

**Old Deptford Police  
Station, 114-116  
Amersham Vale, London**

**Archaeological Desk-  
Based Assessment**

Client: PROUN ARCHITECTS

AB Heritage Project No:10690

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## Old Deptford Police Station, 114-116 Amersham Vale, London Archaeological Desk-Based Assessment

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## EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Proun Architects to produce an Archaeological Desk-Based Assessment for the proposed conversion of the Grade II Listed Old Deptford Police Station, 114-116 Amersham Vale, London, and the construction of a new building to the rear of the Old Police Station.

This assessment has reviewed all of the known cultural heritage features within 500m of the proposed development site boundary in order to gain an understanding of the potential for the presence of archaeological features within the site boundary, and the potential impact of the proposed development upon these.

Based on the known archaeological resource within and around the site, along with predicted past impacts within the limits of the site, it has been concluded that there is a medium potential for remains relating to a former building at the site identified on historic maps, and a low potential for archaeological remains of all other periods. It is therefore suggested that an archaeological watching brief is undertaken during the groundworks associated with the construction of the new building to the rear.

All recommendations are subject to the approval of the local Planning Archaeologist.

## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Proun Architects to produce an Archaeological Desk-Based Assessment to cover the proposed conversion of the Grade II Listed Old Deptford Police Station, 114-116 Amersham Vale, London, and the construction of a new building to the rear of the Old Police Station.
- 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 cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such a works are deemed appropriate.

### **1.2 Site Location & Description**

- 1.2.1 The proposed development site is situated on the corners of Amersham Vale and Napier Close, and is centred at TQ 36779 77439 in the London Borough of Lewisham. The site consists of the Grade II Listed Old Deptford Police Station, and a rear concreted area. The Old Police Station is currently being used for artists' studios.
- 1.2.2 The northern edge of the site is bound by buildings, including a new Police Station which has been in use since 2003.

### **1.3 Geology & Topography**

- 1.3.1 The proposed development site lies upon a sedimentary bedrock geology of sand, from the Thanet Formation. This was formed in a setting of shallow seas, in which siliciclastic sediments of mud, silt, sand and gravel were deposited.
- 1.3.2 The superficial deposits consist of the sands and gravels of the Kempton Park Gravel Formation, which was formed in an environment dominated by rivers, in which sand and gravel detrital material were deposited and formed river terraces.

### **1.4 Proposed Development**

- 1.4.1 The proposed development consists of plans to make internal and external alterations to the existing Old Deptford Police Station, and to construct a new building to the rear, within the existing concreted area.

## **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 cultural heritage resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

### **2.2 Methodology of Works**

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 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
- 2.2.3 The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. 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](http://www.heritagegateway.org.uk)) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
  - The Historic England website professional pages, particularly the National Heritage List For England
  - A site-walk over on the 27<sup>th</sup> October 2015
  - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
  - Information on heritage assets recorded on the Greater London 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
- The impact of proposed development 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 Consultation

- 2.3.1 During consultation between Zoe Edwards (Archaeological Technician; AB Heritage) and Mark Stevenson (Archaeology Advisor; Historic England) on 15<sup>th</sup> October 2015, Mr Stevenson stated that a 500m study area would be suitable for this assessment. Mr Stevenson suggested in further correspondence on 22<sup>nd</sup> October 2015 that a Historic Building Recording of the Listed police station [AB 24] may be beneficial.
- 2.3.2 Zoe Edwards (Archaeological Technician; AB Heritage) contacted Historic England regarding the proposed developments relating to the Listed police station [AB 24] on the 20<sup>th</sup> October 2015. The conservation officer was also contacted on 22<sup>nd</sup> October 2015 regarding the same matter. No response was received from either consultee before this report was submitted.

## 2.4 Assessment of the Cultural Heritage Resource

- 2.4.1 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                    |
- 2.4.2 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	
<b>NATIONAL</b>	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).
<b>REGIONAL</b>	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.
<b>LOCAL</b>	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.
<b>NEGLIGIBLE</b>	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.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.3 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.

2.4.4 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.

## 2.5 Impact Assessment Criteria

2.5.1 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).

2.5.2 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.

2.5.3 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

## 2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Proun Architects, and any 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.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2015) 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's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 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.
- 2.6.4 An additional limitation was that at the time of the site visit, the majority of the Old Deptford Police Station [AB 24] building was privately rented and therefore much of the interior was inaccessible, however, this has not impacted upon any conclusions of this assessment.

### **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 The London Plan 2011: Historic Environment and Landscapes, with March 2015 alterations**

#### *Policy 7.8: Heritage Assets and Archaeology*

- 3.4.1 This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s heritage assets, whether designated or non-designated.
- 3.4.2 Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.
- 3.4.3 Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.
- 3.4.4 The resulted deterioration of deliberate neglect or damage to a heritage asset will be disregarded when making a decision on a development proposal.
- 3.4.5 Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

### **3.5 London Borough of Lewisham Local Development Framework**

- 3.5.1 The Local Development Framework or LDF is the name given to the planning documents which collectively deliver the planning strategy and policies for Lewisham. The core strategy is the key LDF document. This was adopted by us on 29 June 2011 and covers a 15 year period from 2011 to 2026. The policies will help to assess all future planning applications. Policy 16 is relevant to this scheme:

#### *Core Strategy Policy 16 – Conservation Areas, Heritage Assets & the Historic Environment*

- 3.5.2 The Council will ensure that the value and significance of the borough’s heritage assets and their settings, which include the Maritime Greenwich World Heritage Site, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non

designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.

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

## 4. ARCHAEOLOGICAL RESOURCE BASELINE

### 4.1 Statutory Designated Features

#### Within the proposed development site

4.1.1 There is one designated heritage feature within the proposed development site:

- Amersham Vale Police Station, Grade II Listed [AB 24] which forms the site of proposed development

#### Within the 500m study area

4.1.2 There are a total of nine designated heritage features within the study area, this consists of five grouped Grade II\* [AB 16] Listed Buildings on Albury Street and four Grade II Listed Buildings [AB 17, 22-23, 25] from the post medieval to modern period and a Conservation Area [AB 28].

4.1.3 There is one Listed Building within close proximity to the proposed development site:

- Railway viaduct for the London and Greenwich Railway [AB 25] c. 200m north east of the proposed development site

4.1.4 The Deptford Town Hall Conservation Area [AB 28] lies c. 500m to the south west of the proposed development site. The Conservation Area was designated in 2000 as the major route through the area, including the establishment of Deptford Town Hall. The area formed as a settlement at the meeting of three roads. This pattern of major routes has clear historical origins and in layout has not changed for at least 200 years.

### 4.2 Non Statutory Designated Features

#### Within the proposed development site

4.2.1 The Greater London HER (GLHER) contains records for one cultural heritage feature within the boundary of the proposed development site:

- APA2 Thames and Ravensbourne terrace gravels [AB 27]. The terrace gravels fringing the Thames are commonly associated with evidence of successive prehistoric communities, including enclosed fields and open settlements.

#### Within the 500m study area

4.2.2 The GLHER contains records for 20 cultural heritage features within the 500m study area [AB 1-15, 18-21 & 26]

### 4.3 Previous Archaeological Works in the Study Area

4.3.1 A total of 34 previous archaeological works carried out across the study area. These consist mostly of watching briefs that have produced modern [AB 6, 14 & 18] truncated or negative results, or desk based assessments with low potential for remains dating to the prehistoric-medieval periods. The closest of these was a watching brief that was undertaken c. 65m to the north-west of the proposed development site, on the site of Deptford Green Upper School.

This identified only modern deposits and a well associated with former modern houses on the site.

