Construct Archaeology prepared a Written Scheme of Investigation (WSI) document for the project (Bradley 2013) which was approved by Mr Stevenson.

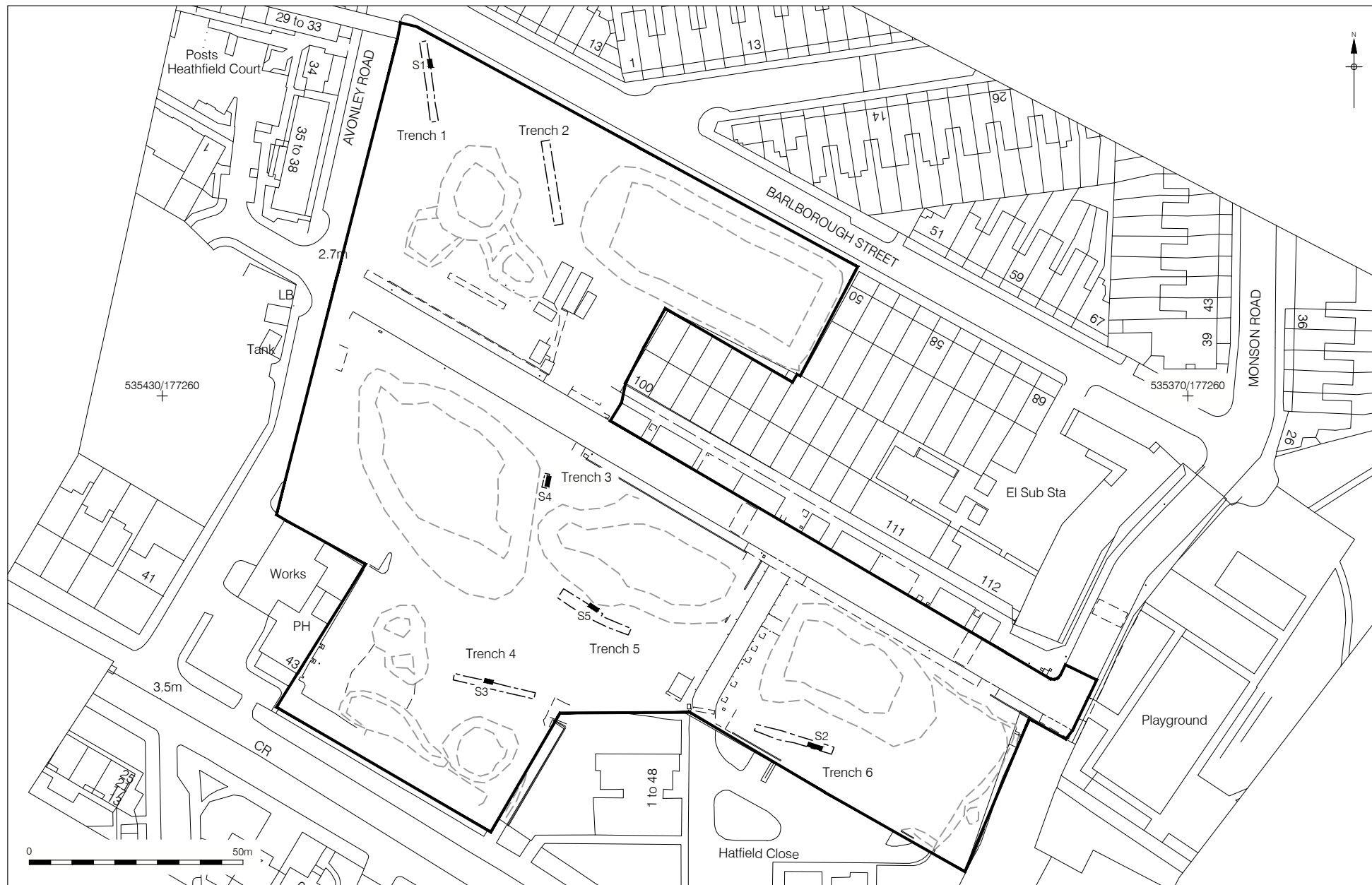
- 2.7 The site is situated on land at the Kender Phase 4, centred on NGR TQ 35565 77235 (Figure 1 & 2). The application site currently comprises open land with stockpiled areas of crushed building material from the recently demolished buildings. The site is bounded by Barlborough Street to the north, Monson Road to the east, New Cross Road to the south and Avonley Road to the west.
- 2.8 The fieldwork was undertaken using the site code **RNS13**.



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Figure 1  
 Site Location  
 1:20,000 at A4





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Figure 2  
 Trench Location  
 1:1,250 at A4

### **3 Planning Background**

#### **3.1 National Guidance: National Planning Policy Framework**

3.2 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes 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.

3.3 In considering any planning application for development the local planning authority will be guided by the policy framework set by the NPPF, by current Local Plan policy and by other material considerations.

#### **3.4 Regional Policy: The London Plan**

3.4.1 The London Plan, published July 2011, includes the following policy regarding the historic environment in central London:

##### **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.

### **3.5 Local Policy: The London Borough of Lewisham Unitary Development Plan**

3.5.1 The relevant Development Plan framework is provided by the Lewisham Unitary Development Plan (UDP) adopted July 2004. The Plan contains the following policy which provides a framework for the consideration of development proposals affecting archaeological and heritage features:

#### **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, TO ENSURE ENSURING THEIR PROTECTION AND PRESERVATION IN ACCORDANCE WITH DOE GOVERNMENT REGULATION, AND TO REFUSE PLANNING PERMISSION WHICH ADVERSELY AFFECTS THEIR SITES OR SETTINGS.

3.5.2 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens.

3.5.3 The site lies across the boundary of two areas of archaeological priority as defined by the LPA. One covers the Thames and Ravensbourne terrace gravels, commonly associated with evidence of prehistoric activity; the other covers the course of Roman Watling Street (on the line of New Cross Road) along with the ancient river crossing over the Ravensbourne and the historic settlements of Deptford and New Cross.

3.5.4 The site is immediately adjacent to the Hatcham Conservation Area, the boundary of which runs along the eastern and north-eastern edges of the site. The closest listed buildings to

the site are a Grade II Listed 1927 telephone box c 100m to the north-east of the site, and a Grade II Listed terrace of early to mid-19th century houses fronting New Cross Road to the west of the site.

