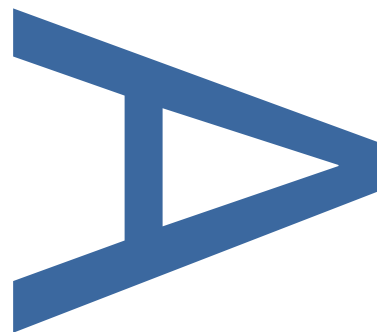
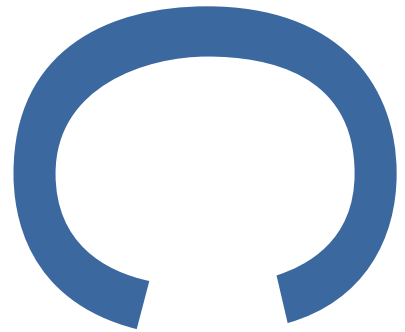


**LAND AT 209-210 GRANGE ROAD,  
LONDON BOROUGH OF  
SOUTHWARK, SE1 3AA  
AN ARCHAEOLOGICAL  
EVALUATION**

**SITE CODE: GGD19**

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

**MARCH 2019**



**DOCUMENT VERIFICATION**

**Site Name**

**LAND AT 209-210 GRANGE ROAD, LONDON BOROUGH OF  
SOUTHWARK, SE1 3AA**

**Type of project**

**AN ARCHAEOLOGICAL EVALUATION**

**Quality Control**

Pre-Construct Archaeology Limited Project Code			K6009
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**LAND AT 209-210 GRANGE ROAD, LONDON BOROUGH OF SOUTHWARK, SE1  
3AA**

**AN ARCHAEOLOGICAL EVALUATION**

**Site Code:** GGD19

**Central NGR:** TQ 33395 79238

**Local Planning Authority:** LONDON BOROUGH OF SOUTHWARK

**Planning Reference:** 18/AP/0475

**Commissioning Client:** Walberg Limited on behalf of Zalman Properties

**Written/Researched by:** Neil Hawkins MCIfA  
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**March 2019**

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## **1 ABSTRACT**

- 1.1 This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology at 209-210 Grange Road, London Borough of Southwark SE1 3AA. The central grid reference for the site was TQ 33345 79255. The field work was undertaken between 5<sup>th</sup> and 6<sup>th</sup> March 2019. The work was commissioned by Walberg Limited on behalf of Zalman Properties.
- 1.2 The archaeological evaluation recorded natural sandy gravel at 1.87m OD which is consistent with the known underlying geology described by the British Geological Survey as the Kempton Park Gravel.
- 1.3 Sealing the natural gravel was a sequence of subsoil and probable ploughsoil deposits, the latter of which contained a single fragment of pottery dated to the late 16<sup>th</sup> to 17<sup>th</sup> centuries. Cartographic evidence for this period suggests the site lay in open undeveloped fields, southeast of Bermondsey House which was constructed in the mid 16<sup>th</sup> century.
- 1.4 Cutting the post-medieval ploughsoil deposit within the evaluation trench was a probable rubbish pit which contained a small assemblage of pottery dated to the same late 16<sup>th</sup> to 17<sup>th</sup> century period. This feature represented activity on the periphery of Bermondsey in the 17<sup>th</sup> century.
- 1.5 Running east-west through the evaluation trench was a late 19<sup>th</sup> century brick wall foundation. This foundation formed one element of outbuildings, probably stables, north of the Public House, as illustrated on cartographic sources including the 1872 and 1895 Ordnance Survey maps and the Goad Fire Insurance Plan 1887.

