

**108 Peckham High  
Street, Southwark**  
**Historic Environment  
Desk Based  
Assessment**

Client: FRT DEVELOPMENTS

AB Heritage Project No:10843

Date:19/05/2016

## 108 Peckham High Street, Southwark Historic Environment Desk Based Assessment

**Client** FRT DEVELOPMENTS  
**Project Number** 10843  
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## EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by FRT Developments to produce a Historic Environment Desk Based Assessment to cover the proposed development at 108 Peckham High Street.

This assessment has reviewed all of the known cultural heritage features within a 200m 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, but may consist of these may relate to the Peckham Village Archaeological Priority Area [**AB 3**] or the post medieval and modern phases of building within the site boundary [**AB 15**]. Due to the likely fragmented nature of any such remains, these are considered to be of are considered to be of low-negligible importance if they are present. The assumed low potential impact of the proposed development would therefore result in a 'not significant' significance of effect (see Tables 1-3).

No further work has been recommended to mitigate the impacts of cultural heritage. All recommendations are subject to the approval of the Greater London Archaeological Advisor for Southwark.

## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by FRT Developments to produce a Historic Environment Desk-Based Assessment covering a proposed development at 108 Peckham High Street, Southwark, London, SE15 5ED.
- 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 Centred on approximate national grid reference (NGR) TQ 3425 7674, the proposed development site covers an approximate area of 0.02 hectares and is situated on the northern side of Peckham High Street.
- 1.2.2 The proposed development site consists of a two storey commercial building, with a single storey to the south, and is currently occupied by a Coral bookmakers shop. An open yard lies to the south, within the proposed development boundary, with a brick wall bounding this.
- 1.2.3 The site is adjoined to the east and west by four storey buildings with additional densely spaced buildings continuing along Peckham High Street to the east and west. Peckham High Street bounds the proposed development site on the northern side, with the junction with between Peckham High Street and Peckham Hill Street lying immediately to the north-west. The northern side of the High Street is densely lined with 1-4 storey buildings.

### **1.3 Geology & Topography**

- 1.3.1 The solid underlying geology comprises sedimentary clay, silt & sand of the Lambeth Group. A superficial geological deposit of interglacial clay and silt is also recorded (British Geological Survey, 2016). The topography of the proposed development site is generally flat at around 9m above Ordnance Datum (AOD).

### **1.4 Proposed Development**

- 1.4.1 The proposed development comprises the demolition of an existing building on site. A four storey building will be constructed in place of the demolished structure, consisting of a commercial unit and six residential apartments with associated cycle parking, refuse storage and private and communal amenity space (Figure 2).

## 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 13th May 2016;
  - A visit to the Southwark Local Studies Library on the 13th May 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 Southwark Council HER;
  - 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 A study area of 150m from the centre of the proposed development site was agreed between Zoe Edwards (Assistant Heritage Consultant, AB Heritage) and Michael Tsoukaris (Group Manager, Design & Conservation, Southwark Council), via telephone on the 15th May 2016.

2.3.2 In undertaking GLHER order, it was found that a 200m study area would be more appropriate based on the limited number of features within a 150m search radius.

### **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 FRT Developments, 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 (May 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 is located within the Rye Lane Peckham Conservation Area [AB 15]. This area has been identified by Southwark Council as the commercial centre of the 19th century suburb of Peckham (Southwark Council, 2011).
- 4.1.2 Two non statutory designated heritage features cover the proposed development site [AB 3 & 15], including the Peckham Village Archaeological Priority Area [AB 3]. This Archaeological Priority Area has been designated by Southwark Council as the area that reflects the locations of the medieval Basing Manor and the core medieval historic settlement of Peckham.
- 4.1.3 The Peckham South Historic Landscape Character [AB 14], which is characterised as residential development between the dates of 1945 and 2006, covers the proposed development site.

