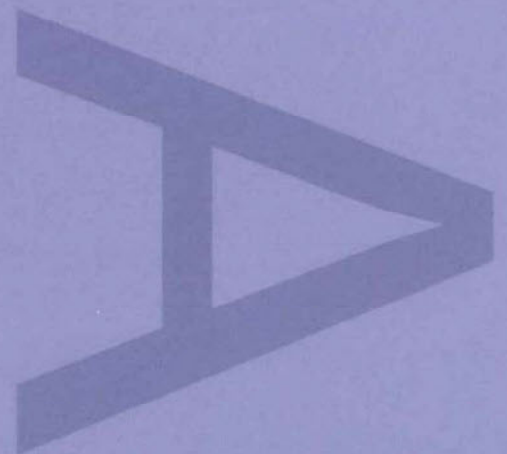
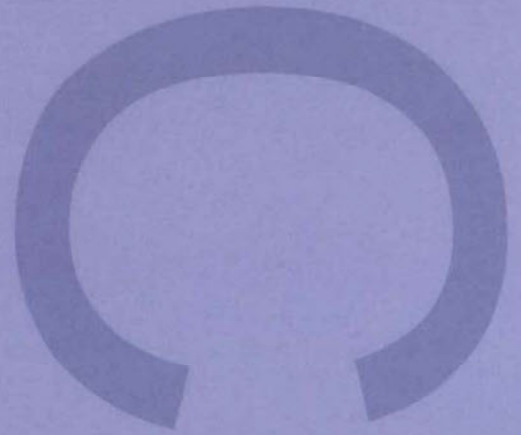
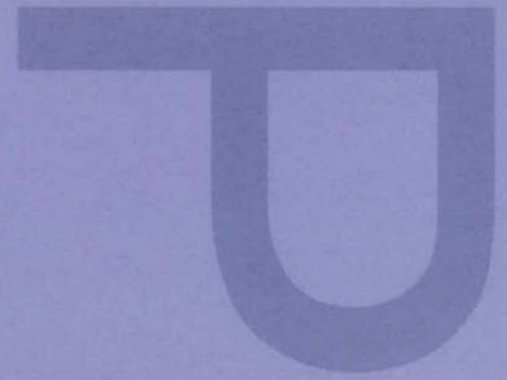


**AN ARCHAEOLOGICAL
EVALUATION OF PHASE 1 SITE
G, 94-118 SPA ROAD, LONDON
BOROUGH OF SOUTHWARK,
SE16 3QT.**



MARCH 2010

PRE-CONSTRUCT ARCHAEOLOGY

Site Name

Phase 1 Site G, 94-118 Spa Road, Bermondsey,
London Borough of Southwark

Type of project

Archaeological Evaluation

Quality Control

Pre-Construct Archaeology Limited Project Code			K2213
	Name & Title	Signature	Date
Text Prepared by:	Guy Seddon		29/3/10
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Graphics Checked by:	Peter Moore	<i>Peter Moore</i>	30/3/10
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Revision No.	Date	Checked	Approved

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**An Archaeological Evaluation of Phase 1 Site G, 94-118 Spa Road,
London Borough of Southwark, SE16 3QT.**

