

**LAND AT 1-408 GREAT
GUILDFORD STREET (GREAT
GUILDFORD BUSINESS SQUARE,
LONDON BOROUGH OF SOUTHWARK,
SE1 0HS**

**AN ARCHAEOLOGICAL
WATCHING BRIEF**

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

PCA REPORT NO: R11817

AUGUST 2014




PRE-CONSTRUCT ARCHAEOLOGY

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1-408 GREATGUILDFORD STREET (GREAT
GUILDFORD BUSINESS SQUARE),
LONDON BOROUGH OF SOUTHWARK, SE1 0HS
ARCHAEOLOGICAL WATCHING BRIEF

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**AN ARCHAEOLOGICAL WATCHING BRIEF ON LAND AT 1-408 GREAT
GUILDFORD STREET (GREAT GUILDFORD BUSINESS SQUARE,
LONDON BOROUGH OF SOUTHWARK, SE1 0HS**

Local Planning Authority: London Borough of Southwark

Planning Refs: 10-AP-1734; 11-AP-0671

Site Code: GRG14

Central National Grid Reference: TQ 3213 8012

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PCA Report No:

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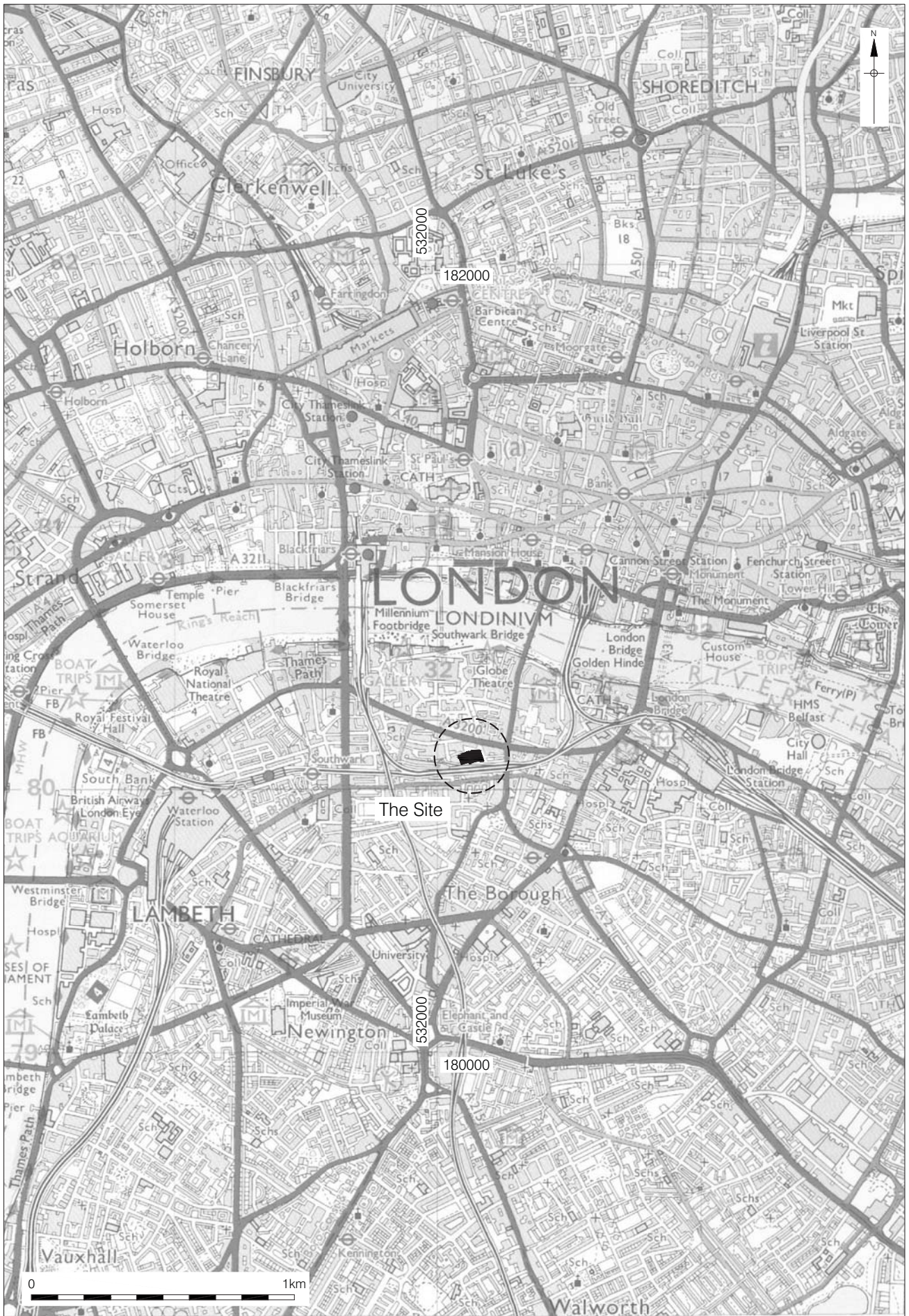
1 Abstract

- 1.1 An Archaeological Watching Brief was undertaken by Pre-Construct Archaeology Limited during groundworks associated with the renovation of buildings on land at 1-408 Great Guildford Street, London Borough of Southwark. Archaeological monitoring of the work on the site was carried out intermittently between the 22nd of April 2014 and the 16th June 2014.
- 1.2 The watching brief monitored the excavation of a number of service trenches, a crane base and a number of inspection chambers.
- 1.3 The aim of the work was to preserve by record any significant archaeological deposits that were present, to explain any relationships between such features, and to relate them to remains previously recorded in the immediate vicinity.
- 1.4 No archaeological features or deposits were encountered during this exercise, neither were any dateable finds recovered, other than modern demolition rubble. All deposits observed on site date to the late 19th to early 20th Centuries.