#### *Within the Study Area*

- 4.1.4 A further two known designated heritage features are located within the 200m study area. These consist of residential 18th and 19th century Grade II listed buildings [AB 7 & 8]. In closest proximity to the proposed development site is the early 18th century 58 Peckham High Street (Grade II) [AB 7], located c. 60m to the south-west of the proposed development site.
- 4.1.5 There are a further nine heritage features recorded within the 200m study area [AB 1, 2, 4, 5, 6, 9, 10, 11 & 13]. These relate mostly to domestic and industrial activity and infrastructure in the region, from the early medieval to the modern periods. Previous Archaeological Works in the Study Area

### 4.2 Previous Archaeological Works in the Study Area

- 4.2.1 A total of nine previous archaeological works have been undertaken in the 200m study area. These have mostly taken the form of archaeological evaluations and excavations. The previous works have identified activity across the study area dating from the prehistoric to the post-medieval period. The results of these have been included in the Cultural Heritage Gazetteer (Appendix 1).
- 4.2.2 In closest proximity to the proposed development site, trial trenching revealed part of the former route of the Grand Surrey Canal [AB 9] c. 85m north-west of the site boundary. [ELO 10642].

### 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 Excavation undertaken within the study area, c. 90m south-east of the proposed development site, revealed finds of flint and pottery dating from the Neolithic to the Iron Age [AB 1].
- 4.3.3 However, despite the finds in the surrounding study area, there are no known heritage features of prehistoric date located within the bounds of the proposed development site.

Roman (c. AD 43 – AD 410)

- 4.3.4 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 Watling Street, positioned along the line of High Cross and Old Kent Road, located beyond the study area, c. 1km to the north-east of the proposed development site (AB Heritage, 2010).
- 4.3.5 However, despite known activity in the wider area no known heritage features of Roman date have been identified within the bounds of the proposed development site or the 200m study area.

Medieval (AD 410 – AD 1536)

- 4.3.6 The growing importance of Southwark is demonstrated by the fortification of the area, and the high status of its occupants through the medieval period (Southwark Council, 2016).
- 4.3.7 It is during this period that Peckham is recorded as 'Pecheham' in the Domesday Survey (Williams et al, 2003); meaning 'village by a peak or hill'. The proposed development site was located within the area covered by Peckham manor during this period, which was combined with that of Camberwell during the 12th century (Southwark Council, 2011).
- 4.3.8 The Peckham Rye, after which the Conservation Area [AB 15] containing the proposed development site takes its name, was originally fifty acres of ancient common land located beyond the study area and c. 1km to the south of the proposed development site (Walford, 1878).
- 4.3.9 In closer proximity to the site boundary, the evidence of medieval activity consists of occupational and industrial features including the core of the medieval village of Peckham [AB 3], centred c. 100m to the west of the proposed development site.

The Post Medieval Period (AD 1537 – AD 1900)

- 4.3.10 Other parts of Southwark grew and urbanised rapidly during the post medieval period. However, Peckham remained predominantly rural throughout this period, with a number of mansions constructed in the region by prominent members of society (Walford, 1878). The closest of these was Basing Manor House, the site of which is located c.260m to the west of the proposed development site and beyond the study area; the significance of which is highlighted in the location of The Peckham Village Archaeological Priority Area [AB 3].
- 4.3.11 The area surrounding the village of Peckham was utilised for market produce and pasture for animals being driven to London. Peckham's location and access to London via Old Kent Road



gave it an advantageous trading position. By the 19th century Peckham had begun to develop from a village into a suburb of the capital, with the growth of commercial and residential developments encroaching upon the former rural landscape surrounding the village (Southwark Council, 2011).

- 4.3.12 The Peckham branch of the Grand Surrey Canal [AB 9] was cut during the early 19th century. The site of the head of the canal [AB 6] is located c. 130m to the north-west of the proposed development site, which has been surrounded by associated structures and service buildings [AB 6] (Southwark Council, 2011). Smithies and a mill associated with the canal head [AB 9] have been identified c. 130m to the north-west of the proposed development site.
- 4.3.13 Local amenities, such as the Peckham Theatre [AB 11] and a bank [AB 12], developed along Peckham High Street during the later 19th century to tender to the requirements of a growing population.