#### **4.4 Palaeoenvironmental Evidence**

- 4.4.1 There is no palaeoenvironmental remains recorded within the proposed development site, however the surrounding area including the area of proposed development is recorded as a APA2 Thames and Ravensbourne terrace gravels [AB 27]. The terrace gravels fringing the Thames are commonly associated with evidence of successive prehistoric communities, including enclosed fields and open settlements, though paleoenvironmental evidence is not listed as a constraint, it is possible remains could exist within the gravels.

#### **4.5 Archaeology & History Background**

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

- 4.5.1 There are no known cultural heritage features of prehistoric date located within the proposed development site.
- 4.5.2 There is one recorded find spot from the prehistoric period within the 500m study area. This consists of a palaeolithic implement [AB 1] c. 500m to the south west of the proposed development site.

##### Roman (AD 43 – AD 410)

- 4.5.3 There are no cultural heritage features of Roman date located within the proposed development site.
- 4.5.4 There is one recorded find spot from the Roman period within the 500m study area. This consists of a Roman bronze lamp [AB 2] c. 500m to the of the proposed development site

##### Medieval (AD 410 – AD 1536)

- 4.5.5 There are no cultural heritage features of medieval date within the proposed development site.
- 4.5.6 There is some placename evidence dating from the medieval period from the surrounding area. The placename Deptford [AB 3] is derived from the Anglo Saxon meaning 'deep ford', which is indicative of a crossing point over the River Ravensbourne.

##### Post Medieval (AD 1537 – AD 1800)

- 4.5.7 There are no cultural heritage features of post medieval date within the proposed development site.
- 4.5.8 However there are 15 recorded cultural heritage features, with origins in the post medieval period within the 500m surrounding study area [AB 4-18].
- 4.5.9 During this period the surrounding area saw an increase in population following the erection of the Royal Dock to the north of the proposed development site, outside the study area. Population pressure played a significant part in the division of Deptford into two parishes. The



southern part became a new parish with a new church, the Baroque Church of St. Paul (also outside the study area), which was erected in 1713-30 along with a rectory [AB 8] c.375m to the east of the proposed development site. A cemetery [AB 15] and burial vault [AB 18] are also associated with the Church of St Paul c. 450m to the east of the proposed development site.

- 4.5.10 The main period of growth in housing occurred in the years 1650-1730. As settlement grew public houses and shops began to appear in the area including Kind Street Junction Public House [AB 9] and The Harp [AB 11] both c.450m north east of the proposed development site. Consequently streets such as Albury Street [AB 16] c.400m east north east of the proposed development site were built to provide housing for dockyard artisans and tradesmen.

*Modern (AD 1801 – Present)*

- 4.5.11 There is one cultural heritage feature of modern date within the boundary of the proposed development site [AB 24], and an additional six within the surrounding study area [AB 19-23 & 25].
- 4.5.12 The modern period sees an increase in development within the surrounding study area including erection of a viaduct [AB 25] c. 125m to the north of the proposed development site. The viaduct [AB 25] was constructed on the London to Greenwich Railway which cuts through the study area from the north-west to south east.
- 4.5.13 Old Deptford Police Station [AB 24], which currently occupies the proposed development site, is Grade II Listed and was designated in 1973. The Police Station originates from the Edwardian period which is confirmed by a white stone on a high plinth, with date, "1912" written on it. The police station building itself retains some original features of modified neo-classical style and is comprised of four storeys and a basement.

*Undated / Multi Period*

- 4.5.14 There are three undated or multi period areas in the study area of which two fall in the proposed development site.
- 4.5.15 The two areas which fall within the proposed development site are the Deptford Centre Historic Landscape Characterisation [AB 26] and APA2 Thames and Ravensbourne terrace gravels [AB 27]. The terrace gravels fringing the Thames are commonly associated with evidence of successive prehistoric communities, including enclosed fields and open settlements.
- 4.5.16 The Deptford Town Hall Conservation Area [AB 28] lies c. 500m to the south west of the proposed development site.

## 4.6 Historic Map Sources

### Tithe Map of St Nicholas & St Paul, Deptford, in the Counties of Kent & Surrey, 1844

- 4.6.1 The area surrounding the proposed development site consists of fields on the fringe of Deptford. The Tithe apportionment shows that the site was within an area of market gardens at this time.



**Plate 1: The Tithe Map of St Nicholas & St Paul, Deptford, in the Counties of Kent & Surrey, 1844, showing the proposed development site in red**

### OS Town Plan, 1: 5,280, 1850 – 1

- 4.6.2 The early edition OS map shows the area of the proposed development to be open, and part of a large area of fields, between the South Eastern Railway London & Greenwich branch line to the north, and the North Kent branch line to the south. The encroachment of residential development in the area is evident from several unfinished roads branching north from New Cross Road, in the south and west from High Street, in the east.

### OS 25-inch London 1873 – 4

- 4.6.3 By the 1870's almost the entire area between Edward Street in the north, New Cross Road in the south and between the London & Greenwich and North Kent railway branch lines has been covered by residential terraced developments along a number of linear roads. One of these new roads is Amersham Vale Road. The site of the proposed development is occupied by what appears to be a large detached house adjacent to the street, with a garden on the eastern side that stretches back to the edge of Napier Street, containing a possible detached outbuilding towards the eastern end of the garden.

OS 25-inch London 1896

- 4.6.4 By the 1890's, the area is saturated with housing developments. The proposed development site remains occupied by a large detached property, with a large garden. The possible outbuilding located at the eastern end of the garden is no longer extant.

OS 25-inch London 1916

- 4.6.5 By 1916, the detached property formerly located adjacent to Amersham Vale has been replaced with a large, sub L-shaped building labelled as a Police Station. The northern part of the Police Station site has been created in place of a number of terraced houses, one from the eastern side of Amersham Vale and two from the western side of Napier Street. One of these houses, formerly fronting onto Napier Street, would have partially occupied to north-eastern part of the proposed development site.

OS 25-inch London 1951 – 2

- 4.6.6 By the 1950's the layout of the Police Station building at the proposed development site, has changed relatively little, if at all since 1916. Several small buildings are located within the yard to the rear of the main Police Station, adjacent to Napier Street. The building remains relatively unchanged until the modern edition of the map.

## **4.7 Site Visit**

- 4.7.1 A site visit was undertaken at the Old Deptford Police Station on 27<sup>th</sup> October 2015. 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.
- 4.7.2 A limitation of this site visit was that the majority of the building is privately rented and therefore much of the interior was inaccessible at the time of the site visit. However, this has not impacted upon the conclusions of the assessment.
- 4.7.3 The present building fronts onto Amersham Vale with two entrances; one double doored, more ornate entrance, and one single door at the southern end of the building (Photo 1). It is terraced with the new police station to the north.



**Photo 1: The west-facing front elevation of the Old Deptford Police Station**



**Photo 2: The rear of the building from the eastern site boundary**

- 4.7.4 The concreted area at the rear of the proposed development site enclosed by a red brick boundary wall. This space is currently occupied by green temporary cabin offices along the southern wall (Photo 2), and a small building in the north-eastern corner of the site (Photo 3).



**Photo 3: The small building in the north-east corner of the proposed development site**



## 5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

### 5.1 Known Heritage Resource

#### *Within the Proposed Development Site Boundary*

- 5.1.1 The Grade II Listed Old Deptford Police Station [AB 24] is located within the proposed development site. A number of the original features of the Edwardian police station have been retained, including prisoner's cells on the ground floor, and external features such as fire escape staircases and possible chute flaps.
- 5.1.2 The Thames and Ravensbourne terrace gravels APA [AB 27] encompasses the proposed development site, which consists of an area of gravel which is often associated with evidence of prehistoric activity.

#### *Within the 500m Study Area*

- 5.1.3 The study area consists primarily of post medieval and modern buildings, which were built in response to a rise in population after the construction of the Royal Dock. Evidence of earlier activity is based on two findspots [AB 1 & 2] to represent the Prehistoric and Roman periods, and medieval placename evidence [AB 3].