Site Code: BZS 10

Central National Grid Reference: TQ 3393 7917

**Written and Researched by Guy Seddon
Pre-Construct Archaeology Limited,
March 2010**

Project Manager: Chris Mayo & Peter Moore

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March 2010**

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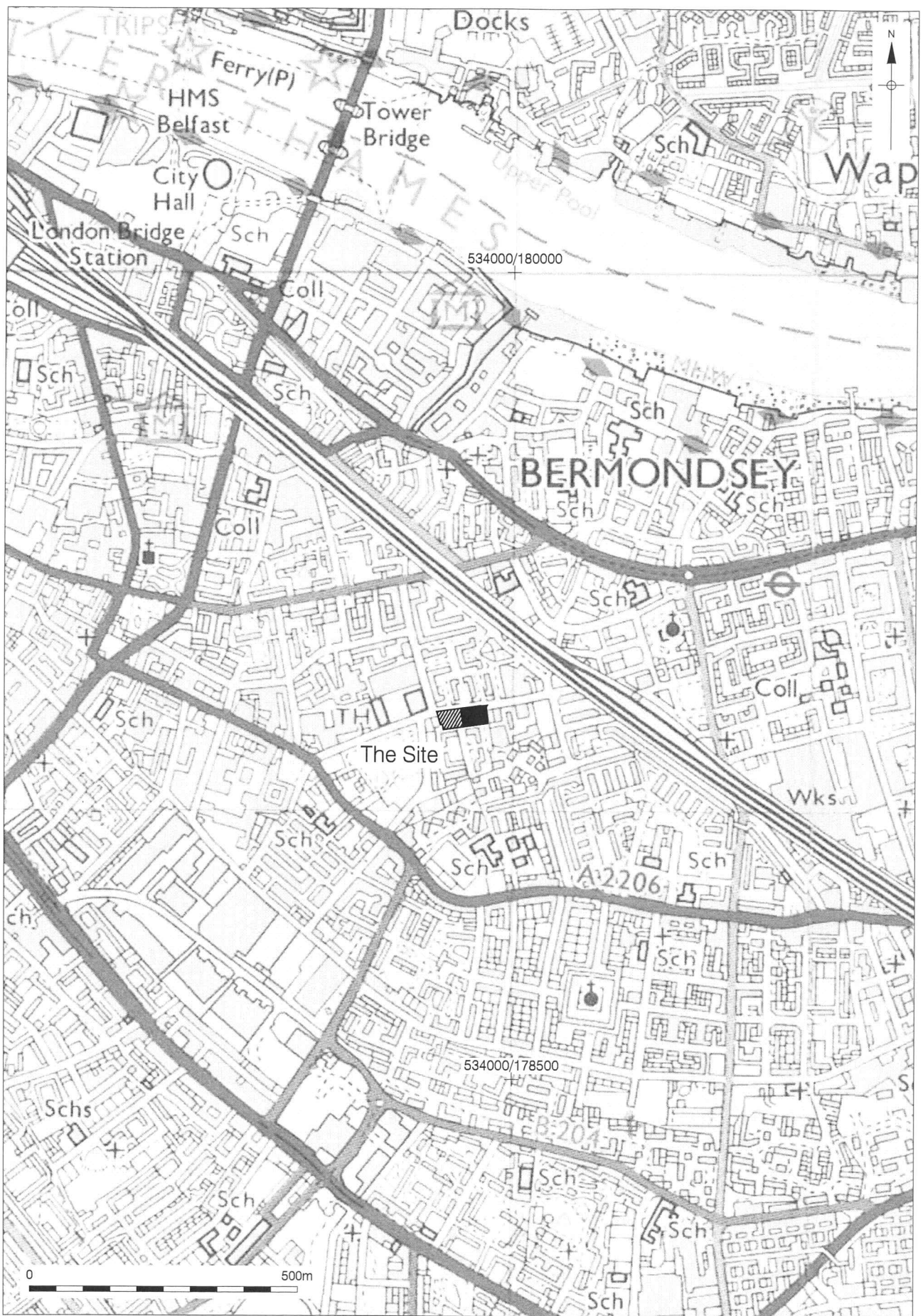
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1 ABSTRACT

- 1.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited between the 23rd and the 25th March 2010 on Phase 1, Site G, Bermondsey Spa, 94-118 Spa Road, London Borough of Southwark, SE16 3QT.
- 1.2 A total of 2 evaluation trenches were excavated across the site with the objective of evaluating the presence/absence of archaeological horizons prior to development.
- 1.3 Beneath 80-85cm of concrete the archaeological horizon was reached. The truncated base of a late 17th to early 18th century ditch and two 19th century cellars and two drains were observed and recorded.
- 1.4 It is interpreted that levelling and reworking of the ground surface took place during the late post-medieval period and any earlier archaeology, probably agricultural activity, that may have been present was removed at this time.

2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited between the 23rd and 25th March 2010 on Phase 1, Site G, Bermondsey Spa, 94-118 Spa Road, London Borough of Southwark, SE16 3QT. The project was designed by Chris Mayo and managed by Peter Moore of Pre-Construct Archaeology Ltd. It was commissioned by Roof Ltd and supervised in turn by Neil Hawkins and Guy Seddon.
- 2.2 The study site was bounded to the north by Spa Road, the west by Vauban Street, the east by Dunlop Place and to the south by a block of flats, 83-102 Vauban Estate. It was centred on National Grid Reference TQ 3393 7917. It covered an area of approximately 1.166m².



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Figure 1
 Site Location
 1:10,000 at A4

