

**94 -116 Southwark Park
Road, Southwark**

**Archaeological Desk
Based Assessment**

Client: GARDINER & THEOBALD LLP

AB Heritage Project No:10359

Date:19/05/2015

94 – 116 Southwark Park Road, London Archaeological Desk Based Assessment

Client GARDINER & THEOBALD LLP
Project Number 10359
Prepared By Zoe Edwards
Illustrated By Zoe Edwards
Approved By Hannah Simpson

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1.0	DRAFT	ZE	HS	08/09/2014
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Enquiries To:

AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Email: info@abheritage.co.uk
Tel: 03333 440 206



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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) have been commissioned by Gardiner & Theobald LLP on behalf of their client to produce an Archaeological Desk Based Assessment covering the proposed development at 94 – 116 Southwark Park Road, Southwark, London (see Figure 1).
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential archaeological receptor(s) within the application site or its immediate vicinity.
- 1.1.3 For the purposes of this document ‘archaeology’ is taken to cover below-ground resources (including remains of archaeological, palaeo-environmental and quaternary geological importance) and above-ground heritage structures, whether statutorily or non-statutorily protected. Establishing the full extent of this resource provides for the most robust understanding of the historic development of the site and its wider area.

1.2 Site Location & Description

- 1.2.1 The proposed development site is centred at approximately TQ 34136 78823, and is bounded to the north by Southwark Park Road, by Reverdy Road to the west, by Longley Street on the east, and by terraced houses to the south. The proposed development site is also situated in the district of Bermondsey.
- 1.2.2 The area surrounding the proposed development site is urban in nature but contains areas of parkland, including: Paterson Park, c.350m to the south; Bermondsey Spa Gardens, c. 350m to the north-west; and Southwark Park, c. 1km to the east. Mainline railway tracks pass from the south-east to north-west between London Bridge Station, c.1.8km to the north-west of the proposed development site, and South Bermondsey Station, c. 1.1km to the south-east of the proposed development site.

1.3 Geology & Topography

- 1.3.1 The proposed development site is situated upon a Lambeth Group bedrock geology made up of clay, silt and sand, with superficial deposits of sand and gravel of the Kempton Park Gravel Formation. The superficial deposits were formed in a local environment previously dominated by rivers depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium, and some bogs depositing peat (BGS 2014).
- 1.3.2 The proposed development site and surrounding area is relatively flat at c. 5m above OD (Google Earth 2013).

1.4 Proposed Development

- 1.4.1 The proposed development consists of plans for redevelopment of the existing buildings at 94 – 116 Southwark Park Road for a new build care home of c. 60 new flats.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The collation of baseline information has been carried out with regards to the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 During the programme of works in August/September 2014, site access was not possible. To gain some understanding of the landscape in which the site lies, in the absence of a site visit, an examination of the proposed development site was undertaken using Google Earth and Google Street View.
- 2.2.3 This did not replace the need for a site visit, and therefore the Archaeological Site Visit was made when the site became accessible in May 2015. A report on the site visit has been incorporated into this document.
- 2.2.4 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.5 The Greater London Archaeological Advisory Service (GLAAS) Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The English Heritage website professional pages, particularly the National Heritage List For England
 - An observation of the site using 3D images and photographs from Google Earth (dated 7/2013 and earlier) and Google Street view (dated 5/2012).

- The Southwark Council Website
- An Archaeological Site Walkover on 13th May 2015

2.2.6 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Information on heritage assets recorded on the GLAAS HER
- Readily accessible information on the site's history from readily available historic maps and photographs
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- An outline understanding of the potential impact of early design information on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Assessment of Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely ‘Significance of Effects’ to be established; however, a magnitude level of ‘uncertain’ is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

- 2.5.1 This report represents an early appraisal of the on-site archaeological resource and an outline assessment of potential impacts, based on early information. At the request of the client the site address and details were not provided to any party. Any data collection gaps would not be responsibility of the authors, and further works associated with such factors may be required.
- 2.5.2 Access to the proposed development site was allowed by the client in May 2015, however, on the set day of the site visit, access to the interior and rear of the existing building was not possible.
- 2.5.3 It should be noted that the report has been prepared under the express instruction and solely for the use of the client, and associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.4 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (September 2014) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client or associated parties of the facts or implications of any such changes in the future.
- 2.5.5 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Regional Planning Policy

The London Plan 2011: Historic Environment and Landscapes

- 3.4.1 Policy 7.8 (Heritage and Archaeology) of the London Plan states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s archaeology.
- 3.4.2 It also states that 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.

3.5 Local Planning Policy

Southwark Core Strategy: Strategic Policy 12 – Design and Conservation

- 3.5.1 Section SO 2F of Strategic Policy 12 refers to the conservation and protection of historic and natural places in Southwark.
- 3.5.2 The policy specifies that there is an expectation for all developments to conserve or enhance the significance of Southwark’s heritage assets, their settings, and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites, and scheduled monuments.
- 3.5.3 It also refers to the conservation of the historic environment with reference to the height and design of developments.

The Southwark Plan: Policy 3.19 – Archaeology

- 3.5.4 The proposed development site is situated within the Bermondsey Lake Archaeological Priority Zone (Zone 2a), and therefore the following policy applies to the proposed development at Southwark Park Road:

‘Planning applications affecting sites within Archaeological Priority Zone (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.'