### 5.2 Past Impacts within the Site Boundary

- 5.2.1 A large detached building, pre-dating the police station, which has been identified on historic maps of 1873 – 1916, is also likely to have made below-ground impacts during its construction.
- 5.2.2 The past impacts within the site boundary include of the construction of the police station [AB 24], which is likely to include reasonably deep foundations to support the three storey building. There is an existing basement beneath the building, but this does not extend across the full footprint of the building. Any archaeological material previously in the area of the basement will therefore have suffered truncation or have been removed.
- 5.2.3 The concrete yard to the rear of the property may have had compression impacts beneath the ground surface, while the present building in this area may also have made some limited below ground impacts during its construction.
- 5.2.4 It is also likely that services run beneath the ground surface at the proposed development site, which may contribute further to the past impacts.

### 5.3 Potential Archaeological Resource

- 5.3.1 The proposed development site lies within an Archaeological Priority Area (APA), consisting of the Thames and Ravensbourne terrace gravels, APA2 [AB 27]. This APA is often associated with evidence of prehistoric activity, and there is a low potential that such features exist within the gravels of the proposed development site. These features are likely to be of local or regional importance, in line with Table 1.

- 5.3.2 Evidence of the former large detached building at the proposed development site may also be present beneath the ground surface. There is considered to be a medium potential for the presence of such features, which are likely to be of local importance (Table 1).

#### **5.4 Predicted Below Surface Impact of Proposed Development**

- 5.4.1 There is likely to be some below-surface impact associated with the construction of the proposed building to the rear of the old police station [**AB 24**]. The level of potential impact will depend on the construction methodology of this structure which is currently unknown to AB Heritage. The predicted level of impact therefore remains unknown.

#### **5.5 Outline Recommendations**

- 5.5.1 At the request of the client, this report has not made any conclusions on the potential impact of the proposed development on the standing Grade II Listed Old Deptford Police Station [**AB 24**].
- 5.5.2 In response to the potential direct impact upon below surface, archaeological features, it is recommended that the groundworks associated with the construction of the new building to the rear of the police station [**AB 24**] are monitored by an archaeologist. This will allow for the identification of any archaeological features disturbed during this process, which may relate to the location of the site within the Thames and Ravensbourne terrace gravels APA [**AB 27**] or the previous building located within the proposed development site, as seen on historic maps.
- 5.5.3 All recommendations are subject to the approval of the GLAAS Archaeology Advisor.

## 6. REFERENCES

### 6.1 Documentary Source & Cartographic Sources

Department of Communities and Local Government (DCLG). 2012. National Planning Policy Framework (NPPF)

Institute for Archaeologists 1994; rev.2001 & 2008 Standard and Guidance for Desk-Based Assessment

Tithe Map of St Nicholas & St Paul, Deptford, in the Counties of Kent & Surrey, 1844

OS Town Plan, 1: 5,280, 1850 – 1

OS 25-inch London 1873 – 4

OS 25-inch London 1896

OS 25-inch London 1916

OS 25-inch London 1951 – 2

### 6.2 Online Sources

BGS (British Geological Society) 2015. Geology of Britain viewer  
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Historic England. The National Heritage List for England.  
<http://list.historicengland.org.uk/advancedsearch.aspx>

London Borough of Lewisham Local Development Framework  
<http://www.lewisham.gov.uk/myservices/planning/policy/Documents/CoreStrategyAdoptedVersion.pdf>



## **Appendices**

## Appendix 1 Gazetteer of Cultural Heritage Features

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

### Abbreviations

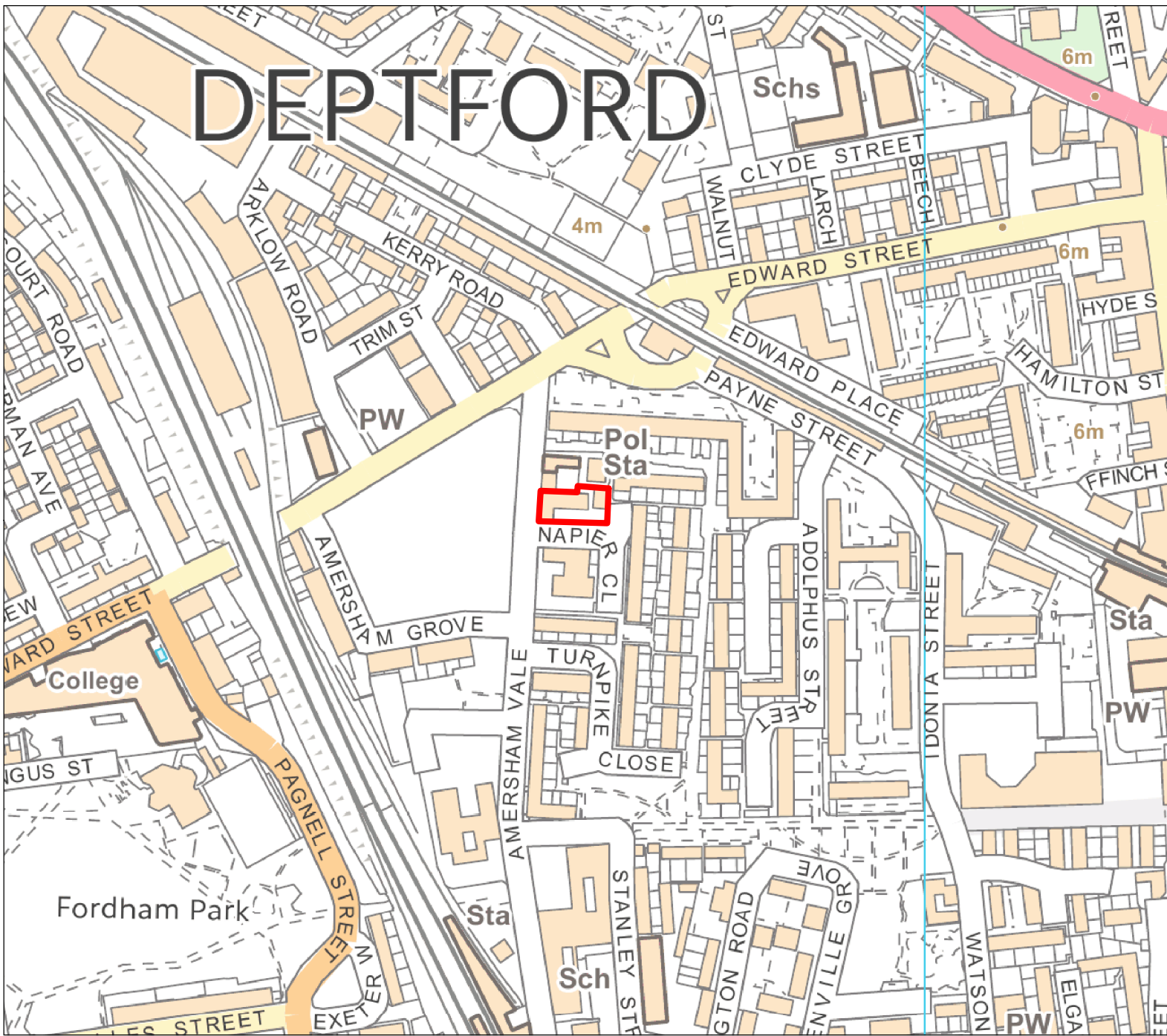
HLC	Historic Landscape Characterisation Area	MLO	GLHER reference number
LB	Listed Building	CA	Conservation Area
NGR	National Grid Reference	NHLE	National Heritage List for England
APA	Archaeological Priority Area		

