

**LAND AT WELSFORD STREET,
SOUTH BERMONDSEY SE1 5RA**

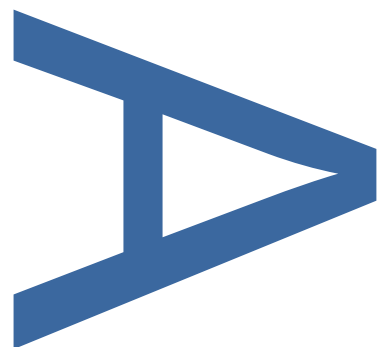
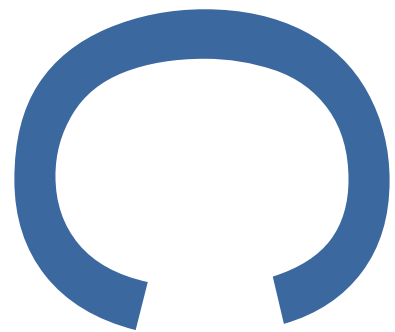
**AN ARCHAEOLOGICAL
EVALUATION**

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

**PLANNING REFERENCE: PRE-
DETERMINATION**

SITE CODE: WFO18

FEBRUARY 2018



PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

**LAND AT WELSFORD STREET, SOUTH BERMONDSEY
SE1 5RA**

AN ARCHAEOLOGICAL EVALUATION

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LAND AT WELSFORD STREET, SOUTH BERMONDSEY SE1 5RA
AN ARCHAEOLOGICAL EVALUATION

Site Code: WFO18

Central NGR: TQ 3411 7858

Local Planning Authority: London Borough of Southwark

Planning Application Reference: Pre-Application

Commissioning Client: Pellings

On behalf of London Borough of Southwark

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1 ABSTRACT

- 1.1 This report details the working methods and results of an archaeological evaluation conducted by Pre-Construct Archaeology Ltd on land at Welsford Street, South Bermondsey SE1 5RA. The site was located within the London Borough of Southwark and is currently occupied by garages at its eastern half and an open space used as a car park at the western half, centred at TQ 3411 7858 (Figure 1).
- 1.2 Following a Written Scheme of Investigation prepared by Mills Whipp Projects Ltd (Hutchinson 2018), the fieldwork was carried out between 29th and 31st January 2018, and was completed in accordance with the standards specified by the Chartered Institute of Archaeologists and following the guidelines issued by Historic England.
- 1.3 Natural deposits of Kempton Park Gravel formation were located across the site, in the north and west at heights between 0.84m and 0.88m OD, dropping at the south of site to 0.53m OD.
- 1.4 The natural gravel was overlain by naturally deposited brickearth located in each of the trenches, at a height of approximately 1.58m OD in the north and west of site and dropping to 1.38m OD in the south of site.
- 1.5 In the south of site there was a deposit of very humic soil seen at a height of 1.6m OD – however this is likely to represent a truncated level. The natural deposits and humic soil were overlain by made ground derived from the former and current development of site. No features of archaeological interest were observed during the evaluation.

2 INTRODUCTION

- 2.1 An archaeological evaluation, commissioned by Pellings on behalf of the London Borough of Southwark, was undertaken on land at Welsford Street, South Bermondsey, SE1 5RA in the London Borough of Southwark between 29th and 31st January 2018. The work was undertaken in order to provide the local planning authority with relevant archaeological information in order for them to be able to consider a planning application to develop the site.
- 2.2 The site is rectangular in plan currently occupied by garages at its eastern half and an open space at the western half, used as a car park. It is bordered to the north by Thornburn Square, to the east by Welsford Street, to the south and west by gardens to houses that run along Lynton Road and Reverdy Road. The site is centred on National Grid Reference TQ 3411 7858 (Figure 1).
- 2.3 At the time of the evaluation the site was occupied by garages on the eastern side, the western had been being used as a car park but had been cleared in order for the investigation to take place.
- 2.4 The work was undertaken as a pre-determination evaluation of the site under the provision of Saved Policy 3.19 as the site lies within the Bermondsey Lake Archaeological Priority Zone (APZ). The evaluation comprised three trenches (Figure 2).
- 2.5 An approved Written Scheme of Investigation prepared by Mills Whipp Projects Ltd (Hutchinson 2018) detailed the methodology by which the evaluation was to be undertaken. The WSI followed the Historic England (2015) and Chartered Institute for Archaeologists guidelines (2014). The evaluation was supervised by Tanya Jones and the project was managed by Chris Mayo for Pre-Construct Archaeology Ltd. The project was overseen by Mike Hutchinson of Mills Whip Projects on behalf of the client, and was monitored on behalf of the local planning authority by Gillian King, Senior Planner Archaeology at the London Borough of Southwark.
- 2.6 The site was given the unique site code WFO18. The complete archive comprising written, drawn and photographic records will be deposited with the London Archaeological Archive and Research Centre (LAARC).

3 PLANNING BACKGROUND

3.1 National Planning Policy Framework (NPPF)

3.1.1 The National Planning Policy Framework (NPPF) was adopted on 27 March 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

3.1.2 Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

3.1.3 Additionally:

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

3.1.4 In considering any planning application for development, the local planning authority will now be guided by the policy framework set by the NPPF.

3.1.5 The NPPF also states:

214. *For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.*
215. *In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).*

3.2 Regional Policy: The London Plan

- 3.2.1 The London Plan, first published July 2011, updated March 2015, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

Policy 7.8 Heritage assets and archaeology

Strategic

- A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- G Boroughs, in consultation with English heritage, natural England and other relevant

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

3.3 Local Policy: Archaeology in the London Borough of Southwark

3.3.1 This 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 Policy 3.19:

Policy 3.19 – Archaeology

Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified on the Proposals Map, 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.

