

**WOOD DENE (SITE BOUNDED BY  
QUEENS ROAD, MEETING HOUSE  
LANE AND CARLTON GROVE),  
PECKHAM SE15 2UH**

**AN ARCHAEOLOGICAL  
EVALUATION**

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

**PLANNING APPLICATION NUMBER:  
13/AP/0876**

**PCA REPORT NO: 11931**

**SITE CODE: WDD14**

**DECEMBER 2014**





**PRE-CONSTRUCT ARCHAEOLOGY**

DOCUMENT VERIFICATION

WOOD DENE, PECKHAM SE15 2UH  
AN ARCHAEOLOGICAL EVALUATION

Quality Control

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**WOOD DENE (SITE BOUNDED BY QUEENS ROAD, MEETING HOUSE LANE AND  
CARLTON GROVE), PECKHAM SE15 2UH  
AN ARCHAEOLOGICAL EVALUATION**

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**Site Code:** WDD14

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

**Planning Reference Number:** 13/AP/0876

**Central National Grid Reference:** TQ 3464 7684

**Written by:** Guy Seddon  
Pre-Construct Archaeology Limited  
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**December 2014**

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## 1 ABSTRACT

- 1.1 This report presents the results of an archaeological evaluation conducted by Pre-Construct Archaeology Limited on land at Wood Dene, a site bounded by Queens Road, Meeting House Lane and Carlton Grove in Peckham, SE15 2UH. The site is located within the London Borough of Southwark and is centred at National Grid Reference TQ 3464 7684 (Figure 1).
- 1.2 The evaluation was carried out by PCA between 1<sup>st</sup> and 5<sup>th</sup> December 2014 in advance of the construction of the erection of three buildings between two and nine storeys in height, providing 333 residential units, plus retail and office space with associated parking and landscaping.
- 1.3 A desk-based assessment for the site had been undertaken by SLR Consulting (2013) as a supporting document for the planning application; the study drew upon normal sources in addition to the results of a geotechnical ground investigation of the site, undertaken in 2010 (Hydrock). The desk-based assessment concluded that the vast majority of the site had been subjected to severe impact from previous development, but identified four areas where any potential buried heritage assets had a higher chance of survival. A strategy was agreed with the Senior Archaeological Officer for the London Borough of Southwark whereby an evaluation trench would investigate each of these four areas, and thus allow an assessment to be made of the site's potential heritage and, if present, allow the design of a suitable mitigation strategy. The evaluation methodology was presented in a Written Scheme of Investigation (SLR Consulting 2014) which was approved by the London Borough of Southwark.
- 1.4 Of the four proposed trenches three were successfully executed. One, the northernmost, could not be undertaken due to the presence of live services. The remaining three were all completed albeit on a reduced scale from that proposed in the WSI, due to ground conditions.
- 1.5 The evaluation demonstrated that of the three areas of archaeological potential investigated, all had been severely impacted by previous development, most notably the demolition of the former Wood Dene housing estate which was demolished by the London Borough of Southwark in 2007. Trenches 3 and 4 showed complete truncation to the level of the natural drift geology. In Trench 2 a 19<sup>th</sup> century wall was found to have been heavily truncated vertically, surviving with a levelling deposit of made ground dumped against one side of the wall. No other archaeological features or deposits were found within the site. In the completed trenches the natural and late post-medieval remains were directly sealed by compact modern demolition crush resulting for the 2007 site clearance.
- 1.6 Given the absence of significant archaeological remains demonstrated by this investigation, it is considered that no further work is appropriate for this development.

