

**89 Long Lane,
Southwark**

**Historic Environment
Desk Based
Assessment**

Client: Sandi Buildings & Restorations Limited

AB Heritage Project No:60002

Date:20/06/2017

GLHER Data Licence Number:13172

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Sandi Buildings & Restorations Limited to produce a Historic Environment Desk Based Assessment covering a proposed development at 89 Long Lane, Southwark SE1 4PH.
- 1.1.2 The site is located within the Borough, Bermondsey and Rivers Archaeological Priority Area (APA). The APA reflects the known archaeological resource of Southwark, which comprises well understood and well preserved remains from all archaeological periods, but in particular, the well preserved and significant remains from the Roman period found at either Tabard Square or on Long Lane (**AB 5, 6, 9, 10, 20, 21, 24, 25, 26, 36-38**) all of these are within 60 m of the proposed development site.
- 1.1.3 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The site address is 89 Long Lane, Southwark, SE1 4PH. The site is located on the northside of Long Lane at the corner of Crosby Row. The site including rear is approximately 184.7 square metres and is located at national grid reference TQ 3274 7971.
- 1.2.2 The site is bounded to the south by Long Lane (A2198), to the west by number 87 Long Lane and to the east by Beormund Primary School. The rear of number 89 is bounded by a small car park that serves the surrounding premises.
- 1.2.3 The proposed development site of number 89 lies 265 m east of St George's church at the junction of Borough High Street, Great Dover Street (A2) and Marshalsea Road (A3201). Guy's Hospital lies 240 m north of the proposed development site.
- 1.2.4 The site is currently a disused takeaway food outlet, and occupies a house/shop that has been such since at least the mid-19th century. The building is a brick built swelling of three stories. The ground is taken up with a disused takeaway food outlet. The building has a basement, while the upper floors appear to have been slightly extended to the sides, perhaps housing a relocated internal staircase.

1.3 Geology & Topography

- 1.3.1 The underlying bedrock geology of the site is London Clay. This is overlain by the superficial geology of Kempton Park Gravel Formation, which are riverine sands and gravels. The site lies at c. 3.5 m above OD.

1.4 Proposed Development

- 1.4.1 The proposed development is for the extension to an existing basement and the replacement of the shopfront and new pennant lights.

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of cultural heritage 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, 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 is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13172. 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 3rd April 2017;
 - 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 HER;
 - Readily accessible information on the site's history from readily available historic maps and photographs held at the Southwark Local History Library and Archive

- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous 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 will appropriately and proportionately target any future archaeological works to those required to gain planning consent.

2.3 Consultation & Study Area

- 2.3.1 Daniel Dodds (Senior Heritage Consultant, AB Heritage) contacted Gillian King (Archaeological Advisor for Southwark) to discuss the archaeological background and the implications of the development for the archaeology. The consultation took place 28th March 2017 and during the discussion it was agreed that a Study Area around the proposal site, of 250 m would be sufficient.
- 2.3.2 Daniel and Gillian agreed that the key determining factor for this development was the high potential for disturbance to Roman remains best associated with those excavated in 2002-3 at Tabard Square c. 60 m west of the proposal site.

2.4 Methodology of Works

- 2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:
- No Potential - Clear evidence of past impacts / site sterilisation
 - Low - Very unlikely to be encountered on site
 - Medium - 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	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable 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

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 Sandi Buildings & Restorations Limited, 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 (April 2017) 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.
- 3.3.5 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 involve 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 Local Planning Policy

London Plan – Policy 7.8 Heritage Assets and Archaeology

- 3.4.1 The London Plan provides for the protection of archaeological assets and archaeology. Policy 7.8 states:

Strategic

A London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.

Planning decisions

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

- 3.4.2 The London Plan policy is supported by the Southwark Development Plan which incorporates the Core Strategy (2011). The Core Strategy Policy that pertains to this development is Policy SO 2F: Conserve and Protect Historic and Natural Places which states:

Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

1. Expecting development 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.

- 3.4.3 The Core Strategy also provides Archaeological Priority Zones (APZ's). These are areas where there is significant potential for archaeological remains. It is important that proposals on sites in APZs assess any remains which may be on site. The current proposal lies in the Borough, Bermondsey and Rivers APZ.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 There are no known cultural heritage assets within the development site.

Within the Study Area

- 4.1.2 There are 70 known archaeological heritage assets known within a 250 m radius of the development site. The most relevant assets relate directly to the extensive series of Roman finds in and around Tabard Square, which lies in the heart of Roman London south of the river Thames (**AB 5, 6, 9, 10, 20, 21, 24, 25, 26, 36-38**).