- 3.5.5 The reasons for this policy include the protection of potential archaeological remains that may represent the Roman and Medieval settlements, Roman roads, and historic villages, which are known to have been once present in Southwark.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory and Non Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 The proposed development site is situated within the Bermondsey Lake Archaeological Priority Zone (APZ) [AB 42].
- 4.1.2 Archaeological Priority Zones (APZs) are areas that are specified by Local Planning Authorities to help protect archaeological remains that might be affected by development. The Bermondsey Lake APZ is thought to have been occupied by a series of small water channels that separated small sand and gravel islands, as part of the ancient River Thames (Southwark Council ND), and can potentially hold the preserved remains of ancient organic artefacts. The area is bounded to the north by Southwark Park Road, and stretches to the east, south, and west for a minimum of c. 1km from the proposed development site.
- 4.1.3 There are no further statutory or non statutory designated features within the proposed development site, including Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields, or World Heritage Sites.

Within the Study Area

- 4.1.4 The Thorburn Square Conservation Area [AB 43] surrounds the proposed development site to the east, south, and west, but the proposed development site is not included in the conservation area. The Conservation Area is bounded by Balaclava Road in the west, Lyton Road in the south (with a small section reaching further south-eastward), Monnow Road in the east, and Southwark Park Road in the north, and contains the Victorian terraces.

4.2 Historic Environment Record Data

Within the Proposed Development Site

- 4.2.1 There are no Historic Environment Records recorded by the GLAAS within the proposed development site.
- 4.2.2 The proposed development site lies within the Reverdy Road Historic Character Area (HLC) [AB 44]. This is bounded by Balaclava Road in the west, Lyton Road in the south, Monnow Road in the east, and Southwark Park Road in the north. This zone is characterised by the late Victorian terraces that dominate the area but which were demolished on the proposed development site in the latter half of the 20th century (see section 4.6).

Within the Study Area

- 4.2.3 There are 38 heritage features listed on the GLAAS database in the surrounding study area [AB 1-38].
- 4.2.4 The Cultural Heritage Features Map (Figure 2) shows the distribution of archaeological monuments and listed buildings within the 500m study area.

4.3 Previous Archaeological Works in the Study Area

4.3.1 The 500m study area has been subjected to a number of previous archaeological investigations. Examples of relevance to the site include:

- Works on Spa Road and Grange Road, surrounding the Bermondsey Spa Gardens, c. 350m to the north-west of the proposed development site (HER Event numbers ELO10589, ELO11319 and ELO12686), and another further north along Spa Road from the Spa Gardens (HER Event number ELO13473). These investigations revealed finds and possible features that relate to the known prehistoric and Roman activity of the area.
- Excavations on Rolls Road c. 450m to the south-west of the proposed development site (HER Event numbers ELO2817 and ELO13279), which have resulted in the recovery of nationally important prehistoric remains including the interlaced timbers of a possible platform [AB 2] and in-situ timber stakes [AB 6] (see section 4.5).

4.4 Palaeoenvironmental Evidence

4.4.1 The proposed development site is situated within The Bermondsey Lake APZ [AB 44], which is known to contain soil formations that do allow for the preservation of ancient organic remains. Remains of national importance including the interlaced timbers of a possible platform [AB 2] and timber stakes [AB 6] dating to the Prehistoric period have been found well preserved within these soils, along with the recovery of environmental samples of the same date c. 450m to the south-west of the proposed development site [AB 2-4]. Therefore, a potential does exist for the preservation of palaeoenvironmental evidence from the Bermondsey Lake deposits within the site.

4.5 Archaeology & History Background

The Prehistoric Period (c. 500,000 BC – AD 43)

- 4.5.1 There are seven cultural heritage features [AB 1-7] within the study area dating to the Prehistoric period; however, there are no features of this date within the bounds of the proposed development site.
- 4.5.2 The proposed development site lies within the Bermondsey Lake APZ [AB 42], the specific soil formations of which have preserved remains of Bronze Age timbers [AB 2] and environmental material, including Tilbury IV (Late Bronze Age) peat deposits [AB 4] close to the former water's edge at the Bricklayers Arms Railway Yard site on Rolls Road, c. 450m south-west of the proposed development site. The interlaced timbers were interpreted as a former platform across the marshes, or a form of water management (Southwark Council ND). This site has also produced two Neolithic stone axes [AB 1], while a Bronze Age
- 4.5.3 Further evidence of Bronze activity within the study area include a socketed axe with a double mouth moulding and side loop [AB 5] found c. 420m south of the proposed development site, while two additional two sites have produced timber stakes which would have otherwise degraded. These include Bronze Age stakes [AB 3] at a site on Rolls Road, c. 460m to the south of the proposed development site, and Late Prehistoric – Early Roman stakes [AB 6] on

Spa Road, c. 410m to the north of the proposed development site, where the stakes have been inserted to enclose a curvilinear feature. There was clearly substantial activity in this area of Southwark in the Bronze Age, and it is likely that a settlement was present nearby that would afford an access route across the marshes or protection from flood waters.

- 4.5.4 There is evidence of Late Prehistoric – Early Roman agriculture in the form of possible field boundary ditches or field drains on Alscot Road [**AB 7**], c. 420m to the north-west of the proposed development site. This implies that there was a long-term settlement of this date somewhere nearby.

Roman (AD 43 – AD410)

- 4.5.5 There are three cultural heritage features dating to the Roman period within the study area [**AB 8 - 10**]; although none of these lie within the proposed development site.
- 4.5.6 Four ditches [**AB 8**] on Spa Road (c. 340m to the north-west of the proposed development site) have been interpreted as possible boundary ditches or a trackway leading from London Bridge which supports the assumption that Roman activity in the area extended beyond the modern bounds of the City of London. In addition, a Roman inhumation [**AB 9**] was discovered on Grange Road close to another ditch of the same date [**AB 10**] (c. 280m to the north-west of the proposed development site). It was not customary for Roman people to bury their dead within a town or settlement, and therefore it is likely that the location of this inhumation was beyond the extent of any contemporary Roman settlement.