3.3.2 Additional policy statements regarding the protection of buried archaeological heritage are also covered in the Southwark Unitary Development Plan:

Draft Southwark Plan (2002)

Policy 3.7 – Archaeology

“Planning applications affecting sites of archaeological potential shall be accompanied by

an archaeological assessment and evaluation of the site, including the impact of the proposed development.

Development proposals will be required to preserve in situ, protect and safeguard scheduled ancient monuments and important archaeological remains and their settings, and where appropriate, provide for the permanent display and/or interpretation of the monument or remains.

The local planning authority will ensure the proper investigation, recording of sites and publication of the results by a suitably qualified archaeological contractor, as an integral part of a development programme where a development incorporates archaeological remains or where it is considered that preservation in situ is not appropriate.

Further information is contained in the Archaeology SPG.

Reasons

Southwark has an immensely important archaeological resource. Increasing evidence for prehistoric communities 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 the Borough, 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.

PPG 16 requires Council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.”

Current UDP Policy (1995)

Policy E.5.1

“The Council will seek to conserve and protect the Borough’s archaeological heritage and to enhance the knowledge of its historical development. The policy will apply to sites of potential archaeological importance, where ancient remains are threatened by development.

i. The Council will expect the applicant to provide information to enable an assessment of the impact of a proposed development on the potential archaeology of the site. This would usually be desk-based information and would be expected prior to the determination of a planning application;

ii. Where there are likely to be important remains on a site, which may merit preservation in situ, then the results of an archaeological field evaluation will, if feasible, be required prior to the determination of a planning application;

iii. Where the evaluation reveals important remains their protection and preservation will be the primary objective. This can be achieved by redesigning the proposed development and by foundation modification;

iv. Where important archaeological remains cannot be preserved, or where remains do not merit preservation, then the council will use planning conditions to ensure excavation and recording of the remains prior to redevelopment, i.e. preservation by record;

v. Archaeological investigations are to be undertaken by a recognised archaeological field unit to a written specification. These will need to be approved by the Council prior to commencement of any work.

Reason

To protect Southwark's archaeological heritage, which includes remains of national importance. These remains are under constant threat from proposed developments and the policy will ensure their protection through the planning process. The Council considers that the archaeology of the borough is a community asset and that its preservation is a legitimate objective, against which the needs of development must be balanced and assessed.

3.4 Site-Specific Planning Background

3.4.1 An application for the development at the site is currently in preparation.

3.4.2 The site lies within the Bermondsey Lake Archaeological Priority Zone (APZ). Under the provision of Saved Policy 3.19 a pre-determination evaluation of the site is required.

3.4.3 The scope of the evaluation had been agreed between the client's archaeological consultant, Mills Whipp Projects Ltd, and the Senior Archaeology Planner at the London Borough of Southwark, Gillian King. The evaluation design was contained within a Written Scheme of Investigation (Hutchinson 20178) which was approved by Mrs King in advance.

4 GEOLOGY AND TOPOGRAPHY

The geological and topographical background cited below is obtained from the Written Scheme of Investigation (Hutchinson 2018).

4.1 Geology

4.1.1 Pleistocene drift geology in North Southwark consists of the Kempton Park Gravel Formation, capped in places with a layer of brickearth varying in thickness between about 1m and 3m. They form a series of low-lying islands (eyots) that stretch along the ancient inter-tidal zone defining the post-glacial southern bank of the Thames in the North Southwark area. The surface of the islands lays at elevations of around 0.5m to 1.5m OD. They were separated by tidal channels filled with alluvium producing mud flats at low tide. Peats can form along their edges.

4.2 Topography

4.2.1 In the study area, the natural topography appears to be less complex and is composed of a large post-glacial lake, referred to as Bermondsey Lake (now an APZ), in the vicinity of the Old Kent Road. Higher ground lay about 400m to the north where the site is. Here the natural gravel reaches an elevation of 1.44m OD, similar to that of the eyots. To the south of the site archaeological interventions have consistently recorded alluvium and peat in the area between Mandela Way/Rolls Road and the Old Kent Road. It has been noted that such peat deposits are generally associated with Late Bronze Age sites.

5 ARCAHEOLOGICAL AND HISTORICAL BACKGROUND

The following archaeological and historical background cited below is obtained from the Written Scheme of Investigation (Hutchinson 2018).

5.1 Prehistoric

5.1.1 Prehistoric pottery and flint finds have been recovered from the North Southwark area indicating occupation of the inter-tidal zone, including Bermondsey Lake, from the Mesolithic onwards. This area would have provided good hunting and fishing and the islands are likely to have attracted early seasonal settlement. Mesolithic flints have been recorded at Marlborough Grove approximately 470m south of the site, presumably close to Bermondsey Lake.

5.1.2 On several other sites in the southern part of the study site area Neolithic flints have been recorded indicating early occupation in the vicinity of the site. Residual flint flakes have been recorded at Rolls Road, Mandela Way and the Old Kent Road in the vicinity of the peats and water lain deposits likely to be associated with the northern shore of the ancient Bermondsey Lake. Also, at the Bricklayers Arms railway yard, approximately 260m southwest of the site, prehistoric flints and two Neolithic stone axes were discovered during the investigations in 1987. Late Neolithic and Bronze Age wooden platforms and trackways were also noted at the former Bricklayers Arms Railway Depot.