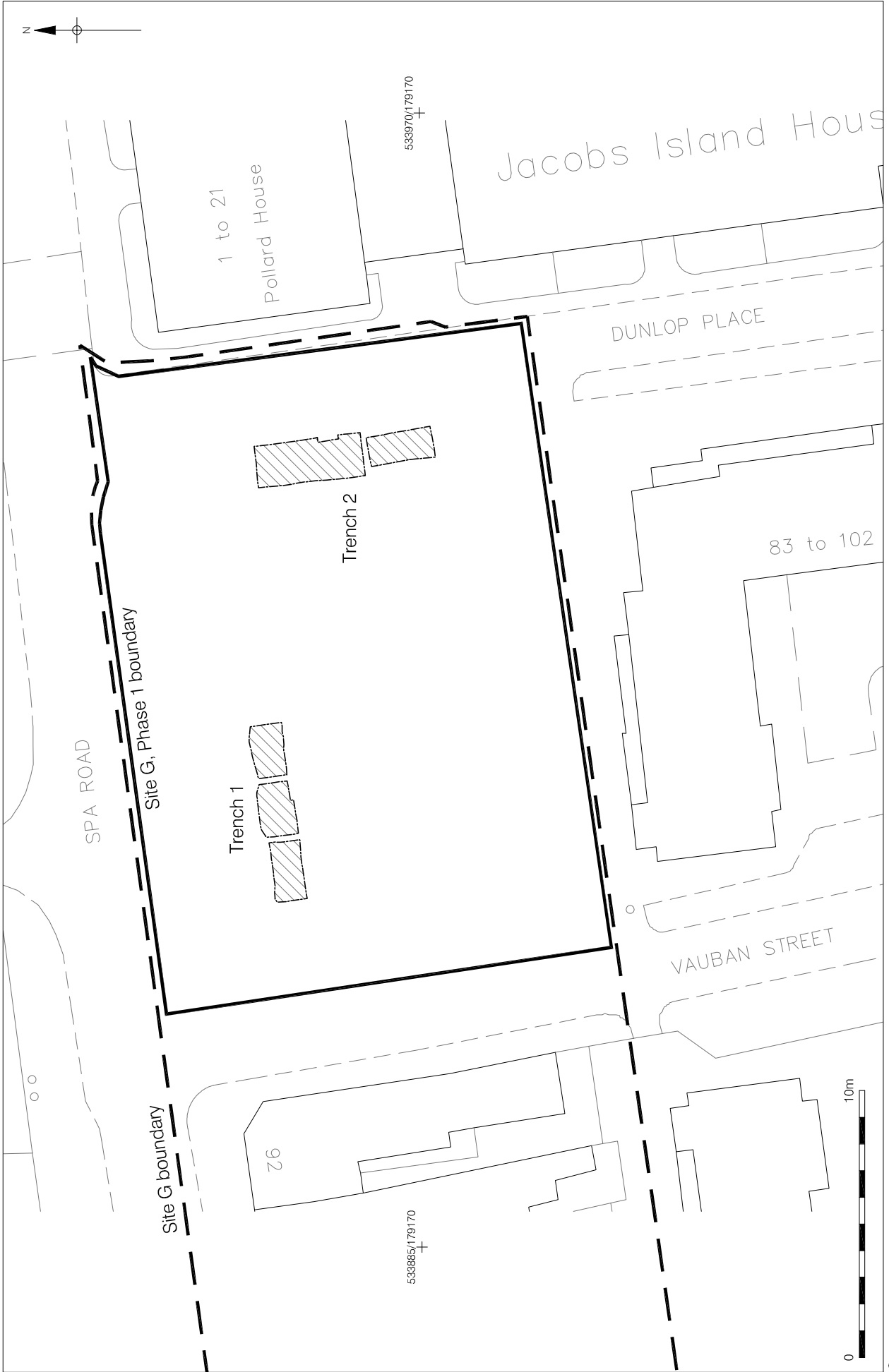


Figure 2
 Detailed Site and Trench Location
 1:400 at A4

3 METHODOLOGY

- 3.1 The evaluation was conducted according to the written scheme of investigation prepared by Chris Mayo of Pre-Construct Archaeology Ltd.¹ The fieldwork was designed to assess the presence or absence of significant archaeological remains, which may require further investigation.
- 3.2 A 360° mechanical excavator fitted with a 1.8m wide flat ditching bucket and a breaker was used under archaeological supervision to remove unproductive soils down to the highest archaeological horizon. A total of 2 trenches were opened across the study site (figure 2). Trench 1 was aligned east-west along the north western edge of the site and measured 15m x 2.20m. Trench 2 was aligned north-south, was situated along the eastern boundary of the site and measured 15m x 3.12m.
- 3.3 Features identified within the trenches were then to be cleaned and investigated by hand. Investigation was limited to identifying the extent and nature of the deposits and to recover dating evidence. This was to be conducted by the excavation of slots through features, half sectioning and total excavation.
- 3.4 The features were assigned individual context numbers. Drawings were made in plan and where necessary in section.
- 3.5 Heights above Ordnance Datum and the trench locations were recorded on site by the use of GPS.

¹ Mayo 2010

4 PLANNING BACKGROUND

4.1 National Policy and PPG 16 – This archaeological investigation, the supporting Written Scheme of Investigation, the fieldwork and reporting, were agreed and undertaken following Planning Policy Guidance: Archaeology and Planning (PPG 16).

4.1.1 Planning Policy Guidance: Archaeology and Planning (PPG 16) issued by the Department of the Environment in November 1990 states that where archaeological features, are likely to be encountered, strategies should be developed to deal with them. These may include preservation in situ, by limiting the development impact on archaeological deposits by redesigning the building, or by 'preservation by record'. If the latter is the favoured, archaeological trial excavations to assess the nature, depth, level of survival etc. may be conducted. This would usually involve the archaeological excavation and recording of one or more trenches, usually not exceeding 5% of the area to be developed, though with a small site this proportion may be greater for practical reasons. It also states that where preliminary research suggests survival of important archaeological remains;

"it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist. Evaluations of this kind help to define the character and extent of the archaeological remains that exist in the area of a proposed development, and thus indicate the weight which ought to be attached to their preservation. They also provide information useful for identifying potential options for minimising or avoiding damage. On this basis, an informed and reasonable planning decision can be taken."

It continues,

"Local planning authorities can reasonably expect developers to provide this information as part of their application for sites where there is good reason to believe there are remains of archaeological importance. If developers are not prepared to do so, the planning authority may wish to consider whether it is appropriate to direct the applicant to supply further information under the provisions of Article 4 of the Town and Country Planning (Applications) Regulations 1988".

4.1.2 Field evaluations should provide information of sufficient quality and detail that

reasoned and informed decisions may be made with regard to the preservation, or not, of buried archaeological material, and therefore facilitate the compilation of sympathetic foundation designs.

