

**LAND AT LEDBURY HALL,
OLD KENT ROAD, LONDON
BOROUGH OF SOUTHWARK
SE15 1ND: AN
ARCHAEOLOGICAL
WATCHING BRIEF**

SITE CODE: PNC14

REPORT NO: R11990

FEBRUARY 2015



**PRE-CONSTRUCT
ARCHAEOLOGY**

Land at Ledbury Hall, Old Kent Road, London Borough of Southwark SE15 1ND: - An Archaeological Watching Brief

Central National Grid Reference: TQ 3465 7761

Local Planning Authority: London Borough of Southwark

Site Code: PNC14

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PCA Report Number: R11990

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DOCUMENT VERIFICATION



Site Name

Land at Ledbury Hall, Old Kent Road, London Borough of Southwark SE15 1ND

Type of project

Archaeological Watching Brief

Quality Control

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1 ABSTRACT

- 1.1 This report details the results of the monitoring of piling on land at Ledbury Hall, Old Kent Road, London Borough of Southwark SE15 1ND. The work was undertaken by Pre-Construct Archaeology Limited, and was commissioned by CGMS Consulting. The piles covered an area of 37 metres east-west by 23 metres north-south arranged around three sides of the standing Ledbury Hall.
- 1.2 No archaeological features were encountered.
- 1.3 A firm yellowy brown clayey silt, interpreted as a layer of brickearth, was found at a depth of 1.40m below ground level in pile P4, at c. 2.54m OD. In the other piles natural deposits were not reached.
- 1.4 In piles P47, P48, P54 and Ps11 to 14 modern made ground and/or redeposited brickearth were observed. This suggested the ground had been disturbed to at least the level excavated, up to 1.10 metres below ground, c.2.90m OD at an earlier, but probably recent, date.

2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Limited was commissioned by CGMS Consulting to monitor piling work being conducted on land at Ledbury Hall, Old Kent Road, London Borough of Southwark SE15 1ND (Figure 1). A Written Scheme of Investigation (CGMS 2014) detailed the methodology that was to be used.
- 2.2 The study site was irregular in shape and was bounded to the west by Pencraig Way, to the north by properties fronting Old Kent Road, to the east by the Old Kent Road itself, and to the south by Skenfrith House. The site covered an area of c. 0.12 hectares and was centred at NGR TQ 3465 7761.
- 2.3 The site is located within an Archaeological Priority Zone as defined in the Borough's Local Development Framework Proposals Map.
- 2.4 The works were carried out on 20th and 24th November 2014. The monitoring of the piling was carried out by Rebecca Haslam and the project was managed by Helen Hawkins, both of Pre-Construct Archaeology Limited.
- 2.5 The completed archive comprising written, drawn and photographic records will be deposited with the London Archaeological Archive and Research Centre (LAARC).
- 2.6 The site was allocated the unique site code PNC 14.

3 **AIMS AND OBJECTIVES**

3.1 The WSI for the site (CGMS, 2014) highlighted the following objectives:

- To determine the presence of any prehistoric activity on site.
- To establish the presence or otherwise of any Roman activity on site. How does this evidence relate to contemporary activity in the area?
- To determine the presence of any Anglo-Saxon or Medieval activity on site.
- Determine the presence of any remains associated with Post-Medieval development of the site.
- Establish the likely impact of past land use and development.

3.2 No features from any archaeological period were found. As only modern deposits were found it seems very likely that past, fairly modern, activity has truncated any archaeology to a depth greater than that reached in the test pits associated with the pile insertion. Some natural geology was identified in Pile P4.

4 GEOGRAPHY AND TOPOGRAPHY

4.1 Geology

4.1.1 The British Geological Survey (BGS Online) states the study site lies within an area with bedrock geology of Thanet Formation (Sand) and superficial deposits of Langley Silt Member (Clay and Silt, often known as brickearth).