The Medieval Period (AD 410 – AD 1536)

- 4.5.7 There are three known cultural heritage features dating to the medieval period within the study area [**AB 12 - 13**], including a possible execution site at St Thomas Watering Place [**AB 12**], c. 310m to the south-south-east of the proposed development site and water channels on Grange Road [**AB 13**], c. 280m to the north-west of the proposed development site. Despite a lack of archaeological evidence within the study area, a short history of the area has been given. evidentially
- 4.5.8 Southwark is believed to have remained a powerful settlement into the early Medieval. The area was fortified by Alfred the Great in the 9th century (Southwark Council 2014), and in the 10th century Southwark appears in Burghal Hidage as 'Sutbringageweorebe', meaning 'the defensive work of the men of Surrey' (Johnson 1969, 7).
- 4.5.9 The record covering Southwark in the 1089 Domesday Survey shows the area to be a prospering and growing settlement. It is also known that, in the years following Domesday, a number of town houses were built for important lords and senior members of the church (Southwark Council 2014).

Post Medieval (AD 1537 – AD 1800)

- 4.5.10 Southwark was a significant location for entertainment during the post medieval, and earlier, including sites for bear baiting, bull baiting, and playhouses (Southwark Council 2014). There are eight cultural heritage features dating to the Post Medieval period within the study area [**AB 14 - 21**]; however, there are no features of this date within the bounds of the proposed development site.

4.5.11 While historic maps show that settlement was expanding during this time, it clustered in the areas closest to the Thames, and gradually moved southward towards the study area. The evidence of Post Medieval activity within the study area implies that it was primarily an area of agricultural activity. The evidence includes examples of possible field boundary ditches [AB 17 & 20] and plough soils [AB 18], along with a former windmill on Pouparts Farm [AB 19] c. 180m to the south-east of the proposed development site, which burnt down in 1866.

There is also evidence of industrial activity within the study area, including a number of quarry pits [AB 14 – 15] and evidence of 17th century silver working [AB 16], which is often associated with a local mint, although there is no evidence of this nearby.

Modern (AD 1800 – present)

- 4.5.12 There has been much investigation within the study area which has revealed the remnants of the industrial, agricultural and residential areas of modern Southwark; many of which were damaged or destroyed in the Blitz. There are 18 cultural heritage features of modern date within the study area [AB 22 - 39]; however, there is only one feature of this date which was possibly situated within the bounds of the proposed development site [AB 24].
- 4.5.13 Some of the earliest known buildings within the study area are two buildings [AB 24] situated on Blue Anchor Road (later becomes Southwark Park Road) which can be seen on the 1830 Map of the Borough (see section 4.6). It is possible these buildings were situated on or close to the proposed development site. Historic maps show that the two buildings were demolished sometime between 1830 and 1885.
- 4.5.14 Evidence of the activities which took place before the expansion of residential development into the study area includes remnants of agricultural activities in the form of ditches and furrows [AB 27, 30 & 34], and evidence of industrial activity including three 19th century tanneries to the north and north-east of the proposed development site [AB 31 - 33].
- 4.5.15 By 1885, the proposed development site and much of the surrounding area was occupied by Victorian terraces (Reverdy Road HLC [AB 44]). This was likely influenced by the industrial gain from the opening of the Spa Road and Deptford Railway [AB 25] in 1836, c. 400m north-north-east of the proposed development site (Grade II Listed). In some places, the Victorian Terraces were demolished prior to new development or did not survive the Blitz, although evidence of their existence has since been recovered [AB 23, 28 & 29].
- 4.5.16 The Vestry Hall [AB 38] on Spa Road c. 470m to the north-west of the proposed development site was built upon the site of former mid-19th century public baths and was also demolished due to wartime bomb damage. It was replaced in the mid-20th century by new Municipal Offices [AB 39] which remain to the present day with Grade II Listed status.
- 4.5.17 Southwark was one of the most heavily bombed parts of Britain in the Second World War, with five addresses on Southwark Park Road were destroyed or damaged in the first night of the blitz alone (Rogers 2010). Historic maps show that the western end of the terraces which once occupied the proposed development (Reverdy Road HLC [AB 44]) site may have been bombed (see section 4.6).

Undated

4.5.18 There are no undated cultural heritage features recorded within bounds of the proposed development site; however, there are two undated features recorded as 'topographical evidence' [AB 40 & 41] however it is not known if these features are archaeological in origin.

4.6 Historic Map Sources

4.6.1 The earliest available map examined as part of this assessment shows showing the area of the proposed development site is the 1720 Surrey and Kent Commercial Roads Map, in which Southwark Park Road was named Blue Anchor Road. This ran through Southwark from the Royal Dockyard at Deptford (c. 2.5km to the east of the proposed development site).

4.6.2 The 1787 Map of Bermondsey shows that the majority of landsurrounding the proposed development site was occupied by enclosed fields, with more built-up urban areas closer to the river. The area in which the proposed development site is located is relatively free of development at this time.

4.6.3 Plate 1 shows the area in 1830. While it has not been possible to locate the proposed development site with any accuracy, it is likely that it falls within in the area outlined in red in Plate 1, where there are two structures [AB 24]. The site lies a short distance to the north of a tenter ground, just off Blue Anchor Road. There are pockets of activity in the locality of the site and, while the precise location cannot be confirmed due to scale and subsequent changes in land boundaries, it is concluded that the site lay within or close to a number of structures.



