

**LAND AT 2 WOODS ROAD,
PECKHAM, LONDON SE15 2PX**

**AN ARCHAEOLOGICAL
EVALUATION**

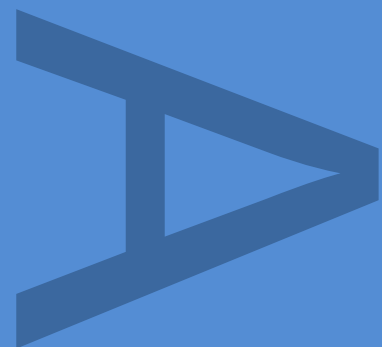
**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF SOUTHWARK**

**PLANNING REFERENCE NUMBER:
14/AP/1872**

PCA REPORT NO: 11968

SITE CODE: WSR15

JANUARY 2015



PRE-CONSTRUCT ARCHAEOLOGY



DOCUMENT VERIFICATION

LAND AT 2 WOODS ROAD, PECKHAM, LONDON
SE15 2PX

AN ARCHAEOLOGICAL EVALUATION

Quality Control

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LAND AT 2 WOODS ROAD, PECKHAM, LONDON SE15 2PX
AN ARCHAEOLOGICAL EVALUATION

Site Code: WSR15

Local Planning Authority: London Borough of Southwark

Planning Reference Number: 14/AP/1872

Central National Grid Reference: TQ 3464 7669

Written by: Deborah Koussiounelos
Pre-Construct Archaeology Limited
January 2015

Project Manager: Chris Mayo

Commissioning Client: CgMs Consulting
On behalf of
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January 2015

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1 ABSTRACT

- 1.1 This report presents the results of an archaeological evaluation conducted by Pre-Construct Archaeology Limited on a plot of land at 2 Woods Road, a site bounded by Woods Road to the north and east, properties fronting Woods Road and Consort Road to the west, and Cossal Park to the south. The site is located within the London Borough of Southwark and is centred at National Grid Reference TQ 3464 7669. The site is located within the Peckham Village Archaeological Priority Zone. (Figure 1).
- 1.2 The evaluation was carried out by PCA between 19th and 22th January 2015 in advance of the construction of two new buildings: one fronting Woods Road, ranging from four to seven storeys in height, and the other at the rear of the site, plus provision of car parking, cycle parking and amenity space. The site has been granted planning permission subject to the signing of a section 106 agreement.
- 1.3 A desk-based assessment for the site had been undertaken by CgMs Consulting (2014) 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 2014. The watching brief of the geotechnical investigations concluded that the vast majority of the site had been subjected to severe impact from previous development, but identified one area where any potential buried heritage assets had a higher chance of survival (Edmonds, 2014). A strategy was agreed with the Senior Archaeological Officer for the London Borough of Southwark whereby four evaluation trenches would investigate this area, 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 (Mayo 2014) which was approved by the London Borough of Southwark.
- 1.4 The evaluation demonstrated that no archaeology pre-dating the 19th century was found. Trench 2 had a small linear feature dating to the post-medieval period, and it was the only archaeological feature seen on site. Trench 4 showed a truncation to the level of the natural drift geology on the southwest corner of the site. Overall, the trenches demonstrated the natural gravel was directly sealed by modern made ground layers.

2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited at 2 Woods Road, Peckham, SE15 2PX between 19th and 22th January 2015. The site is located within the London Borough of Southwark and is centred at National Grid Reference TQ 3464 7669 (Figure 1).
- 2.2 The eastern half of the site formerly comprised the buildings of Tuke School, now demolished, whilst the western half of the site formerly contained an extensive scaffolding yard, the occupants of which were headquartered within the extant 2 Woods Road at the northern frontage of the site.
- 2.3 No. 2 Woods Road, situated within the northern boundary of the site, consists of a designated heritage asset in the form of a Grade II Listed Building (CgMs Consulting, 2014).
- 2.4 The archaeological evaluation was conducted by Pre-Construct Archaeology Limited under the supervision of Deborah Koussiounelos and the project management of Chris Mayo. This report was written by Deborah Koussiounelos. The archaeological work was commissioned by CgMs Consulting on behalf of Kitewood Developments, and the project was monitored by Christopher Constable, Senior Archaeology Planning Officer for the London Borough of Southwark. The client for the development, Kitewood Developments, engaged CgMs Consulting as archaeological consultants for the project.
- 2.5 The proposed evaluation consisted of four trenches (Figure 2), targeted on an identified area of archaeological potential. All trenches required adjustment from the proposed dimensions as shown in the Written Scheme of Investigation due to the available space.
- 2.6 The site was assigned the unique site code WSR15, 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.
- 2.7 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

- 3.1.1 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

3.1.1 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)

3.1.2 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

- 3.1.1 The proposed development is expected to receive planning permission subject to the signing of a section 106 agreement under application number 14/AP/1872 for the *“Redevelopment of site to provide 122 residential units in a new building fronting Woods Road and Cossal Park ranging from 4-7 storeys high, a new 2-storey building at the rear of the site and provision of car parking, cycle parking and amenity space.”*
- 3.1.2 It is believed that the expected planning consent will include conditions requiring an archaeological trial-trench evaluation and, if the evaluation shows the presence of remains which are to be impacted by the proposed scheme, further work to mitigate the impact.
- 3.1.3 It was agreed that four evaluation trenches would be excavated on the south area of the site in order to investigate any surviving archaeological features. Prior to the archaeological fieldwork, PCA prepared a Written Scheme of Investigation (WSI) document for the project (Mayo, 2014) which was approved by Dr. Constable.