*Modern Period (AD 1901 – present)*

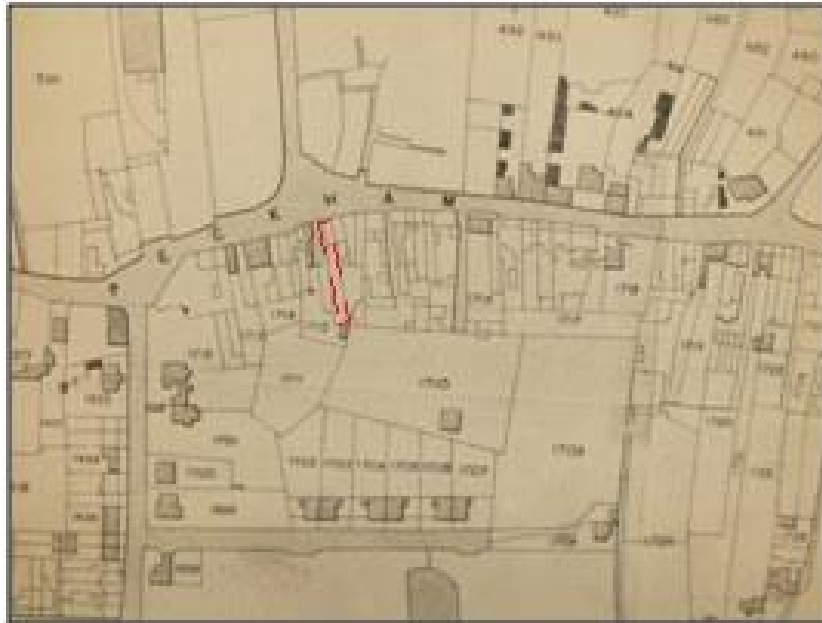
- 4.3.14 Continuity in urban development is apparent from the post medieval into the modern period, with commercial and residential use dominating the cityscape. The Grand Surrey Canal continues in use through most of the 20th century, until its closure in 1972 [AB 9].
- 4.3.15 Despite being listed in Kelly's London Suburban Post Office Street Directories for 1900 and 1905, no. 108 High Street Peckham is not included in the street directory of 1902, which may indicate that the building was unoccupied or demolished / undergoing building works. This document indicates that 108 Peckham High Street was a provision dealers from 1905 until at least 1965.
- 4.3.16 A number of high explosive bombs are known to have impacted the area during World War Two. One of these is located within the application boundary, at the rear of the Kentish Drovers public house [AB 9].

#### **4.4 Historic Map Sources**

- 4.4.1 A number of early maps were viewed at Southwark Local History Library.

*Plan of the Parish of Camberwell in the County of Surrey, 1838 (Plate 1)*

- 4.4.2 The next available mapping showing the site in any detail is the 'Plan of the Parish of Camberwell in the County of Surrey', produced in 1838. A rectangular structure [AB 13] is shown in the northern part of the proposed development site, fronting onto the High Street, which may represent the earliest phase of the building at the site. An area to the rear likely to function as a yard or garden.



**Plate 1: Plan of the Parish of Camberwell in the County of Surrey, 1838 (Southwark Local Studies Library)**

*1st edition 25" OS Map Sheet 67 surveyed 1868-71 (Plate 2)*

- 4.4.3 The Ordnance Survey map of 1871 shows a building occupying the northern two-thirds of the site. This is a terraced building fronting onto the High Street. It is larger than the building shown on the previous map of 1838 [AB 13], but it is not clear whether it has been extended or rebuilt. To the rear (south-east) is a yard / garden area, which extends beyond the limit of the proposed development site boundary.



**Plate 2: 1st edition 25" OS Map Sheet 67 surveyed 1868-71 (Southwark Local Studies Library)**

*2nd edition OS map Sheet 67 published 1896 (Plate 3)*

- 4.4.4 By 1894-96, the Ordnance Survey map depicts the building in its current footprint. The boundaries of the property, and neighbouring properties, have been adjusted and the property boundary now reflects that of the proposed development site.



**Plate 3: Ordnance Survey Map of 1894-96 (Southwark Local Studies Library)**

#### **4.5 Site Visit**

- 4.5.1 A site visit was undertaken by Chloe Smith on the 13th May 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 majority of the site is occupied by a two storey terraced building with flat roof. The ground floor of the northern façade is dominated by a modern shop front of late 20th century / early 21st century date.



**Photo 1: Northern façade from Peckham High Street looking south-east**

- 4.5.3 The southern third of the building is single storey with a part flat / part sloping roof and skylight (Photo 2).



**Photo 2: Central roof and skylight from 1st floor back room looking north**

- 4.5.4 To the rear of the property is a garden / yard. There was no access to this area due to overgrown vegetation and leaking waste water. The view from the first floor window provides a limited view into this area (Photo 3). From here, only vegetation was visible and it appears that the yard is entirely enclosed by a high brick wall.



