

**71-79 & 89-93 Peckham High
Street, Southwark, London**
**Historic Environment Desk
Based Assessment**

Client: CARL TURNER ARCHITECTS

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71-79 & 89-93 Peckham High Street, Southwark, London Historic Environment Desk Based Assessment

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Carl Turner Architects to produce a Historic Environment Desk-Based Assessment, in support of a forthcoming planning application, covering a proposed development at 71-79 Peckham High Street, Southwark, London, SE15 5RS.

The proposed development site is occupied by a number of heritage features listed below. The proposed development site is located within the Rye Lane Peckham Conservation Area [**AB 30**] and partially within the Peckham Village Archaeological Priority Area [**AB 13**] (See Figure 3). A group of unlisted buildings called Shard's Terrace [**AB 12**] (91 & 93 Peckham High Street) also occupy part of the proposed development site. A number of medieval and post-medieval features including a structure, trackway and a rubbish pit [**AB 11**], have been identified within the boundary of the proposed development site, during previous archaeological works undertaken prior to the development of Canal Head Public Square which currently occupies the proposed development site.

Considerations relating to above ground heritage features including 91 & 93 Peckham High Street are discussed in the accompanying Heritage Statement, produced by AB Heritage in March 2016.

The potential for surviving archaeological deposits of prehistoric or Roman date is considered to be medium – low, for deposits of medieval and post-medieval date it is thought to be medium - high and for deposits dating to the modern period it is also considered to be medium - high. Should they survive, archaeological deposits dating from the prehistoric – modern periods are considered to be of local importance at most.

It is recommended that a watching brief, to be undertaken during intrusive ground works associated with the proposed development, may mitigate against the damage or destruction of any archaeological deposits, should they survive within the boundary of the proposed development site. This recommendation will need to be approved by the Group Manager, Design & Conservation, Southwark Council (Michael Tsoukaris).

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Carl Turner Architects to produce a Historic Environment Desk-Based Assessment, in support of a forthcoming planning application, covering a proposed development at 71-79 Peckham High Street, Southwark, London, SE15 5RS.
- 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.
- 1.1.3 This report covers below ground archaeological considerations only, with the discussion of above ground heritage features covered by the accompanying Heritage Statement, produced by AB Heritage in March 2016.

1.2 Site Location & Description

- 1.2.1 Centred on approximate national grid reference (NGR) TQ 34173 76757, the proposed development site covers an approximate area of 0.3 hectares and is situated on the northern side of Peckham High Street, within the Rye Lane Peckham Conservation Area [AB 30]. The north-western and south-eastern corners of the proposed development site are located within the Peckham Village Archaeological Priority Zone [AB 13] (See Figure 3).
- 1.2.2 The proposed development site is currently utilised as the southern end of Canal Head Public Square. The square comprised three sets of steps, covered by a large metal framed arch that is supported by the concrete and timber 'Peckham Peace Wall' on the western side and the Peckham Platform art gallery building on the eastern side. A number of large trees are present at the rear of the proposed development site. 91 & 93 Peckham High Street are located in the south-eastern corner of the proposed development site.
- 1.2.3 Peckham High Street bounds the proposed development site on the southern side, with Rye Lane running off the High Street opposite and continuing to the south. The southern side of the High Street is densely lined with 1-4 storey buildings, with the Aylesham Shopping Centre associated car park beyond Peckham High Street to the south.
- 1.2.4 The Kentish Drovers Public House [AB 26] forms the western boundary of the proposed development site, with additional densely spaced buildings continuing along Peckham High Street to the west. 95 Peckham High Street and the rear of houses facing east onto Peckham Hill Street forms the eastern boundary of the proposed development site, with Peckham Hill Street and further dense development along Peckham High Street to the east.
- 1.2.5 The northern part of the public square is situated to the north of the proposed development site, containing Peckham library and the Peckham Pulse, with a park located immediately beyond the square to the north.

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) (Elevation Finder, 2016).