Plate 1: 1830 Map of the Borough to Denmark Hill, showing the possible location of the proposed development site in red

- 4.6.4 The 1885 Boundary Commission Report for Southwark (Plate 2) shows that there has been significant development in the area since the 1830 map was produced. The tetter ground and the structures in the area of the proposed development site [AB 24] are no longer present, and the area of the proposed development site is now occupied by six terraced houses (Reverdy Road HLC [AB44]). The road named Southwark Park Road in the present day still retains the name Blue Anchor Road in the map of 1885.



Plate 2: Boundary Commission Report 1885, Southwark, showing the approximate location of the proposed development site in red

- 4.6.5 Plate 3 shows the 1895 5ft to 1 mile OS Map Sheet XI.7, in which there has been further development in the area surrounding the proposed development site. A redevelopment of the space on all sides of the proposed development site has taken place to allow space for additional terraced housing. The six terraced houses which are situated upon the proposed development site in the 1885 map and covered by the Reverdy Road HLC [AB 44] (Plate 2) have been divided into (or replaced by) twelve terraced houses by the time of the 1895 OS Map (Plate 3). This map also shows that by 1895 Blue Anchor Road has been renamed Southwark Park Road, along which a tramline has been constructed.



Plate 3: 1895 OS 5ft to the mile Map Sheet XI.7, showing the approximate location of the proposed development site in red

4.7 Site Visit

- 4.7.1 Following the collation of the above information in August/September 2014, the proposed development site was made accessible to AB Heritage on 13th May 2015 for an Archaeological Site Visit. The site visit was made by Zoe Edwards (Archaeological Technician; AB Heritage).
- 4.7.2 The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.7.3 Access to the southern exterior area of the proposed development site, and interior of the main building was not possible on the day of the site visit.
- 4.7.4 The entrance to the proposed development site from Southwark Park Road leads to the main building entrance, through overgrown vegetation within former sunken plant-beds. There is a slight upward slope towards the entrance to the building. At the time of the site visit, many of the windows were boarded up, and the building itself appeared to be in a poor state of repair.



Photo 1: The view of the building entrance facing Southwark Park Road, from the southern side of Southwark Park Road



Photo 2: The view to the west from the building entrance on Southwark Park Road

All accessible external areas of the proposed development site were concreted, with the exception of the western side of the building, where a grassed area had become overgrown.



Photo 3: The view to the north from the south-western edge of the proposed development site, showing the western side of the building, and the overgrown grassed area

- 4.7.5 The northern and western sides of the proposed development site are enclosed by a low boundary wall. The exception to this was a concreted area at the north-western edge of the proposed development site was in use as a parking area at the time of the site visit.



Photo 4: The view of the western side of the proposed development site, from the south-western corner of Yalding Road, showing the overgrown grassed area and the parking area (left of frame)

- 4.7.6 The eastern side of the property was visible through a gate in a high wall along Longley Street, which allowed access to a house and storage structures. Access through the gates

was not possible during the site visit for more detailed assessment. This area was also concreted.



Photo 5: The eastern side of the proposed development site from the gate on Longley Street, showing the house and other external structures, including a shed to the right of the frame

- 4.7.7 In addition to the below-ground impacts which would have been imposed by the foundations of the structures and boundary walls (to an unknown depth), a number of man-hole covers were noted around the site, indicating the presence of additional below-surface impacts in the form of modern utilities.
- 4.7.8 No previously unknown archaeological resource was identified during the site visit.

4.8 Examination of Site Condition

- 4.8.1 Aerial photographs and rectified 3D images available on Google Earth were examined to gain an understanding of the site setting, along with photographs from Google Street View.
- 4.8.2 This would not provide a full understanding of site conditions, but was useful in providing some context on the site location. This work showed the present day structures include multi-storey buildings, concreted car parks and walkways, and large trees. The development of the existing buildings would have required the demolition of the former terraces (Reverdy Road HLC [AB 44]) at the proposed development site, the construction of new foundations, and potentially additional levelling of the ground surface, to allow for the concreting of car parks and walk ways. This processes may have impacted any potential below ground archaeological remains to an unknown depth. The large trees may have substantial roots, which may also have some impact on any potential below surface archaeological remains.
- 4.8.3 The present day buildings at the proposed development site are not present on the Google Earth historic photography from 1945, in which the Victorian terraces (Reverdy Road HLC [AB 44]) noted in section 4.6 are visible. The gardens of the first four terraces survive, although the houses themselves appear to have been damaged severely or demolished, perhaps as a result of WWII bombing (<http://bombsight.org/#15/51.5050/-0.0900>).

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 There is one feature of potential cultural heritage interest within the limits of proposed development site. This consists of two buildings that appear on historic mapping [AB 24]. While the precise location cannot be confirmed due to scale and subsequent changes in land boundaries, these structures lie within or close to the proposed development site.
- 5.1.2 No evidence of these features has been recorded by the HER or on the NHLE, and there are no apparent remains on the surface, following examination of the proposed development site through aerial photography and an Archaeological Site Visit.
- 5.1.3 The surrounding 500m study area contains a range of archaeological evidence dating from the Mesolithic onwards, including prehistoric features from within the Bermondsey Lake APZ [AB 42].
- 5.1.4 The majority of the recorded heritage features within the study are situated more than 250m to the north-west of the proposed development site, many of which are related to the Post Medieval and Modern history of Southwark.

5.2 Past Impacts within the Site Boundary

- 5.2.1 Within the proposed development site itself, a number of redevelopments have occurred from the start of the 19th century onwards. The most substantial of these is likely to have been the building that currently occupies the site, along with the construction of below-surface modern utilities which were identified from the man-hole covers noted during the site visit.
- 5.2.2 The construction and later alteration of the Victorian terraces shown on historic mapping would have had some below-ground impact, although no remains of these buildings were visible during the site visit, or through aerial photography.
- 5.2.3 The wartime bombing of the houses in the west of the proposed development site (<http://bombsight.org/#15/51.5050/-0.0900>) is also likely to have had some below-ground impact.

