

**168 ABBEY STREET /
2 OLD JAMAICA ROAD,
BERMONDSEY, LONDON SE16 4AN**

**AN ARCHAEOLOGICAL
EVALUATION**

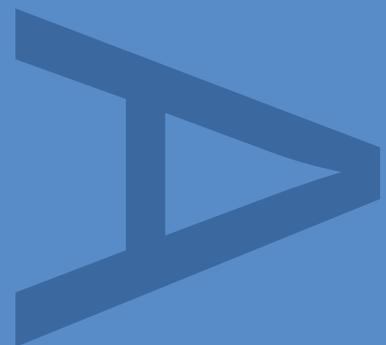
**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF SOUTHWARK**

**PLANNING APPLICATION NUMBERS:
12/AP/3127**

PCA REPORT NO: 11677

SITE CODE: AYS14

APRIL 2014



DOCUMENT VERIFICATION

168 ABBEY STREET / 2 OLD JAMAICA ROAD,
BERMONDSEY, LONDON SE16 4AN

AN ARCHAEOLOGICAL EVALUATION

Quality Control

Pre-Construct Archaeology Ltd	
Project Number	K3474
Report Number	R11677

	Name & Title	Signature	Date
Text Prepared by:	Guy Seddon		April 2014
Graphics Prepared by:	Jennifer Simonson		April 2014
Graphics Checked by:	Josephine Brown		April 2014
Project Manager Sign-off:	Chris Mayo		April 2014

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Limited
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

168 ABBEY STREET / 2 OLD JAMAICA ROAD, BERMONDSEY, LONDON SE16 4AN
AN ARCHAEOLOGICAL EVALUATION

Site Code: AYS14

Local Planning Authority: London Borough of Southwark

Planning Reference Number: 12/AP/3127

Central National Grid Reference: TQ 3398 7943 (533986,179434)

Written by: Guy Seddon
Pre-Construct Archaeology Limited
April 2014

Project Manager: Chris Mayo

Commissioning Client: Allenbuild Limited

Contractor: Pre-Construct Archaeology Limited
Unit 54, Brockley Cross Business Centre
96 Endwell Road
Brockley
London SE4 2PD

Tel: 020 7732 3925

Fax: 020 7732 7896

Email: cmayo@pre-construct.com

Website: www.pre-construct.com

© Pre-Construct Archaeology Limited

April 2014

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Limited cannot be held responsible for errors or inaccuracies herein contained.

CONTENTS

1	Abstract	3
2	Introduction.....	4
3	Planning Background	5
4	Geology and Topography.....	9
5	Archaeological and Historical Background	10
6	Archaeological Methodology	16
7	The Archaeological Sequence	18
8	Research Objectives and Conclusions	21
9	Acknowledgements	23
10	Bibliography.....	24

ILLUSTRATIONS

Figure 1: Site Location	25
Figure 2: Trench Locations	26
Figure 3: Plan of Trench 1.....	27
Figure 4: Plan of Trench 2.....	28
Figure 5: Sections	29

PLATES

Plate 1: Trench 1, Looking north.....	18
Plate 2: Late post-medieval ditches [2] and [8].....	20

APPENDICES

Appendix 1: Context Index	30
Appendix 2: Site Matrix	31
Appendix 3: Oasis Data Entry Form.....	32

1 ABSTRACT

- 1.1 This report presents the results of an archaeological investigation conducted by Pre-Construct Archaeology Ltd at 168 Abbey Street / 2 Old Jamaica Road, Bermondsey, London SE16 4AN. The site is located within the London Borough of Southwark and is centred at National Grid Reference TQ 3398 7943.
- 1.2 Following the Written Scheme of Investigation prepared by Pre-Construct Archaeology Limited (Mayo 2013), an archaeological evaluation was carried out between 20th and 26th of March 2014, in advance of redevelopment of the site. The investigation comprised two archaeological trial-trenches (Trenches 1 & 2)
- 1.3 Natural sandy gravel was recorded across the site between 0.90m OD and 0.64m OD, suggesting that the site occupies a position on flat, higher land upon the Bermondsey eyot.
- 1.4 An accumulation of deposits up to 2.80m thick was recorded above the natural sands and gravels, cut by features dating to the post-medieval period. Deposits lower down in the sequence bore a great resemblance to prehistoric and Roman layers that have been discovered in the immediate vicinity of the site, however they were sterile and no dating evidence was found.
- 1.5 The features recorded in Trench 1 included two drainage ditches, a pit and two horticultural beds. These features contained fragments of building material and pottery dating to the post-medieval period. Trench 2 revealed no cut features at all.
- 1.6 The evidence indicates that despite the well-attested rich archaeological resource that is known in Bermondsey, very little seems to have happened on the study site until the late post-medieval period, with the division and drainage of land for farming, without even residual finds of an earlier date being encountered during the course of the exercise.

2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited at 168 Abbey Street / 2 Old Jamaica Road, Bermondsey, London SE16 4AN between the 20th and 26th March 2014. The site is located within the London Borough of Southwark and is centred at National Grid Reference TQ 3398 7943 (Figure 1).
- 2.2 The evaluation consisted of two trenches (Figure 2). Trench 1 consisted of a north-south aligned trench 17.4m long by c.2.00m wide; it was excavated to a maximum depth of 2.00m below ground level. Trench 2 measured 2.00m north-south by 19.80m east-west and was 2.50m deep.
- 2.3 The site is bounded to the east Old Jamaica Road, to the south by industrial units, to the west by the Grade 2 listed Neckinger Mills and to the north by Abbey Street. The footprint of the site measures approximately 0.212 ha in total.
- 2.4 The archaeological evaluation was conducted by Pre-Construct Archaeology Limited under the supervision of Guy Seddon and the project management of Chris Mayo and Peter Moore. This report was written by Guy Seddon. The archaeological work was commissioned by Allenbuild Limited and the project was monitored by Christopher Constable, Senior Archaeology Planning Officer at the London Borough of Southwark.
- 2.5 The site was recorded using the unique site code AYS14, issued by the Museum of London. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be deposited with the London Archaeological Archive and Research Centre (LAARC) under that code.
- 2.6 There are no Scheduled Monuments on or close to the site. The site lies adjacent to one listed building, Neckinger Mills (Grade 2) and contained another, a war memorial, which had been relocated for its protection during the current project and will be resurrected at the end of the project. The site is not located within an Archaeological Priority Zone (SLR Consulting 2012).

3 PLANNING BACKGROUND

3.1 National Planning Policy Framework (NPPF)

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

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

3.2 Regional Guidance: The London Plan

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

Policy 7.8: Heritage assets and archaeology

Strategic

- A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

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

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

3.3 Local Policy: Archaeology in the London Borough of Southwark

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

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

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

Policy 3.19 Archaeology

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

Reasons:

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

3.4 Site Specific Constraints and Planning Background

3.4.1 The site is not located within an Archaeological Priority Area as defined in the Southwark Plan. It does not contain any Scheduled Ancient Monuments; however the scheduled remains of Bermondsey Abbey are located approximately 450m to the west of the site. Two Listed Buildings are adjacent to, or incorporated within, the Old Drill Hall site. One, a war memorial erected in 1921, is a Grade II listed structure and was set within the eastern building facing on to Old Jamaica Road;

however it has now been dismantled for protection during the development and will be resurrected at project completion.

3.4.2 The proposed scheme, which has received full planning permission from the London Borough of Southwark under application number 12/AP/3127, will see the “Demolition of the existing building and erection of a building of between 3 and 6 storeys in height to provide 51 residential units (16 x 1 bed, 25 x 2 bed and 10 x 3 bed) with ancillary car parking, cycle storage and landscaping. The proposal would retain the existing war memorial fronting Old Jamaica Road.” The planning application was accompanied by an Archaeological Desk-Based Appraisal prepared by SLR Consulting.