1.4 Proposed Development

- 1.4.1 The proposed development consists to two elements (See Figure 2). The Site 1 Building will predominantly be a three storey building, with a fourth level on the north side. This will utilise the existing 91 & 93 Peckham High Street including their basements. These buildings are located in the south-east corner of the proposed development site. The Site 1 Building will comprise community and workspace including a gallery at ground floor level. Apartments will occupy the upper floors within the existing 91 & 93 Peckham High Street. The new element of the Site 1 building will adjoin 91 & 93 Peckham High Street on the western and northern sides.
- 1.4.2 Site 2 will be a new building, located on the western side of the proposed development site, set back 9m from Peckham High Street. This will comprise a lower southern section of three storey height and a taller northern section of 6 storey height (Fescenko, 2016, *pers. comm*). Co-Workspace will occupy the ground floor, with a number of apartments on the upper floors. The new Site 2 building will adjoin the Kentish Drovers Public House along the south-west part of the new building side. A private courtyard will occupy the space between the Site 2 building and the north-eastern part of the Kentish Drovers Public House [**AB 26**].
- 1.4.3 The remainder of the proposed development site will be retained as a public square on the south-western side, and renamed as Peckham Square. This will involve the creation of a new paved / stepped area within the centre of the proposed development site. The existing public space in the south-eastern part of the proposed development site will be reviewed, along with the majority of the existing trees in this area. The existing public space will be renewed along the western side of the new element of the Site 1 building.

2. AIMS & METHODOLOGY

2.1 Aims of Works

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

2.2 Methodology of Works

- 2.2.1 The 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 Southwark Council Historic Environment Record (HER) 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) 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 10th March 2016;
 - A visit to the Southwark Local Studies Library on the 10th March 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

2.3.1 A 250m study area from the centre of the proposed development site was agreed between Kerry Kerr-Peterson (Assistant Project Officer, AB Heritage) and Michael Tsoukaris (Group Manager, Design & Conservation, Southwark Council), via email on the 3rd March 2016.

2.4 Assessment of the Cultural Heritage Resource

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

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

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

Table 1: Assessing the Importance of a Cultural Heritage Site

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

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

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

2.5 Impact Assessment Criteria

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

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

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

Table 2: Criteria for Determining Magnitude of Impact

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

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

Table 3: Significance of Effects

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

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

Paragraph 17 of the National Planning Policy Framework (NPPF) states that a proposal is considered to pose substantial harm if it directly or indirectly impacts upon the significance of a heritage asset (designated or non designated). Importantly, it is the degree of harm to the asset's significance rather than the scale of the development that is relevant.

The assessment of substantial harm is a high benchmark, based on professional judgment, so it may not arise in many cases. For example, while partial demolition can involve considerable net change to a building it may actually only represent less than substantial harm to the heritage asset, or conceivably not be harmful at all, when such changes only remove later inappropriate additions that detract from the significance of a heritage asset.

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 Carl Turner Architects, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (March 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. 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.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involves less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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

Policy 7.8: Heritage Assets and Archaeology

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

- 3.4.5 Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

3.5 Local Planning Policy

- 3.5.1 There are a number of documents that are used by Southwark Council to set out our strategy for development and to make decisions on planning applications. These are collectively known as the Development Plan and include:

- The London Plan 2011 with March 2015 alterations;
- Southwark Core Strategy (2011) and
- Southwark Plan (2007) (saved policies) -

- 3.5.2 The Council is now reviewing the Southwark Plan and Core Strategy to prepare a local plan called the New Southwark Plan. This new plan will set out our 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

- 3.5.3 The Southwark Core Strategy sets out the overall vision for development in the borough and strategic policies. Section SO 2F of Strategic Policy 12 refers to the conservation and protection of historic places in Southwark.
- 3.5.4 The policy specifies that there is an expectation for all developments to conserve or enhance the significance of Southwark's heritage assets, their settings, and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites, and scheduled monuments.
- 3.5.5 It also refers to the conservation of the historic environment with reference to the height and design of developments.

The Southwark Plan, 2007:

- 3.5.6 The Southwark Plan contains more detailed, technical policies that support the strategic policies of the core strategy. The following policies are relevant to this project:

Policy 3.15 – Conservation of the Historic Environment

- 3.5.7 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.
- 3.5.8 It is stated that planning proposals that have an adverse effect on the historic environment will not be permitted.