4 GEOLOGY AND TOPOGRAPHY

- 4.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions.
- 4.2 Site specific geotechnical information has indicated extensive disturbance on the eastern and northwestern parts of the site, with less disturbance apparent to the southwest. Test pits to the east revealed 1.2-2m of made ground associated with nineteenth and twentieth century development, above the natural sands and clays, with no archaeological features or finds identified. A similar sequence and depth of made ground was observed in the window samples to the west, particularly to the northwest, although the interventions (WS2-4 and WS6) to the southwest indicated a possible post-medieval land surface at a depth of c.1m below the existing ground level.
- 4.3 Site investigation works, which were archaeologically monitored, confirms the presence of Interglacial Lacustrine deposits at the site, above Lambeth and Thanet Sands (Ground and Environmental Services Ltd).
- 4.4 The study site is level with a spotheight of c.6m AOD situated in the centre of Woods Road immediately southeast of the site.
- 4.5 No watercourses or naturally occurring bodies of water are known within the immediate vicinity of the site, however a watercourse is shown running across the southern/central part of the site on early maps until the middle of the 19th century (CgMs Consulting 2014).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

A full archaeological and historical background for the study site was discussed in the Desk-Based Assessment (CgMs Consulting 2014). Salient points are presented below.

5.1 Prehistoric

5.1.1 Undiagnostic flintwork has been identified on Peckham High Street to the west of the site, but these finds could not be associated with any features. Therefore they do not appear to be indicative of extensive settlement or of activity within the study area.

5.2 Roman

5.1.1 Evidence of the London to Lewes road has been identified c.300m to the east of the site along the alignment of Asylum Road. The recorded finds in the area seem to be mainly associated with the road alignment to the east, and elsewhere appear to comprise of residual artefacts.

5.3 Anglo Saxon and Medieval

5.1.1 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.

5.1.2 The site of Breytynghurst/Bredinghurst Manor House has been identified at Peckham Hill Street to the northwest of the site.

5.1.3 Other medieval features such as pits, postholes and a trackway were also found on sites on Peckham High Street.

5.4 Post-Medieval and Modern

5.1.1 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.

5.1.2 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.

5.1.3 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 of 1841 and 1881.

5.1.4 No 2 Woods Road, within the northern boundary of the study site, is understood to date to the later 17th century, with early 19th and later alterations.

5.1.5 The site has been developed several times since the 19th century, with industrial premises to the north, and a church and school to the south.

5.1.6 The geotechnical investigations suggest extensive truncation as a result of the above mentioned developments. They also suggest a possible early post-medieval land surface to the southwest of the site.

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 (Mayo 2014), approved by the London Borough of Southwark.
- 6.3 The evaluation consisted of four trenches (Figure 2), targeted in an identified area of archaeological potential. The WSI proposed four trenches each to measure 20m by 1.8m; however the achieved dimensions of the trenches were smaller than this (see para 7.1.4 below) owing to the need to locate the trenches around obstacles at the site and to maintain access for the scaffolders who use the site.
- 6.4 The excavation of all trenches was undertaken using a mechanical excavator. A layer of approximately 0.20m of concrete was broken and removed. The mechanical excavator then used 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.
- 6.5 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.
- 6.6 A full photographic record was made during the archaeological investigation, comprising digital photographs.
- 6.7 The trenches were located after excavation by triangulation, using known points in the nearby area.
- 6.8 A temporary bench mark was established on site, on east side of site, the value of which was obtained from the survey plan of the site. The value of the TBM was 5.96m AOD.
- 6.9 The archaeological works were monitored by Dr Christopher Constable, the Senior Archaeology Officer for the London Borough of Southwark.
- 6.10 The complete archive produced during the evaluation, comprising written, drawn, photographic records and artefacts will be deposited with LAARC, identified by site code WSR15.

7 THE ARCHAEOLOGICAL RESULTS AND SEQUENCE

7.1 Trench Results

- 7.1.1 Trenches 1 and 2 showed only two different layers of made ground, both modern. Directly under these was natural gravel [6] and [5], respectively. A slot of a depth of 1.2m BGL was dug on the west corner Trench 1 in order to prove the natural gravel (Section 7, Figure 3).
- 7.1.2 Trench 3 showed the same as 2, with the exception of linear feature [4], aligned SW-NE. This was a drain which cut the natural gravel. Its fill (3) was sealed by two layers of modern made ground of the same composition as the ones seen in Trenches 1 and 2.
- 7.1.3 Very similar results were seen in Trench 4, with the exception of a large modern truncation (approx. 6.25m wide and 0.88m deep) on the western side of the down into natural deposits. The truncation also cut two different layers of modern made ground which seal the natural gravel [6].
- 7.1.4 The achieved trench dimensions can be summarised as follows:

Trench	Dimensions	Trench depth from GL	Trench orientation
1	15.7m x 1.9m	Approx 0.8m	E-W
2	17.3m x 1.8m	Approx 0.95m	E-W
3	17.55m x 1.85m	Approx 1.00m	E-W
4	19.35m x 1.75m	Approx 1.2m	NW-SE

7.2 Phase 1: Natural Deposits

- 7.1.1 Natural deposits of gravel were exposed at a level of 5.13m OD in Trench 1 (context [6]). In Trench 2 the natural geology was recorded at 5.38m OD (context [5]), in Trench 3 at 5.26m OD (context [2]) and in Trench 4 at 5.30m OD (context [1]). The gravel was compacted in density, orange to brown in colour and it was mixed with small patches of very firm, dark yellowish brown clay.
- 7.1.2 It should be highlighted that these results differ from the results obtained from the geotechnical investigations completed at the site in March 2014. Window samples 1 to 5 indicate that the natural deposits of sand and clay sand with gravels are at a depth of 1.20m and 1.50m below ground level, while this evaluation has shown these in between 1.20m and 0.80m below ground level (CgMs Consulting 2014).

7.3 Phase 2: 19th Century Drainage

- 7.1.1 Within Trench 2 the gravel [5] was cut by a thin, post-medieval drain [4] filled by [3] (NE-SW) (Figure 4). It was found at 5.38m OD and its maximum depth was 70mm.

7.4 Phase 3: Modern

- 7.1.1 Within Trench 4 the gravels [1] was cut by a large, modern pit of unknown function in the western side of the trench (Figure 5).
- 7.1.2 Sealing the natural deposits [1], [2], [5] and [6], there were different layers of made ground, which consisted of demolition debris (Trench 3), re-deposited clay (Trenches 1 to 4) and a dark brown, silty clay deposits. Sealing them, there was a layer of approximately 0.2m of concrete. These

deposits were placed in order to level the site area, seeing that the natural gravels have shown to slope down from north (5.13m OD) to south (5.30m OD).