5.3 Potential Archaeological Resource

- 5.3.1 The Reverdy Road HLC identifies the area for its Victorian Terraces, which were formerly situated on the proposed development site and are visible on historic maps of the area (Reverdy Road HLC [AB 44]). Furthermore, it is possible that the proposed development site is situated on or close to the former location of buildings present on 1830's historic mapping [AB 24]; although the remains of these may have been disturbed or destroyed in the later developments within the proposed development site.
- 5.3.2 In addition, the proposed development site is situated within the Bermondsey Lake APZ [AB 42]. The nature of the soils of the Bermondsey Lake APZ allow for the preservation of ancient organic and palaeoenvironmental remains; some of which have been successfully recorded dating to the Prehistoric and Roman periods [AB 2 – 4 & 6].

- 5.3.3 Overall, based on the known history of the proposed development site, the assets in the wider study area, and the potential impacts within the limits of proposed development, it is believed that there may be a potential for the recovery of foundations and possible related features of Victorian terraces [AB 44], although these may have been previously damaged or destroyed.

5.4 Predicted Impact of Proposed Development

- 5.4.1 The proposed development consists of plans for the redevelopment of the site for a new build care home of c. 60 flats, although specific plans are not currently known.
- 5.4.2 In relation to the archaeological resource it is possible that groundworks associated with the proposed construction could impact on any surviving, below ground archaeological deposits. The level of such impacts on the archaeological resource are unknown, as the precise form of below ground archaeology is unknown but, should remains survive, impacts are predicted to be between Low to Medium scale of impact in line with Table 2, which when judged against the likely local importance of any features (i.e. Victorian terraces) would result in an overall Minor – Moderate Significance of Effect, in-line with Table 3.

5.5 Outline Recommendations

- 5.5.1 Based on the findings of this assessment it is proposed that an archaeological watching brief be undertaken to monitor groundworks. This would enable any evidence associated with the 19th and 20th century use of the site, and the potential survival of prehistoric remains, to be recorded, if they were exposed during the intended works.
- 5.5.2 These recommendations would need to be approved by the GLAAS Planning Archaeologist.

6. REFERENCES

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[0.061882,51.495069&q=&datefrom=1000&dateto=2010](http://www.oldmapsonline.org/#bbox=-0.075915,51.488736,-0.061882,51.495069&q=&datefrom=1000&dateto=2010) [Accessed: 18/08/2014]

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6.3 Other Sources

Personal communication between Andy Buckley (AB Heritage) and Chris Constable

(Southwark Council Planning and Development Management) on 19th August 2014.

Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the GLAAS Historic Environment Record and other sources within a radius of 500m from the centre point of the proposed development site.

Abbreviations

NGR	National Grid Reference
NHLE	National Heritage List England
APZ	Archaeological Priority Zone
CA	Conservation Area

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
1	Prehistoric/Neolithic	Find Spot	Bricklayers Arms, Railway Yard, Rolls Rd: Prehistoric Flint flakes found along with two Neolithic stone axes.	-	TQ 3380 7850	MLO17791
2	Prehistoric/Bronze Age	Monument	Bricklayers Arms, Railway yard, Rolls Rd: well preserved wooden platform made of interlaced branches	-	TQ 3380 7850	MLO19953
3	Bronze Age	Deposits	Rolls Road: Peat deposits were found during an archaeological evaluation at the site of the former Mawbey School. The peat was found in both trenches which date to the Bronze Age, three wooden stakes found in the peat layer.	-	TQ 34028 78329	MLO104708
4	Bronze Age	Deposits	Bricklayers Arms, Railway Yard, Rolls Rd: Important environmental material including Tilbury IV (Late Bronze Age) peat Deposits.	-	TQ 3380 7850	MLO17790
5	Bronze Age	Find Spot	Old Kent Rd: Socketed Axe with a double mouth moulding and side loop.	-	TQ 341 783	MLO4190

