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Territorial Army Centre and Old Drill Hall site,  
168 Abbey Street and 2 Old Jamaica Road,  
Bermondsey, Southwark

Archaeological Desk-Based Appraisal  
SLR Ref : 406-02883-00012

September 2012



**FAME**

Version: Rev 2

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## **1.0 INTRODUCTION**

### **1.1 Planning background and scheme design**

Notting Hill Home Ownership are in the process of submitting a planning application to regenerate the Old Drill Hall site in Bermondsey. The proposed development will comprise a 51 unit mixed tenure residential scheme. The design includes a 'U' shaped building which has been considered to relate, interact and respond to the surrounding context and townscape with a central courtyard area and car parking at basement level.

In accordance with the National Planning Policy Framework 2012<sup>1</sup> this report outlines the known elements of the historic environment in the site and surrounding area. It focuses on archaeological finds and the historic development of the area, to assess the potential for the existence of buried remains that might be disturbed during construction. This archaeological desk-based assessment is submitted as a supporting statement to the planning application. A complementary Heritage Statement has been produced which focuses on the built heritage, notably listed buildings including a war memorial which is incorporated in the existing buildings<sup>2</sup>.

### **1.2 Location**

The former Old Drill Hall site, which is 0.212 ha in size, includes buildings fronting Old Jamaica Road and Abbey Street with accommodation to the rear (Figure 1). The existing buildings range from two to four storeys in height, and there is also a large basement car park. The complex of buildings and yards fills the corner of Abbey Street and Old Jamaica Road, Bermondsey (168 Abbey Street and 2 Old Jamaica Road, SE16 4AN), which lies 500m south of the River Thames, and c.500m south-east of London Bridge. The eastern (Old Jamaica Road) frontage includes a listed war memorial, whilst to the west of the site another listed building, Neckinger Mills, and other industrial structures are adjacent, and to the south modern industrial units have been erected (Figure 2). Whilst the site includes one listed building and is adjacent to a second, it does not lie within an Archaeological Priority Zone or conservation area.

### **1.3 Current land-use**

The land is currently occupied by redundant buildings and a courtyard that were previously a base for the Territorial Army (Figures 1 and 2). Although the standing buildings date from the 1950s and 1980s, the site has had a much longer association with the military, with historic Ordnance Survey mapping recording previous Drill Halls dating back to at least 1896. Prior to this the site was occupied by a single building and gardens (see historic mapping section below).

The open areas within the application site are shown in Figures 3 and 4. Entrance is via a large steel gate from Old Jamaica Road on to a short stretch of concrete roadway (Figure 3) which leads to a courtyard and car parking area (Figure 4). The car parking area appears to be set into the ground, although the original levels prior to construction of the 1950s' and 1980s' buildings are unknown.

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<sup>1</sup> NPPF March 2012 section 12 Planning and the Historic Environment

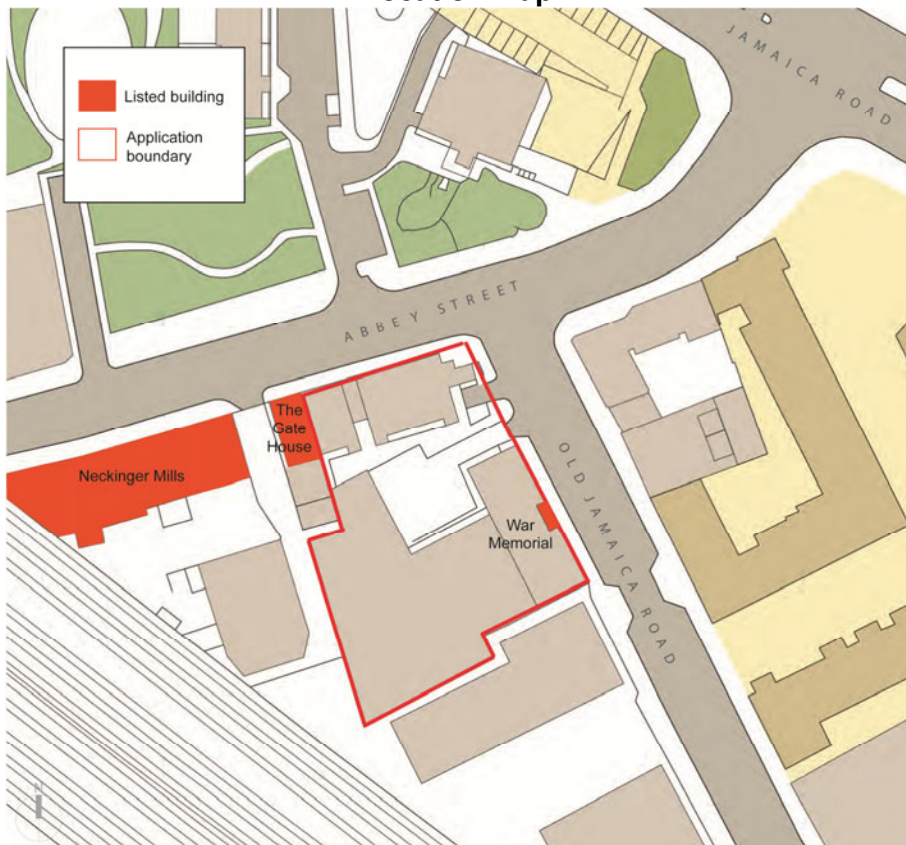
<sup>2</sup> SLR Consulting 2012 *Old Drill Hall site, Abbey Street and Old Jamaica Road, Bermondsey, Southwark, Heritage Statement*

**Figure 1**  
**Aerial view of site showing application boundary and listed buildings (shaded)**



(photograph adapted from Child Graddon Lewis *168 Abbey Street & 2 Old Jamaica Road, SE16 4AN: Design Development Report* May 2012)

**Figure 2**  
**Location map**



(map adapted from Child Graddon Lewis *168 Abbey Street & 2 Old Jamaica Road, SE16 4AN: Design Development Report* May 2012)

**Figure 3**  
**Concrete entrance roadway looking south**



**Figure 4**  
**Courtyard and car parking area**



## 2.0 HISTORIC ENVIRONMENT

### 2.1 Designated heritage assets

There are no scheduled monuments, registered parks and gardens or registered battlefields within 500m of the application site. The nearest world heritage site is the Tower of London, which lies approximately 1km to the northwest. Two listed buildings are adjacent to, or incorporated within, the Old Drill Hall site. On the north-western side of the site the existing building abuts No 166 Abbey Street, which forms part of the adjacent Neckinger Mills complex, a Grade II listing that includes the former warehouse constructed in 1864, and a residential house contemporary with the mill complex, now numbered as 162-4 and 166 Abbey Street respectively (Figure 5). The National Heritage List for England records these buildings as number 1393907, and their inclusion on to the statutory list is cited as 10<sup>th</sup> August 2010.

**Figure 5**  
**Neckinger Mills looking south from Abbey Street**



Set within the eastern facade of the existing building facing on to Old Jamaica Road, and still within the site, an earlier structure survives. This is a war memorial erected in 1921 to commemorate those soldiers from 22<sup>nd</sup> Battalion the London Regiment who died during the First World War (Figure 6). This is a Grade II listed structure, included as number 1393871, and added to the list on 9<sup>th</sup> July 2010.

**Figure 6**  
**War Memorial**



## 2.2 Heritage assets

There are no known undesignated heritage assets within or adjacent to the site, and the site does not lie within a Conservation Area or Archaeological Priority Zone. The Greater London Historic Environment Record includes several records relating to discoveries made during construction of the Jubilee Line in 1992. The grid reference assigned to these “monuments” locates them at The Old Drill Hall site, but their exact provenance is unknown, beyond association with Old Jamaica Road<sup>3</sup>. They include a cultivation soil, dump and a structure, all of post-medieval date (MLO58935, 58936 and 58937 respectively (Drawing 1a)). A windmill is also located at the Old Drill Hall site, but again further enquiry with the HER proved that this was a vague attribution for a documentary reference to a windmill from the general area (MLO8725).