Plate 1: Trench 1, looking west.



Plate 2: Trench 2, looking west.



Plate 3: Trench 3, looking east.



Plate 4: Trench 4, looking east.



Plate 5: Section 2, facing north, modern truncation.

8 RESEARCH OBJECTIVES AND CONCLUSIONS

8.1 Research Objectives

8.1.1 The following paragraphs list and address the research objectives as outlined within the Written Scheme of Investigation for the evaluation.

To determine the palaeotopography of the site and the presence of palaeoenvironmental remains

8.1.2 This evaluation has shown that the natural gravels on this site are in a slight slope from north to south, with levels ranging from 5.13m OD to the north of the site to 5.30m OD on the south. There were no signs of any palaeoenvironmental remains in any of the trenches excavated.

To determine the presence or absence of prehistoric, Roman, medieval and post-medieval activities.

8.1.3 The evaluation has shown that the only activity present in the study area was a NE-SW post-medieval drain in Trench 2. The evaluation of Trench 4 demonstrated that the south-western side of the site has been truncated to natural levels by a large modern pit.

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

8.1.4 The evaluation of Trench 4 demonstrated that the south-western side of the site has been truncated by a modern pit measuring approximately 6.25m wide and 0.88m deep. There were no other impacts seen during this evaluation on the archaeological resource.

8.2 Conclusions

8.1.1 The earliest deposit which can be associated with human activity on the site was a drain [4] seen in Trench 2, dating from the post-medieval period, which cut the natural gravel [5]. Against this leveling layers of made ground were deposited. No archaeology pre-dating the 19th century was found.

8.1.2 The remaining trenches showed the same pattern throughout: two layers of made ground which are related to the development of the study site in the beginning of the 20th century. It is at this time that the south area of the site is first seen to be occupied by commercial buildings (CgMs Consulting 2014).

8.1.3 Once the project is deemed complete and this report approved by the London Borough of Southwark, the completed archive comprising all site records from the fieldwork will be deposited by PCA with LAARC under site code WSR15. Until then the archive comprising all paper, digital and artefactual material will be stored at PCA's headquarters in Brockley, London.

9 **ACKNOWLEDGEMENTS**

- 9.1 Pre-Construct Archaeology Limited would like to thank Richard Meager of CgMs Consulting for commissioning the work and for their support on behalf of the client, Kitewood Developments.
- 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 We also thank Mick and John Trayfoot for accommodating the archaeological works within their yard.
- 9.4 The author would like to thank Chris Mayo for project management and editing this report, James Webb for his hard work during the evaluation, Jennifer Simonson for the CAD illustrations, and Chris Cooper for help with logistics.

10 BIBLIOGRAPHY

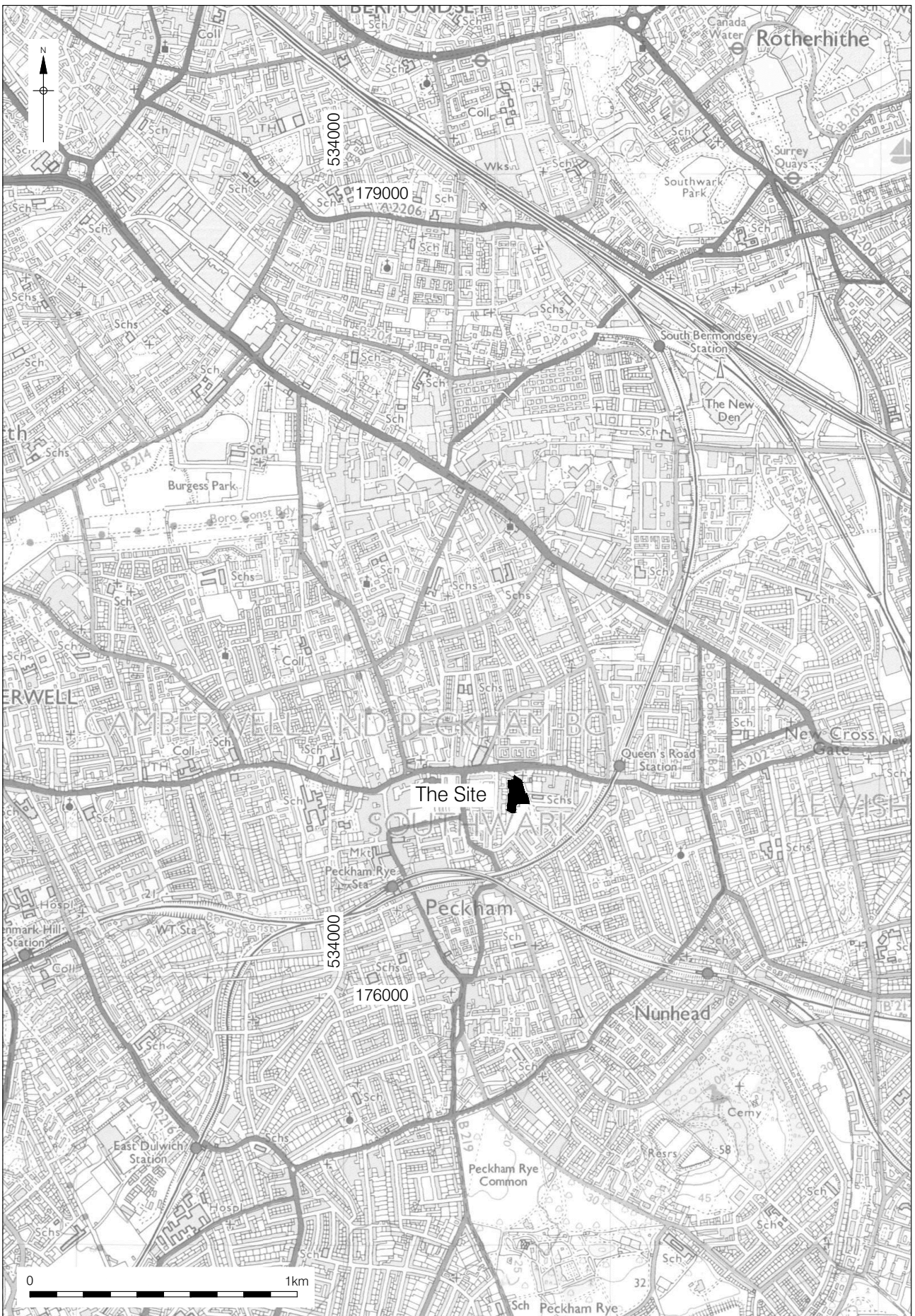
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Figure 1
Site Location
1:20,000 at A4