4.2 Previous Works in the Study Area

- 4.2.1 There have been a number of small to medium scale archaeological works within the study area since the mid-20th century. This series of investigations culminated in 2002-2003 in a large-scale excavation at Tabard Square the junction of Long Lane and Tabard Street. The archaeological investigation consisted of three trenches targeting post-medieval features and an area excavation of the Roman and earlier deposits and features (See Section 4.3 for more detail).

4.3 Archaeology & History Background

Prehistoric (c .500, 000 BC – AD 43)

- 4.3.1 Little prehistoric activity is recorded from within the study area. However, a find spot of prehistoric worked flints (**AB 2**) is recorded from Silvester Street c. 220 m west of the proposal site, and a similar find spot was recorded at Weston Street (**AB 3**), c. 245 m east of the proposal site.

Roman (c. AD 43 – AD 410)

- 4.3.2 The following is taken from the 2002 and 2003 excavations at Tabard Square, carried out by PCA (PCA, 2015).
- 4.3.3 The earliest Roman activities consisted of a dense cluster of postholes and stakeholes many were suggestive of structural remains.
- 4.3.4 After c. AD70 and onwards there was a transformation of the landscape. A network of ditches were found, a Roman road and the remains of many clay and timber buildings. Two late 2nd century Romano-Celtic temples were discovered with a series of masonry bases for plinths or altars. A significant Roman inscription mentioning the people of London was recovered from a cut feature around the precinct from one of the temples.
- 4.3.5 The large size of the site, c. 1.25 hectares, contributed to the recovery of some of the largest finds assemblages from an individual site not only from Southwark but from the City of London. This was led by at least three finds of national importance: the Mars Camulus inscription, the bronze foot and the face cream canister. These have been an important

source of research and such assemblages as the Roman coins that had nearly doubled the previous number of recorded coins from Southwark.

- 4.3.6 Further Roman period finds are recorded such as the timber remains of a boat at Guy's House, (now Guy's Hospital) c. 270 m north east of the proposal site (**AB 27**).

Medieval (AD 410 – AD 1536)

- 4.3.7 Little is known for Southwark in the immediate post-Roman period. The landscape changed- specifically the Thames rose and was increasingly tidal, flooding a wider area and limiting recolonization (Reilly, 1998).
- 4.3.8 Southwark is not documented again until c.910 when Southwark was perhaps no more than a garrison station defending the recently rebuilt bridge. Southwark is again mentioned in the Domesday Survey of 1086- a Minster Church and a dock are mentioned.
- 4.3.9 In the 13th and 14th centuries the town of Southwark was centred around the approach to London Bridge which had been rebuilt in stone in 1209- the only river crossing near London until 1750. The town extended south along the high street (aka Long Southwark), west along Bankside and east along Tooley Street. Later ribbon development extended along Kent Street (later Tabard Street) and along Bermondsey Street.
- 4.3.10 Borough High Street was an important link with London, being the arrival and departure point for many travellers visiting London due to a lack of accommodation in the city. Many inns lined the street (Reilly, 1998).

The Post Medieval Period (AD 1537 – AD 1900)

- 4.3.11 Population grew due to immigration- from 10,000 in 1547 to double that in 1600 and was 30,000 by 1678. In the 17th century it became the second largest urban area in Europe.
- 4.3.12 Sixteenth century Southwark was characterised by houses with gardens and many open spaces. Expansion along Long Lane followed an initial expansion west and east along the riverfront – the area between Tooley Street and the river was infilled- and ribbon development along Blackman Street (the part of BHS south of St George's church). The development at Long Lane was part of later building which also occurred south of Tooley Street, along Kent Street (Tabard Street) and west on Bankside.
- 4.3.13 The period saw changes in landholding- Henry VIII acquired much land in Southwark and in 1550 the Crown sold three manors to the City- the Guildable, the Great Liberty and the Kings.
- 4.3.14 From mid-18th century the character of Southwark was altered by the construction of bridges, with increased trade and industry and rapid urbanisation. In 1799 Blackfriars Road (then Great Surrey Street), led from the bridge to St. George's Circus, where it met with the line of Westminster Bridge Road and the Borough Road, connecting with Westminster Bridge and the Borough High Street.
- 4.3.15 Existing industry diversified and enlarged, and new industries emerged (e.g. brewers, vinegar works). By the beginning of the C19th Southwark was firmly industrialised, especially iron founding and brewing. This industrial expansion led to a rapid expansion in population; the town of Southwark grew from a population of c.35000 in 1700 to 85000 in 1831.

- 4.3.16 Philanthropic institutions followed– notably Guy’s Hospital, founded in 1721 in St Thomas Street, and schools and other institutions.