- 3.5.5 Due to the archaeological potential for the area, and in accordance with the above policies, the English Heritage Greater London Archaeology Advisory Service, Mark Stevenson, recommended that an archaeological condition be attached to planning permission. Mr Stevenson (GLAAS) agreed a scheme whereby a series of evaluation trenches were excavated, located outside the footprint of previous buildings within the site. Prior to the archaeological fieldwork, Pre-Construct Archaeology prepared a Written Scheme of Investigation (WSI) document for the project (Bradley 2013) which was approved by Mr Stevenson. This report details the results of the evaluation fieldwork.

## **4 Geological and Topographic background**

### **4.1 Geology**

- 4.1.1 The BGS 1:50 000 Series, sheet 270 (1998) shows the geology underlying the site as comprising Kempton Park Gravels, overlain by a fine-grained silt deposit known as the Langley Silt Complex. Also known as 'brickearth', this was laid down by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000 BP. It would have formed the ancient land surface, and where untruncated can be a significant indicator of former ground levels and archaeological potential, in particular for prehistoric remains. Brickearth formed an important source of building material in London in all periods, however, and in many areas has been removed by quarrying and modern development (Dixon *et al* 2011).
- 4.1.2 Two evaluation trenches in 2003 recorded a natural clayey sand at c 1.30m OD, ie c 1.00m bgl, beneath brickearth truncated at c 1.60– 1.70m OD (c 0.70m bgl) and overlain by 19th and 20th century made ground (Holden 2003). In 2008, in two trenches further east, close to Monson Road, natural gravel and sand was recorded at c 1.60m OD (1.20m bgl) to the north, dropping to c 0.60m OD (2.20m bgl) to the south of the area investigated, where it was overlain by a layer of greyish brown alluvium, c 0.40–0.50m thick. This deposit may suggest that the area was subject to prolonged water build-up, possibly representing flood activity or the presence of lower lying land. The top of this layer was at c 1.10m OD (1.70m bgl) and was probably truncated, overlain by grey silty sand, possibly redeposited natural associated with development of the area (Bright 2008).

### **4.2 Topography**

- 4.2.1 The site is bounded by New Cross Road to the south, Avonley Road to the west and Barlborough Street to the north. On Barlborough Street the site boundary turns south-west to exclude numbers 50–68 Barlborough Street, and runs to the south of a residential terrace fronting Reaston Street. The boundary follows the north side of Reaston Street and includes a short section of Monson Road (but not the properties fronting the road), then runs outside the grounds of two blocks of flats (Hatfield Close) back to New Cross Road (Dixon *et al* 2011).
- 4.2.2 The site is located c 1.80km south-west of Greenwich Reach, a stretch of the River Thames which curves round to the south of the Isle of Dogs, and c 1.90km west of the River Ravensbourne, a tributary of the Thames. Street level around the site rises slightly from 2.70m above Ordnance Datum (OD) on Avonley Road at the northern extent of the site, to c 3.50m OD on New Cross Road outside the southern edge of the site. Ground levels within the site are assumed to have previously been consistent with the surrounding street levels, but recent demolition and groundworks have created a series of spoil heaps c 3.00m high; some areas around the spoil heaps have been reduced to c 1.40–1.70m OD (*ibid*).

## 5 Archaeological & Historical Background

What follows is a summary of the relevant historical and archaeological data relevant to the site, as detailed in the Historic Environment Assessment previously undertaken by MoLA (Dixon *et al* 2011). This chapter is divided into four specific archaeological and historic periods.

### 5.1 Prehistoric (700,000 BC – 43 AD)

5.1.1 Although no finds of these periods have been recorded in the study area, the dry gravel and brickearth in the vicinity of the site, close to the river resources of the Ravensbourne at Deptford Creek, would have been attractive for occupation. Archaeological investigations carried out just outside the study area at 551 Old Kent Road, c 575m to the north-west of the site (site code OKX07), recorded a prehistoric ditch cutting the natural brickearth and running parallel to the road. Archaeological excavations 1.8km to the east of the site at Deptford Broadway have found evidence of Iron Age occupation in the form of a small pit containing part of a quern stone and a struck flint, together with, from the rest of the site, a few sherds of coarse handmade pottery dated to this period.

### 5.2 Roman (43 – 410 AD)

5.2.1 During this period, a main road later known as Watling Street ran south and east from the bridgehead, through Southwark, connecting *Londinium* with Canterbury and the Channel ports. It has been suggested that Watling Street may have followed the course of New Cross Road, immediately to the south of the site, crossing the Ravensbourne valley at the tidal head, in the vicinity of modern Deptford Bridge. This is supported by archaeological evidence which has been found at Deptford Broadway, c 1.80km east of the site, of settlement from the 2nd to 4th centuries.

5.2.2 At Hatcham Park Mews, c 500m to the south-east of the site, an archaeological evaluation in 2001 recorded a 19th-century cultivation soil containing two residual Roman pot sherds. During an evaluation and excavation just outside the study area c 575m to the north-west of the site (site code OKX07), a posthole of probable Roman date was found. No Roman remains have, however, been recorded closer to the site. Although the evidence suggests the likely presence of a road, its exact route in the vicinity of the site has not been established archaeologically. The site was probably within open farmland or woodland during the Roman period, possibly adjacent to a road.

### 5.3 Saxon and Early medieval (410 – 1066 AD)

5.3.1 The possible Roman road running east-west approximately on the course of modern New Cross Road, would have continued in use as a route to Canterbury. There is evidence of possible Saxon settlement close to the Ravensbourne in the vicinity of Deptford Broadway, where two 7th-century burials were recorded, c 1.80km east of the site.

5.3.2 An archaeological evaluation carried out immediately to the north-east of the site recorded an alluvial deposit overlying the natural gravels which may represent the accumulation of water in or around the eastern part of the site. An evaluation and excavation c 575m to the north-west of the site (site code OKX07), found a layer of peat which may also have indicated that the area of the site was marshy marginal land during the Saxon and medieval periods.

5.3.3 The site is likely to have been within Hatcham manor, later also known as Hatcham Barnes: a later-medieval manor house was located c 350m east of the site. Throughout the period, the site was probably alongside a road or track outside the centres of settlement, possibly used for pasture or cultivation.