AB No.	Period	Type	Name & Description	Status	NGR	Reference
1	Prehistoric	Findspot	One palaeolithic implement		TQ 3700 7700	MLO1882
2	Roman	Findspot	Bronze Roman Lamp		TQ 3725 7758	MLO1873
3	Medieval	Settlement	The place name Deptford is derived from the Anglo Saxon for "deep ford", indicating the crossing of the Ravensbourne in this period.		TQ 3739 7731	MLO71960
4	Post-Medieval	Nursery	Nationally famous nursery with grounds opposite, New Cross Road.		TQ 3663 7701	MLO24345
5	Post-Medieval	Cemetery	May relate to either the Friends burial ground or the Congregational chapel ground, both on Deptford High St. Identified from the Holmes text and accompanying map.		TQ 3720 7740	MLO70523
6	Post-Medieval	Deposit	A post-medieval garden/made ground deposit measuring an average of 0.30m thick with inclusions of brick, tile and clay pipe fragments. A small contemporary pit was identified. The remains of C19 century foundations were also seen, capped by modern deposits of brick rubble.		TQ 3658 7759	MLO78234
7	Post-Medieval	Quarry	Possible large 18th century gravel pit found in 1993 during archaeological monitoring.		TQ 37225 77522	MLO64269
8	Post-Medieval	Vicarage	The rectory to St Paul's on Crossfields Street was located to the south-west of St Paul's and was sub triangular in plan and contained octagonal rooms and a triangular staircase.		TQ 3724 7746	MLO71959

9	Post-Medieval	Public House	Kind Street junction with Evelyn Street. Documentary evidence for public house in 1721. Patronised by Samuel Pepys in 1660s & John Evelyn.		TQ 3715 7770	MLO1925
10	Post-Medieval-Modern	Farmstead	Probably originally a farm on Staunton Street. Once the only house in Broomfield.		TQ 3683 7783	MLO1634
11	Post-Medieval-Modern	Public House	Original inn called the 'Harp' dated to C18. Present pub built 1897.		TQ 3714 7771	MLO10477
12	Post-Medieval-Modern	Building Foundations / Basements	Brick foundations of a building with modern levelling or basements above identified during a watching brief.		TQ 3712 7766	MLO64262
13	Post-Medieval-Modern	Church	Founded in 1702, this church was formerly known as the Butt Lane Congregational Church. It closed in 1969. Until 2010 the site was a Jobcentre Plus.		TQ 3718 7735	MLO104042
14	Post-Medieval-Modern	Deposit / Soakaway	A post medieval/early modern buried soil and a 19th century soakaway were found during a watching brief at Deptford Green Lower School.		TQ 364 772	MLO101079
15	Post-Medieval-Modern	Cemetery	Graveyard to St Paul's church. Disused by 1874.		TQ 3727 7748	MLO89289
16	Post-Medieval-Modern	Houses	No. 13, 15, 17, 19, 21, 23 - 27, 29 & 31 Albury Street. Early C18. Each 2 & 3 storeys multi-coloured stock brick house with later alterations & additions.	Grade II* LBs	TQ 37217 77598	DLO18012 - 14, 108330-1 & NHLE1079072-4 & 1358938-9
17	Post-Medieval-Modern	House / Shop	House, shop and bakehouse, 1791-2 for Thomas Palmer with later additions & alterations.	Grade II LB	TQ 37118 77670	DLO25358 & NHLE1387525
18	Post-Medieval-Modern	Burial Vault / Burials / Cellars / Quarry	Possible burial vault, two skeletons, a modern cellar & possible quarry pit were recorded during archaeological monitoring at Mary Ann Buildings, (Salvation Army Hall), relating to St Paul's graveyard.		TQ 372 775	MLO6247, 64269 & 64271-2
19	Modern	Deposit	A C19-20 deposit of made ground and a buried garden soil was recorded during a watching brief.		TQ 36812 77089	MLO99106
20	Modern	Houses	Three brick buildings were constructed on this site between 1833 and 1868, the first two as a formal demi-detached pair of some status, the third some time later.		TQ 36979 77023	MLO99115
21	Modern	Deposit	C19 century ceramic building material & pottery was noted during a watching brief at No. 17-21 Baildon Street.		TQ 36974 77055	MLO98060
22	Modern	Ramp	A dog leg ramp formed by a series of brick arches rising up from Deptford High Street to the level of the tracks. It was built as a means of getting the rolling stock up and down from track level and for carriages to reach the station. Built 1856 by engineer Colonel Lordmann.	Grade II LB	TQ 37112 77338	DLO25074 & NHLE1079947

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

23	Modern	Public House	The Royal Albert public house. Mid C19 building of 3 storeys.	Grade II LB	TQ 36962 76983	DLO25094 & NHLE1079967
24	Modern	Police Station	Modified neo- classical style Police Station red brick with bright red brick dressings built 1912.	Grade II LB	TQ 36770 77447	DLO25153 & NHLE1080026
25	Modern	Viaduct	Railway viaduct for the London and Greenwich Railway. Construction was authorised by Act of Parliament in 1833.	Grade II LB	TQ 36820 77568	DLO25249 & NHLE1253151
26	Undated / Multit - Period	Historic Landscape Character	Deptford Centre	HLC	AREA	
27	Undated / Multit - Period	Archaeological Priority Area	Thames and Ravensbourne Terrace Gravels. The terrace gravels fringing the Thames are commonly associated with evidence of successive prehistoric communities, including enclosed fields and open settlements.	APA	AREA	AKL04
28	Undated / Multit - Period	Conservation Area	Deptford Town Hall Conservation Area.	CA	AREA	