Approximately 150m to the south of the application site, archaeological investigations have been undertaken by MoLAS in advance of the Bermondsey Spa regeneration, with post-medieval ditches, cultivation soils, and middens found between Spa Road and Enid Street (event record ELO7680, and monument records MLO98749, 98750, 98751 (Drawing 1a, 1b and 2b)). South of Spa Road AOC found evidence for Roman ditches, as well as field boundary ditches of post-medieval date, overlain by the complete footprint of a 19<sup>th</sup> century tannery (event ELO11319). Further post-medieval ditches and a cellar were found to the west at 94 – 118 Spa Road (monument record MLO101112).

<sup>3</sup> pers. comm. Stuart Cakebread of GLASS 13.8.12

Within 150m of the application site, a desk-based assessment at 161-171 Abbey Street (event 11322 (Drawing 2b), identified the high potential for prehistoric and Roman activity which would have been attracted to the dry land at the northern promontory of the Bermondsey eyot (island). Within Southwark prehistoric settlement was generally located on the sand and gravel islands between the braided channels of the Thames. These include Horsleydown Eyot, North and South islands in Southwark to the north-west and west of the site. These islands were connected by causeways and major Roman roads which crossed the Thames at Southwark, leading to development of the Roman centre around the crossing point, c.500m north-west of the application site, whilst the medieval centre formed around the nucleus of the Cluniac Priory of St Saviour. By contrast Bermondsey Eyot comprises a ridge of sand and gravel orientated west-north-west by east-south-east at an altitude of 1.2 – 2.2mAOD, located east of the main Roman and medieval settlements. Although Iron Age and Saxon remains have been found on the island, episodes of flooding and erosion over the millennia have complicated the stratigraphic sequence, which makes it difficult to achieve a high level of accuracy in predictive modelling of archaeological sites. Flooding remained a problem until post-medieval times when land reclamation allowed development of tanneries on peripheral land, within the vicinity of the Neckinger Channel and the application site

At 150-156 Abbey Street (event ELO7687), 200m west of the application site, a significant discovery was made by PCA in advance of redevelopment in 2009<sup>4</sup>. Bronze Age pottery showed surviving evidence for prehistoric activity on the site, but in addition iron slag and Roman ceramic building material were also found which revealed industrial activity rare for this period in London. Stake-holes and a ditch were related to this activity, an episode that was sealed by a sandy-silt ploughsoil which also contained Bronze Age and Roman pottery. A deposit above this ploughsoil included 18<sup>th</sup> century glass and ceramics, as well as a pit containing horn cores, providing relatively early evidence for the Bermondsey tanning industry.

Iron Age pits and ditches (MLO58584 (Drawing 1a)) are recorded further south in the same block as the Abbey Street site, bordered by Neckinger Street to the east, next to a contemporary water course (MLO58581), presumably later known as the Neckinger channel. Post-medieval cess pits were also discovered in this location (MLO58588).

A record 150m to the east of the application site located on Jamaica Road (MLO58647) is erroneous, as this actually refers to a post-medieval occupation site at Bermondsey Wall West.

In addition to the archaeological sites discussed above which are within relatively close proximity to the application site, there are two railway bridges listed as monuments (MLO91701 and 92381) on the viaduct to the west of the application site, a granary and storehouse to the north at Reeds Wharf (MLO91760), the Town Hall (MLO73984) on Neckinger Street, and a tannery on the corner of Neckinger Street and Spa Road (MLO74518) west of the railway viaduct.

The results from the 500m radius HER search area (Drawings 1 and 2) includes a wide range of other archaeological sites, events and buildings, which helps to form a general understanding for the historic environment. The details of all these additional, but more distant records, however, are not particularly relevant for understanding the significance and potential of the application site, and so have not been included individually as part of this assessment. Many of them are records for Thames-side foreshore and related activities, as well as building records for industrial archaeology, and other post-medieval sites.

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<sup>4</sup> Holden S. 2010 150-156 Abbey Street, London Borough of Southwark: Assessment of an Archaeological Excavation Pre-Construct Archaeology Ltd Site code ASR09



### 3.0 HISTORICAL BACKGROUND

The place-name Bermondsey comes from the Anglo-Saxon for Beromund's island (with the suffix *-ey* or *-ea* meaning island, hence Eyot) apparently first mentioned in a letter from Pope Constantine (708-715) in which he grants privileges to a monastery at *Vermundesei*.<sup>5</sup> At Domesday it formed a royal manor which was given by William Rufus in 1094 to the priory (later made an abbey in the 14<sup>th</sup> century), founded in 1082 by a Londoner, Aylwin Childe, at the junction of what is now Abbey Street with Long Lane and Tower Bridge Road. This was surrounded by woodland as Domesday records *pannage* for hogs, as well as 20 acres of meadowland<sup>6</sup>. In addition to the grange farm, an almonry or hospital was founded in 13<sup>th</sup> century and the priory became one of the wealthiest in England. The Neckinger channel was navigable up to the abbey, and many industries and warehouses were located along the banks of this stream towards its confluence with the Thames (modern Abbey Street follows the approximate course of the channel which passes along the northern side of the application site).

In post-medieval times the area centred on the abbey developed into an industrial hub “A circle one mile in diameter, having its centre at the spot where the abbey once stood will include within its limits most of the tanners, the curriers, the fellmongers, the woolstaplers, the leatherfactors, the leather-dressers, the leather-dyers, the parchment makers, and the glue-makers, for which this district is so remarkable”<sup>7</sup>. Tanning and leather working industries predominated within the area around the application site, represented for example by the Neckinger Mills on the western boundary of the site.

Such activities were noxious and in other cities were generally consigned to areas away from centres of habitation. In Bermondsey it appears that people also lived in and around these industrial complexes, whilst the Neckinger channel was artificially extended in a series of side channels (to supply water and act as tidal drains), as well as a source of power for a mill. In spite of all this chemical contamination of the environment, during the 18<sup>th</sup> century for a time Bermondsey was promoted as a spa, from a chalybeate spring (iron-rich waters) near Grange Road, and this became a fashionable resort. Market gardening and rural countryside continued to exist in parts of Bermondsey until the rapid encroachment of industry and terraced housing during the 19<sup>th</sup> century. This industrialisation of the landscape was assisted by the development of the railways, with the Deptford and Greenwich Railway viaduct west of the application site being constructed in the first half of the 19<sup>th</sup> century, with additions during the second half of the century. A station used to exist at Spa Road, south of the application site. The Neckinger channel was conduited and paved over during the later 19<sup>th</sup> century.

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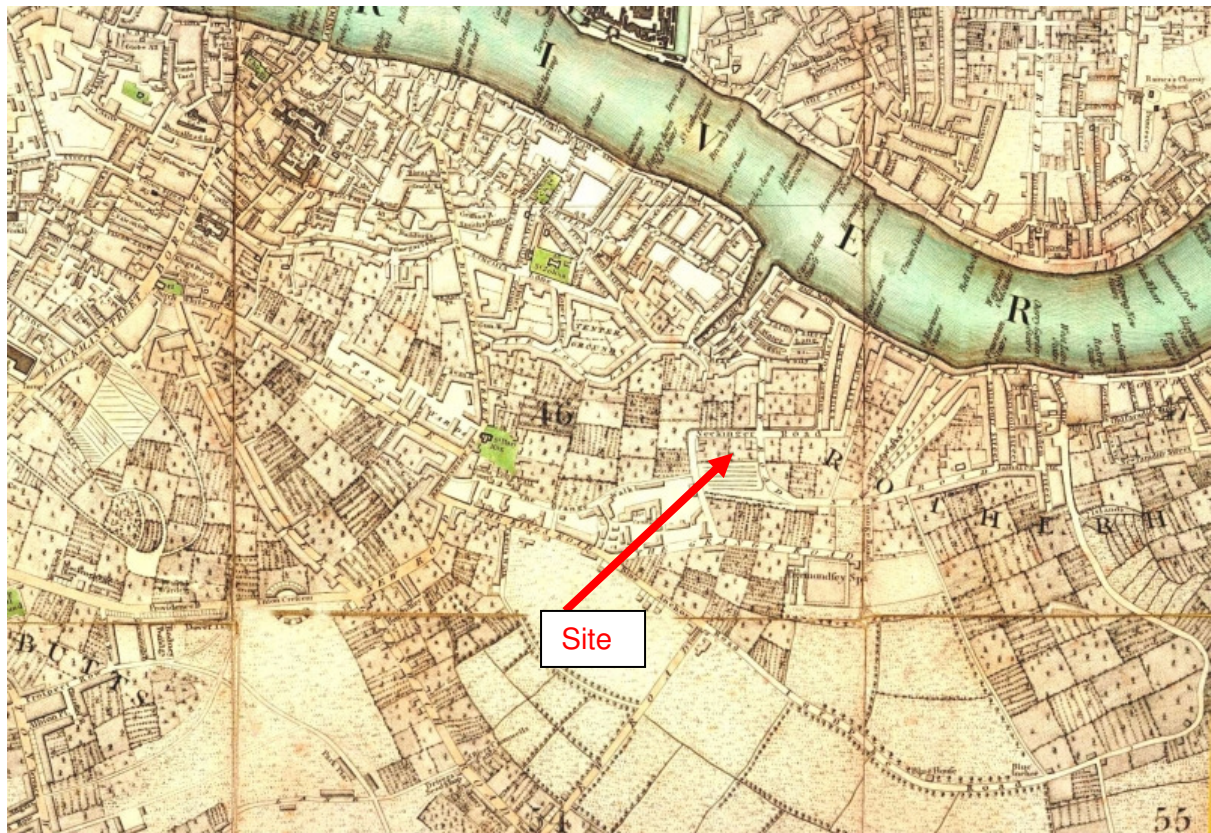
<sup>5</sup> Ekwall E., *The Concise Oxford Dictionary of English Place-Names*, 4th edition Oxford University Press, 1960