#### **5.4 Later medieval (1066 – 1485 AD)**

5.4.1 Domesday Book records that after the Conquest (1066) Hatcham manor was conferred by William the Conqueror on his half-brother Odo, Bishop of Bayeux, and held by Gilbert de Magminot, the Bishop of Lisieux. Hatcham included arable, meadow and woodland. Henry II (1154–89) granted land to a Gilbert de Hatcham who built a moated manor house in the area of Egmont Street, c 350m to the east of the site.

5.4.2 A hamlet became established in the area of modern New Cross Gate, around the junction of Queen's Road and New Cross Road, c 450m to the south-east of the site, as shown on later maps. A larger settlement continued to develop around the river crossing c 1.80km south-east of the site, where archaeological investigations have recorded cut features and a sequence of pottery from the 11th century onwards. A wooden bridge over the Ravensbourne had been built by 1359, which lay on the route to Canterbury, and in the late 14th century was mentioned in Chaucer's Canterbury Tales. In the neighbouring parish of Camberwell, the hamlet of Peckham was situated on what is now Peckham High Street, c 1.50km south-west of the site.

5.4.3 The site is likely to have been outside the areas of medieval settlement and the nearby manorial centre, probably within open fields, and adjacent to an important road.

#### **5.5 Post-medieval (1485 – 1900 AD)**

5.5.1 The manor house of Hatcham and the surrounding land were purchased by the Worshipful Company of Haberdashers in 1614. A map made in c.1619 shows the moated manor house with associated buildings. It is difficult to determine the exact location of the site on this map, but its approximate position is shown, within open fields in a rural landscape. At Hatcham Park Mews, c 500m to the south-east of the site, an archaeological evaluation in 2001 recorded natural gravel cut by a posthole that contained a late-15th to mid-17th-century potsherd, overlaid by a 19th-century cultivation soil. At Leo Street, c 500m to the north-west of the site, pottery of similar date has also been found in later ploughsoils.

5.5.2 In the 18th century, travellers using what is now New Cross Road had to pay tolls at turnpike gates. The gate at Hatcham was called New Cross Gate, after the New Cross Inn, which

- stood nearby, and gradually the area became known as New Cross rather than Hatcham.
- 5.5.3 Rocque's map of 1746 shows the site within open pasture, with a number of small farms or market gardens in the surrounding area. To the east, a water channel beside an avenue of trees leads to Hatcham Manor House, which still retains its moat and has formal gardens.
- 5.5.4 Mudge's map of 1801 shows buildings, possibly extending into the site, in an enclosed garden or farmyard; a road to the east of the site leads to Blackwile Farm. The area of the site remained essentially rural until the middle of the 19th century, although there appears to be increasing development around Peckham to the southwest. An evaluation trench excavated in 2003 close to Barlborough Street just outside the north-eastern edge of the site, recorded part of an irregularly shaped cut feature containing a few sherds of 18th century Chinese porcelain and also sherds of a pottery type made from c 1580–1800, along with fragments of post-medieval roof tile and pottery sherds. The feature, in what was presumably open ground at the time, seems to have been backfilled in the late-18th or early-19<sup>th</sup> century. A trench close to Monson Road revealed two linear cut features, likely to represent small drainage ditches dug a short time prior to the development of the site in the 19th century.
- 5.5.5 The spread of the railways prompted the rapid development of London's suburbs across former nurseries and market gardens. The first half of the 19th century saw the construction of new terraced houses in the area, such as the Grade II Listed terrace at 3–41 New Cross Road, c 50 m outside the western edge of the site and the Grade II Listed 32 and 34 New Cross Road, c 70m outside the south-western edge of the site. At Leo Street, c 500m to the north-west of the site, evidence of quarrying prior to 19th-century development was found during archaeological evaluations in 1996.
- 5.5.6 The 1844 Tithe map of Deptford shows large terraced or semi-detached houses laid out along New Cross Road in the south-western part of the site, with front gardens and long rear gardens, backing onto a lane for access. Otherwise, the site was still open land; according to the Apportionment which accompanies the map, it was used as a market garden, owned by William Wickham Drake and occupied by Samuel Shepherd.
- 5.5.7 The Ordnance Survey 1st edition 25":mile map of 1873 shows most of the site as still within open fields, adjacent to Hatcham Park. Details of the earlier 19th-century villas and terraced houses can be clearly seen, along with the formal gardens and outhouses and, in one case, a small glasshouse. These houses are largely unchanged on the on the Ordnance Survey 2nd edition 25":mile map of 1896 but the rest of the site had undergone significant change, with uniform rows of smaller terraced houses laid out along Reaston Street across the centre of the site, and on the other newly-established street frontages of Barlborough Street, Avonley Road and Monson Road. This was part of a wider new landscape of terraced housing extending to the north and east of the site.
- 5.5.8 Evaluation trenches in 2003 and 2008 just outside the north-eastern part of the site investigated the area of terraced houses and rear gardens between Barlborough Street and Reaston Street. Nineteenth century construction cuts were recorded dug into brickearth



which had been redeposited over the low-lying alluvial filled area prior to development. The cuts were associated with foundations, cellars or basements and garden features or outhouses. The concrete slab flooring of one cellar which was still intact and *in situ*, and there were masonry remains of a garden structure.

## **5.6 Modern (1900 AD – present)**

- 5.6.1 The site was unchanged during the first half of the 20th century, until the enemy bombing raids of the Second World War. The London County Council's bomb damage map of the area shows that the large houses in the south of the site suffered only general blast damage; many buildings on Reaston Street and in particular in the northern part of the site, however, are shown as damaged beyond repair. Most of the houses between Reaston Street and Barborough Street and some to the south of Reaston Street were subsequently demolished and replaced by with larger, more dispersed buildings, as can be seen on the Ordnance Survey 1:2,500 map of 1950. These may have been prefabricated emergency homes popularly known as 'prefabs'. Later the site was more comprehensively redeveloped and all of the buildings demolished and replaced with apartment blocks, as can be seen on the Ordnance Survey 1:2,500 map of 1971.
- 5.6.2 The most recent deposits found during archaeological investigations to the northeast of the site probably related to this phase of demolition, with rubble and debris over 19th century made ground.