5.1.3 Within the study area around Welsford Street there are no HER entries of Iron Age date.

5.2 Roman

5.2.1 One of the main routes into the Roman town, *Londinium*, was Watling Street, the antecedent to the Old Kent Road, which ran inland across Kent from the coast at Richborough (*Rutupiae*) and Dover (*Portus Dubris*). The Old Kent Road on the southern side of the study area is an Archaeological Priority Zone (APZ) based on the Roman road's broad alignment. Roman ditches running parallel to the Old Kent Road have been recorded on numerous investigations on the northern side of the modern road.

5.2.2 Domestic finds from the fill of these ditches has been taken to suggest that a Roman settlement lay in the area. The number of ditches indicates an intensely managed landscape with indications of land drainage as well as the possibility that some may be the lateral roadside ditches associated with Roman Watling Street.

5.3 Saxon & Medieval

5.3.1 Although there is no evidence for Saxon occupation at Bermondsey Eyot in the general vicinity of the later Bermondsey Abbey and the presence of the Saxon pottery indicates a possible settlement on that eyot, further east in the study area, there are no HER entries of Saxon date.

5.3.2 Documentary Evidence indicates that the subject site lay within the manor and parish of Bermondsey. It is likely that the marshy conditions to the south of the site continued into the medieval period and is noted that further to the west in the early post-medieval period local industries took advantage of the water supply including brewing, tanning and cloth manufacture. Within the study area, however, the paucity of medieval finds suggests an open landscape with limited occupation and an agricultural land use. Only one medieval find is recorded in the study area, a medieval tile from a ditch fill at Humphrey Street. Later cartographic evidence illustrates this situation in the post-medieval period.

5.4 Post Medieval

5.4.1 Rocque's map of 1746 illustrates the agricultural land use of the area and shows the site occupy a region of regular square fields with ditch and hedge boundaries. The site lies in one of the fields between the Old Kent Road to the south and the Blue Anchor Road to the north.

5.4.2 This situation continued until the second half of the 19th century. Stanford's map of 1862 shows the new Bricklayers Arms Extension railway line and the suburban encroachment in the vicinity of the site, although the site itself still lies in an open area marked 'market gardens'.

5.4.3 The Ordnance Survey map shows that by 1871 the study area had finally been developed with residential streets. To the north of the site St Anne's Church had been built but not yet Thorburn Square. The site itself can be seen to be surrounded on the east, west and southern sides by houses and their gardens while four terraced houses occupy its eastern side. Thorburn Square appears on the Ordnance Survey map of 1894. The houses are shown surrounding St Anne's Church and in so doing isolate a patch of land at the rear of the houses on the eastern side of site. This ground remained open, apart from a line of small outhouses along its northern and eastern sides (it is still open ground now).

5.4.4 By 1970-78 the site is shown to be clear of buildings and the properties around Thorburn Square have been rebuilt and the square enlarged. The OS 1986 map shows the garages on the eastern side of the site and row of trees separating them from the carpark on the western side.

5.4.5 A site inspection on 9th January 2018 showed that the open area on the western side of site is surfaced the tarmac and concrete. There are a number of service covers across the site which appear to be for surface water. The garages on the eastern side are mostly disused and many are boarded up. The western side of the site is currently being used to park cars although it is not a car park but open waste ground.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 An archaeological evaluation is designed to determine the presence or absence of surviving deposits and features at the site and, if present, to investigate and record them. The investigation sought to clarify the nature and extent of existing disturbance and intrusions and hence assess the degree of archaeological survival.
- 6.2 The Written Scheme of Investigation (Hutchinson 2018) proposed three trenches which were located in order to investigate the footprints of the two proposed residential blocks and an associated attenuation tank.
- 6.3 The trenches were located on site in order to avoid existing services and the garages that are still in use. The WSI proposed two trenches of 2m x 3m (Trenches 1 & 3) and one trench of 1m x 6m (Trench 2). These trench dimensions were achieved however Trench 2 was also extended to become 8m by 1m due to heavy truncation at its west end (Figure 2).
- 6.4 All excavation of the low-grade overlying deposits was undertaken using a 180° JCB 3CX mechanical excavator under the constant supervision of a qualified archaeologist. The excavation continued until the natural ground was exposed.
- 6.5 Following the excavation of the low-grade deposits, relevant trench faces that required examination or recording were cleaned by archaeologists using appropriate hand tools. The investigation of archaeological levels was by hand, with cleaning examination and recording both in plan and in section.
- 6.6 Any archaeological features (stratigraphical layers, cuts, fills, structures) were to be evaluated by hand tools and recorded in plan at 1:20 or in section at 1:10 using standard single context recording methods.
- 6.7 The recording systems adopted during the investigations were fully compatible with those developed out of the Department of Urban Archaeology Site Manual, now presented within PCA's Site Manual (Taylor 2009). The site archive was organised to be compatible with other archaeological archives produced in the London Borough of Southwark.
- 6.8 A full photographic record was made during the archaeological investigation consisting of a digital photographic archive.
- 6.9 The complete archive produced during the evaluation, comprising written, drawn and photographic records, will eventually be deposited with LAARC identified with the site code WFO18.

7 THE ARCHAEOLOGICAL SQUENCE

7.1 Two phases of activity were recorded during the evaluation:

- Phase 1 represents the natural geology
- Phase 2 represents the post medieval activity

7.2 Phase 1: Natural (Figures 3-5)

7.2.1 The earliest deposit observed during the archaeological evaluation was the Kempton Park Gravel Formation, seen in all three trenches. In Trench 1 the gravels [3] was seen at a height of 0.88m OD, in Trench 2 at a height of 0.53m OD ([6]) and in Trench 3 at a height of 0.84m OD ([9]).