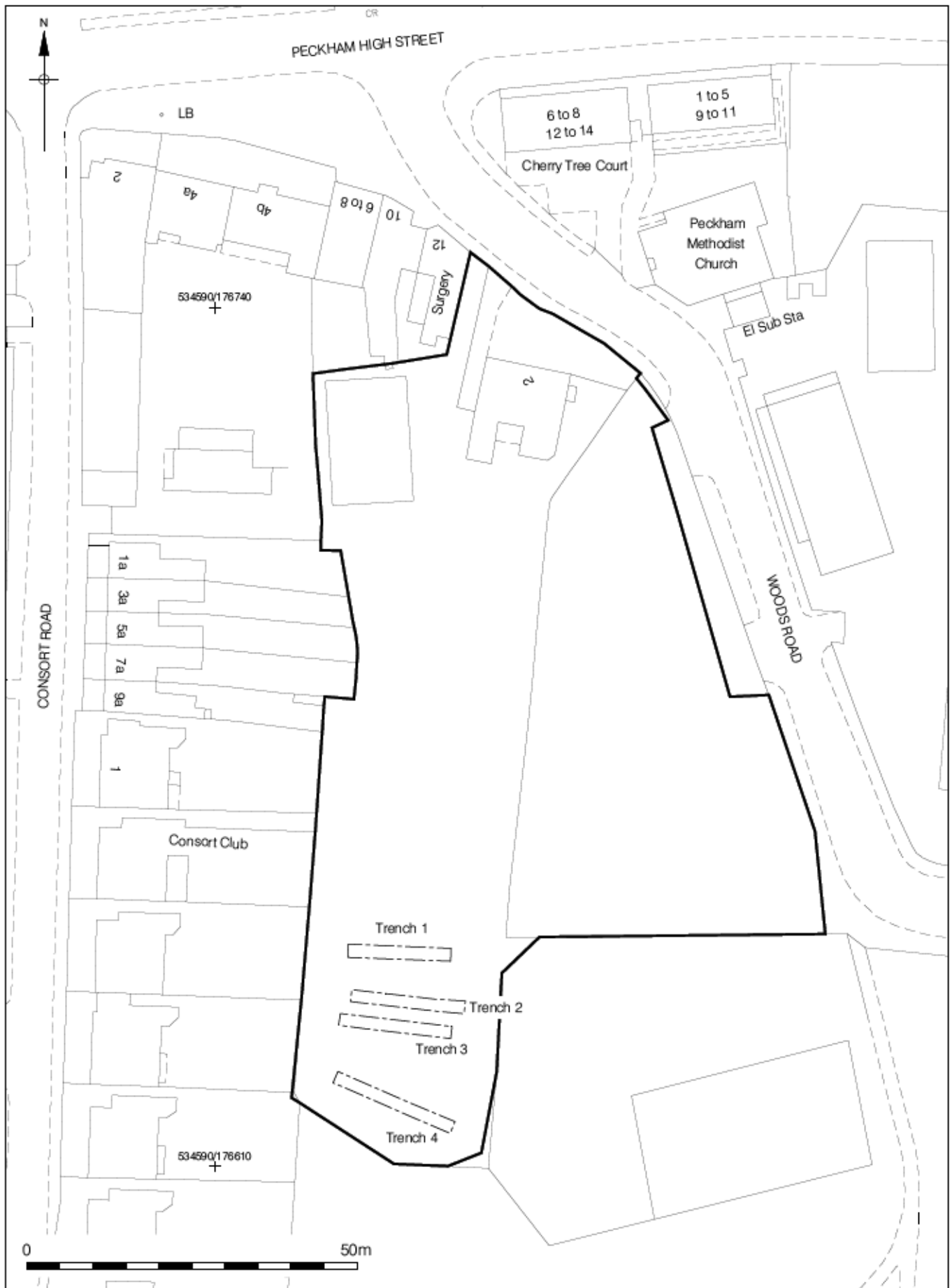
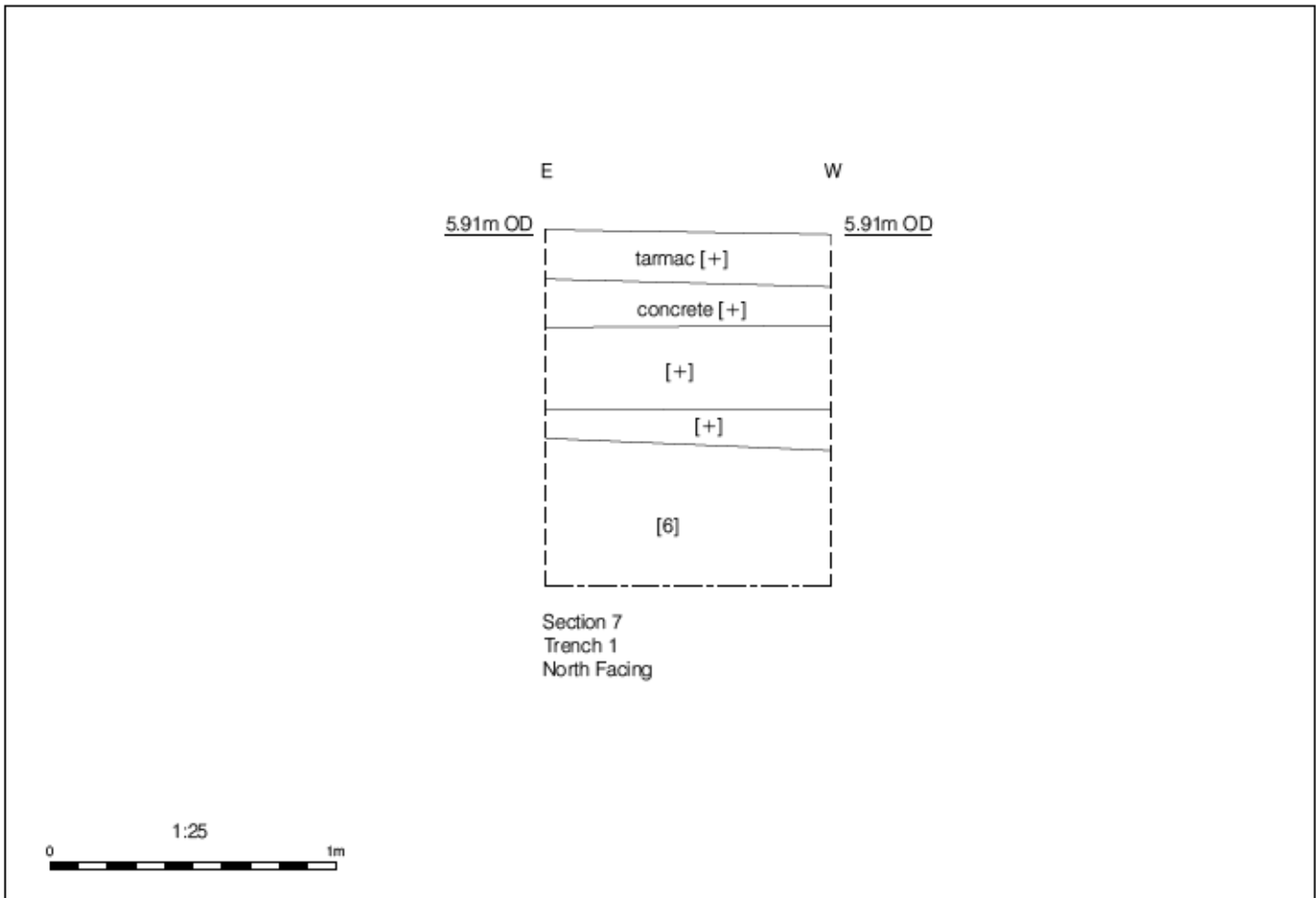