2 Introduction

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Ltd during the groundworks associated with the refurbishment of buildings on land at 1-408 Great Guildford Street, London Borough of Southwark. The watching brief was undertaken intermittently between the 22nd April 2014 and the 16th June 2014. The archaeological project was commissioned by Workspace Group Plc. Tim Bradley managed the project for Pre-Construct Archaeology Ltd and the watching brief was undertaken by Tim Bradley and Guy Seddon of Pre-Construct Archaeology Ltd.
- 2.2 The site lies within the London Borough of Southwark, covers an area of approximately 3667m², and is bounded to the north by Southwark Grove (also known as The Grove) to the east by Great Guildford Street, to the south by Wardens Grove and to the west by Ewer Street (Figure 1). It is centred at National Grid Reference TQ 3213 8012. The site is located within an Archaeological Priority Zone as defined by the London borough of Southwark.
- 2.3 The groundworks were undertaken by the on-site contractor, and were recorded by archaeologists from PCA Ltd.
- 2.4 The project was allocated the Museum of London Site Code GRG14. Following the completion of the project the entire site archive will be deposited at the London Archaeological Archive and Research Centre under that code.
- 2.5 All works were undertaken in accordance with an approved Written Scheme of Investigation (Bradley 2012) and the following guidance:
- The Institute for Archaeologists *Code of Conduct* (1999)
 - The Institute for Archaeologists *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (1999)
 - The Institute for Archaeologists *Standard and Guidance for Archaeological Watching Brief* (1994, Revised 2001)
 - The Institute for Archaeologists *Standard and Guidance for Archaeological Evaluation* (1994, Revised 2001)
 - The Institute for Archaeologists *Standard and Guidance for Archaeological Excavation* (1995, Revised 2001)
 - The European Association of Archaeologists *Principles of Conduct for Archaeologists Involved in Contract Archaeological Work* (1998)
 - The Institute for Archaeologists *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials* (2001)

- Brown, Derek *Archaeological Archives: A guide to Best Practice in creation, transfer and curation* (IfA 2007)
- The Museum of London *General standards for the preparation of archives deposited with the Museum of London* (1998)
- The *Treasure Act* (1996)
- The *Burial Act* (1857)



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Figure 1
 Site Location
 1:20,000 at A4