7.2.2 Overlaying the gravels [3] in Trench 1 was a layer of natural very sandy brickearth [2], approximately 0.69m thick and seen at a height of 1.58m OD.

7.2.3 Overlaying the gravels [6] and [9] in Trenches 2 and 3 was very sandy brickearth [5] and [8] respectively. In Trench 2 it was 0.6m thick from a height of 1.38m OD; in Trench 3 it was 0.7m thick from a height of 1.57m OD.

7.3 Phase 2: Post Medieval (Figures 3-5)

7.3.1 In Trench 2 the brickearth [5] was overlain by a layer of firm dark greyish brown soil [4] which was very humic and odorous in nature with occasional sub angular and sub rounded stones, which was approximately 0.2m thick and seen at a height of 1.6m OD.

7.3.2 In Trench 1 the natural sand [2] was overlain by friable dark greyish black sandy silt [1] with occasional flecks of ceramic building material and flecks of chalk, this appeared to be possible garden soil. It was 0.3m thick and seen at a height of 1.79m OD.

7.3.3 In Trench 3, the brickearth [8] was overlain and truncated by fairly compacted dark greyish brown sandy silt [7] with moderate ceramic building material fragments and sub angular stones, there was also a small collection of pottery dating from 1580–1900, and clay tobacco pipe from the end of the 17th to the early 18th century. Notable was the presence of a small quantity of residual Roman pottery and early medieval sandy ware dated 1000–1150. Post-medieval ceramic building material (CBM) was also present

7.3.4 These horizons were sealed by modern makeup for the current surfaces at the site.



Plate 1 Trench 1, Facing East. The truncations visible east and west of the 0.5m scale are modern cut from just below ground level (see Plate 2 below). Sondage dug to gravel in centre.



Plate 2: Section 1, Trench 1, West Facing



Plate 3: Trench 2, Facing West, truncation to rear from modern (C20?) manhole



Plate 4: Section 2 including sondage, Trench 2 North Facing



Plate 5: Trench 3, Facing East. To left of shot is a modern concrete obstruction, natural sand visible to rear.



Plate 6: Section 3 including sondage, Trench 3, West facing

8 RESEARCH QUESTION AND CONCLUSIONS

8.1 Research Questions

8.1.1 The Written Scheme of Investigation (Hutchinson 2018) highlighted a set of specific objectives to be addressed by the Investigation:

- **What is the general topography of the site – how does it relate to the present deposit models for north Southwark?**

8.1.2 The topography of the site consisted of a natural gravel overlain by very sandy brickearth, the gravel at heights between 0.88m OD and 0.53m OD, the sandy brickearth between 1.58m OD and 1.38m OD.

8.1.3 This sequence is consistent with the expected geological Pleistocene formation in the area, however the gravel surface at the site is lower than that recorded further west at Dunton Road, where it reached 1.90m OD. Despite this, however, no evidence was seen for alluvial deposition at the site.

- **Is the site located in an area of higher gravel relative to that further south closer to the Old Kent Road i.e. in the vicinity of the ancient Bermondsey Lake's northern shoreline?**

8.1.4 The natural gravel in this area was seen at a height of between 0.88m and 0.84m OD in the west and to the north where Trenches 1 and 3 were located, dropping to 0.53m OD in the south in the location of Trench 2. This elevation is higher than the peat and alluvium recorded closer to the Old Kent Road, and implies that the gravel dips southwards which is consistent with the postulated location of the site at the northern shoreline of the Bermondsey Lake.

- **Is there evidence for prehistoric activity on the site?**

8.1.5 No evidence for prehistoric activity was found during the evaluation.

- **What date are the ancient soils recorded over the natural gravel in window sample WS3A in the centre of the western open area? Are there any archaeological features associated with the soils? Can the soils provide any environmental material or evidence which may indicated mode of deposition and land use?**

8.1.6 A programme of geotechnical works in advance of the archaeological evaluation included a Window Sample (WS3A) in the vicinity of Trench 1. The intervention recorded "possible ancient soil" above the gravel.

8.1.7 Evaluation Trench 1 in this location revealed natural gravel overlain by sandy brickearth sealed by a relic garden soil horizon from which no datable material was found. It is considered likely that this horizon, at 1.79m OD, relates to the agricultural and horticultural use of the land prior to the urban development of the 19th century.



Extract from 1st Edition Ordnance Survey Map 1871, location of Trench shown approximately in red

- **Is there any evidence for Bronze Age land tenure patterns in this area – ditches or field boundaries?**
- **Is there any evidence for Iron Age activity in this area?**
- **Is there evidence for Roman land use relating to a managed agricultural landscape in this area?**
- **Is there any evidence for Roman domestic occupation of the area as represented by finds further south towards Old Kent Road?**

8.1.8 No evidence for Bronze Age, Iron Age or Roman activity was seen during the evaluation.

8.1.9 There was evidence of residual Roman pottery in Trench 3 in a post-medieval deposit [7].

- **Is there any evidence for medieval or post medieval land use in this area i.e. land use that predates the 19th century residential development of this area?**

8.1.10 In Trench 3 there was evidence of made ground [7] which is considered to relate to the 19th century development; although of no intrinsic interest it did yield an assemblage of pottery, CTP and CBM attesting to Roman, medieval and post-medieval (pre-19th century) activity in the area. The soil horizon in Trench 1 is perhaps evidence of pre-19th century agricultural and horticultural activity in the area.

- **What has been the effect upon the site of past construction activity i.e. has the site suffered modern ground truncation and if so from what activity? Why did the boreholes inserted in 2017 record modern material within most of the made ground?**

8.1.11 Evidence for modern drainage was seen in Trench 2 and a concrete intrusion was seen in Trench 3. Within Trench 1 two deep cuts made from just below modern ground level were observed.