3.4.3 The permission included four archaeological conditions:

13) Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

14) Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

15) Prior to the commencement of demolition works the applicants will demonstrate with drawings of scale 1:50 the storage of materials on site and the provision of safe access to the archaeological trenches to enable the archaeological evaluation to be undertaken.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

16) Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details

of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 3.4.4 The evaluation carried out by PCA in March 2014 was designed to fulfil Condition 13 as detailed above. The programme of archaeological work was preceded by the preparation of a Written Scheme of Investigation (WSI) which was prepared by PCA (Mayo 2013) and approved by Dr Christopher Constable for the London Borough of Southwark. The results of the evaluation are reported upon here, fulfilling condition 16.
- 3.4.5 Conditions 14 and 15 have been dealt with separately by the client and their planning advisors.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

- 4.1.1 The Geological Survey of Great Britain, South London, Sheet 270, shows that the site lies on Kempton Park Gravel, overlying London Clay.
- 4.1.2 A watching brief at 161-171 Abbey Street, c. 200m northwest of the site (Grosso 2012, site code ABS12), discovered natural sandy gravels at a height of between +0.17m OD and +0.77m OD.

4.2 Topography

- 4.2.1 During the majority of the later prehistoric and Roman periods the area surrounding the site was occupied by a number of low-lying sand and gravel islands, or eyots, which were separated by areas of tidal mudflats and river channels. The site is located on what was one of the larger areas of higher ground, known as the Bermondsey Eyot. Though once thought to be an island recent research has demonstrated that this was not the case. Bermondsey was connected to the 'mainland' of south London via a spit of land that extended from the western end of the eyot (Cowan *et al*, 2009). Today the site lies approximately 500m to the south of the River Thames but the area only began to be effectively drained once a river wall had been established during the medieval period.
- 4.2.2 Today the site lies on relatively flat ground and sits at an elevation of c. 3.00m OD. The site lies approximately 1km the south of the River Thames.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

5.1.1 Unless referenced otherwise, the archaeological and historical background cited below was obtained from the site-specific desk-based appraisal prepared by SLR Consulting (2012) in addition to a desk-based assessment and site report prepared by PCA for a nearby site at 161-171 Abbey Street (Douglas 2010, Grosso 2012).

5.2 Prehistoric Period

5.2.1 During the prehistoric period the area of north Southwark was characterised by a series of low-lying sand and gravel eyots surrounded by marsh and mud flats and dissected by braided channels. The site is located on the northern margin of a large island known as Bermondsey eyot.

5.2.2 Bermondsey eyot is orientated west to east widening out from a narrow west end to a bulbous east end. A ridge of higher ground runs along the central axis, the surface of the sand and gravel is generally at +1.20m OD and rises to a recorded maximum of c. +2.20m OD.

5.2.3 Recent archaeological work has demonstrated that wherever sufficiently high and dry, even if only seasonally, the sand islands of north Southwark began to be exploited by prehistoric peoples from the Mesolithic onwards. Although there has been no evidence of Mesolithic or Neolithic activity in the immediate proximity of the site, further afield, on Horselydown, Mesolithic flints have been found at 283 Tooley Street, Three Oak Lane, Butler's Wharf and 53-65 Tanner Street. Isolated Mesolithic flints have also been found on the mainland to the south of Bermondsey eyot at 283 Marlborough Grove. The archaeological evidence is suggestive of hunter-gatherer bands exploiting, if only on a seasonal basis, a region rich in resources such as fish and wild-fowl but perhaps also to collect plants for food, medicinal purposes as well as crafts such as basket making.

5.2.4 Archaeological evidence for permanent settlement on the eyots probably began as early as the late Neolithic or early Bronze Age. The excavations at Long Walk/Abbey Street produced a quantity of Late Neolithic/Bronze age lithics including three arrowheads of leaf, transverse and barbed and tagged form as well as cores, scrapers, serrates, and several flake knives, all recovered from later contexts. Excavations at Phoenix Wharf, downstream from Tower Bridge revealed an Early Bronze Age cooking pit and evidence of cereal cultivation has been found on Horselydown at Phoenix Wharf, Wolseley Street and Lafone Street with ard marks scored into the natural sand. Ard marks appear as a criss-cross pattern of dark lines in the sand created by the tip of a primitive 'plough'. Also on Horselydown eyot at Three Oak Lane the rare discovery was made of the actual tip of a wooden ard. Evidence of actual settlement at Three Oak Lane was suggested by postholes and a quantity of daub that indicated a post-built structure together with a fragment of a rubber stone from a saddle quern and a single sherd of Grooved Ware pottery.

5.2.5 In closer proximity to the site, a prehistoric cooking pit, Bronze Age ard marks scored into the natural sand, spade marks and a posthole found in the overlying archaic soil, have been found at 4 Jamaica Road. Late Bronze Age pottery was also found on an excavation at 150-156 Abbey Street

only 60m to the west of the site.

- 5.2.6 The environmental evidence suggests a landscape during the Neolithic period of a flood plain dominated by alder carr and sedge fen with open oak and hazel predominating on the higher and drier ground. The natural development of a wetter floodplain and clearance of the alder carr in the later Bronze Age provided ideal grazing grounds particularly in the spring and autumn and this was accompanied by development of tillage and a field system.
- 5.2.7 Evidence from 211 Long Lane suggests that rising sea levels and flooding from the Iron Age onwards leads to the abandonment of pasture and development of long rank vegetation on the flood-plains. However late Iron Age pottery has been found at Bermondsey Abbey during excavations carried Abbey Street/Long Walk during the 1980's and at Bermondsey Square an Iron Age cauldron chain was unearthed. The cauldron chain is an unusual find of some importance and suggested a pre-Roman settlement of some importance. Overall the archaeological finds from north Southwark suggests small scale late Iron Age farming settlements with activity concentrated of Bermondsey eyot.
- 5.2.8 Closer to the site, at Abbey Street shallow pits and ditches thought to date to the Iron Age were unearthed that indicate that the surrounding land continued to be cultivated.
- 5.2.9 Large water channels were reported at Abbey Street and 4 Jamaica Road which may be part of the prehistoric Neckinger or related waterways. Given the proximity of these sites and the course of the Neckinger as shown on Rocque's map of 1749, it might be expected that the former course of earlier channels, particularly the Neckinger are extant on the site.

5.3 Roman Period

- 5.3.1 Roman Southwark developed as a suburb of *Londinium* concentrated around the southern bridge head. The Roman bridge across the Thames may have been built as early as AD 50 and an equally early date of AD 50-5 has been suggested for the foundation of Southwark on the basis of finds of pottery and coins.
- 5.3.2 Two Roman roads that connected Londinium to Sussex and Kent coasts Stane Street and Watling Street converged on Southwark, at a point roughly where Borough Tube Station stands today. The conjectured course of Watling Street is on the higher ground of the 'mainland', along the line of the Old Kent Road some 900m to the southwest of the site.
- 5.3.3 By the Roman period Bermondsey eyot may have become a peninsula, connected to the mainland at the west end with a spine of higher ground running across the eyot. It has been suggested that an as yet undiscovered Roman road running along the higher ground could have connected a settlement on Bermondsey eyot with the suburb of Southwark.
- 5.3.4 Evidence for Roman occupation has been found on Bermondsey eyot with such features as pits, postholes and ditches cutting the natural sands and gravels. The ditches indicate an extensive network of field boundaries.
- 5.3.5 Excavations on Bermondsey Abbey at the west end of Abbey Street/Long Walk unearthed Roman

pottery from pits and a ditch an indication that there was occupation during the 1st and 2nd centuries. Coin evidence (81 Roman coins were found) suggest an intensification of activity from the mid 3rd century until the end of the Roman period. Evidence from Bermondsey Square suggested settlement throughout the Roman period and includes traces of clay and timber buildings, timber lined wells, postholes, pits and ditches as well as finds that include pottery, animal bone, a large quantity of Roman brick and tile and household items like knives and personal items of jewellery including broaches and rings.

- 5.3.6 Closer to the site at 41 Maltby Street animal bone and Roman pottery was found in the fill of an unidentified feature. In the immediate vicinity at 150-156 Abbey Street a shallow ditch with a parallel line of stake holes was recorded. The fill of the ditch contained ironworking waste that was evidence for smelting and smithing, as well as fragments of box flue hypocaust tile suggestive of a high status building somewhere in the locality.
- 5.3.7 Overall the archaeological evidence for the Bermondsey area appears to indicate, in the Roman era, an ordered and settled agricultural landscape with the foci of settlement on Bermondsey Square but with the possibility of other centres of occupation or activity across the eyot.