4.1.3 The objectives of field evaluations are, as defined by English Heritage:

- To determine, as far as is reasonably possible, the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed redevelopment. An adequate representative sample of all areas where archaeological remains are potentially threatened should be studied, and attention should be given to sites and remains of all periods (inclusive evidence of past environments).
- Where applicable, the evaluation should also determine the relationship of any above ground structures to the surviving archaeological deposits below ground. Where such a relationship is demonstrable, the evaluation should encompass the character, condition, significance, and quality of the above ground remains on the same basis as those below.
- The evaluation should also seek to clarify the nature and extent of existing disturbance and intrusions (such as basements) and hence the degree of survival of buried archaeological deposits and structures of archaeological significance.

4.1.4 Field evaluations may proceed in phased stages, dovetailing with the main development programme.

4.1.5 If it is not possible to reconcile the preservation in situ of archaeological remains with the needs of the construction design, it may be necessary for further and more extensive archaeological excavations to be undertaken.

4.2 Archaeology in Southwark and the Unitary Development Plan

4.2.1 The study aims to satisfy the objectives of the London Borough of Southwark, which fully recognises the importance of the buried heritage for which they are the custodians. The Borough's 'Southwark Plan' (adopted in July 2007), and the draft Archaeology Policy, contains policy statements in respect of protecting the buried archaeological resource.

- 4.2.2 The relevant Strategic Development Plan framework is provided by the London Plan, published February 2004. It includes the following policy of relevance to archaeology within central London:

Policy 4B.15 Archaeology

The Mayor, in partnership with English Heritage, the Museum of London and Boroughs, will support the identification, protection, interpretation and presentation of London's archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their UDPs for protecting scheduled ancient monuments and archaeological assets within their area.

- 4.2.3 The proposed development of the site is subject to the Council's Archaeology Policies and justifications:

Policy 3.19 Archaeology

Planning applications affecting sites within Archaeological Priority Zones (APZs), shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

Reasons:

Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic

village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains. PPG16 requires the council to include policies for the protection, enhancement and preservation of sites of archaeological interest and their settings.

- 4.2.4 The study site falls within Archaeological Priority Zone 1A, as defined in the Southwark Plan, constituting 'Borough, Bermondsey and Rivers'.
- 4.2.5 The site of Bermondsey Spa comprises an 'Action Area' as a 'Priority Neighbourhood and Regeneration Area', and is therefore subject to policy 7.5 as defined within the Southwark Plan, strategic policy reference '20P'.
- 4.2.6 There are no Scheduled Ancient Monuments or Listed Buildings within the area of the development site. Two listed buildings, the Public Library and Town Hall however retain Grade II status and bound the southern limits of the subject site. The associated railings, boundary walls and lamp brackets of these properties are also listed.

5 GEOLOGICAL AND TOPOGRAPHICAL BACKGROUND

5.1 Geology

5.1.1 The British Geological Survey (BGS) of England and Wales (Sheet 270, South London), indicates that the site geological sequence consists of a basal geology of fluvial river terraces overlying a solid geology of Woolwich and Reading beds. The survey indicates that the boundaries for both solid and drift geology pass directly through the study site in a northeast southwest orientation.

5.1.2 Additional information regarding the underlying geology derives from adjacent archaeological intervention at Larnaca House [LAW08]. The excavation of a series of trial pits/bore holes and evaluation trenches revealed natural Kempton Park Gravels at heights of between 0.80-0.90m OD. All trenches were sealed by significant made ground deposits extending to a maximum of 2.50m below ground level at approximately 1m- 0.50m OD.

5.1.3 The study site lies c.900m south of the Thames and c.300m to the south of the projected course to the now lost Neckinger River.

5.2 Topography

5.2.1 The palaeo-topography of the Southwark and Bermondsey area is one of a series of sand and gravel eyots, dissected by channels and tributaries of the Thames and surrounded by mudflats². The conjectured model of prehistoric Southwark as proposed by Proctor and Bishop³ places the site at the northern periphery of the Bermondsey Eyot, and therefore liable to periodic flooding and scouring. The buried topography of the study site may therefore exhibit a southwards inclination.

5.2.2 The now lost Neckinger River is believed to have passed c.300m to the north of the study site along Abbey Street, although former deviations of this river may have extended down present Neckinger Street. This may affirm environmental

² Allen *et al*, 2005, p73

³ Proctor and Bishop, 2002

investigations carried out by Allen which suggest the Neckinger to represent a former braided channel rather than a true tributary of the Thames.

5.2.3 The site is located on relatively level land at around 2.70m OD.

6 ARCHAEOLOGICAL BACKGROUND

6.1 PCA has previously undertaken a Desk-Based Assessment for Site C5⁴, also part of the Bermondsey Spa development approximately 200m to the NW of Site G, where a detailed historical and archaeological background to the area is given. In summary this concluded that the site had:

- a moderate-high potential for pre-historic remains, particularly relating to palaeoenvironmental conditions;
- a low potential for Roman, Saxon and medieval remains;
- a high potential for post-medieval remains.

The site is located on the northern periphery of the Bermondsey eyot, one of a series of sand and gravel islands, exploited from at least the Mesolithic period onwards.