Legend  
 Site Boundary



UK

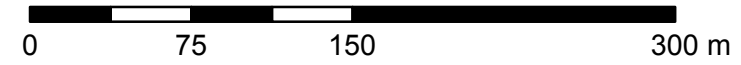
London

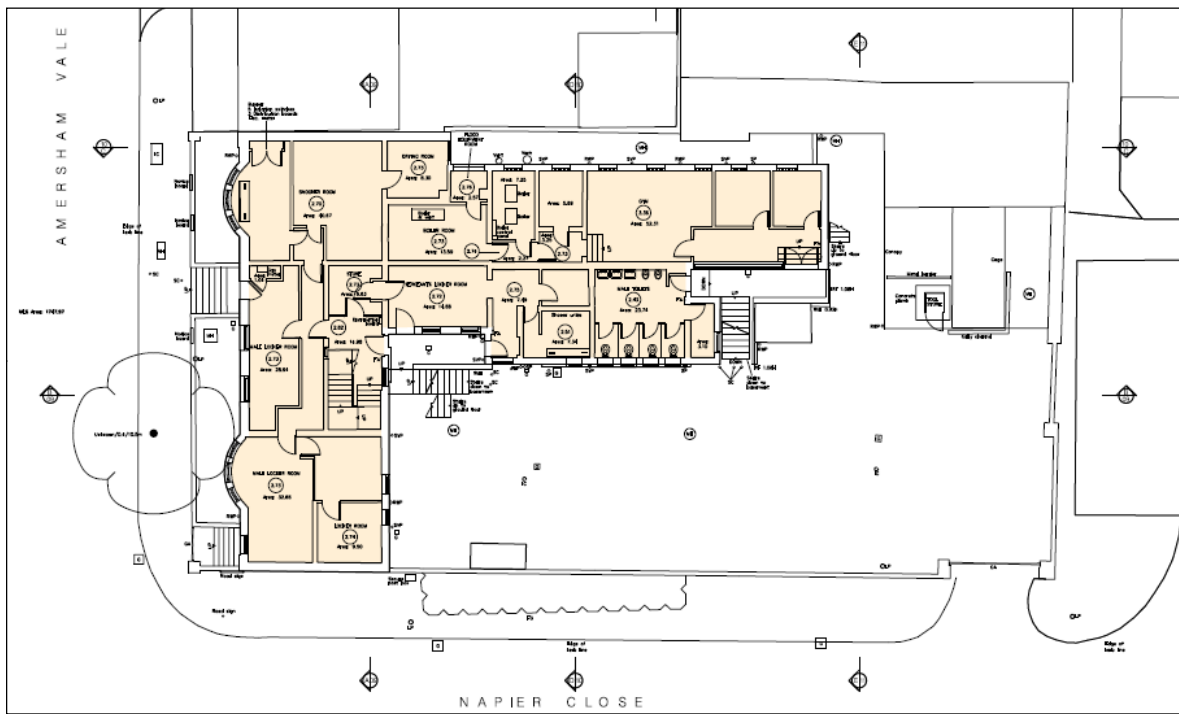
Figure 1: Site Location

Project: Old Deptford Road

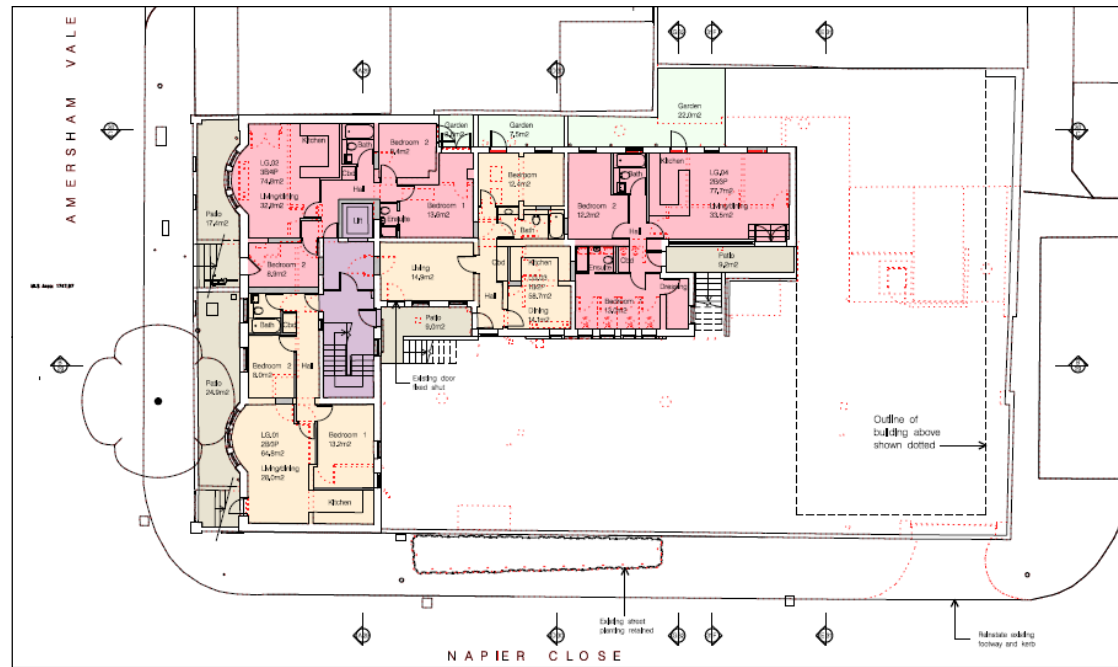
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Drawn by: ZE    Approved by: HS