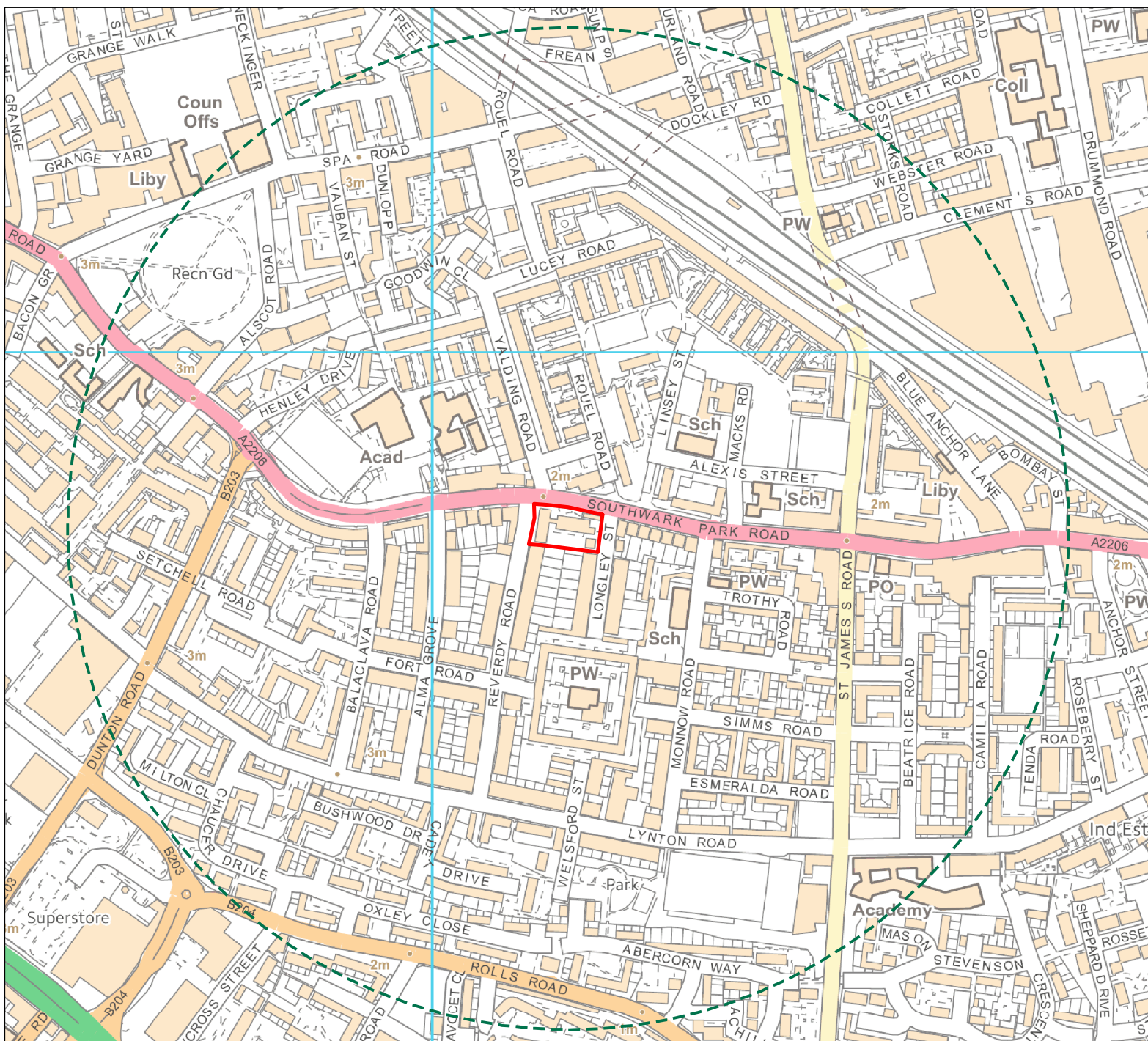
AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
6	Late Iron Age/Roman	Feature	Spa Road: A number of ditches dating to the late Iron Age and early Roman periods were found during an evaluation at 150 Spa Road. The ditches were found within six of the eight trenches and it is thought they would have formed a single curvilinear feature. A number of Stakeholes were observed on either side of one of the ditch sections two of which contained the remains of wooden stakes, while remains of the other stakes were found in the fill of the ditch.	-	TQ 3423 7924	MLO104919
7	Late Iron Age/Roman	Feature	Alscot Road: Evaluation trenches revealed two aligned Late IA/Early Roman ditches, possible field boundaries or drainage ditches.	-	TQ 3380 7910	MLO58920
8	Roman	Feature	Spa Road: A number of Roman ditches were found during an excavation at Spa Rd. Four ditches were uncovered which all ran in a north east to south west direction. The width of the ditches varied from 0.85m to 1.70m while the depth ranged from 0.20m to 0.45m. The ditches may have formed a track way since their alignment runs parallel with the route of known military roads coming from London Bridge. Alternatively the ditches may represent some form of land boundary.	-	TQ 34005 79160	MLO105229
9	Roman	Burial	Grange Rd, Croda Gelatine Works: Inhumation facing north-south, in a mortar lined grave with Iron coffin nails and Bronze finger ring.	-	TQ 3396 7908	MLO25381
10	Roman	Feature	Grange Rd, Croda Gelatine Works: Roman Ditch	-	TQ 3396 7908	MLO8776
11	Medieval/ Post Medieval	Feature	Spa Road/ Alscot Rd: Evaluation at 74-76/1-9 Spa Rd/Alscot Rd revealed Post Medieval and Undated features including drains, a linear cut and post holes. Finds associated with these features include a Medieval tile, Post medieval yellow brick, Samian pottery and a Neolithic flint flake.	-	TQ 33845 79159	MLO60131
12	Medieval/ Post Medieval	Gallows	St Thomas Watering Place: Execution Site possibly from Medieval Times 'New Gallows Erected in 1559'	-	TQ 339 785	MLO4260

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
13	Medieval/ Post Medieval	Water Channels	Grange Rd, Croda Gelatine Works: Two north to south water channels, one from the late medieval to early post medieval.	-	TQ 3396 7908	MLO8775
14	Post Medieval	Quarry Pit	Dunton Road: Six Post Medieval quarry pits were discovered during monitoring for foundation trenches at 30-32 Dunton Rd. Associated finds from the pits are ceramic building material and a single piece of post medieval pottery and two adult cattle bones.	-	TQ 33733 78796	MLO104956
15	Post Medieval	Quarry Pit	Dunton Road: Two Post Medieval quarry pits were uncovered during excavations at 30-32 Dunton Road. Pits had several pieces of pottery dating from the 16th/17th century, with a single pipe stem found within them.	-	TQ 33744 78796	MLO105006
16	Post Medieval	Find Spot	Grange Road: 10 bone ash cupels dating to the 18th century, found during excavations in Bermonsey. Determined to have been used for Silver cupellation, with copper as the main contaminate. They may be evidence of a nearby mint, although no other evidence within the vicinity supports this.	-	TQ 3370 7900	MLO105185
17	Post Medieval	Feature	Spa Road: A number of post medieval features were found during an excavation at Spa Road. A number of ditches were found across the site which appeared to be positioned in a grid pattern and may have originally been field boundaries or some form of irrigation system. Most of the pottery found on the site which dated to the 17th and 18th centuries was found within the ditches. A total of 16 post holes were also found most of which were concentrated in the western part of the site.	-	TQ 34002 79164	MLO105230
18	Post Medieval	Cultivation soil	Dunton Rd: Excavation revealed natural gravels overlain by plough soil dated to 16th century/17th century. WWII Bomb damage to the southeast end of the site.	-	TQ 3370 7875	MLO58537
19	Post Medieval	Windmill	Strathnairn St: Site of a Windmill on Pouparts Farm, Burnt down in spring 1866.	-	TQ 3430 7870	MLO8708