4.1.2 Geotechnical samples taken across the site in June 2014 recorded topsoil and made ground, with a combined thickness of 1.0 metre, overlying sandy clay. Window samples showed topsoil and made ground with a combined thickness of 1.3m, over sandy clay, while a window sample at the north end of the site showed topsoil and made ground, overlying sand and gravel (CGMS 2014).

4.2 Topology

4.2.1 The site slopes up from the Old Kent Road and then levels out around the school at approximately 4.00 m OD. The north-west part of the site contains a noticeable man made mound of around 1.0m in height.

4.2.2 A spot height with a value of 3.10m OD is recorded in the middle of Old Kent Road, immediately east of the site.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 The archaeological and historical background is taken from the desk based assessment (CGMS 2014).

5.2 Timescales used in this report:

Prehistoric

Palaeolithic 450,000 - 12,000 BC

Mesolithic 12,000 - 4,000 BC

Neolithic 4,000 - 1,800 BC

Bronze Age 1,800 - 600 BC

Iron Age 600 - AD 43

Historic

Roman AD 43 - 410

Anglo Saxon/Early Medieval AD 410 - 1066

Medieval AD 1066 - 1485

Post Medieval AD 1486 - 1749

Modern AD 1750 - Present

5.3 Introduction

5.3.1 The study site lies within the Old Kent Road Archaeological Priority Zone as designated by the London Borough of Southwark.

5.4 Early Prehistoric (Palaeolithic and Mesolithic)

5.4.1 Palaeolithic mammalian fossils (including hippopotamus, mammoth and rhinoceros) were found at the Gas Works on Old Kent Road c.200m north-east of the study site and c.500m south-east of the study site at a brickfield on Peckham Park Road.

5.4.2 Mesolithic flintwork was found in a linear feature, interpreted as indicating temporary settlement at Marlborough Grove, c.700m north-west of the study site. Excavation at Old Kent Road, c.450m north-west of the study site found Mesolithic daub and tools. Late Mesolithic/Neolithic flint flakes and blades were found during an evaluation dig c.650m north-west of the study site at Ossory Road.

5.4.3 Given the available evidence and the fact that the majority of these finds, with the exception of the Gas Works fossils are in areas of Kempton Park Gravel geology, the site can be considered to have a low-moderate potential for early Prehistoric evidence.

5.5 Later Prehistoric (Neolithic, Bronze Age and Iron Age)

5.5.1 A number of prehistoric features of indeterminate period are recorded on the GLHER. A possible peat deposit was recorded c.400m north-east of the site. An east-west ditch and a possible curvilinear feature are recorded c.550m north-west of the study site. At Ossory Road, c.650m north-west, was recorded a prehistoric water channel and a possible enclosure ditch.

5.5.2 Possible Neolithic ditches and flints were found at the Old Kent Road Canal Bridge, c.450m north-west. Neolithic tools were also found very close by on Old Kent Road and at Ossory Road. Residual Mesolithic to Neolithic flakes were found at Sharratt Street, c.650m east of the site.

5.5.3 A peat deposit of Bronze Age date, and containing a Neolithic/Bronze Age flint scraper was found at Varcoe Road c.550m north-east of the study site. Two phases of Bronze Age trackway were also found at Varcoe Road, c.700m north-east, with associated peat deposits.

5.5.4 There are no features or finds of Iron Age date within the study area recorded on the GLHER.

5.6 Roman

5.6.1 Many of the records on the GLHER relate to the Roman roads in this area. Old Kent Road is likely to have been the route of Watling Street (Rochester to London), and various

excavations along its length within the study area have recorded road surfaces. At Asylum Road, c.150m south-east of the study site, the Roman road branched, the southern branch being the London-Lewes Road. Evidence of this Roman road has also been recorded through excavation.