4.4 Historic Map Sources



Plate 1. Representation of Roman London, showing relative position of site

- 4.4.1 Plate 1 is an artist’s impression of Roman London based on our understanding from archaeological finds, as well as ancient roads etc. The red ring shows our site occupying the urban area that grew up around the approach to the bridge.



Plate 2. 1676-1682 Ogilby and Morgan's Large Scale Map of the City As Rebuilt By 1676

- 4.4.2 Plate 2 shows the proposal site on the north side of Long Lane. Whilst there is considerable built up activity to the west, the proposal site is shown largely surrounded by arable fields. It is doubtful if London had returned to the population and urbanisation levels witnessed during the height of the Roman city.



Plate 3. 1792-99 Richard Horwood Plan of the Cities of London and Westminster, the Borough of Southwark and part adjoining.

- 4.4.3 Plate three shows Long Lane and the surrounding streets at the end of the 18th century. The map shows that Long Lane (and White Street) had become much more densely occupied. Crosby Row and other alleys are shown leading from Long Lane. The area in general exhibits a mix of industry and domestic houses, note the ropewalk adjacent to the Gardens to the rear of little Charlotte Row. Many of the houses, particularly along Kent Street, have rear gardens.

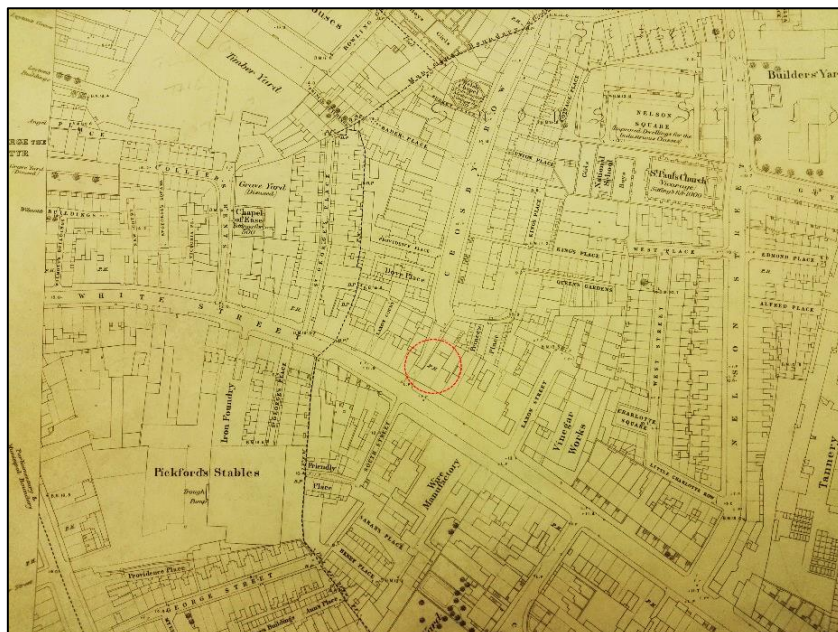


Plate 4. 1872 OS 1st Edition VII.86

- 4.4.4 The 1st Edition OS map of 1872 shows how quickly the area had urbanised by the latter quarter of the 19th century. The corner of Crosby Row and Long Lane is occupied by a public house. The area to the west and south of the proposal site that would become Tabard Square contains a wire foundry (**AB 63**) and an iron foundry, typical in this densely packed, mixed use suburb.



- 4.5.1 A site visit was undertaken by Karen Averby on the 3rd March 2017. 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 site visit showed that number 89 Long Lane is a rare survival from the Victorian period on this street (Photo 2). It was clear that there had been a great deal of redevelopment all around the proposal site throughout the 20th and 21st centuries – not least with the development of Beormund school immediately to the east of number 89 Long Lane.



Photo 2. Looking east along Long Lane. Number 89 is on the left of the picture with the chimney stacks

5. CULTURAL HERITAGE POTENTIAL & MITIGATION

5.1 Known Cultural Heritage Resource

- 5.1.1 It has been shown in sections 4.1 to 4.3 above that the overriding cultural heritage resource in north Southwark and particularly between Long Lane and Great Dover Street in the area of Tabard Square is of the very well preserved Roman ritual and funerary deposits and features located only c. 60 m to the west of the proposal site.
- 5.1.2 Further significant Roman finds includes the timber remains of a boat found at the site of the former Guy's House (**AB 27**) c. 270 m north of the proposal site.
- 5.1.3 Closer to the proposal site, a number of Roman finds have been recorded actually on Long Lane (**AB 4, 5, 8-9, 23, 24 & 25**).

5.2 Past Impact Within the Site Boundary

- 5.2.1 The existing building probably dates from the mid-Victorian period and is known to have a basement that extends beneath part of the footprint. The rear of the building has a small yard, where deposits may have been relatively undisturbed.