<sup>6</sup> British History Online Bermondsey – The Abbey. From Walford E. 1878 *Old and New London*: Volume 6 Ch.X (pp.117-133)

<sup>7</sup> Knight C. 1851 as quoted in Walford p.123 (ibid.)

#### 4.0 HISTORIC MAPPING

**Figure 7**  
**1787 map of Bermondsey**



The 1787 map of Bermondsey<sup>8</sup> (Figure 7) shows the application site and surrounding area as a pattern of rectilinear hedged fields with trees interspersed, and the Neckinger Road running east –west through them (now Abbey Street). This road is shown as turning southwards at its western end, to meet with The Ring Road, another east-west road that ran to Bermondsey Spa. Old Jamaica Road is also visible, as the southern part of what is labelled on the map as New Road. It is therefore possible to pinpoint the application site which lies within a square field and contains a building within it.

<sup>8</sup> John Cary's New and Accurate Plan of London and Westminster, the Borough of Southwark and parts adjacent: viz. Kensington, Chelsea, Islington, Hackney, Walworth , Newington printed 1787

**Figure 8**  
**1846 map of Bermondsey**

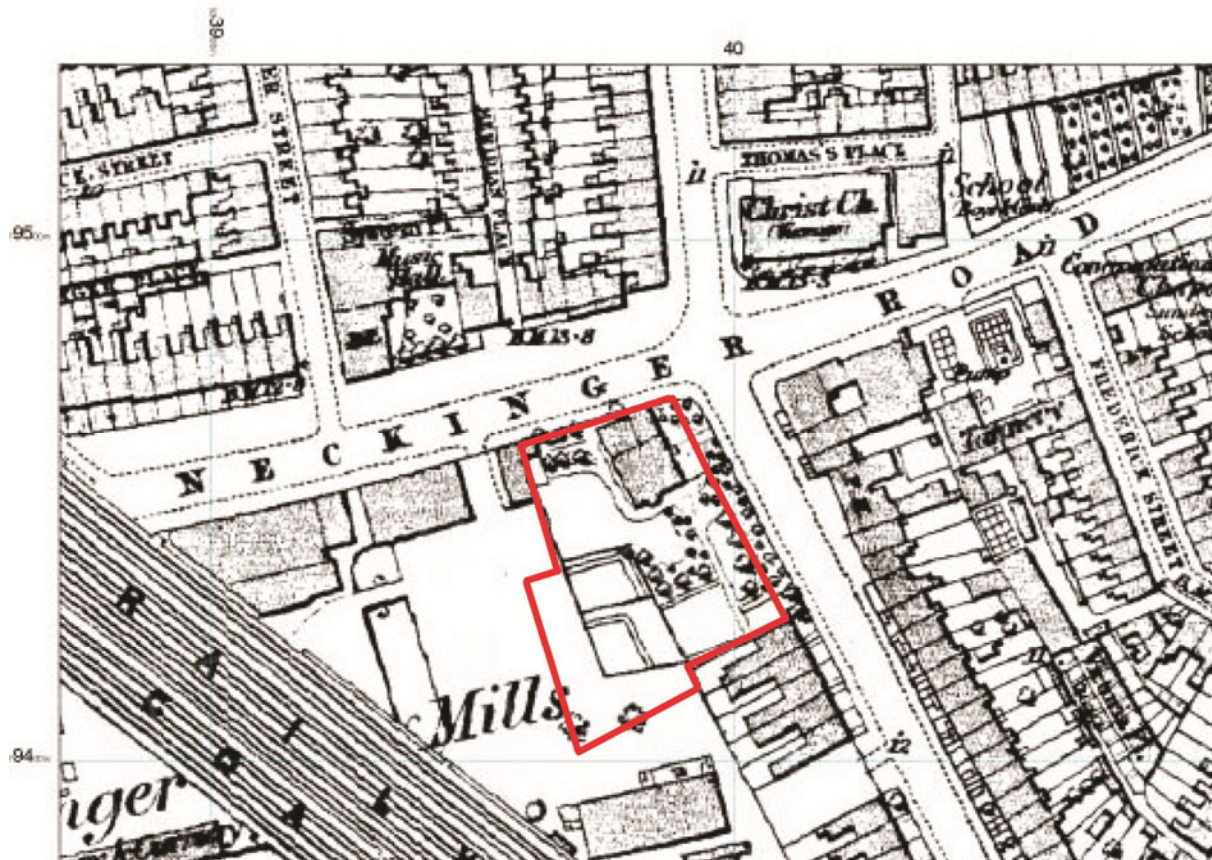


The 1846 map of Bermondsey<sup>9</sup> (Figure 8) shows the growth of urbanization and infrastructure. Although some rural landscape survives to the southeast, the area around the application site has been developed, with the railway viaduct to London Bridge Station clearly represented to the west of the application site, and Spa Road Station to the south. Neckinger Road is shown as forming the northern boundary of the application site and Prospect Row<sup>10</sup> the eastern side (now Old Jamaica Road). A building occupies the corner between these two streets, in exactly the location of the Old Drill Hall site. On the western side of the application site the two listed buildings at Neckinger Mills also appear to be visible, even though their construction date is later, according to the listing description. The rest of the tannery complex is shown on the western side of the railway viaduct. The southern part of the application site and south of this is shown as open land.