Policy 3.16 – Conservation Areas

- 3.5.9 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

- 3.5.10 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

- 3.5.11 Planning applications affecting sites within Archaeological Priority Zone (APZs) shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

- 4.1.1 The proposed development site is located within the Rye Lane Peckham Conservation Area [AB 30]. This area has been identified by Southwark Council as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Southwark Council, 2011).
- 4.1.2 An additional four known designated heritage features are located within the 250m study area. These are all 18th or 19th century Grade II listed buildings [AB 14, 15, 19 & 20]. The closest of these is the early 18th century 58 Peckham High Street (Grade II) [AB 19], located c. 60m to the south-west of the proposed development site.

4.2 Non Statutory Designated Features

- 4.2.1 Three non statutory designated heritage features cover the proposed development site [AB 12, 13 & 29], including the Peckham Village Archaeological Priority Area [AB 13]. This Archaeological Priority Area has been designated by Southwark Council as the area that reflects the locations of Basing Manor and the core historic settlement of Peckham.
- 4.2.2 The Sumner Road Historic Landscape Character [AB 29] that is characterised as modern residential development covers the proposed development site.
- 4.2.3 91 & 93 Peckham High Street form the south-east part of the proposed development site and create the western part of a terrace of late 18th – early 19th century buildings that make up Shard's Terrace [AB 12]. Shard's Terrace has been highlighted by Southwark Council (2011) as a key unlisted group of buildings.
- 4.2.4 One additional non statutory designated heritage feature is located within the 250m study area. This is a number of additional key unlisted buildings on Peckham High Street and Rye Lane. These have been grouped under [AB 27].

4.3 Historic Environment Record Data

- 4.3.1 No known heritage features have been recorded within the bounds of the proposed development site on the GLHER.
- 4.3.2 There are a total of sixteen heritage features that have been recorded on the GLHER within the 250m study area [AB 1-4, 6-10, 16, 17, 21-24, 26 & 28]. These relate mostly to domestic and agricultural activity and infrastructure in the region, from the prehistoric to the modern periods. The closest of these is the location of the medieval village of Peckham [AB 13], centred c. 20m to the south of the proposed development site.

4.4 Other Sources

- 4.4.1 A total of five heritage features have been identified within the 250m study area from other sources [AB 5, 11, 18, 25 & 26], including Historic England PastScape webpage and the Rye Lane Peckham Conservation Areas Appraisal (2011).

- 4.4.2 One of these heritage features are located within the bounds of the proposed development site and include the site of a watching brief and subsequent excavation prior to the development of the Canal Head Public Space that currently occupies the proposed development site. These identified a medieval structure and trackway and a post-medieval rubbish pit [AB 11].
- 4.4.3 The remaining four heritage features within the 250m study area [AB 5, 18 & 25] mostly relate to extant post-medieval buildings or sites of former buildings. The closest of these is the late 19th century Kentish Drovers public house [AB 26], located immediately adjacent to the west of the proposed development site.

4.5 Previous Archaeological Works in the Study Area

- 4.5.1 A large number of previous archaeological works have been undertaken in the vicinity of the proposed development site. 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 [AB 1-3, 8, 16, 17 & 21-23]. These will be discussed chronologically in more detail in Section 4.7 below.
- 4.5.2 As mentioned above in Section 4.4.1, previous archaeological works within the bounds of the proposed development site, undertaken prior to the development of the Canal Head Public Space that currently occupies the proposed development site, identified a medieval and post-medieval structure, trackway and rubbish pit [AB 11].
- 4.5.3 Beyond the bounds of the proposed development site, the closest of the previous archaeological works is an excavation undertaken c. 60m to the north of the proposed development site that revealed part of the Grand Surrey Canal [AB 21].

4.6 Palaeoenvironmental Evidence

- 4.6.1 No known palaeoenvironmental evidence has been identified within the bounds of the proposed development site, or within the 250m study area.

4.7 Archaeology & History Background

Prehistoric (c. 500, 000 BC – AD 43)

- 4.7.1 Prehistoric archaeology has been identified within Southwark from the early and late prehistoric 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).
- 4.7.2 Three heritage features of prehistoric date have been identified within the 250m study area [AB 1-3]. These have been identified in the form of finds of flint [AB 1-3] and pottery [AB 1 & 2] dating from the Neolithic to the Iron Age. The closest of which [AB 1] was encountered c. 100m to the west of the proposed development site.
- 4.7.3 There are no known heritage features of prehistoric date located within the bounds of the proposed development site.