- 5.6.2 Along these roads, other evidence of Roman activity has been recorded. Gravel pits, possibly for repairing the road, were discovered c.250m north-west of the study site. Further to the north-west were recorded gullies, pits and ditches. A burial was discovered c.600m north-west. Approximately 150m to the south-east of the study site, close to the junction with Asylum Road, foundations of a Roman building were discovered.
- 5.6.3 As the study site is located next to the presumed alignment of the Roman road, it can be considered to have a high potential for evidence from the Roman period. Finds and features typically associated with Roman roads can include evidence for settlement and occupation, ditches and associated aligned land and agricultural divisions, together with quarry pits, burials and chance finds of material culture.
- 5.7 Saxon and Medieval
- 5.7.1 No finds or features of Saxon date have been identified within a 750m radius of the study site. The potential of the site for this period can be considered generally low.
- 5.7.2 It is likely that this area was marshy and marginal land during the medieval period, and a number of excavations recorded alluvial deposits sealing earlier layers. The only records dating to the medieval period recorded on the GLHER are for the manor of Hatcham Coldharbour/Cold Abbey c.450m north-east and ploughsoil of medieval/post medieval date at Ossory Road, c.700m north-west.
- 5.7.3 During the medieval period the study site is considered to have lain away from known areas of settlement and activity. Consequently a low potential can be identified for this period at the site itself. Evidence of agricultural activity and land division could conceivably be present.
- 5.8 Post Medieval and Modern (including map regression exercise)
- 5.8.1 For the post medieval period, cartographic and documentary sources can supplement the archaeological evidence in the GLHER.
- 5.8.2 John Rocque's 1746 Map of London shows the study site lying in garden and orchard adjacent to the Old Kent Road. The GLHER records that excavation immediately north of the study site found the land had been turned over to garden or agricultural use in the late 18th century.
- 5.8.3 By the time of the 1842 Camberwell Tithe Map the area had become more developed with roads laid out, and the formerly large fields subdivided into smaller plots. The study site itself remained undeveloped and lay across three plots, with the accompanying Award providing the following details:
- 311 not listed
 - 312 House and Garden
 - 314 Market Garden
- 5.8.4 By the first edition Ordnance Survey map of 1871 the site contained a number of buildings, or parts of buildings. This included a laundry on the west side and houses fronting Old Kent Road on the east side. The centre east of the site contained a long building, and the southern edge included Shenton Street.
- 5.8.5 By the 1893-94 Ordnance Survey map the majority of the site was developed with long buildings filling the central and north-western areas, and smaller buildings and extensions to the existing buildings in the south-eastern area.
- 5.8.6 Between 1893-94 and 1916 an Institute had been built to the rear of Christ Church, partially within the north-western part of the site. To the south-east, the previous building had been demolished and this area was clear at this time. The central part had remained unchanged, but there had been further infilling in the south-eastern part of the study site.

- 5.8.7 This area of Camberwell suffered severe damage during World War II. The central buildings were damaged beyond repair and the buildings fronting Old Kent Road suffered moderate blast damage.
- 5.8.8 The 1950-51 Ordnance Survey shows that the buildings fronting Old Kent Road had been rebuilt, or remodelled, and new buildings had been erected to the rear along Shenton Street. The central area had been largely cleared with a few smaller buildings erected within it. The north-western part contained the Institute and parts of two other buildings.
- 5.8.9 By 1972 the entire area had been cleared and redeveloped. Shenton Street had been removed and Pencraig Way laid out to the west of the study site. The study site itself remained undeveloped.
- 5.8.10 The 1979-81 Ordnance Survey map shows that by this date the site remained largely undeveloped, but a hall had been built on the south side.
- 5.8.11 There were no further changes to the study site by the 2012 Ordnance Survey.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The archaeological watching brief was undertaken during piling of areas to the west, north and east of Ledbury Hall itself. The area piled measured 37m in length north-south by a maximum of 23m east-west. The area to the north and some of the piles on the west and south sides had already been completed prior to the arrival of Pre-Construct Archaeology.
- 6.2 The top of each pile was excavated in a pit 1.30m north-south by 0.80m east-west to a depth of c.1.00m to clear modern obstructions. Small piles were then pushed in by machine down to the natural gravels. The spoil produced was examined before being removed from site.
- 6.3 The piling was monitored by a suitably qualified and experienced archaeologist. Sketch sections were drawn and measured, descriptions of ground noted and photographs taken. OD heights were obtained from architect's drawings.
- 6.4 All relevant health and safety legislation, CDM and COSHH regulations and codes of practice were respected.