Existing Plan



Proposed Plan

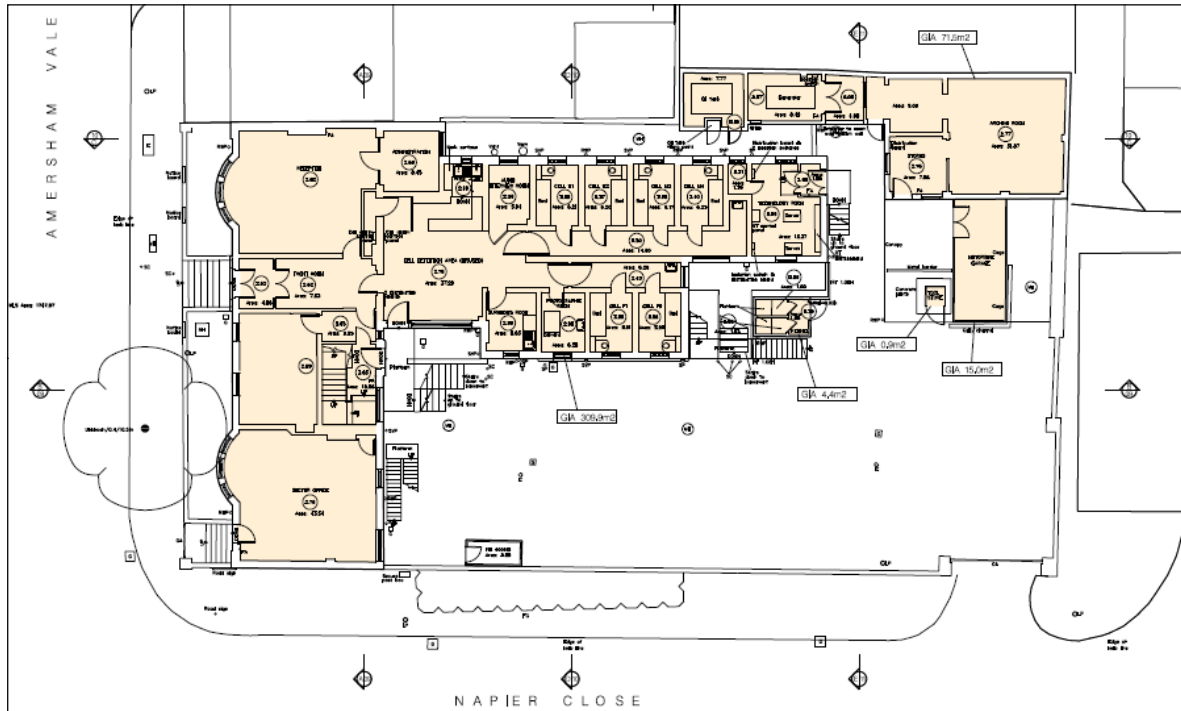
Figure 2: Basement Plans

Project: Old Deptford Road

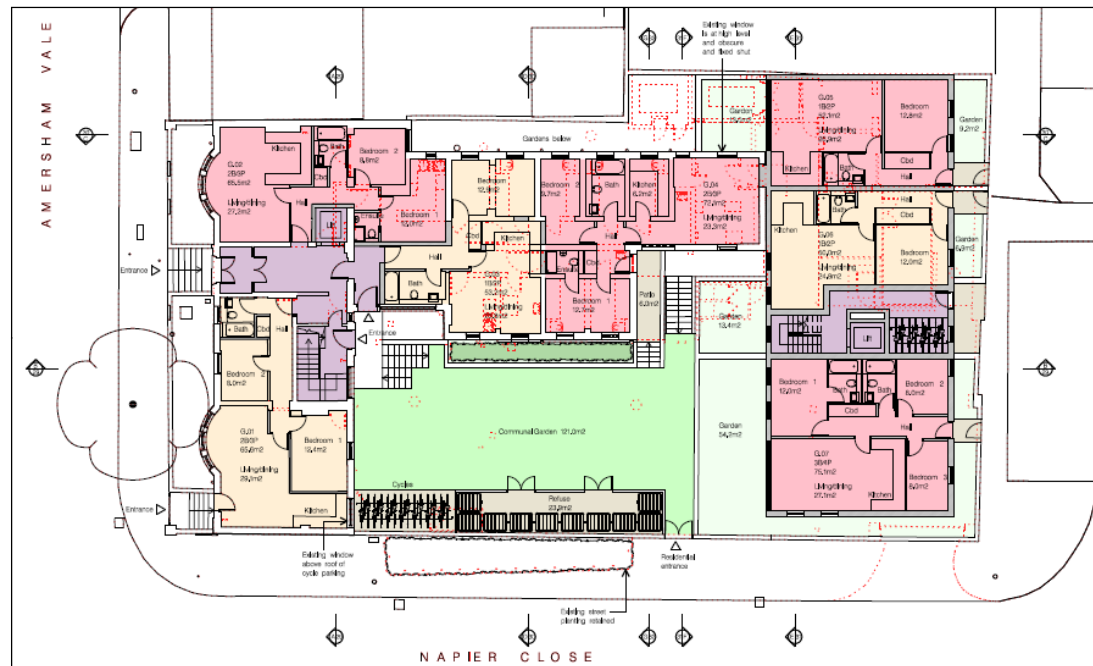
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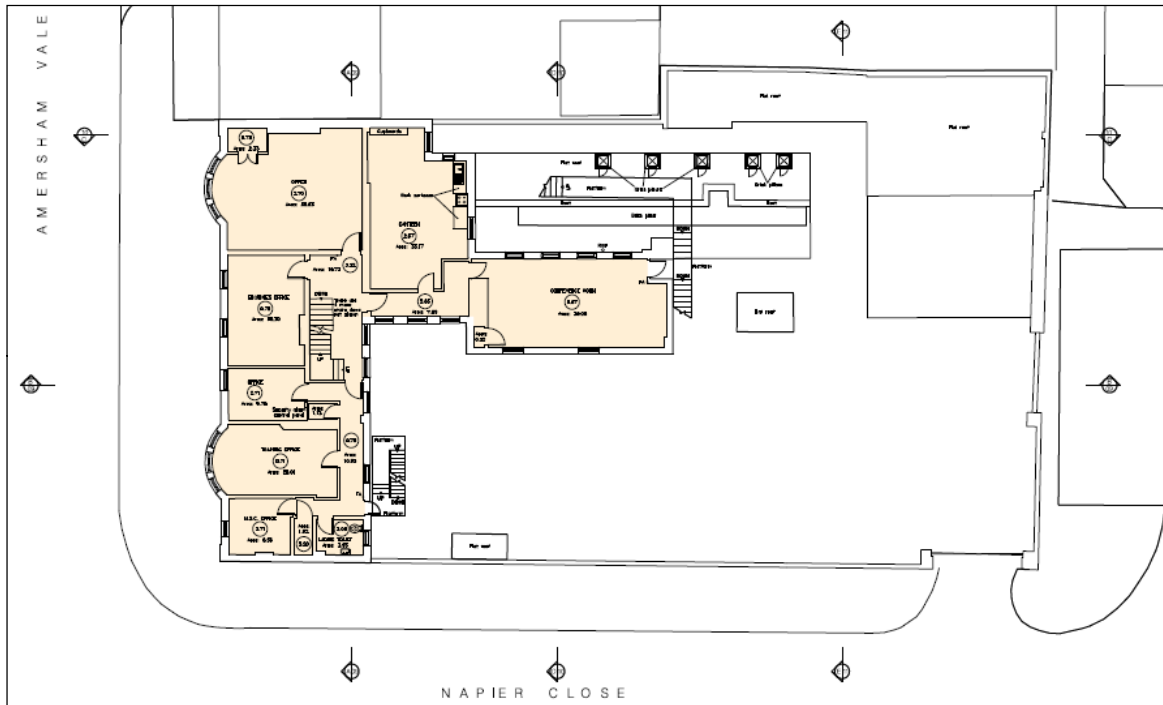
Proposed Plan

