

**94 BERMONDSEY WALL EAST,  
LONDON SE16 4TY**

**AN ARCHAEOLOGICAL WATCHING  
BRIEF**

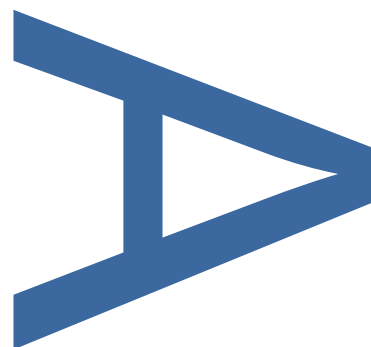
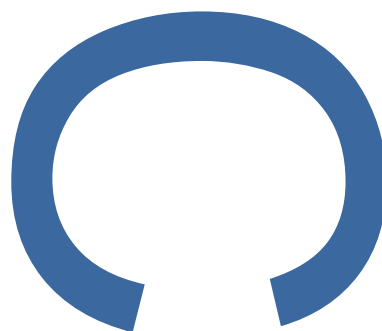
**LOCAL PLANNING AUTHORITY:  
LONDON BOROUGH OF SOUTHWARK**

**PLANNING APPLICATION NUMBER:  
14/AP/4488**

**SITE CODE: BEE16**

**PCA REPORT NO: R12588**

**SEPTEMBER 2016**



**PRE-CONSTRUCT ARCHAEOLOGY**



## DOCUMENT VERIFICATION

94 BERMONDSEY WALL EAST,  
LONDON SE16 4TY

### AN ARCHAEOLOGICAL WATCHING BRIEF

#### Quality Control

Pre-Construct Archaeology Ltd	
Project Number	K4308
Report Number	R12588

	Name & Title	Signature	Date
Text Prepared by:	Guy Seddon		September 2016
Graphics Prepared by:	Jennifer Simonson		September 2016
Graphics Checked by:	Josephine Brown		September 2016
Project Manager Sign-off:	Chris Mayo		September 2016

Revision No.	Date	Checked	Approved

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

**94 BERMONDSEY WALL EAST, LONDON SE16 4TY**

**AN ARCHAEOLOGICAL WATCHING BRIEF**

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**Site Code:** BEE16

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

**Planning Reference Number:** 14/AP/4488

**Central National Grid Reference:** TQ 34456 79690

**Written by:** Guy Seddon  
Pre-Construct Archaeology Limited  
August 2016

**Project Manager:** Chris Mayo

**Commissioning Client:** Milan Babic Architects

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

**Tel:** 020 7358 8950 | 020 7732 3925

**Fax:** 020 7732 7896

**Email:** cmayo@pre-construct.com

**Website:** www.pre-construct.com

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**September 2016**

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## **1 ABSTRACT**

- 1.1 This report presents the results of an archaeological investigation conducted by Pre-Construct Archaeology Ltd at 94 Bermondsey Wall East, London SE16 4TY. The site is located within the London Borough of Southwark and is centred at National Grid Reference TQ 34456 79690.
- 1.2 Following the Written Scheme of Investigation prepared by Pre-Construct Archaeology Limited (Stevenson 2015), an archaeological watching brief was carried out discontinuously between 21<sup>st</sup> July and 8<sup>th</sup> August 2016, during the excavation of foundation trenches for a residential unit to the rear of 'The Old Justice' public house.
- 1.3 Natural geological deposits were not encountered during the watching brief.
- 1.4 The earliest deposits recorded was late 19<sup>th</sup> century made ground deposited as ground reclamation material, which was in turn sealed by the concrete that formed the present day land surface.

## **2 INTRODUCTION**

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited at 94 Bermondsey Wall East, London SE16 4TY between the 21<sup>st</sup> July and 8<sup>th</sup> August 2016. The site is located within the London Borough of Southwark and is centred at National Grid Reference TQ 34456 79690 (Figure 1).
- 2.2 The watching brief closely monitored the hand excavation of foundation trenches to the rear of 'The Old Justice' public house associated with the construction of a new build residential property, within the former beer garden (Figure 2). The trenches had a width of 0.60m and a finished depth of 1.40m below the current ground level, a height of 1.1m AOD.
- 2.3 The site is bounded to the north by Bermondsey Wall East, to the east by Farncombe Street and to the south and west by residential units. The River Thames runs roughly east-west approximately 92m north of the study site.
- 2.4 The archaeological watching brief was conducted by Pre-Construct Archaeology Limited under the supervision of Guy Seddon and Aidan Turner and the project management of Chris Mayo. This report was also written by Guy Seddon. The archaeological work was commissioned by Milan Babic Architects.
- 2.5 The site was recorded using the unique site code BEE16, issued by the Museum of London. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be deposited with the London Archaeological Archive and Research Centre (LAARC) under that code.
- 2.6 There are no Scheduled Monuments on or close to the site. The site does not lie within a conservation area, but does lie within the Archaeological Priority Area designated as the 'Borough, Bermondsey and Rivers' area 1A as defined by the London Borough of Southwark in the Southwark Plan (2007).

### **3 PLANNING BACKGROUND**

#### **3.1 National Planning Policy Framework (NPPF)**

- 3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment.
- 3.1.2 In considering any proposal for development, including allocations in emerging development plans, the local planning authority will be mindful of the policy framework set by government guidance, existing development plan policy and of other material considerations.

#### **3.2 Regional Guidance: The London Plan**

- 3.2.1 Additional relevant planning strategy framework is provided by The London Plan, which was updated in 2015. It includes the following policy of relevance to archaeology within London:

##### **Historic environments and landscapes**

##### **POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY**

###### Strategic

- A London's heritage assets and historical 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 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 decision

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their setting 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 assets or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that assets.

###### 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 organizations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their setting where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

#### **3.3 Local Policy: Archaeology in Southwark**

- 3.3.1 The study aims to satisfy the objectives of Southwark Council, which fully recognises the importance of the buried heritage for which it is the custodian. Relevant saved policy statements for the protection of the buried archaeological resource within the borough are contained within the Development Plan (adopted April 2011):

##### **STRATEGIC OBJECTIVE 2F. CONSERVE AND PROTECT HISTORIC AND NATURAL PLACES**

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3.15 Southwark's heritage assets and wider historic environment will be conserved and enhanced. Open spaces and biodiversity will be protected, made more accessible and improved. The policies related to this theme are STP 1, STP 2 SP 1, SP 11, SP 12 and SP 14.

#### **STRATEGIC POLICY 12 – DESIGN AND CONSERVATION**

**How we will achieve our vision to improve our places:**

(includes)

SO 2F: Conserve and protect historic and natural places

#### **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.  
(and)
6. Requiring Design and Access Statements with applications and encouraging Building for Life Assessments and heritage impact assessments.

3.3.2 Additional policies of relevance to the study site area contained within the Southwark Plan (adopted July 2007, Saved April 2012):

#### **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.

### **3.4 Site Specific Constraints**

- 3.4.1 There are no Scheduled Ancient Monuments within the development site. The site does not lie within a conservation area, but it does lie within the Archaeology Priority Area designated as the 'Borough, Bermondsey and Rivers' area 1A as defined by the London Borough of Southwark.
- 3.4.2 Four listed buildings lie within a 250m radius of the subject site (Figure 8, Ref. 66-69), although none of these lie within the footprint of the proposed development. The adjacent property at 48 Farncombe Street (Figure 8, Ref. 68, GLHER MLO92000) is however one of these listed properties, and comprises a former Thames Water Authority Office dating to 1822.



### **3.5 Site Specific Planning Background**

- 3.5.1 Planning permission has been granted under application number 14/AP/4488 for the:
- Conversion of the existing building together with an erection of a 2 storey rear extension and a 3 storey side extension to create a mixed use development including the retention of the existing public house at the basement and ground floor and 6 residential units on the upper floors.
- 3.5.2 The application was supported by an archaeological desk-based assessment prepared by PCA (Fairman 2015). The planning consent included the following archaeological condition:
- 4 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works, an archaeological watching brief, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

#### **Reason**

In order that the details of the programme of works for the archaeological watching brief are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 3.5.3 PCA were instructed by the client to complete works necessary to discharge the above condition, in the first instance a Written Scheme of Investigation was prepared (Stevenson 2015) and approved by the London Borough of Southwark. The watching brief was completed in July and August 2016, and the work is herein reported.

## **4 GEOLOGY AND TOPOGRAPHY**

4.1 The following is summarized from the archaeological desk-based assessment by PCA (Fairman 2015).

### **4.2 Geology**

4.2.1 The British Geological survey identifies the underlying Bedrock geology on site to be the 'London Clay Formation'. This is overlain by Alluvium.

4.2.2 No geotechnical data specific to the site was available prior to the production of this report. A borehole recorded to the east of the site however recorded 2.60m of made ground which sealed a 0.30m thick horizon of sandy clay with gravel. Below this was a dense deposit of sand which extended to a depth of 7.50m below ground level. London Clay was recorded at a depth of 9.30m below ground level.

### **4.3 Topography**

4.3.1 The River Thames runs roughly east-west approximately 92m north of the subject site. The former course of the Neckinger River, or St. Saviour's dock, follows a north-east south-west alignment c.0.57km to the west of the subject site. This part of Southwark is known to have been part of a chain of islands during the prehistoric period. Current projections of the island topography place the subject site within the tidal floodplain between the Neckinger River and the Bermondsey Eyot. As such the underlying topography is likely to exhibit a downward slope from west to east, with the higher ground of the island surface rising to the east.

4.3.2 The area of the study site lies at c. 2.50m OD.

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 5.1 The following is reproduced from the archaeological desk-based assessment by PCA (Fairman 2015).
- 5.2 The archaeological and historical background to the site indicates moderate evidence for prehistoric occupation in the vicinity. The limiting factor for early inhabitation was primarily environmental, with the subject site projected to have lain within a tidal floodplain at this time. Seasonal exploitation was however possible and archaeologically identified features have been recorded from such marginal environments in other parts of the borough. As climate changes stabilised and water management techniques became more sophisticated so development increased. Initially Roman settlement was focussed around London Bridge, and adjacent to the arterial roads, but the discovery of cremation burials and a revetted channel adjacent to the subject site indicates the area was sustainable for development during this time, and as such has a moderate potential for Roman remains. The settlement is believed to have contracted during the Saxon period with a significant lack of archaeologically identified evidence recovered from throughout the area. Some evidence suggests however that some of the waterways managed during the Roman period were maintained into the Saxon and potentially medieval periods. The population gradually increased throughout the medieval and post-medieval periods, with large scale land reclamation works and the construction of river defences providing the impetus for further construction. The ease of access to the river and transport routes in close proximity to the subject site meant that much of the early development was linked to industry.
- 5.3 The development of Southwark was essentially dictated by and defined by the palaeo-topography of the area, being part of a chain of prehistoric islands. The braided network of river channels and risk of flooding to adjacent areas would have limited early occupation, but later gave rise to exploitation by industry as well as long-lived and extensive water management techniques including the maintenance of revetted channels. Large scale land reclamation activities are also known archaeologically dating back to at least the Roman period. The immediate area of the subject site was utilised as medieval river defences, comprising the construction of an earthen bank to gradually reclaim land and push the southern bank of the Thames progressively northwards. Both natural flooding and the corresponding alluvial deposition, and the artificially raising of ground level for flood defences have the potential to preserve early organic remains and archaeological horizons. Extensive ground consolidation has the potential to provide a buffer between archaeological levels and modern truncations such as those caused by services or basemented properties.

## **6 ARCHAEOLOGICAL METHODOLOGY**

- 6.1 The purpose of the archaeological watching brief was to:
- Preserve 'by record' the extent and significance and quality of any surviving archaeological features and deposits within the site.
  - Seek to establish the presence or absence of archaeological remains on the site and the extent of modern truncation.
- 6.2 All works were undertaken in accordance with the guidelines set out by the London Borough of Southwark, English Heritage and the IfA.
- 6.3 The proposed methodology of the archaeological monitoring was detailed in the site specific Written Scheme of Investigation (Stevenson 2015), approved by the London Borough of Southwark.
- 6.4 All invasive construction groundworks at the site were monitored by an archaeologist under archaeological watching brief conditions. This comprised a linear excavation for the new foundations, completed as a single trench (labelled "Foundation Trench") which had a finished depth BGL of approximately 1.40m and a total length of 21.46m and a width of 0.60m (Figure 2 and Plate 1).
- 6.5 The excavations were undertaken by a small team of groundworkers using hand tools, and excavation work was continuously monitored by the attendant archaeologist, who directed the groundworkers if and when archaeological remains were apparent.
- 6.6 Representative sections were cleaned and drawn where appropriate.
- 6.7 All archaeological features were recorded in plan at 1:20 or in section at 1:10 using standard single context recording methods.
- 6.8 The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in London, that is those developed out of the Department of Urban Archaeology Site Manual and presented in PCAs *Operations Manual 1* (Taylor 2009). The site archive was organised to be compatible with the archaeological archives produced in the Local Authority area.
- 6.9 A full photographic record was made during the archaeological investigation, comprising digital photographs.
- 6.10 A Temporary Bench Mark was established on the site by PCA's surveyor using a GPS system at 2.50m AOD.
- 6.11 The complete archive produced during the fieldwork, comprising written, drawn, photographic records and artefacts will be deposited with LAARC, identified by site code BEE16.
- 6.12 Pre-Construct Archaeology Limited is a Registered Archaeological Organisation (number 23) with the Chartered Institute of Field Archaeologists and operates within the Institute's 'Code of Practice'.

## 7 THE ARCHAEOLOGICAL SEQUENCE

### 7.1 Phase 1: Post-Medieval Made Ground

- 7.1.1 The earliest deposit recorded was a loose - firmly compacted, mid brown sandy silt layer [1] containing frequent inclusions brick fragments and occasional small sherds of pottery dating to the late post-medieval period. The deposit had a surface height of 2.21m AOD and a thickness of over 1.11m (Figure 3, Plate 2).



*Plate 1: Overview, Looking East*



*Plate 2: Section 1, Looking West*



*Plate 3: Section 2, Looking South*

## **7.2 Phase 2: Modern**

- 7.2.1 Sealing the post-medieval deposit was a layer of crushed brick hard-core [+], 90mm thick, which was the bedding layer for the 0.20m-thick current concrete slab which was at a height of 2.50m AOD (Plates 2 & 3). Along the southern boundary of the site the surface level also comprised modern topsoil laid within a raised planting bed.

## **8 RESEARCH OBJECTIVES AND CONCLUSIONS**

### **8.1 Research Objectives**

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

***Preserve 'by record' the extent and significance and quality of any surviving archaeological features and deposits within the site.***

- 8.1.2 Only one single archaeological deposit, layer [1] was observed during the watching brief. This was recorded in plan, section and context sheet. Relevant photographs of the deposit were also taken.

***Seek to establish the presence or absence of archaeological remains on the site and the extent of modern truncation.***

No archaeological finds or features of any significance were observed or recorded during the watching brief. This was due to the fact that the excavations of the foundation trenches did not extend deep enough to penetrate below the late post-medieval made ground, [1].

### **8.2 Conclusions**

- 8.2.1 The watching brief recorded a late post-medieval dump layer [1] which was in excess of 1.11m thick. It is probable that this layer represents part of the sequence of land reclamation that is well documented in this area.
- 8.2.2 Once the project is deemed complete, the completed archive comprising all site records from the fieldwork will eventually be deposited by Pre-Construct Archaeology Limited with LAARC under site code BEE16. Until then the archive will be stored at our headquarters in Brockley, London.
- 8.2.3 The results of the archaeological investigation will be published as an entry in the *London Archaeologist* 'Round Up'.

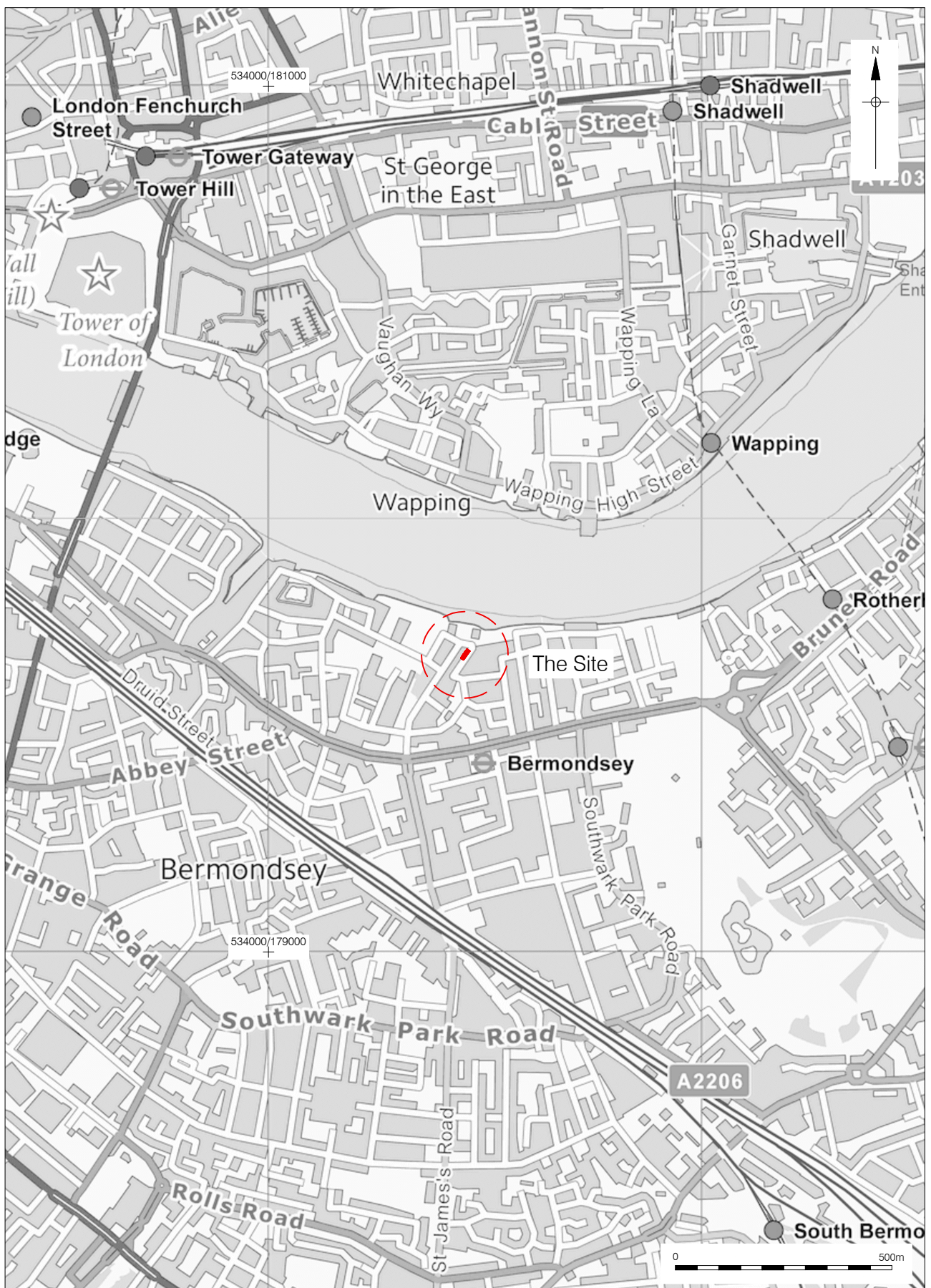
## **9 ACKNOWLEDGEMENTS**

- 9.1 Pre-Construct Archaeology Limited would like to thank Milan Babic Architects for commissioning the work on behalf of the client.
- 9.2 The author would like to thank Chris Mayo for project managing the watching brief and editing this report, Aidan Turner for monitoring the works during the authors absence, Jennifer Simonson for the CAD illustrations and Richard Archer for the survey. The project was designed and initiated for PCA by Gemma Stevenson.

## **10 BIBLIOGRAPHY**

- Fairman, A. 2015. '94 Bermondsey Wall East, Bermondsey, Southwark, An Archaeological Desk-Based Assessment'. PCA unpublished report number R11951
- Stevenson, G. 2015. 'Written Scheme of Investigation for an Archaeological Watching Brief at Old Justice, 94 Bermondsey Wall East, London Borough of Southwark, SE16 4TY', , PCA unpublished report
- Taylor, J with Brown, G 2009, *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construct Archaeology Limited





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07/09/16 JS

Figure 1  
Site Location  
1:12,500 at A4



Digital data supplied by Milan Babic Architects Ltd.  
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Figure 2  
 Trench Location  
 1:250 at A4

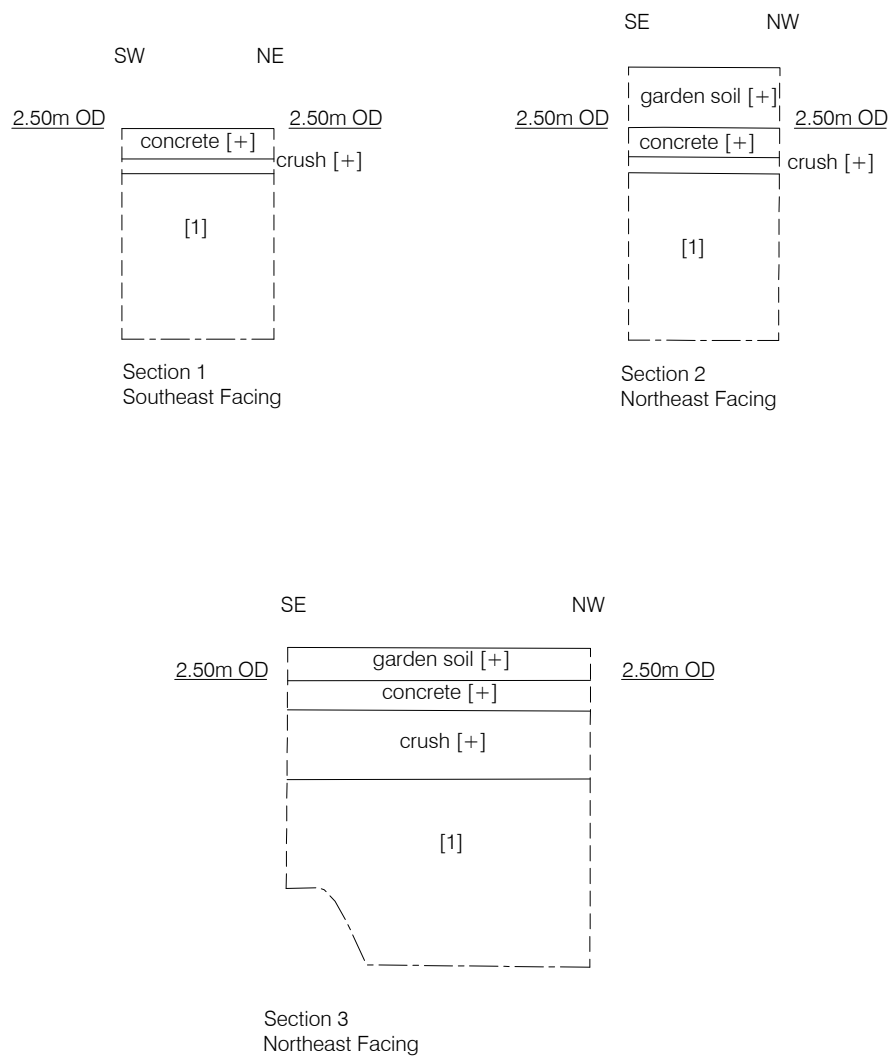


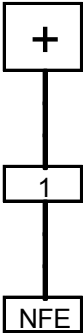
Figure 3  
 Sections 1 - 3  
 1:50 at A4

## APPENDIX 1: CONTEXT INDEX

Site_Code	Context	Type	Over	Under	Area	Description	Category	Depth	Levels high	Phase
BEE16	1	Layer	+	NFE	Site	Late post-Medieval dump layer	Dump	1.11	1.1	1

**APPENDIX 2: MATRIX**

Phase 1  
Post-Med



## APPENDIX 3: OASIS DATA FORM

**OASIS ID: preconst1-259643**

### Project details

Project name	94 Bermondsey Wall East, London SE16 4TY: An Archaeological Watching Brief
Short description of the project	An archaeological investigation was conducted by Pre-Construct Archaeology Ltd at 94 Bermondsey Wall East, London SE16 4TY during the excavation of foundation trenches for a residential unit to the rear of 'The Old Justice' public house. The earliest deposits recorded were alluvial late 19th century made ground/reclaimed land, which was in turn sealed by the concrete that formed the present day land surface.
Project dates	Start: 21-07-2016 End: 08-08-2016
Previous/future work	No / No
Any associated project reference codes	BEE16 - Sitecode
Any associated project reference codes	14/AP/4488 - Planning Application No.
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 3 - Built over
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

### Project location

Country	England
Site location	GREATER LONDON SOUTHWARK BERMONDSEY ROTHERHITHE AND SOUTHWARK 94 Bermondsey Wall East
Postcode	SE16 4TY
Study area	72 Square metres
Site coordinates	TQ 34456 79690 51.499634461979 -0.062694775375 51 29 58 N 000 03 45 W Point
Lat/Long Datum	Unknown

### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Gemma Stevenson
Project director/manager	Chris Mayo
Project supervisor	Guy Seddon
Type of sponsor/funding body	Architectural Practice
Name of sponsor/funding body	Milan Babic Architects

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	BEE16
Digital Contents	"Stratigraphic"
Digital Media available	"Database", "Images raster / digital photography", "Images vector", "Spreadsheets", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	BEE16
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Drawing", "Photograph", "Plan", "Report", "Section", "Unpublished Text"

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	94 Bermondsey Wall East, London SE16 4TY: An Archaeological Watching Brief
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Entered by	Chris Mayo (cmayo@pre-construct.com)
Entered on	07-Sep-16

# PCA

## **PCA SOUTH**

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

## **PCA NORTH**

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

## **PCA CENTRAL**

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

## **PCA WEST**

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

## **PCA MIDLANDS**

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