**Photo 3: Rear of property from 1st floor window looking south-east**

- 4.5.5 The surrounding area is a mixture of architectural styles, with no particular style of building taking precedence. Although most are dominated by modern shop fronts and bright signage. The buildings adjoining the site to the east and west are both 4 storeys including attic level (Photos 4 & 5).
- 4.5.6 No archaeological features were observed during site visit. The building appears to be of early modern date and is not considered to be of heritage value.



**Photo 4: Northern façade and adjacent properties looking south-east**



Photo 5: Northern façade and adjacent properties looking south-west

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

### **5.1 Known Heritage Resource**

- 5.1.1 The proposed development site is situated within the Peckham Village Archaeological Priority Area [AB 3] which highlights an area of archaeological potential relating to the medieval core of Peckham village.
- 5.1.2 The site also lies within the Rye Lane Peckham Conservation Area [AB 15]; designated for its representation of the commercial centre of the district of Peckham, in an area previously occupied by the medieval village of Peckham [AB 3].
- 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 prehistoric 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 Impacts within the Site Boundary**

- 5.2.1 Historic maps show that there have been multiple phases of development within the proposed development site boundary, including that of the existing building. The construction, demolition and clearing of these buildings have the potential to have had an impact upon below ground archaeological deposits across the majority of the proposed development site.
- 5.2.2 Such impacts are likely to have been high (Table 2) and may have removed any archaeological material which survived at the time.

### **5.3 Potential Archaeological Resource**

- 5.3.1 The potential archaeological resource may have related to the medieval village of Peckham, as defined by the Peckham Village Archaeological Priority Area [AB 3], along with later remains of previous phases of development in the late post medieval and modern periods at the site shown on historic maps [AB 13].
- 5.3.2 However, more recent development at the proposed development site is likely to have caused high impact upon these features if they had been present.
- 5.3.3 Therefore, the potential for any complex or significant archaeological features within the site boundary is likely to be low. Should any archaeological material be present, these may relate to the Peckham Village Archaeological Priority Area [AB 3] or the post medieval and modern phases of building within the site boundary [AB 13].
- 5.3.4 Such features may be of negligible-low importance (see Table 1).

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

- 5.4.1 Taking into consideration the considerable below ground impact incurred at the proposed development site by previous phases of development, the magnitude of impact upon the potential archaeological resource is perceived to low (see Table 2).

- 5.4.2 Current elevation plans of the proposed development appear to be sympathetic to the heterogeneous character of the surrounding area within the Conservation Area [AB 15]. The impact upon the setting of the Conservation Area [AB 15] and nearby listed building is considered to be low (see Table 2).
- 5.4.3 Therefore, this results in a 'not significant' significance of effect in line with Table 3.

## **5.5 Outline Recommendations**

- 5.5.1 No further cultural heritage works are recommended at 108 Peckham High Street.
- 5.5.2 Recommendations are subject to the approval of the Greater London Archaeological Advisor for Southwark.



## 6. REFERENCES

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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 250m study area.

### Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

HLC - Historic Landscape Character Area

MLO – GLHER monument prefix

DLO – GLHER designation prefix

APA - Archaeological Priority Area

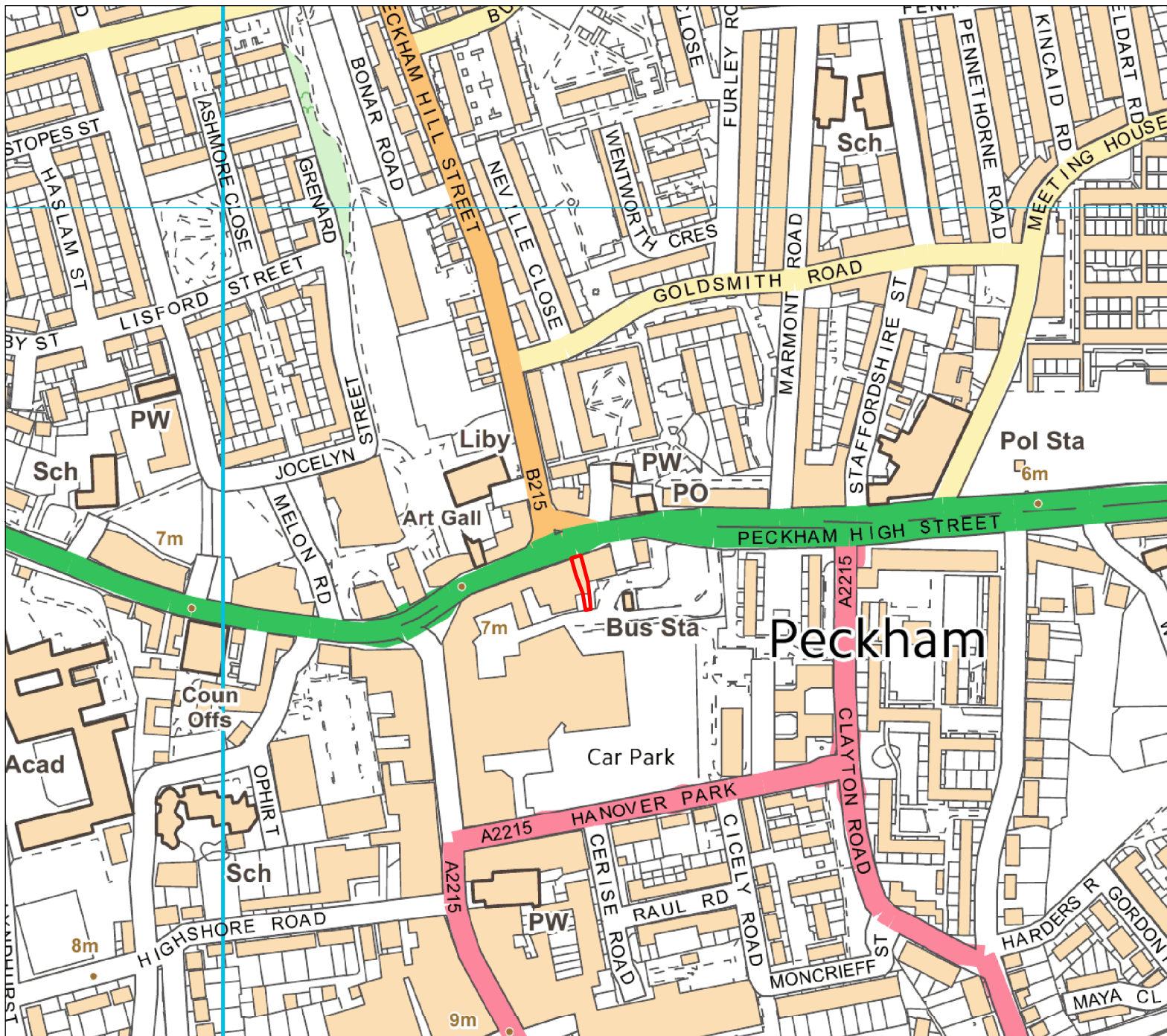
AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
1	Prehistoric	Monument	Excavation revealed finds of flint and pottery dating from the Neolithic to the Iron Age		TQ 34312 76686	ELO10613
2	Prehistoric	Monument	A quantity of burnt flint was found during excavations at the Aylesham Centre, including a Neolithic scraper and two sherds dating to the Late Bronze Age to Early Iron Age		TQ 34278 76664	MLO67750
3	Early Medieval - Modern	Village	Site of the medieval village of Peckham and probably the Anglo-Saxon settlement. Peckham Village is an Archaeological Priority Area. The focus of the archaeological priority zone reflects the locations of Basing Manor and the core historic settlement.	APA	TQ 3415 7670	MLO13541, DLO35763
4	Medieval	Tile Kiln	Possible site of tile kiln at Peckham. Reference in 1378-9 of 1000 tiles bought in Peckham.		TQ 3410 7670	MLO17314
5	Post Medieval	Building	Nos. 43-49 Rye Lane is the surviving section of a larger, symmetrical terrace of houses and shops, probably designed in 1894		TQ 34179 76571	MLO103672
5	Post Medieval	Building	Nos. 43-49 Rye Lane is the surviving section of a larger, symmetrical terrace of houses and shops, probably designed in 1894		TQ 34179 76571	MLO103672