Figure 3: Ground Floor Plans

Project: Old Deptford Road

Drawn Feb 2015

Job Number: 10690



Existing Plan



Proposed Plan

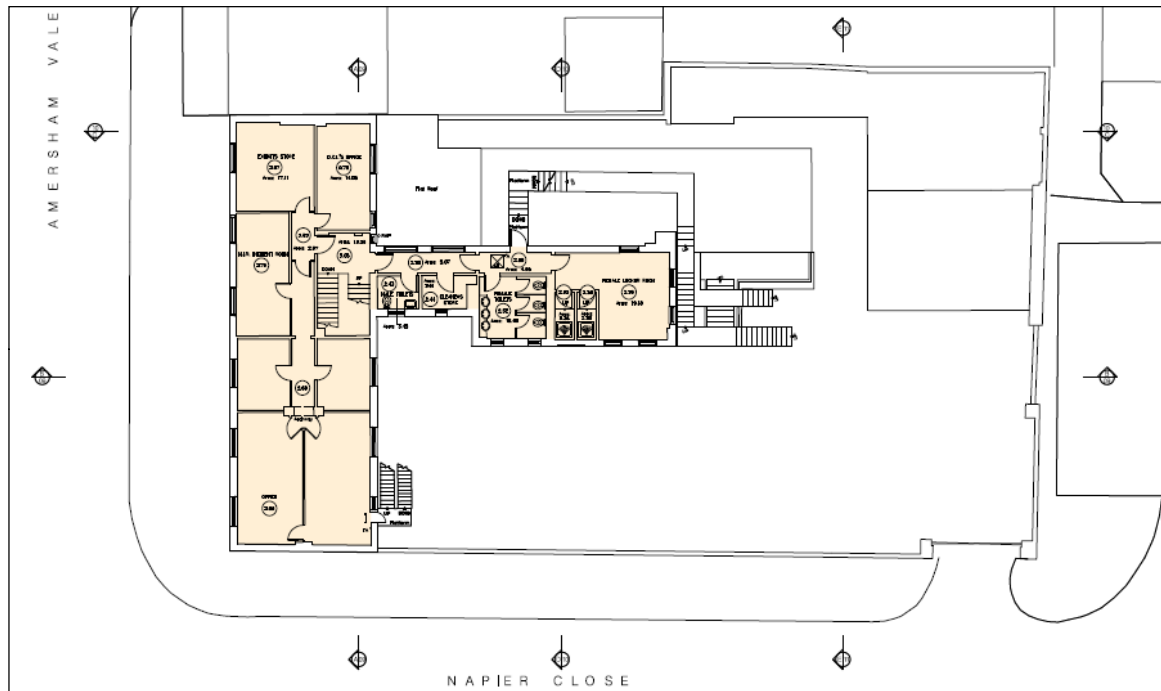
Figure 4: First Floor Plans

Project: Old Deptford Road

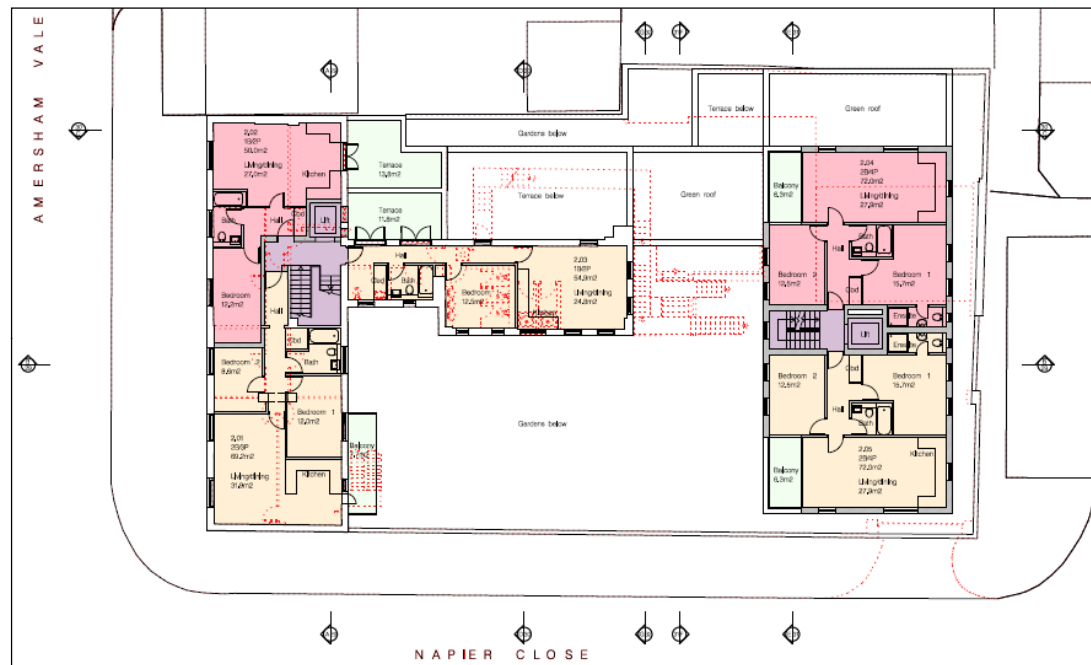
Drawn Feb 2015

Job Number: 10690





Existing Plan



Proposed Plan

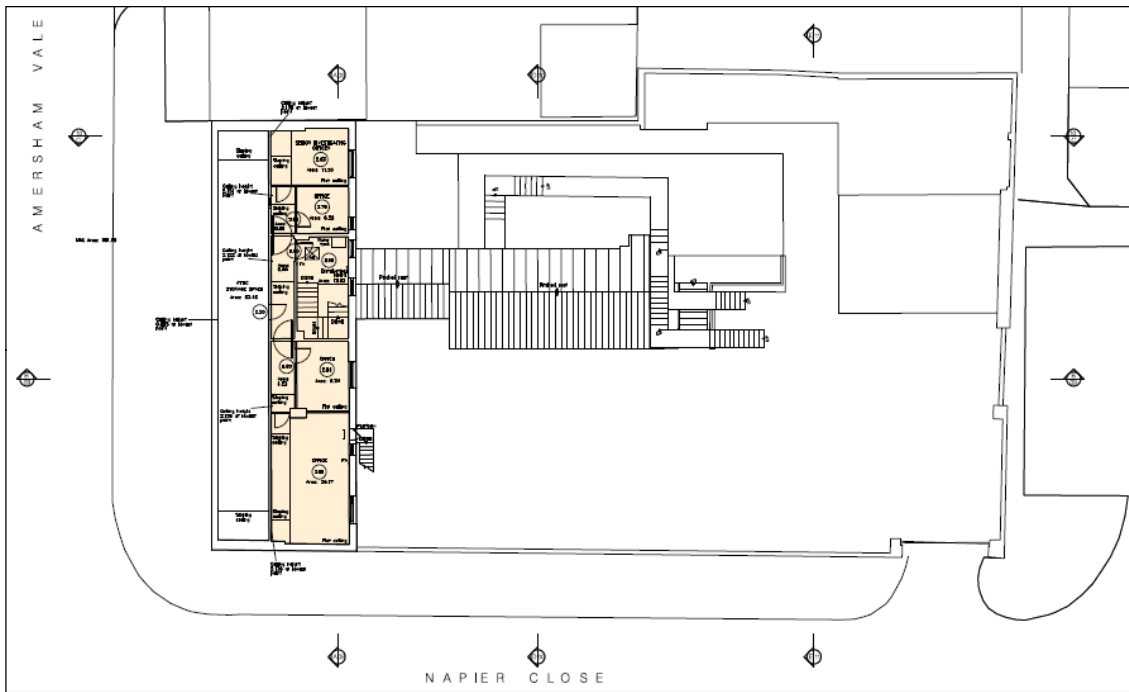
Figure 5: Second Floor Plans

Project: Old Deptford Road

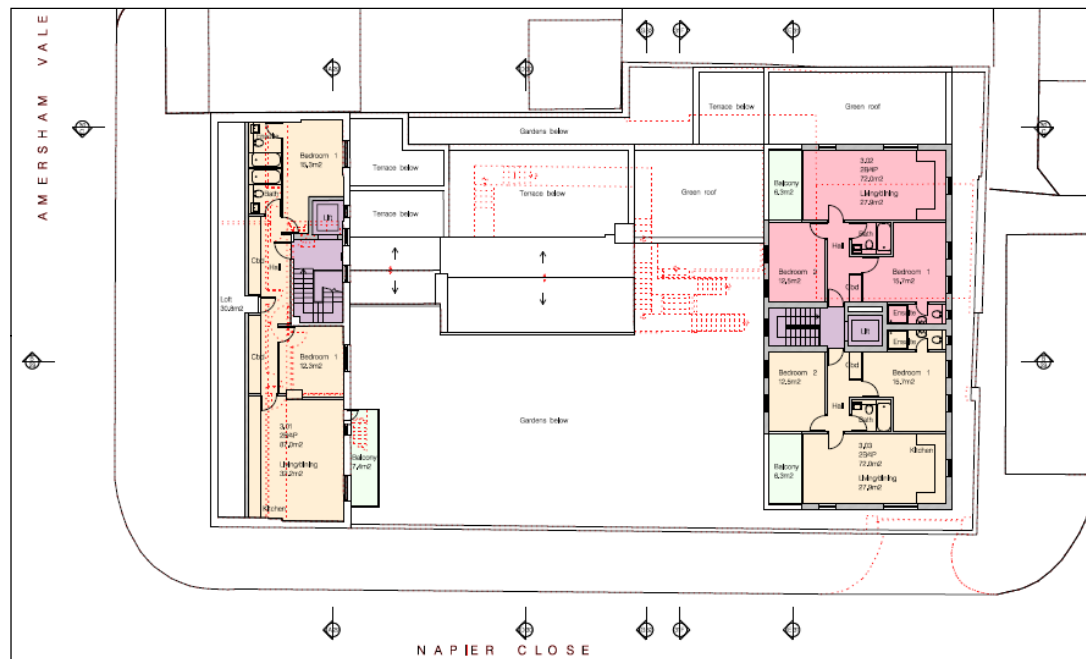
Drawn Feb 2015

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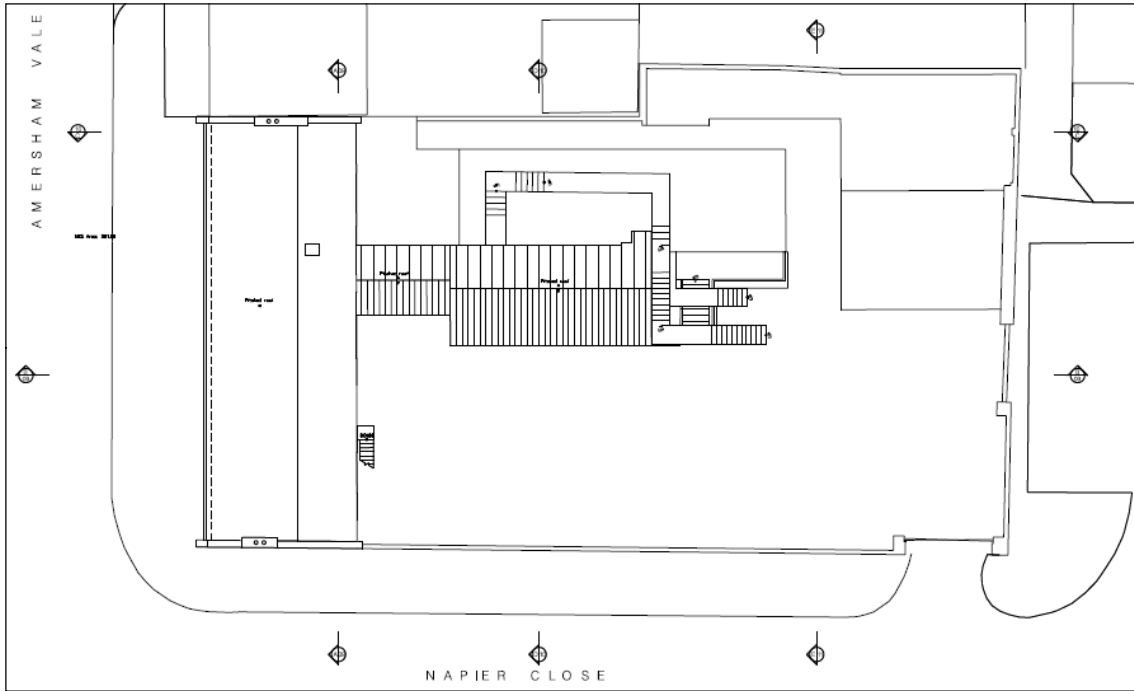
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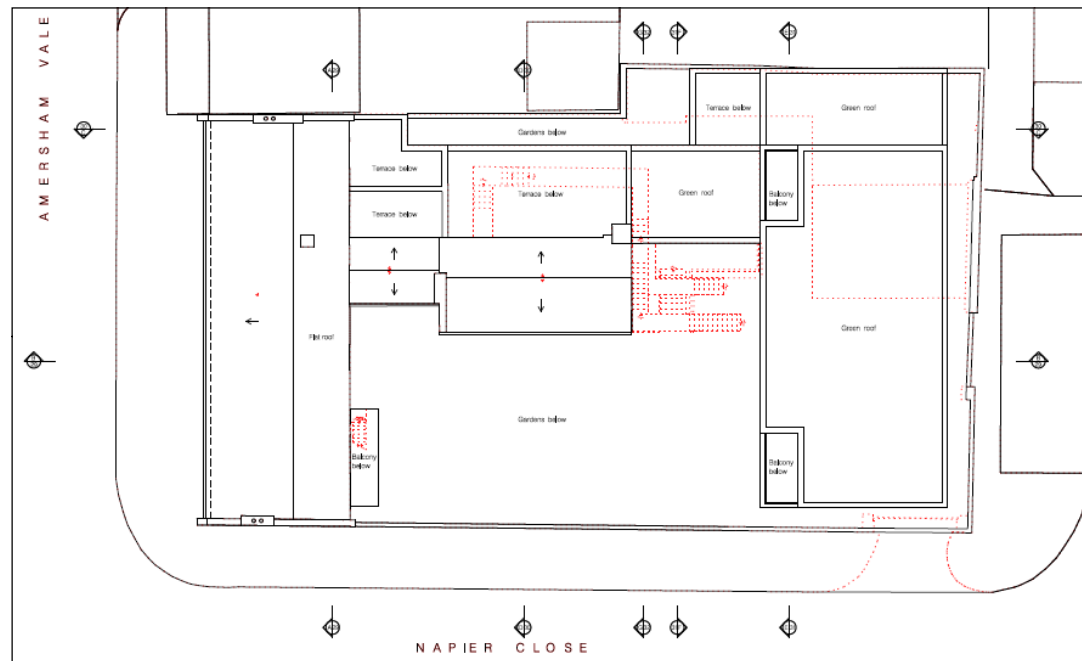
Proposed Plan



Figure 6: Third Floor Plans  