## **2 INTRODUCTION**

- 2.1 This report details the results and working methods of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd on land at 209-210 Grange Road, London Borough of Southwark, SE1 3AA (Figure 1) in advance of redevelopment of the site.
- 2.2 The site was centred at TQ 33345 79255 and comprised a rectangular plot of land which was partially occupied by a building covering approximately 160 square metres and an empty yard to the north covering approximately 83 square metres. The site was bounded by mixed-use buildings to the west and a residential property to the north, by Grange Road to the south and Grigg's Place to the east.
- 2.3 The evaluation methodology was outlined in a site specific Written Scheme of Investigation (Hawkins 2019) which was prepared prior to the fieldwork and was approved by Gill King, Senior Archaeological Officer for the London Borough of Southwark. The site lies within the Bermondsey Street Conservation Area and within the Borough/Bermondsey/Riverside Archaeological Priority Zone associated with Roman and medieval settlement, and historic settlement areas of Bankside, Bermondsey and Rotherhithe. The scheduled site of Bermondsey Abbey (ref: 1001984) lies at a short distance to the north of the site.
- 2.4 The fieldwork consisted of a single evaluation trench located in the small yard area external to the extant building in the northern area of the site (Figure 2); the trench was intended to assess the presence or absence of archaeological features, structures or deposits as close as possible to the development area.
- 2.5 The evaluation was instructed by Walberg Limited on behalf of Zalman Properties. The project was managed for PCA by Helen Hawkins, supervised by the author and was monitored for the London Borough of Southwark by Gill King.

### **3 PLANNING BACKGROUND AND OBJECTIVES**

#### **3.1 Site Specific Planning Background**

- 3.1.1 The archaeological evaluation was designed to discharge archaeological pre-commencement conditions attached to planning consent (18/AP/0475) for the development of 209-210 Grange Road, London Borough of Southwark. The conditions attached state:

*3 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.*

##### *Reason*

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

*4 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.*

##### *Reason*

*In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 – Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.*

*5 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.*

##### *Reason*

*In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012*

- 3.1.2 There are no World Heritage Sites, scheduled monuments, registered battlefields or registered parks and gardens within the site. The National Heritage List for England records a scheduled monument, Bermondsey Abbey (ref: 1001984) lies at a short distance to the north of the site.

3.1.3 The site lies within the Bermondsey Street Conservation Area and within the Borough/Bermondsey/Riverside Archaeological Priority Zone associated with Roman and medieval settlement, and historic settlement areas of Bankside, Bermondsey and Rotherhithe.

3.1.4 The archaeological investigation was undertaken in line with an archaeological planning condition for trial trenching issued by London Borough of Southwark. The work was designed within a Written Scheme of Investigation prepared by Pre-Construct Archaeology Ltd (Hawkins 2019) which was approved by Gill King, Senior Archaeological Officer for the London Borough of Southwark.

3.2 Project aims and objectives

3.2.1 The following general objectives and site specific aims were set out in the Written Scheme of Investigation (Hawkins 2019);

3.3 General Objectives

- To determine the palaeotopography of the site.
- To determine the presence or absence of palaeoenvironmental remains.
- To determine the presence or absence of prehistoric activity.
- To determine the presence or absence of Roman activity.
- To establish the presence or absence of medieval activity.
- To establish the presence or absence of post-medieval activity.
- To establish the extent of past post depositional impacts on the archaeological resource



## **4 GEOLOGICAL AND TOPOGRAPHICAL BACKGROUND**

- 4.1 The British Geological Survey (sheet 270 *South London*) shows that the site sits within a large area of Kempton Park Gravel. Water action at the end of the last glaciation (12,000 years ago or later), cut into the surface of the gravel to define the Bermondsey Eyot, an island approximately 2km square at the time of the Roman conquest. The site lies toward the western end of the eyot, where on the basis of previous archaeological investigations in the area, the natural gravel has been encountered between 1.86m OD-1.20m OD.
- 4.2 Modern ground level on the site slopes from 3.80m OD in the north to 3.60m OD to the south.

## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 The following is summarised from the detailed archaeological and historical background which was included within the archaeological desk-based assessment (Compass Archaeology 2018).

### 5.2 Prehistoric

5.2.1 The scattered evidence dating to the prehistoric period which has been recovered from within the vicinity of the site suggests that there was some activity taking place. The advantageous position of the site near the western end of the Bermondsey Eyot would have attracted prehistoric settlers to the area, though a significant settlement has yet to be discovered.

### 5.3 Roman

5.3.1 During the Roman period, Southwark developed into a significant settlement, controlling the crossing point into *Londinium*. Though the site lies to the south of the main settlement at Southwark, archaeological excavations in the vicinity of the site indicate the existence of a farmstead or villa complex, as well as evidence of agricultural activity. Excavations at 208 Grange Road (immediately east of the study site) revealed some undated cut features and a spread of Roman pottery.