5.4 Saxon Period

- 5.4.1 There is very little direct evidence of Saxon activity near to the site; however that does not mean that Bermondsey eyot was deserted of settlement. Indeed the name '*Beoumund's ey*' is thought to be of Saxon origin. The *Liber Niger* of Peterborough, in which Pope Constantine addresses Haedda as abbot of *Vermundsei* (Bermondsey) suggests that a minster church had been established probably on the site of the later Bermondsey Abbey.
- 5.4.2 Significant quantities of Middle Saxon pottery, three sceatta coins, copper-alloy strap ends, ceramic loom weights, bone pin, and antler comb were all recovered during excavations at the abbey between 1984-88. The findings suggest that there was a significant and prosperous Middle to Late Saxon settlement at Bermondsey. The pottery assemblage from excavations at Bermondsey Square confirms continuity of settlement throughout the Saxon period. Interestingly some of the masonry foundations unearthed at Bermondsey Square may be related to the late Saxon royal manor.

5.5 Medieval Period

- 5.5.1 In the middle ages the Bermondsey area was dominated by the monastery of St Saviour's founded as a Cluniac priory (later Benedictine abbey) in circa 1089. The presence of the monastery centred on Bermondsey Square, led to the formation of a network of roads in the vicinity; Long Lane heading west from Bermondsey Square to Borough, Grange Road leading east, Bermondsey Street (established in the late 12th or early 13th century) ran from Tooley Street to the precinct of the priory and Tanner street originally known as Five Foot Lane, was in existence by 1514.
- 5.5.2 The precinct of the priory/abbey at Bermondsey was far larger than just the Inner Court with the conventual church and claustral buildings. Beyond this area was the Outer Precinct which enclosed the agricultural and industrial buildings essential to the economic exploitation of the monastic
-

estates, including the abbey farm and grange. The precinct was bounded by the River Thames to the north, to the south and east by the River Neckinger (the river had probably been diverted by the monks to flow through the priory, channelled by the conduit of the 'great drain' and on the west side by the raised causeway (later Bermondsey Street). The precinct at Bermondsey was approximately 60 acres including 20 acres of meadow.

5.5.3 The site lies on the eastern margins of the monastic precinct, 529m to the east of St Saviour's priory/abbey and 250m to the south of St. Saviours dock which was probably built by the monks to handle the building stone required for the construction of the monastery.

5.5.4 The low-lying land at Bermondsey was repeatedly subjected to sporadic inundation particularly in the 14th century, as the river defences failed. Conditions in the 15th century appear to be just as severe and it is documented that Bermondsey flooded in 1416, 1448 and 1463-64.

5.6 Post-Medieval and Modern Periods

5.6.1 The monasteries were dissolved by Henry VIII in circa 1540 and the former monastic buildings were demolished or converted for secular use and the lands sold off to the laity. Bermondsey Abbey was acquired by Sir Thomas Pope, Treasurer of Court of Augmentations who built a large 'mansion' style house on the foundation of the main cloisters. From 1556 to circa 1610 the house became the residence of the Radcliffe family the Earls of Sussex. The land that formed the former outer court of the abbey appears to have continued to be used for agriculture. Archaeological features and deposits relating to this agricultural landscape have been found at Spa Road/Enid Street to the southeast of the site, where a substantial field boundary ditch, drainage gullies and a horticultural soil up to 0.90m thick have been recorded. Agricultural soil has also been recorded to the east of the site at Old Jamaica Road.

5.6.2 Flood deposits containing 15th and 16th century pottery found at Druid Street to the northeast of the site is evidence that periodic flooding was still a problem in some part of Bermondsey during the early post-medieval period.

5.6.3 To the north of the site, at 4 Jamaica Road a water channel running southwest/northeast (probably the Neckinger) was recorded along with evidence for a 17th century timber revetment.

5.6.4 Rocque's map of 1749 shows the site as agricultural land and lying on the north bank of the Neckinger River with Neckinger Road on the south bank. Rocque's map also shows that by the mid 18th century there is development extending back from the Thames waterfront towards the north of the site.

5.6.5 The 18th century seems to see the gradual filling in of the remaining back channels of Bermondsey. The river channel to the east of the site recorded on Abbey Street is filled in the 18th century and At Druid Street dumped deposits containing 17th and 18th century pottery are recorded.

5.6.6 Horwood's map of shows that by 1819 the east/west thoroughfare of Long Lane has been extended eastwards from its junction with Bermondsey Street, by the construction of Abbey Street/Great George Street to link up with the Neckinger Road. This road building must have

greatly improved travel for east/west traffic and it coincided with and perhaps is part of the catalyst for a great boom in development. Already on the Horwood map of 1819, a paper manufactory can be seen to the south of the site. Another paper works is located in Maltby Street.

- 5.6.7 During the late medieval period tanning developed into a major industry in the Bermondsey area. The industry probably took advantage of the numerous tidal streams in the area, as tanning requires large quantities of water. Noxious smell from the tanning pits always encouraged a location at the margins of the urban settlement. In 1850 it is estimated that one third of the leather produced in Britain was manufactured in Surrey and the vast majority of that was in Bermondsey.
- 5.6.8 At 150-156 Abbey Street a pit dated to circa 1760-1830 was characterised by a fill of cattle horn cores. The horn cores are a waste product of the slaughter and processing of cattle. The GLHER search lists tanneries operating near to the site, in the 19th century, at Grange Walk, Grange Yard and in Maltby Street.
- 5.6.9 With the development of the site in the early 19th century, it is to be expected that brick lined cellars, cess pits, wells and soakaways often found in the back properties may have survived on the site. The GLHER search lists a cess pit that contained pottery dated to the 1820's on Abbey Street, and a brick basement and a brick lined soakaway were found at 2A-4 Jamaica Way.
- 5.6.10 London's first railway, the London and Greenwich ran through Bermondsey with a London terminus at London Bridge. The line was operated in 1836 but the first station buildings didn't appear until 1841. The line through Bermondsey ran on a viaduct of 878 arches and passed just to the west of the site.
- 5.6.11 The location of Bermondsey close to the docks, with easy access to imported raw materials and transport to foreign markets, and near to the large market of London made it particularly favourable for a whole range of industries. The increasing pressure of a rapidly expanding population meant that space for development in Bermondsey was at a premium and factories were squeezed in as when land became available. The GLHER search lists a brewery on Abbey Street, a stone mason's yard, a glazing works, and a metal box factory all in Maltby Street.
- 5.6.12 Crutchley's New Plan of London, dated 1846, is the first to show development of the study site. It depicts a building occupying the northeastern corner of the site, in the same location as the Old Drill Hall. It also shows development directly to the west on the site of the listed buildings at Neckinger mills, with a tannery to the rear.
- 5.6.13 The first edition OS map at 1:2000 scale of 1870 shows more development of the site with a large building, paths and trees as part of a large garden.
- 5.6.14 By the 1896 OS map two apparently new buildings are depicted upon the study site, which is labelled as Drill Hall. An additional long building appears along the eastern boundary of the site by the 1916 OS edition with the war memorial first being shown on the 1921 edition.
- 5.6.15 The 1952 OS map shows an extension to the main buildings within the application site along the western side of the site, and this is labeled as *T A Centre*. Neckinger Mills is still shown with
-