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
20	Post Medieval	Feature	Grange Rd, CRODA Geltine Works: Several shallow agricultural ditches dating to Post Medieval.	-	TQ 3396 7908	MLO8777
21	Post Medieval	Garden Soil	Spa Road/Enid Street: Evaluation trenches excavated during September 2008 revealed a thick Post Medieval garden soil. This layer was found across all of the trenches excavated with the exception of trench 6. In places these layers were up to 0.90m thick.	-	TQ 34008 79247	MLO98750
22	Post Medieval/Modern	Park/Cemetery	Thurland Road, St James' Churchyard: St James' Churchyard was extensively used as a drying ground for clean clothes when the Metropolitan Public Gardens Association secured it in 1886 and laid it out as a garden.	-	TQ 3427 7933	MLO102553
23	Post Medieval/Modern	Feature	Spa Road: Post holes and stake holes were found in six of the eight evaluation trenches, pottery found in their fills which dated to the 18th/19th century. Brick wall foundations were found in several of the trenches. The walls corresponded with the Housing plans on an OS map 1872, these houses were severely damaged during the bombing of WWII and were completely demolished in 1952.	-	TQ 34231 79243	MLO104920
24	Post Medieval/Modern	Buildings	Two buildings present on Blue Anchor Road (later becomes Southwark Park Road) in the 1830 Map of the Borough to Denmark Hill which may have related to the cloth industry, as a tenter ground is situated nearby.	-	-	
25	Modern	Railway	Spa Road and Deptford Railway: London's first passenger railway which opened in 1836, and became part of the London and Greenwich Railway later in the same year. The railway station opened in 1867 and closed in 1915.	-	TQ 343 792	NHLE 1377055 & NHLE 509425
26	Modern	Listed Building	Railway Bridge: Bridge built in 1836, brick semi-circular arch carried on rows of 14 cast-iron Doric columns which separate the carriageway from narrower arched footways on either side.	Grade II	TQ 34144 79241	MLO92381, DLO27327

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
27	Modern	Feature	Spa Road: A ditch and brick-lined drain were found through excavations at 94-118 Spa Rd. The ditch was probably associated with agricultural activity which preceded the development of the area in the 19th century.	-	TQ 3391 7917	MLO101111
28	Modern	Cellar	Spa Road: Two 19th century cellars were found through excavations at 94-118 Spa Rd	-	TQ 3393 7917	MLO101112
29	Modern	Monument	Dunton Road: 19th Century brick lined cellar or Soakway was discovered during a watching brief at 30-32 Dunton Rd.	-	TQ 33738 78792	MLO104957
30	Modern	Feature	Grange Road: Excavations reveal a number of features such as agricultural furrows, industrial cuts, and 19th century brick drains.	-	TQ 33769 78993	MLO105009
31	Modern	Monument	Spa Road: The remains of a 19th century tannery were found during an excavation. The tannery consisted of a number of buildings and pits that were located across the site. The buildings included drying buildings, storerooms, warehouses, a smithy, stables and offices. A pit that was lined with horns that had been discarded during the tanning process was also found which measured 2.72m by 2.50m and 0.40m deep. The tannery was operational for most of the 19th century until the mid-1890s.	-	TQ 34001 79164	MLO105243
32	Modern	Building	Lucey Rd: Small Tannery operating in 1872, the site has been redeveloped.	-	TQ 3419 7906	MLO74514
33	Modern	Building	Alscott Rd: Small Tannery operating in 1872, the site is partially demolished and redeveloped.	-	-	MLO74516
34	Modern	Feature	Spa Road/Enid Street: Evaluation trenches revealed shallow gullies and irregularly cut features located in two trenches. One yielded pottery in its single fill of the later 18th century, whilst the other produced no finds.	-	TQ 34008 79247	MLO98749
35	Modern	Air Raid Shelter	Spa Road: The remains of an WWII air raid shelter were found during an evaluation at 150 Spa Rd.	-	TQ 34234 79238	MLO104924

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
36	Modern	Monument	Spa Road: The remains of a Salvation Army colony were uncovered during an excavation. The colony had been established by 1914 and the buildings were demolished in 2004 after the Salvation Army had left the site.	-	TQ 33993 79170	MLO105244
37	Modern	Well	Spa Road/Enid Street: This well was located within evaluation Trench 4. No dimensions or details are known of the well, apart from its brick construction. It was not emptied and the dating for it is uncertain.	-	TQ 34050 79244	MLO98751
38	Modern	Building	1854 public baths on Spa Road, followed by the development of a grand Italianate Vestry Hall and later public library. The Vestry Hall was demolished in 1963 after wartime bomb damage and replaced in mid-20th century by new Municipal Offices [AB 39].	-	TQ 338 793	NHLE 1075106
39	Modern	Listed Building	Bermondsey Municipal Offices and attached railings and brackets: Borough Hall built in 1928-30.	Grade II	TQ 33818 79200	MLO92379, DLO27325
40	Unknown	Negative Evidence	105-106 Grange Rd: Watching brief by M. Hammerson for Southwark and Lambeth Archaeological Excavation Committee, 1977; site code 105GRA77. Only topographical evidence was found.	-	TQ 3374 7895	MLO63582
41	Unknown	Negative Evidence	St James Rd: Watching brief by H. Sheldon for Southwark and Lambeth Archaeological Excavation Committee, 1976; site code SJSPR76. Only topographical evidence was revealed.	-	TQ 3450 7875	MLO63724
42	Unknown	Archaeological Priority Zone	Bermondsey Lake Archaeological Priority Zone 2a (APA2a)	APZ	AREA	DLO35764
43	Unknown	Conservation Area	Thorburn Square Conservation Area Number 33	CA	AEA	CA17/33
44	Unknown	Historic Land Characterisation	Reverdy Road: Victorian Terraces	-	AREA	HLC1047



