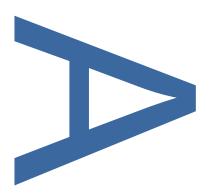
LAND AT REAR OF
NO. 393 NEW CROSS ROAD,
LONDON BOROUGH OF
LEWISHAM,
SE14 6LA
AN ARCHAEOLOGICAL WATCHING
BRIEF







**PCA REPORT NO: R13204** 

**MARCH 2018** 

PRE-CONSTRUCT ARCHAEOLOGY

# LAND AT REAR OF NO. 393 NEW CROSS ROAD, LONDON BOROUGH OF LEWISHAM, SE14 6LA

#### AN ARCHAEOLOGICAL WATCHING BRIEF

Site Code: NCS17

Central NGR: TQ 36664 77071

Local Planning Authority: London Borough of Lewisham

Planning Reference: DC/14/090005

Commissioning Client: Joseph Greham

Written/Researched by: Kari Bower

**Pre-Construct Archaeology Limited** 

Project Manager: Charlotte Matthews (MIfA)

Contractor: Pre-Construct Archaeology Limited

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#### **DOCUMENT VERIFICATION**

## Site Name

Rear of 393 New Cross Road, London Borough of Lewisham, SE14 6LA

# Type of project

## Archaeological Watching Brief

**Quality Control** 

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Pre-Construc	K5047			
Pre-Construct	R13204			
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Revision No.	Date	Checked	Approved

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#### **ILLUSTRATIONS**

Figure 1: Site Location

Figure 2: Trench Location Plan

#### 1 ABSTRACT

- 1.1 This report details the working methods and results of an archaeological watching brief undertaken by Pre-Construct Archaeology Limited on land to the rear of 393 New Cross Road, London Borough of Lewisham. The fieldwork was undertaken on 31st May 2017.
- 1.2 The watching brief monitored the excavation of the strip foundations for a new two-bedroomed house. Deep deposits (c.0.9m) of silty clay containing small fragments of 19<sup>th</sup> century pottery and ceramic building material were observed in the sides of the foundation trenches excavated by the building contractors for the new building at the rear of no. 393 New Cross Road. These deposits were interpreted as garden/market garden topsoil. Some of this topsoil may have come from the arisings during the construction of the cellar at no. 393 New Cross Road in the mid-19<sup>th</sup> century. Undisturbed natural geological deposits were not observed. The lowest deposits appeared to be disturbed silty clay (Head Deposits) containing small fragments of 19<sup>th</sup> century pottery and ceramic building material. The red brick wall foundations of the former 19<sup>th</sup> century garden boundary wall and the rear extension to no. 393 new Cross Road were also observed during the watching brief. No archaeological features were observed during the works.
- 1.3 The completed archive will be deposited with the London Archaeological Archive and Research Centre (LAARC) under site code NCS17.

#### 2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited on land to the rear of no. 393 New Cross Road, London Borough of Lewisham (**Figures 1** and **2**). The Site is centred at Ordnance Survey National Grid Reference TQ 36664 77071.
- 2.2 The fieldwork was undertaken on 31st May 2017.
- 2.3 The Site is a rectangular plot of land located to the rear of no. 393 New Cross Road, a mid 19<sup>th</sup> century three storey terraced house (with later shop use at ground floor level). The Site occupied the former rear yard of the building, which had been built over with a single storey flat roof garage/storage unit (**Plates 1** and **2**). At the time of the site visit, its roof had been removed (**Plate 3**). The Site is bounded to the east and west by similar garages/storage units in the rear yards of nos 391 and 395 New Cross Road (**Figure 2**). An unnamed access road forms the northern boundary of the Site.
- 2.4 The archaeological watching brief was commissioned by Joseph Greham. The project was managed by Charlotte Matthews for Pre-Construct Archaeology Limited. The watching brief was carried out by Kari Bower, who also wrote this report. The archaeological work was monitored by Jan Mondrzejewski, Conservation Officer at Lewisham Council. The work was undertaken in accordance with an approved Written Scheme of Investigation (Matthews 2017).
- 2.5 The site archive was identified by the site code NCS17 issued by the Museum of London. The completed archive comprising written, drawn and photographic records will in due course be deposited with the LAARC (London Archaeological Archive Research Centre) under that code.
- 2.6 The site is located within an Archaeological Priority Area (APA 14 New Cross) as defined as defined in the Lewisham Unitary Development Plan.