<sup>9</sup> Cruchleys New Plan of London, 1846

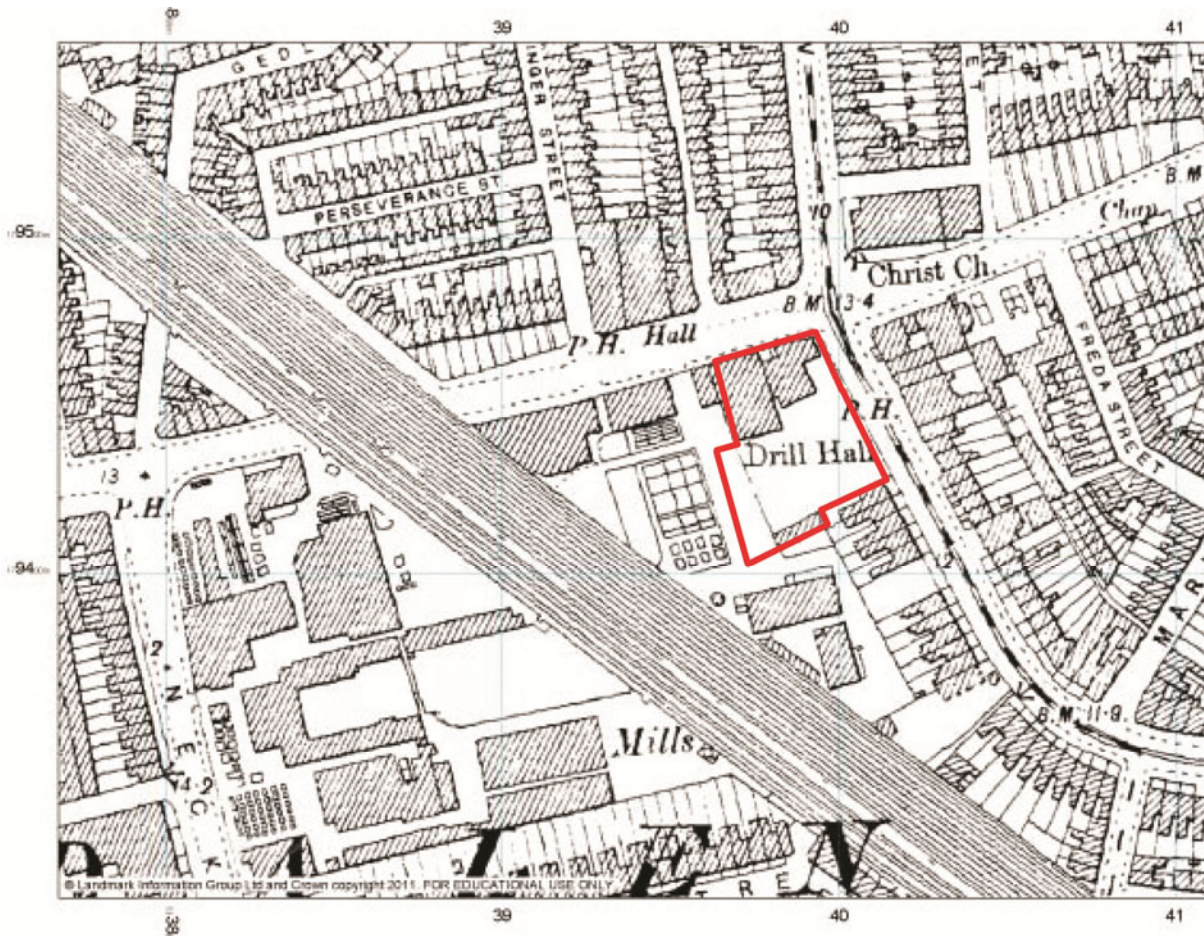
<sup>10</sup> The lettering is difficult to distinguish

**Figure 9**  
**First edition OS map c.1870**



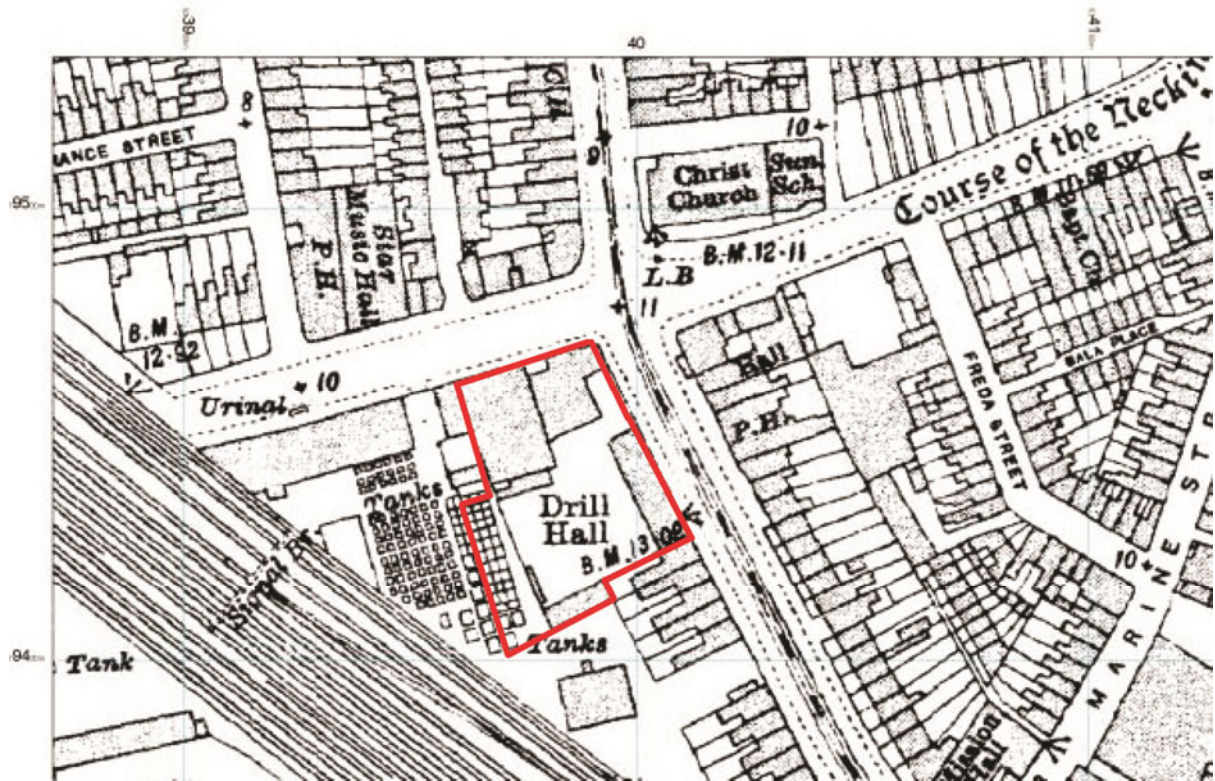
The first edition Ordnance Survey (OS) map at 1:2500 scale (c.1870 Figure 9) shows the application site with a large building, paths and trees as part of a large garden. Neckinger Mills complex is adjacent to the west, Neckinger Road, terraced housing and a music hall to the north, and terraced housing along what is now Old Jamaica Road.

**Figure 10**  
**Second edition OS map 1896**



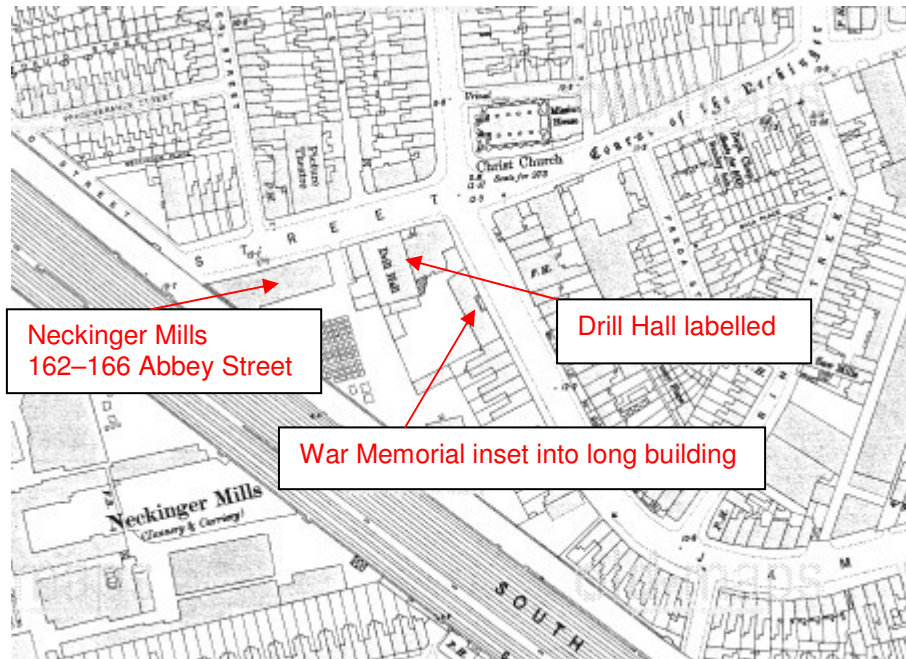
The 1896 OS map (Figure 10) shows two buildings within the application site, which is labelled as *Drill Hall*. These appear to replace the previous building, which must have been demolished to make way for them. Neckinger Mills is shown with more detail of tanning pits on the west, and a tramway is shown running down the centre of Old Jamaica Road to the east, with no change to the south.