8.1.12 Despite this, all trenches showed the survival of natural strata and soil formation to the 19th of 20th centuries, suggesting that archaeology should have survived if it were present at the site. It is entirely feasible that some of the recent boreholes had simply been located within late, deep truncations, of the sort seen in Trench 1.

- **Is there any indication of WWII bomb damage?**

8.1.13 No evidence for WWII bomb damage could be discerned.

8.2 Conclusions

8.2.1 The evaluation trenches contained no archaeological features despite revealing an intact lower sequence within all trenches. Some residual material of Roman, medieval and post-medieval date was found from within a made ground horizon, considered to reflect activity in the wider area; however no direct evidence of activity on the site has been found during this investigation.

8.2.2 Once the project is deemed complete and this report approved by Historic England, the completed archive comprising all site records from the field work will be deposited by PCA with LAARC under site code WFO18. Until then the archive comprising all paper, digital and artefactual material will be stored at PCA's 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 would like to thank Mills Whipp Projects Ltd. for overseeing the project and Pellings for commissioning the work on behalf of the London Borough of Southwark
- 9.2 Thanks, are given to Gill King, the Senior Planner Archaeology at Southwark Council, for monitoring the project.
- 9.3 The author would also like to thank Chris Mayo for his project managing and editing, Anna Tonelli for the illustrations and Jim Heathcote and Mauro Puddu for their work on site.

10 BIBLIOGRAPHY

- CIfA 2014 The Chartered Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation (2014)
- Hutchinson, M 2018 'Welsford Street, London SE1: Written Scheme of Investigation for Evaluation'; unpublished report for Mills Whipp Projects Ltd.
- Taylor, J with Brown, G 2009, Fieldwork Induction Manual: Operations Manual 1, Pre-Construct Archaeology Limited

11 APPENDIX 1: CONTEXT INDEX

Site_id	Site_Code	Context	CTX_Type	Trench	CTX_ Interpretation	CTX_Category	CTX_Depth	CTX_Levels_high	Phase
35	WFO18	1	Layer	1	Possible Garden Soils	Garden Soil	0.3	1.79	WFO18-PH02
35	WFO18	2	Natural	1	Natural Sand	Natural	0.69	1.58	WFO18-PH01
35	WFO18	3	Natural	1	Natural Gravel	Natural	0.1	0.88	WFO18-PH01
35	WFO18	4	Natural	2	Humic soil	Alluvial	0.2	1.6	WFO18-PH02
35	WFO18	5	Natural	2	Natural Brickearth	Natural	0.6	1.38	WFO18-PH01
35	WFO18	6	Natural	2	Natural Gravel	Natural	0.6	0.53	WFO18-PH01
35	WFO18	7	Layer	3	Made ground	Make-up	1.9	1.93	WFO18-PH02
35	WFO18	8	Natural	3	Natural Brickearth	Natural	0.7	1.57	WFO18-PH01
35	WFO18	9	Natural	3	Sandy Gravel	Natural	1	0.84	WFO18-PH01

12 APPENDIX 2: PHASED MATRIX

	Trench 1	Trench 2	Trench 3
	+	+	+
Phase 2: Post Medieval	1	4	7
Phase 1: Natural	2	5	8
	3	6	9
	NFE		

13 APPENDIX 3: CERAMIC BUILDING MATERIAL

By Amparo Valcarcel, Pre-Construct Archaeology Limited, February 2018

13.1 Catalogue and Spot Dates

Context	Fabric	Form	Size	Date range of material	Latest dated material		Spot date	Spot date with mortar
7	2276	Post medieval peg tiles	2	1480-1900	1480	1900	1480-1900	No mortar

13.2 Conclusions / Recommendations

- 13.2.1 The small assemblage (2 fragments, 79 gr) consists of pieces of post medieval peg tiles, one of them burnt. The value of this small assemblage reflects the post medieval development in Southwark. No further work recommended.

14 APPENDIX 4: POTTERY AND CLAY TOBACCO PIPE

By Chris Jarrett, Pre-Construct Archaeology Limited, February 2018

14.1 Pottery

- **Unstratified**

14.1.1 An intact English stoneware R. Whites Ginger beer bottle, mid-19th–20th century

- **Context [7], spot date: 1580–1900**

14.1.2 Latest pottery consists of two sherds of London area post-medieval redware, 1580–1900, no shards are datable more closely than that. Residual Roman and early medieval sandy ware, 1000–1150 are present.

14.2 Clay tobacco pipe

- **Context [7], spot date: end 17th– early18th century**

14.2.1 One clay tobacco pipe stem, thick with a fine bore, broadly dated end 17th– early18th century.

15 APPENDIX 5: OASIS FORM

OASIS ID: preconst1-308244

Project details

Project name	Land at Welsford Street, South Bermondsey SE1 5RA: An Archaeological Evaluation
Short description of the project	An archaeological evaluation conducted by Pre-Construct Archaeology Ltd on Land at Welsford Street, South Bermondsey SE1 5RA. Natural deposits of Kempton Park Gravel formation were located across the site, in the north and west of site between 0.84m and 0.88m OD, dropping at the south of site to 0.53m OD. The natural gravel was overlain by naturally deposited brickearth located in each of the trenches, at a height of approximately 1.58m OD in north and west of site and dropping to 1.38m OD in the south of site. In the south of site there was a deposit of humic soil at a height of 1.6m OD. The deposits were overlain by made ground and another soil horizon. No features of archaeological interest were observed during the evaluation.
Project dates	Start: 29-01-2018 End: 31-01-2018
Previous/future work	No / Not known
Any associated project reference codes	WFO18 - 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
Significant Finds	POTTERY Roman
Significant Finds	POTTERY Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	CBM Post Medieval
Significant Finds	CTP Post Medieval
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	Between deposition of an application and determination