## 6 Methodology

- 6.1 The evaluation was conducted according to the WSI prepared by Pre-Construct Archaeology (Bradley 2013) prior to the commencement of works. The fieldwork was designed to assess the presence or absence of significant archaeological remains, which may require further investigation.
- 6.2 The WSI for this archaeological evaluation stipulated that six trenches be excavated, five measuring 20m x 1.80m and one measuring 10m x 1.8m. The trenches were located to provide coverage of the areas outside the previous 20th-century building footprints and following provision of existing site survey information, positioned as far as possible to avoid existing services and stockpiled areas of crush. The size of Trench 3 was altered to 5m x 1.80 due to issues concerning the restricted movement of the machine in the area within which it was located.
- 6.3 A mechanical excavator fitted with a flat bladed ditching bucket was used under archaeological supervision to remove overburden down to the highest archaeological horizon. The features and deposits identified within the trenches were then cleaned and investigated by hand. Investigation was limited to identifying the extent and nature of the deposits and to recover dating evidence. Sondages were excavated either by hand or with the machine to investigate the nature of the natural strata or to ascertain as best as possible the extent of modern made ground deposits.
- 6.4 In the case of Trenches 3 and 6 it was not possible to mechanically excavate to the top of the natural strata due to the significant depth of the trenches. On the grounds of health and safety no one was permitted to enter the trench to excavate a sondage by hand. In each case it was deemed that the level at which excavation ceased was adequate to demonstrate the extent of the truncation and that it was more than likely that natural deposits had been impacted upon by this.
- 6.5 All archaeological deposits encountered were assigned individual context numbers and recorded onto pro-forma sheets and recorded in plan and section as appropriate. A photographic record was also made.
- 6.6 The trenches were located after excavation using TST/GPS survey equipment.
- 6.7 A temporary bench mark was established on site, adjacent to the eastern end of Trench 4, the value of which was obtained with the assistance of a GPS survey device. The value of the TBM was 2.27m AOD.

## 7 Phased Trench Descriptions

7.1 The following section details a chronological account of the archaeological features and deposits encountered during the excavation. Due to the differential nature of the stratigraphy encountered across the site, both archaeologically and geologically, the chronological account is presented here trench by trench. As such, phase numbering pertains to each trench on an individual basis.

### 7.2 TRENCH 1

#### 7.2.1 Phase 1: Natural

7.2.1.1 A moderately compacted greyish yellow medium to fine sand [19] was observed in a sondage excavated in Trench 1. The sand, which represented part of the Kempton Park sand and gravel formation, contained moderate small to medium sub-rounded to sub-angular flint pebble inclusions. It was recorded at 1.52m OD.

7.2.1.2 The sand was in turn sealed by a firm yellowish/reddish brown silty clay brickearth [1] which contained occasional rootlets. It extended almost the entire length of the trench but was truncated 2.00m north of the southern LOE by a modern activity [+]. Otherwise referred to as Langley Silt, this natural deposit was approximately 0.30m thick where excavated and observed between 1.87-1.80m OD.

#### 7.2.2 Phase 2: Post-medieval

7.2.2.1 Sealing the natural brickearth was a thin layer of darker greyish brown silty clay [2] which measured 0.10m in thickness and represented an interface between the brickearth and the overlying agricultural horizon. It contained occasional rootlets and one sherd of abraded red ware datable to 1580 – 1910 AD. This layer was recorded between 1.97-1.92m OD.

7.2.2.2 The overlying deposit was composed of a friable dark brownish grey clayey silt [3] which contained occasional roots and rootlets, CBM flecks and fragments and one sherd of willow pattern pottery dated to 1780-1840 AD. The layer was 0.18m thick and recorded at 2.15-2.11m OD. This likely pertains to the period within which the land was utilised mainly as fields prior to the construction of terraced housing in the late 19<sup>th</sup> century.

#### 7.2.3 Phase 3: 19<sup>th</sup> Century

7.2.3.1 A 0.30m thick layer of moderately compacted light brown to dark grey silty sand [4] was observed at 2.45m OD. It contained frequent sub-rounded to sub-angular flint pebbles, and brick and mortar fragments datable to the 19<sup>th</sup> century. This deposit is likely to represent ground raising/levelling prior to the construction of terraced houses at some point between 1873-1896 AD. It was truncated towards the southern end of the trench by a large cut [+], relating to demolition of the previous estate buildings.

#### 7.2.4 **Phase 4: Modern**

- 7.2.4.1 Overlying the 19<sup>th</sup> century made ground was a 0.20m thick layer of moderately compacted, light brownish grey sandy silt [5] containing frequent roots and rootlets, brick and mortar fragments and occasional small rounded flint pebbles. This deposit was recorded between 2.69-2.60m OD probably represented a demolition deposit connected to the removal of the 19<sup>th</sup> century terraced houses after 1950.
- 7.2.4.2 Overlying the demolition layer was a 0.08m thick layer of turf and topsoil [6] which consisted of a dark greyish brown sandy silt containing roots and rootlets, sub-rounded flint pebbles and occasional CBM fragments. This layer formed the present day surface in the northern corner of the site, recorded at 2.78-2.70m OD.

### 7.3 **TRENCH 2**

#### 7.3.1 **Phase 1: Natural**

- 7.3.1.1 This trench displayed evidence of significant truncation, likely to be associated with the demolition of the 20<sup>th</sup> century housing blocks carried out in recent years. As such only two small portions of untruncated natural deposits were encountered in Trench 2, at the north and south ends of the trench.
- 7.3.1.2 The earliest deposit comprised of the same Kempton Park formation seen in Trench 1. This consisted of a brownish yellow clayey sand [7] measuring 2.00m (NW-SE) by 0.50m (NE-SW). It was observed at 1.47m OD and was truncated on the north and south sides by modern demolition activity [+].
- 7.3.1.3 Towards the northern end of Trench 2 a triangle of undisturbed brickearth was seen extending into the western LOE of the trench. It was composed of a mid yellowish reddish brown silty clay [8] and measured 0.50m (N-S) by 0.50m (E-W) at the widest point. This brickearth represented the same Langley Silt deposit encountered further west and was recorded at 1.90m OD. It was truncated on the north, east and south sides by modern activity [+].

#### 7.3.2 **Phase 2: Modern**

- 7.3.2.1 Overlying the Kempton Park sands encountered towards the south of the trench was a layer of made ground which was approximately 0.30m thick and was recorded at a height of 1.77m OD. It was composed of a dark greyish brown silty sand containing occasional fragments of brick and mortar and one sherd of pottery dated to 1780-1900 AD. It was truncated to the north and south sides by modern intrusions.
- 7.3.2.2 The presence of made ground directly overlying the sand suggests that the brickearth had been truncated in this area. This could have been the result of horizontal truncation of the land during the middle of the 20<sup>th</sup> century, possibly connected to the destruction of housing during the Second World War.