## 2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited at Wooddene, Queens Road, Peckham, SE15 2UH between 1<sup>st</sup> and 5<sup>th</sup> December 2014. The site is located within the London Borough of Southwark and is centred at National Grid Reference TQ 3464 7684 (Figure 1).
- 2.2 The site is a large open area, formerly occupied by a 1960s local authority housing estate, (the Wooddene Estate), bounded by Queens Road, Meeting House Lane and Carlton Grove in Peckham.
- 2.3 The archaeological evaluation was conducted by Pre-Construct Archaeology Limited under the supervision of Guy Seddon and the project management of Chris Mayo. This report was written by Guy Seddon. The archaeological work was commissioned by United House, and the project was monitored by Christopher Constable, Senior Archaeology Planning Officer for the London Borough of Southwark. The client for the development, Notting Hill Housing Group, engaged SLR Consulting Limited as archaeological consultants for the project.
- 2.4 The proposed evaluation consisted of four trenches (Figure 2), targeted in four areas of archaeological potential. Of these the northernmost, Trench 1, had to be abandoned due to the presence of numerous live services. Of the remaining trenches all required adjustment from the proposed dimensions as shown in the Written Scheme of Investigation due to the ground conditions.
- 2.5 The site was assigned the unique site code WDD14, 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 The development site lies on the eastern edge of an Archaeological Priority Zone as defined by the London Borough of Southwark. It does not contain or lie near to any Scheduled Monuments.

### **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 As stated within the Written Scheme of Investigation for the project (SLR Consulting 2014), planning permission has been granted by the London Borough of Southwark under application number 13/AP/0876 for the *“demolition of remaining structures and erection of three buildings between two and nine storeys in height to provide 333 residential units and 450sqm (GIA) of flexible retail (Classes A1-A3) / Office (Class B1) /Non-Residential Institution (Class D1) space together with the provision of access, car and cycle parking, plant, landscaping and an energy centre.”*

3.4.2 The consent includes 2 conditions relating to archaeology, as follows:

#### **3 Archaeology**

##### Archaeological Mitigation

Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site 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

#### **4 Archaeological Reporting**

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.

3.4.3 Discussions between SLR Consulting and the Senior Archaeological Officer for the London Borough of Southwark, Dr Christopher Constable, changed an initial requirement for the project to provide an archaeological watching brief during all development groundwork to a revised strategy whereby an evaluation would be implemented so that the client could better understand the possible archaeological risk to the scheme.

3.4.4 As a result of this a Written Scheme of Investigation was prepared by SLR Consulting (2014) and approved by Dr Constable.

## **4 GEOLOGY AND TOPOGRAPHY**

### **4.1 Geology**

- 4.1.1 The British Geological Survey (accessed online 08/12/14) shows the site to be underlain by solid strata of the Lambeth Group comprising clay, silt and sand. This is overlain by Interglacial Lacustrine Deposits comprising clay and silt. The survey however also records an interface immediately to the north of the site where the superficial deposits are recorded as the clay and silt of the Langley Silt Member.
- 4.1.2 In reality, however, the site's geological strata have been shown to be different to that recorded by the BGS website. The ground investigation report (Hydrock 2010) stated that:

Underlying the Made Ground is the Taplow Gravel, which is a highly heterogeneous stratum comprising variable depths of firm clay and silt as well as sand and gravel. A layer of compressible clay and silt was found in two of the boreholes at depths of 3.7m begl to 6.5m begl in BH01 (west of site) and 3.0m begl to 5.0m begl in BH03 (east of site) but was absent in BH02 (middle north of site). Underlying this cohesive layer is varying thicknesses and depths of medium dense to dense sands and gravels.

The underlying geology of the site is Thanet Sand which was found between depths of 11.0m begl and 12.5m begl. This generally consisted of dense to very dense dark grey green and black silty fine sand with rare gravel.

The ground conditions over the entire site as proven during the current works were slightly different from the published geological literature and expectations from the desk study. Taplow Gravel was found as the drift deposit over the whole site rather than Langley Silt over Lambeth Group, moving the published geological boundary further north and off the subject site. In addition, the Thanet Sand was found at shallower depths than expected.

### **4.2 Topography**

- 4.2.1 The site lies on relatively level ground and at an elevation of c. 5.50m OD.

## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

A full archaeological and historical background for the study site was discussed in the Desk-Based Assessment (SLR Consulting 2013). Salient points are presented below.

- 5.1 The focus of activity from prehistoric to modern times within the historic core of Peckham, around the High Street south-west of the application site. During the Roman period a second zone of activity appears to have been located in a corridor running south-east – north-west c.300m to the north-east of the application site. High status evidence for Roman occupation from the High Street area includes a glass urn, coins and Samian pottery.
- 5.2 In contrast to the potential Roman evidence, the periods either side (prehistoric and medieval) are relatively sparsely represented within the study area. During the medieval period documentary evidence records the presence of a flourishing community, which increased in prosperity and numbers of inhabitants during post-medieval times. There has been some archaeological evidence found relating to this development of the settlement, but surprisingly little given its historic presence.
- 5.3 The origins of Peckham can be traced back to its mention in Domesday, deriving its name from the “settlement by the peak or hill”. As a manor Peckham first belonged to Bishop Odo of Bayeux, and later was given for a period to the Archbishop of Canterbury.
- 5.4 By the later medieval period evidence suggests that Peckham Manor was located to the north of Peckham High Street, and in the post-medieval period this became the location for a fine country house. The village prospered and attracted wealthy inhabitants, with a significant growth in populations during the later medieval period and in subsequent decades.
- 5.5 The economy of the settlement seems to have been intrinsically linked to the metropolis with cattle drovers bringing stock from Kent and Surrey through the village to Smithfield Market, and market gardening being the mainstay of the land-use during post-medieval times.
- 5.6 By the middle of the 19th century Peckham was beginning to become a satellite of Camberwell and London, and the development of communications and infrastructure ensured a rapid increase in population to five times the number between the years 1841 and 1881.
- 5.7 The application site lies on the eastern edge of the Archaeological Priority Zone, and on the eastern edge of the extent of the pre-industrial epoch village. Most of the application site became developed during the second half of the 19th century, although earlier buildings existed along its southern and western margins.
- 5.8 The geotechnical investigations suggest deep disturbance to the site occurred when Wooddene housing estate was constructed in the 1960s, although the terminology “used ground” could also incorporate archaeological deposits.

## 6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The purpose of the archaeological investigation was to investigate and record the potential archaeological deposits which might have survived within the study site. 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 (SLR Consulting 2014), approved by the London Borough of Southwark.
- 6.3 The excavation of all trenches was undertaken using a mechanical excavator. The mechanical excavator used a toothed bucket to remove majority of the modern crush down to near the top of the either the natural surfaces or archaeological horizon. At this point a toothless ditching bucket to remove final modern overburden onto the actual horizons 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. The modern demolition crush which sealed the site was found to be so compact that a breaker was required to loosen the material prior to excavation.
- 6.4 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 PCA's *Operations Manual 1* (Taylor 2009). The site archive was organised to be compatible with the archaeological archives produced in the Local Authority area.
- 6.5 A full photographic record was made during the archaeological investigation, comprising digital photographs.
- 6.6 Levels were taken within every trench using a GPS system, also used to locate the interventions to the National OS Grid.
- 6.7 The archaeological works were monitored by Dr Christopher Constable, the Senior Archaeology Officer for the London Borough of Southwark.
- 6.8 The complete archive produced during the evaluation, comprising written, drawn, photographic records and artefacts will be deposited with LAARC, identified by site code WDD14.