**108 PECKHAM HIGH STREET, SOUTHWARK**  
**HISTORIC ENVIRONMENT DESK BASED ASSESSMENT**

6	Post Medieval	Monument	Post Medieval agricultural features at Hanover Park/McKerrell Road, including an 18th century ha ha		TQ 34302 76694	MLO67756
7	Post Medieval - Modern	House	58 Peckham High Street. C18 brick house with surviving vernacular style timber framed elements	Grade II LB	TQ 34112 76669	DLO35232, MLO102916
8	Post Medieval - Modern	House	2 houses on Peckham Hill Street	Grade II LB	TQ 34179 76918	MLO92219, MLO92218, DLO27164
9	Post Medieval - Modern	Canal, Site of Smithy, Site of Mill	The Grand Surrey Canal ran from the Surrey Commercial Docks to Camberwell. It was never completed beyond Peckham. The use of the canal for transport ended in 1836 and it became a line of wharves. It eventually closed in 1971. The canal was subsequently drained and partially used for landfill. Site of Blacksmith's shop/smithy at the Surrey Canal's Peckham branch basin. Demolished late 1980s. Site of Eagle Mill, large C19 mill, still standing in 1986. Type uncertain, possible corn mill. Excavation uncovered part of the Grand Surrey Canal filled in 1972.		TQ 3413 7682	MLO67511, MLO74360, MLO74370, MLO72938, MLO98360, 092334/00/00
10	Post-Medieval - Modern	House/Shop	60-62 Peckham High Street. A timber-framed building with c. C17 origins. It was raised a storey and divided, perhaps in the late Georgian period. There were shops by 1850.		TQ 34117 76675	PastScape ID 1197601
11	Post-Medieval - Modern	Houses/Shops & Site of Theatre	98-104 Peckham High Street. 98 may have c. 1700 origins but was mostly rebuilt C19. 100 is a mid-20th-century shop replacing a house of c. 1700 origins. To the rear a single-storey stock-brick building was erected as a British Boys' School in 1822, on the site of the Peckham Theatre. 102-104 was originally a pair of houses, built c. 1700, rebuilt in the C20.		TQ 34248 76729	PastScape ID 1197608, 1197613-14
12	Post-Medieval - Modern	Former Bank/Current Public House	The Kentish Drivers public house is a former bank that dates to late 19th century, but has been much altered and is currently a JC Whetherspoons on the ground floor.		TQ 34139 76735	

**108 PECKHAM HIGH STREET, SOUTHWARK**  
**HISTORIC ENVIRONMENT DESK BASED ASSESSMENT**

13	Post Medieval - Modern	Monument	Rectangular structure seen within site boundary in historic maps. Expected to be late post medieval to modern in date.		TQ 34264 76753	
14	Modern	Historic Landscape	Peckham South Historic Landscape Characterisation defined as 1945 - 2006 housing	HLC		HLCUID 1007
15	Undated/Multi- period	Conservation Area	Rye Lane Peckham Conservation Area	CA		GLHER ID 1025



Legend  
 Site Boundary

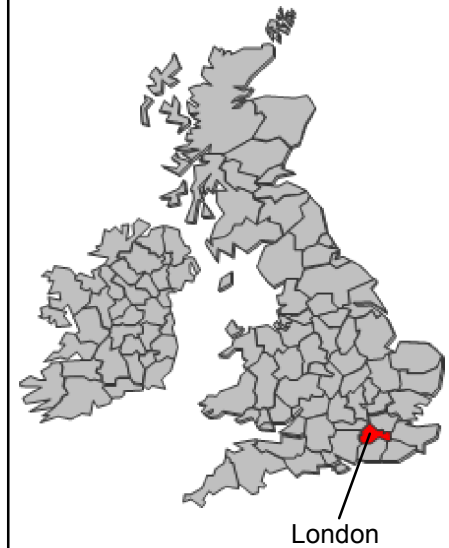
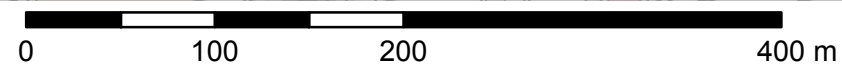