7.3.2.3 As previously stated the majority of the trench was truncated during the modern period, presumably during the construction and/or demolition of Palm Tree House, previously located immediately to the east. Overlying the aforementioned layers was a dump of brick rubble which formed the present day ground surface at 3.05m OD – 2.87m OD.

## **7.4 TRENCH 3**

### **7.4.1 Phase 1: Modern**

7.4.1.1 The area within which Trench 3 was located demonstrated extensive modern truncation, likely to be associated with the construction and/or demolition of the 20<sup>th</sup> century buildings situated nearby. The current ground level within the vicinity of the trench was recorded at between 2.71m OD – 1.95m OD and the sequence within the trench comprised a 2.40m deep layer of brick rubble, sand, silt and mortar [+].

7.4.1.2 This modern intrusion extended to at least 0.31m OD, and demonstrated that complete truncation of the upper natural deposits and any potential archaeological horizons would have occurred in this area.

## **7.5 TRENCH 4**

### **7.5.1 Phase 1: Natural**

7.5.1.1 Natural deposits towards the south of the site differed from those observed in the north. Within Trench 4, where untruncated, this comprised a layer of interleaving sand, gravel and clay overlain by a sandy clay. A thin layer of organic material was observed overlying the aforementioned natural strata. This sequence extended the length of the trench.

7.5.1.2 The layer of interleaving sands, gravels and clay [13] was observed at 0.67m OD and was composed of a friable mid yellow brown sandy gravel with pockets of clay. The gravel matrix comprised of small well rounded flint pebbles. This deposit was observed at the base of the trench and as such its thickness was not recorded.

7.5.1.3 Sealing this layer was a clay deposit comprising a stiff/plastic mid brownish grey sandy clay [12] which contained very occasional small, sub-angular flint pebble inclusions. It was 0.45m thick and recorded at 1.12m OD. Although this deposit could feasibly be described as 'brickearth', it differed in character from that observed towards the north of the site in Trenches 1 and 2.

7.5.1.4 A 0.12m thick layer of firm dark blackish brown clay rich organic material [11] was observed overlying the underlying clay (see Appendix 2 for further discussion). Its character suggested that this deposit may represent a horizon established prior to the development of the area for housing in the 19<sup>th</sup> century. The presence of charcoal within the deposit may represent burning to clear agricultural land, with weeds and shrubs then temporarily colonising the area in advance of the development discussed below. No cultural material

was recovered from this layer, which was recorded between 1.33m OD and 1.12m OD.

## 7.5.2 Phase 2: Modern

7.5.2.1 The aforementioned organic layer was sealed by a 0.48-50m thick layer of stiff dark reddish brown silty clay [10] containing occasional fragments of modern brick and mortar. This layer of made ground had the characteristics of a redeposited brickearth layer, possibly laid down in advance of the initial residential development of the area. It was recorded between 1.82m OD – 1.62m OD.

7.5.2.2 The made ground was sealed by a 0.45m thick layer of modern brick rubble [+] making up the current ground surface. It is worth noting that the ground level within the vicinity of Trench 4 was recorded at 2.26m OD, where as the level of the surface of New Cross Road is closer to 3.64m OD. This suggests that either the level of the road has been raised significantly during the preceding centuries or that the southern part of the site has been significantly impacted upon, potentially truncating earlier archaeological horizons, deposits or features. It seems probable that a combination of these two factors represents the most likely scenario in this case.

## 7.6 TRENCH 5 (Figure 3)

### 7.6.1 Phase 1: Natural

7.6.1.1 The same clay deposit was observed in Trench 5 that was seen also in Trench 4. It comprised a plastic/stiff mid greyish yellow sandy clay [17] containing very occasional small rounded to sub-rounded pebbles. It was observed within a 9.50m area of the trench that had been stepped to this horizon. It was recorded at 1.25m OD – 1.18m OD.

7.6.1.2 Overlying the clay was the same organic layer as encountered in Trench 4. Here it consisted of a firm, dark blackish grey clayey organic deposit [16]. It was observed at 1.39m OD – 1.26m OD and extended for at least 14.10m and measured 0.15m in thickness.

### 7.6.2 Phase 2: 19<sup>th</sup> Century

7.6.2.1 Sealing the organic layer was a 0.44m thick layer of very stiff, dark reddish brown silty clay [15] containing very occasional small fragments and flecks of CBM. It was observed between 1.73m OD – 1.64m OD extending the entire length of the trench. It is probable that this clay layer was dumped prior to the construction of housing to the south and directly related to the construction of a free-standing boundary wall [14] which was also observed within the trench and which appeared to truncate the layer. It is likely that the clay was deposited over the organic soil horizon to stabilise and level the ground.

7.6.2.2 The aforementioned boundary wall [14] was constructed in order to divide the gardens of the 19<sup>th</sup> century terrace houses and villas with the lane that ran to the rear. The wall was constructed of a mixture of frogged yellow fabric 3035 brick and 3038 fletton brick, each measuring 220mm x 110mm x 60mm. The bricks were machine moulded, bonded with a

pale yellow cement and roman mortar in an English coursing. The wall was aligned NW-SE and was observed running along the southern LOE of the trench for 14.10m, with an exposed width of 0.40m extending into the LOE. It was 0.80m high within the trench and exhibited at least four buttresses at relatively regular intervals towards the NW end. The wall was observed between 2.37m OD and 2.17m OD.