## 7 THE ARCHAEOLOGICAL RESULTS AND SEQUENCE

### 7.1 Trench Results

- 7.1.1 Excavation in Trench 1 was commenced but rapidly abandoned due to the presence of numerous live services within the proposed area of investigation.
- 7.1.2 The majority of Trench 2 proved to be heavily truncated during the construction and demolition of the previous housing estate. To the east of the trench a small area of preservation did reveal a wall [4] dating to the 19<sup>th</sup> century. These remains were investigated and recorded by hand; dating evidence was retrieved from the structures and layers. A small sondage within Trench 2 was excavated to a deeper level in a location within the trench which did not impact upon the 19th century wall, in order to investigate whether these later remains were sealing earlier archaeological material. The sondage, which reached a maximum depth of approximately 3.0m BGL, in fact showed that the 19th century remains were located directly atop the natural gravels.
- 7.1.3 Both Trenches 3 and 4 showed that these areas of the site had suffered from severe truncation down into the natural deposits during the construction and demolition of the previous housing estate.
- 7.1.4 The achieved trench dimensions can be summarised as follows:

Trench	Dimension at GL	Maximum depth from GL	Trench orientation
1	c7.00m x 4.00m	Approx 1.0m	E-W
2	25.01m x 2.96m	Approx 3.0m	E-W
3	17.65m x 4.45m	Approx 2.6m	NE-SW
4	10.93m x 4.47m	Approx 2.2m	N-S

### 7.2 Phase 1: Natural Deposits

- 7.2.1 Natural deposits of Taplow Gravel were exposed at a level of 4.01m OD in Trench 2 (context [5]). In Trench 3 the natural geology was recorded at 3.23m OD (context [6]) and in Trench 4 at 3.81m OD (context [7]). The gravel was loose to medium in density and orange to brown in colour and was found in a coarse sand matrix.

### 7.3 Phase 2: 19<sup>th</sup> Century Development

- 7.3.1 Within Trench 2 the Taplow Gravels [5] were cut by a construction trench for foundation wall [4] (Figure 3). The wall lay at 4.07m OD and was constructed from unfrogged, soft red bricks that date to the late 18<sup>th</sup> – early 19<sup>th</sup> century (*pers comm* K Hayward, PCA). It ran on an east-west alignment for a distance of 4.90m, was 0.48m wide and returned to the south at both the eastern and western ends, continuing outside the southern limit of excavation. Due to a modern truncation at the eastern end of the wall it was possible to see that five courses of brickwork were present, laid in English bond. The bricks were mortared together with a soft, yellowish grey sandy lime based mortar.
- 7.3.2 Layer [3], a compact, dark brown sandy clay 0.15m thick at 4.07m OD, was found to be deposited against wall [4] contained within the internal area formed by it, and did not extend to the external side of the wall. It is therefore considered to represent a remnant of a late post-medieval levelling or ground consolidation layer associated with the construction of the property.

7.3.3 The desk-based assessment for the site shows in its map regression study that the site lay as undeveloped ground in a map of 1851, but by the OS map of 1874 the site had been entirely built upon to form houses fronting Queen's Road to the south, Carlton Grove to the east and the now cleared Agnes Street to the north (SLR Consulting 2013). The map implies that these were large properties with generous gardens and open spaces also located within the site. The structural remains found in Trench 2 are clearly associated with this urban expansion of the area by the 1870s, and indeed overlaying the remains to the map of 1874 (Figure 4) implies that they form either the rear structural wall or the property immediately west of an open park or garden, or the rear boundary wall of that property.

#### **7.4 Phase 3: Modern**

- 7.4.1 Overlying deposit [3] was layer [2]. This was a loose-firmly compacted, dark brownish grey sandy silt that contained a mixture of both post-medieval and modern material, including fragments of plastic. It was 0.40m thick and had a level of 4.41m OD. This deposit was also recorded at the western end of Trench 2 as context [1], where it was shown to fill a massive truncation created during the demolition of the housing estate and was over 1.10m thick.
- 7.4.2 Sealing layers [1] and [2] in Trench 2 and the natural deposits in Trenches 3 and 4 was a considerable deposit of very compact crushed concrete and brick, up to 2.60m thick. This deposit represents what is left of the Wood Dene housing estate, which was clearly demolished, crushed and used to level the study site to its current elevation of 5.50m OD.