tanning tanks, and a tramway still ran along Old Jamaica Street. The long building into which the war memorial is set seems to occupy the same footprint as that on earlier mapping in 1916 and 1921, but by this period a multi-storey modern building had been erected, in 1950 modified in 1972. The plans for this new building show that it was designed as workshops, changing rooms and later as stores. This could indicate that the previous buildings were also for this type of function, as services units for the Drill Hall constructed during the First World War, and modified in 1921 when the war memorial was erected.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The purpose of the archaeological investigation was to determine the presence or absence of surviving features at the site and, if present, to assist in formulating an appropriate archaeological mitigation strategy. All works were undertaken in accordance with the guidelines set out by the London Borough of Southwark, English Heritage and the IfA.
- 6.2 The proposed methodology of the archaeological evaluation was detailed in the site specific Written Scheme of Investigation (Mayo 2013), approved by the London Borough of Southwark. The evaluation consisted of two trenches, as follows:
- Trench 1 ran north-south down the middle of the site from the northern boundary and measured 17.40m N-S by 4.20m E-W at ground level, stepping down to 15m by 1.8m at the base and was 2m deep.
 - Trench 2 was on an east-west alignment, located along the southern boundary of the study area. This measured 19.80m by 6.60m at ground level and stepped down to 15m by 1.8m at the base, with a depth of 2.50m.
- 6.3 The evaluation followed from the demolition and clearance of the site to slab level. The client's demolition contractor proceeded to break and remove the slab only in advance of the archaeological works; this was monitored by PCA to ensure compliance with the required methodology (site visit and meeting between Allenbuild, DDS Demolition and Chris Mayo, PCA, 17th March 2014).
- 6.4 The excavation of all trenches was undertaken using a mechanical excavator. Once the concrete slab was broken and removed, the mechanical excavator used a toothless ditching bucket to remove modern overburden under the constant supervision of an archaeologist. Spoil was mounded a safe distance from the edges of the trench. Machine excavation continued in spits of 100mm at a time until either significant archaeological strata were found or natural ground exposed.
- 6.5 Once the surface of the sand and gravel began to appear machine clearance was stopped and subsequent investigation was carried out by hand. Representative sections were cleaned and drawn and the bases of the trenches cleaned in order to define cut features that had impacted the natural sands and gravels. Where these were identified localised excavation took place in an attempt to characterise the features and recover dating evidence.
- 6.6 The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in London, that is those developed out of the Department of Urban Archaeology Site Manual and presented in PCAs Operations Manual 1 (Taylor 2009). The site archive was organised to be compatible with the archaeological archives produced in the Local Authority area.
- 6.7 A full photographic record was made during the archaeological investigation, comprising digital photographs.
- 6.8 Levels were calculated from Temporary Bench Marks set up at each trench using a GPS with values of 2.47m and 3.07m OD respectively. The trenches were located onto the National OS Grid by means of GPS-survey.
-

- 6.9 The archaeological works were visited and monitored by Dr Christopher Constable, the Senior Archaeology Officer for the London Borough of Southwark.
- 6.10 The complete archive produced during the evaluation, comprising written, drawn, photographic records and artefacts will be deposited with LAARC, identified by site code AYS14.
- 6.11 Pre-Construct Archaeology Limited is a Registered Archaeological Organisation (number 23) with the Institute of Field Archaeologists and operates within the Institute's 'Code of Practice'.

7 THE ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural Sands and Gravels

- 7.1.1 Natural sands and gravels were exposed at a level of +0.82m OD in the northern end of Trench 1, falling to +0.64m OD at the southern end (context [13]). In Trench 2 the natural fell from +0.90m OD in the west to +0.64m OD in the east (context [06]).



Plate 1: Trench 1, Looking north.

7.2 Phase 2: Prehistoric Deposit

- 7.2.1 Within both trenches the natural sands and gravels were overlain by a clean, loosely compacted layer of pale yellow sand that had occasional inclusions of small sub-angular and sub-rounded stones and a thickness of c. 0.35m. Within Trench 1 (context [12]) it fell from a height of 1.50m OD in the southern end of the trench to 1.22m OD in the north and in Trench 2 (context [05]) the layer had a maximum height of 1.36m OD to the east of the trench and a minimum height of 1.29m OD in the west. Although no dating evidence was found in this layer it was interpreted as an alluvial layer associated with the deposition of silts and clays in the late pre-Roman period that affected all the sand dyots in Southwark and differentiated the prehistoric from the Roman period.

7.3 Phase 3: Roman Deposit

7.3.1 Sealing the pale yellow sand across the site was a deposit of light-mid brown silty sand, c. 0.60m thick, that had a loose-firm compaction and occasional inclusions of small sub-rounded and sub-angular stones. It rose from a minimum depth 1.32m OD in the north of Trench 1 to 1.67m OD to the south of the trench (context [11]). Within Trench 2 the layer fell from 2.01m OD in the western end to 1.87m OD in the east (context [04]). Despite the lack of any dating evidence from the layer, archaeological sites within the immediate vicinity have recorded very similar deposits firmly dated to the Roman period. At 161-171 Abbey street, located just to the north-west of the site, a comparable layer was recorded that contained pottery dating to the 1st – 2nd centuries AD (Grosso 2012).

7.4 Phase 4: Post-Medieval Features and Deposits

7.4.1 Overlying the Roman deposits was a firmly compacted mid-dark brown layer of sandy silt with occasional inclusions of small sub-rounded and sub-angular stones, small fragments of ceramic building material (CBM) and charcoal flecking, which had a maximum thickness of 0.65m. It had a height of 2.00m OD at the north of Trench 1 and 1.97m OD at the southern end (context [10]). Within Trench 2 it fell from 2.24m OD in the west to 2.07m OD in the east (context [03]). It is thought that this layer most probably represents horticultural soil that accumulated across the eyot during the medieval and post-medieval periods.

7.4.2 Within Trench 1 a pit, two horticultural beds and a re-cut ditch penetrated the surface of soil deposit [10]. Pit [15] was heavily truncated to the south by later footings associated with the Drill Hall. It measured at least 0.75m east-west, had a surviving north-south dimension of 0.67m and a depth of 0.60m. Due to the truncation and the fact that the feature continued beyond the western LOE its shape in plan was unclear. The sides of the pit fell steeply, breaking sharply from the surface and onto a flat base. It contained a single fill [14] which comprised firmly compacted, mid grey silty clay with occasional inclusions of charcoal flecks and fragments of CBM. No finds were retrieved from the feature.

7.4.3 The two horticultural beds [17] and [19] ran parallel with each other on an east-west alignment across Trench 1. They measured 0.45m and 0.50m respectively in width, had a length in excess of 1.10m and a depth of 0.24m. They were each filled with dark-iron silty-sand with frequent charcoal (fills [16] in cut [17] and [18] in cut [19]); the fills yielded no datable evidence.

7.4.4 Ditch [02] ran on an east-west alignment across Trench 1 for a distance of 0.50m before being truncated by a massive concrete block associated with the drill hall; it also continued beyond the eastern LOE. It had a width of 1.20m, a depth of 0.77m and it contained a single fill [01]: this comprised firmly compacted, dark grey sandy silt containing frequent large charcoal flecks. Two sherds of pottery were retrieved from the fill, one of tin-glazed ware dates 1630-1680 and one of London-type stoneware dated 1670 – 1923. The fill of the feature is considered to date from 1670 – 1800. The sides broke sharply from the surface, falling steeply down to a concaved base. This feature can probably be characterised as a drainage ditch or field boundary from when the study

site was farmland in the post-medieval period.

- 7.4.5 Ditch [08] was positioned just to the north of [02], ran on the same alignment, cutting through the top of fill [02] and probably represents a re-cut of the former. It had a width of 1.68m, a depth of 0.72m and it contained a single fill [07] of firmly compacted, dark brown sandy-silt that had frequent inclusions of charcoal flecks and occasional small flecks of CBM.



Plate 2: Late post-medieval ditches [2] and [8].

- 7.4.6 The entire site was sealed by a made ground / levelling deposit, c0.6m thick, laid down during the construction of the drill hall.

8 RESEARCH OBJECTIVES AND CONCLUSIONS

8.1 Research Objectives

8.1.1 The following research objectives were contained within the Written Scheme of Investigation for the evaluation.

To determine the palaeotopography of the site.

8.1.2 The archaeological evaluation has provided further evidence of the underlying topography of Bermondsey eyot, demonstrating natural gravel undulating gradually from +0.90m OD to +0.64m OD. This natural topographic elevation is higher than that recorded at the nearby site of 161-171 Abbey Street (Grosso 2013), where gravels were recorded between +0.17m OD and +0.77m OD, strongly suggesting that the current site was located upon a slightly higher plateau on Bermondsey eyot.

To determine the presence or absence of prehistoric activity.

8.1.3 There was no evidence of prehistoric activity upon the site. An undated alluvial sand deposit was found in both trenches suggestive of inundation at the edge of the island; however no activity was found in association.