Figure 11 OS map 1916



By 1916 the OS mapping (Figure 11) shows an addition of a long building within the application site, along the Old Jamaica Road frontage, plus a minor addition to a previous building on site. The Neckinger Mills complex has a detailed array of “Tanks” for tanning.

Figure 12 1921 OS map



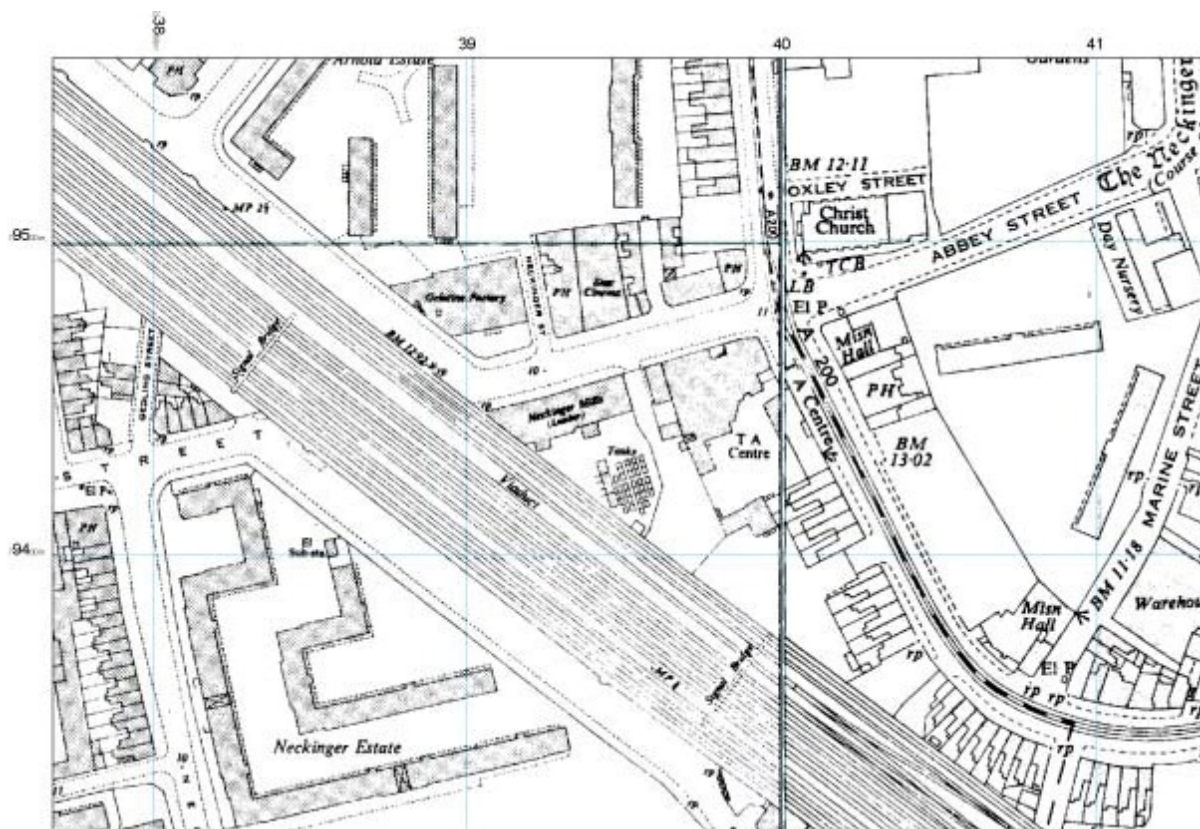
The map of 1921 shows little change, apart from a small indent within the eastern facade of the long building fronting Old Jamaica Road. This must indicate the location of the War Memorial, but also demonstrates the prior existence of the building into which it was inset.

This map of 1921 also clearly identifies the original building that fronts on to Abbey Street, as the Drill Hall, as first indicated on the 1896 map. The function of the long building fronting Old Jamaica Road is not labelled, and on this scale of map it could represent a multi-storey brick-built structure, or a more temporary structure of other material (such as sheds). On a 1920s photograph of Old Jamaica Road, however, a substantial building seems to be shown, although the war memorial is not evident (Figure 13).

**Figure 13**  
**1920s photograph of Old Jamaica Road showing the Old Drill Hall site**



**Figure 14**  
**1952 OS map**



The 1938 OS map shows construction of the Neckinger Estate replacing the Neckinger Mills west of the railway viaduct. The 1952 OS map (Figure 14) shows an extension to the main buildings within the application site along the western side of the site, and this is labelled as *T A Centre*. Neckinger Mills is still shown with tanning tanks, and a tramway still ran along Old Jamaica Street.

The long building into which the war memorial is set seems to occupy the same footprint as that on earlier mapping in 1916 and 1921, but by this period a multi-storey modern building had been erected, in 1950 (Figure 15), modified in 1972 (Figure 16). The plans for this new building show that it was designed as workshops, changing rooms and later as stores. This could indicate that the previous buildings were also for this type of function, as services units for the Drill Hall constructed during the First World War, and modified in 1921 when the war memorial was erected.



Figure 15 1950 ground plan of new building

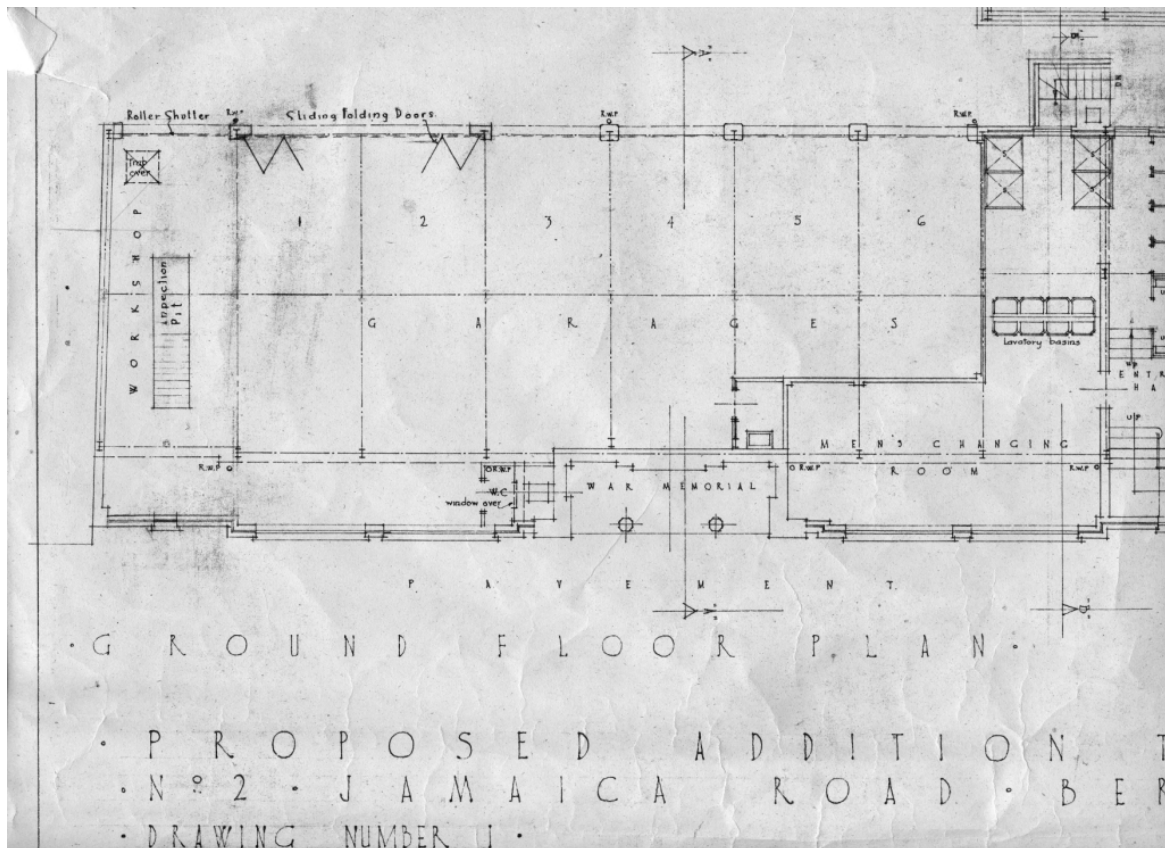
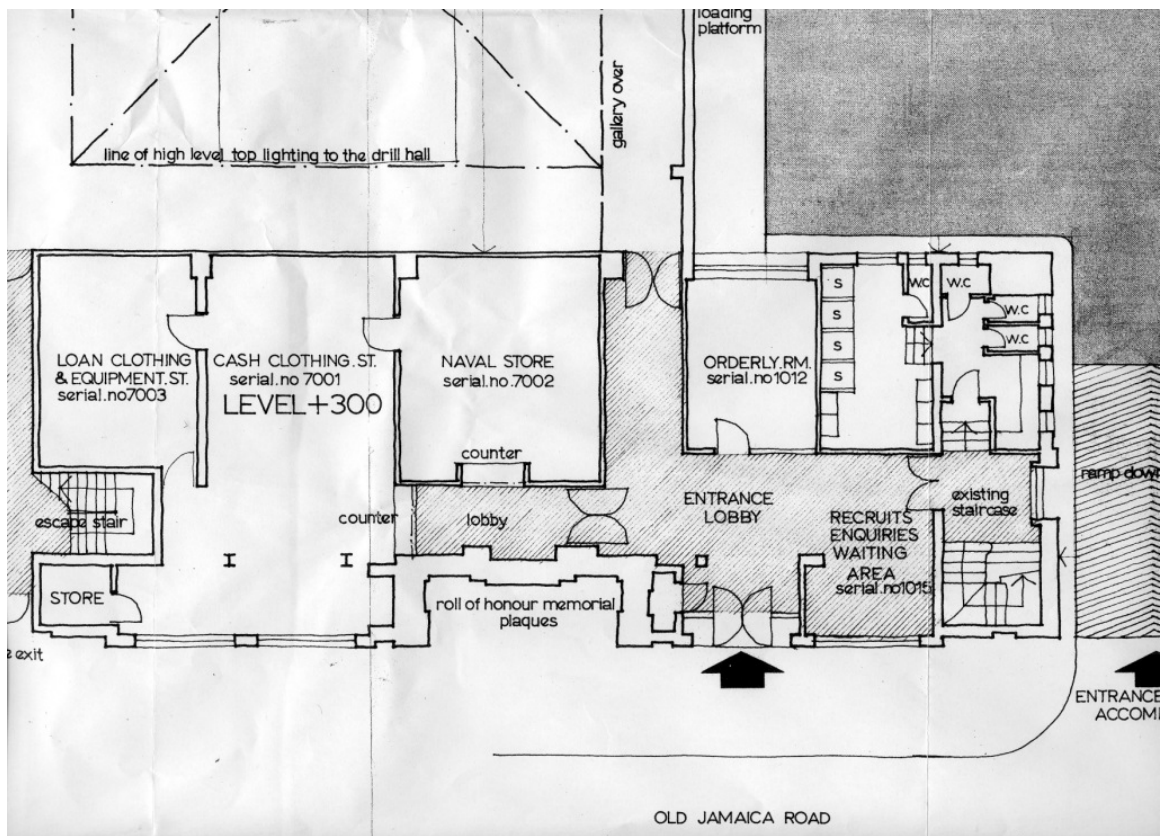