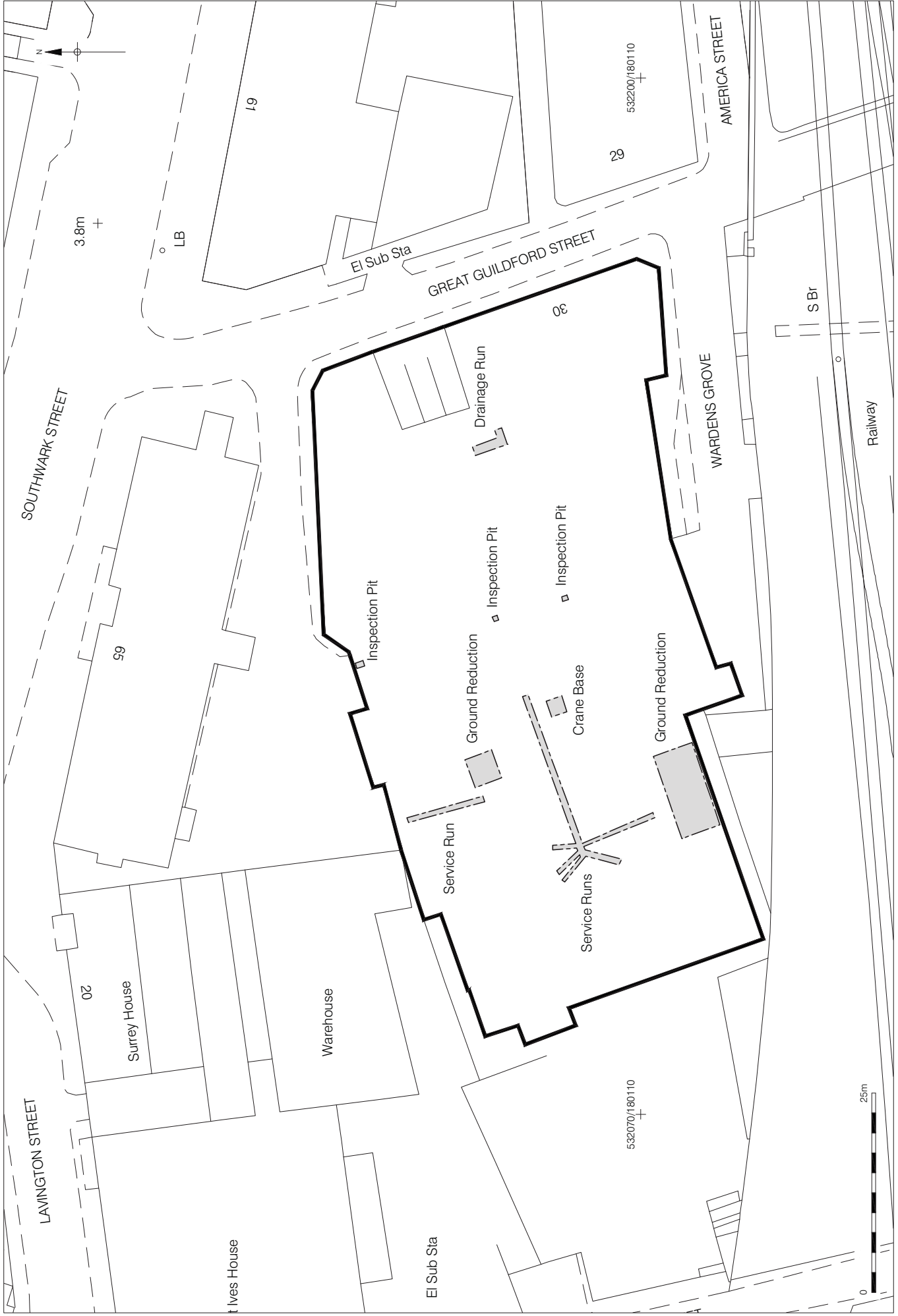


Figure 2
Trench Location
1:625 at A4

3 Geology and Topography

- 3.1 The site lies towards the north of the London Borough of Southwark approximately midway between the A3200 Southwark Street to the north and the B300 union street to the south, with the north-south aligned Southwark Bridge Road some 80m to the east. It lies at a surface elevation of c. 3.5m AOD on ground that is generally flat with some minor undulations, but has been significantly modified by previous development of the area.
- 3.2 According to the 1:50,000 British Geological Survey Sheet 270, South London, the site is underlain at depth by deposits of the Eocene Lambeth Group, which are overlain by Palaeogene London Clay, deposited between 56 and 34 million years ago. The London Clay is overlain by sand and gravel of the Kempton Park Gravel Formation laid down during The Quaternary period and forming one of the gravel terraces of the Thames Valley, though the site lies upon the edge of the Kempton Park Gravel, near the geological drift border with the alluvium associated with the River Thames. Historically the site would have lain at the north-western margin of Southwark Island, a natural Thames eyot originally formed in the early Holocene and exploited by human populations from the Mesolithic onwards.
- 3.3 No geotechnical investigations have been undertaken at the site. However, the location of the site close to the projected line of the low water mark of the Roman era Bankside palaeochannel would suggest the presence of alluvial and/or marsh and peat deposits might be expected to overlie the gravels if basements had not truncated such deposits.
- 3.4 The site is bounded to the north by Southwark Grove (also known as The Grove) to the east by Great Guildford Street, to the south by Wardens Grove and to the west by Ewer Street. The modern south bank of the River Thames lies approximately 500m to the north of the site, which is currently occupied by commercial premises with a single storey basement.

4 Archaeological and Historical Background

- 4.1 Research into the archaeological and historical background of the site has already been carried out as part of a desk-based assessment of the site (Watson 2010) and it is not necessary to repeat the detail here, though the main points should be highlighted:
- 4.2 The site lies on the Kempton Park Gravels, just to the south of the geological drift border with the alluvial deposits of the River Thames. Over time the area has been subjected to changes in the width and level of the River Thames, and for most of the historical period many areas have been marshlands. The eastern part of the study site (that affected by the development) is conjectured to have been on the low water mark of the Bankside palaeochannel (Cowen et al, 2009). A number of palaeochannels are known to have crossed the area, and have been seen in previous archaeological studies. An archaeological evaluation at St Christophers House, Southwark Street, c. 200m north-west of the study site, revealed alluvial deposits with the potential for further analysis of for the changing riverine landscape of the Thames over the last 10,000 years. Further water courses, marsh and peat deposits of Roman date have been recorded at 28 Clennan Street and marsh and a water channel of Roman date have been exposed at 38-42 Southwark Bridge Road.
- 4.3 The River Thames floodplain would have been an ideal resource for hunter-gatherer communities during the early prehistoric period, especially on the gravel eyots, in the area. Areas surrounding these eyots are likely to have been subjected to flooding, being either wetlands or marshlands.
- 4.4 Excavations conducted by SLAEC in 1980s at 15-23 Southwark Street revealed features indicative of activity from at least the Beaker period (2400-1800 BC). The use of the area was also shown in the later prehistoric period by a number of Iron Age /early Roman gullies (GLHER ELO7863). Overall the evidence for this period indicates small-scale farmstead settlements with the activity concentrated on Bermondsey eyot much further to the southeast of the study site, and to a lesser extent on the two main north Southwark islands (Cowen et al 2009). The GLHER search showed waterlaid clays of prehistoric to Roman date uncovered at Copperfield Street (GLHER 090350/00/00). To the west of the site (c 600m) excavations at South Point, Blackfriars Road revealed a Bronze Age channel with peat deposits (Darton & Taylor, 2002).
- 4.5 Southwark developed into a major Roman waterfront town during the 1st century AD. A foundation date of AD 50-55 has been suggested for Southwark on the basis of pottery and coins recovered (Sheldon 1978), and at its peak it was up to 45 acres in size, approximately 15% of the size of the City (Reilly, 1998). It has its origins as the southern approach to the River Thames Crossing, approximately 55m downstream

- from the modern London Bridge. Direct evidence for a bridge only survives on the north bank of the river, with a presumed construction date of c AD 50. The rapid growth of Roman Southwark in the AD 50s would support the early date of the bridge (Cowen et al 2009).
- 4.6 The modern street plan overlaid on the Roman topography of the area (Cowen et al 2009 p16) suggests the site lay on the low water mark, of the north-west corner of the Roman era Southwark Island at the confluence of the Bankside and Southwark Street channels. Watling Street, the line of which follows Borough High Street in north Southwark, led to the river crossing and was the focus of the development of Southwark from the Roman period until the 18th century. Another road, Road 2 (Cowen et al 2009 p 19), ran northeast-southwest across south and north islands to join Watling Street at the southern bridgehead. This passed c 200m southeast of the study site, and occupation may be presumed to have taken place along its line (Cowen et al 2009 p 19).
- 4.7 There is numerous evidence of Roman activity within the area of the study site from previous excavations, and only a small selection closest to the study area is discussed here: Excavations by SLAEC in 1980-86 at 15-23 Southwark Street (TQ3251 8011), c 200m north of the study site, a substantial Flavian era (AD 69-96) masonry building of official or public character was revealed. Later phases of Roman activity were evidenced by two phases of clay and timber buildings and masonry additions made in the mid 2nd century. Toward the end of the Roman period the area was used as an inhumation cemetery (GLHER ELO7863, ELO7865).
- 4.8 At 51-53 Southwark Street, (TQ 3210 8015 Site code:FSS96) evaluation & excavation by Pre-Construct Archaeology uncovered topographic features as well as several phases of Roman occupation, The topography of the site featured a small island or sand promontory which extended roughly north-south through the central and eastern parts of the excavation. The earliest occupation phase was represented by timber posts driven into a silted up channel that may have supported a walkway, followed by a later substantial timber revetment constructed along the eastern bank of the western channel. In a later phase large quantities of demolition rubble, including painted wall plaster, fragments of patterned mosaics and hypercaust box tiles indicate a building of some note had been demolished on or close to the site. By the late 2nd century AD a large complex of substantial timber structures were erected across the site, part of which formed buildings of some size and importance. The abandonment and demolition of these structures was followed by large scale dumping that marked the end of Roman occupation on the site with pottery dated to AD250-400 (Killock, 2005).
- 4.9 At Wardens Grove, which forms the southern boundary of the study site, work by MoLAS in 1995-96 found in the south of the site water-lain flood deposits from the