To determine the presence or absence of Roman activity and how it relates to the emerging model of landscape usage, as well as industrial and settlement activities.

8.1.4 There was no evidence of Roman activity upon the site. An undated sand deposit was found in both trenches which is comparable to a similar deposit found at a nearby site, dated from the 1st – 2nd centuries AD; however no activity was found in association.

To determine the presence or absence of medieval and post-medieval activity.

8.1.5 There was no evidence of medieval activity upon the site.

8.1.6 Post-medieval activity on the site seems to have begun after the late 17th century in the form of features associated with horticulture; a re-cut field boundary or drainage ditch, a pit and two small horticultural beds were found. This evidence correlates with the market garden economy known to be extensive in Bermondsey during this period, before the massive growth of urbanization in the area through the 18th and 19th centuries.

8.1.7 No evidence was found of the first building constructed on the site and depicted in the Crutchley's 1846 map of Bermondsey, whereas huge concrete foundations associated with the later Drill Hall, which appears on cartographic sources between 1870 and 1896, were evident in both trenches. The implication is that the construction of the latter structural phase had erased any evidence of the former.

To determine the extent of past post-depositional impacts on the archaeological resource.

8.1.8 Although the study site had been developed and impacted by the construction of deep foundations associated with the Drill Hall and later TA centre, these truncations appear to have been only

localized. The evaluation demonstrated the presence of intact archaeological horizons tentatively attributed to the prehistoric and Roman periods.

8.2 Conclusions

- 8.2.1 The archaeological evaluation suggested that the site occupies a position on flat, higher land upon the Bermondsey eyot.
- 8.2.2 The evidence indicates that despite the well-attested rich archaeological resource that is known in Bermondsey, very little seems to have happened on the study site until the late post-medieval period, with the division and drainage of land for farming, without even residual finds of an earlier date being encountered during the course of the exercise.
- 8.2.3 Once the project is deemed complete and this report approved by the London Borough of Southwark, the completed archive comprising all site records from the fieldwork will eventually be deposited with LAARC under site code AYS14.
- 8.2.4 The results of the archaeological investigation will be published as an entry in the *London Archaeologist* 'Round Up'.

9 ACKNOWLEDGEMENTS

9.1 Pre-Construct Archaeology Limited would like to thank Allenbuild Ltd for commissioning the work and DDS Demolition for their assistance on-site.

9.2 Pre-Construct Archaeology Limited also thanks Dr Christopher Constable, the Senior Archaeology Officer for the London Borough of Southwark, for monitoring the project.

9.3 The author would like to thank:

- Chris Mayo for project managing the evaluation and editing this report.
- Peter Moore for project managing during Chris Mayo's absence.
- Fergal O'Donoghue, Joe Brooks and Mathew Edmonds for their hard work during the evaluation.
- Jenny Simonson for the CAD illustrations.
- Berni Sudds for spot dating the post-medieval pottery.
- Chris Cooper for help with logistics.
- Sophie White and her team who processed the finds.

10 BIBLIOGRAPHY

- Mayo, C, 2013 '168 Abbey Street / 2 Old Jamaica Road, London Borough of Southwark, SE16: Written Scheme of Investigation for an Archaeological Evaluation'. Unpublished Pre-Construct Archaeology document.
- Cowan, C, Seely, F, Wardle A, Westman, A and Wheeler, L, 2009 *Roman Southwark Settlement and Economy* MoLA Monograph 42 Figure 4
- Douglas, A., 2010, 'An Archaeological Desktop Assessment of a Site at 161-171 Abbey Street, London Borough of Southwark, SE1'. Unpublished Pre-Construct Archaeology document.
- Grosso, I, 2012 '161-171 Abbey Street, London SE1, London Borough of Southwark: Archaeological Watching Brief and evaluation'. Unpublished Pre-Construct Archaeology document.
- Sidell, J, Cotton, J, Rayner, L, and Wheeler, L, 2002, *The prehistory and topography of Southwark and Lambeth*, MoLA Monograph 14.
- SLR Consulting, 2012 'Territorial Army Centre and Old Drill Hall site, 168 Abbey Street and 2 Old Jamaica Road, Bermondsey, Southwark Archaeological Desk-Based Appraisal'. Unpublished SLR Consulting document, SLR Ref: 406-02883-00012
- Southwark Council, 2007 Southwark Plan.
- Taylor, J with Brown, G 2009, Fieldwork Induction Manual: Operations Manual 1, Pre-Construct Archaeology Limited

Cartographic Sources

Cruchleys New Plan of London, 1846

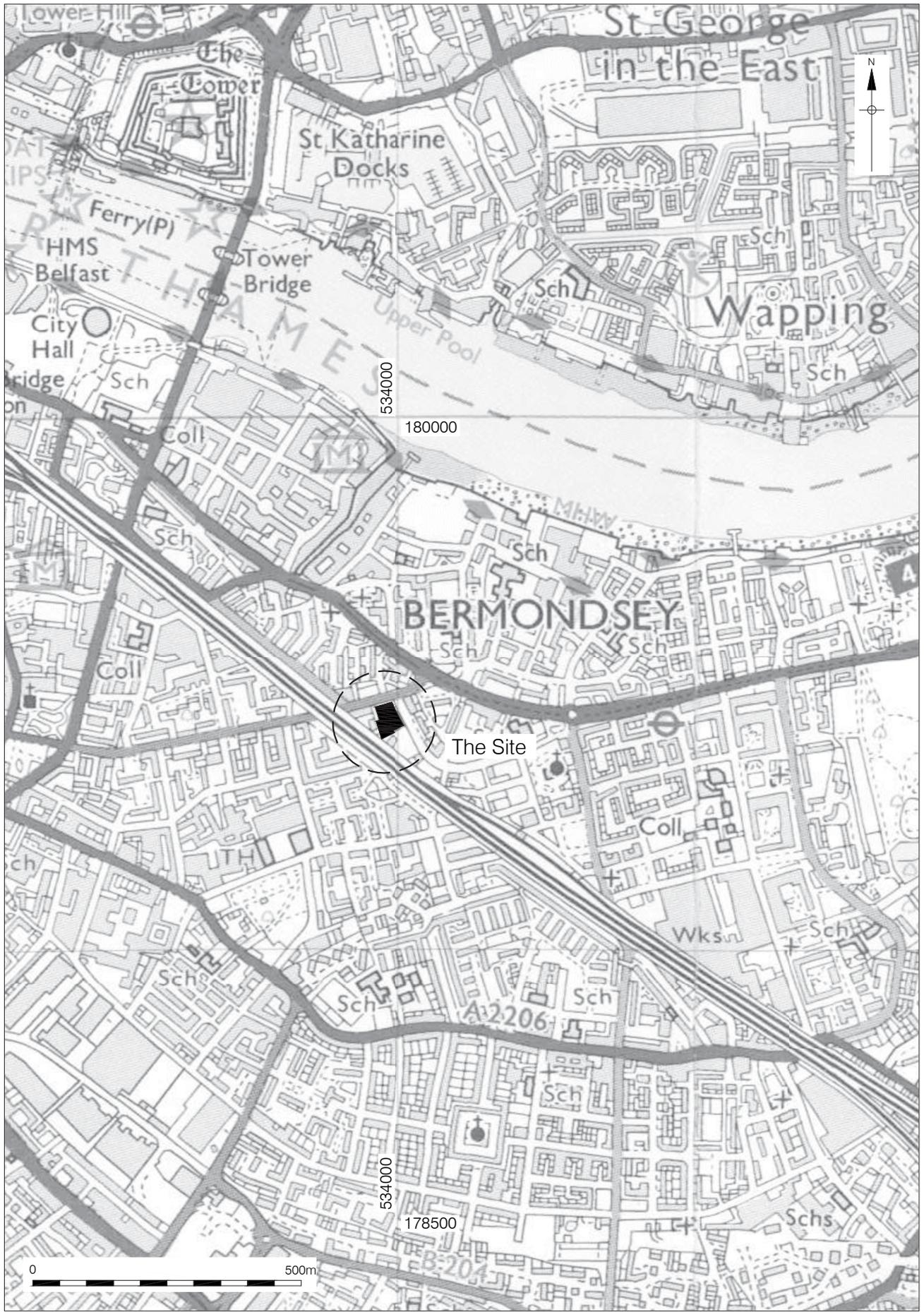
John Cary's New and Accurate Plan of London and Westminster, the Borough of Southwark and parts adjacent: viz. Kensington, Chelsea, Islington, Hackney, Walworth, Newington printed 1787