Roman (c. AD 43 – AD 410)

- 4.7.4 The City of London became the Roman provincial capital of Britain. Southwark's location spurred the development of the area 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).
- 4.7.5 Five heritage features of Roman date have been identified within the 250m study area [AB 1-5]. These relate mostly to findspots of Roman objects [AB 4 & 5], the closest of which [AB 5] included a coin, pottery and a glass vessel found c. 80m to the east of the proposed development site.
- 4.7.6 No known heritage features of Roman date have been identified within the bounds of the proposed development site.

Medieval (AD 410 – AD 1536)

- 4.7.7 The importance of medieval Southwark is demonstrated by the fortification of the area during the 9th century. A number of important lords and senior members of the church constructed town houses in Southwark during the 12th century (Southwark Council, 2016).
- 4.7.8 Peckham is recorded as *Pecheham* in the Domesday Survey of 1086 (Williams *et al*, 2003). The name is Anglo-Saxon and contains the elements *peak* and *ham*, meaning 'village by a peak or hill'. The proposed development site was located within the area covered by Peckham manor, which was combined with that of Camberwell during the 12th century (Southwark Council, 2011).
- 4.7.9 The Peckham Rye, after which the Conservation Area [AB 30] containing the proposed development site takes its name, was fifty acres of ancient common land located beyond the study area, c. 1km to the south of the proposed development site (Walford, 1878).
- 4.7.10 Eight heritage features of medieval date have been identified within the 250m study area [AB 1-3 & 6-10]. These mostly relate to evidence for medieval occupation and industrial and agricultural activity within the study area. The closest of these is the location of the medieval village of Peckham [AB 13], centred c. 20m to the south of the proposed development site.
- 4.7.11 One heritage feature of medieval date has been identified within the boundary of the proposed development site. As mentioned above in Section 4.5.2, a medieval structure and trackway [AB 11] have been identified during previous archaeological works. These features are likely to be domestic in nature and to relate to the medieval and post-medieval settlement of Peckham [AB 13].

Post-Medieval (AD 1537 – AD 1900) & Modern (AD 1900 – Present)

- 4.7.12 Other parts of Southwark grew and urbanised rapidly during the post-medieval period. However, Peckham remained predominantly rural throughout the post-medieval 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 [AB 9], the site of which is located c.

160m to the south-east of the proposed development site. Basing Manor House [AB 9] partly reflects the location of The Peckham Village Archaeological Priority Area [AB 13].

- 4.7.13 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).
- 4.7.14 The Peckham branch of the Grand Surrey Canal was cut during the early 19th century. The site of the head of the canal is located c. 60m to the north of the proposed development site [AB 21], which has been surrounded by associated structures and service buildings [AB 21] (Southwark Council, 2011). Smithies and a mill associated with the canal head have been identified c. 60m to the north of the proposed development site [AB 21].
- 4.7.15 Rye Lane, located c. 20m to the south of the proposed development site, became a shopping hub during the 19th century. The most prestigious of these shopping premises in the area was Messrs. Jones and Higgins department store [AB 27], located c. 20m to the south of the proposed development site. Retail shopping remained important to the local economy during the first half of the 20th century, although the second half saw a period of economic decline (Southwark Council, 2011).
- 4.7.16 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 26] (See Figure 3 (Bomb Sight, 2016)).
- 4.7.17 An additional eight post-medieval heritage features, to those mentioned above, have been identified within the 250m study area [AB 8, 10, 16-18, 22, 23, 25 & 26]. These relate to agricultural and horticultural soils and features [AB 8 & 17] and a boundary ditch and post holes [AB 16] but mostly relate to extant buildings or the site of former buildings [AB 10, 18, 22, 23, 25 & 26]. The closest of these is the 19th century Kentish Drovers public house [AB 26], located immediately to the west of the proposed development site.
- 4.7.18 One heritage feature of modern date has been identified within the 250m study area, the 1920's Sumner elementary school [AB 28] is located c. 170m to the north-west of the proposed development site.
- 4.7.19 Two heritage features of post-medieval date have been identified within the boundary of the proposed development site. These include Shard's Terrace [AB 12], containing 91 & 93 Peckham High Street which were constructed during the late 18th – early 19th century. Mentioned above in Section 4.5.2, is the post-medieval pit [AB 11] identified during previous archaeological works.
- 4.7.20 No heritage features of modern date have been identified within the boundary of the proposed development site.