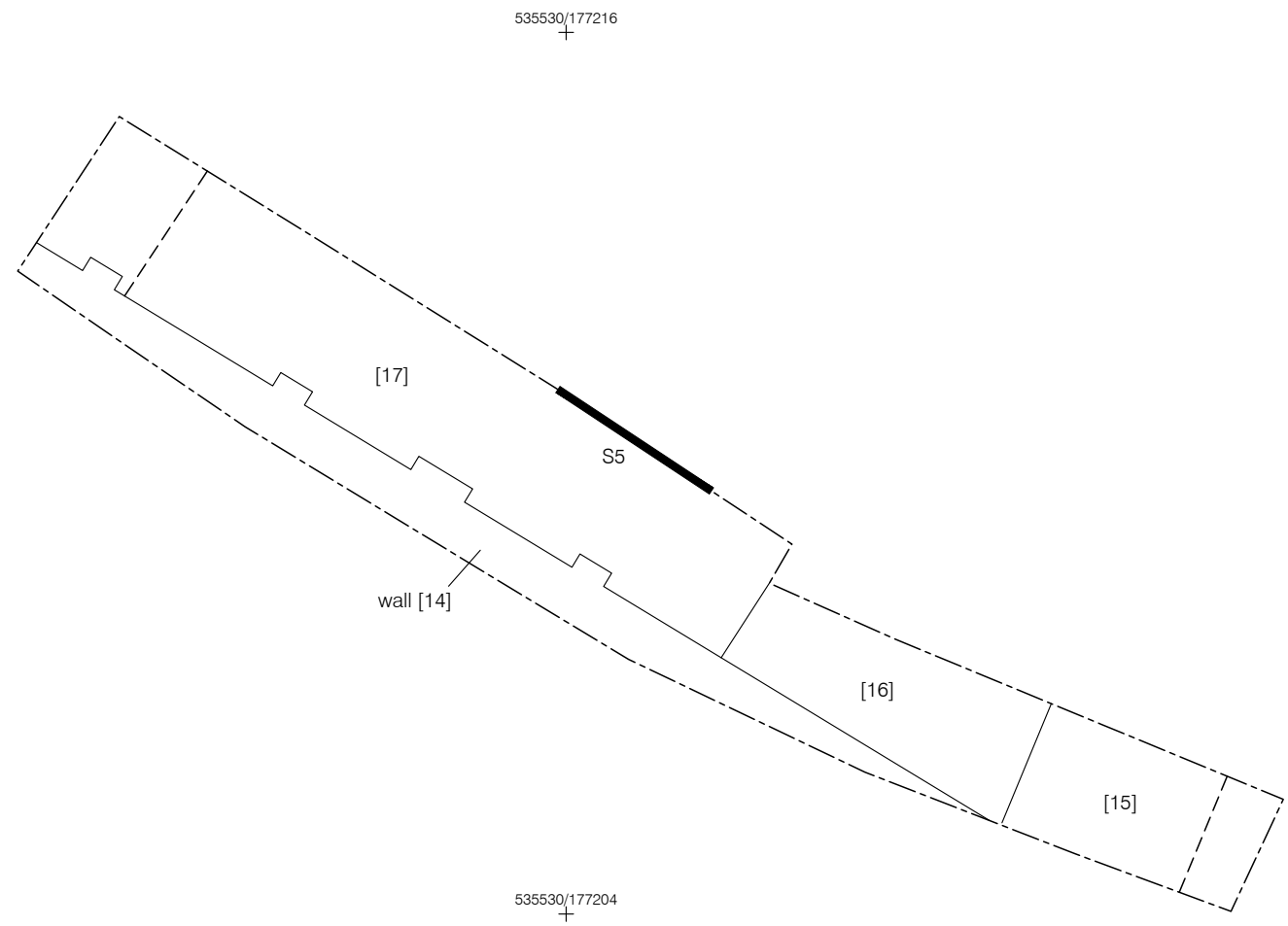
### 7.6.3 **Phase 3: Modern**

7.6.3.1 All earlier feature and horizons in the trench were overlain by a 0.70m thick layer of modern made ground/brick rubble [+]. This extended to a present day ground level of 2.41m OD-2.42m OD.

## 7.7 **TRENCH 6**

### 7.7.1 **Phase 1: Modern**

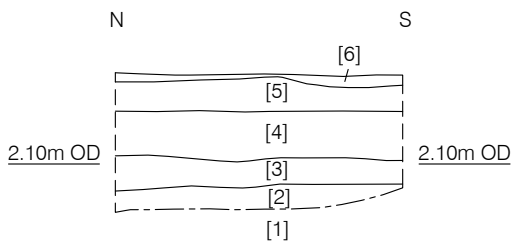
7.7.1.1 Investigations within Trench 6 revealed this area to have been severely truncated by modern activity. It was apparent the ground level in the area had been significantly raised as a result of recent demolition works. A series of dumps comprising brick rubble [+] began at ground level c. 3.12m OD – 2.76m OD, and extended to a depth of 2.00m bgl or 0.96m OD, well below the depth of natural deposits recorded elsewhere on site.



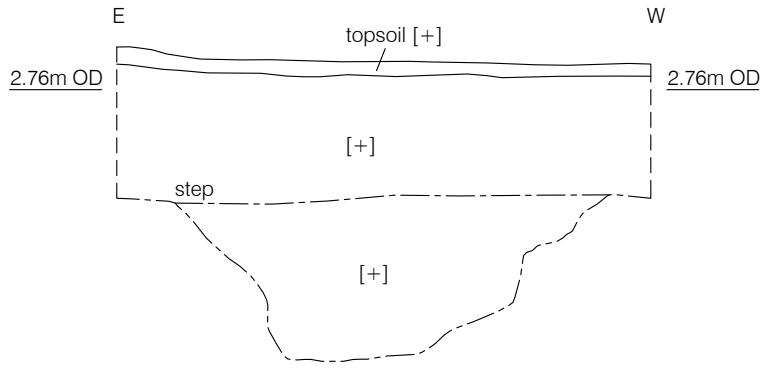
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Figure 3  
Plan of Trench 5  
1:100 to A4