6.2 The evaluation aimed to address the following primary objectives:

- To determine the palaeotopography of the site. Is there any evidence that the site is located on the northern edge of the Bermondsey eyot, and, if so, is there any evidence of prehistoric utilisation?
- 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 at the site. Can surviving evidence, if present, be accurately correlated to historic maps? What sort of impact have these post medieval developments had on earlier deposits?
- To establish the extent of all past post-depositional impacts on the archaeological resource.

⁴ Fairman, 2009

7 ARCHAEOLOGICAL SEQUENCE

7.1 Trench 1

7.1.1 The earliest deposit encountered in Trench 1 was natural brickearth, (18), located at c. 1.30m AOD.

7.1.2 Cutting into the natural was ditch [16]; this ran on a north-south alignment across the width of the trench, had a width of 0.86m, a depth of 0.22m and had a height of 1.36m AOD. Its convex sides had a gentle break from the surface and got slowly steeper towards its concaved base. Its fill, (15) was a firmly compacted very dark brown sandy silt that contained small abraded sherds of pottery dating to AD 1630 – 1680 and a clay tobacco pipe bowl that dated to AD 1680 – 1710⁵.

7.1.3 The ditch was sealed by re-worked levelling layer (14). This layer was a firmly compacted, black, sandy silt that contained occasional mortar flecks and had a thickness of 0.55m. It had a level of 1.88m AOD.

7.1.4 In the centre of Trench 1 was basement (17), which cut down through layer (14) and into the brickearth natural to a depth of 0.71m AOD. Although the walls were outside the limits of the trench, the floor was constructed from concrete proving its late date.

7.2 Trench 2

7.2.1 In Trench 2 the natural brickearth was discovered at c. 1.30m AOD.

7.2.2 Cut into the natural was brick drain (11), with a height of 1.35m AOD. It was curvilinear running on a roughly NE-SW alignment for a distance of about 1m and had a maximum width of 0.90m, though the actual gully of the drain only measured 0.30m across. It was constructed from unfrosted red bricks measuring 200mm x 90mm x 55mm dating to AD 1660 - 1750⁶, and did not appear to have any bonding material. It had a concaved base and was capped with stone slabs.

7.2.3 Sealing drain (11) was a re-worked leveling layer (6). This was a black, sandy silt, equivalent to (14) in Trench 1. It was 0.50m thick and lay at 1.96m AOD.

⁵ Pers comm, Chris Jarrett

⁶ Pers comm., Kevin Haywood

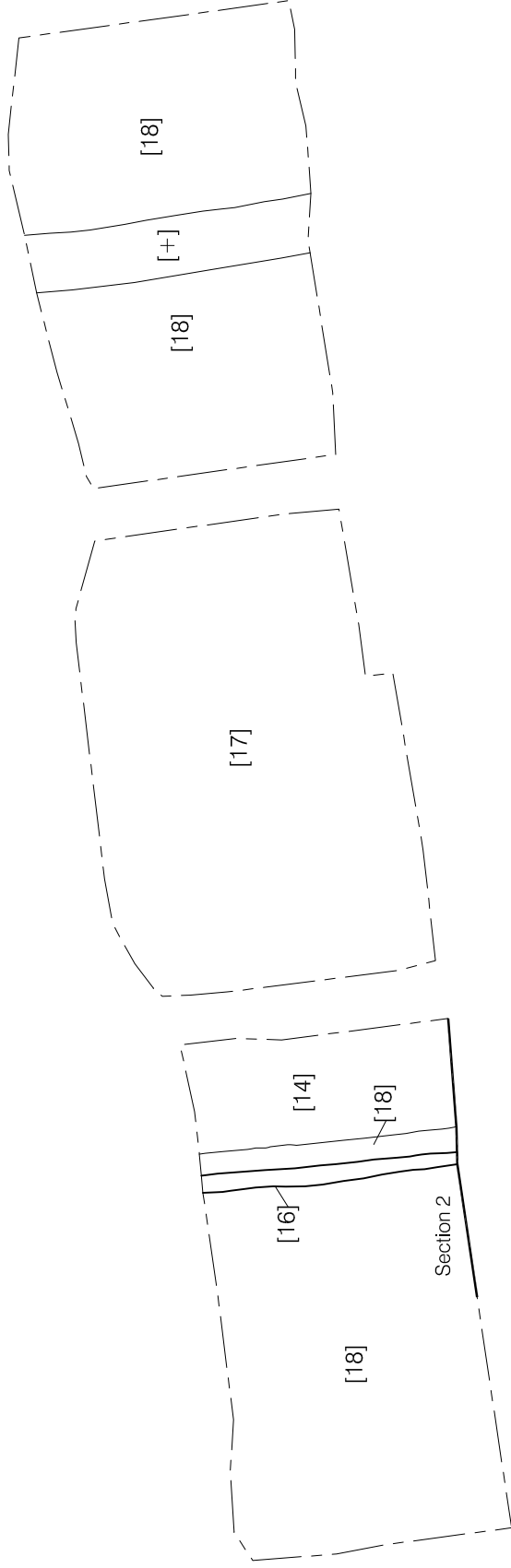
- 7.2.4 Cutting through layer (6) were drain cut (9) and cellar construction cut (5). Within drain cut (9) was early 20thC drain (8). This was set in concrete and 'teed' into earlier drain (11).
- 7.2.5 Cellar construction cut (5), within which was wall (4) and stone floor (2), cut across the northern end of Trench 2 on an east-west alignment. Cellar wall (4) was constructed from slightly frogged bricks which measured 230mm x 110mm x 65mm.