 Project: Old Deptford Road  
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Existing Plan

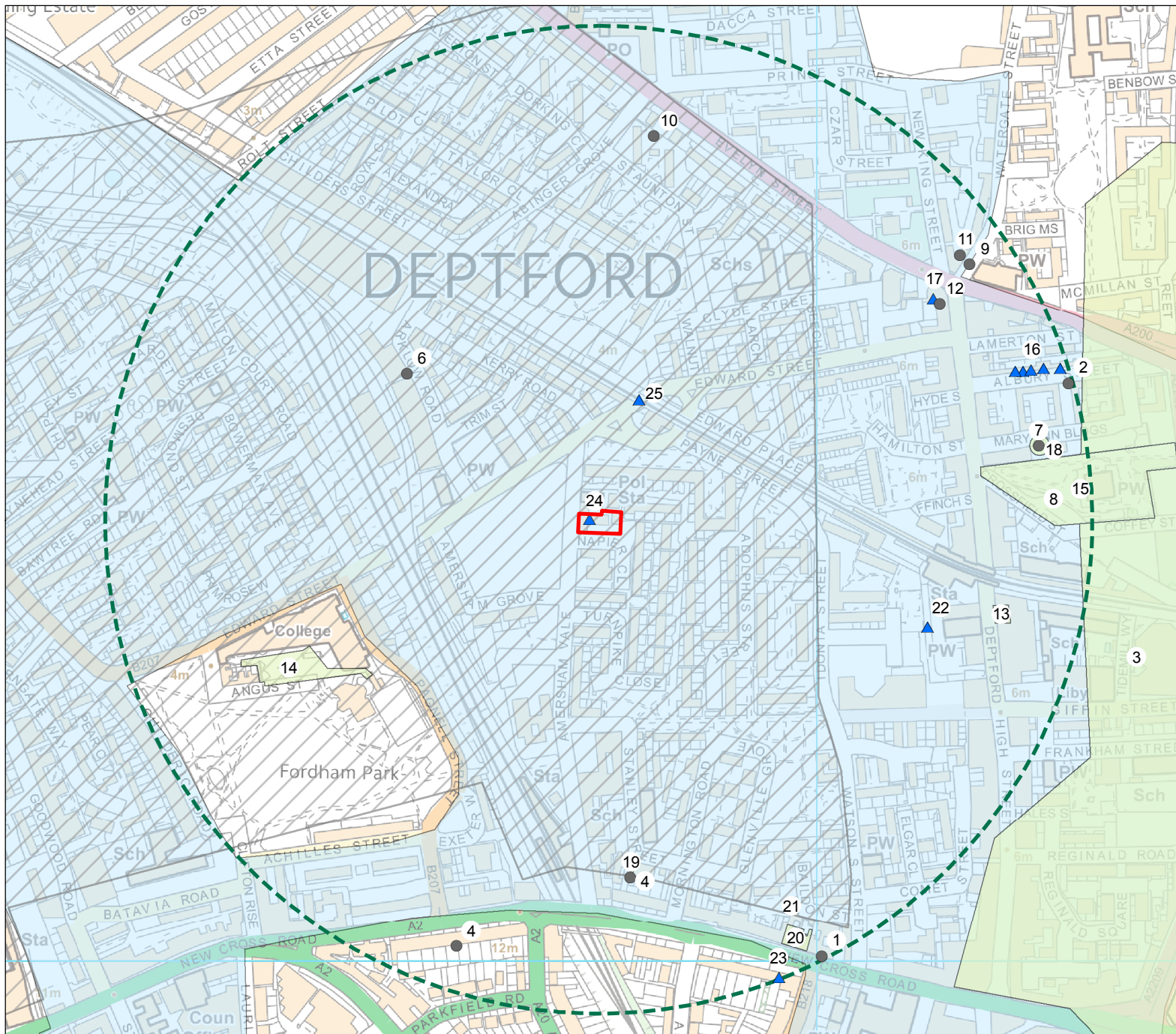


Proposed Plan

Reproduced from client plans

Figure 7: Roof Plans  
 Project: Old Deptford Road  
 Drawn Feb 2015 | Job Number: 10690





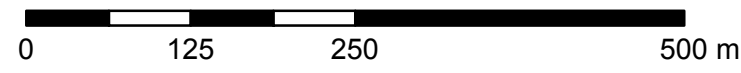
- Legend**
- Monument Point
  - ▲ Listed Building
  - Monument Area
  - Deptford Centre HLC [AB26]
  - Thames and Ravensbourne Terrace Gravels [AB27]
  - Site Boundary

Figure 8: Map of Cultural Heritage Features

Project: Old Deptford Police Station

Date: 23/10/15      Job Number: 10690

Drawn by: ZE      Approved by: HS





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