Undated/Multi-Period

4.7.21 There are no known non designated undated or multi-period heritage features located within the proposed development site or the remainder of the 250m study area.

4.8 Historic Map Sources

John Rocque's Map of London, Westminster & Southwark, 1746 (Plate 1)

- 4.8.1 One of earliest maps to show the area of the proposed development site dates to 1746. This shows the village of Peckham surrounded by open land, with the area of common land of Peckham Rye illustrated to the south. The map pre-dates the construction of 91 & 93 Peckham High Street [AB 12] and the Kentish Drovers public house [AB 26]. The proposed development site is located within an area of the grounds associated with a 17th century manor house on Peckham Hill Street [AB 10], built by Thomas Bond on the site of the medieval manor house of Bredinghurst, located c. 190m to the north of the proposed development site. A building is located in the approximate location of the southern part of the proposed development site.



Plate 1: John Rocque's Map, 1746. Approx. area of proposed development site circled in red (Southwark Local Studies Library)

Map of the Parish of St Giles Camberwell, 1842 (Plate 2)

- 4.8.2 The map of the area dating to 1842 shows the area of Peckham High Street prior to the widening of the road. 91 & 93 are depicted with small front gardens adjacent to Peckham High Street, with back garden plots extending on the northern side of the houses. A number of buildings are located within the proposed development site, including one along the southern boundary and others in the south-west, north-west and north-east corners. Sunderland Wharf extends within the central part of the proposed development site towards the north. An earlier building is shown in the location of the Kentish Drovers public House [AB 26]



Plate 2: Map of the Parish of St Giles Camberwell, 1842. Approx. position of proposed development site outlined in red (Southwark Local Studies Library)

1st & 2nd edition 25" OS Map Sheet 67 surveyed 1868-71 & published 1874 & 1896 (Plate 3)

- 4.8.3 The 1st edition of the OS maps shows a large number of buildings located across the majority of the area of the proposed development site, with the wharf running north through the centre of the proposed development site. 91 & 93 Peckham High Street are depicted much as they were shown on the previous map. An earlier building is again shown in the location of the Kentish Drovers public house which may be the same building as on the previous map.



Plate 3: 1st edition OS map sheet 67, 1874 (Southwark Local Studies Library ref. Sheet F4)

- 4.8.4 The 1896 2nd edition of the OS map illustrates that a number of the buildings located within the eastern part of the proposed development site, adjacent to 91 Peckham High Street, have been removed. Two of the remaining buildings, within the southern and eastern parts of the proposed development site, are labelled as smithies [AB 21]. A number of buildings are shown in the location of the Kentish Drovers public house [AB 26]. The 2nd edition of the map has not been reproduced.
- 4.8.5 The former late-19th century bank building now occupied by the Kentish Drovers public house [AB 26] is depicted on the 1916 edition of the OS map onwards.
- 4.8.6 The majority of the buildings depicted on the early editions of the OS map, remained extant well into the middle 20th century.

4.9 Site Visit

- 4.9.1 A site visit was undertaken by Kerry Kerr-Peterson (Assistant Project Officer, AB Heritage) on the 10th March 2016. The site visit was conducted in order to gain a greater understanding of key cultural heritage issues of the site and surrounding area, including information on areas of past truncation within the site boundary.
- 4.9.2 The proposed development site consists of a public open space, accessed directly from the pavement of Peckham High Street at the southern end. Three, parallel short flights of steps leading up from the pavement, separated by low concrete walls, lead to a slight raised paved central open area (Photo 1). The southern end of the public space is covered by an arched metal roof structure, the Peckham Arch (Photo 1 & 2). The arch is supported at the western end by a timber and concrete wall with a hoarding area behind (Photo 1). The eastern end of the arch is supported by modern art gallery building, the Peckham Platform, with another hoarding area adjacent to 91 Peckham High Street.



Photo 1: The proposed development site from Peckham High Street

- 4.9.3 At the northern end of the proposed development site, the slightly raised area of paving is accessed via a short flight of steps and a ramp (Photo 2). A number of mature trees are located within the flat paved area in the north-west and north-east corners of the proposed development site (Photo 2).