7 ARCHAEOLOGICAL SEQUENCE

- 7.1 The majority of piles had been excavated prior to the arrival of Pre-Construct Archaeology on site.
- 7.2 Natural
- 7.2.1 The only natural deposit encountered was a firm yellow brown clayey silt [3] seen in pile position P4 on the extreme northern edge of the site. This was seen at a level of c. 2.54m OD but had been truncated by a brick and concrete slab. The original top level of this deposit therefore could have significantly higher.
- 7.3 Modern
- 7.3.1 Piles P47, P48 and P54 contained a dark reddish to greyish brown sandy silty clay [1]. Although this material was fairly clean and devoid of inclusions the suspicion remains that this deposit had been disturbed. In all the pile pits the context had been truncated by concrete intrusions. The top height of this material was c. 3.34m OD.
- 7.3.2 Piles P11-P14 were excavated as one trench, 8.80m in length east-west by 1.25m wide north-south, due to the discovery of a buried concrete sewer pipe uncovered 0.30m below ground level. This had to be removed before the piles could be inserted. Below this truncation was a firm sandy clayey silt of mixed colour, light to dark reddish brown/ yellowish brown [2]. This deposit had inclusions of clinker and coal and was interpreted as a modern deposit. The top height of this layer was at 3.24m OD.
- 7.3.3 Pile P49 consisted entirely of modern overburden and concrete.

8 **CONCLUSIONS**

- 8.1 The majority of piles were not monitored as they had been excavated prior to the arrival of Pre-Construct Archaeology on site.
- 8.2 No archaeological features were seen.
- 8.3 Truncated natural brickearth was seen in pile position P4.
- 8.4 Modern deposits and redeposited brickearth were seen in the other piles monitored.