First edition OS map c.1870

Second edition OS map 1896

1921 OS map

1952 OS map



© Crown copyright 2006. All rights reserved. License number 36110309
 © Pre-Construct Archaeology Ltd 2014
 07/04/14 JS

Figure 1
 Site Location
 1:12,500 at A4

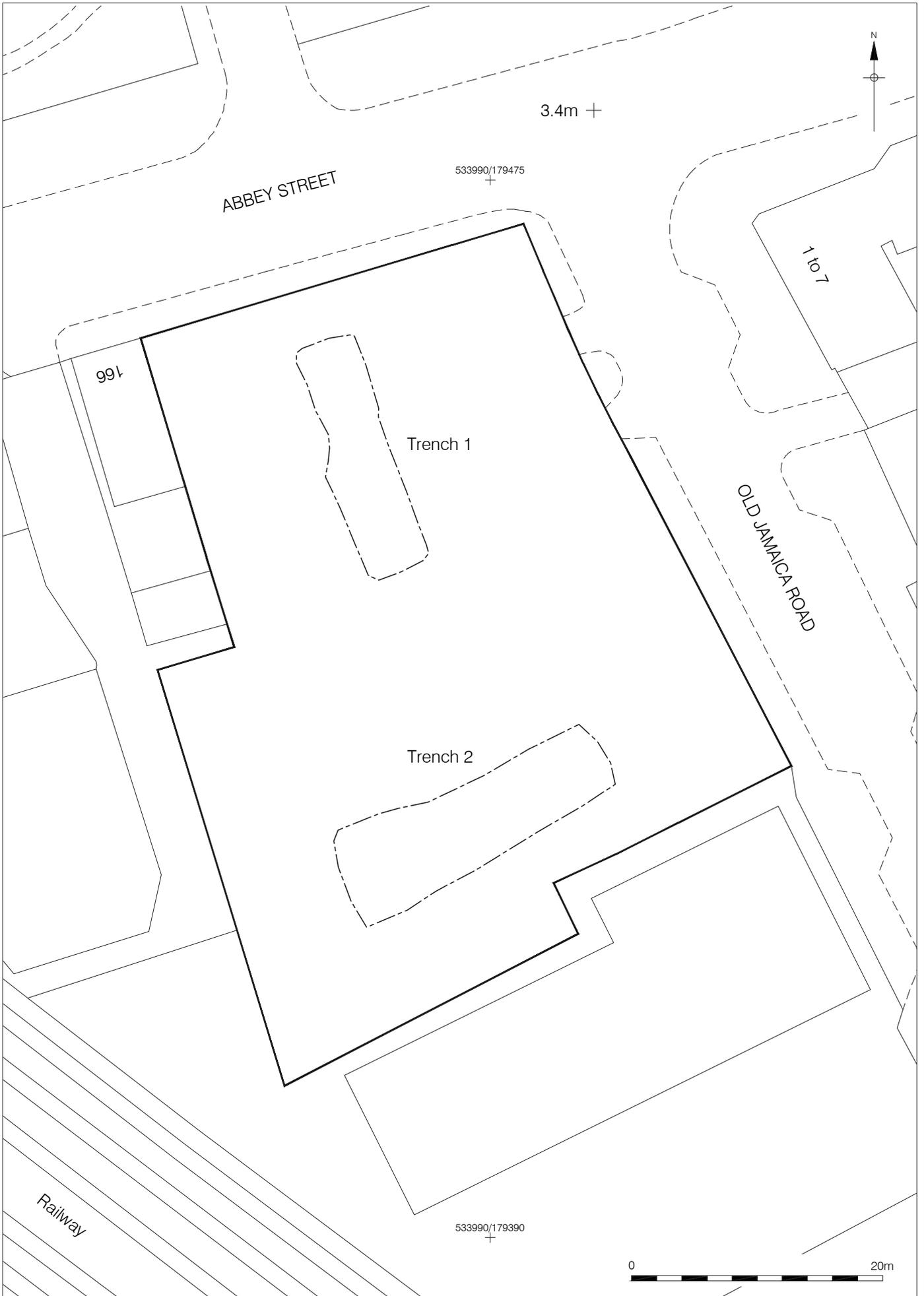
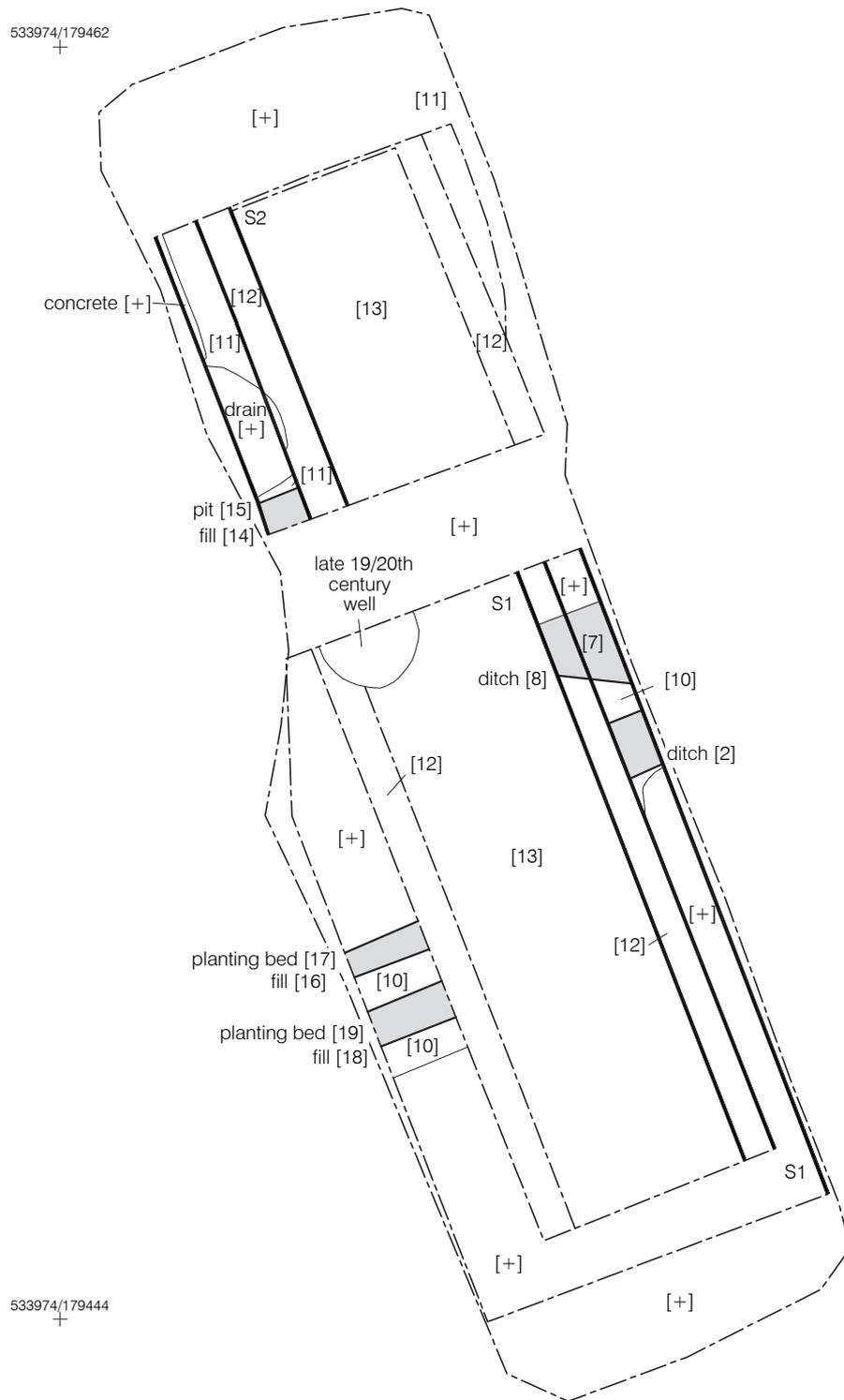
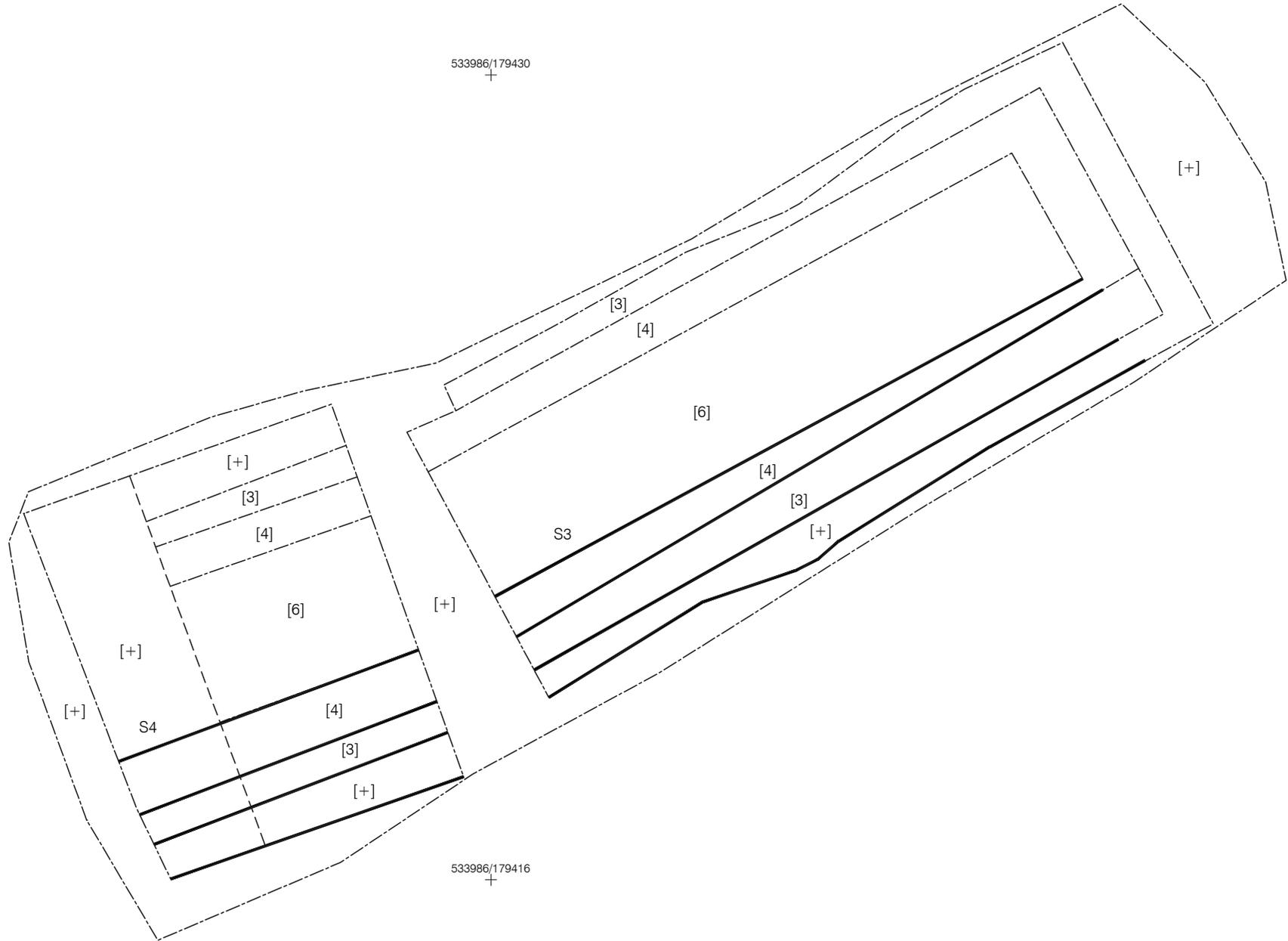