### 5.4 Saxon

5.4.1 It is likely that the Roman settlement identified at Bermondsey Square continued to be occupied into the Saxon period, as evidenced by Saxon structures and inhumations overlying the Roman remains. Pottery from the early to late Saxon period has also been found across the area to the north of the site.

### 5.5 Medieval

5.5.1 The medieval period was dominated by the development of Bermondsey Abbey and the subsequent expansion of the settlement around it. The Abbey has been extensively investigated though the extent of its estate is yet to be established. The medieval period also saw the development of the tanning industry in the area, attracted by the Neckinger stream and the prevalence of butcher's waste. Medieval agricultural activity has also been identified in the archaeological record, most likely part of the estate of the Abbey. The majority of medieval finds have been concentrated north of the study site, however this could be due to the lack of archaeological investigation in the area. Grange Road was probably laid out during this period as a track or path between the Abbey and its Grange.

### 5.6 Post-Medieval

5.6.1 The post-medieval period saw an expansion of the tanning industry in the vicinity of the site, followed by the replacement of the factories with residential buildings. The public house that occupies half of the site was constructed in the mid-19<sup>th</sup> century and experienced several phases of expansion, including being rebuilt in 1898.

## **6 METHODOLOGY**

- 6.1 A detailed methodology for the archaeological evaluation was set out in the Written Scheme of Investigation (Hawkins 2019). The methodology consisted of the excavation of single trench which measured 2m x 3m at surface, within the base of which a small sondage was excavated deeper to reach the underlying natural strata. Due to the spatial constraints of both the site entrance and the location of the evaluation trench, a 1.5-tonne mechanical excavator was utilised to undertake the trench.
- 6.2 Prior to, and during, excavation of the evaluation trench the location was scanned using a cable avoidance tool (CAT). A 1.5-tonne mechanical excavator fitted with a toothless bucket, under the supervision of an attendant archaeologist, removed the modern overburden and continued in spits until archaeological horizons were revealed. The evaluation trench was located with a GPS survey instrument, which was also used to install a temporary benchmark within the site.
- 6.2.1 All recording systems adopted during the investigations were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now published by Museum of London Archaeology (MoLAS 1994). 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 of 1:20 and the sections at 1:10. The OD heights of all principal strata were calculated and indicated on the appropriate plans and sections. A full photographic record was taken in digital format.
- 6.2.2 The complete site archive include site records and photographs will be deposited at the Museum of London Archaeological Archive (MLAA) under the unique site code GGD19.

## **7 PHASED ARCHAEOLOGICAL SEQUENCE**

### **7.1 Phase 1: Natural Gravel**

7.1.1 Natural gravel deposits were recorded within the base of the evaluation Trench 1, context [5], which consisted of a compact sandy-gravel, with a much higher proportion of gravel than sand, which was located uniformly at 1.87m OD. This deposit was consistent with the known underlying geology as described by the British Geological Survey as the Kempton Park Gravel.

### **7.2 Phase 2.1: Post-Medieval**

7.2.1 Sealing the natural gravel within the evaluation trench was a sandy subsoil deposit [4] overlain by a homogenous and sterile sandy silt layer, [3], possibly representing a ploughsoil. These deposits were recorded at 2.07m OD and 2.57m OD respectively and were 0.3m and 0.5m thick. Only layer [3] of these two deposits contained dating evidence which comprised a single sherd of Essex-type post-medieval fine redware (PMFR) dated to 1580-1700 (Appendix 3).

### **7.3 Phase 2.2: Post-Medieval**

7.3.1 Cutting layer [3] in the evaluation trench was a pit, [2]. This pit encompassed the western half of the evaluation trench, with recorded dimensions of 2.5m by 1.12m, but continued south, west and north beyond the limit of excavation. The pit appeared to be sub-circular in shape, was located at 2.42m OD and had a depth of 0.66m. A small assemblage of post-medieval pottery was recovered from the backfill of the pit, deposit [1], which comprised London-area post-medieval redware (PMR), Surrey-Hampshire border whiteware with clear (yellow) glaze (BORDY) and English tin-glazed ware (TGW) which suggests a spot date of 1580-1700 (Appendix 3). A single fragment of pan tile was also recovered from the fill which dates to 1630-1800 (Appendix 4).