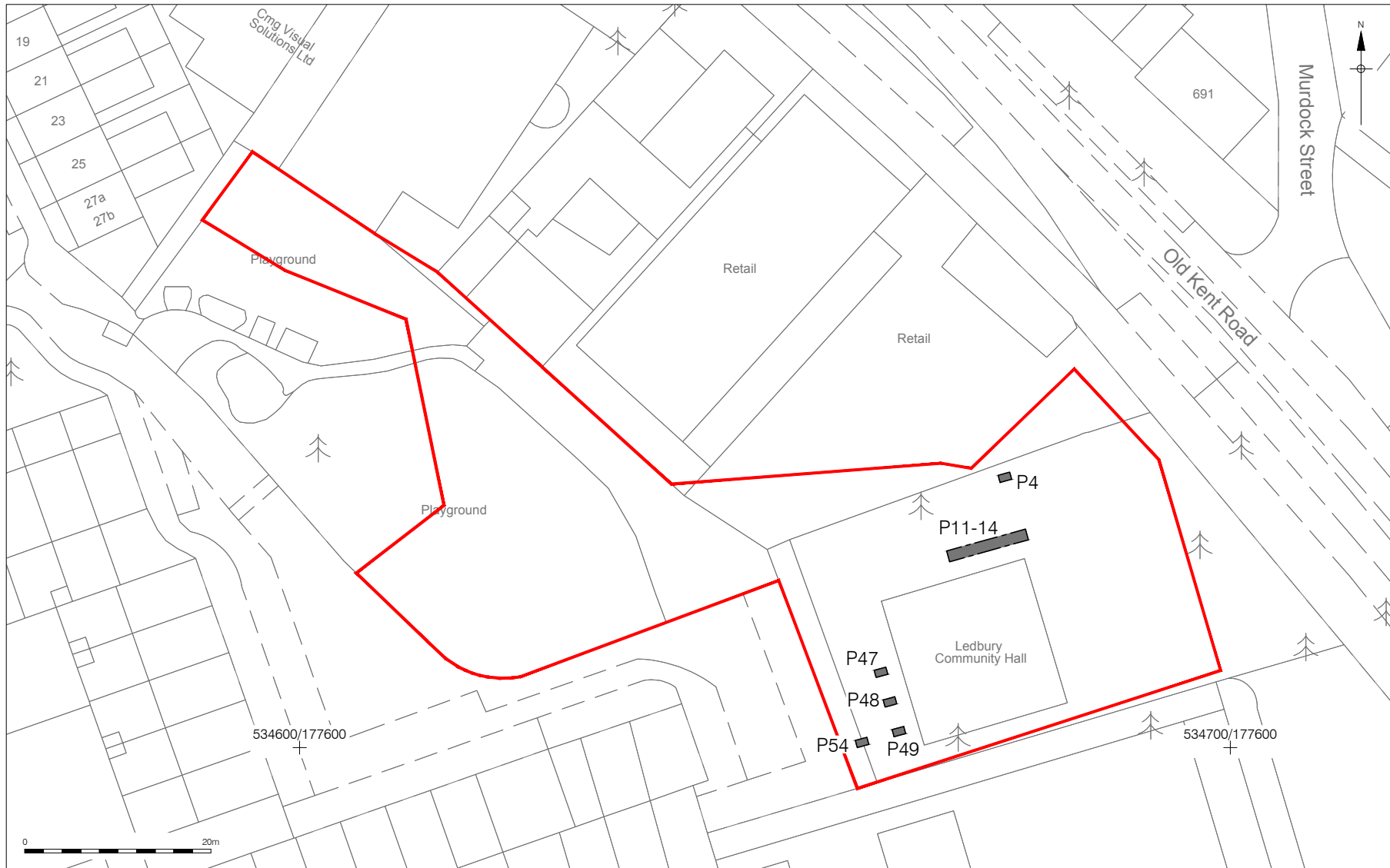


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