**Plate 1: Services in Trench 1, looking west.**



**Plate 2: Wall [4] Trench 2, looking southwest.**



**Plate 3: Trench 3, looking south**



**Plate 4: Trench 4, looking north**



## 8 RESEARCH OBJECTIVES AND CONCLUSIONS

### 8.1 Achievement of Research Objectives

8.1.1 The following paragraphs list the research objectives as outlined within the Written Scheme of Investigation for the evaluation and describe how they were successfully implemented.

***To investigate four areas within the proposed development site.***

8.1.2 Only three of the four targeted areas were fully investigated, these were Trenches 2 – 4. After on-site consultation with Dr Chris Constable, the Senior Archaeology Officer for the London Borough of Southwark (site meeting on 4<sup>th</sup> December 2014 attended by Dr Constable, Guy Seddon and Tim Bradley, Project Manager, of PCA) Trench 1 was deemed potentially too hazardous to excavate due to the presence of numerous live services. Dr Constable agreed that these constraints, coupled with the lack of archaeology within Trenches 2 – 4, made the evaluation of Trench 1 unnecessary.

8.1.3 Trenches 3 and 4 demonstrated that the site had been systematically demolished and cleared to foundation level during the demolition of the Wood Dene housing estate in 2007, as part of the London Borough of Southwark Estate Initiative (SLR Consulting 2013, 1), resulting in total truncation into the underlying natural deposits and thus removing any archaeology that may have previously been present. This is corroborated by the results of the ground investigation (Hydrock 2010), with Test Pit 5 excavated in the area of Tr3, showing 2.40m of modern made ground sealing truncated natural and Test Pit 7 in the area of Tr4 showing 2.30m of modern made ground above truncated natural deposits.

8.1.4 The area of Wall [4] within Trench 2 was the only known pocket of archaeological survival encountered during the evaluation, measuring (as exposed) only approximately 5m by 1m, and this in itself reflecting widespread truncation to the surface of the natural deposits as a result of the 2007 demolition. The ground investigation again demonstrates the amount of modern truncation across the area with Test Pit 3 showing 2.50m of crushed brick and concrete sealing the truncated natural horizon.

8.1.5 Sealing post-med layers / natural in Trench 2 and the natural deposits in Trenches 3 and 4 was a considerable deposit of very compact crushed concrete and brick, up to 2.60m thick. The deposit was considerably compact, leading to the conclusion that after the demolition and clearance of the site in 2007 the housing estate had been crushed and the material laid back down and rolled to create a level surface. The material was so compact as to require a breaker to dislodge it; however, the material once dislodged regained its original, loose state and rendered safe trench stepping (i.e. at a gradient of 1:1 to facilitate safe archaeological access to deep parts of the trench) almost impossible. These ground conditions made access into the trenches extremely unsafe, and therefore much of the trench recording was completed from ground level, a revised methodology which was entirely appropriate to the clear level of truncation seen. Dr Constable witnessed these conditions during his site visit on 4<sup>th</sup> December 2014.

***To assess the results in order to determine whether any further mitigation might be required, appropriate to the significance of the remains and to the expected degree of impact from the development.***

- 8.1.5 The evaluation has shown that post-medieval remains which can be confidently dated from between 1851-1874 survive in a localised area around Trench 2, but even then in a truncated state. The evaluation of Trenches 3 and 4 demonstrated complete truncation to natural levels from the clearance of the site in 2007 and, quite possibly, the construction of the housing estate in the 1960s.
- 8.1.6 Based upon the extremely limited survival of 19<sup>th</sup> century remains and the widespread truncation to the site, PCA does not expect that any further mitigation for this development is required.