#### 3 PLANING BACKGROUND

#### 3.1 National Planning Policy: The National Planning Policy Framework (NPPF)

- 3.1.1 In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF). It provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets.
- 3.1.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance NPPF, by current Unitary Development Plan policy and by other material considerations.

#### 3.2 Regional Guidance: The London Plan

3.2.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the Greater London Authority's London Plan (2016, updated Jan 2017) which includes the following statement relating to archaeology.

#### Policy 7.8

#### Heritage assets and archaeology

#### <u>Strategic</u>

- 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: London Borough of Lewisham Core Strategy

#### Core Strategy Policy 16

Conservation areas, heritage assets and the historic environment

The Council will ensure that the value and significance of the borough's heritage assets and their settings, which include the Maritime Greenwich World Heritage Site, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.

The Council will work with its partners, including local communities, to ensure that the borough's heritage assets and those yet to be identified will be valued positively and considered as central to the regeneration of the borough as detailed in the Core Strategy spatial policies.

The World Heritage Site buffer zone for the Maritime Greenwich World Heritage Site is identified on the Proposals Map (see also Core Strategy Policy 18). The Council will ensure that its Outstanding Universal Value, integrity and authenticity will be protected and enhanced and will ensure the implementation of the World Heritage Site Master Plan.

The Council will continue to review its conservation areas, designating new ones and preparing associated management plans and policies to conserve their character.

#### 4 GEOLOGICAL AND TOPOGRAPHICAL BACKGROUND

- 4.1 The solid geology of the study site is London Clay. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions. The site also lies within an area of Head Deposits, i.e. silt, sand and clay with variable gravels. To the east of the site is a long corridor of worked ground, which corresponds with the line of the railway, originally built in the late 1840s.
- 4.2 The site is built on a gradient that falls away to the north and accordingly is terraced. This is most apparent when viewed from the north towards the rear elevations, where the basements of the terraced houses fronting New Cross Road, are open (above ground) to the rear.

#### 5 ARCHAEOLOGICAL BACKGROUND

- 5.1 The archaeological and historical background is taken from an archaeological desk-based assessment previously prepared for nos 403-407 New Cross Road, which includes the Walpole Hotel (Thompson, G. and Garwood, A., 2013). This site is located *c*.50m to the east of the current Site on the same (north) side of New Cross Road.
- 5.2 Little evidence of Palaeolithic, Mesolithic or Neolithic activity has been found within the vicinity of the site. A single prehistoric findspot, a Palaeolithic implement, has been recorded approximately 370m to the east of the site.
- 5.3 The Roman Watling Street, which connected the Roman settlement at Southwark and *Londinium* to Canterbury, is thought to have crossed through the area. Its exact position is unknown, but it is thought that it probably deviated to the south in the New Cross area, to avoid the curve in the river at Greenwich and the marshy ground surrounding it. It may have therefore followed an alignment more or less the same as the present day New Cross Road (Margary, 1973).
- 5.4 Evidence of Roman ditches and pits (mostly clustered along the New Cross Road) has been found close to the junction of New Cross Road and Deptford High Street more than 500m to the east. These contained pottery which was mostly dated to the 2nd century and it has been suggested that the concentration represented a small Roman settlement.
- The place name Deptford is derived from the Anglo-Saxon for "deep ford", relating to the crossing of the Ravensbourne in this period. It is thought that this settlement may have been focused around the Deptford Broadway area in the earlier Saxon period and around St Nicholas church in the later Saxon period (Weinreb & Hibbert, 1995). Another area of settlement surrounded the New Cross area, which was originally known as Hatcham. The Domesday Book records Hatcham as a manor containing land for three plough teams, nine villagers and two smallholders, six acres of meadowland and woodland for three pigs.
- The general lack of evidence for Anglo-Saxon activity occurring within the immediate area of the site and the probable Saxon settlements to the north-east and in the area of the St Nicholas Church, suggest that the present site was probably located in agricultural land during the period.
- 5.7 Watling Street formed part of the main pilgrimage route between London and Canterbury during the Middle Ages, and a number of roadside inns were established in the Deptford and New Cross areas to provide accommodation and refreshment to travellers. A bridge was built across the Ravensbourne as early as 1230. A hermitage and wharves were also said to have been located by this bridge by the late medieval period. A flour mill, which is known to have been in existence from at least 1588, was also located on the Ravensbourne, approximately 500m east of the site. No finds or features of early or late medieval date have been found within the vicinity of the site. The area may have comprised open farmland during these periods.
- 5.8 The site lies within an Archaeological Priority Area (APA 14 New Cross) which is described as