- Legend**
- Study Area
 - Site boundary



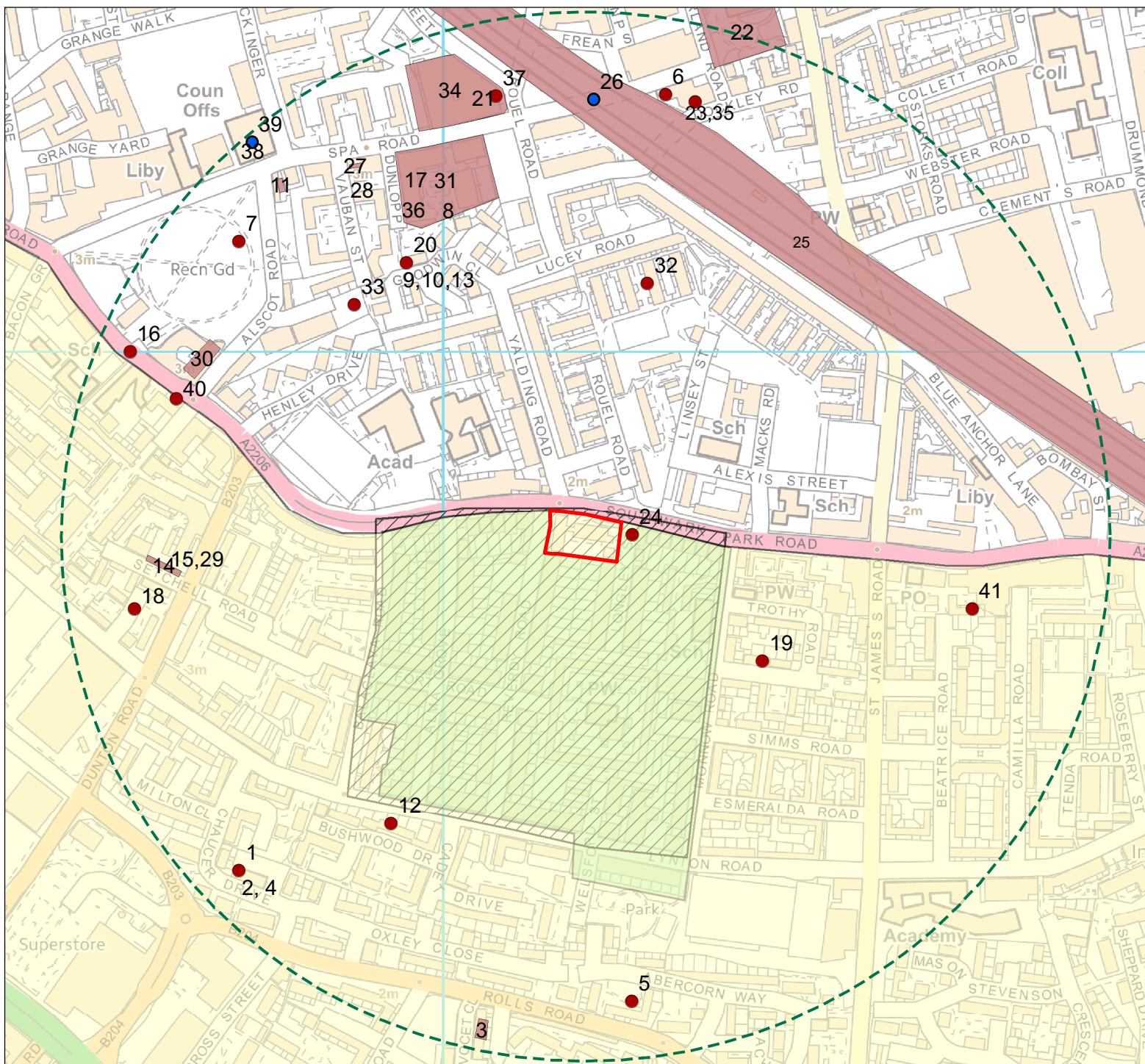
Figure 1: Site Location

Project: 94-116 Southwark Park Road

Date: 27/08/14 Job Number: 10359

Drawn by: ZE Approved by: HS





Legend

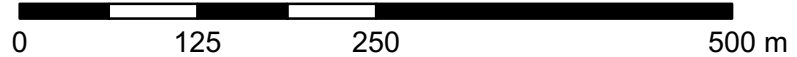
- Monuments
- Listed Buildings
- Monument Polygons
- Bermondsey Lake APZ
- Reverdy Road HLC
- Thorburn Square CA
- Site boundary
- Study Area

Figure 2: Map of Cultural Heritage Features

Project: 94-116 Southwark Park Road

Date: 27/08/14 Job Number: 10359

Drawn by: ZE Approved by: HS





AB Heritage Limited
Caerus Suite, 150 Priorswood Road
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk