

DOCUMENT VERIFICATION

Site Name

392-392a New Cross Road, London Borough of Lewisham.

Type of project

Watching Brief

Quality Control

Pre-Construct Archaeology Limited Project Code			K1452
	Name & Title	Signature	Date
Text Prepared by:	Teresa Hawtin		6/7/07
Graphics Prepared by:	Josephine Brown		6/7/07
Graphics Checked by:	Peter Moore	<i>Peter Moore</i>	6/7/07
Project Manager Sign-off:	Peter Moore	<i>Peter Moore</i>	6/7/07

Revision No.	Date	Checked	Approved

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

**An Archaeological Watching Brief at 392 – 392a New Cross Road,
Brockley, London Borough of Lewisham, SE14 6TY**

Site code: NEX07

Central National Grid Reference: TQ 5368 1770

**Written and Researched by Teresa Hawtin
Pre-Construct Archaeology Limited, July 2007**

Project Manager: Peter Moore

Commissioning Client: Mr. James Davies

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

**Tel: 020 7732 3925
Fax: 020 7732 7896
E-mail: pmoore@pre-construct.com
Website: www.pre-construct.com**

**© Pre-Construct Archaeology Ltd
July 2007**

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Ltd cannot be held responsible for errors or inaccuracies herein contained

CONTENTS

1	Abstract	3
2	Introduction	4
3	Planning Background	7
4	Geology and Topography	10
5	Archaeological and Historical Background	11
6	Archaeological Methodology	13
7	Archaeological Sequence	14
8	Conclusions	17
9	Bibliography	18
10	Acknowledgements	19

APPENDICES

1	OASIS Report Form	20
---	-------------------	----

LIST OF FIGURES

Fig. 1	Site Location	5
Fig. 2	Trench Location	6
Fig. 3	Section 1	16

1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological watching brief undertaken during groundworks associated with the redevelopment of land at 392 – 392a New Cross Road, Brockley, in the London Borough of Lewisham. The site is centred at National Grid Reference TQ 5368 1770 (Fig.1).
- 1.2 The watching brief monitored the mechanical excavation of three trenches across the site (Fig. 2).
- 1.3 A pit was seen towards the southern end of the site, the fill of which was a very dark brown loam containing modern debris including glass, metal and bricks. The concrete foundation of a former brick lean-to structure was also recorded towards the southern end of the site (Fig. 2). No other finds of archaeological interest were observed on the site.
- 1.4 The natural brickearth was seen at a depth of c.1.0m below current ground level. Overlying this was a layer of reworked brickearth, containing rooting and charcoal flecks, which was sealed by the former topsoil, which included fragments of brick and coal. The site was covered in a thick layer of modern debris in a loam soil with frequent rooting (Fig. 3).

2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Ltd at 392 – 392a New Cross Road, Brockley, in the London Borough of Lewisham on 22nd and 24th May 2007 (Fig.1).
- 2.2 The work was commissioned by Neil Forster of Alexander: Sedgley, on behalf of Mr. James Davies, and the watching brief was undertaken by Pre-Construct Archaeology Ltd under the supervision and project management of Peter Moore.
- 2.3 The site is an irregular polygonal area of 313 square metres in size. It is bounded to the north by New Cross Road, to the southwest by the boundary with the adjacent property at 390 New Cross Road and to the east and south by the boundary with the adjacent property at 394 New Cross Road (Fig.1). A railway line, running between New Cross and St. Johns railway stations, lies to the east of the site, just beyond the adjacent property at 390 New Cross Road.
- 2.4 The completed archive comprising written and drawn records will be deposited at the London Archaeological Archive Resource Centre (LAARC) under the site code NEX07.

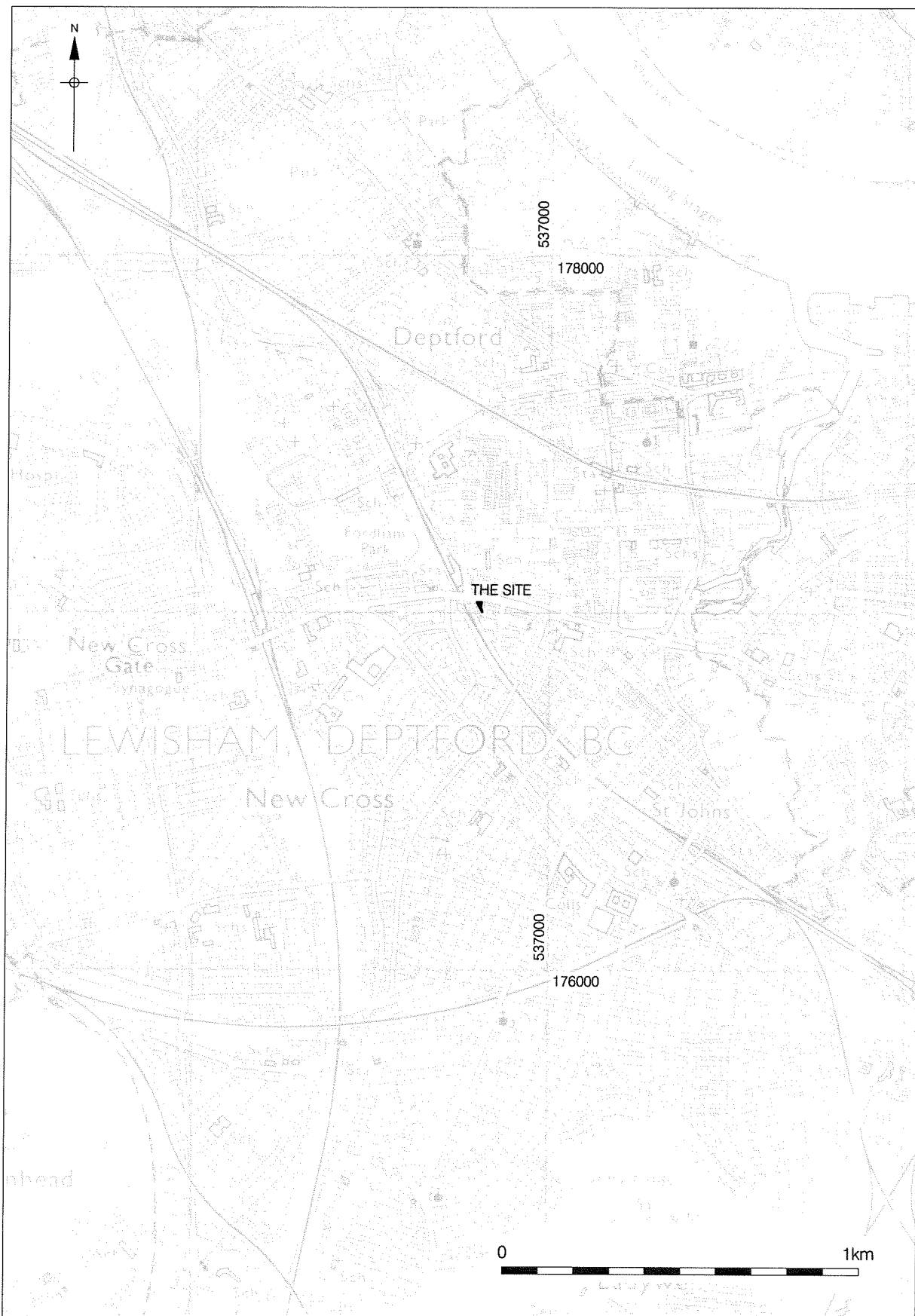


Figure 1
 Site Location
 1:16,000



© Pre-Construct Archaeology Ltd 2007

Figure 2
Trench Location
1:400

3 PLANNING BACKGROUND

- 3.1 In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) "Archaeology and Planning" providing guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.
- 3.2 In considering any planning application for development, the local planning authority is bound by the policy framework set by government guidance, in this instance PPG16, by current Structure and Local Plan policy and by other material.
- 3.3 The condition for this application is:
- No development shall take place on the site until the applicant, or any successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.
- 3.4 The site is located within the London Borough of Lewisham. Although it is not situated within any Archaeological Priority Areas (APA), it is adjacent to APA 3, 10 and 14, and close to APA 2 and 9.
- 3.5 The English Heritage Archaeology Adviser for this area, Mark Stevenson, recommended that a programme of archaeological Observation and Recording (referred to in this report as a 'watching brief') should be implemented.
- 3.6 The relevant Development Plan framework is provided by the London Borough of Lewisham Unitary Development Plan (UDP), which was adopted in July 2004. The plan contains the following policy, which provides a framework for the consideration of development proposals affecting archaeological and heritage features:

URB 21 Archaeology

The Council will promote the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation and presentation to the public by:

- (a) requiring applicants to have properly assessed and planned for the archaeological implications where development proposals may affect the archaeological heritage of a site. This may involve preliminary archaeological site evaluations before proposals are determined;
- (b) advising where planning applications should be accompanied by an evaluation within Archaeological Priority Areas as shown on the Proposals Map. This should be commissioned by the applicants from a professionally qualified archaeological organisation or archaeological consultant;
- (c) encouraging early co-operation between landowners, developers and archaeological organisations, in accordance with the principles of the British Archaeologists and Developers Liaison Group Code of Practice, and by attaching appropriate conditions to planning consents, and/or negotiating appropriate agreements under S106;
- (d) encouraging suitable development design, land use and management to safeguard archaeological sites and seeking to ensure that the most important archaeological remains and their settings are permanently preserved in situ with public access and display where possible and that where appropriate they are given statutory protection;
- (e) In the case of sites of archaeological significance or potential where permanent preservation in situ is not justified, provision shall be made for an appropriate level of archaeological investigation and recording which should be undertaken by a recognised archaeological organisation before development begins. Such provision shall also include the subsequent publication of the results of the excavation;
- (f) seeking to ensure their preservation or record in consultation with the developer In the event of significant remains unexpectedly coming to light during construction; and

(g) in the event of the Scheduling of any Ancient Monuments and Sites of National Importance, ensuring their protection and preservation in accordance with Government regulation, and to refuse planning permission which adversely affects their sites or settings.

Reasons

The Council wishes to protect its archaeological heritage and to ensure that any important remains are preserved and in suitable cases effectively managed as an educational, recreational tourist resource. Archaeological remains are a community asset and they provide a valuable picture of the history and development of the local area as well as London as a whole. They are a finite and fragile resource, vulnerable to modern development. The Council endorses the DETR's advice as set out in PPG 16 (1990), and that of English Heritage (Development Plan Policies for Archaeology 1992) upon which this Policy has been based.

The requirements of this Policy generally come into force when extensive redevelopment is proposed involving excavation or foundation work which may disturb or expose relatively undisturbed remains below the level of current building development. Schedule 3 'Areas of Archaeological Priority' explains the significance of the various designated Areas of Archaeological Priority, and gives an indication of the type and age of archaeological remains that might be discovered.

3.7 The Archaeological Priority Areas adjacent to the site of the proposed development are defined as follows:

APA2 Thames and Ravensbourne terrace gravels

The terrace gravels fringing the Thames are commonly associated with evidence of successive prehistoric communities, including enclosed fields and open settlements.

APA3 Watling Street and the 'Deep-ford'

This road, probably first used in the 1st. century AD, is still in use as the A2 and has clearly influenced development along its route. The Roman road followed the southern limit of the local Thames gravel terrace and crossed the Ravensbourne via a ford. This may be the 'deep ford' from which the place name Deptford appears to be derived. A Roman settlement, possibly with Iron Age antecedents, was established close to this ford, on the banks of a creek which provided tidal wharfage. Mid-Saxon burials have also been found here, indicating the presence of a community which pre-dates the better known medieval village (see also APA 10 Deptford – The Broadway and Tanners Hill).

APA 9 Upper Deptford

By the late 17th century John Evelyn was building houses on land on the west side of Butt Lane, which later became Deptford High Street. These were required to meet the demand for housing as the local population increased with the expanding Dockyard. This population pressure played a significant part in the division of Deptford into two parishes. The southern part became a new parish with a new church, the Baroque Church of St. Paul (Listed Grade I), which was erected in 1713-30 along with an extraordinary rectory which was triangular with octagonal rooms and turrets at each corner. The main period of growth in housing occurred in the years 1650-1730, with a further boom in 1770-1800. Consequently Butt Lane and streets such as Albury Street (Listed Grade II*) were developed to provide housing for dockyard artisans and tradesmen.

A recent RCHME survey has assessed the survival and character of pre-1800 houses. A type of urban vernacular housing, in which timber framed construction methods were employed later than is common, has been found to survive extensively within the area of Deptford High Street, with other examples occurring along Deptford Broadway and Tanners Hill. The design of these buildings provides significant evidence of the social development of Georgian London, which has implications for towns in England and in North America. In addition to the extant historic fabric of the buildings, excavation has revealed the survival of associated pits and wells to the rear of the properties and it has been found that cellars may survive even when all trace of the superstructure has been lost.

APA 10 Deptford – the Broadway and Tanners Hill

The early history of the creekhead settlement adjoining the Watling Street ford (APA3) persists into the early medieval period. Excavations on the site of the former Dover Castle public house produced evidence of dense and continuous settlement from at least the Norman conquest. The settlement at the Broadway operated independently to that at Deptford Green, which adjoined St. Nicholas Church. It's physical independence was sustained until the 18th century, when the

southward expansion of housing along Butt Lane eventually reached the Broadway, which then became subject to the changes described in APA 9. Upper Deptford, Brook Mill, mentioned in the deeds of 1588, used from 1701 to pipe water from the Ravensbourne to the manors of Sayes Court and East Greenwich, was the precursor to what was known successively as the Ravensbourne Water Works and the Kent Waterworks Company, before the formation of the Metropolitan Water Board in 1903. On the south side of Watling Street, houses are known to occupy the junction with Brookmill Road in the second half of the 14th century. The area around Tanners Hill was the location for early industry, including 18th century potteries. The longevity of settlement in this location is unique within Lewisham. The archaeological record includes not only the buried remains, but also the extant built fabric of the early surviving houses.

APA 14 New Cross

The name is derived from the sign of the Golden Cross carried by a well-known medieval coaching house on Watling Street. Recent excavation on New Cross Road has also revealed that sometime after purchasing the manor estate in 1614, the Haberdashers Company established a brickworks, possibly supplying the demand which followed the Fire of London. Counter Hill House built in the 18th century was a boarding school between 1792 and 1837 before making way for Goldsmiths College (Listed Grade II). The site of the Cromacks nursery is evidence of the importance of local market gardens which supplied expanding populations of Deptford and Southwark during the 18th century.

4 GEOLOGY AND TOPOGRAPHY

- 4.1 The underlying geology of site was seen to be an orangey-brown sandy silt brickearth, which was recorded at a depth of c.1.0m below ground level.
- 4.2 The Ordnance Datum height of the former ground surface was 11.45mOD and the natural brickearth was seen at 10.45mOD.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 General

5.1.1 The site of the proposed development is adjacent to Archaeological Priority Areas 3, 10 and 14, and close to APA 2 and 9, as defined by the London Borough of Lewisham UDP. The following information is based on the descriptions of these areas, which are protected by the UDP Policy URB 21.

5.2 Prehistoric

5.2.1 The site lies to the south of APA2, which marks the terrace gravels of the Thames and Ravensbourne. There is evidence of successive prehistoric settlements within this area and also associated enclosed fields.

5.3 Roman

5.3.1 The site of the proposed development lies adjacent to, and south of, APA3, which delineates the course of the former Roman road known as Watling Street. This road has been in use since the 1st century AD and follows the southern limit of the local Thames gravel terrace, crossing the Ravensbourne at a ford. The name of Deptford may be derived from this 'deep ford', near which a Roman settlement was established, possibly on the site of an earlier Iron Age settlement.

5.4 Saxon

5.4.1 Mid-Saxon burials have been found close to the Roman settlement at Deptford, indicating that a contemporary settlement is likely to have been located near by.

5.5 Medieval

5.5.1 Deptford has developed from a village settlement, dating at least from the medieval period but possibly established earlier. Evidence of dense and continuous settlement since at least the Norman conquest has been recovered during archaeological excavations at the former Dover Castle public house. The Broadway, to the east of the site, was originally a separate settlement until the expansion of housing along Butt Lane reached it in the 18th century. Houses are known to have been present at the junction of Watling Street and Brookmill Road, to the east of the site, in the late 14th century.

5.5.2 The name of New Cross was derived from the sign of the Golden Cross at a medieval coaching house on Watling Street. The Haberdashers Company purchased the manor estate in 1614 and excavations on New Cross Road have uncovered evidence that they established a brickworks there, which may have supplied the rebuilding works after the Fire of London.

5.6 Post-medieval

5.6.1 Between 1650 and 1730 extensive building works were undertaken on the west side of Butt Lane, which later became Deptford High Street, to provide housing for the

increasing population resulting from the expansion of the Dockyard. Further development occurred between 1770 and 1800 to provide housing for dockyard artisans and tradesmen. Excavations in the area have revealed that pits and wells survive to the rear of these properties, and some cellars are still extant despite the loss of any trace of their superstructure.

- 5.6.2 The area around Tanner's Hill, to the southeast of the site, was used for early industrial works, including 18th century potteries. Counter Hill House was built in the 18th century and was used as a boarding school from 1792 until 1837, when it was replaced by Goldsmiths College. There were also market gardens in this area, evident on the site of the Cromacks nursery, which supplied Deptford and Southwark during the 18th century, when the increasing industrialisation of the area caused the population to expand.

6 METHODOLOGY

- 6.1 The watching brief monitored the mechanical excavation of three trenches (Fig. 2) and also the subsequent ground reduction. The work conformed to the guidelines set out by English Heritage (EH 1998), the recommendations outlined by Mark Stevenson in his letter to Ms D. Thomas (London Borough of Lewisham) dated 17/8/06, and to PCA's Specification (Moore 2006).
- 6.2 To facilitate the site works, three trenches were excavated under archaeological supervision across the area due to be ground reduced down to the top of the natural strata which coincided with the formation level.
- 6.3 Deposits within the trenches were removed by a mechanical excavator with a toothless ditching bucket until either significant archaeological deposits were encountered or natural strata were reached. This layer was cleaned up, investigated and recorded.
- 6.4 The trenches were 1.0m in width. Trench 1 was excavated to a length of 13.4m and was located towards the southern end of the site, roughly parallel with the southwestern boundary. Trench 2 was towards the northern end of the site and was 2.7m in length. Trench 3 was located to the north of Trench 1, near the centre of the site, and was 2.5m long.
- 6.5 The remaining overburden was then stripped across the northern half of the site and the natural level re-examined.
- 6.6 Recording on site was undertaken using the single context recording system as specified in the Museum of London Site Manual. Plans were drawn at a scale of 1:50, and sections at a scale of 1:10. Contexts were numbered sequentially and recorded on *pro-forma* context sheets.
- 6.7 The site was given the code NEX07.

7 THE ARCHAEOLOGICAL SEQUENCE

7.1 General (Fig. 2 & 3)

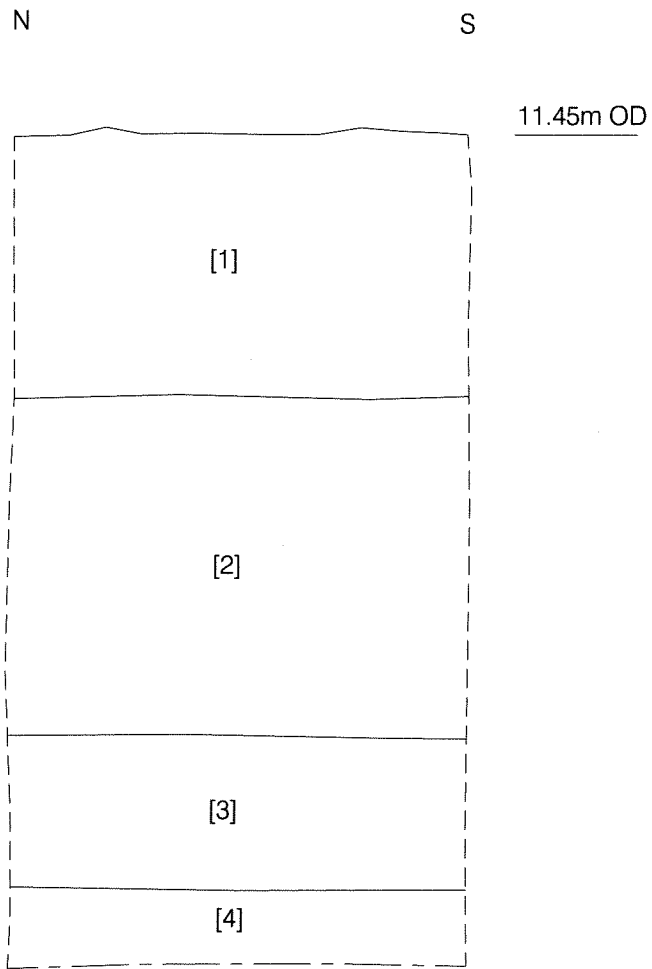
- 7.1.1 The stratigraphic sequence, including all the topsoil and garden rubbish layers, was recorded in a baulk section towards the southern end of the site, close to the southeastern end of Trench 1. The top of the natural soil stratum survived intact in all trenches.
- 7.1.2 The earliest deposit recorded on the site was the natural orangey-brown sandy silt “brickearth,” context [4], containing occasional small stones, which was seen at a depth of c.1.0m below the former ground level, at 10.45mOD.
- 7.1.3 Overlying this was a layer of reworked brown-orange brickearth, context [3], which was c.0.20m thick and contained medium stones, charcoal flecks and rooting.
- 7.1.4 This was sealed by what appeared to be the former topsoil, context [2], which consisted of dark brown loam with inclusions of moderate medium stones, brick fragments and coal, and was c.0.45m thick.
- 7.1.5 Overlying the former topsoil was a layer of modern debris in a dark brown loamy soil, context [1], which was also affected by rooting and was c.0.35m thick. This probably represents a build-up of rubbish and soil over a period of disuse.

7.2 Trench 1 (Fig. 2)

- 7.2.1 A pit was uncovered at the southeastern end of Trench 1. This feature was only partially revealed, with a cut extending northeast-southwest across the trench, context [5], so the overall shape of it in plan could not be ascertained. The maximum dimensions of the feature revealed within the trench were 1.00m NE-SW and 1.20m NW-SE, although it is likely to extend further, beyond the excavated trench. The fill, context (6), consisted of a very dark brown loamy soil containing frequent modern debris, including 20th century glass, metal and bricks. Unfortunately the relationship between the pit and the strata detailed above could not be ascertained as the overburden had already been removed, and the feature was only seen cutting into the natural brickearth. As this feature was deemed to be of modern origin no further investigation of it was undertaken.
- 7.2.2 A linear foundation was also recorded, extending northeast-southwest across the trench. The cut, context [7], was 0.50m wide and at least 1.00m long, probably extending beyond the limits of the trench. It was filled with concrete, context (8), which formed the foundation of a brick-built lean-to structure formerly present in this area, the scarring of which could be seen on the adjacent wall. This structure, along with others, had been removed prior to the commencement of groundworks on the site.
- 7.2.3 No other archaeological finds, features or deposits were observed within Trench 1.

7.3 Trenches 2 & 3 (Fig. 2)

- 7.3.1 Despite being in close proximity to Archaeological Priority Area 3, which delineates the course of the former Roman road known as Watling Street, both Trenches 2 and 3 were devoid of any archaeological finds, features or deposits.
- 7.3.2 No further finds of archaeological interest were noted on the site.



Section 1
West facing



© Pre-Construct Archaeology Ltd 2007

Figure 3
Section 1
1:10

8 CONCLUSIONS

- 8.1 The watching brief found evidence of the natural brickearth at a depth of 1.00m below ground level, at a level of 10.45mOD. Above this was a layer of disturbed brickearth, which was sealed by the former topsoil and a layer of modern debris.
- 8.2 A pit containing modern debris, including glass, metal and bricks, was revealed towards the south of the site, and the concrete foundation of a former brick lean-to structure was seen nearby.
- 8.2 No archaeological finds, features or deposits predating the modern period were observed on site.

9 BIBLIOGRAPHY

English Heritage (Greater London Archaeology Advisory Service) 1998. *Archaeological Guidance Papers: 1 Written Schemes of Investigation; 2 Desk-Based Assessments; 3 Standards and Practices in Archaeological Fieldwork in London; 4 Archaeological Reports; 5 Evaluations.*

Moore, P. 2006. *Specification for a Programme of Archaeological Observation and Recording at 392 New Cross Road, Brockley, London Borough of Lewisham.* Pre-Construct Archaeology Ltd: Unpublished Report.

10 ACKNOWLEDGEMENTS

- 10.1 Pre-Construct Archaeology Limited would like to thank Neil Forster of Alexander Sedgley for commissioning the work on behalf of Mr. James Davies, and Mark Stevenson of English Heritage for monitoring the site. Special thanks are due to Ian Gotty, the site manager, for his help and co-operation with this project.

- 10.2 The author would like to thank Josephine Brown for undertaking the illustrations and Peter Moore for his project management and for editing this report.

Appendix 1: OASIS FORM

1.1 OASIS ID: preconst1-28299

Project details

Project name An Archaeological Watching Brief at 392 – 392a New Cross Road, Brockley, London Borough of Lewisham, SE14.

Short description of the project The watching brief found evidence of the natural brickearth at a depth of 1.00m below ground level, at a level of 10.45mOD. Above this was a layer of disturbed brickearth, which was sealed by the former topsoil and a layer of modern debris. A pit containing modern debris, including 20th century glass, metal and bricks, was revealed towards the south of the site, and the concrete foundation of a former brick lean-to structure was seen nearby. No archaeological finds, features or deposits predating the modern period were observed on site.

Project dates Start: 22-05-2007 End: 24-05-2007

Previous/future work No / Not known

Any associated project reference codes NEX07 - Sitecode

Type of project Recording project

Site status None

Current Land use Residential1 – General Residential

Monument type PIT Modern

Monument type BUILDING Modern

Investigation type 'Watching Brief'

Prompt Direction from Local Planning Authority - PPG16

Project location

Country England

Site location GREATER LONDON LEWISHAM DEPTFORD AND NEWCROSS
392 – 392a New Cross Road, Brockley, SE14 6TY

Study area 313.00Square metres

National grid reference TQ 5368 1770 Point

Height OD 10.45m

Project creators

Name of Organisation Pre-Construct Archaeology Ltd

Project brief originator Greater London Archaeological Advisory Service

Project design originator Peter Moore

Project director/manager Peter Moore

Project supervisor Peter Moore

Sponsor or funding body Mr. James Davies

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title An Archaeological Watching Brief at 392 – 392a New Cross Road, Brockley, London Borough of Lewisham, SE14 6TY.

Author(s)/Editor(s) Hawtin, T.

Date 2007

Issuer or publisher Pre-Construct Archaeology

Place of issue or publication London

Entered by Teresa Hawtin (thawtin@pre-construct.com)

Entered on 5 July 2007

2 OASIS:

Please e-mail English_Heritage for OASIS help and advice
© ADS 1996-2006 Created by [Jo Gilham and Jen Mitcham, email](#) Last modified Friday 3 February 2006
Cite only: <http://ads.ahds.ac.uk/oasis/print.cfm>
for this page