#### follows:

'The name New Cross 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'.

- 5.9 Deptford grew in importance during the early post-medieval period. A small fishing settlement located beside the Thames was taken over by Henry VIII as the site for his royal dockyard, which built and repaired ships into the 19th century. Deptford Broadway and Deptford High Street remained a local focus of settlement throughout the period.
- 5.10 The GLHER (Greater London Historic Environment Record) search revealed that the majority of archaeological remains encountered within the radius of the study area dated from the later post-medieval period. Cartographic evidence shows that this area remained predominantly rural during the latter part of the 18th century, sandwiched between the urban centre at Deptford and the smaller settlement at New Cross.
- 5.11 By the end of the 18th century the New Cross area lay at the eastern end of a swathe of agricultural and horticultural land that extended from Camberwell to Deptford (Lysons, 1792:68). The area became well-known for its market gardens.
- 5.12 While the residential development of Deptford High Street (known as Butt Lane until 1825) and its environs took off between the 1770s and 1790s, George Crutchley's map of 1833 revealed that the local housing boom did not extend as far west as the vicinity of the present site, which remained predominantly rural in character.
- 5.13 The transformation of the New Cross district from a semi-rural settlement set amidst extensive market gardens to busy suburb took place only after the arrival of the railways. The earliest station to be opened in the vicinity was built to the west of the present site on New Cross Road (now called New Cross Gate). In 1849 the South Eastern Railway opened the present New Cross Station, which is situated at the junction of New Cross Road and Amersham Vale, to the east of the Site of the present development.
- 5.14 The coming of the railways transformed the local landscape. Landowners sold their land to the railway companies and to builders, who parcelled it into plots for speculative residential development. By 1862, the north side of New Cross Road between the southern end of Walpole Street and New Cross Station had been developed, with a row of properties named Hamilton Terrace East occupying the full extent of the plot.

#### 6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The archaeological watching brief was carried out in accordance with the methodology detailed in the site specific Written Scheme of Investigation (Matthews 2017) which was approved by GLAAS.
- 6.2 The watching brief monitored the excavation of the new foundations (**Figure 2**) undertaken over a one-day period. The excavation was carried out to the formation level required for the new foundations (**Plates 3** to **7**). Cement had been poured into some of the southern trenches before the site visit (**Plates 8** to **11**).
- Where safe, the archaeologist entered the foundation trenches to record all features exposed. Where there were health and safety factors, which inhibited access and could not be overcome, recording was made from the existing ground surface.
- All recording systems adopted during the investigation were fully compatible with those widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now presented in PCAs Operations Manual 1 (Taylor, 2009). Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film. The plans being at scale 1:20 and the sections at 1:10 as applicable. The OD heights of all principle strata were calculated and indicated on the appropriate plans and sections. A digital photographic record was made during the works.
- The completed archive produced during the watching brief, comprising written, drawn and photographic records, will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the allocated site code NCS17.