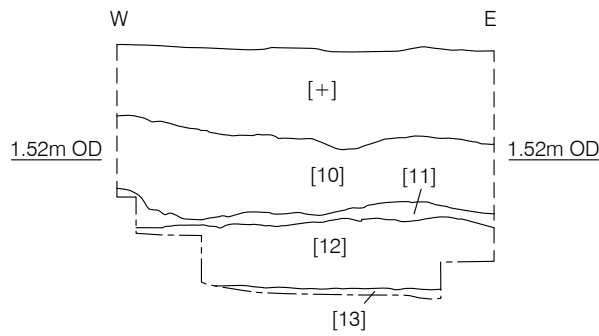




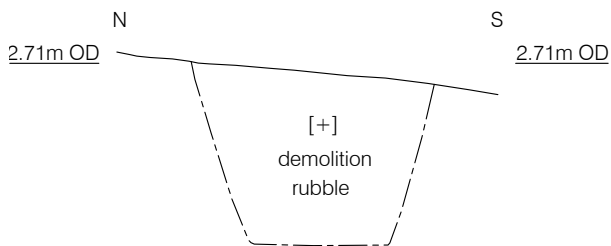
Section 1  
Trench 1  
West Facing



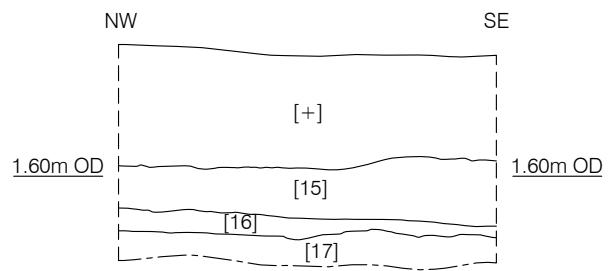
Section 2  
Trench 6  
North Facing



Section 3  
Trench 4  
South Facing



Section 4  
Trench 3  
West Facing



Section 5  
Trench 5  
Southwest Facing



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Figure 4  
Sections  
1:50 at A4



Figure 5  
Trench 5 overlaid onto Ordnance Survey 1st Edition, 1873  
1:1,250 at A4

Plate 1: South facing view of Trench 1



Plate 2: South facing view of Trench 2



Plate 3: West facing section of Trench 3 showing depth of modern truncation (3m scale)



Plate 4: South facing section in Trench 4 showing organic horizon (2m scale)





Plate 5: South-east facing view of Trench 5 showing 19<sup>th</sup> century boundary wall [14]



Plate 5: North-West facing view of Trench 6 showing significant modern truncation across the area



## 8 Interpretations and Conclusion

- 8.1 The archaeological evaluation conducted at the Kender Triangle Phase 4 site, New Cross Road demonstrated there is a considerable variance across the site in relation to the character of the natural deposits, the nature and stratigraphy of the made ground and the extent of previous truncation.
- 8.2 Kempton Park sand and gravel was observed in Trenches 1, 2 & 4. Towards the north of the site in Trenches 1 & 2 the sand was observed occurring between 1.52m OD – 1.47m OD. However Trench 4 appeared to be situated in a lower lying area with the gravel recorded at 0.67m OD. This may account for the overlying interleaving sand and clay deposits encountered in this trench and Trench 5 to the north-east, observed between 1.24m OD and 1.12m OD. Natural brickearth sealed the Kempton Park formation towards the higher northern end of the site, occurring at 1.90m OD – 1.87m OD.
- 8.3 A thin organic layer with some clay content was observed in Trenches 4 and 5 between 1.39m OD and 1.33m OD (Figure 4; Sections 3 & 5). Its character suggested that this deposit may represent a horizon established prior to the development of the area for housing in the 19<sup>th</sup> century. The presence of charcoal within the deposit may represent burning to clear agricultural land, with weeds and shrubs then temporarily colonising the area in advance of the residential development of the site. No cultural material was recovered from this layer, which was subsequently sealed with a layer of clay for the purpose of ground consolidation in the case of Trench 5. This mirrors the findings of work undertaken to the north-east of the site (Bright 2008).
- 8.4 Post-medieval made ground layers were observed in Trenches 1, 2 and 5. A 19<sup>th</sup> century wall foundation represented a boundary wall separating the gardens of the terraced houses and villas to the south with the lane located to the north. This interpretation is supported by the 1<sup>st</sup> edition OS map of 1873 (Figure 5).
- 8.5 Modern truncation was recorded in all six trenches to varying degrees, both vertically and horizontally. It is likely that the majority of this was the result of bomb damage and clearance during the Second World War and, more significantly, construction work in the latter half of the century and later demolition. In some areas the ground level had been raised as a result of more recent demolition works, however in the case of Trench 4 the current ground level appeared to be significantly lower in comparison to areas to the north of the site and to the present day level of New Cross Road.
- 8.6 With the exception of the 19<sup>th</sup> century boundary wall foundation located in Trench 5, no significant archaeological features or deposits were observed during the course of the evaluation.

## **9 Acknowledgements**

- 9.1 Pre-Construct Archaeology Limited would like to thank Osborne for commissioning the investigation and Mark Stevenson the, English Heritage Archaeological Advisor to the Local Planning Authority, for monitoring the site.
- 9.2 The author would like to thank Kevin Simms-Cato, Site Manager on behalf of Osborne, for his assistance and co-operation during the evaluation and Mr Crossail of O'Connell plant for his careful machining and assistance. Thanks are also extended to Patrick Kavanagh, Stuart Watson and Ireneo Grosso of Pre-Construct Archaeology for their hard work and assistance on site.
- 9.3 Additional thanks to Chris Cooper for logistical support, Richard Archer for survey work, Chris Jarrett for spot dating the pottery, Kevin Hayward for analysis of the brick samples and Lisa Snape-Kennedy for her environmental report. A final thanks to Tim Bradley for his project management and editing of this report.

## **10 Bibliography**

Bradley, T. 2013. Kender Triangle Phase 4, New Cross Road, London Borough of Lewisham, SE14: Written Scheme of Investigation for an Archaeological Evaluation. PCA. Unpublished Report.

Bright, I. 2008. Phase 3, Kender Estate, London Borough of Lewisham: Archaeological Evaluation. PCA. Unpublished Report.

Dixon, J; Holloway, C; Sorapure, D. 2011. Kender Phase 4, London SE14, London Borough of Lewisham, Historic Environment Assessment. MoLA. Unpublished Report.

Holden, S. An Archaeological Evaluation at the Kender Estate (Phase 2a), Barlborough Street, London Borough of Lewisham. PCA. Unpublished Report.