5.3 Potential Archaeological Resource

- 5.3.1 The remains uncovered at Tabard Square are of exceptional importance. In Line with Table 1 they are of National Importance 'The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance)'.

5.4 Predicted Impact of Proposed Development

- 5.4.1 The development proposal includes the for the extension of the basement. This will have a direct impact on any surviving below ground archaeological remains. In Line with Table 2 this should be categorised as uncertain, as the precise impact on archaeology is unknown.
- 5.4.2 However, when assessing the surrounding density of archaeological remains against the small scale of the proposed development, it is anticipated that impacts would reflect a low level of overall impact on the wider archaeological resource. This would result in at least a moderate or above significance of effects on the archaeological resource, in line with Table 3.

5.5 Outline Recommendations

- 5.5.1 Based on the form of proposed works and the overall potential for a moderate significance of effects there would be a requirement to progress on-site archaeological works. This would tie in with the requirements of the sites location within an Archaeological Priority Zone, stipulating the need for assessment and mitigation of potential archaeology in advance of construction.
- 5.5.2 It is proposed that, as part of the excavation of the basement, a detailed archaeological recording brief be undertaken, whereby an archaeologist would be present during full excavation works down to natural deposits or the base of impact, whichever comes first.
- 5.5.3 All recommendations are subject to the approval of the from the Local Planning Archaeologist.

6. REFERENCES

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- PCA 2015, Temples & Suburbs: Excavations at Tabard Square, Southwark (Monograph 18)
- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf
- Reilly, L, 1998, Southwark: An illustrated history

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

MLO – GLHER monument prefix

APA - Archaeological Priority Area

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
1			Archaeological Priority Area (APA) – Borough, Bermondsey and Rivers			DLO35765
2	Prehistoric	FIND SPOT	Silvester Street - c.35 flints found during excavation residual?		TQ 3255 7967	090854/00/00 - MLO231
3	Prehistoric and Roman	STRUCTURES	74-90 Weston Street – Excavation in 1989 uncovered remains of prehistoric and Roman date.		TQ 3298 7980	091965/00/00 - MLO637 to 091969/00/00 - MLO637
4	Roman	WATER COURSE	127 Long Lane - An E-W aligned channel containing a very light brown clay sand was recorded, sealed by alluvial deposits		TQ 3286 7964	092742/00/00 - MLO722
5	Roman	FLOOD DEPOSIT	127 Long Lane - Alluvial blue grey clay deposits of probable Roman date were recorded at a maximum top height of 2.10m OD and a maximum thickness of 1m		TQ 3286 7964	092743/00/00 - MLO722
6	Roman	WATER COURSE	199 Borough High St - Channel filled in roman period contained nails & hinges thought to indicate a probable building nearby		TQ 3259 7982	091011/00/00 - MLO135
7	Roman	FIND SPOT	199 Borough High St - 65 struck flint & 1? flake with a worked notch from roman ditch		TQ 3259 7982	091031/00/00 - MLO135
8	Roman	FIND SPOT	32 Long Lane - Evaluation uncovered the upper levels of a peat layer contained Roman pottery dated to the C1st AD and some residual brick/tile and pot was found in later deposits.		TQ 3257 7973	093202/00/000 - MLO74

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
9	Roman	STRUCTURE	5-27 Long Lane - Complex of Roman remains of structures and deposits associated with an archaeological evaluation undertaken in 1999 - 2000		TQ 3260 7978	093243/00/000 - MLO75 to 093259/00/000
10	Roman	FIND SPOT	Bowling Green Place - Samian ware found about 1909		TQ 3270 7986	090658/00/00 - MLO952
11	Roman	DEPOSIT	Chaucer House – Dark earth deposit sealing earlier features		TQ 3263 7960	090327/05/00 - MLO303
12	Roman	DITCH	Chaucer House – Boundary ditch NW-SE aligned		TQ 3263 7960	090327/03/00 - MLO304
13	Roman	BURIAL	Chaucer House - Late inhumation lying NE-SW cut into one of the earlier drainage ditches. another not fully excavated		TQ 3263 7960	090327/04/00 - MLO304
14	Roman	STRUCTURE	Chaucer House - Timber posts driven into gravel, possibly piling for a structure		TQ 3263 7960	090327/06/00 - MLO304
15	Roman	HEARTH	Chaucer House – Tile Hearth		TQ 3263 7960	090424/01/00 - MLO386
16	Roman	DITCH	Chaucer House - Series of parallel NW-SE drainage ditches, the most southerly pos. along watling st		TQ 3263 7960	090327/02/00 - MLO386
17	Roman	FINDSPOT	Chaucer House - Deposits with building debris		TQ 3263 7960	090327/07/00 - MLO386
18	Roman	OCCUPATION SITE	Chaucer House - Drainage & boundary ditches & burial sealed by black earth layer. pos. piling & building debris		TQ 3263 7960	090327/00/00 - MLO430
19	Roman	BURIAL	Crosby Row - Burial		TQ 3275 7980	090664/00/00 - MLO788
20	Roman	DEPOSITS	Crosby Row/Porlock Street		TQ 3275 7974	MLO104946