- Roman era (GLHER 092422). In the north of the site, an east-west aligned Roman inhumation burial was uncovered (GLHER 092423) and a large pit and a drainage gully both of Roman date were also recorded (GLHER 092424, 092425).
- 4.10 The GLHER records numerous 19th century findspots of Roman artefacts within 250m radius of the study site. These include; a broken pot filled with a coin hoard found between two skeletons in 1864 in Ewer Street (GLHER 090255), on the western boundary of the site, many finds associated with the site of a pile dwelling in Southwark Street to the north of the site (GLHER 090771), and various Roman vessels found in 1825 (GLHER 090579) and burial urns found in the 1870s (GLHER 090926) all from Union Street to the south of the site.
- 4.11 The overall picture within the area of the study site, and indeed the surrounding area of north Southwark, is one of high density Roman occupation and activity from AD50 up to the end of the Roman period.
- 4.12 Following the Roman withdrawal from Britain it seems that the area of Southwark was abandoned, with a lack of evidence for the subsequent 450 years. Archaeological evidence for continuity of occupation between the late Roman, early and middle Saxon periods in Southwark is largely absent both within the vicinity of the site, and the area as a whole. With the exception of a coin dating to the 6th century, found at King's Head Yard in 1881, and the possibility that elements of the building complex found at the Winchester Palace site may have survived into the post-Roman period, archaeological evidence of early or middle Saxon date is largely absent (Watson et al 2001, 56; Yule 2005, 78). As such, it is suggested that in much the same way as the north bank walled settlement was abandoned, with a new *foci* of occupation centred around the Strand, so too was the south bank settlement (MoL 2000, 191). Indeed excavations to the north of Tabard Square, at Hunts House, found that the upper Roman horizon was sealed by a widespread alluvium, suggesting that the entire site had been "submerged... probably sometime after the collapse of Roman administration in the early 5th century AD" (Taylor-Wilson 2002, 38).
- 4.13 It is possible that during the late 9th or early 10th century a *burh* was established in Southwark for the walled settlement on the north bank was reoccupied and, if a bridge existed connecting it to Southwark, the southern bridgehead would inevitably have required protection against Viking attacks. The Burghal Hidage, compiled c.911-919, detailed a *burh* named *Suthringa geweorche*, (variously translated as 'the southern work' or 'the work of the southern people' or the '[defence] of the men of Surrey'), which is proposed to refer to Southwark (Sheldon 1978, 48; Vince 1990, 86-87; MoL 2000, 191; Watson et al 2001, 53; Clark 2000, 218-219). However, the location of the *burh* is largely hypothesised and indeed *Suthringa geweorche* may in fact refer to a late Saxon settlement in Kingston (MoL 2000, 191). There are no site specific GLHER entries relating to this period.

- 4.14 It is thought possible that an attack on London in 994 may have initiated a rebuilding of the bridge and, in turn, the fortification of Southwark (Watson et al 2001, 53). The earliest reference to the existence of Southwark's defences are detailed in the 'Great saga of St Oluf' which took place in 1014 and was documented by Snorri Sturluson two centuries later in c.1220. A translation reads:
- "On the other side of the river is a great trading place which is called 'Suðviriki' (Southwark). There the Danes had, with great care, dug large ditches [and made a wall and a road on the inside] of wood, stone and turf, and had a great army there.... There were bridges over the river between the city and 'Suðviriki', so wide that it was possible for [two] carriages to bypass [each other]. On the bridge[s] downstream were built fortifications, strongholds as well as parapets up to a level over a man's waist." (Hagland 2001, 232).
- 4.15 It is also postulated that an Æthelred II (978-1016) mint bearing the signature SUDByrig, previously attributed to Sudbury in Suffolk, may have been located in Southwark (Carlin 1996, 13) (GLHER 090549).
- 4.16 Minimal archaeological evidence exists for the defensive settlement and what does exist is concentrated around the bridgehead itself suggesting it to be unlikely to have extended as far south as the study area (Watson et al 2001, 56). Perhaps of more relevance is the documentation of a raid by King Cnut in 1016 whereby it was documented that the bridgehead was avoided by digging a channel for the ships through the low-lying marshes and creeks of southern Southwark (Anglo-Saxon Chronicles, 148-149). However, no archaeological evidence of this historical event exists and the location and course of the channel is unknown.
- 4.17 The Domesday Survey of 1086, which can be considered pertinent to the earlier 11th century, lists Southwark as an un-manorialised port settlement without a direct lord. The majority of the settlement appears to have been largely confined to the high ground around the bridgehead with rights to the local tolls held by Edward the Confessor and the Earl of Godwin (Watson et al 2001, 57).
- 4.18 The GLHER only lists two further entries for the early medieval period. Excavations in 1994 in Union Street uncovered a Robber Trench of presumed early medieval date. This robbed out feature post-dated Roman deposits on the site. (GLHER 092267). Two glass beads from this period are reported to have been found in Southwark Street (GLHER 090481).
- 4.19 During the medieval period, and in much the same way as witnessed during the Roman period, the development of Southwark was dictated by both topographical limitations and the existence of important trade routes into London from the south and southeast (Carlin 1996, 18). The population developed an eclectic demographic with residents from all over Europe listed in medieval records (Carlin 1996, 149). Numerous occupational groups are listed within medieval Southwark (bakers, millers, cooks, traders, barbers, timber mongers, metalworkers, tailors, carpenters, sawyers

etc) and Southwark was particularly famous, or infamous, for its inns, prisons and brothels many of which were referenced by authors of the day including Chaucer in the Canterbury Tales (MoL 2000, 212; Carlin 1996, 169-171, 191, 209; Knight 2002, 12).