Figure 1: Site Location

Project: 108 Peckham High Street, Southwark

Date: 16/05/16    Job Number: 10843

Drawn by: ZE    Approved by: AB





REPRODUCED FROM CLIENT PLANS

Figure 2: Proposed Development Elevation

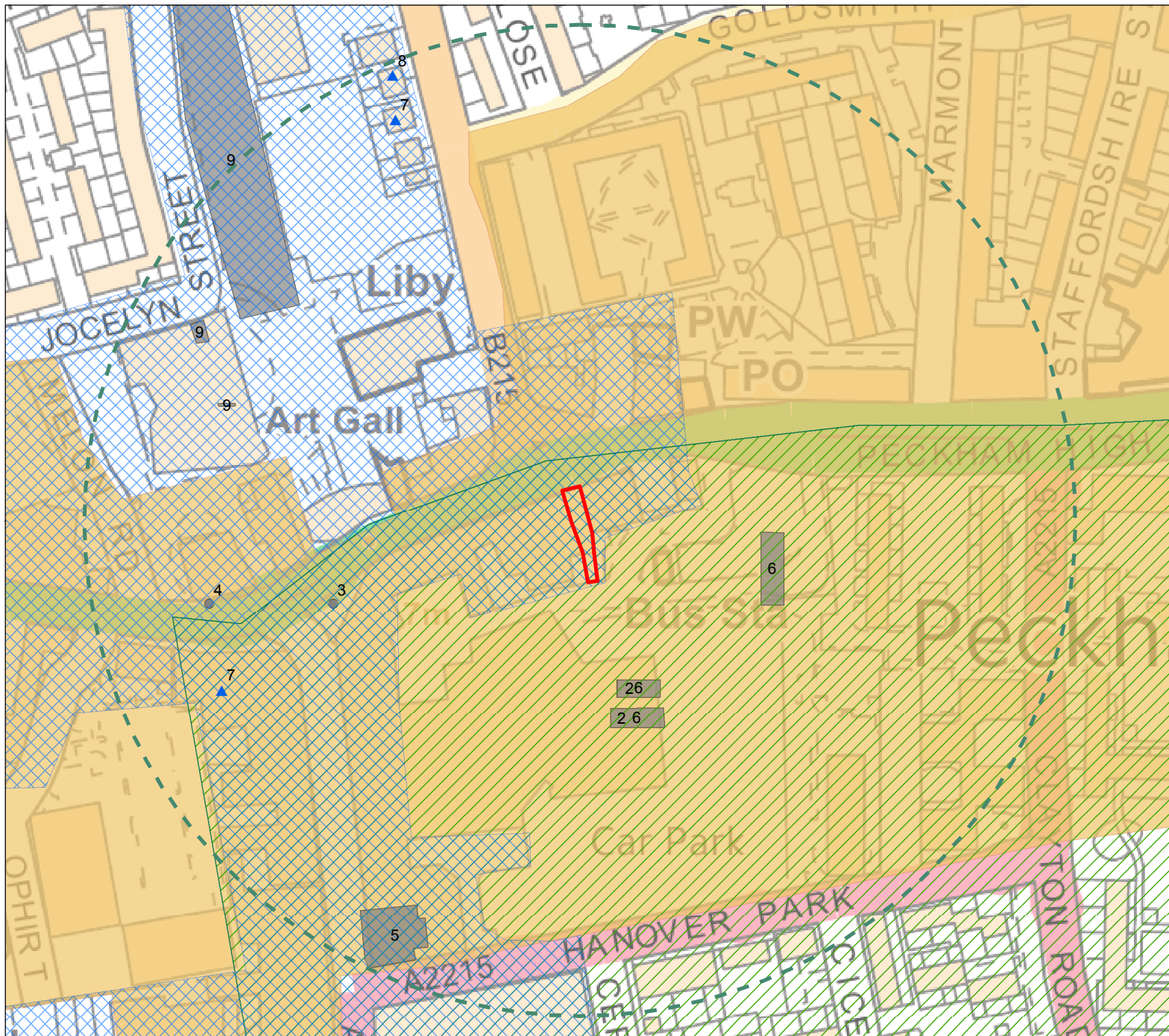
Project: 108 Peckham High Street, Southwark

Date: 20/05/16 Job Number: 10843

Drawn by: ZE Approved by: AB







**Legend**

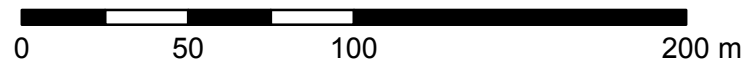
- Monument Points
- ▲ Listed Buildings
- Monument Areas
- Archaeological Priority Area [AB 3]
- ▨ Historic Landscape Character Area [AB 14]
- ▨ Conservation Area [AB 15]
- Site Boundary
- - - 200m Study Area

Figure 3: Map of Cultural Heritage Features

Project: 108 Peckham High Street, Southwark

Date: 20/05/16 Job Number: 10843

Drawn by: ZE Approved by: AB





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