Figure 2
 Trench Locations
 1:400 at A4



© Pre-Construct Archaeology Ltd 2014
07/04/14 JS

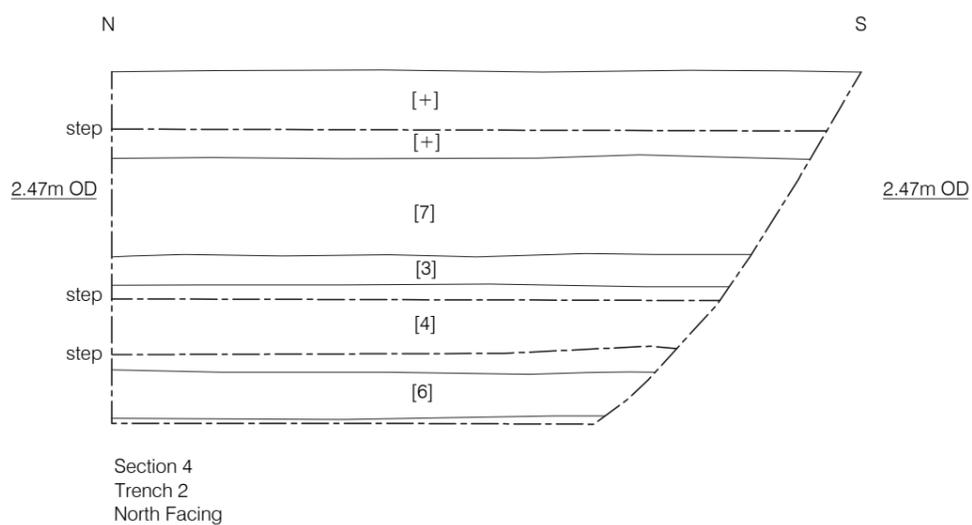
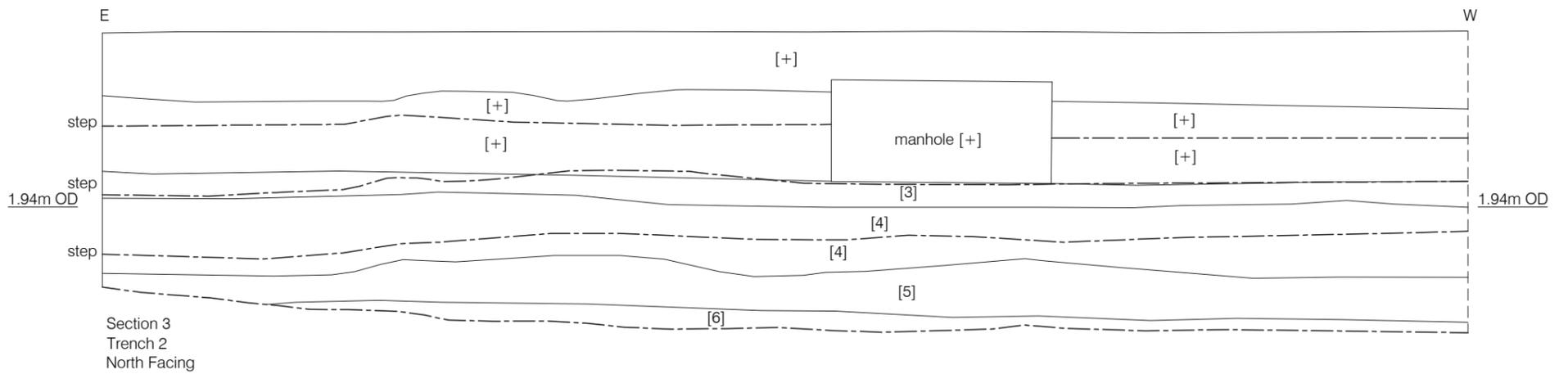
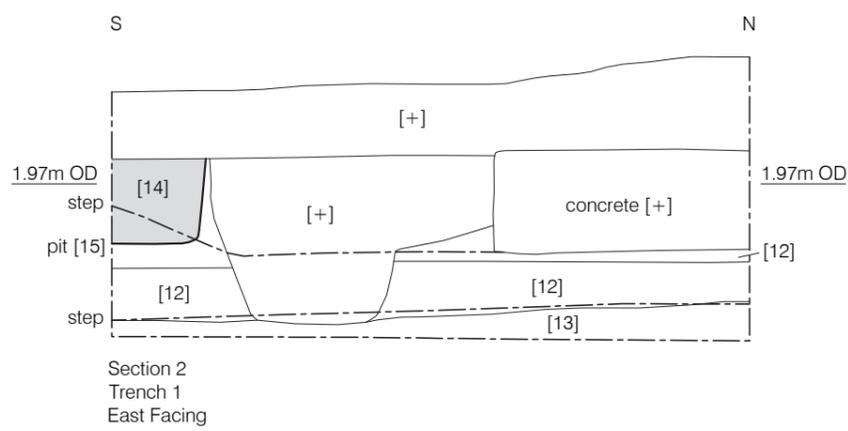
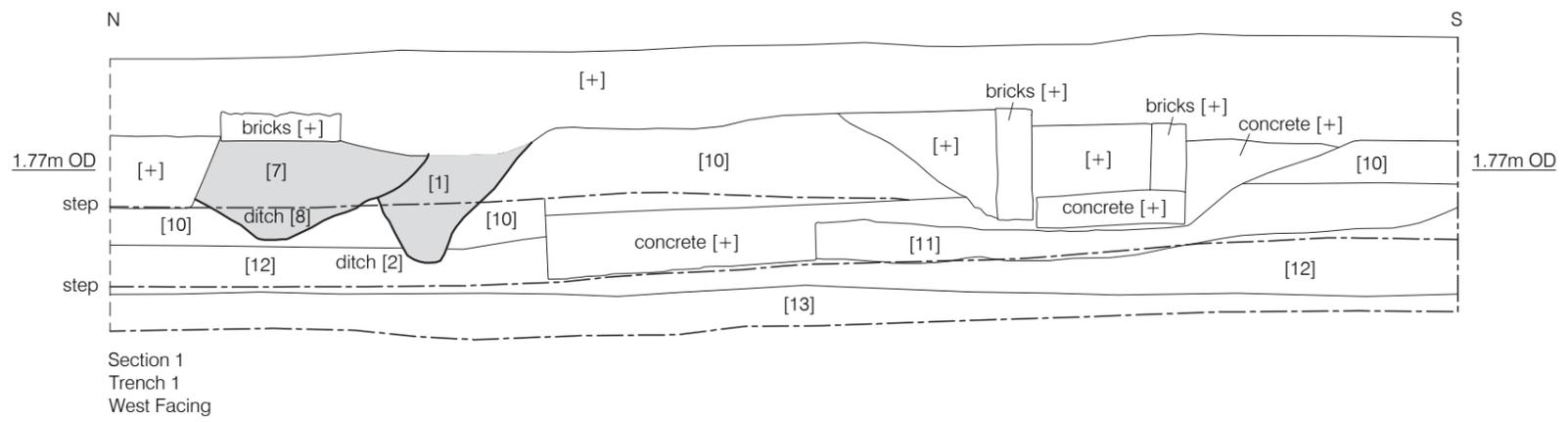
Figure 3
Plan of Trench 1
1:100 at A4