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK BERMONDSEY ROTHERHITHE AND SOUTHWARK Land at Welsford Street
Postcode	SE1 5RA
Study area	1942 Square metres
Site coordinates	TQ 3411 7858 51.489740852407 -0.068098961878 51 29 23 N 000 04 05 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 1.38m Max: 1.58m

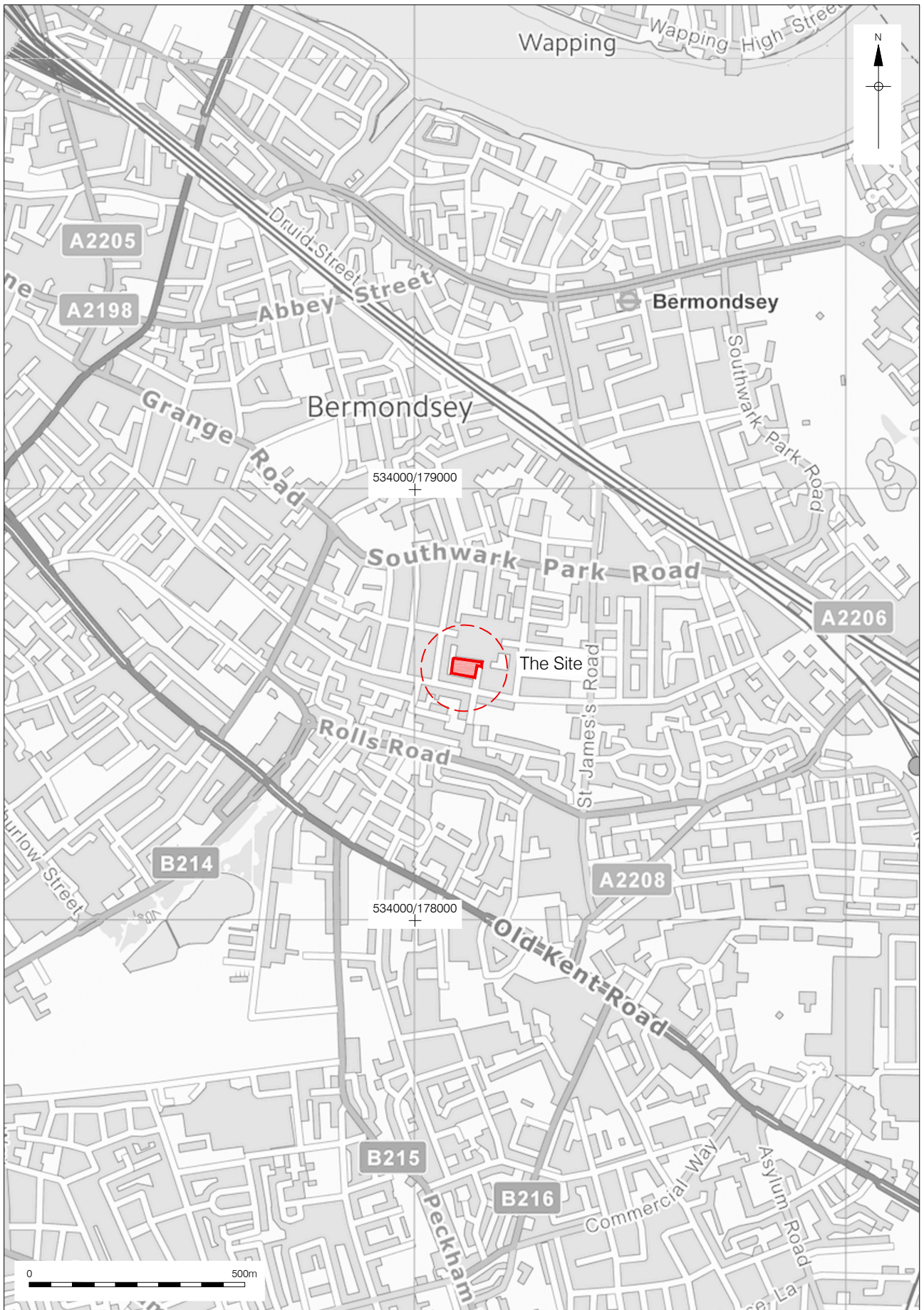
Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Mills Whipp Projects
Project director/manager	Chris Mayo
Project supervisor	Tanya Jones
Type of sponsor/funding body	Landowner
Name of sponsor/funding body	London Borough of Southwark