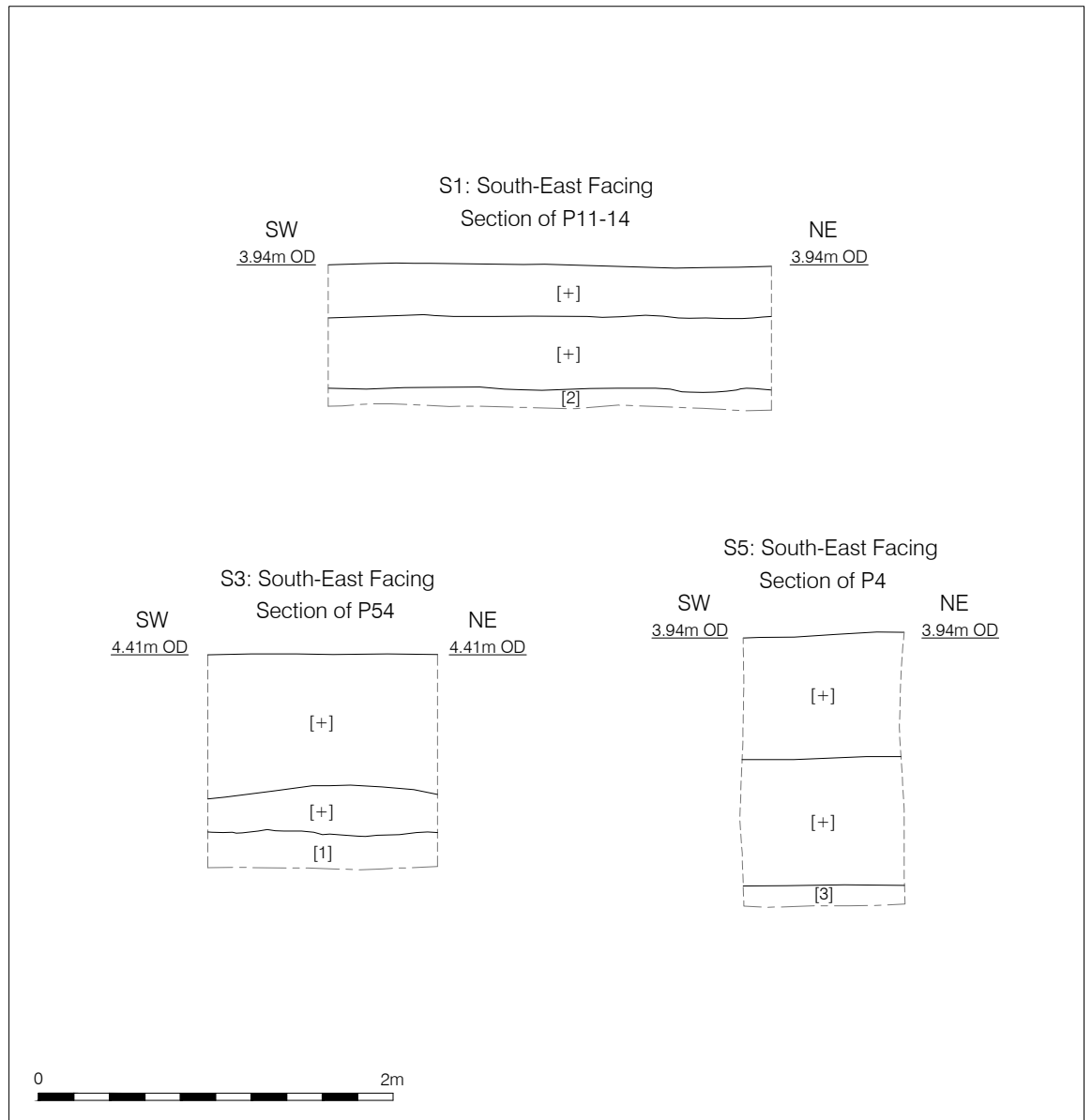
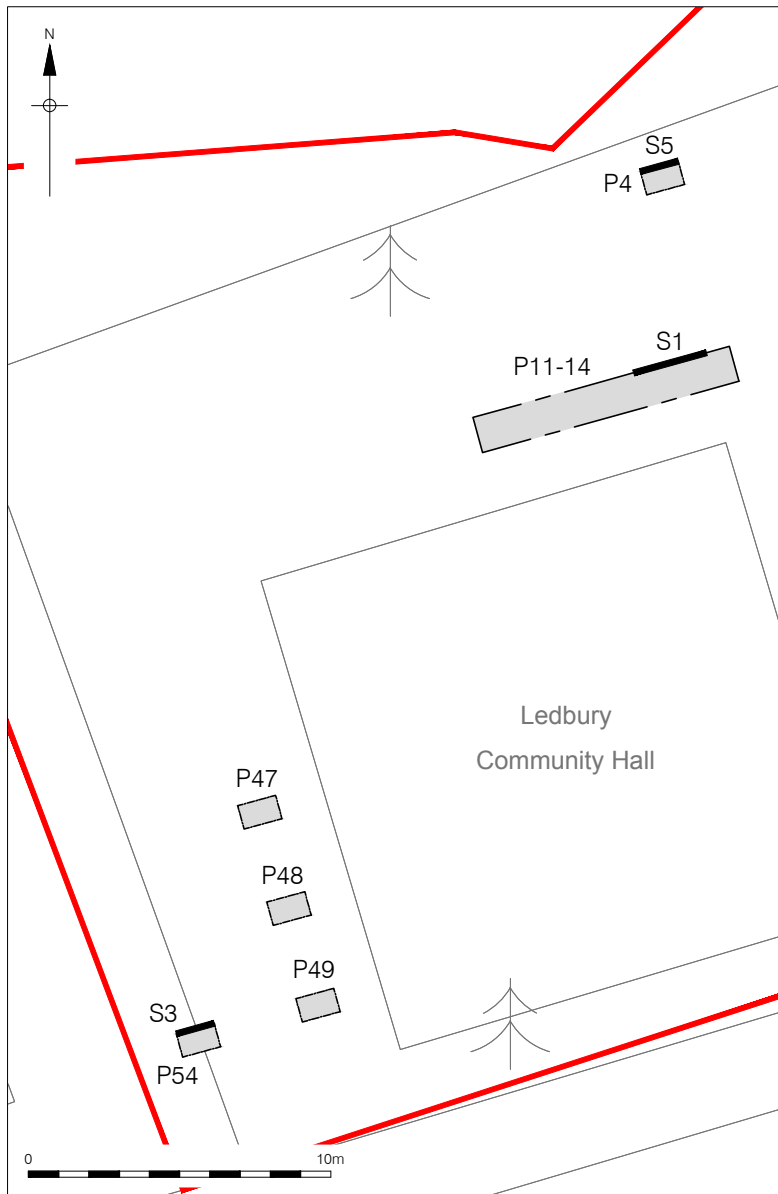
20/02/2015 AMB