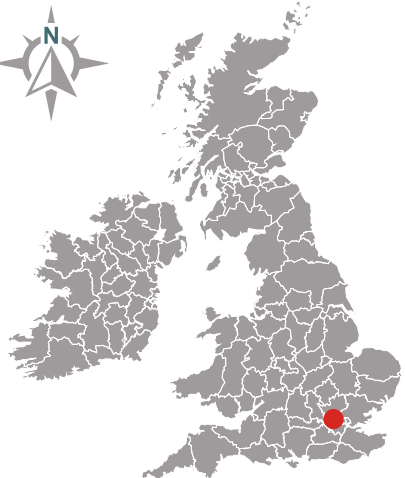
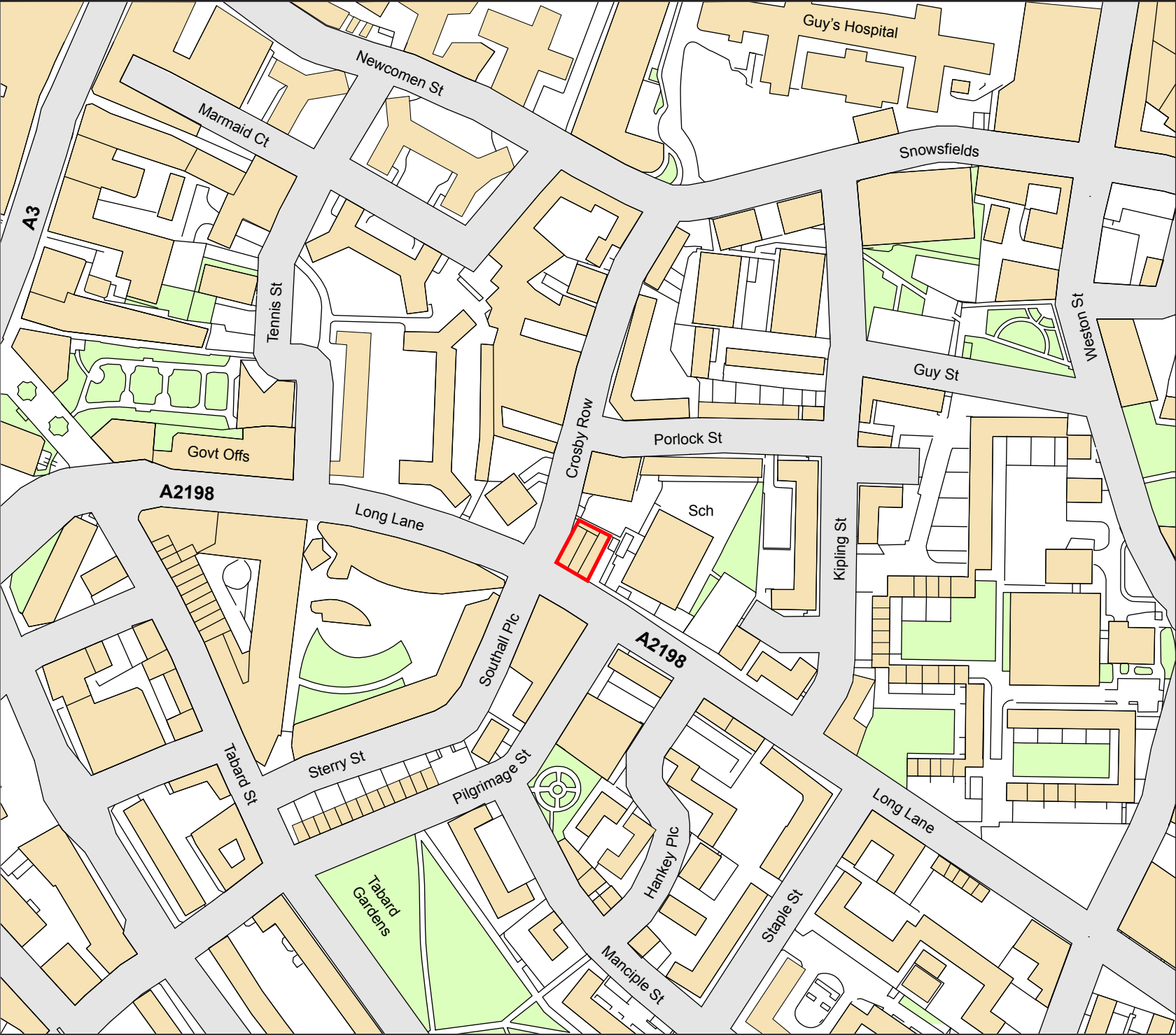
AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
21	Roman	WATERCRAFT	Great Maze Pond - Abandoned oak boat in natural channel silt		TQ 3281 7991	MLO4301
22	Roman	FIND SPOT	Harper Road - Coins & two bronze sheep-bells found in 1897		TQ 326 796	090772/00/00 - MLO874
23	Roman	FIND SPOT	Long Lane – Gold coin of Hadrian		TQ 3263 7975	090241/00/00 - MLO114
24	Roman	FIND SPOT	Long Lane - 4 Samian potsherds incl 3 basesherds found 1853		TQ 3263 7975	090242/00/00 - MLO422
25	Roman	FIND SPOT	Long Lane/Pilgrimage Street - Vase found 1952		TQ 3275 7965	091081/00/00 - MLO156
26	Roman	FIND SPOT	Mermaid Court - Deep marshy area with silty fills containing roman pottery in lowest levels		TQ 3261 7988	090351/00/00 - MLO232
27	Roman	FIND SPOT	New Guys House - Natural sand at -0.30m overlain by 1.20m of clay. Fragments of timber possibly from boat.		TQ 3281 7992	090402/00/00 - MLO230
28	Roman	FIND SPOT	Newcomen Street – Pair of Sandals of probable Roman date		TQ 3275 7985	090786/00/00 - MLO115
29	Roman	FIND SPOT	Newcomen Street - Small roman lamp reported in 1872 by Mrs. Gwilt		TQ 3270 7990	090787/00/00 - MLO231
30	Roman	OCCUPATION SITE	Silvester Street – Roman occupation site including buildings and structures as well as ground surface and other deposits		TQ 3255 7967	090521/00/00 - MLO351 to 090521/07/00 MLO351
31	Roman	DITCHES	Silvester Street - A north-south ditch possibly Romano-British		TQ 3255 7967	090851/00/00 - MLO879
32	Roman	FINDSPOT	St Georges Churchyard - Roman pottery found in the churchyard 1902 in c17 dump with terracotta work pos. from Suffolk House		TQ 3255 7978	090766/00/00 - MLO873

