

**76 Union Street,  
Southwark**

**Historic Environment  
Desk Based  
Assessment**

Client: ORSINIBREWIN

AB Heritage Project No:10866

Date:30/06/2016

## 76 Union Street, Southwark Historic Environment Desk Based Assessment

**Client** orsinibrewin  
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## EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by orsinibrewin to produce a Historic Environment Desk Based Assessment to cover a proposed development at 76 Union Street, Southwark, London.

This assessment has reviewed all of the known cultural heritage features within a 100m study area around the proposed development site in order to gain an understanding of the potential for the survival of archaeological features within the site boundary. The potential archaeological resource within the site boundary is concluded to be low.

Based upon the perceived low potential for significant or complex archaeological remains within the proposed development site, and at most a moderate significance of effect upon any features which may survive, it is recommended that a watching brief is undertaken during any intrusive groundworks within the site boundary. This is advised to identify the presence or absence of any potential archaeological remains possibly related to Bermondsey Abbey, as highlighted in the Borough, Bermondsey and Rivers Archaeological Priority Area [**AB 7**] in which the proposed development site is located.

## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by orsinibrewin to produce a Historic Environment Desk-Based Assessment covering a proposed development at 76 Union Street, Southwark, London, SE1 0LA.
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily 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 works are deemed appropriate.

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

- 1.2.1 The proposed development site lies at approximately TQ 3222 8005, on the northern side of Union Street (B300) between Southwark Bridge Road to the east, and Great Guildford Street to the west. The site covers an area of approximately 76m<sup>2</sup>
- 1.2.2 The proposed development site is bound by, a building immediately to the east and a garage space to the west. To the north are a number of railway lines leading to/from London Waterloo East Station, c.600m west of the proposed development site.
- 1.2.3 The site is enclosed to the south and west by high iron railings, with a vehicle gate to the south on Union Street. The ground surface is concreted, with evidence of below-ground services including several man-hole covers.
- 1.2.4 Other points of reference include the Mint Street Park, c.150m south of the proposed development site, and The Shard c.600m to the east of the site.

### **1.3 Geology & Topography**

- 1.3.1 The proposed development site lies upon a bedrock geology consisting of the London Clay Formation of clay and silts formed in former deep seas.
- 1.3.2 The superficial deposits present are clay, peaty and sandy alluvium, which was formed in rivers which were present during the Quaternary period (BGS 2016).
- 1.3.3 The proposed development site appears to be level at c.4m above OD.

### **1.4 Proposed Development**

- 1.4.1 The proposed development consists of plans to demolish all existing buildings within the site boundary. A five storey structure, of similar external appearance to existing houses adjacent to the site, is to be constructed and includes a basement level.

## 2. AIMS & METHODOLOGY

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 Aims of Works

2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014).

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, including the National Heritage List For England;
- A site-walk over was undertaken on the 23rd June 2016;
- A visit to the Southwark Local Studies Library on the 23rd June 2016;
- 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 GLHER;
- Readily accessible information on the site's history from readily available historic maps and photographs held at the Southwark Local Studies Library;

- 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;

2.2.5 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 & Study Area

2.3.1 Zoe Edwards (Assistant Heritage Consultant; AB Heritage) contacted Michael Tsoukaris (Southwark Planning Department) on 21<sup>st</sup> June 2016 to confirm that a study area of 100m radius would be sufficient for this assessment. No response was received from Mr Tsoukaris before the draft report was submitted to client on 30<sup>th</sup> June 2016. In the absence of the consultation response, a study area of 100m was used.

### 2.4 Methodology of Works

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
<b>HIGH</b>	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.
<b>MEDIUM</b>	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.
<b>LOW</b>	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.
<b>NEGLIGIBLE</b>	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.
<b>UNCERTAIN</b>	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
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	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 orsinibrewin, 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 (June 2016) 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.

### **3. PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Introduction**

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including 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 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 Local Planning Policy**

- 3.5.1 The Council is reviewing the Southwark Plan and Core Strategy to prepare a local plan called the New Southwark Plan. This new plan will set out the regeneration strategy from 2017 to 2033 and will also be used to make decisions on planning applications. The preparation of the New Southwark Plan has now reached the ‘Preferred Option’ stage. The relevant policies contained in the Southwark Core Strategy and Southwark Plan are outlined below:

#### *Southwark Core Strategy, 2011*

#### *Strategic Policy 12 – Design and Conservation*

- 3.5.2 This 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.

*The Southwark Plan, 2007*

*Policy 3.15 – Conservation of the Historic Environment*

- 3.5.3 The policy specifies that development proposals should seek to enhance and preserve the special interest or historic character or appearance of Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.
- 3.5.4 It is stated that planning proposals that have an adverse effect on the historic environment will not be permitted.

*Policy 3.16 – Conservation Areas*

- 3.5.5 In relation to Conservation Areas, new developments should recognise and respect the character and appearance of Conservation Areas by using high quality materials, not involving the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area and not introducing design details or features that are out of character with the area. Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area.