### **7.4 Phase 3: Late 19<sup>th</sup> Century**

7.4.1 Running through the northern half of evaluation Trench 1 was a brick wall foundation, [6]. Aligned east-west with a recorded length of 3m but continuing both east and west beyond the excavation limit, this wall foundation was recorded at a highest level of 3.42m OD, had a width of 0.82m and survived to a height of 0.48m. The wall comprised eight courses, with the bottom five courses progressively stepping outwards forming the foundation. The wall was constructed of a mixture of frogged red and purple bricks but also included a number of yellow London stock bricks which suggests a late 19<sup>th</sup> century date for the construction of the wall.

### **7.5 Phase 4: Modern**

7.5.1 Sealing pit [2] within the evaluation trench was a sequence of modern made ground capped by concrete. This made ground sequence had an overall thickness of 1.10m and was recorded at a highest level of 3.8m OD, the modern surface level.

## **8 CONCLUSIONS**

- 8.1 The archaeological evaluation recorded natural gravel deposits, recorded at 1.87m OD, which were consistent with the known underlying geology as described by the British Geological Survey (BGS) as Kempton Park Gravel.
- 8.2 Sealing the natural gravel was a sequence of subsoil and possible ploughsoil deposits, the latter of which contained a single sherd of Essex-type post-medieval fine redware (PMFR) dated to 1580-1700 (Appendix 3). Cartographic evidence suggests the area of the site lies to the southeast of Bermondsey House in open fields (Compass Archaeology 2018) during the 17<sup>th</sup> century and therefore the presence of a ploughsoil is unsurprising.
- 8.3 Cutting the aforementioned ploughsoil deposit in the western side of the evaluation trench was a circular pit. The backfill of this pit contained a small assemblage of pottery and building material comprising London-area post-medieval redware (PMR), Surrey-Hampshire border whiteware with clear (yellow) glaze (BORDY) and English tin-glazed ware (TGW) which suggests a spot date of 1580-1700 and a single fragment of pan tile which dates to 1630-1800 (Appendices 3 & 4). As stated above cartographic evidence suggests the site lies to the southeast of the grounds of Bermondsey House and therefore this pit may simply represent a rubbish pit.
- 8.4 Running east-west through the northern area of the evaluation trench was a late 19<sup>th</sup> century brick wall foundation. This wall most likely represents an outbuilding north of the Public House illustrated on the 1872 and 1895 Ordnance Survey maps and labelled as stables on the Goad Fire Insurance Plan 1887 (Compass Archaeology 2018).
- 8.5 The proposed development comprises the lowering of the existing basement, therefore an Ordnance Datum was established within the current basement area to assess levels of truncation in comparison to the height of the natural gravel within evaluation Trench 1. The floor level of the extant basement is located at two heights, the northern area being at 0.62m OD and the southern area somewhat higher at 1.21m OD. In Trench 1 the natural Kempton Park Gravel was located at 1.87m OD which illustrates that these basement areas have truncated into the underlying natural strata by at least 1.25m and 0.66m respectively, but clearly more than this dependant on thickness of concrete and any potential levelling deposits below the basement floor. It is therefore assumed that any archaeological features and deposits will have been entirely truncated by the extensive basement of the Public House.