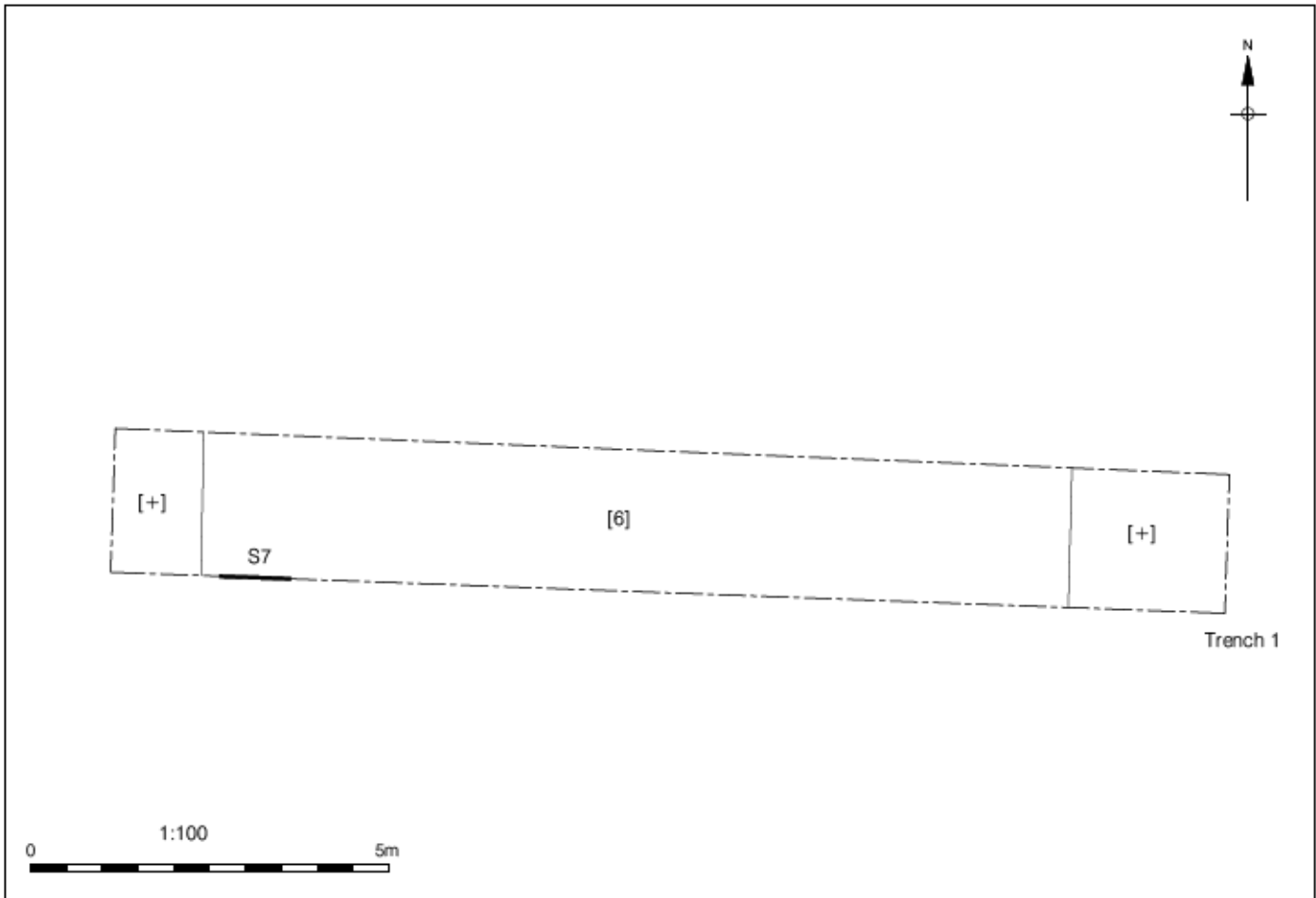