*Policy 3.18 - Setting of Listed Buildings and Conservation Areas*

- 3.5.6 Development proposals should preserve and enhance the immediate or wider setting of listed buildings or an important view of a listed building. The setting of Conservation Areas and important views into and out of them should also be preserved and enhanced.

*Policy 3.19 – Archaeology*

- 3.5.7 Planning applications affecting sites within Archaeological Priority Zone (APZs, also known as Archaeological Priority Areas (APAs)) shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.
- 3.5.8 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.

## 4. ARCHAEOLOGICAL RESOURCE BASELINE

### 4.1 Known Heritage Assets

#### *Within the Proposed Development Site*

- 4.1.1 The proposed development site lies within the Union Street Conservation Area [AB 20]. This is designated as such by Southwark Council due to the prevalence of 19th century commercial buildings, industrial warehousing, social housing and ecclesiastical development which define the character of the area (Southwark Council, n.d.(no date)).
- 4.1.2 A non-statutory designated feature lies within the proposed development site. This consists of the Borough, Bermondsey and Rivers Archaeological Priority Area [AB 7] which highlights the area of potential remains associated with Bermondsey Abbey (Southwark Council, 2016).
- 4.1.3 The proposed development site lies within the Union Road Historic Landscape Characterisation [AB 21], and defines the area as of an industrial historic character.

#### *Within the Study Area*

- 4.1.4 There are a total of two known designated heritage assets within the 100m study area, these both comprise of Grade II listed houses of 19th century date [AB 13 & 14]. These include no. 52 Union Street [AB 14] lying c.50m west, and no. 62 Union [AB 13] Street lying c.25m east of the proposed development site.
- 4.1.5 There are a further sixteen heritage features recorded within the 100m study area [AB 1-6, 7-12 & 15-19]. These comprise mostly of Roman and Post-medieval finds and features associated with previous archaeological works. Two of these comprise of the sites of post-medieval warehouses, of 19th century date, lying at c.120m north-west [AB 11] and c.50m west [AB 12] of the proposed development site.

### 4.2 Previous Archaeological Works in the Study Area

- 4.2.1 A total of twelve previous archaeological works have been undertaken in the 100m study area. These have mostly taken the form of archaeological evaluations and excavations. The previous works have identified activity across the study area dating primarily from the Roman and Post-medieval periods. The results of these have been included in the Cultural Heritage Gazetteer (Appendix 1).
- 4.2.2 Excavations c.30m south of the proposed development site revealed inhumations which may potentially be part of a cemetery of Roman date [AB 3].

### 4.3 Archaeology & History Background

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

- 4.3.1 Prehistoric archaeology has been identified within Southwark from the Mesolithic to Iron Age periods. This is in the form of evidence for flint tool making, Bronze Age field systems on former islands within the Thames, burial mounds and mounds of burnt stones (Southwark Council, 2016).

- 4.3.2 Despite evidence for prehistoric activity in the wider area, there are no known features of prehistoric date within the proposed development site or within the 100m study area.

Roman (c. AD 43 – AD 410)

- 4.3.3 The City of London became the Roman provincial capital of Britain by the 2nd century AD. Southwark's location close to London facilitated its development during the Roman period and the area subsequently became the centre of a network of Roman roads across south-east England (Southwark Council, 2016). The closest of these roads was Stane Street which crosses the line of Union Street immediately south of the proposed development site (AB Heritage, 2010).

- 4.3.4 The site of the Roman settlement of Southwark is located c.400m north of the site and south of the River Thames. Finds from Roman Southwark include, timber houses, roads and workshops (Southwark Council, 2016)). In closer proximity to the site boundary, evidence for activity of Roman date consists of funerary and occupational features, for example the potential remains of a cemetery [AB 3] c.25m south of the proposed development..

Medieval (AD 410 – AD 1536)

- 4.3.5 The historian James Edwards states that the earliest documentary record of Southwark is from 1053, in which Southwark appears as its own corporation with a bailiff. In 1353 London had been given a grant to obtain Southwark as part of its own corporation (Edwards, 1820).

- 4.3.6 During the medieval period much of the surrounding area was owned by the Bishops of Winchester, and despite ribbon development along the southern banks of the River Thames the majority of the area remained fields until the 17th century (Edwards 1820).

- 4.3.7 Bermondsey Abbey had been established in the 11th century, c.1km east of the proposed development site. The potential for activity associated with the abbey is highlighted in the Borough, Bermondsey and Rivers Archaeological Priority Area [AB 7] (Southwark Council, 2016).

The Post Medieval Period (AD 1537 – AD 1900)

- 4.3.8 By the 17th century Union Street had become a significant route way, parallel to the river, although it had not been named as such until the 19th century.
- 4.3.9 Industries such as the tanning industry had developed in Southwark by the 18th century in order to service the expansion of London,. The construction of Blackfriars Bridge in 1769 and Southwark Bridge in 1819 were essential to the expansion of Southwark and its industries throughout the 18th and 19th centuries. In the 1860s the South Eastern Railway was extended through Southwark. Improved transport links and London's growth throughout the period facilitated the development of industry and trade in Southwark (Southwark Council, n.d). Warehouses associated with these developments are known to have been c.120m north-west [AB 11] and c.50m west [AB 12] of the proposed development site.
- 4.3.10 Residential development similarly expanded within Southwark throughout the 19th century. A number of houses remain from this period, including no. 52 Union Street [AB 14] lying c.50m west, and no. 62 Union [AB 13] Street lying c.25m east of the proposed development site. A



row of terrace houses was built north of Union Street, within the proposed development site in the 19th century (Plate 1) [AB 10].