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
33	Roman	FIND SPOT	Swan Street - Many roman finds recorded 1913 found in Swan St		TQ 326 798	090398/00/00 - MLO437
34	Roman	FIND SPOT	Swan Street - jar from Swan St now in MoL		TQ 326 798	090613/00/00 - MLO775
35	Roman	FIND SPOT	Tabard Street - Cremation urn with bones found? 1899		TQ 329 797	090306/00/00 - MLO428
36	Roman	FIND SPOT	Tabard Street -		TQ 328 798	090610/00/00 - MLO775
37	Roman	FIND SPOT	Tabard Street - Roman pottery found in Kent St 1886		TQ 329 796	090777/00/00 - MLO874
38	Medieval	FIND SPOT	Swan Street - Ovoid jug found in Swan St 1913		TQ 326 798	090503/00/00 - MLO765
39	Medieval	DITCHES	Silvester Street - NW-SE gullies with double rows of posts on either side possibly of tenterground		TQ 3255 7967	090850/00/00 - MLO879
40	Medieval	PITS	Long Lane / Weston Street - Medieval pits and northeast/southwest aligned ditches		TQ 32964 79571	MLO105163
41	Medieval	PIT	33 Long Lane - A Medieval pit was found during excavations		TQ 3256 7972	MLO105490
42	Medieval	FIND SPOT	Tabard Street – Inlaid floor tile found		TQ 329 797	090545/00/00 - MLO769
43	Medieval	FIND SPOT	34 -70 Long Lane - Several Medieval agricultural features were observed during excavations		TQ 3263 7968	MLO74788
44	Medieval	BUILDING	Chaucer House - Series of brick pits, some possibly associated with tanning		TQ 3263 7960	090424/00/00 - MLO230
45	Medieval	POND	Great Maze Pond		TQ 3280 7993	090646/00/00 - MLO778