0 5m

© Pre-Construct Archaeology Ltd 2014
07/04/14 JS

Figure 4
Plan of Trench 2
1:100 at A4



Appendix 1: Context Index

Site Code	Context No.	Trench	Plan	Section	Type	Description	Date	Phase
AYS14	1	1	Tr 1	1	Fill	Fill of [2]	Post-med	4
AYS14	2	1	Tr 1	1	Cut	Ditch	Post-med	4
AYS14	3	2	Tr 2	3 & 4	Layer	Horticultural Soil	Post-med	4
AYS14	4	2	Tr 2	3 & 4	Layer	Mid Brown Sand	Roman	3
AYS14	5	2	Tr 2	3 & 4	Layer	Yellow Sand	Prehistoric	2
AYS14	6	2	Tr 2	3 & 4	Layer	Gravelly Sand	Natural	1
AYS14	7	1	Tr 1	1	Fill	Fill of [8]	Post-med	4
AYS14	8	1	Tr 1	1	Cut	Ditch	Post-med	4
AYS14	9	*	*	*	Void	Void	*	*
AYS14	10	1	Tr 1	1	Layer	Horticultural Soil	Post-med	4
AYS14	11	1	Tr 1	1	Layer	Mid Brown Sand	Roman	3
AYS14	12	1	Tr 1	1 & 2	Layer	Yellow Sand	Prehistoric	2
AYS14	13	1	Tr 1	1 & 2	Layer	Gravelly Sand	Natural	1
AYS14	14	1	Tr 1	2	Fill	Fill of [15]	Post-med	4
AYS14	15	1	Tr 1	2	Cut	Pit	Post-med	4
AYS14	16	1	Tr 1	*	Fill	Fill of [17]	Post-med	4
AYS14	17	1	Tr 1	*	Cut	Horticultural Bed	Post-med	4
AYS14	18	1	Tr 1	*	Fill	Fill of [19]	Post-med	4
AYS14	19	1	Tr 1	*	Cut	Horticultural Bed	Post-med	4

Appendix 3: OASIS Data Entry Form

OASIS ID: preconst1-176276

Project details

Project name	An Archaeological Evaluation at 168 Abbey Street / 2 Old Jamaica Road, London Borough of Southwark, London SE1 3AA
Short description of the project	The investigation comprised two archaeological trial-trenches. Natural sandy gravel was recorded across the site between 0.90m OD and 0.64m OD, suggesting that the site occupies a position on flat, higher land upon the Bermondsey eyot. An accumulation of deposits up to 2.80m thick was recorded above the natural sands and gravels, cut by features dating to the post-medieval period. Deposits lower down in the sequence bore a great resemblance to prehistoric and Roman layers that have been discovered in the immediate vicinity of the site, however they were sterile and no dating evidence was found. The features recorded in Trench 1 included two drainage ditches, a pit and two horticultural beds. These features contained fragments of building material and pottery dating to the post-medieval period. Trench 2 revealed no cut features at all. The evidence indicates that despite the well-attested rich archaeological resource that is known in Bermondsey, very little seems to have happened on the study site until the late post-medieval period, with the division and drainage of land for farming, without even residual finds of an earlier date being encountered during the course of the exercise.
Project dates	Start: 20-03-2014 End: 26-03-2014
Previous/future work	Yes / No
Any associated project reference codes	AYS14 - Sitecode
Any associated project reference codes	12/AP/3127 - Planning Application No.
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	DITCH Post Medieval
Monument type	HORTICULTURAL BED Post Medieval
Monument type	PIT Post Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	CBM Post Medieval
Significant Finds	CTP Post Medieval
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK BERMONDSEY ROTHERHITHE AND SOUTHWARK 168 Abbey Street / 2Old Jamaica Road, Bermondsey

Postcode	SE16 4AN
Study area	0.21 Hectares
Site coordinates	TQ 3398 7943 51.4974110244 -0.0696477677264 51 29 50 N 000 04 10 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 0.64m Max: 0.90m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Chris Mayo
Project director/manager	Chris Mayo
Project director/manager	Peter Moore
Project supervisor	Guy Seddon
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Allenbuild Ltd South East

Project archives

Physical Archive recipient	LAARC
Physical Archive ID	AYS14
Physical Contents	"Ceramics"
Digital Archive recipient	LAARC
Digital Archive ID	AYS14
Digital Contents	"Stratigraphic", "Survey"
Digital Media available	"Images raster / digital photography", "Images vector", "Spreadsheets", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	AYS14
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Diary", "Plan", "Section", "Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	168 Abbey Street / 2 Old Jamaica Road, Bermondsey, London SE16 4AN: An Archaeological Evaluation
Author(s)/Editor(s)	Seddon, G.
Other bibliographic details	PCA R11677
Date	2014
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	Brockley, London
Description	A4 client report with blue covers, approx 38pp
Entered by	Chris Mayo (cmayo@pre-construct.com)
Entered on	7 April 2014

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 849 549
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468 333
EMAIL: info.midlands@pre-construct.com