*Modern Period (AD 1901 – present)*

- 4.3.11 Continuity of urban development is apparent from the post medieval into the modern period, with commercial and residential use dominating the cityscape.
- 4.3.12 During the Blitz in the Second World War Southwark had suffered significant bomb damage, such as at Thrale Street c.150m north of the proposed development site (Southwark Council, 2016). A row of terraced houses, north of Union Street and partially within the proposed Development site, were bomb damaged leading subsequently to the demolition of the house [AB 10] which had lay within the site (Plate 5). A garage had been developed at the site by 1967-72, with associated buildings lying in the north-east corner (Plate 5).
- 4.3.13 A below ground fuel tank is known to have been inserted within the proposed development site, associated with the garage, during this period (Pers. comm. Fiona Bostock, 2016)

#### 4.4 Historic Map Sources

- 4.4.1 The earliest map viewed as part of this assessment was the 1760 Map of the Surrey Side of the Thames. This shows that what is now Union Street, was named Queen Street at this time (Plate 1). It is unclear whether any buildings were at the location of the proposed development based on this map at this scale. However, the substantial street system would suggest that the area was densely developed at this time, and it is therefore possible that a former building of post medieval date was located within the site boundary [AB 9].



**Plate 1: 1760 Map of the Surrey Side of the Thames, showing the approximate area of the proposed development in red**

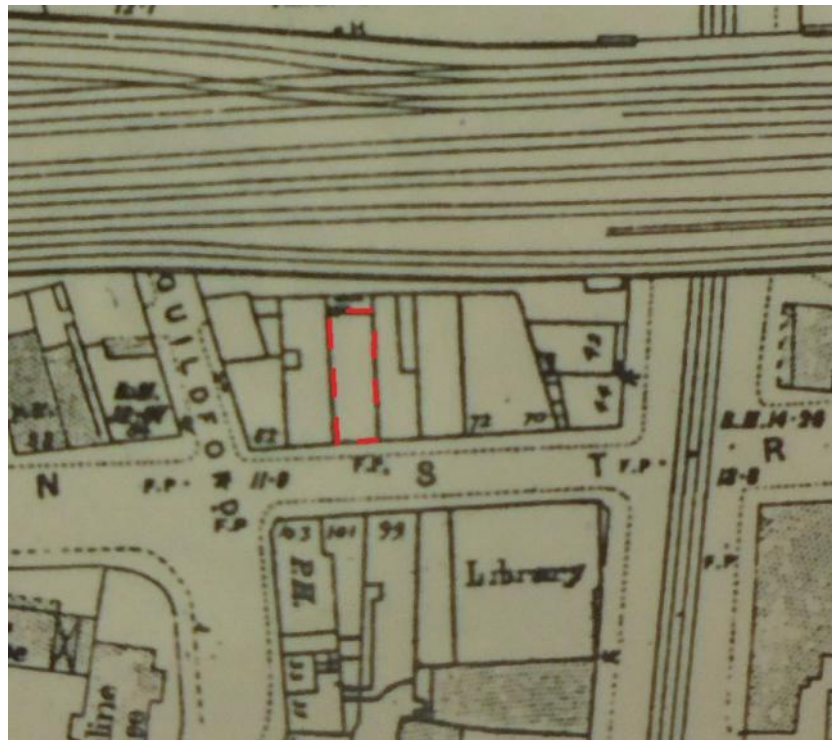
- 4.4.2 The 1872 OS map covering the area shows a street plan which better resembles that of the present day (Plate 2), and the road name has become Union Street. The proposed

development site is shown to be occupied by a mid-terrace property [AB 10] with buildings to the rear along the western boundary.



**Plate 2: 1872 OS Map of London, showing the approximate area of the proposed development site in red (Ordnance Survey Licence Number 100050237)**

4.4.3 By 1916, the OS map shows that the site is still occupied by a mid-terrace house [AB 10], although the layout of the building has extended to occupy the majority of the site (Plate 3), Changes to the layout of buildings are also apparent in the neighbouring plots.



**Plate 3: The 1916 OS Map of London, showing the approximate area of the proposed development site in red (Ordnance Survey Licence Number 100050237)**

- 4.4.4 The layout remains the same in the 1939 – 1945 London Bomb Damage maps, which shows that a V2 long range rocket had landed close to the proposed development site and left the building [AB 10] damaged beyond repair (Plate 4).



**Plate 4: The 1939 – 1945 London Bomb Damage Maps, showing the approximate area of the proposed development site in red (the building within the site is shown in purple, identifying it as beyond repair) (Ordnance Survey Licence Number 100050237)**

- 4.4.5 By the time of the 1972 OS map, the proposed development site is labelled as part of a garage (Plate 5). A similar plan is shown in OS maps up to 1995. No later maps were viewed showing the area of the proposed development site, and it remains uncertain when this area of the garage site was separated into the space in which it is currently present.