## **8.2 Conclusions**

- 8.2.1 The earliest deposit which can be associated with human activity on the site was wall foundation [4], dating from 1851-1874. Against this has been deposited leveling layer [3] as part of the construction process. This relates to the development of the study site with terraced domestic properties in the middle of the 19<sup>th</sup> century. These structures were demolished and backfilled in the late 20<sup>th</sup> century for the construction of the Wooddene housing estate, which was in turn demolished and backfilled in the early 21<sup>st</sup> century, which is the state in which the site has remained until the present day.
- 8.2.2 No archaeology pre-dating the 19<sup>th</sup> century was found. The 21<sup>st</sup> century demolition of the housing estate has been seen to have caused severe truncation to the archaeological horizon.
- 8.2.3 Given the absence of archaeological remains demonstrated by this investigation, PCA expects no further work to be appropriate for this planning condition.
- 8.2.4 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 be deposited by PCA with LAARC under site code WDD14. Until then the archive comprising all paper, digital and artifactual material will be stored at PCA's headquarters in Brockley, London.
- 8.2.5 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 United House for commissioning the work and SLR Consulting for their support on behalf of the client, Notting Hill Housing Group.
- 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 management and editing this report, Aaron Mohler and Przemek Polakiewicz for their hard work during the evaluation, Jennifer Simonson for the CAD illustrations, Kevin Hayward for spot dating the post-medieval building material, Richard Archer for the surveying of the site, Chris Cooper for help with logistics and Sophie White and her team who processed the finds.

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Figure 1  
 Site Location  
 1:20,000 at A4