Figure 16 1972 ground plan of modifications to 1950 structure



## **5.0 SIGNIFICANCE OF HERITAGE ASSETS**

### **5.1 Designated heritage assets**

Neckinger Mills and the War Memorial are nationally important structures, and are legally protected as listed buildings. They cannot be altered or demolished without listed building consent, and planning decisions must consider how any potential impacts to their settings might change and effect appreciation of the significance of the listed buildings.

The listing description for Neckinger Mills cites the architectural interest in the largely unaltered treatment of the elevations, as well as the historical interest provided by this mill complex as one of the most successful tanneries from Bermondsey's leather industry.

The listing description for the War Memorial cites historical and cultural interest at local and national level for the commemoration of the fallen in two world wars, and for the fact that this monument reflects on "*the first time that part-time volunteers, with civilian occupations, served en masse in a war abroad*". It also cites the architectural interest as a restrained, handsome monument, larger than those normally associated with battalions.

These designated heritage assets are discussed in more detail in the Heritage Statement and will therefore not be further assessed here.

### **5.2 Heritage assets**

Although there are no archaeological remains known from the application site itself, the known undesignated heritage assets within the surrounding area suggest that evidence for similar remains from a wide range of archaeological periods, could also survive within the site.

This potential is increased by the location of the site on the slightly higher ground provided by Bermondsey island, and the application site's proximity to the Neckinger channel suggests that it lies on the north-eastern edge of the island. It could therefore contain remains from prehistoric – medieval times.

Historic mapping suggests that the application site was not used for industrial purposes in the 18<sup>th</sup> or 19<sup>th</sup> centuries, but instead continued as fields and gardens, with a (probably domestic) building. The significance for this period is therefore low. Cultivation soils, middens and other features of post-medieval date have been found during development to the south and west, as well as earlier archaeological remains, which would be understandable in the context of Bermondsey island. It is worth noting in contrast that there are virtually no records of archaeological finds to the east or north within c.200m suggesting that this zone would have been low-lying marshy land, unattractive for exploitation until relatively recent times.

Archaeological investigations within c.200m to the west and south of the application site, however, have recovered relatively important archaeological remains even within areas that were built upon during the 19<sup>th</sup> and 20<sup>th</sup> centuries. This suggests that the presence of the Old Drill Hall site and related buildings within the application site does not imply total removal of any archaeological deposits that might have previously survived on site. Overall the potential for significant archaeological remains within the site is considered moderately high.

## **6.0 IMPACT ASSESSMENT**

Impacts on designated heritage assets have been addressed in the Heritage Statement and will not be repeated here. There are no known undesignated heritage assets within the application site, but there is the potential for previously unknown archaeological remains to survive within parts of the site, even if the foundations of earlier buildings and car parking provision might have removed evidence from previously disturbed areas. If remains exist on site then there would be direct physical damage to them, with complete destruction in the areas of the underground car parking.

The final foundation design has yet to be completed, and awaits geotechnical investigation. It is likely to comprise shallow pile and raft methods.

## **7.0 MITIGATION STRATEGY**

The nature of the site at present, with standing buildings covering most of the available area, and hard standing within courtyard and car parking areas, does not make access for site investigation easy. The client will not own the site until planning permission has been granted, and any damage incurred during investigative works would have to be made good.

Remote methods such as Ground Penetrating Radar could be effective in detecting archaeological features beneath the hard surfaces (although this would not be able to establish a date for their origin), but the probability is that too many constraints and contaminants on the site would prevent the success of this method of prospection. As part of enabling works some archaeological recording and geoarchaeological investigation could be combined with geotechnical investigation.

Demolition will require stock-piling of rubble on site until new construction can counter-balance the mass of the old buildings, to prevent alteration in the weight above the Jubilee Line which passes beneath the application site. Site investigation might be possible if a window between the demolition and construction programmes is made available. Access to much of the site, however, would be severely constrained by the rubble stockpiles. During the construction phase archaeological monitoring of foundations and service trenches would be possible.

## **8.0 CONCLUSIONS**

Designated heritage assets including the War Memorial which occupies part of the eastern facade of the existing building, have been described and mitigation proposed within the Heritage Statement. The conclusions from that study will not be duplicated here.

This study has outlined the known heritage assets within and surrounding the application site. It has assessed the significance of the known archaeological remains and addressed the potential for archaeological deposits to be found surviving on site. There are no known heritage assets within the site although it has a moderately high potential for remains to exist, due to its location near the edge of Bermondsey island and the Neckinger Channel.

It is therefore believed that sufficient information is contained within this report and the complementary Heritage Statement, for determination of the planning application.