Project archives

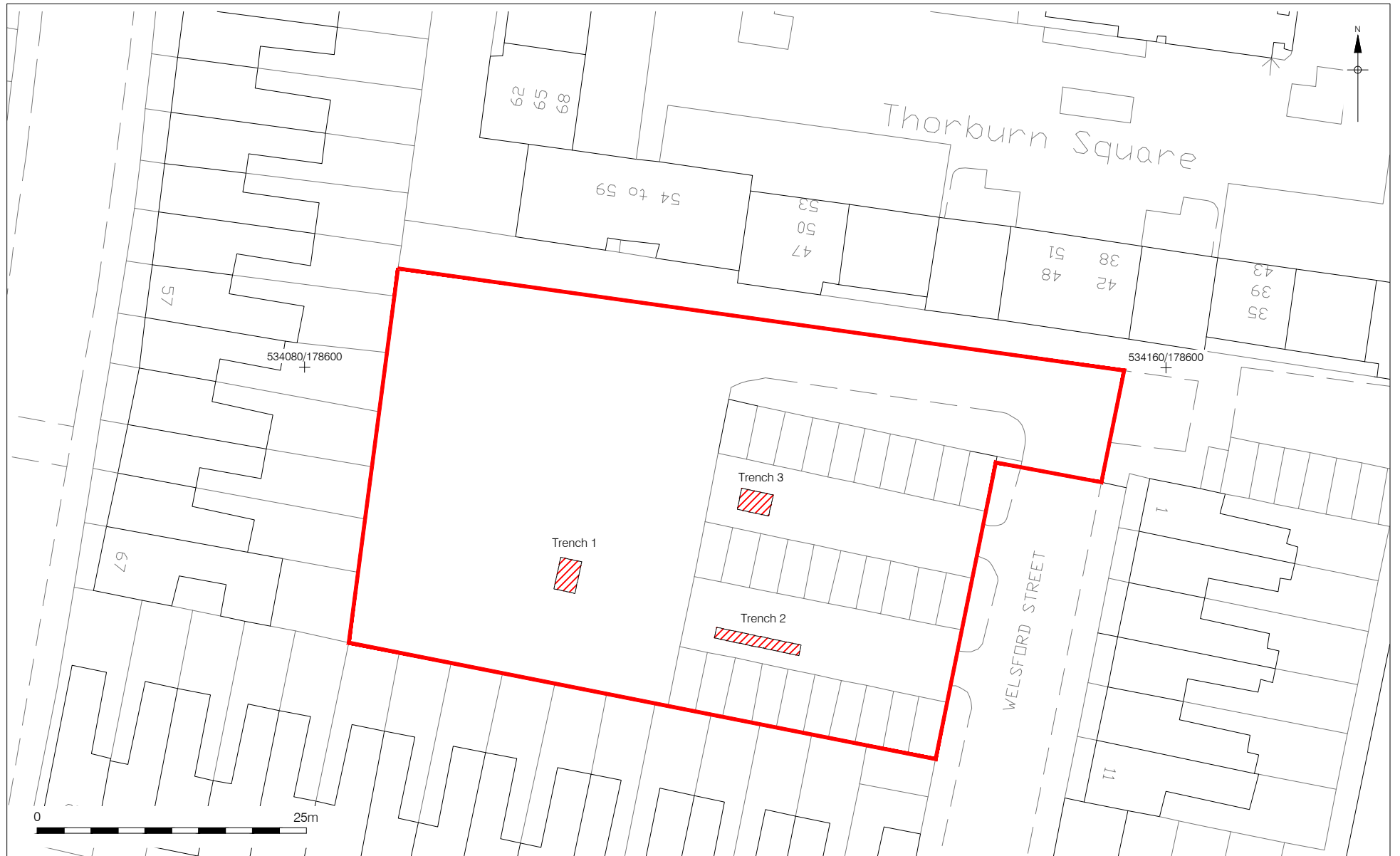
Physical Archive recipient	LAARC
Physical Archive ID	WFO18

Physical Contents	"Ceramics"
Digital Archive recipient	LAARC
Digital Archive ID	WFO18
Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography", "Images vector", "Spreadsheets", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	WFO18
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Miscellaneous Material", "Plan", "Section"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	Land at Welsford Street, South Bermondsey SE1 5RA: An Archaeological Evaluation
Author(s)/Editor(s)	Jones, T.
Other bibliographic details	PCA R13168
Date	2018
Issuer or publisher	Pre-Construct Archaeology
Place of issue or publication	London
Description	A4 Grey Literature pdf report with PCA covers
Entered by	Chris Mayo (cmayo@pre-construct.com)
Entered on	05-Feb-18



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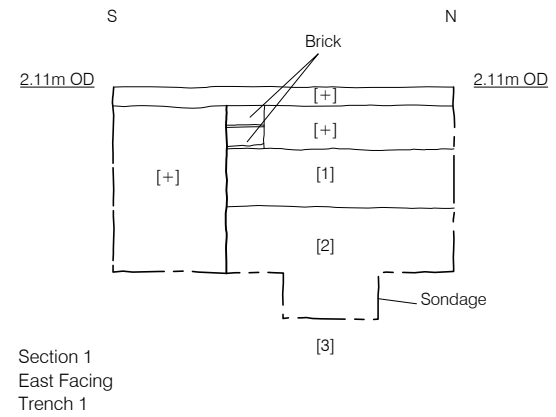
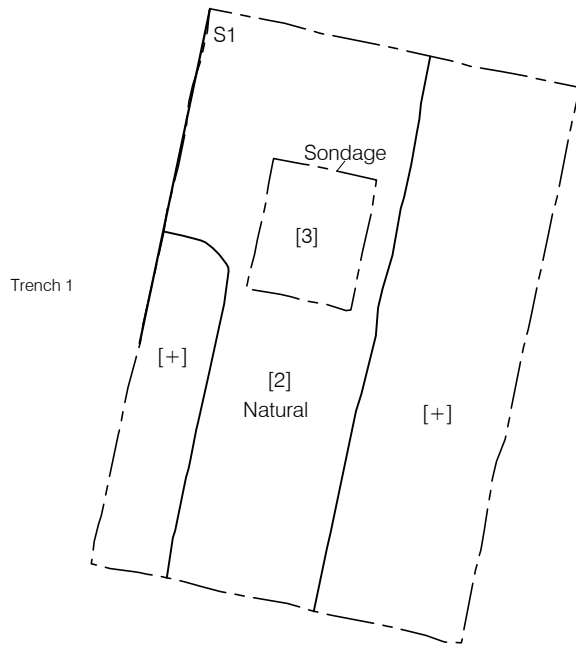
Figure 1
 Site Location
 1:12,500 at A4