## 9 BIBLIOGRAPHY

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## **PLATES**



*Plate 1: Trench 1 facing east, 1m scale*





*Plate 2: Trench 1, Section 1, facing south, 1m scale*



*Plate 3: Trench 1 facing northeast*

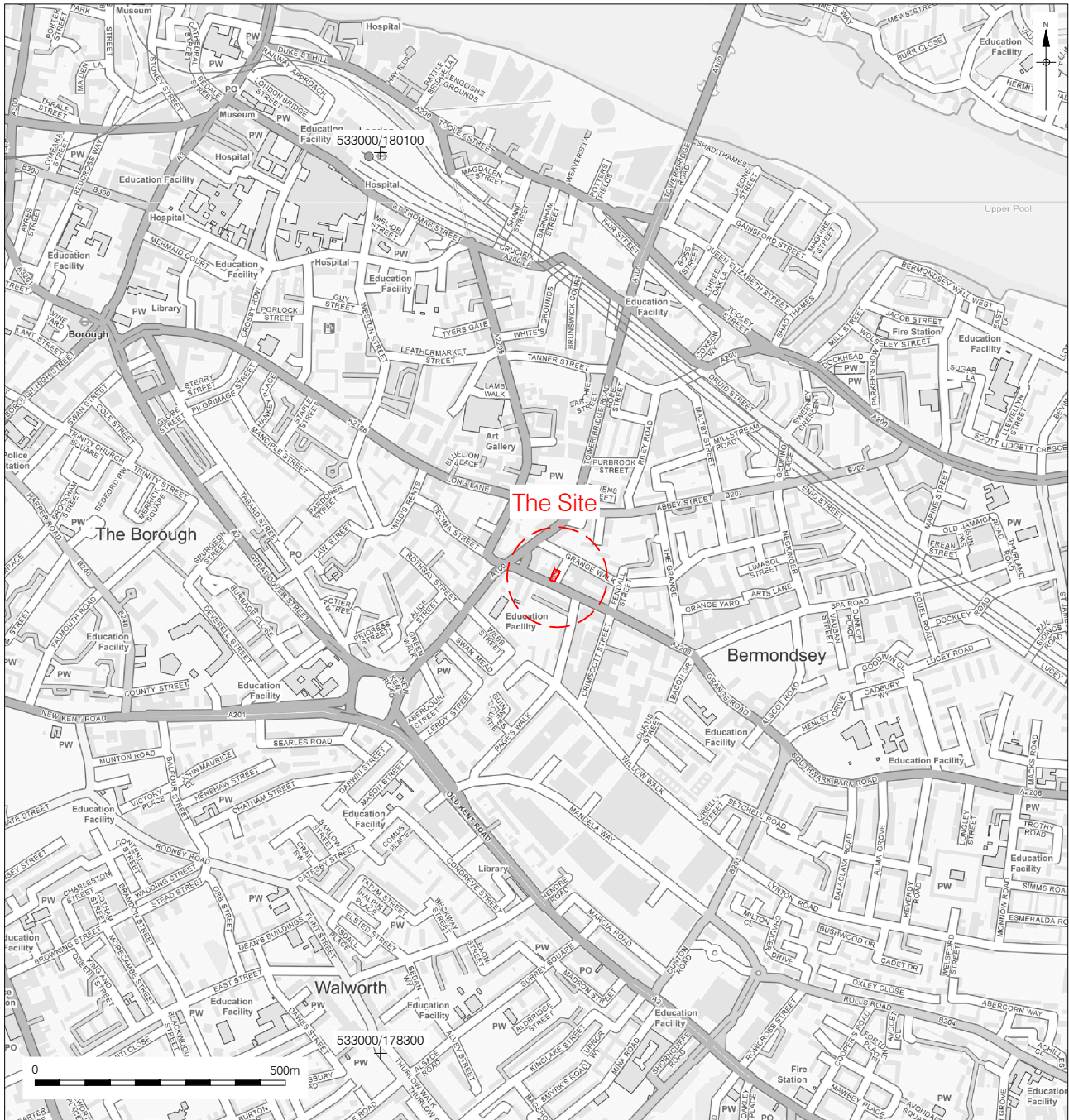
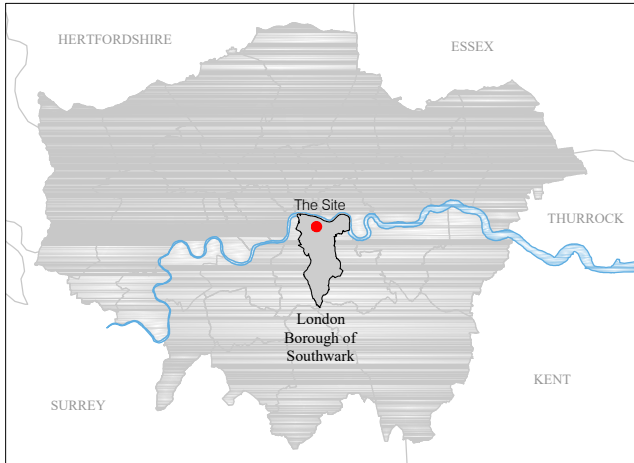
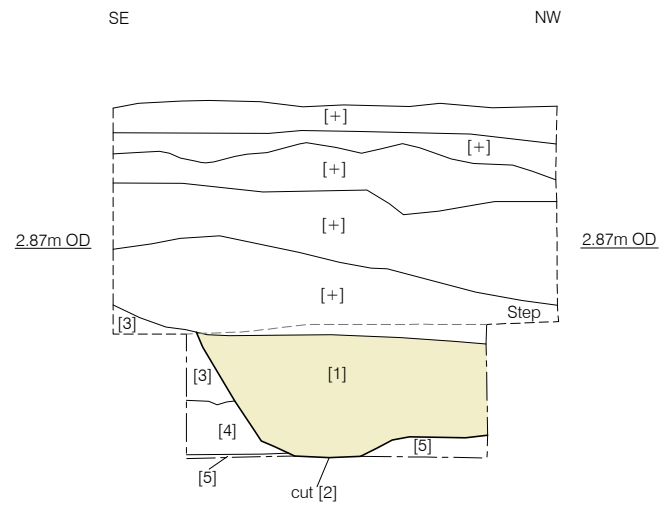
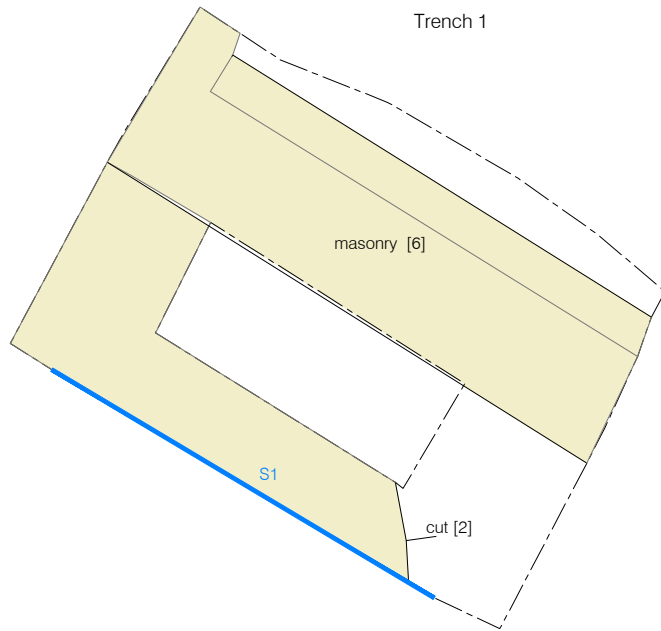




Figure 2  
 Detailed Site Location  
 1:200 at A4



Section 1  
Northeast Facing  
Trench 1

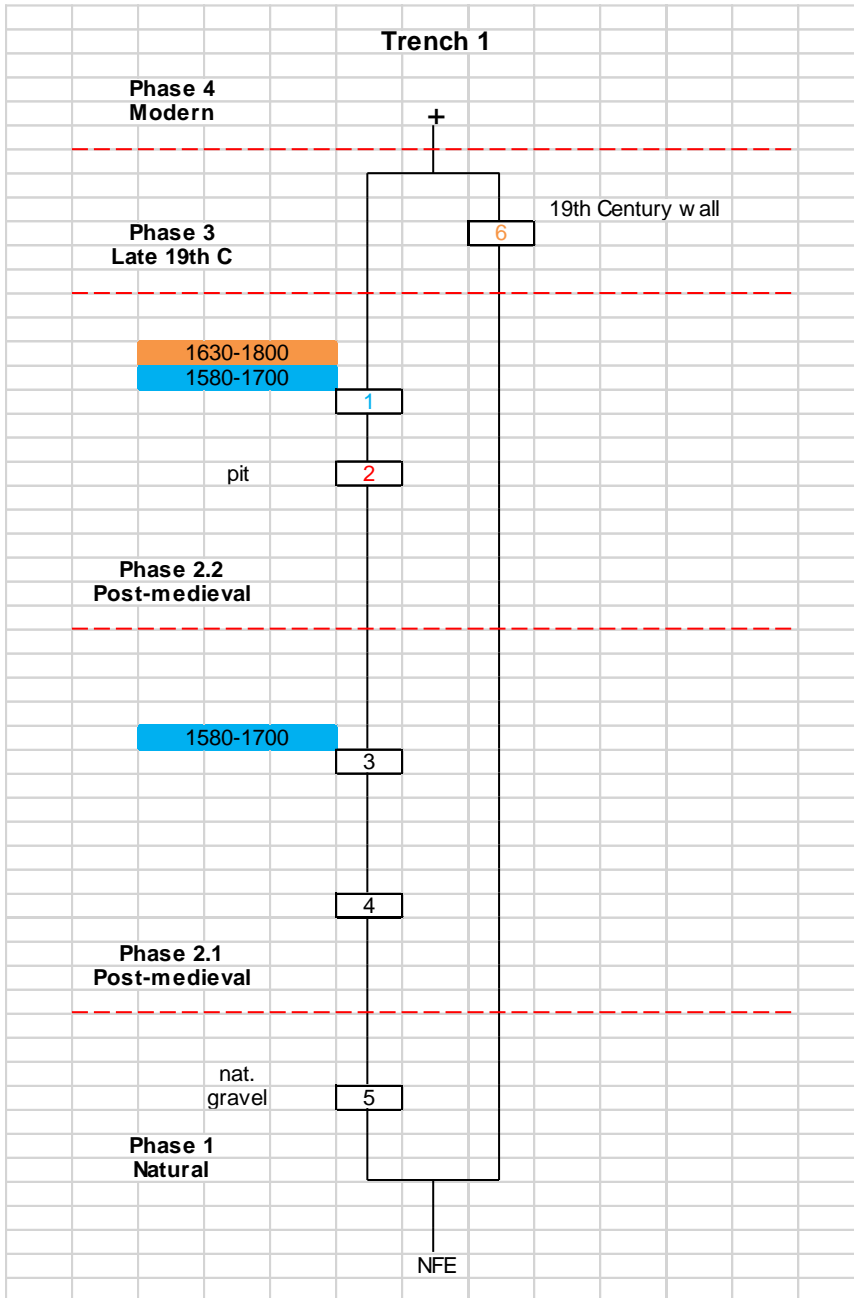


Figure 3  
Trench 1 Plan and Section  
1:40 at A4

## APPENDIX 1: CONTEXT INDEX

Context	CTX_Type	Fill_of	Trench	CTX_Interpretation	CTX_Length	CTX_Width	CTX_Depth	CTX_Levels _high	CTX_Levels _low	Phase
1	Fill	2	1	Fill of pit [2]	2.5	1.12	0.66	2.42		2.2
2	Cut		1	Circular pit	2.5	1.12	0.66	2.42	1.77	2.2
3	Layer		1	Possible ploughsoil layer	1.05	0.85	0.5	2.57		2.1
4	Layer		1	Possible natural sandy subsoil	1.05	0.85	0.3	2.07		2.1
5	Natural		1	Natural gravel				1.87		1
6	Masonry		1	E-W aligned brick wall foundatio	3	0.82	0.48	3.42		3

# APPENDIX 2: MATRIX



## **APPENDIX 3: POST-ROMAN POTTERY**

### **Post-Roman pottery spot dating index (GGD19)**

Chris Jarrett

#### **Introduction**

A small assemblage of pottery was recovered from the excavation (four sherds/4 estimated number of vessels (ENV)/125g, none of which is unstratified). The pottery dates solely to the post-medieval period. The assemblage is in a largely good condition, although it is recorded as only sherd material and none of the items have a complete profile. Half of the sherds could be assigned to a form. The pottery appears to have been deposited under secondary conditions. The material was found in two contexts and as a small sized group (under 30 sherds). The classification of the pottery types is according to the Museum of London Archaeology (2014). The assemblage is discussed as an index.

#### **Index**

Context [1], spot date: 1580–1700

London-area post-medieval redware (PMR), 1580-1900, 1 sherd, 1 ENV, 82g, form: chamber pot. Flat, narrow rounded rim and a vertical loop strap handle with knife cut topside edges. well fired ware with a mottled glaze/

Surrey-Hampshire border whiteware with clear (yellow) glaze (BORDY), 1550-1700, 1 sherd, 1 ENV, 25g, form: chamber pot. Shoulder and start of the rim, internal glaze

English tin-glazed ware (TGW), 1570-1846, 1 sherd, 1 ENV, 1g, form: unidentified. Small body sherd with dark blue ?radiating lines on a blue grey background



Context [3], spot date: 1580–1700

Essex-type post-medieval fine redware (PMFR), 1580-1700, 1 sherd, 1 ENV, 17g, form: unidentified. Base sherd. Chemically altered internal glaze. Fabric is very micaceous and reduced a dark grey colour

### **Significance, potential and recommendations for further work**

The assemblage is of little significance as the pottery is in a fragmentary state without much meaning. The main potential of the pottery is to date the contexts it was recovered from. There are no recommendations for further work on the pottery.

### **Reference**

Museum of London Archaeology, 2014. Medieval and post-medieval pottery codes.  
<http://www.mola.org.uk/resources/medieval-and-post-medieval-pottery-codes>.

## APPENDIX 4: BUILDING MATERIAL ASSESSMENT

### BUILDING MATERIALS

Kevin Hayward

#### Introduction and Methods

This small building material assemblage (1 examples 324g) from the evaluation at 209-210 Grange Road, Southwark was reviewed to determine its overall character, and to provide a list of spot dates.

The application of a 1kg masons hammer and sharp chisel to each example ensured that a small fresh fabric surface was exposed. The fabric was examined at x20 magnification using a long arm stereomicroscope or hand lens (Gowland x10).

#### Ceramic Building Material Fabrics and Forms

1 example 324g

*Pan Tile 3090 (1630-1800)*

A single example of a fresh curved, flange roofing tile was recovered from [1]. The introduction of imported flanged pan tile only occurred after 1630, this example attests to roofing in this part of Southwark during the 17<sup>th</sup> and 18<sup>th</sup> century.

#### Distribution

Context	Fabric	Form	Size	Date range of material		Latest dated material		Spot date	Spot date with mortar
1	3090	Fresh Pan Tile	1	1630	1800	1630	1800	1630-1800	No mortar

#### Review

The only value the very small building material assemblage from 209-210 Grange Road, Southwark is to date the sequence. The presence of post medieval pan tile attests to 17<sup>th</sup> and 18<sup>th</sup> century roofing in the district. The assemblage should be discarded.

## APPENDIX 5: OASIS FORM

### OASIS ID: preconst1-345387

#### Project details

Project name	An Archaeological Evaluation at 209-210 Grange Road, London Borough of Southwark
Short description of the project	An Archaeological Evaluation at 209-210 Grange Road, London Borough of Southwark, SE1 3AA. A single evaluation trench recorded natural gravel at 1.87m OD sealed by a subsoil and possible ploughsoil which contained a single sherd of pottery dated to the late 16th/17th century. Cutting these deposits was a pit which contained pottery of the same late 16th/17th century date. A late 19th century brick wall foundation ran east-west through the northern area of the trench.
Project dates	Start: 05-03-2019 End: 06-03-2019
Previous/future work	No / No
Any associated project reference codes	GGD19 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Residential 1 - General Residential
Monument type	PIT 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	After full determination (eg. As a condition)

#### Project location

Country	England
Site location	GREATER LONDON SOUTHWARK BERMONDSEY ROTHERHITHE AND SOUTHWARK 209-210 Grange Road, London Borough of Southwark
Postcode	SE1 3AA
Study area	243 Square metres
Site coordinates	TQ 33345 79255 51.495988705781 -0.078857303545 51 29 45 N 000 04 43 W Point
Height OD / Depth	Min: 1.87m Max: 1.87m

#### Project creators

Name of Organisation	Pre-Construct Archaeology Ltd.
Project brief originator	Gillian King

Project design originator	Helen Hawkins
Project director/manager	Helen Hawkins
Project supervisor	Neil Hawkins
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Zalman Properties

---

### Project archives

Physical Archive recipient	MLAA
Physical Contents	"Ceramics"
Digital Archive recipient	MLAA
Digital Contents	"Ceramics", "Stratigraphic", "Survey"
Digital Media available	"Database", "Survey", "Text"
Paper Archive recipient	MLAA
Paper Media available	"Context sheet", "Drawing", "Plan", "Section"

---

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
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Author(s)/Editor(s)	Hawkins, N.
Date	2019
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Place of issue or publication	London

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