## **9.0 CLOSURE**

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

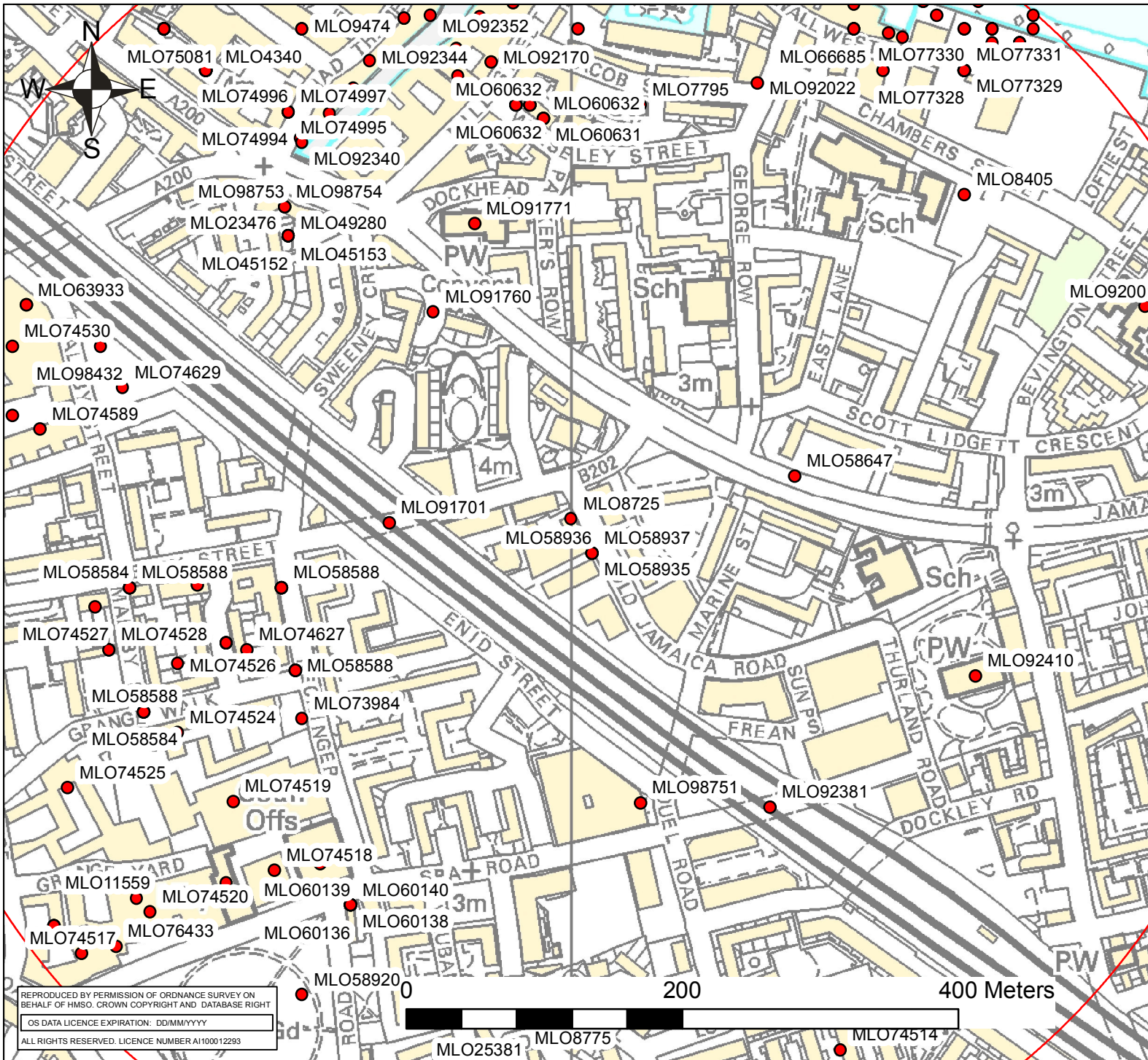
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# **DRAWINGS**

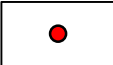

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NOTES  
1. NOTES

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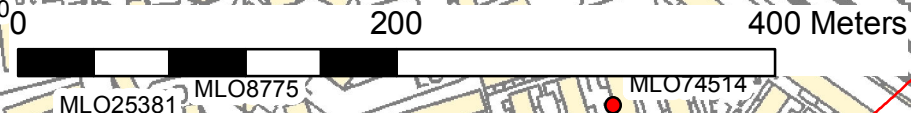
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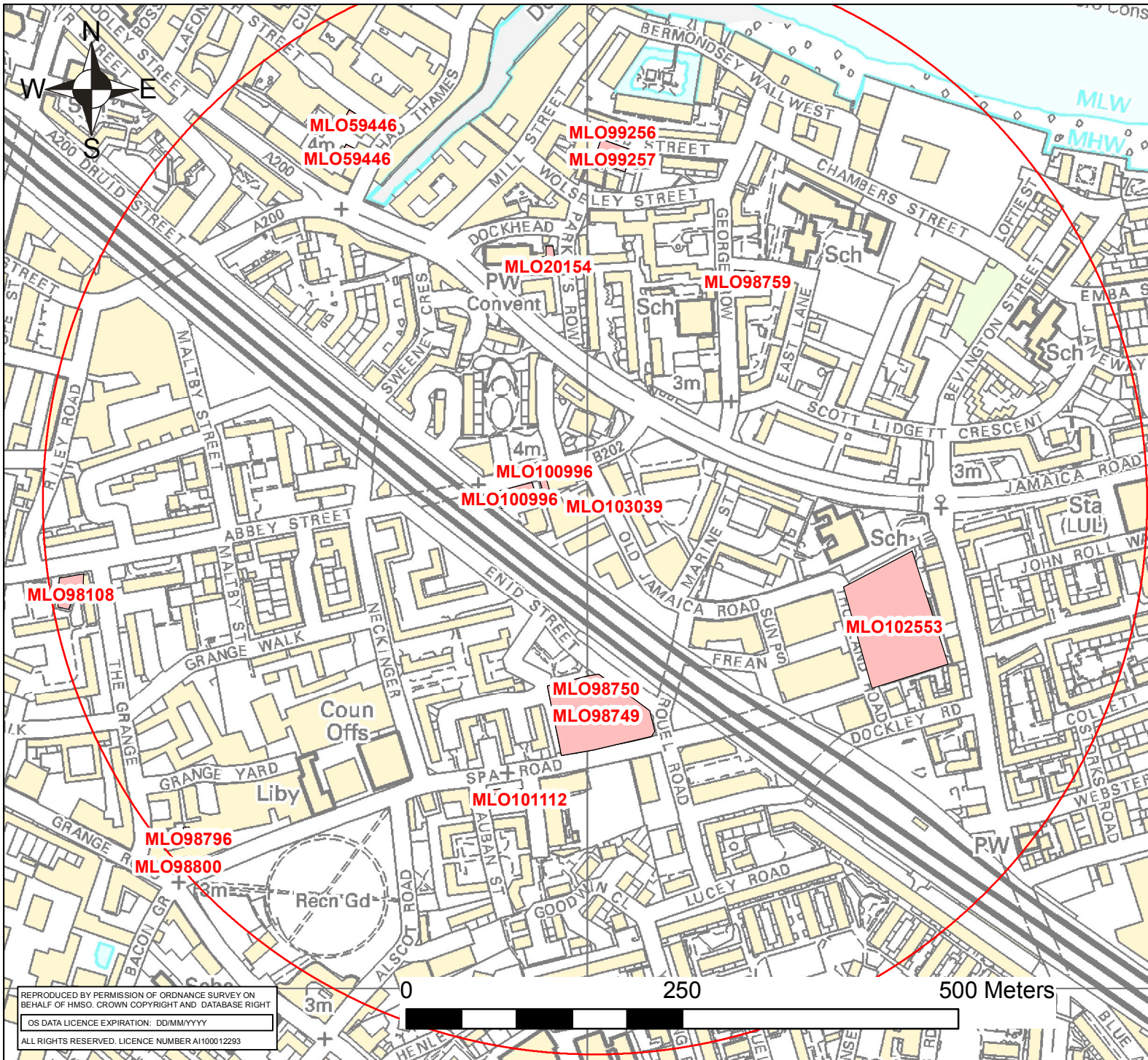
THE OLD DRILL HALL  
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NOTES  
1. NOTES