Figure 1
Site Location
1:25,000 at A4



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Figure 2
 Detailed Site Location
 1:625 at A4



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Figure 3
 Sections 1, 3 and 5
 Plan 1:400; Sections 1:40 at A4

9 BIBLIOGRAPHY

BGS online.

CGMS Consulting, 2014. *A written scheme of investigation for an Archaeological Watching Brief. Land at Ledbury Hall, Old Kent Road, London Borough of Southwark.* CGMS unpublished client report

10 **ACKNOWLEDGEMENTS**

- 10.1 Pre-Construct Archaeology Limited would like to express their thanks to CGMS Consulting for commissioning this archaeological investigation. Thanks also to Glynn Maloney of Extra Space Solutions for his help on site.
- 10.2 The author would like to thank Rebecca Haslam for monitoring the piling and her advice, Helen Hawkins for her project management and editing of this report. Thanks also to Adela Murray-Brown for the illustrations.

APPENDIX 1: OASIS REPORT

OASIS ID: preconst1-204055

Project details

Project name	Land at Ledbury Hall, Old Kent, Road, London Borough of Southwark SE15 1ND: A Report on the monitorin of piling
Short description of the project	Monitoring of piling for temporary classrooms arranged around three sides of the existing Ledbury Hall. Not all piles were monitored, some were excavated prior to the arrival of PCA on site. In one pile pit a truncated natural brickearth was found. In the others modern made ground or redeposited natural was seen.
Project dates	Start: 20-11-2014 End: 24-11-2014
Previous/future work	No / Not known
Any associated project reference codes	PNC 14 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	NONE None
Monument type	NONE None
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	"Visual Inspection"
Development type	Public building (e.g. school, church, hospital, medical centre, law courts etc.)
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK SOUTHWARK Ledbury Hall
Postcode	SE15 1ND
Study area	0.12 Hectares
Site coordinates	TQ 3465 7761 51.4808944931 -0.0606948292162 51 28 51 N 000 03 38 W Point
Height OD / Depth	Min: 3.94m Max: 4.14m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Chris Constable
Project design originator	CgMs Consulting
Project director/manager	Helen Hawkins
Project supervisor	Rebecca Haslam
Type of sponsor/funding body	Developer
Name of sponsor/funding body	MACE

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	PNC 14
Digital Contents	"none"
Digital Media available	"Images raster / digital photography"

Paper Archive recipient	LAARC
Paper Archive ID	PNC 14
Paper Contents	"none"
Paper Media available	"Context sheet", "Diary", "Drawing", "Plan", "Section", "Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Land at Ledbury Hall, Old Kent Road, London Borough of Southwark SE15 1ND: A Report on the monitoring of piling
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