533915/179185



Trench 1



533915/179177



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Figure 3
Plan of Trench 1
1:60 at A4

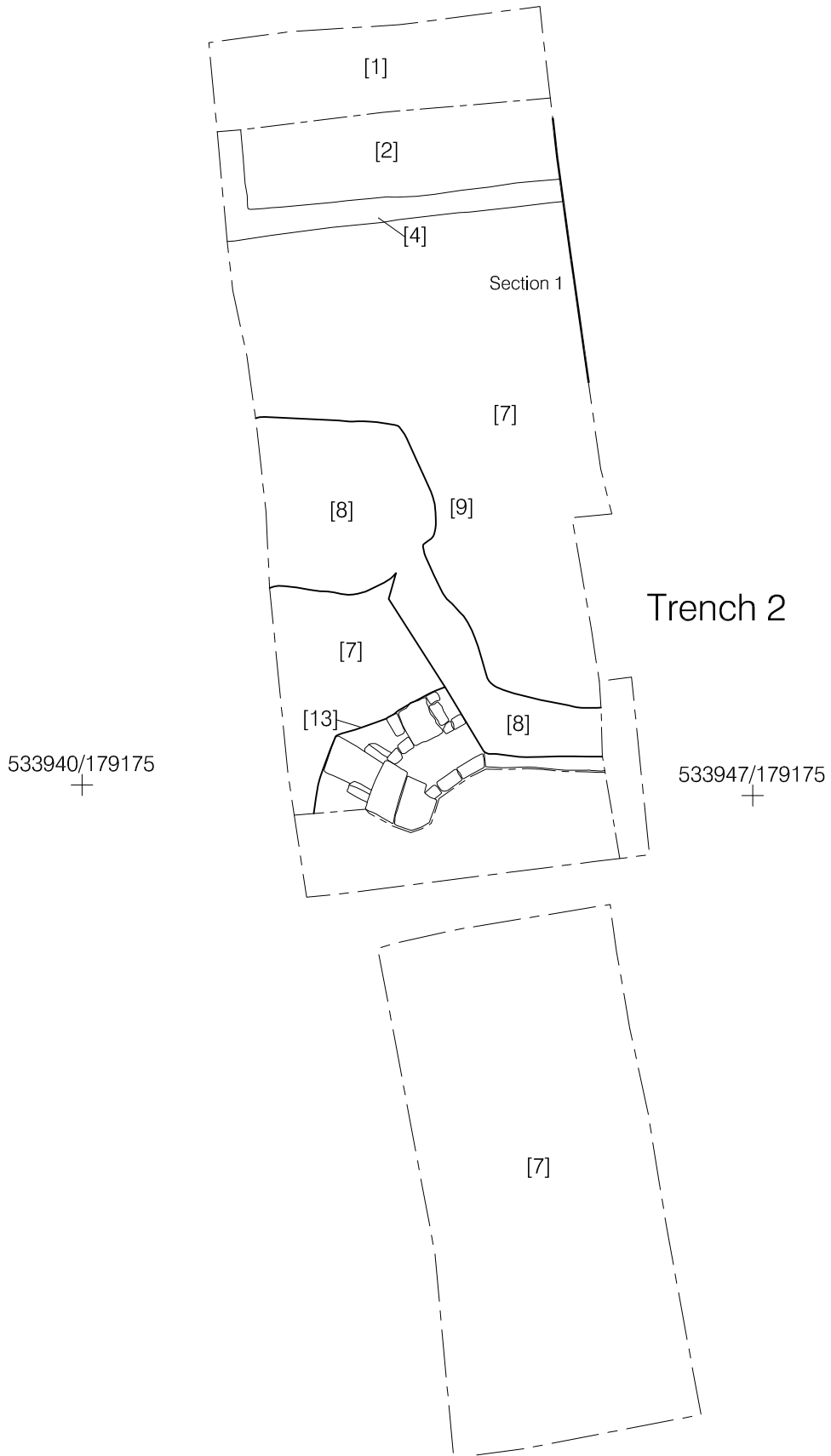
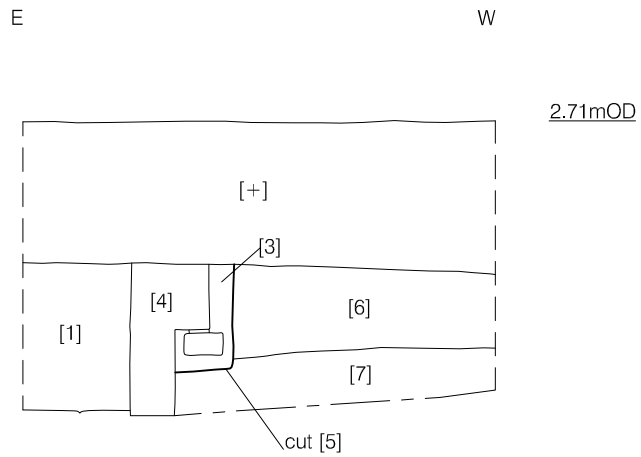
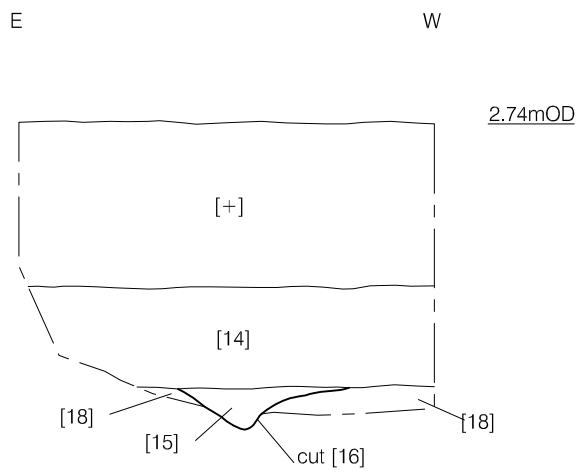