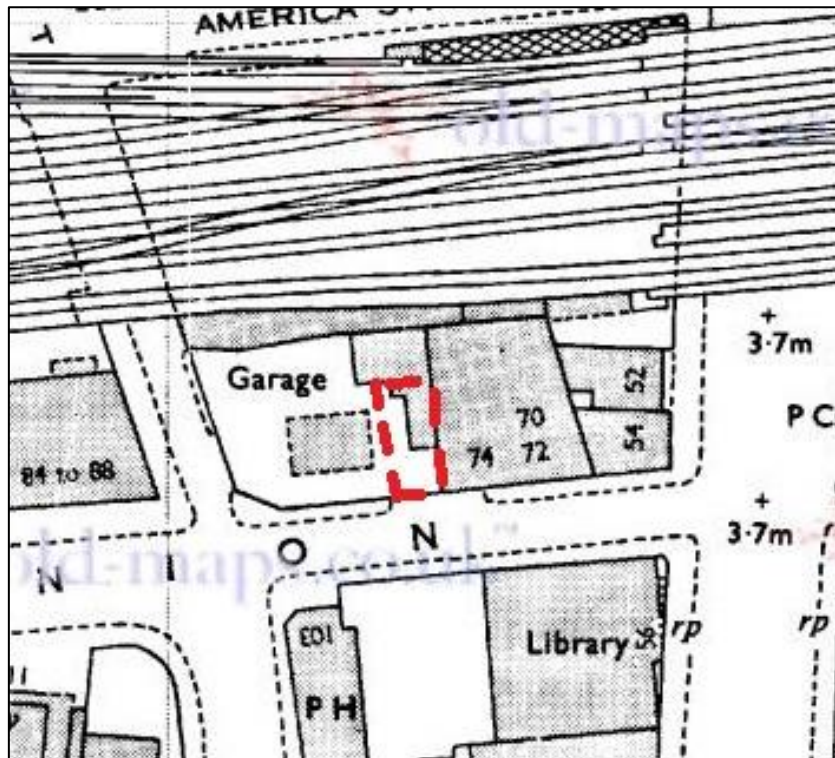


Plate 5: The 1972 OS Map of London, showing the approximate area of the proposed development site in red (Ordnance Survey Licence Number 100050237)

#### 4.5 Site Visit

- 4.5.1 A site visit was undertaken by Zoe Edwards on the 23<sup>rd</sup> June 2016. 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.
- 4.5.2 The proposed development site is enclosed to the south and west by high iron railings, with a vehicle gate to the south on Union Street. The north of the site is immediately bounded by a railway viaduct and a building to the east. The ground surface is concreted, with evidence of below-ground services including several man-hole covers.



**Photo 1: Looking into the proposed development site from the Union Street entrance at the south**

- 4.5.3 In the north-east corner of the site is a rectangular brick office-like structure which is constructed upon a raised concrete slab. There are two rooms within the structure, along with a small storage area. The space to the south of the structure appears to have been a customer waiting area for the garage work space to the rear.



**Photo 2: The southern room within the brick structure in the north-east of the site, taken from the south looking north**

- 4.5.4 The work space included space for vehicle repair, consisting of two apparent linear drains, and an inspection pit from which the vehicles were repaired from beneath. This was described by the client as roughly 6ft deep, and was cut into the ground surface.



**Photo 3: The work space in the rear (north) of the brick structure at the site, showing the covered inspection pit in the centre, and the linear drains either side**

- 4.5.5 No evidence of the fuel tank below the surface of the site was visible, although the client had previously stated that access to the tank was only possible through the neighbouring property.

## **5. ARCHAEOLOGICAL POTENTIAL & MITIGATION**

### **5.1 Known Heritage Resource**

- 5.1.1 The proposed development site is situated within the Borough, Bermondsey and Rivers Archaeological Priority Area [AB 7] which highlights an area of archaeological potential relating to the medieval Bermondsey Abbey.
- 5.1.2 The site also lies within the Union Street Conservation Area [AB 20]; designated for its representation of the area's 19th century commercial and industrial warehousing, social housing and ecclesiastical developments.
- 5.1.3 The remaining features within the study area surrounding the proposed development site show that there has been activity in this area since the Roman period, while the historic development of the area is dominated by domestic and industrial developments in the post medieval and modern periods.

### **5.2 Past Impact Within the Site Boundary**

- 5.2.1 Historic maps show that a terraced house had lay on the site from before 1872, which had subsequently been demolished before 1967-72 (Plate 5). Past impacts within the boundary of the proposed development site comprise the construction and demolition of this structure. Construction of a later building associated with a garage on site will similarly have resulted in an impact.
- 5.2.2 Below ground services relating to these structures will have caused an impact to buried deposits. A fuel tank and drainage associated with a garage (Pers. comm. Fiona Bostock, 2016) on site will similarly have caused an adverse impact on buried archaeological deposits.
- 5.2.3 Bomb damage sustained during the Second World War is known to have had had an impact within the site boundary.