Photo 2: The rear of the proposed development site from Canal Head Public Square

4.9.4 Two terrace properties, 91 & 93 Peckham High Street, form the south-east corner of the proposed development site. These have shop fronts at ground floor level and a series of offices, store rooms and two flats over the first and second floors. Both buildings also have basement levels and front directly onto Peckham High Street (Photo 3 & 5). The former rear garden areas have been reduced to small yards at the rear of the buildings (Photo 2). A painted business advertisement is present on the south-west elevation of 91 Peckham High Street (Photo 5). The scars of the rooflines of former buildings are visible on the eastern elevation of the Kentish Drovers public house [AB 26].



Photo 3: 91 & 93 from Peckham High Street looking north-west



Photo 4: The proposed development site from the corner of Rye Lane



Photo 5: 91 & 93 from Peckham High Street looking north-east

- 4.9.5 A full setting assessment has been undertaken and is discussed in the accompanying Heritage Statement, produced by AB Heritage in March 2016.

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 The north-west and south-east parts of the proposed development site are situated within the Peckham Village Archaeological Priority Area [AB 13] (See Figure 3). Shard's Terrace [AB 12] containing 91 & 93 Peckham High and the area covered by the medieval village of Peckham [AB 13].
- 5.1.2 Previous archaeological works undertaken prior to the development of the Canal Head Public Square that currently occupies the proposed development site identified a medieval structure and trackway and a post-medieval rubbish pit [AB 11].
- 5.1.3 An additional twenty-seven heritage features have been identified within the 250m study area. These relate mostly to domestic and agricultural activity and infrastructure in the region, from the prehistoric to the modern periods.

5.2 Past Impacts within the Site Boundary

- 5.2.1 Historic maps from the late 18th and 19th century (See Section 4.8 above) have identified that there has probably been buildings within the boundary of the proposed development site from at least the early 18th century, and certainly from the early 19th century through until the 1990's (See Plate 1-3 above). 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 The construction of the Canal Head Public Square during the 1990's also has the potential to have impacted upon below ground archaeological deposits across the majority of the proposed development site.
- 5.2.3 Any past impacts relating to above ground heritage features including 91 & 93 Peckham High Street are discussed in the accompanying Heritage Statement, produced by AB Heritage in March 2016.

5.3 Potential Archaeological Resource

- 5.3.1 A number of heritage features have been identified in close proximity to the proposed development site dating from the prehistoric and Roman periods [AB 1 – 5] (See Section 4.7.3 & 4.7.6 above). Given the past impacts and results of previous archaeological works within the boundary of the proposed development site, the potential for surviving archaeological deposits of prehistoric or Roman date is considered to be low (in line with Section 4.2.1 above).
- 5.3.2 As mentioned above, previous archaeological works within the boundary of the proposed development site identified medieval and post-medieval features [AB 11] and parts of the proposed development site are located within the Peckham Village Archaeological Priority Area [AB 13] (See Figure 3). Therefore, the potential for the survival of archaeological deposits of medieval and post-medieval date is thought to be medium-high.

- 5.3.3 Historic map evidence suggests that a number of buildings occupied the proposed development site during the modern period. The potential for the survival of archaeological deposits dating to the modern period is also considered to be medium - high.
- 5.3.4 Should they survive, archaeological deposits dating from the prehistoric – modern periods within the boundary of the proposed development site are considered to be of local importance at most (in line with Table 1 above).
- 5.3.5 The importance of 91 & 93 Peckham High Street is discussed in the accompanying Heritage Statement, produced by AB Heritage in March 2016.

5.4 Predicted Impact of Proposed Development

- 5.4.1 In line with Table 2 above, the magnitude of impact upon any surviving below ground archaeology within the boundary of the proposed development site dating to the prehistoric – modern periods is considered to be low - medium. This is because the baseline condition of the receptor is considered to change materially but not entirely and a small proportion of the overall archaeological resource may be damaged or destroyed, should it survive.
- 5.4.2 In line with Table 3 above, the overall significance of effect upon any surviving below ground archaeological deposits is thought to be the minor.
- 5.4.3 In line with NPPF the proposed development is thought to pose less than substantial harm towards the significance of any locally important surviving archaeological deposits.
- 5.4.4 Any impacts upon 91 & 93 Peckham High Street are discussed in the accompanying Heritage Statement, produced by AB Heritage in March 2016.