- 4.20 Martha Carlin's book on 'Medieval Southwark' (1996, xviii) describes Southwark in the medieval period thus:

"Medieval Southwark was a chimera. It was a suburb of London, but outside the city's jurisdiction; a parliamentary borough without a charter of incorporation; a group of autonomous manors sharing a communal name (Southwark) and reputation (bad); a haven of criminals and forbidden practices within sight of the royal court and law courts of Westminster. To modern scholars, medieval Southwark usually has been seen as a minor but colourful adjunct of London; the home of Tabard Inn, the Bankside brothels, and later of the Globe and other theatres. To the Londoners of its own day, medieval Southwark was a headache. It was an asylum of undesirable industries and residents, a commercial rival, an administrative anachronism and a perpetual jurisdictional affront."

- 4.21 Southwark itself was something of an "administrative jungle" during the medieval period owing to its division between five manors, one of which was held by the crown whilst the other four, including the archbishop of Canterbury's manor, later the Manor of Great Liberty, were in ecclesiastical hands (Carlin 1996, 102). Religious institutions played an important role in the development of Southwark throughout the medieval period being responsible for "religious activity, promoters of learning and culture, *foci* and administrators of local charity, purchasers and employers of local goods and services and landlords of hundreds of local residents." (Carlin 1996, 67).
- 4.22 By the 12th/13th century the settlement was one of growth and prosperity, a prosperity which was not unnoticed by the City of London and during the following centuries, through to the 1800's, there was a series of struggles to assert and retain control of the south bank settlement (Carlin 1996, 121).
- 4.23 The GLHER has only two entries for this period; A chalk wall with an external hearth was observed at the junction of Newcomen Street and Borough High Street (GLHER ML076276) 500m east of the study site and a Bronze three-legged cooking vessel was found under a house in Sumner Street (GLHER 090500), 250m north of the study site.
- 4.24 Based on the minimal evidence from the medieval period it can be conjectured that the study site lies away from the main areas of occupation of medieval Southwark which are believed to have been focused on Borough High Street as the approach to London Bridge, and the industrial waterfront.
- 4.25 The post-medieval period saw some periods of rapid population expansion in Southwark. In 1547 the population numbered c. 10,000, and had risen to 30,000 by 1678, an increase attributed to immigration (Reilly, 1998).

- 4.26 In much the same way as the medieval period, post-medieval Southwark had something of a reputation both with regards the diversity of its population and also the liveliness of its society. Crime in Southwark, facilitated by its numerous narrow streets and alleyways, is well documented and in 1723 an Act of Parliament was passed to clear the criminals from the area. Dickens described the residents of nearby Lant Street as “migratory, usually disappearing on the verge of quarter day (when the rent was due) and usually by night” (AOC 1998, 21-22). Indeed, activities not tolerated on the north bank flourished in Southwark, notably “pottery production and tanning”, with immigrant communities from the Low Countries contributing “to the development of the area by bringing with them new ideas and new skills” (Knight 2002, 21).
- 4.27 Assessment of structural and artefactual evidence from Southwark indicates that numerous industries were carried out including brushmaking, tenter-frame production, clay pipe, stoneware and delft ware manufacture, metalworking, glassmaking and tanning (MoL 2000, 275). In many ways the location of industries, particularly during the 17th and 18th centuries was influenced by the preponderance of available space with easy expansion facilitated by the proximity of open marshland and fields. As an example; Britton’s (1986) study of London delftware describes 16 major potteries south of the river, all but two of which were in Southwark or Lambeth with only 2 potteries known on the north bank (MoL 2000, 275).
- 4.28 Despite the strength of industry throughout the post-medieval period the presence of traded items, which feature heavily in the assemblages of post-medieval Southwark sites, attest to the continued importance of Southwark’s location at the centre of trade routes in and out of London (Knight 2002, 17-19).
- 4.29 Detailed below are the main changes known to have occurred on site and its vicinity during the post-medieval through to the modern period, based principally on the cartographic evidence.
- 4.30 The earliest maps of the study site show the area to be undeveloped, with the area as part of Southwark park in the 16th century (Newton 1530) and as open land in the 17th century (Newcourt 1658). The ancient town of Southwark developed further to the east of the site, on the higher and drier land along, and to the east of, the road to London Bridge; the present day Borough High Street.
- 4.31 By the mid 18th century the Southwark’s development continued, but was still concentrated more to the east of the town. At this date the western parts of Southwark was still relatively undeveloped in comparison, and much of the land was given over to ‘Tenter Ground’, parcels of open land where washed woven cloth was stretched on frames called tenters to dry after fulling (hence “to be on tenter hooks”), one of the major occupations of the area. Rocque’s 1745 map shows limited development over the study area, part of the site is occupied by ‘ The Bowling Green’

and a small square of open land (possibly gardens) surrounded by residential buildings.