### **5.3 Potential Archaeological Resource**

- 5.3.1 While the proposed development site lies within an archaeological priority area [AB 7], based upon the past impacts within the site boundary it is perceived that overall there is a low potential for the survival of archaeological features dating to all periods.
- 5.3.2 Should any features survive these may relate to the terraced house which was formerly located at the proposed development site [AB 10], and are perceived to be of negligible importance.
- 5.3.3 Remains related to Bermondsey Abbey, as highlighted in the Borough, Bermondsey and River Archaeological Priority Area [AB 7], should they remain are perceived to be of local importance.

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

- 5.4.1 Taking into consideration the proposed development, and the construction of a basement level within that, the magnitude of impact upon the potential archaeological resource is

perceived to high (see Table 2). The perceived negligible importance of any potential surviving archaeological features relating to the 19th century terraced housing on site therefore results in a minor significance of effect.

- 5.4.2 The perceived local importance of any potential surviving archaeological features relating to Bermondsey Abbey result in a moderate significance of effect.

## **5.5 Outline Recommendations**

- 5.5.1 Based upon the perceived low potential for significant or complex archaeological remains within the proposed development site, and at most a moderate significance of effect upon any features which may survive, it is recommended that a watching brief is undertaken during any intrusive groundworks within the site boundary. This is advised to identify the presence or absence of any potential archaeological remains possibly related to Bermondsey Abbey, as highlighted in the Borough, Bermondsey and Rivers Archaeological Priority Area [AB 7] in which the proposed development site is located.
- 5.5.2 All recommendations are subject to the approval of the local authority archaeologist.



## 6. REFERENCES

### Documentary & Cartographic Sources

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## **Appendices**

## Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the GLHER, and other sources within the 100m study area.

### Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

HLC - Historic Landscape Character Area

MLO – GLHER monument prefix

ELO – GLHER event prefix

APA - Archaeological Priority Area

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
1	Roman	Flood Deposit/Pit/Drain / Inhumation/ Dump	Water laid deposits over natural sands, thought to be Roman; A large pit of Roman Date; Roman drainage gully; East-west aligned inhumation; Post-medieval dumps overlay Roman deposits. These were cut by 18th century/19th century cellars, cess pits, rubbish pits and a 19th century wall		TQ 3215 8008	MLO68022, MLO68025, MLO68026, MLO68024, MLO68027, ELO11153
2	Roman	Dump	A dump layer of possible Roman date, containing flecks of daub and tile		TQ 32236 80025	MLO77536
3	Roman	Inhumations	One Roman inhumation was clearly defined, it is possible that another feature represented a further grave suggesting a cemetery. Evidence for a Roman road running east north-east/west south-west beyond the northern limit of the site		TQ 32235 80025	ELO2624