#### 7 THE ARCHAEOLOGICAL SEQUENCE

- 7.1 The earliest deposit encountered consisted of a mid-brownish grey silty clay deposit [4] It was approximately 0.15m thick and contained small pottery fragments (including 19<sup>th</sup> century Blue Transfer Ware), ceramic building material fragments and chalk fragments. It was observed in the northernmost trench (**Plate 7**). It appears to have been the lower part of a garden/market garden soil/reworked natural clay (Head deposits) that contained small inclusions of 19<sup>th</sup> century pottery and ceramic building material.
- 7.2 Deposit [4] was overlain by mid-brownish yellow silty clay [3], approximately 0.1m thick. It contained of small pottery fragments (including 19<sup>th</sup> century Blue Transfer Ware), ceramic building material fragments and chalk fragments. It was observed in the northernmost trench (**Plate 7**). It appears to have been the lower part of a garden/market garden soil/reworked natural clay (Head deposits) that contained small inclusions of 19<sup>th</sup> century pottery and ceramic building material.
- 7.3 The entire site was overlain with a mid-brownish grey silty clay [2], approximately 0.4m thick. It contained fragments of ceramic building material, chalk and coke. It appears to have been a garden/market garden topsoil.
- 7.4 Above layer [2] was dark greyish brown silty clay [1], approximately 0.25m thick. It contained fragments of ceramic building material, chalk and coke. It appears to have been the upper part of a garden/market garden topsoil.
- 7.5 These deposits [1 to 4] appear to have been cut by the 19<sup>th</sup> century boundary wall foundations. These include the red brick wall foundations dividing the original gardens on the east side of the Site (**Plate 4**), the remains of a wall along the north boundary of the Site (**Plate 7**) and the red brick wall foundations of the original rear extension to the house.
- 7.6 Modern layers [+] comprising building rubble (bricks and lumps of concrete) as well as crushed ceramic building material and concrete overlay the deep garden/market garden topsoil. This layer extended to the north beyond the excavated limits of the northernmost foundation trench. The [+] layers were associated with levelling for the garage/storage building which occupied the site prior to this.

#### 8 CONCLUSION

8.1 Deep deposits (*c*.0.9m) of silty clay containing small fragments of 19<sup>th</sup> century pottery and ceramic building material were observed in the sides of the foundation trenches excavated by the building contractors for the new building at the rear of no. 393 New Cross Road. These deposits were interpreted as garden/market garden topsoil. Some of this topsoil may have come from the arisings during the construction of the cellar at no. 393 New Cross Road in the mid-19<sup>th</sup> century. Undisturbed natural geological deposits were not observed. The lowest deposits appeared to be disturbed silty clay (Head Deposits) containing small fragments of 19<sup>th</sup> century pottery and ceramic building material. The red brick wall foundations of the former 19<sup>th</sup> century garden boundary wall and the rear extension to no. 393 new Cross Road were also observed during the watching brief.

#### 9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology would like to thank Joseph Greham for commissioning the archaeological watching brief.
- 9.2 Charlotte Matthews managed the project for Pre-Construct Archaeology. Kari Bower carried out the watching brief and wrote this report. Mick Steel produced the illustrations.

#### 10 BIBLIOGRAPHY

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Thompson G. & Garwood, A. 2013. Archaeological Desk Based and Historic Building Assessment of the Proposed Walpole Student Accommodation Site, 403-407 New Cross Road, London SE14 6LA, unpublished report for Pre-Construct Archaeology Limited

#### **PLATES**



Plate 1: Rear of the Site, looking west (photograph provided by the Client)



Plate 2: Site, looking south (photograph provided by the Client)



Plate 3: Site, looking south (NCS17 D1 (2))



Plate 4: Northernmost foundation trench, looking east (NCS17 D1 (3))



Plate 5: Northernmost foundation trench, looking north (NCS17 D1 (4))



Plate 6: West end of northernmost foundation trench, looking north (NCS17 D1 (3))



Plate 7: East end of northernmost foundation trench, looking north (NCS17 D1 (12))



Plate 8: West end of the southernmost foundation trench, looking north-west (NCS17 D1 (17))



Plate 9: West end of the southernmost foundation trench, looking north (NCS17 D1 (9))



Plate 10: Southernmost foundation trench, looking south (NCS17 D1 (11))

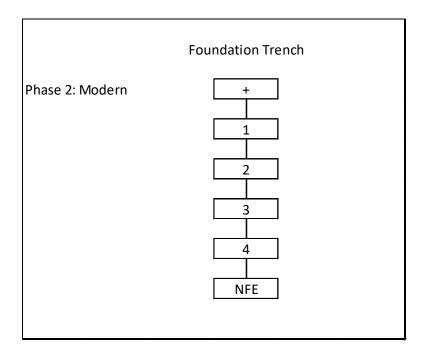


Plate 11: Easternmost foundation trench, looking north (NCS17 D1 (23))