- 4.32 By the late 18th early 19th century Southwark had been transformed, with virtually all of northern Southwark now developed. Blackfriars Road, Borough Road and the other wide boulevards were built radiating out from St George's Circus overlaying the medieval street pattern. Horwood's 1799 map shows extensive urban development between the newly created Great Surrey Street (now Blackfriars Road) and Great Guildford Street (formally Bandy Leg walk in the 1740s). The southern and eastern sides of the study site are shown occupied by houses with back gardens while the central part of the site is still open ground, accessed by a small alleyway Pump Court. By the time of Horwood's 1819 revisions the study site is now occupied by an Iron works and a rope walk, but development is still concentrated to the outer edges of the site, the central portion remains as open land.
- 4.33 By the mid to late 19th century the Ordnance Survey 1872 map shows area to be dominated by the coming of the South Eastern Railway which bisects Southwark on viaducts. Some streets are re-named (Duke St and Queen St has now become Union Street) and to the north of the site a major east-west road, Southwark Street, is laid out. The area is now predominantly industrial with numerous engineering and manufactory works evident. The study area is now in two halves, bisected north-south by Southwark Grove (also known as The Grove); the western part of the site is occupied by a wheel works, while the eastern part, that fronting on to Great Guilford Street, is occupied by houses ; a Roman Catholic School and a Methodist Chapel lay behind.
- 4.34 By the latter part of the 19th century the Ordnance Survey 1893 map shows the majority of the present day street layout has been established. Less housing is evident gradually being replaced by industrial premises over the general area. The study site is still in two halves but the western side is now occupied by a printing and stationary works covering a larger footprint. To the east the housing and Chapel are still evident, but the school has gone and the south eastern corner of the site appears to be a vacant plot. The current building on this site is a former metal box factory built at some time in the late 19th century which occupies the area of the vacant plot and as it is not marked on the map it is presumed to post-date the 1893 Ordnance Survey.
- 4.35 The picture for the study site remains much the same in the early 20th century, as shown on the Ordnance Survey 1907 and 1916 editions. The railway viaduct, immediately to the south of the study site, appears to have been widened to accommodate more lines, with a siding leading to the Southern Region railway *Grande Vitesse* depot south-west of the study area.
- 4.36 The 1952 Ordnance Survey map shows the whole of study area as a printing works. While the building to the east of the site dates to the 19th century, that on the western

side is later; either 1930s or perhaps post-war. The site evidently escaped the substantial damage caused to much of Southwark during the Second World. However, some damage must have been caused when a V1 rocket hit the junction of Great Guildford Street and Union Street on 19th June 1944, killing 48 people and causing severe damage to buildings in the area (URL 1). It is likely that the railway viaduct shielded the buildings on the study site from the worst of the blast as the impact point was on the southern side of the viaduct.

- 4.37 The 1961 Ordnance Survey map shows the building footprint that exists today. The buildings are generically listed as 'Works' which has become 'Engineering Works' on the 1970 Ordnance Survey map. This picture continues during the 1990s when at some time after this date the 19th century building on the site was converted to what it is today, Great Guildford Street Business Square (Ordnance Survey 2004 map) The western part of the site continues in use as an industrial building.

5 Planning Background

- 5.1 The proposed development of the site is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF), the London Plan and those of the London Borough of Southwark, which fully recognises the importance of the buried heritage for which it is the custodian.
- 5.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced existing national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment (PPS5)). In summary, current national policy provides a framework which protects nationally important designated Heritage Assets and their settings, in appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions regarding the historic environment and provides for the investigation by intrusive or non-intrusive means of sites not significant enough to merit *in-situ* preservation. Relevant paragraphs within the NPPF include the following:

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

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

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

139. *Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

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

5.3 The Glossary contained within the NPPF includes the following definitions:

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

5.4 The London Plan, published July 2011, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

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.

5.5 The local planning authority responsible for the study site is the London Borough of Southwark whose Southwark Plan (2007) is gradually being replaced with new LDF policies, the first part; the Core Strategy having been adopted on 6th April 2011. Meanwhile, the majority of policies of the Southwark Plan have been saved pending the full introduction of the LDF, including most of those relating to the historic environment:

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted.

The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.

Reasons

The council recognises the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset. Southwark has around 2500 listed buildings, 38 Conservation Areas, seven scheduled monuments and a rich archaeological heritage. These historic features define the local environment, providing a sense of place and enriching the townscape.

PPS 1 states that control of external appearances is important in Conservation Areas and areas where the quality of the environment is particularly high.

PPG 15 requires local authorities to include policies for the protection and enhancement of the historic environment.

Policy 3.16 - Conservation Areas

Within Conservation Areas, development should preserve or enhance the character or appearance of the area.

New Development, including Alterations and Extensions

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- i. Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and
- ii. Use high quality materials that complement and enhance the Conservation Area; and
- iii. Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and
- iv. Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium, uPVC or other non-traditional materials;

Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access

statement that this will preserve or enhance the character or appearance of the Conservation Area.

Demolition

Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG15 or any subsequent amendments, it can be demonstrated that:

- i. The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected; and
- ii. Real efforts have been made to the continue the current use or find a viable alternative use for the building; and
- iii. There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and
- iv. The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.

Implementation

Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Reasons

The council recognises the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset. Southwark has 38 Conservation Areas (refer to the schedule of Conservation Areas in Appendix 7). These areas help define the local environment, providing a sense of place and enriching the townscape.

PPS 1 states that control of external appearances is important in Conservation Areas and areas where the quality of the environment is particularly high.

PPG15 requires local authorities to include policies for the protection and enhancement of the historic environment. It includes specific criteria and tests that should be applied to development proposals affecting the historic environment, including Section 4, which deals specifically with Conservation Areas.

The council's adopted Conservation Area Appraisals include detailed evaluations of the character and special features of each conservation area and provide additional supplementary guidance for developments affecting Conservation Areas.

The council is keen to encourage a high quality of design in Conservation Areas. This may include the use of modern materials or innovative techniques on new developments as they can preserve or enhance the character or appearance of the area.

Outline planning applications are not usually suitable for developments within Conservation Areas. The LPA will make use of its powers under Article 3(2) of the Town and Country Planning (General Development Procedure) Order 1995 to require the submission of any of the reserved matters needed to make a proper decision on the effect that a development would have on the character or appearance of the conservation area.

All applications for development within Conservation Areas will be accompanied by a design statement, including details of any trees to be retained, lost or replaced.

Policy 3.17 - Listed Buildings

Development proposals involving a listed building should preserve the building and its features of special architectural or historic interest.