Figure 2
 Trench Location
 1:800 at A4



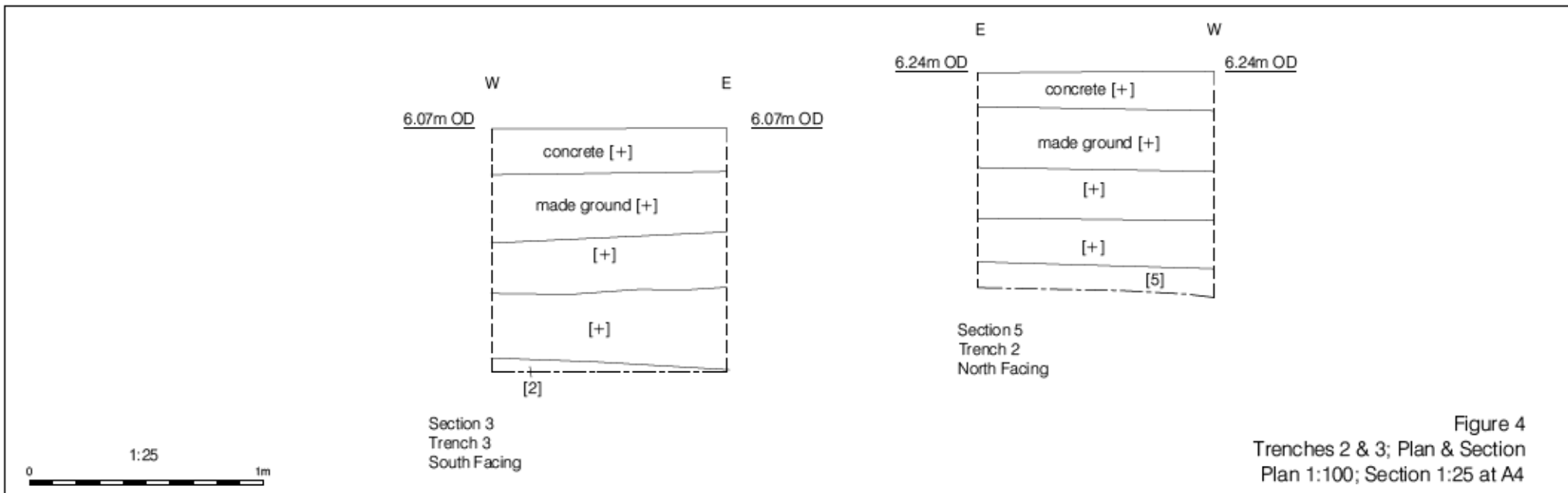
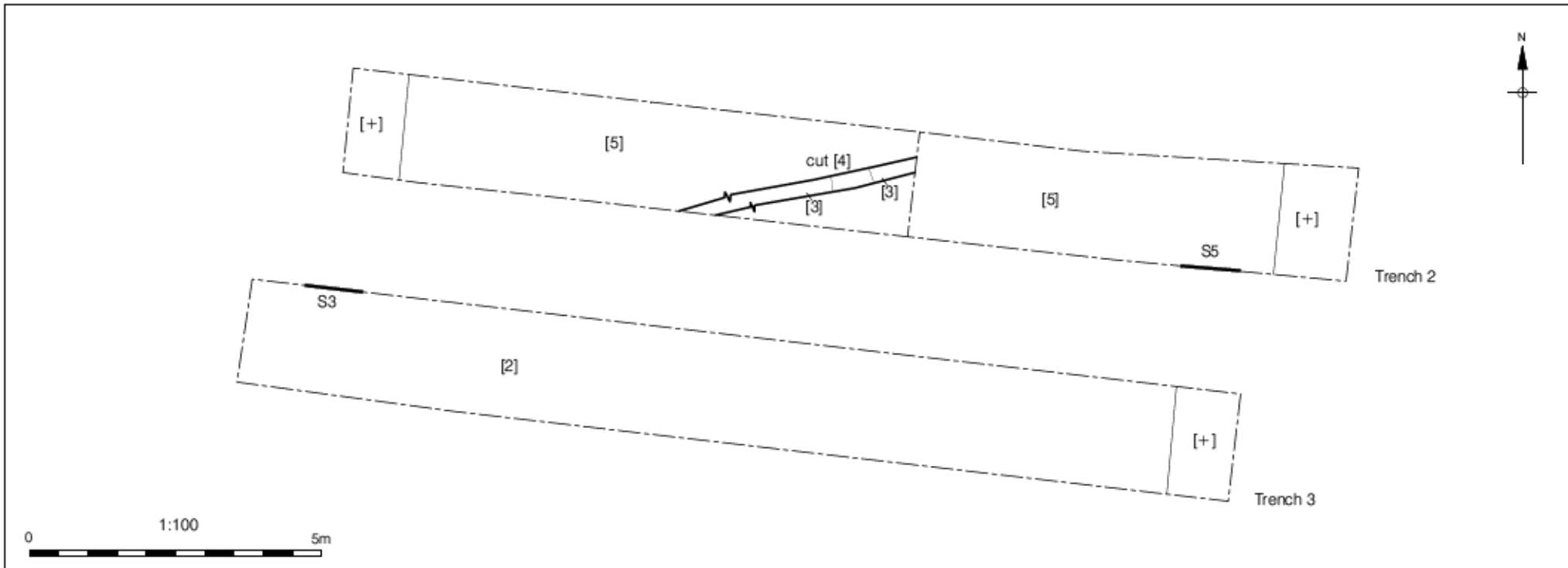