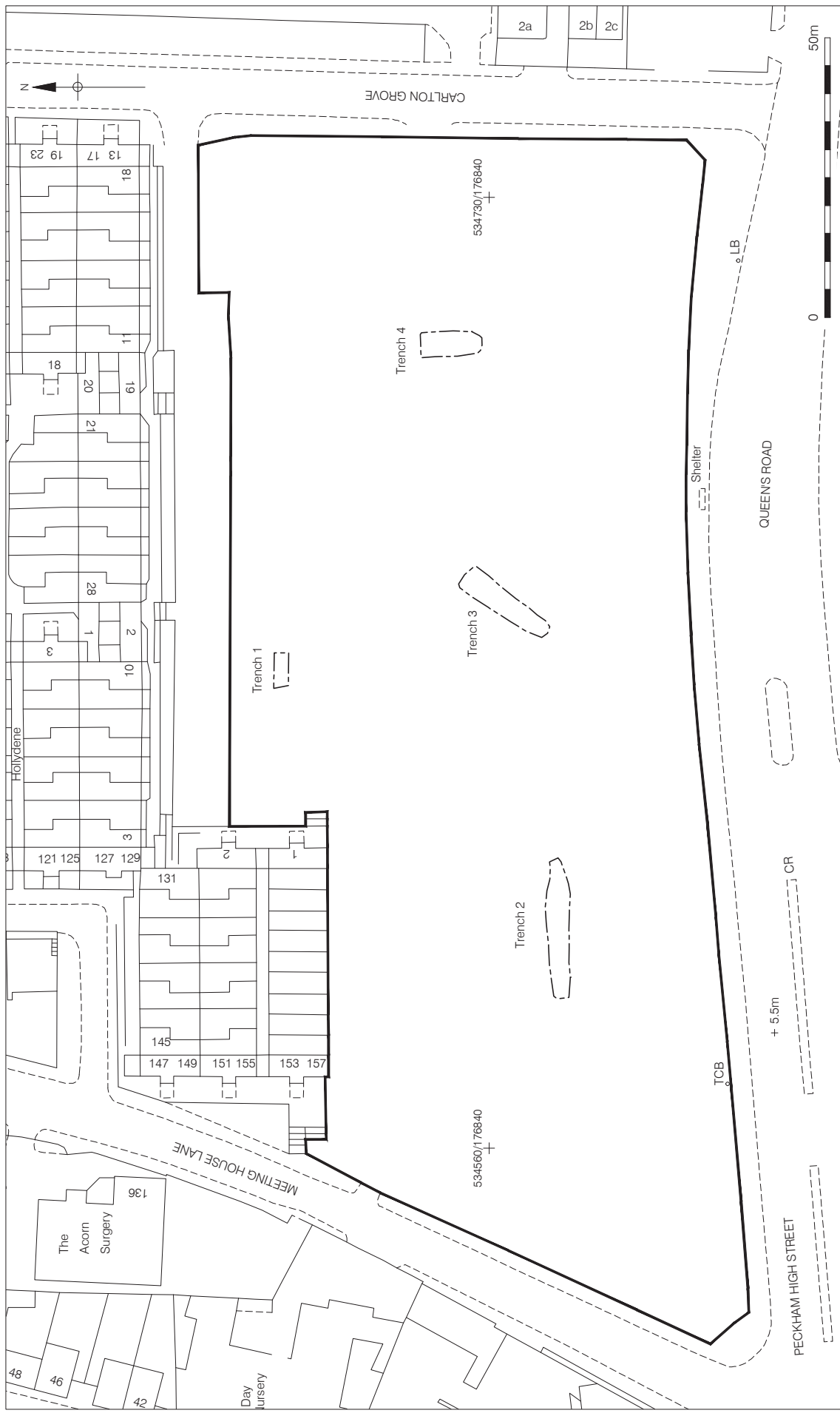
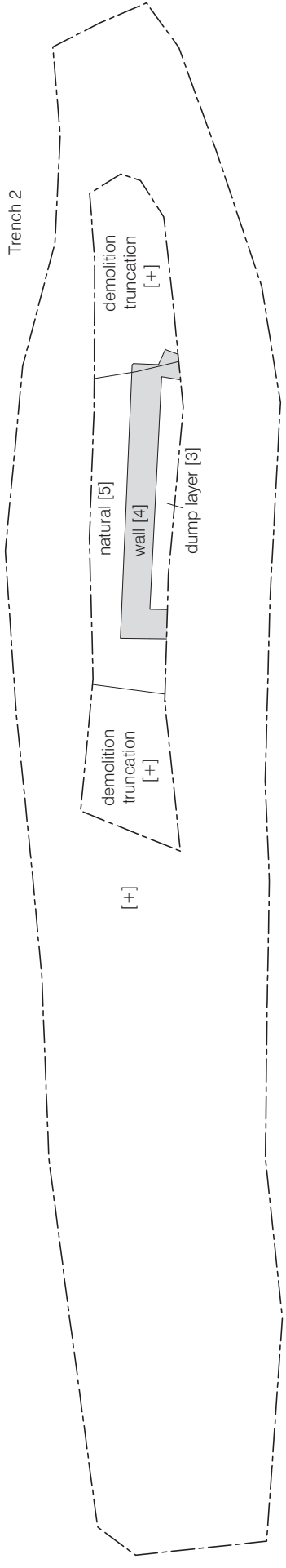


Figure 2  
Trench Location  
1:1,000 at A4

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Figure 3  
Trench 2 Plan  
1:100 at A4