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
46	Post Medieval	DEPOSITS	199 Borough High St - Post medieval deposit build up		TQ 3259 7982	091012/00/00 - MLO233
47	Post Medieval	BURIAL	29-35 Long Lane - Disarticulated human skeletal remains were found within modern building rubble. Two 50 litre bags of remains were recovered. Probably came from former graveyard attached to Baptist Chapel, immediately to the north east and moved due to bomb damage clearance. No other archaeological evidence was found		TQ 3260 7975	MLO77403
48	Post Medieval	BUILDING	Beormond School - small vinegar works operating in 1872. redevelopment of site into Beormond School		TQ 3279 7972	092971/00/000 - MLO74
49	Post Medieval	BUILDING	Broughton House – Timber Yard operating in 1872		TQ 3264 7984	092984/00/000 - MLO74
50	Post Medieval	PIT	Chaucer House - Series of brick pits, some possibly associated with tanning		TQ 3263 7960	090425/00/00 - MLO114
51	Post Medieval	DEPOSITS	21 23 Crosby Row – Cultivation soils		TQ 327247978	MLO98765
52	Post Medieval	STRUCTURE	21 23 Crosby Row - Brick cellar		TQ 3272 7977	MLO98764
53	Post Medieval	BURIAL GROUND	Guy Street/Kipling Street - Guy's Hospital Burial-ground		TQ 3288 7985	091209/00/00 - MLO165
54	Post Medieval	BURIAL GROUND	Hankey Place Gardens - Burial ground marked on OS map adjacent to Wesleyan Methodist chapel		TQ 3273 7961	090594/00/00 - MLO167
55	Post Medieval	BUILDING	Long Lane – Tannery operating in 1872		TQ 3293 7965	092952/00/000 - MLO74
56	Post Medieval	BURIAL GROUND	Long Lane - Site of burial ground on north side of Baptist chapel		TQ 3266 7979	091215/00/00 - MLO201

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
57	Post Medieval	STRUCTURES	33 Long Lane – Post Medieval brick cellars		TQ 3255 7972	MLO105491
58	Post Medieval	BUILDING	Northfleet House - Small warehouse operating in 1872. site redeveloped into Northfleet House		TQ 3267 7988	092983/00/000 - MLO74
59	Post Medieval	BUILDING	Silvester Street – Pipe Clay Kiln		TQ 3255 7967	090853/00/00 - MLO115
60	Post Medieval	FIND SPOT	Post medieval finds were uncovered during a watching brief at the Rose Public House by Museum of London Archaeology in September 2010.		TQ 32969 79860	MLO104862
61	Post Medieval	BUILDING	Location of 19th century hop warehouses which served local breweries		TQ 32815 79918	MLO105299
62	Post Medieval	DUMP	Snowfields/Guys Hospital – Post medieval dumps in a former watercourse		TQ 32815 79917	MLO14264
63	Post Medieval	BUILDING	Southall Place – Small Wireworks operating in 1872		TQ 3273 7967	092970/00/000 - MLO74
64	Post Medieval	STRUCTURE	St George's Gardens - Two brick structures, possibly vaults from the old church		TQ 32548 79787	MLO98139
65	Post Medieval	BURIAL GROUND	Tennis Street - Baptist chapel in Sheers Alley with a burial ground		TQ 3264 7979	091217/00/00 - MLO169
66	Post Medieval	BURIAL	1 Tennis St - Humans remains identified from unstratified deposits during Watching Brief		TQ 3260 7977	092856/00/000 - MLO73
67	Multi	OCCUPATION SITE	38-57 Silvester St - Evaluation. Despite extensive truncation by post-Medieval foundations and basements, a 1.2m depth of Medieval and Roman stratigraphy was recorded.		TQ 3254 7968	091737/00/00 - MLO629
68	Multi	OCCUPATION SITE	Long Lane / Tabard Square – Extensive archaeological works undertaken in 2002-03. Known as Tabard Square		TQ 3263 7968	MLO105241, MLO 074785, MLO 077380

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
69	Modern	DESIGNED LANDSCAPE	Tabard Street / Manciple Street - The Tabart Estate was one of the London County Council's (LCC) early slum clearance schemes, planned in 1910 and extended later. The blocks of flats are grouped around a rectangular garden with its original railings. Tabard Gardens provides recreational space for the estate. It is divided into three spaces: a playground, a grass square with seats, and an area formed into a mound and planted with shrubs, now a wildlife area with paths through it, which separates this part of the gardens from the large grass area at the north end.		TQ 32700 79511	MLO104087
70	Modern	OCCUPATION SITE	Silvester Street - Victorian basements and associated foundations were found during excavations at Silvester Street by the Museum of London in 1993.		TQ 32553 79676	MLO105393