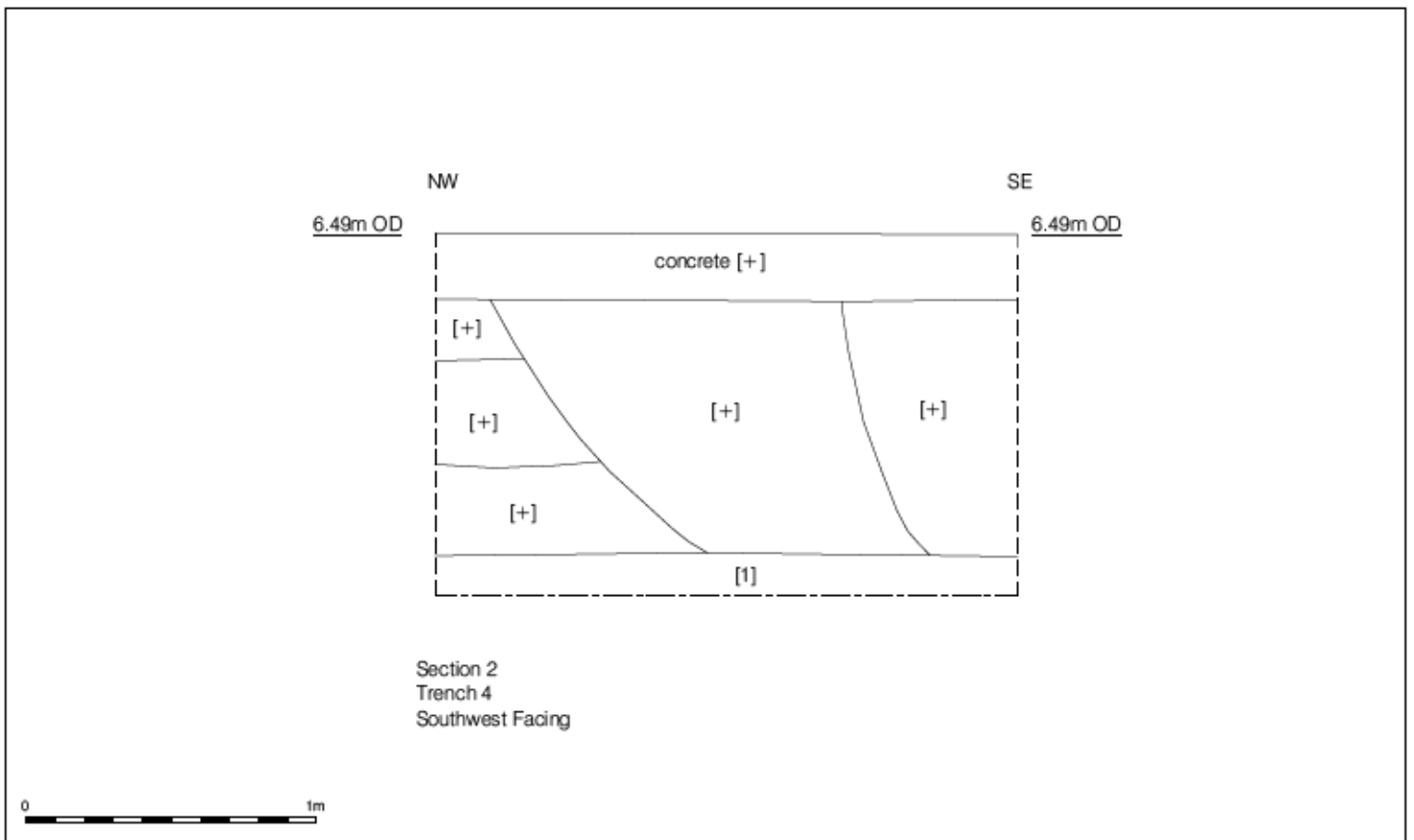
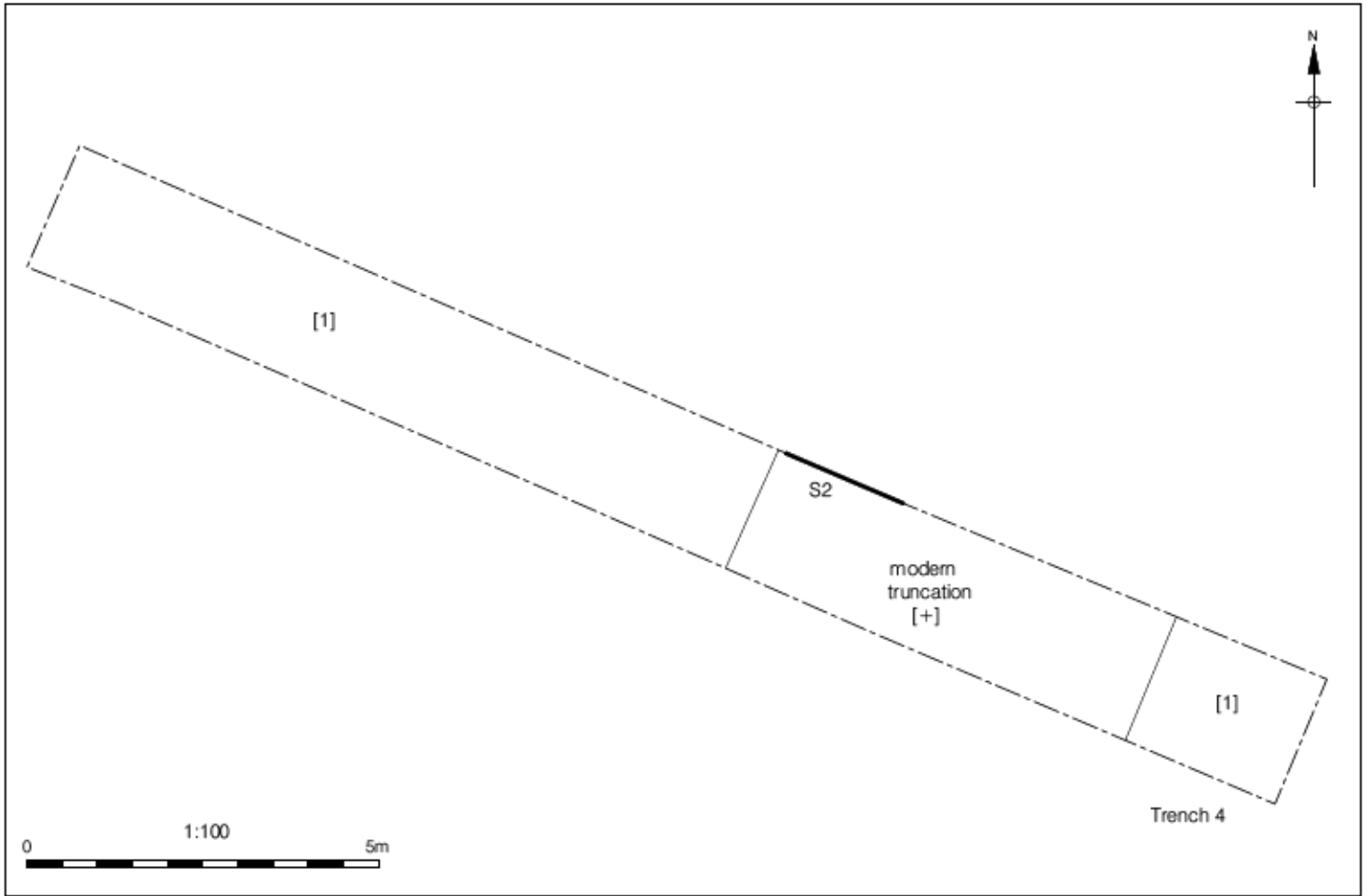