Figure 4
Plan of Trench 2
1:60 at A4



Section 1
West facing
Trench 2



Section 2
North facing
Trench 1

0 2m

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8 DISCUSSION

- 8.1 No archaeological finds or features pre-dating the post-medieval period were observed on the site. It was during the 19th century that the first documentary evidence of occupation of the site occurs and it is possible that during construction work the land was levelled in preparation for building upon thus removing any earlier archaeology which may have been present, though the presence of only a single deep feature, the base of a late 17th to early 18th century ditch suggests that the land was probably only used for agriculture prior to the 19th century.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Roof Ltd for commissioning the work, and especially Ray Crudington for his help and co-operation. The author would like to thank Neil Hawkins for his initial supervision of the site, Patric Cavanagh for his help in the field, Mark Roughley for the illustrations, Chris Jarrett and Kevin Hayward for their finds spot dating, and Chris Mayo and Peter Moore for project management and editing.

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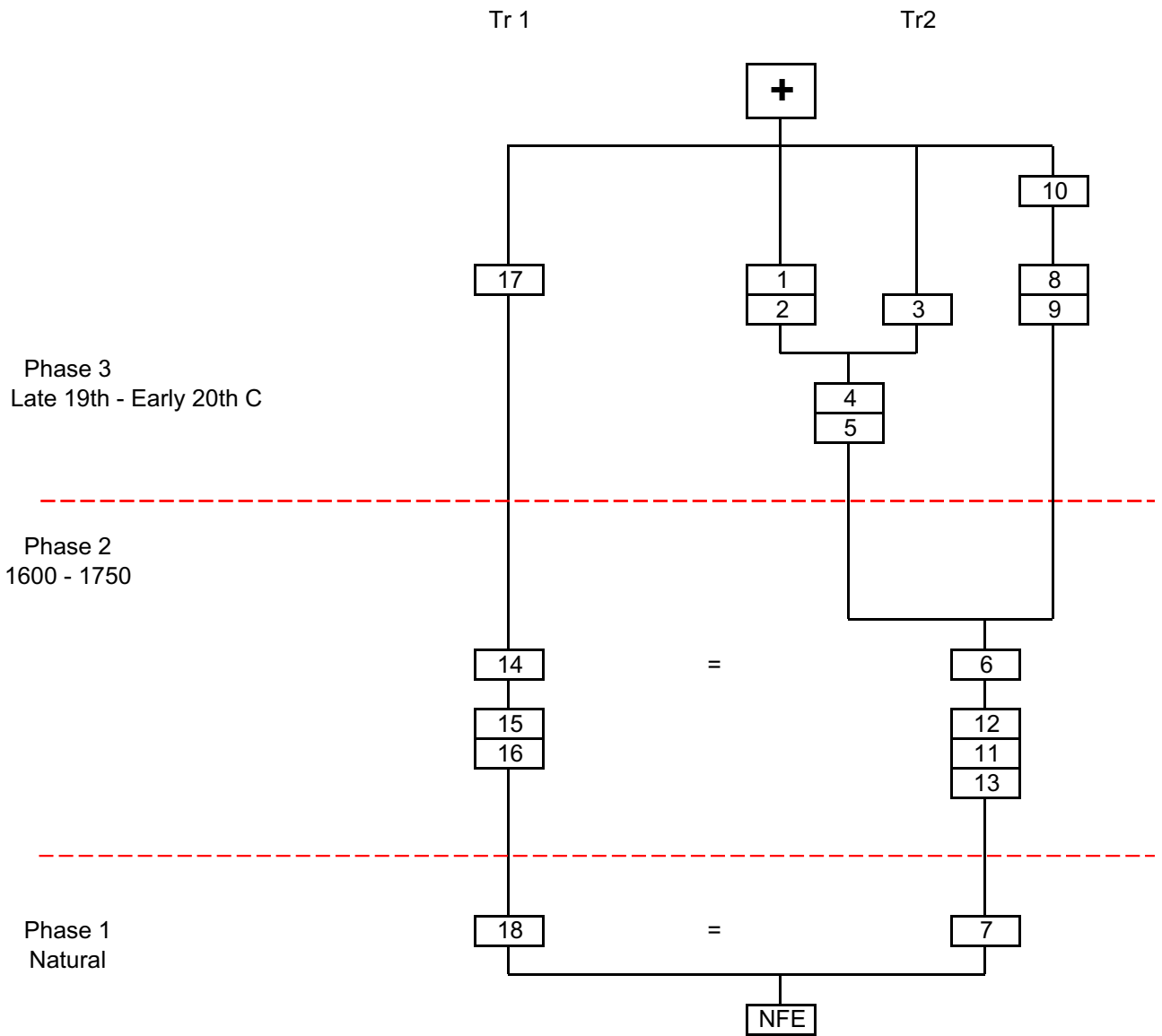
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APPENDIX 1 - CONTEXT INDEX