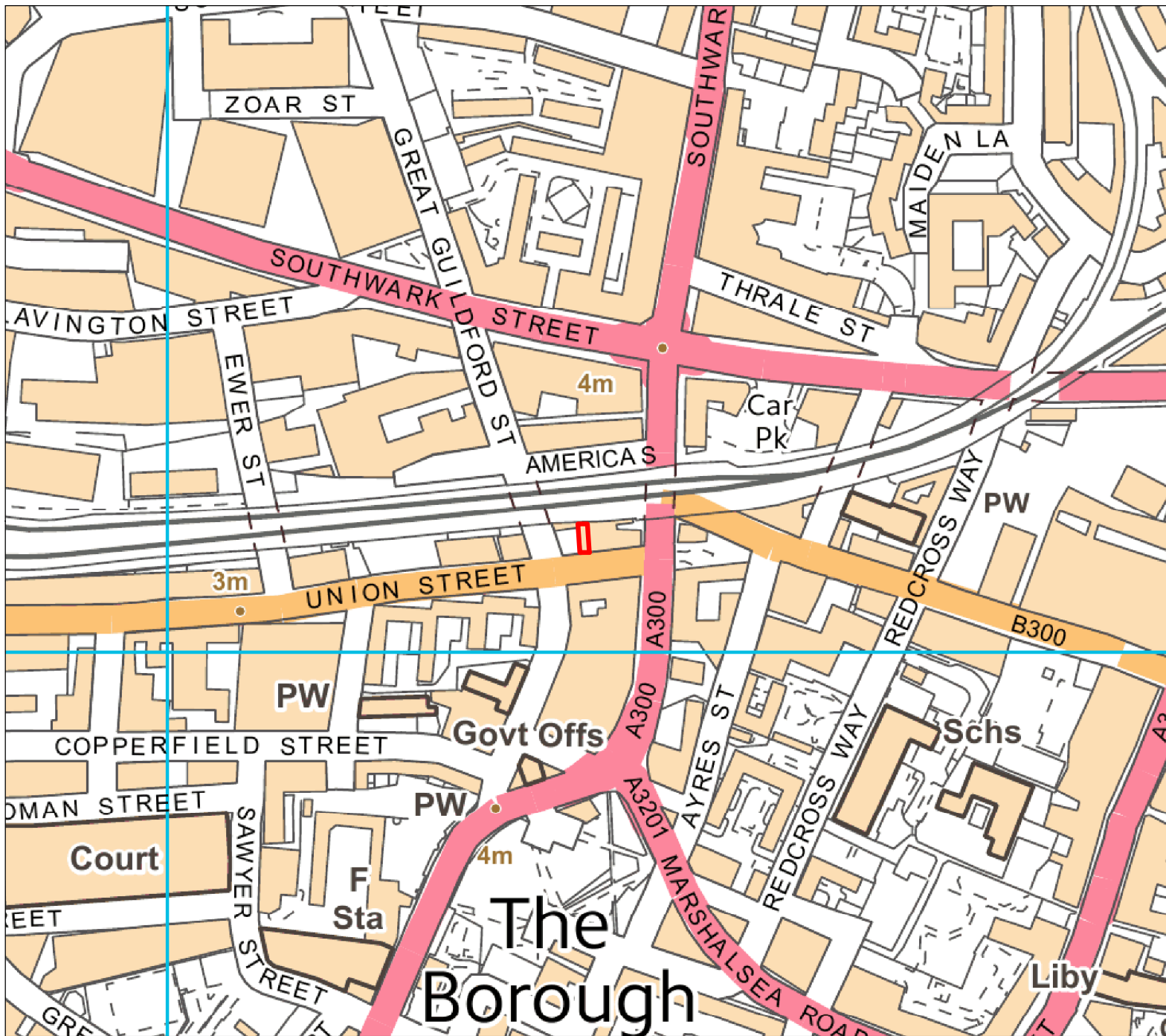
4	Roman/Post Medieval	Findspot	54 Southwark Bridge Road, artefacts found in alluvial deposits including pottery, bone, ceramic tile and Kentish ragstone; Artefacts found in alluvial deposits including bone, ceramic tile and pipes		TQ 3224 8005	MLO105088, MLO105090, ELO12353
5	Roman/Post Medieval	Ditch/Inhumation /Pits/Agriculture layer/Building	Large Ditch Feature at 97-101 Union Street; a north-south aligned inhumation of Roman date; A series of pits of Roman date; An agriculture layer of possible Roman date; The remains of wall foundations and a large amount of demolition/levelling material dating from the post-medieval period		TQ 3223 8002	MLO73002, MLO73003, MLO73004, MLO73005, MLO73006, ELO4775
6	Roman/Undateable	Human Remains/Robbers Trench	Disarticulated human remains at Union Street/ A robbed out feature of unknown date		TQ 3230 8006	MLO67121, MLO105090, ELO15076
7	Medieval	Archaeological Priority Area	Borough, Bermondsey and Rivers Archaeological Priority Area. Dominated by the remains of Bermondsey Abbey dated to the C11 and C12	APA	TQ 32245 80064	MLO92364, DLO35765
8	Post-medieval	Pit	Pits cut directly into natural gravels, truncated by later drains		TQ 3225 8011	MLO58632
9	Post-medieval	Building	A possible structure is apparent, in the 1760 Map of the Surrey side of the Thames, lying within the present boundary of 76 Union Street		TQ 32224 80057	

76 UNION STREET, SOUTHWARK  
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

10	Post-medieval	House	A mid terrace house is apparent, within the 1872 OS map, at 76 Union Street		TQ 32224 80057	
11	Post-medieval	Warehouse	A warehouse operating in 1872		TQ 32245 80064	MLO74712
12	Post-medieval	Warehouse	A small hop warehouse operating in 1872		TQ 3220 8015	MLO74674
13	Post-medieval	House	No. 62 Union Street, a three storey house constructed of Flemish bonded brick with stucco facade scored to imitate ashlar	Grade II LB	TQ 32321 80072	MLO92444, DLO27402
14	Post-medieval	House	No. 52 Union Street and its railings, early C19 Flemish bonded brick construction with stucco incised to appear as ashlar. Iron balcony on the second storey with metal concave roof	Grade II LB	TQ 32245 80064	MLO92364, DLO27310
15	Multi period/ undateable	Watching Brief/ Desk Based Assessment	Watching brief at Great Guildford Street (Nos. 1-408) no finds; desk based assessment - moderate Roman potential		TQ 32125 80124	ELO14410, ELO12693, ELO15003
16	Multi period/ undateable	Excavation	Excavation at Union Street (Nos. 100-142), pits and ditches dating to the Roman period		TQ 32165 80042	ELO13730
17	Multi period/ undateable	Historic Building Recording	Historic Building Recording at no.96 Great Guildford Street -The building was built between 1896-1900 for St Saviour's Union Casual Ward to provide temporary shelter for the homeless		TQ 32204 80011	ELO12354

76 UNION STREET, SOUTHWARK  
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

18	Multi period/ undateable	Watching Brief	Watching brief at Southwark Bridge Road (No 56) - a Roman layer with late Post Medieval deposits		TQ 32258 80070	ELO2313
19	Multi period/ undateable	Archaeological Appraisal	Archaeological Appraisal at Southwark Street (No 61) - potential for archaeological remains of Roman date		TQ 32191 80160	ELO14995
20	Multi period/ undateable	Conservation Area	Union Street Conservation Area, comprising C19 commercial, industrial warehousing, social housing and ecclesiastical development	CA	TQ 32292 80074	
21	Multi period/ undateable	Historic Landscape Characterisation	Industrial historic landscape	HLC	TQ 32224 80057	1064