### 11 APPENDIX 1: CONTEXT REGISTER

Site_id	Site_Code	Context	CTX_Type	Trench	CTX_Interpretation	CTX_Category	CTX_Depth	CTX_Levels_high	CTX_Levels_low	Phase
1	NCS17	1	Layer	Foundation	Made Ground	Make-up	0.25		-	PH1
1	NCS17	2	Layer	Foundation	Made Ground	Make-up	0.4	-	-	PH1
1	NCS17	3	Layer	Foundation	Made Ground	Make-up	0.1	-	-	PH1
1	NCS17	4	Layer	Foundation	Made Ground	Make-up	0.15	-	-	PH1

#### 12 APPENDIX 2: PHASED MATRIX



#### 13 APPENDIX 3: OASIS FORM

#### OASIS ID: preconst1-310593

**Project details** 

LAND AT REAR OF 393 NEW CROSS ROAD, LONDON BOROUGH OF Project name

LEWISHAM, SE14 6LA: AN ARCHAEOLOGICAL WATCHING BRIEF

the project

Short description of Pre-Construct Archaeology Limited was commissioned by Joseph Greham to carry out an archaeological watching brief on land at no. 393 New Cross Road, London Borough of Lewisham, centred at OS NGR TQ 36664 77071. The Site is a rectangular plot of land located to the rear of no. 393 New Cross Road, a mid-19th century three storey terraced house (with later shop use at ground floor level). The Site occupied the former rear yard of the building that had been built on with a late 20th century single storey flat roof garage/storage unit. The watching brief was carried out on 31st May 2017 and monitored the excavation of the strip foundations for a new two-bedroomed house. Deep deposits (c.0.9m) of silty clay containing small fragments of 19th century pottery and ceramic building material were observed in the sides of the foundation trenches excavated by the building contractors. These deposits were interpreted as garden/market garden topsoil. Some of this topsoil may have come from the arisings during the construction of the cellar at no. 393 New Cross Road in the mid-19th century. Undisturbed natural geological deposits were not observed. The lowest deposit was a disturbed silty clay (Head Deposits) containing small fragments of 19th century pottery and ceramic building material. The red brick wall foundations of the former 19th century garden boundary wall and the rear extension to no. 393 new Cross Road were also observed during the watching brief. No archaeological features were observed during the works.

Project dates Start: 31-05-2017 End: 31-05-2017

Previous/future work No / No

Any associated project reference codes

NCS17 - Sitecode

Recording project Type of project

Site status Area of Archaeological Importance (AAI)

Current Land use Other 3 - Built over Monument type WALL Post Medieval

Significant Finds **NONE None** 

Investigation type "Watching Brief" Prompt Planning condition

**Project location** 

**England** Country

Site location GREATER LONDON LEWISHAM DEPTFORD AND NEWCROSS LAND

AT REAR OF 393 NEW CROSS ROAD

SE14 6LA Postcode

Study area 56.6 Square metres

Site coordinates TQ 36664 77071 51.475566247224 -0.031914889452 51 28 32 N 000 01

54 W Point

**Project creators** 

Name of F Organisation

of Pre-Construct Archaeology Limited

Project brief originator

London Borough of Lewisham

Project design originator

**Charlotte Matthews** 

Project

Charlotte Matthews

director/manager

Project supervisor Kari Bower

Type of sponsor/funding

body

Private Developer

Name of sponsor/funding

body

Mr Greham

**Project archives** 

Physical Archive

Exists?

No

Physical Archive

recipient

LAARC

Physical Archive ID NCS17

Digital Archive recipient

**LAARC** 

Digital Archive ID

nive ID NCS17

Digital Media available

"Text","Images raster / digital photography","Spreadsheets"

Paper Archive recipient

LAARC

Paper Archive ID

NCS17

Paper Media available

"Plan","Report","Section"

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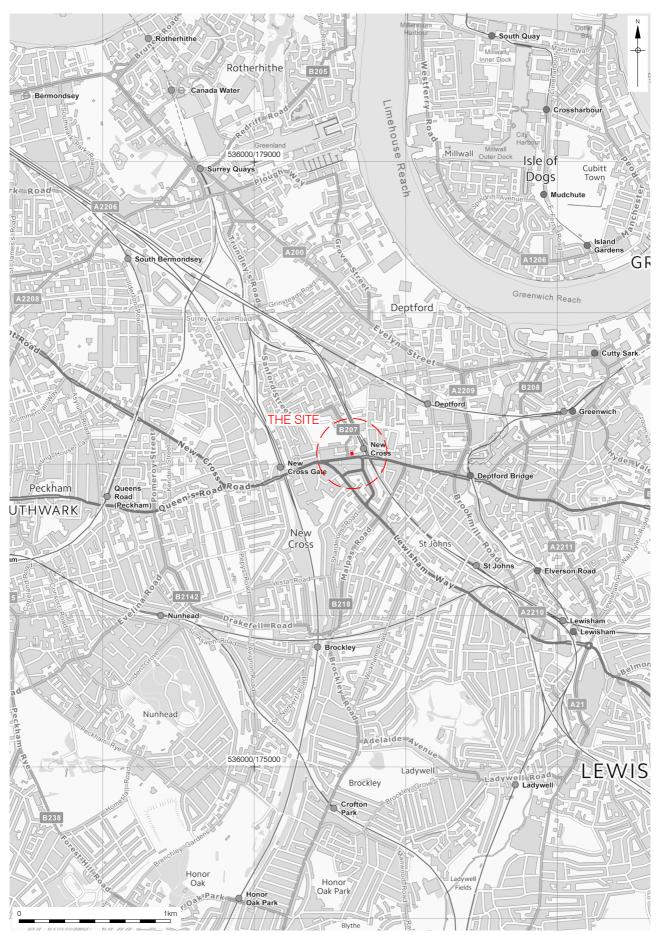
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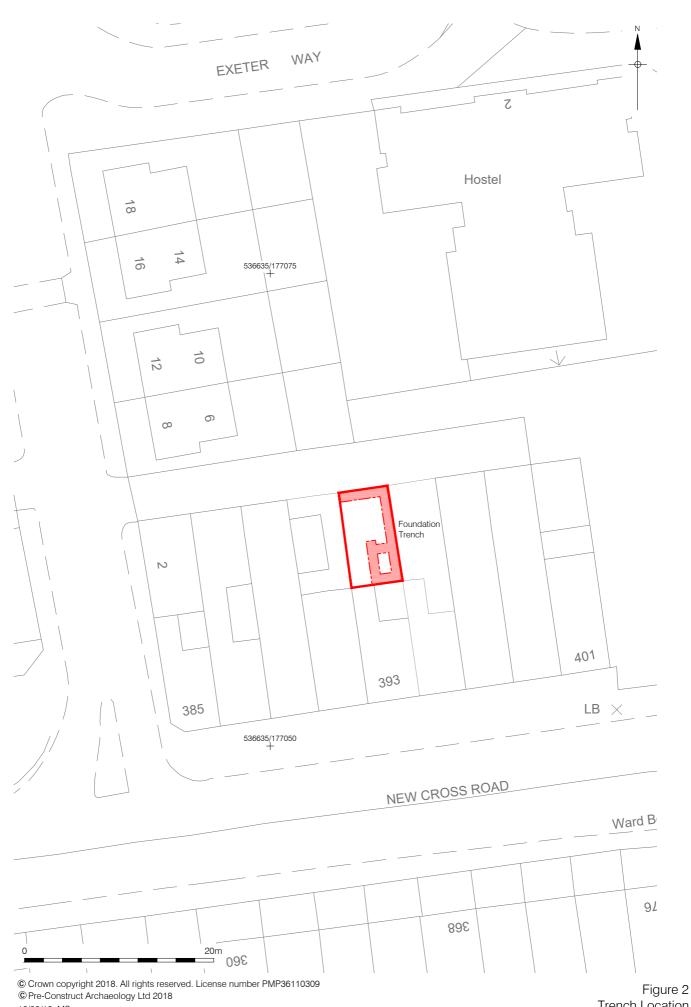
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16/03/18 MS

Trench Location 1:400 at A4

# $^{\circ}$ C A

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