## Appendix 1: Context Index

Site Code	Context	Type	Trench	Plan	Section	Description	Date
RNS13	1	Natural	1	Tr 1	S.1	Brickearth	Natural
RNS13	2	Layer	1	n/a	S.1	Redeposited Brickearth	Post-medieval
RNS13	3	Layer	1	n/a	S.1	Agricultural Soil	Post-medieval
RNS13	4	Layer	1	n/a	S.1	Made ground	19th Century
RNS13	5	Layer	1	n/a	S.1	Made ground	Modern
RNS13	6	Layer	1	n/a	S.1	Topsoil	Modern
RNS13	7	Natural	2	Tr 2	n/a	Light greyish yellow sand	Natural
RNS13	8	Natural	2	Tr 2	n/a	Brickearth	Natural
RNS13	9	Layer	2	n/a	n/a	Made ground	19th Century
RNS13	10	Layer	4	n/a	S.3	Redeposited Brickearth	Modern
RNS13	11	Layer	4	n/a	S.3	Organic bioturbation layer	Natural
RNS13	12	Natural	4	Tr 4	S.3	Sandy Clay Alluvium	Natural
RNS13	13	Natural	4	Tr 4	S.3	Sandy Gravels and Clay	Natural
RNS13	14	Masonry	5	Tr 5	S.5	Brick wall foundation	19th Century
RNS13	15	Layer	5	Tr 5	S.5	Redeposited clay	19th Century
RNS13	16	Layer	5	Tr 5	S.5	Organic layer	Natural
RNS13	17	Layer	5	Tr 5	S.5	Sandy Clay Alluvium	Natural
RNS13	18	n/a	n/a	n/a	n/a	VOID	n/a
RNS13	19	Natural	1	Tr 1	n/a	Light greyish yellow sand	Natural

## Appendix 2: Environmental Assessment

Lisa Snape

### INTRODUCTION

This report summarises the findings arising from the assessment of bulk samples obtained from an organic horizon found in Trenches 4 and 5. Samples were obtained in order to assess whether the horizon was natural or anthropogenic in origin.

### METHODOLOGY

16 litres of sediment was taken from an organic horizon [16] in Trench 5. Samples were processed by the method of flotation by Pre-Construct Archaeology. Residues (heavy fraction) were collected using a 1mm mesh and the flot (light fraction) was collected using a 0.3 micron sieve. Flots and residues were then dried at room temperature. Residues were scanned 'by-eye' to retrieve artefacts such as pottery, bone, industrial waste, CBM, macrocharcoal and recorded using *pro-forma* assessment forms. The flot was dried and rapidly scanned to assess concentration and preservation of organic remains. The following ranges of abundance were used to quantify organic and inorganic remains:

1. = Occasional (1-10)
2. = Fairly frequent (11-30)
3. = Frequent (31-100)
4. = Abundant (>100)

### RESULTS

Samples were processed to extract artefacts and seeds/charcoal. No finds were retrieved from this layer. Flot material (2.5 litres) produced an abundance of amorphous organic material, degraded wood, roots and macrocharcoal (25%). No seeds were preserved.

### DISCUSSION AND CONCLUSION

The organic horizon is natural in origin and is likely to be the result of a hiatus event. A period of exposure of the brickearth before the dumping of clay above resulted in the colonisation of weeds and shrubs. Visible roots in this layer also suggest that this horizon was briefly vegetated. The presence of charcoal may have accumulated from a natural fire or intentional burning of agricultural waste land to remove unwanted vegetation. No seeds were preserved due to the high minerogenic component of the horizon, making preservation potential of seeds very low.

Therefore, considering the poor preservation of organic material, no further work is recommended on this sample.

## Appendix 3: OASIS Form

**OASIS ID: preconst1-145133**

### Project details

Project name KENDER TRIANGLE PHASE4, NEW CROSS ROAD, LONDON  
BOROUGH OF LEWISHAM

Short description of the project An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd at the Kender Triangle Phase 4, New Cross Road, London Borough of Lewisham, SE 14, in advance of redevelopment works. Kempton Park sand and gravel was observed in Trenches 1, 2 and 4. Trench 4 is situated in lower lying land accounting for the clay/sand deposits encountered there and Trench 5 to the north-east. Natural brickearth sealed the Kempton Park formation towards the north of the site in Trenches 1 and 2. A thin organic layer with some clay content was observed in Trenches 4 and 5. It is possible that this layer may represent a former agricultural horizon which had been subsequently sealed with a layer of clay for the purpose of ground consolidation in the case of Trench 5. Post-medieval made ground layers were observed in Trenches 1, 2 and 5. A 19th century wall foundation represented a boundary wall separating the gardens of the terraced houses and villas to the south with the lane located to the north. Modern truncation was recorded in all six trenches to varying degrees, both vertically and horizontally. It is likely that a majority of this was the result of bomb damage and clearance during the Second World War and, more significantly, construction work in the latter half of the century and later demolition.

Project dates Start: 25-02-2013 End: 01-03-2013

Previous/future work Yes / No

Any associated project reference codes RNS13 - Sitecode

Type of project Field evaluation

Site status Local Authority Designated Archaeological Area

Current Land use Vacant Land 1 - Vacant land previously developed

Monument type	WALL FOUNDATION Post Medieval
Significant Finds	POT Post Medieval
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	After full determination (eg. As a condition)

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### Project location

Country	England
Site location	GREATER LONDON LEWISHAM LEWISHAM AND BLACKHEATH KENDER TRIANGLE PHASE 4, NEW CROSS ROAD, LONDON BOROUGH OF LEWISHAM
Postcode	SE14
Study area	0 Square metres
Site coordinates	TQ 35565 77235 51 0 51 28 38 N 000 02 51 W Point
Height OD / Depth	Min: 1.00m Max: 2.00m

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### Project creators

Name of Organisation	PCA
Project brief originator	Pre-Construct Archaeology
Project design originator	Tim Bradley
Project director/manager	Tim Bradley
Project supervisor	Iain Bright
Type of sponsor/funding	Developer

body

Name of sponsor/funding body  
Osborne

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### Project archives

Physical Archive recipient  
LAARC

Physical Archive ID  
RNS13

Physical Contents  
"Ceramics"

Digital Archive recipient  
LAARC

Digital Archive ID  
RNS13

Digital Contents  
"Environmental"

Digital Media available  
"Database","Images raster / digital photography","Survey","Text"

Paper Archive recipient  
LAARC

Paper Archive ID  
RNS13

Paper Media available  
"Context sheet","Photograph","Plan","Section","Unpublished Text"

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### Project bibliography 1

Publication type  
Grey literature (unpublished document/manuscript)

Title  
Kender Triangle Phase 4, New Cross Road, London Borough of Lewisham, SE14: An Archaeological Evaluation

Author(s)/Editor(s)  
Bright, I

Date  
2013

Issuer or publisher  
PCA

Place of issue or  
publication      Brockley

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Entered by              Tim Bradley (tbradley@pre-construct.com)

Entered on              12 March 2013

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