5.5 Outline Recommendations

- 5.5.1 Policy 3.19 of the Southwark Plan, 2007 states that planning applications within Archaeological Priority Areas should be accompanied by an evaluation as well as an assessment. However, given the known heritage resource and past impacts within the boundary of the proposed development site, a watching brief, to be undertaken during intrusive ground works associated with the proposed development may be a more appropriate method of mitigation against the damage or destruction of any archaeological deposits, should they survive within the boundary of the proposed development site.

Any outline recommendations relating to above ground heritage features including 91 & 93 Peckham High Street are discussed in the accompanying Heritage Statement, produced by AB Heritage in March 2016. This recommendation will need to be approved by the Group Manager, Design & Conservation, Southwark Council (Michael Tsoukaris).

6. REFERENCES

6.1 Documentary & Cartographic Sources

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6.2 Online Sources

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http://www.southwark.gov.uk/info/200023/design_conservation_and_archaeology/653/archaeology_in_southwark [accessed 03/03/2016]
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http://www.southwark.gov.uk/info/200159/history_of_southwark/1034/southwarks_historic_villages/4 [accessed 04/03/2016]

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Edward Walford, 'Peckham and Dulwich', in *Old and New London: Volume 6* (London, 1878), pp. 286-303 <http://www.british-history.ac.uk/old-new-london/vol6/pp286-303> [accessed 04/03/2016].

6.3 Correspondence

Email correspondence between Kerry Kerr-Peterson (Assistant Project Officer, AB Heritage) and Kristina Fescenko (Carl Turner Architects) on 17th March 2016.

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

The gazetteer identified heritage features that have been recorded on the Greater London HER, Historic England PastScape Webpage & Other Sources within a 250m radius from the centre of the proposed development site.

Abbreviations: MLO & DLO Greater London HER reference PastScape ID 1396621 etc.= PastScape reference

NGR = National Grid Reference NHLE = National Heritage List for England HLC = Historic Landscape Characterisation CA = Conservation Area C12 etc = 12th century etc LB = Listed Building KUB = Key Unlisted Building

AB No.	Period	Type	Description	Status	NGR	Ref No.
1	Prehistoric - Medieval	Findspot	Excavation at 1-83 Peckham High Street recovered flint flakes & abraded prehistoric & Roman pottery. A pit, ditch, post holes & other features dating to the C12 & C14 were identified.		TQ 3404 7674	MLO9199-200 & 226
2	Prehistoric - Medieval	Findspot & Buried Soil	Excavations at the Aylesham Centre found burnt flint, a Neolithic scraper and Late Bronze Age to Early Iron Age pottery in a buried soil. Roman to Medieval pottery were also found, but not associated with any archaeological features.		TQ 34278 76664	MLO67750
3	Prehistoric - Post-Medieval	Findspot, Pits & Plough Soil	Excavations at Lisford Street/East Sumner Road recovered three late Prehistoric flint flakes, a pit containing Roman roof tile, a copper ring and part of a knife blade, several C17-C18 pits & a plough soil. Medieval pot and tile fragments were found in the post-medieval ploughsoil.		TQ 34048 76903	MLO67515-17
4	Roman	Findspot	Roman glass vessel found during C19.		TQ 3410 7660	MLO4226
5	Roman	Findspot	Roman coin & pottery found in the area of Peckham High Street in the C19. A Roman glass vessel was found in the same location 1714-15.		TQ 34314 76785	MLO4228, MLO9513 & PastScape ID 404416
6	Medieval	Site of Kiln	Possible site of tile kiln at Peckham. Reference in 1378-9 of 1000 tiles bought in Peckham.		TQ 3410 7670	MLO17314
7	Medieval	Site of Windmill	A windmill is listed in an inventory of Peckham Manor in 1307.		TQ 3410 7690	MLO8726
8	Medieval - Post-Medieval	Pit, Garden Soil & Findspot	A pit containing pottery dating to c. 1050-1150 & a post-medieval garden soil and bedding trench was found during excavations at the rear of 47-71 Peckham High Street.		TQ 34112 76785	MLO67511-12