Alterations and extensions

Planning permission for proposals which involve an alteration or extension to a listed building will only be permitted where:

- i. There is no loss of important historic fabric; and
- ii. The development is not detrimental to the special architectural or historic interest of the building; and
- iii. The development relates sensitively and respects the period, style, detailing and context of the listed building or later alterations of architectural or historic interest; and
- iv. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced.

Demolition

There will be a general presumption in favour of the retention of listed buildings. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a listed building, unless, in accordance with PPG15 or any subsequent amendments, it can be demonstrated that:

- i. The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected; and
- ii. Real efforts have been made to continue the current use or find a viable alternative use for the building; and
- iii. There will be substantial planning benefits for the community from redevelopment which would decisively outweigh the loss from the resulting demolition.

Listed building consent must be applied for contemporaneously with an application for planning permission for a redevelopment scheme. Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Reasons

The Council recognises the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset. Southwark has around 2500 listed buildings. These historic features define the local environment, providing a sense of place and enriching the townscape.

PPG15 requires local authorities to include policies for the protection and enhancement of the historic environment. It includes specific criteria and tests that should be applied to development proposals affecting the historic environment, including Section 3, which deals specifically with listed building control.

Outline planning applications are not usually suitable for developments involving listed buildings. The LPA will make use of its powers under Article 3(2) of the Town and Country Planning (General Development Procedure) Order 1995 to require the submission of any of the reserved matters needed to make a proper decision on the effect that a development would have on the special architectural or historic interest of the building.

All applications for listed building consent will require a design statement, including details of the protection of any retained fabric, and a detailed statement setting out the justification, design approach and methods of any building work to the listed building.

Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Permission will not be granted for developments that would not preserve or enhance:

- i. The immediate or wider setting of a listed building; or
- ii. An important view(s) of a listed building; or
- iii. The setting of the Conservation Area; or
- iv. Views into or out of a Conservation Area; or
- v. The setting of a World Heritage Site; or
- vi. Important views of /or from a World Heritage Site.

Reasons

The council recognises the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset. Southwark has around 2500 listed buildings. These historic features define the local environment, providing a sense of place and enriching the townscape.

PPG 1 states that control of external appearances is important in Conservation Areas and areas where the quality of the environment is particularly high.

PPG15 requires Local Authorities to include policies for the protection and enhancement of the historic environment.

Outline planning applications are not usually suitable for development affecting the setting of Listed Buildings, Conservation Areas and World Heritage Sites. The Council will use its powers under Article 3 (2) to require the submission of reserved matters needed to make a decision on the effect of the development on settings and views.

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.

PPG16 requires the Council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.

[NB All PPG and PPS Policies have now been replaced with the NPPF]

- 5.6 The relevant section of the Core Strategy is as follows:

Strategic Policy 12 – Design and conservation

Our approach is

Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

We will do this by

1. Expecting development to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.
2. Carefully managing the design of development in the Thames Policy Area so that it is sensitive to the many special qualities of the River.
3. Making sure that the height and design of development conserves and enhances strategic views and is appropriate to its context, the historic environment and important local views.
4. Requiring tall buildings to have an exemplary standard of design and make a positive contribution to regenerating areas and creating unique places. Locations where tall buildings could go are in London Bridge, the northern end of Blackfriars Road, Elephant and Castle and action area cores. These are shown on the Key diagram.
5. Continuing to use the Southwark Design Review Panel to assess the design quality of development proposals.
6. Requiring Design and Access Statements with applications and encouraging Building for Life Assessments and heritage impact assessments.

- 5.7 In terms of designated heritage assets, as defined above, no Scheduled Ancient Monuments, Historic Wreck sites or Historic Battlefield designations lie within the vicinity of the study site. However, the site lies within the Borough, Bermondsey and Rivers Archaeological Priority Zone (APZ) as defined by the London Borough of Southwark.

- 5.8 Two applications for redevelopment work on the site have been submitted to and approved by Southwark Borough Council, both of which have attracted archaeological conditions. Application 10-AP-1734 was for the elevational alteration to existing entrance from Great Guildford Street, opening up of internal courtyard with

erection of new roof over, recladding and improvement of fire escape to Wardens Grove. Creation of A1 (cafe) within internal courtyard, and covering with EFTE roofing. This attracted the following conditions:

Condition 6 - Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Condition 7 - Within six months of completion of archaeological site works, an assessment report detailing the proposals for post excavation works, publication of 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.

5.9 Application 11-AP-6071 was for the extension of existing building with additional two storeys of B1 use office accommodation, and attracted the following condition:

Condition 3 - No groundworks shall be undertaken on site without the prior written approval of the council. Should groundworks be required a Written Scheme of Investigation produced by the suitably qualified and experienced archaeologist will be submitted to the council and approved in writing prior to the commencement of such works.

5.10 The archaeological monitoring of groundworks associated with redevelopment on the site was carried out in response to these conditions and according to the relevant planning policies described above.

6 Archaeological Methodology

6.1 The fieldwork comprised the archaeological monitoring of various intrusive groundworks associated with the redevelopment of the site, including service and drainage run excavations, manhole/inspection pit excavations, excavation for a crane base (Plate 1) and ground reduction. All aspects of the work followed national (IFA 2008) and local (GLAAS 2009) guidelines, and complied with PCA's own fieldwork manual (Taylor and Brown 2009). The fieldwork was carried out according to a written scheme of investigation (WSI) prepared by PCA (Bradley 2012) and approved by Christopher Constable on behalf of the London Borough of Southwark.

6.2 The WSI stated that the general aims and objectives for the mitigation were as follows:

- To preserve 'by record' the extent and significance of any surviving archaeological features and deposits within the site.
- Following the archaeological mitigation phase an assessment will be made as to the potential for further research and publication of the archaeological archive. The results of this assessment may lead to the publication of the excavation in an appropriate form (for example an article in a relevant academic journal).
- Insofar as possible within the methodological constraints, the aims and objectives will be to explain any chronological, spatial or functional relationships between the structures/remains identified, and to link the archaeological results with the data already recovered in the wider area.
- A major aim is to gain more detailed information on the nature and survival of archaeological deposits and any changes that may not be reflected in the cartographic and historic sources. It is hoped that this will add to our knowledge of the evolution of the site and its subsequent use.