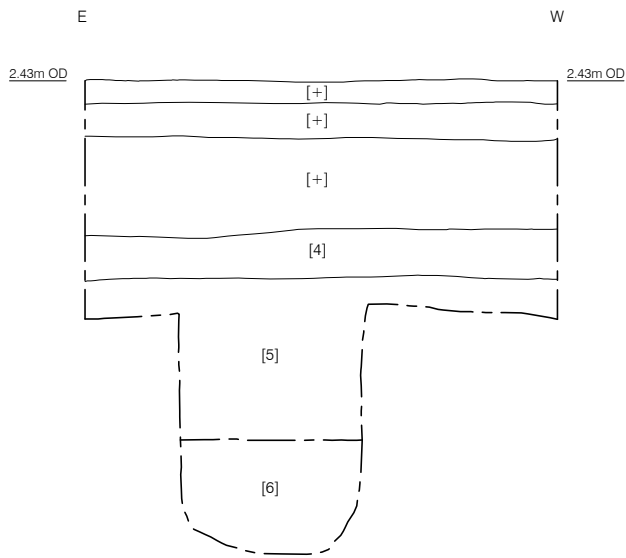
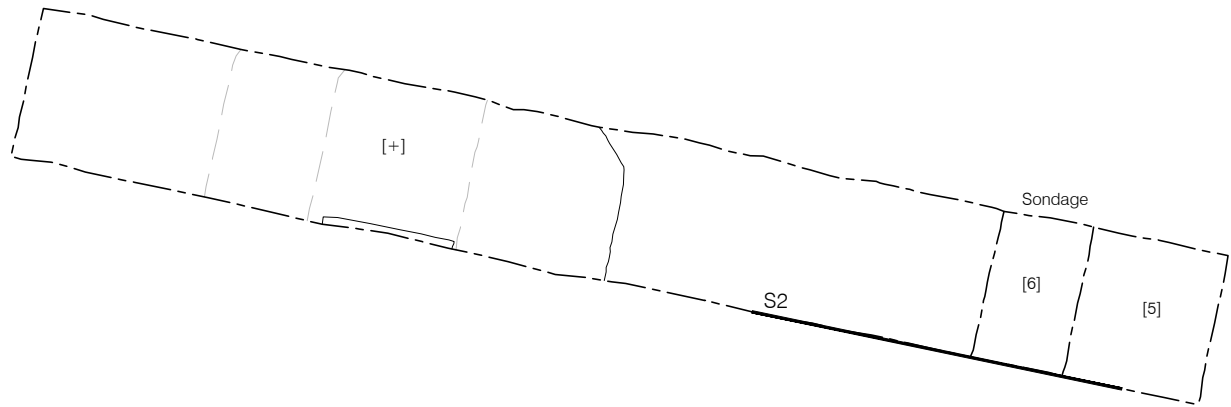


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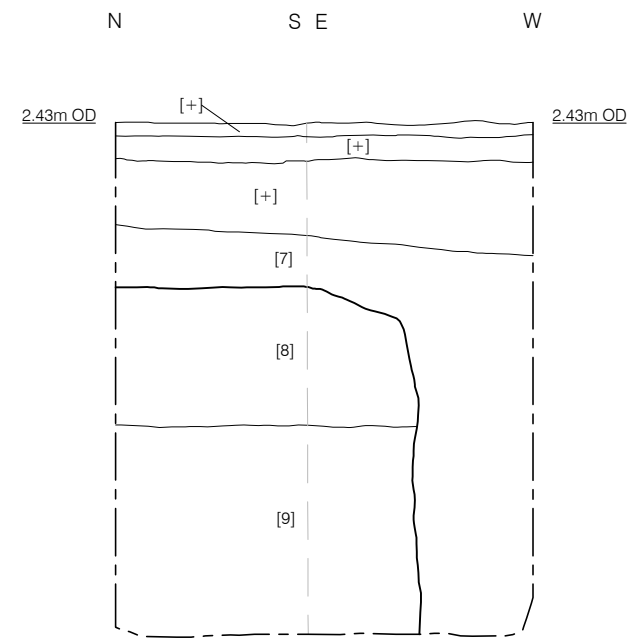
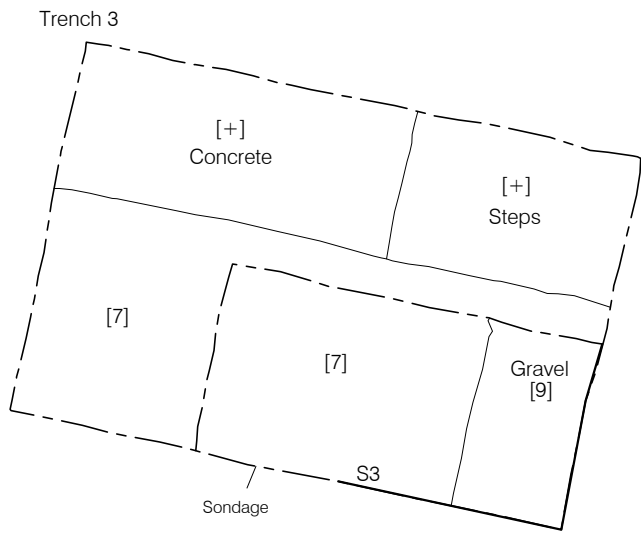
Figure 2
Trench location
1:500 at A4





Section 2
North Facing
Trench 2





Section 3
West and North Facing
Trench 3



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