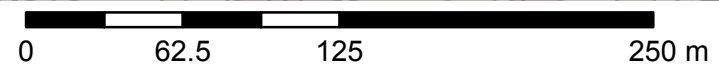


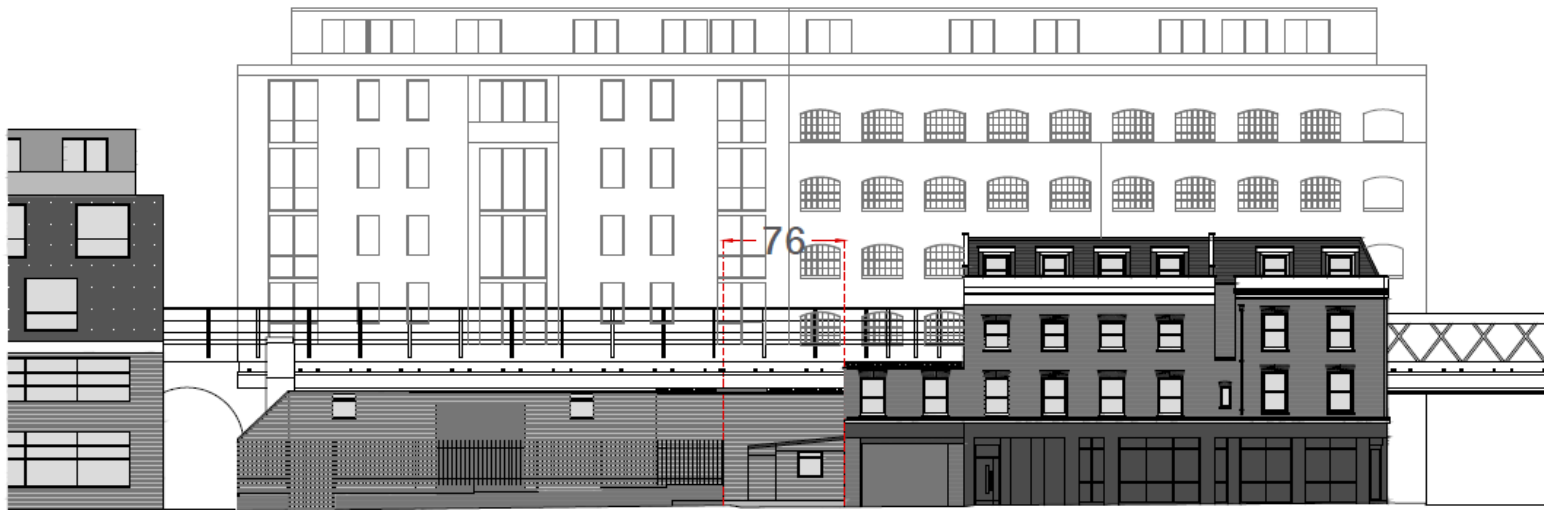
Legend  
 Site Boundary



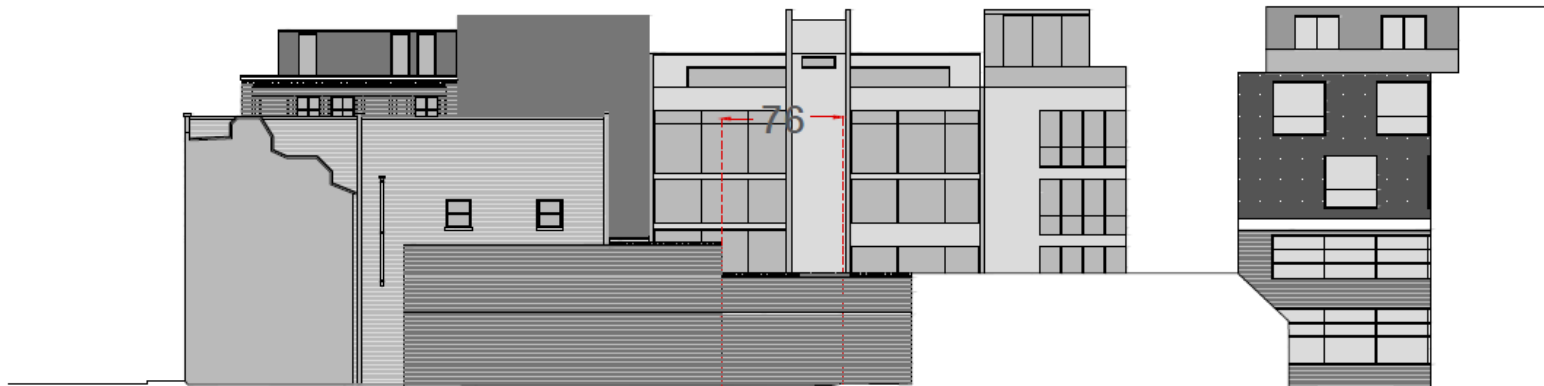
Figure 1: Site Location

Project: 76 Union Street, Southwark	
Date: 28/06/16	Job Number: 10866
Drawn by: ZE	Approved by: AB