Figure 4
Trenches 2 & 3; Plan & Section
Plan 1:100; Section 1:25 at A4



APPENDIX 1: CONTEXT INDEX

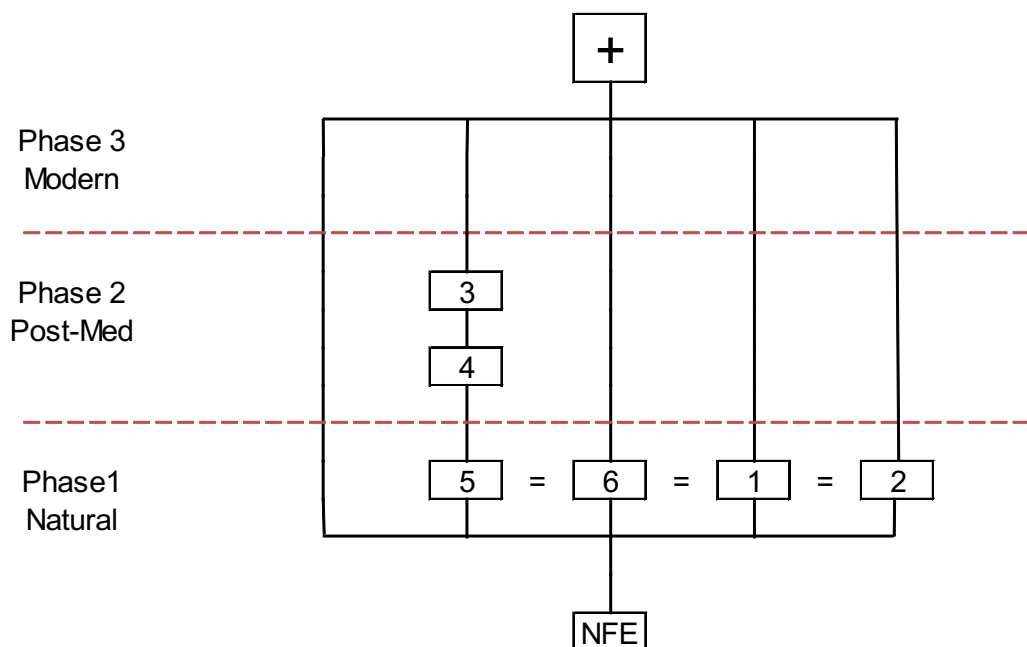
Site Code	Context No.	Trench	Plan	Section / Elevation	Type	Description	Date	Phase
WSR15	1	TR4	TR4	1, 2	Natural	Natural Gravels	Natural	1
WSR15	2	TR3	TR3	3, 4	Natural	Natural Gravels	Natural	1
WSR15	3	TR2	TR2, 4	*	Fill	Fill of [4]	C19	2
WSR15	4	TR2	TR2, 4	*	Cut	Post-Medieval Linear	C19	2
WSR15	5	TR2	TR2	5, 6	Natural	Natural Gravels	Natural	1
WSR15	6	TR1	TR1	7	Natural	Natural Gravels	Natural	1

Phase 1: Natural Deposits

Phase 2: 19th Century Drainage

Phase 3: Modern

APPENDIX 2: SITE MATRIX



APPENDIX 3: OASIS DATA ENTRY FORM

OASIS ID: preconst1-201637

Project details

Project name	Land at 2 Woods Road
Short description of the project	An archaeological evaluation was undertaken at 2 Woods Road, London Borough of Southwark. Four trenches were excavated, where one post-medieval drain was discovered. Two layers of made ground sealed the natural gravel. No archaeological features or deposits dating earlier than the 19th century were found.
Project dates	Start: 19-01-2015 End: 22-01-2015
Previous/future work	Yes / No
Any associated project reference codes	WSR15 - Sitecode
Any associated project reference codes	14/AP/1872 - Planning Application No.
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 4 - Storage and warehousing
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Targeted Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK SOUTHWARK 2 Woods Road
Postcode	SE15 2PX
Study area	6556.00 Square metres
Site coordinates	TQ 6464 7669 51.464673362 0.370448333455 51 27 52 N 000 22 13 E Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 4.66m Max: 5.38m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	CgMs Consulting
Project design originator	Chris Mayo
Project director/manager	Chris Mayo
Project supervisor	Deborah Koussiounelos
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Kitewood Developments

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	WSR15

Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography","Images vector","Spreadsheets","Text"
Paper Archive recipient	LAARC
Paper Archive ID	WSR15
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