LEGEND

-  MONUMENT POLYGONS
-  500M BUFFER



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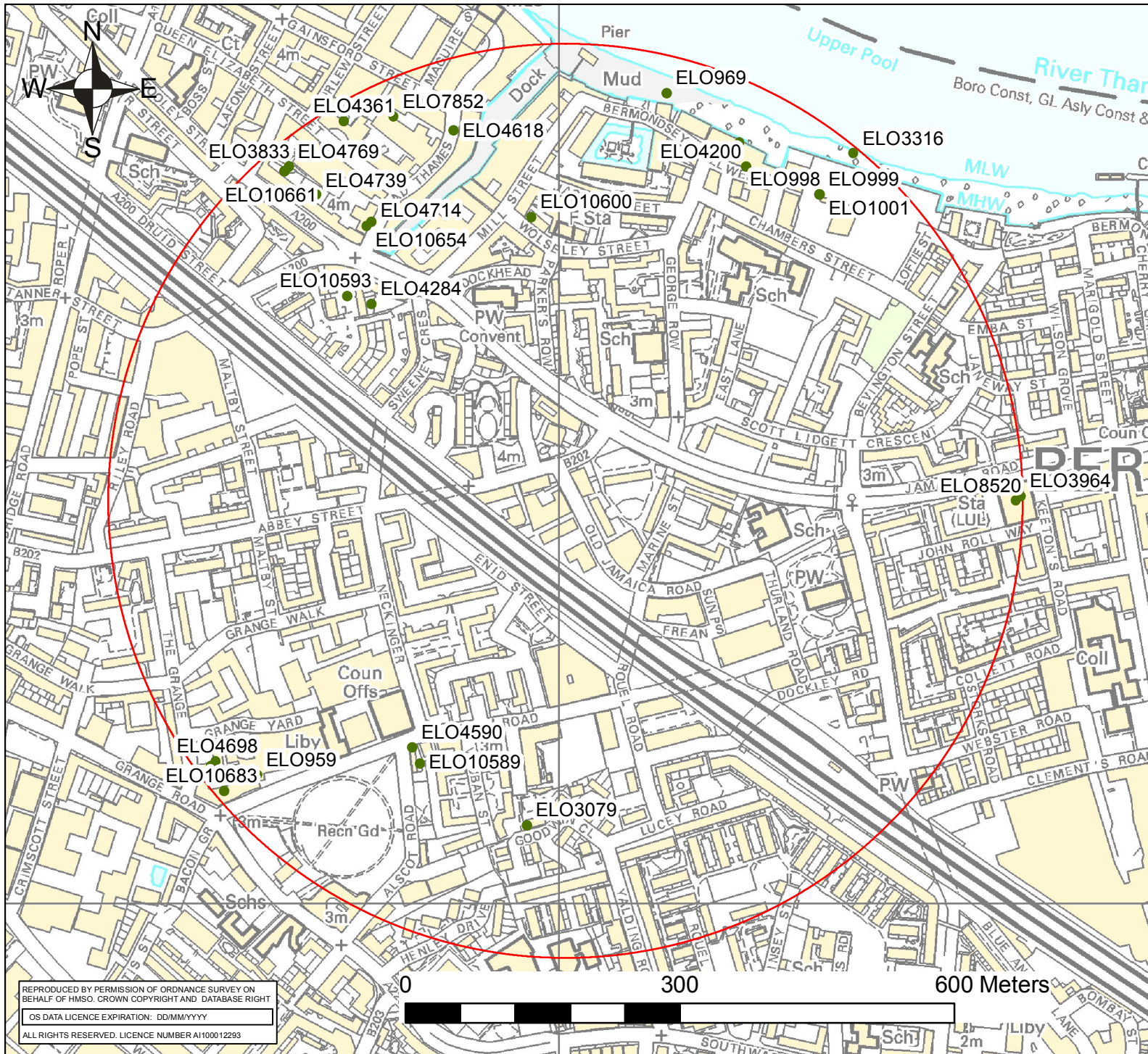
THE OLD DRILL HALL  
ABBEY STREET, BERMONDSEY  
MONUMENT POLYGONS

**1b**

Scale 1:5,000 @ A4 Date AUGUST 2012



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2883.00012.EVENTS POINTS LABELLED EVID



NOTES  
1. NOTES

LEGEND

-  EVENT POINTS
-  500M BUFFER



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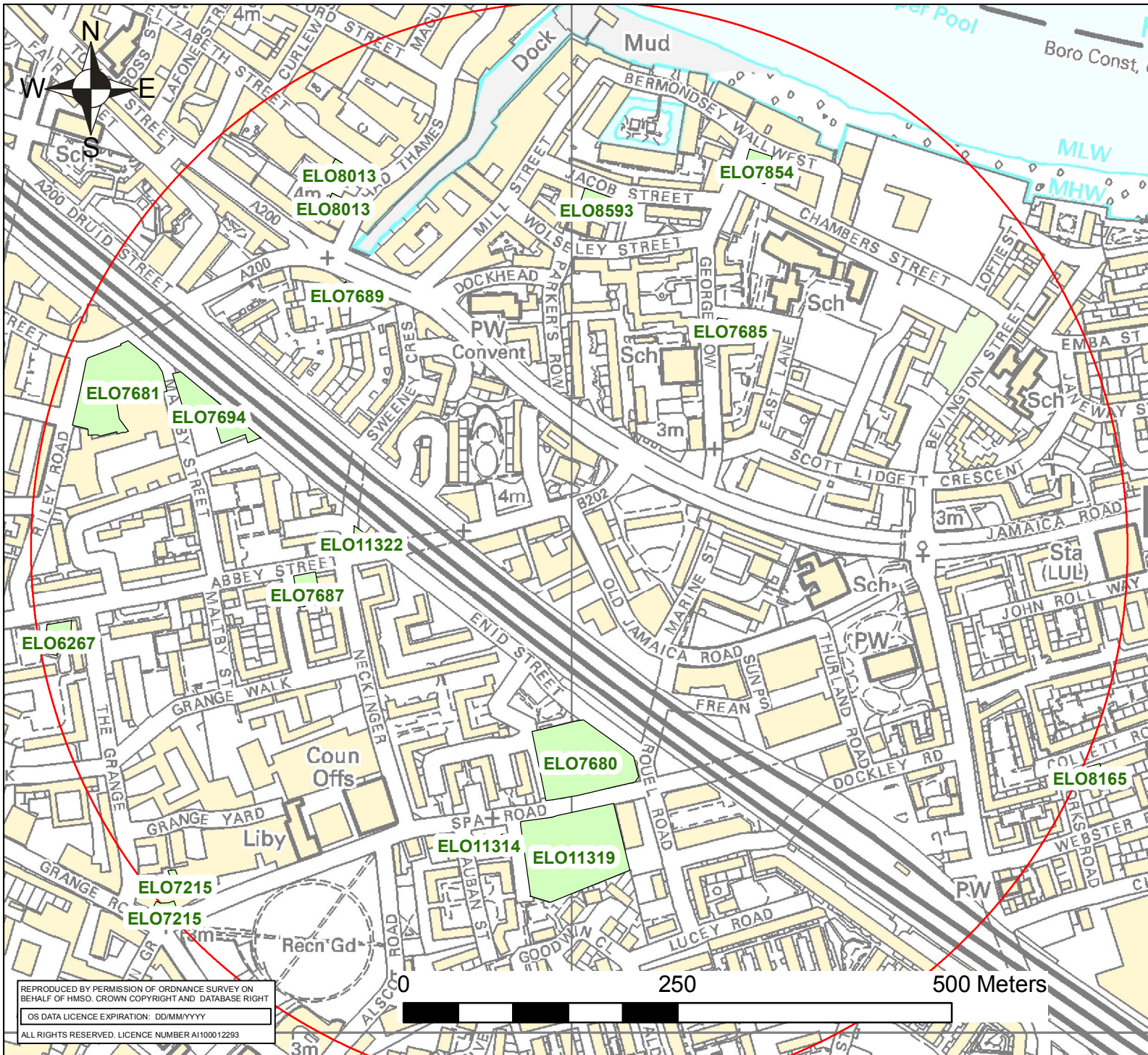
THE OLD DRILL HALL  
ABBEY STREET, BERMONDSEY  
EVENTS POINTS  
2a

Scale 1:6,000 @ A4 Date AUGUST 2012

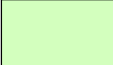



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NOTES	
1. NOTES	
LEGEND	
	EVENT POLYGONS
	500M BUFFER
 Nottingham Housing	
	
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<b>2b</b>	
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