9	Medieval - Post-Medieval	Site of Manor House	Site of the Basing Manor House, seat of the Gardyner family in the C16. In 1854 it became the Manor House School.		TQ 3400 7666	MLO11520
10	Medieval - Post-Medieval	Site of Manor House	Site of manor house/mansion built by Thomas Bond during the C17 on the site of an earlier Bredinghurst manor house.		TQ 3412 7696	MLO9601 & MLO8244
11	Medieval - Post-Medieval	Trackway, Pit, Post Hole	A watching brief followed by an excavation at 71a-89 Peckham High Street identified a medieval post hole interpreted as a structure, medieval trackway and post-medieval rubbish pit.		TQ34170 76750	PastScape ID 1920802 & 1881822
12	Medieval - Post-Medieval	Terrace	Shard's Terrace (91-107 Peckham High Street and 126-130 Peckham Hill Street), is located within the area covered by the medieval village of Peckham. The terrace was constructed during the C18. Shard's Terrace is also a group of key unlisted buildings.	KUB	TQ 34217 76766	
13	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
14	Post-Medieval	Houses	Houses on Peckham Hill Street comprising a number of pairs of early C19 brick, 2 & 3 storey houses with basements at 40, 98 & 100, 102 & 104 and 106 & 108 Peckham Hill Street.	Grade II LB	TQ 34179 76918	MLO92217-19, DLO27163-4, NHLE 138576-2
15	Post-Medieval	Chapel	Baptist chapel built 1863. Brick with stucco front with heavy cornice and blocking course above frieze.	Grade II LB	TQ 34203 76514	MLO92308, DLO27254, NHLE 1385853
16	Post-Medieval	Ditches, Post Holes & Ridge and Furrow	A single evaluation trench at 16-18 Bellenden Road revealed a number of linear features including a large C18 boundary ditch, a furrow, a number of post-medieval post holes & post-medieval.		TQ 34013 76624	MLO58931

17	Post-Medieval	Agricultural Features	An excavation revealed a C18 ha ha that corresponds to a field boundary depicted on an early C19 map. A large sub rectangular pit and some smaller features found appeared to be elated to horticultural activities within the boundaries of ha ha.		TQ 34302 76694	MLO67756
18	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
19	Post-Medieval - Modern	House/Shop	58 Peckham High Street dates to the 1720's with a Victorian shop built to the front which was remodelled C20.	Grade II LB	TQ 34112 76669	MLO102916, DLO35232, NHLE 1393491
20	Post-Medieval - Modern	Post Office	Friends' meeting house, now post office depot. 1826, enlarged 1843. Stock brick with low-pitched, hipped slate roof. 2 storeys.	Grade II LB	TQ34079 76520	MLO92083 & NHLE 1385607
21	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 3415 7683	MLO7436-7 & MLO72938, MLO98360

22	Post-Medieval - Modern	Site of Terrace	94 and 96 Peckham Hill Street were part of a C19 terrace. These two houses were demolished between the 1960's and 1970's.		TQ 34172 76942	MLO28344
23	Post-Medieval - Modern	Site of House & Anderson Shelter	An evaluation at the rear of 1-27 Peckham High Street identified a post-medieval house & anderson shelter.		TQ33957 76775	NMR 1820236
24	Post-Medieval - Modern	Terrace	43-49 Rye Lane is the surviving section of a larger terrace of houses and shops, probably designed in 1894.		TQ 34179 76571	MLO103672
25	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
26	Post-Medieval - Modern	Public House	The Kentish Drovers public house is a former bank that dates to late 19 th century, after to the widening of Peckham High Street but has been much altered and is currently a JC Whetherspoons on the ground floor.		TQ 34139 76735	
27	Post-Medieval - Modern	Buildings	The Rye Lane Peckham Conservation Area Appraisal contains Key Unlisted Buildings & Groups of Buildings: Peckham High Street 32, 65-67, 71, 78, 109, 116 & 119. Peckham Library, Jones & Higgins Department Store, Rye Lane 12-14, 16, 26-28 & 47. The scale, containment and background character that they provide is essential to the character of the conservation area [AB 30] .	KUB		
28	Modern	School	Sumner Road Elementary School was built in the early 1920s to a design by George Topham Forrest.		TQ 33963 76835	MLO105400
29	Modern	HLC	Sumner Road Historic Landscape Characterisation. Modern Residential Development, 1945-2006 housing.	HLC		
30	Undated/Multi-period	Conservation Area	Rye Lane Peckham Conservation Area	CA		GLHER ID 1025



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