6.3 The monitored intrusive groundworks were carried out at a number of locations across the area of redevelopment (Figure 2), with excavation mostly being carried out using a small, tracked 360° excavator fitted with a toothless ditching bucket, following the breaking out of concrete hardstanding with a mechanical breaker. A larger machine fitted with a toothless bucket was used in more extensive areas of ground reduction and excavation for the crane base.

6.4 Machine excavation continued in spits until the base of each excavation area was reached. Had significant archaeological levels been detected then machine excavation would have ceased at the top of such levels and hand excavation and recording commenced. However, the shallow nature of most of the intrusions and

extensive depth of modern materials meant that significant archaeological deposits were not encountered in any of the areas monitored.

- 6.5 A written and drawn record was made of each area of excavation, along with a digital photographic record.
- 6.6 The completed archive, comprising all plans, section drawings, context sheets and photographic records will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the Site Code GRG14.

7 Watching Brief Observations and Interpretation of Sequences

- 7.1 It became obvious through the course of the watching brief that the entire footprint of the site was underlain by a series of basements, probably related to the previous industrial uses to which the buildings at 1-408 Great Guildford Street had been put to. The basements had been deliberately backfilled with brick rubble, most probably in the early 20th Century.
- 7.1.1 The only intervention that did not expose backfilled cellar was for Inspection Pit 1 located at the northern entrance to the site (Plate 2) however, all that was revealed within the trench was late 19th Century made ground associated with the construction of the buildings currently occupying the site.

8 Research Objectives and Conclusions

8.1 The following research objectives were contained within the Written Scheme of Investigation for the watching brief:

8.2 **To preserve 'by record' the extent and significance of any surviving archaeological features and deposits within the site.**

8.2.2 No surviving archaeological features or deposits were encountered on the site.

8.3 **Following the archaeological mitigation phase an assessment will be made as to the potential for further research and publication of the archaeological archive. The results of this assessment may lead to the publication of the excavation in an appropriate form (for example an article in a relevant academic journal).**

8.3.1 There is no potential for further research or publication of the archaeological archive of the study site.

8.4 **Insofar as possible within the methodological constraints, the aims and objectives will be to explain any chronological, spatial or functional relationships between the structures/remains identified, and to link the archaeological results with the data already recovered in the wider area.**

8.4.1 As all archaeological horizons had been removed from the site by heavy basementing in the late 19th Century there are no chronological, spatial or functional relationships between the structures/remains to be linked to the archaeological results with the data already recovered in the wider area.

8.5 **A major aim is to gain more detailed information on the nature and survival of archaeological deposits and any changes that may not be reflected in the cartographic and historic sources. It is hoped that this will add to our knowledge of the evolution of the site and its subsequent use.**

8.5.1 As no archaeological deposits were encountered (for the reasons given above) no changes that are not reflected in the cartographic or historic sources were discovered.

9 Acknowledgements

- 9.1 Pre-Construct Archaeology Ltd. would like to thank Workspace Group Plc for commissioning the work; the staff of Kind and company (Builders) Ltd., particularly Andrew Munn, who managed and supervised the project; and Christopher Constable who monitored the project on behalf of the London Borough of Southwark.
- 9.2 The author wishes to thank Tim Bradley for project management and editing this report and Mark Roughley for preparing the illustrations.

10 Bibliography

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11 APPENDIX 1: PLATES



Plate 1: Crane Base Excavation Area, Looking North-West



Plate 2: Inspection Pit 1, Looking South-East

12 APPENDIX 2: OASIS FORM

OASIS ID: preconst1-185263

Project details

Project name	1-408 Great Guildford Street, Southwark
Short description of the project	An Archaeological Watching Brief was undertaken by Pre-Construct Archaeology Limited during groundworks associated with the renovation of buildings on land at 1-408 Great Guildford Street, London Borough of Southwark. Archaeological monitoring of the work on the site was carried out intermittently between the 22nd of April 2014 and the 16th June 2014. The watching brief monitored the excavation of a number of service trenches, a crane base and a number of inspection chambers. The aim of the work was to preserve by record any significant archaeological deposits that were present, to explain any relationships between such features, and to relate them to remains previously recorded in the immediate vicinity. No archaeological features or deposits were encountered during this exercise, neither were any dateable finds recovered, other than modern demolition rubble. All deposits observed on site date to the late 19th to early 20th Centuries.
Project dates	Start: 22-04-2014 End: 16-06-2014
Previous/future work	No / Not known
Any associated project reference codes	GRG14 - Sitecode
Type of project	Recording project
Site status	None
Current Land use	Industry and Commerce 2 - Offices
Monument type	DEMOLITION LAYER Modern
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK SOUTHWARK 1-408 Great Guildford Street
Postcode	SE1 0HS
Study area	3667.00 Square metres
Site coordinates	TQ 3213 8012 51.5040488307 -0.0960277241091 51 30 14 N 000 05 45 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Chris Constable
Project design originator	Tim Bradley
Project director/manager	Tim Bradley
Project supervisor	Guy Seddon
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Workspace Group Plc

Project archives

Physical Archive Exists?	No
Physical Archive recipient	LAARC
Digital Archive recipient	LAARC
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	LAARC
Paper Media available	"Miscellaneous Material", "Plan", "Section"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	AN ARCHAEOLOGICAL WATCHING BRIEF ON LAND AT 1-408 GREAT GUILDFORD STREET (GREAT GUILDFORD BUSINESS SQUARE), LONDON BOROUGH OF SOUTHWARK, SE1 0HS
Author(s)/Editor(s)	Seddon, G.
Author(s)/Editor(s)	Boyer, P.

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