existing front elevation



existing rear elevation

Figure 2: Existing Development Elevations

Project: 76 Union Street, Southwark

Date: 04/02/16 | Job Number: 10866

Reproduced from client's drawings





proposed front elevation



proposed rear elevation

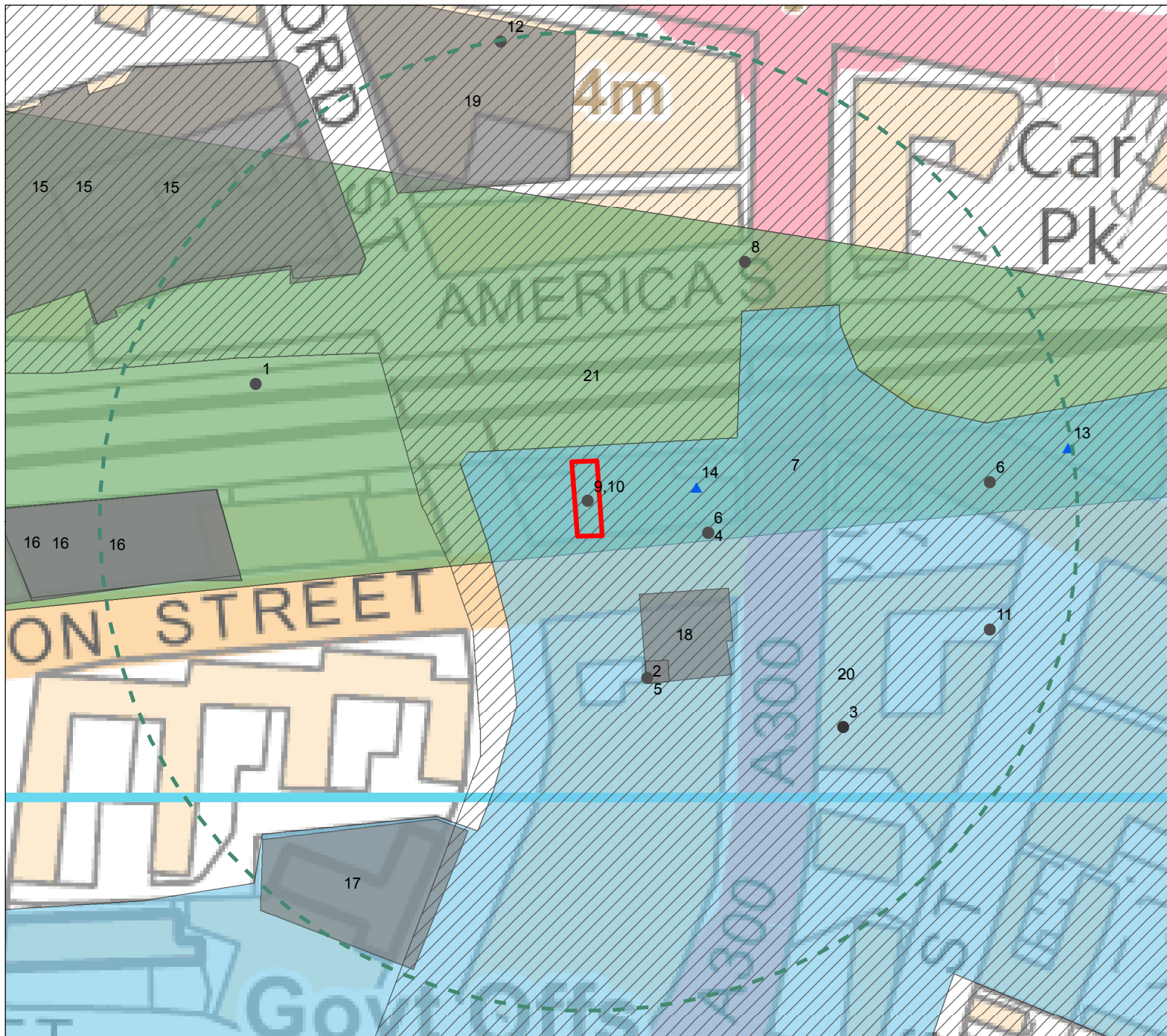


Figure 3: Proposed Development Elevations

Project: 76 Union Street, Southwark

Date: 25/05/16 | Job Number: 10866

Reproduced from client's drawings

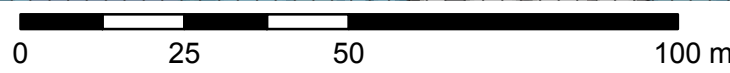


- Legend**
- Monument Point
  - ▲ Listed Building
  - Monument Area
  - ▨ Archaeological Priority Area
  - Conservation Area
  - Historic Landscape Character Area
  - Site Boundary
  - ⋯ 100m Study Area

Figure 4: Map of Cultural Heritage Features

Project: 76 Union Street, Southwark

Date: 30/06/16	Job Number: 10866
Drawn by: ZE	Approved by: DD





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