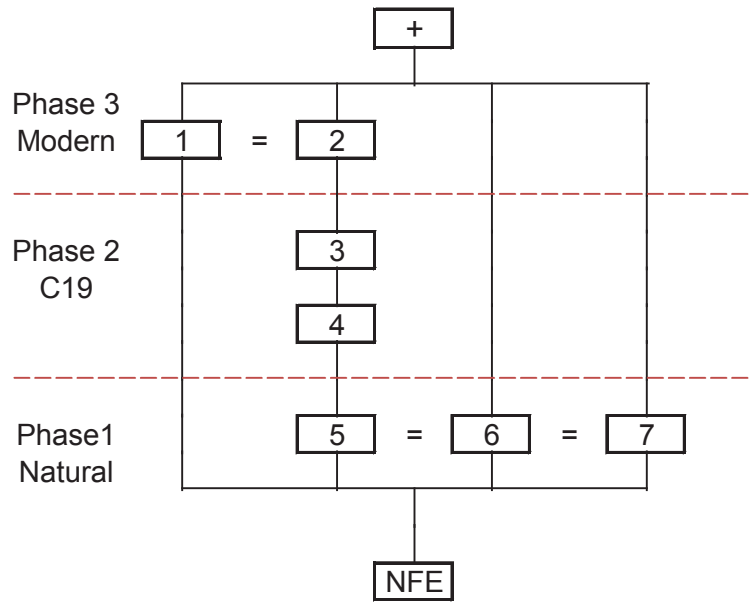




## APPENDIX 1: CONTEXT INDEX

Site Code	Context No.	Trench	Plan	Section / Elevation	Type	Description	Date	Phase
WDD14	1	TR2	TR2	*	Layer	Dump Layer	Modern	3
WDD14	2	TR2	TR2	1	Layer	Dump Layer	Modern	3
WDD14	3	TR2	TR2	1	Layer	Dump Layer	C19	2
WDD14	4	TR2	TR2	1	Masonry	C19 Brick Foundations	C19	2
WDD14	5	TR2	TR2	1	Layer	Natural Gravels	Natural	1
WDD14	6	TR3	TR3	*	Layer	Natural Gravels	Natural	1
WDD14	7	TR4	TR4	*	Layer	Natural Gravels	Natural	1

## APPENDIX 2: SITE MATRIX



## APPENDIX 3: OASIS DATA ENTRY FORM

### 10.1 OASIS ID: preconst1-197836

#### Project details

Project name	Wood Dene, Peckham
Short description of the project	The site is a large open area, formerly occupied by a 1960s local authority housing estate, (the Wooddene Estate). The evaluation initially consisted of four trenches, Trench 1 had to be abandoned due to the presence of numerous live services. The remaining trenches showed that the site had been heavily truncated during the demolition of the housing estate. Only Trench 2 contained any preserved archaeological remains, with a wall foundation and levelling layer dated to the mid-19th century.
Project dates	Start: 01-12-2014 End: 05-12-2014
Previous/future work	No / No
Any associated project reference codes	WDD14 - Sitecode
Any associated project reference codes	13/AP/0876 - Planning Application No.
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	WALL Post Medieval
Significant Finds	NONE None
Methods & techniques	""Targeted Trenches""
Development type	Housing estate
Prompt	Planning condition
Position in the planning process	Not known / Not recorded

#### Project location

Country	England
Site location	GREATER LONDON SOUTHWARK SOUTHWARK Wood Dene (site bounded by Queens Road, Meeting House Lane and Carlton Grove), Peckham
Postcode	SE15 2UH
Study area	1.91 Hectares
Site coordinates	TQ 3464 7684 51.4739766031 -0.0611323035531 51 28 26 N 000 03 40 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 3.23m Max: 4.01m

#### Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Consultant
Project design originator	SLR Consulting Ltd
Project director/manager	Chris Mayo
Project supervisor	Guy Seddon
Type of sponsor/funding body	Developer
Name of sponsor/funding body	United House

#### Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	WDD14
Digital Contents	"Stratigraphic"
Digital Media available	"Database","Images raster / digital photography","Spreadsheets","Survey","Text"
Paper Archive recipient	LAARC
Paper Archive ID	WDD14
Paper Contents	"Stratigraphic","Survey"
Paper Media available	"Context sheet","Drawing","Plan","Report","Survey ","Unpublished Text"

**Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	WOOD DENE (SITE BOUNDED BY QUEENS ROAD, MEETING HOUSE LANE AND CARLTON GROVE), PECKHAM SE15 2UH: AN ARCHAEOLOGICAL EVALUATION
Author(s)/Editor(s)	Seddon, G.
Other bibliographic details	PCA R11931
Date	2014
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	Brockley, London
Description	A4 bound client report with a blue cover.

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Entered by	Chris Mayo (cmayo@pre-construct.com)
Entered on	18 December 2014

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