Site Code	Context No.	Trench	Plan	Section / Elevation	Type	Description	Date	Phase
BZS 10	1	2	*	1	Fill	Fill of Cellar (4)	24/03/2010	3
BZS 10	2	2	TR 2	1	Masonry	Stone Floor of Cellar	24/03/2010	3
BZS 10	3	2	*	1	Fill	Fill of Con. Cut [5]	24/03/2010	3
BZS 10	4	2	TR 2	1	Masonry	Cellar Wall	24/03/2010	3
BZS 10	5	2	TR 2	1	Cut	Con. Cut for Cellar (4)	24/03/2010	3
BZS 10	6	2	*	1	Layer	Re-worked Post-Med layer	24/03/2010	2
BZS 10	7	2	TR 2	1	Layer	Natural Brickeath	24/03/2010	1
BZS 10	8	2	TR 2	*	Drain	Early 20thC Drain	24/03/2010	3
BZS 10	9	2	TR 2	*	Cut	Con. Cut for Drain (8)	24/03/2010	3
BZS 10	10	2	*	*	Fill	Fill of Drain (11)	24/03/2010	3
BZS 10	11	2	TR 2	*	Masonry	Brick Drain	24/03/2010	2
BZS 10	12	2	*	*	Fill	Fill of Con. Cut [13]	24/03/2010	2
BZS 10	13	2	TR 2	*	Cut	Con. Cut for Drain (11)	24/03/2010	2
BZS 10	14	1	*	2	Layer	Re-worked Post-Med layer	25/03/2010	2
BZS 10	15	1	*	2	Fill	Fill of Ditch [16]	25/03/2010	2
BZS 10	16	1	TR1	2	Cut	Cut of Ditch	25/03/2010	2
BZS 10	17	1	TR1	*	Masonry	Early 20th C Concrete Cellar Floor	25/03/2010	3
BZS 10	18	1	TR1	2	Layer	Natural Brickeath	25/03/2010	1

APPENDIX 2 - SITE MATRIX

BZS 10



APPENDIX 3: OASIS FORM

8 OASIS DATA COLLECTION FORM: ENGLAND

[List of Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

8.1.1 Printable version

8.2 OASIS ID: preconst1-74974

Project details

Project name	Phase 1, Site G, Bermondsey Spa, 94-118 Spa Rd, London Borough of Southwark
Short description of the project	An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited between the 23rd and the 25th March 2010 on Phase 1, Site G, Bermondsey Spa, 94-118 Spa Road, London Borough of Southwark, SE16 3QT. A total of 2 evaluation trenches were excavated across the site with the objective of evaluating the presence/absence of archaeological horizons prior to development. Beneath 80-85cm of concrete the archaeological horizon was reached. The truncated base of a late 17th to early 18th century ditch and two 19th century cellars and two drains were observed and recorded. It is interpreted that levelling and reworking of the ground surface took place during the late post-medieval period and any earlier archaeology, probably agricultural activity, that may have been present was removed at this time.
Project dates	Start: 23-03-2010 End: 25-03-2010
Previous/future work	No / No
Any associated project reference codes	BZS 10 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed

Monument type	DITCH Post Medieval
Monument type	DRAIN Post Medieval
Monument type	DRAIN Modern
Monument type	CELLAR Post Medieval
Monument type	CELLAR Post Medieval
Significant Finds	POTTERY Post Medieval
Methods & techniques	'Sample Trenches'
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
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 94-118 Spa Rd, London Borough of Southwark
Postcode	SE16 3QT
Study area	1166.00 Square metres
Site coordinates	TQ 3393 7917 51.4950861773 -0.070466417842 51 29 42 N 000 04 13 W Point
Height OD / Depth	Min: 1.28m Max: 1.36m

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Pre-Construct Archaeology Ltd

Project design originator	Chris Mayo
Project director/manager	Peter Moore
Project supervisor	Guy Seddon
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Rooff limited

Project archives

Physical Archive recipient	LAARC
Physical Contents	'Ceramics'
Digital Archive recipient	LAARC
Digital Contents	'Survey'
Paper Archive recipient	LAARC
Paper Contents	'Stratigraphic'
Paper Media available	'Context sheet','Matrices','Photograph','Plan','Report','Section','Unpublished Text'

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	An Archaeological Evaluation of Phase 1, Site G, Bermondsey Spa, 94-118 Spa Rd, London Borough of Southwark, SE16 3QT

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