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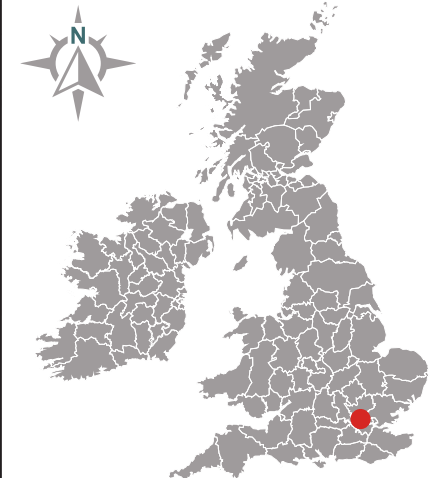
 Site Boundary



Figure 1: Site Location

Project: Long Lane	
Date: 04/04/17	Job No: 60002
Drawn by: PL	Approved by: AB

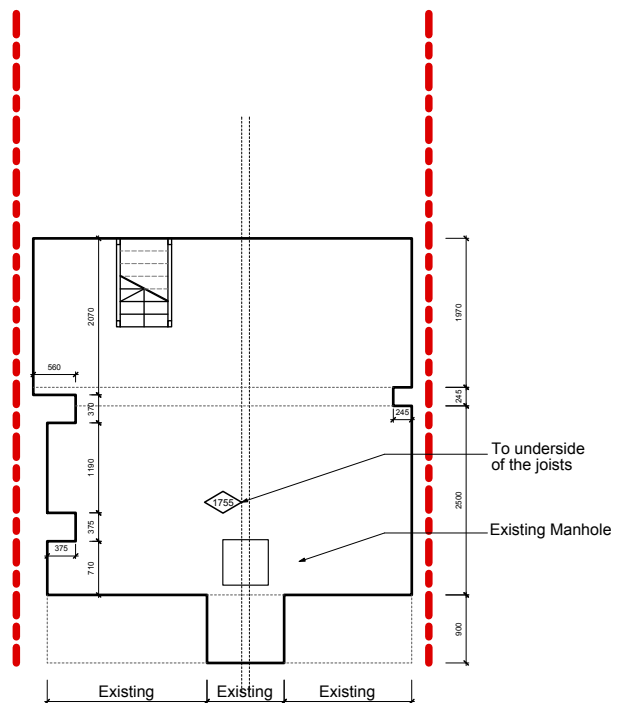


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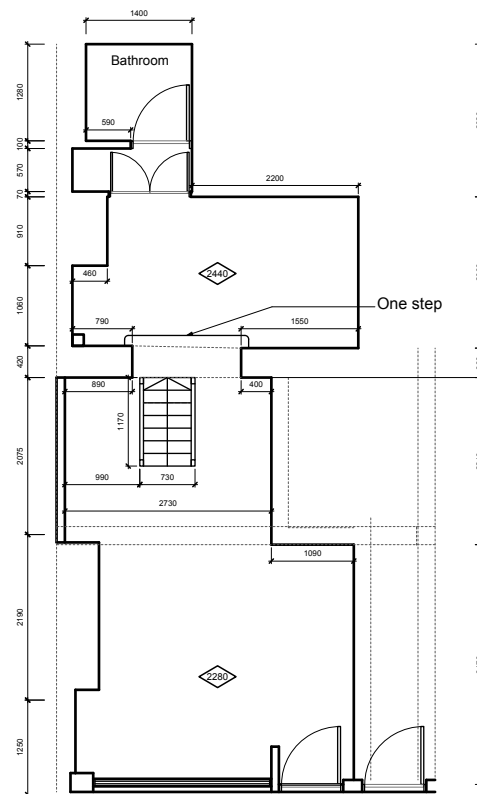
- Site Boundary
- Search Area (250m)
- AB Numbers

0 100m

Figure 2: Historic Features Map	
Project: Long Lane	
Date: 04/04/17	Job No: 60002
Drawn by: PL	Approved by:



Existing Basement



Existing Ground Floor

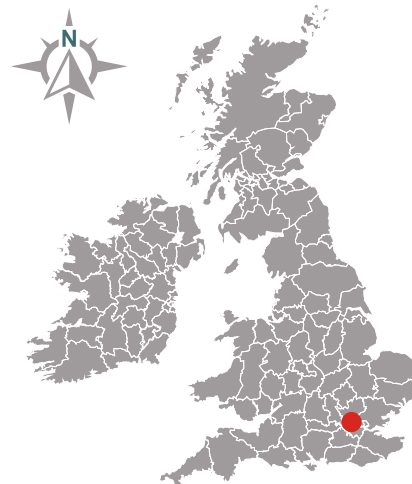


Figure 3: Existing Basement and Ground Floor Plans

Project: Long Lane

Date: 04/04/17

Job No: 60002

Drawn by: PL

Approved by:

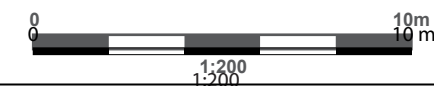
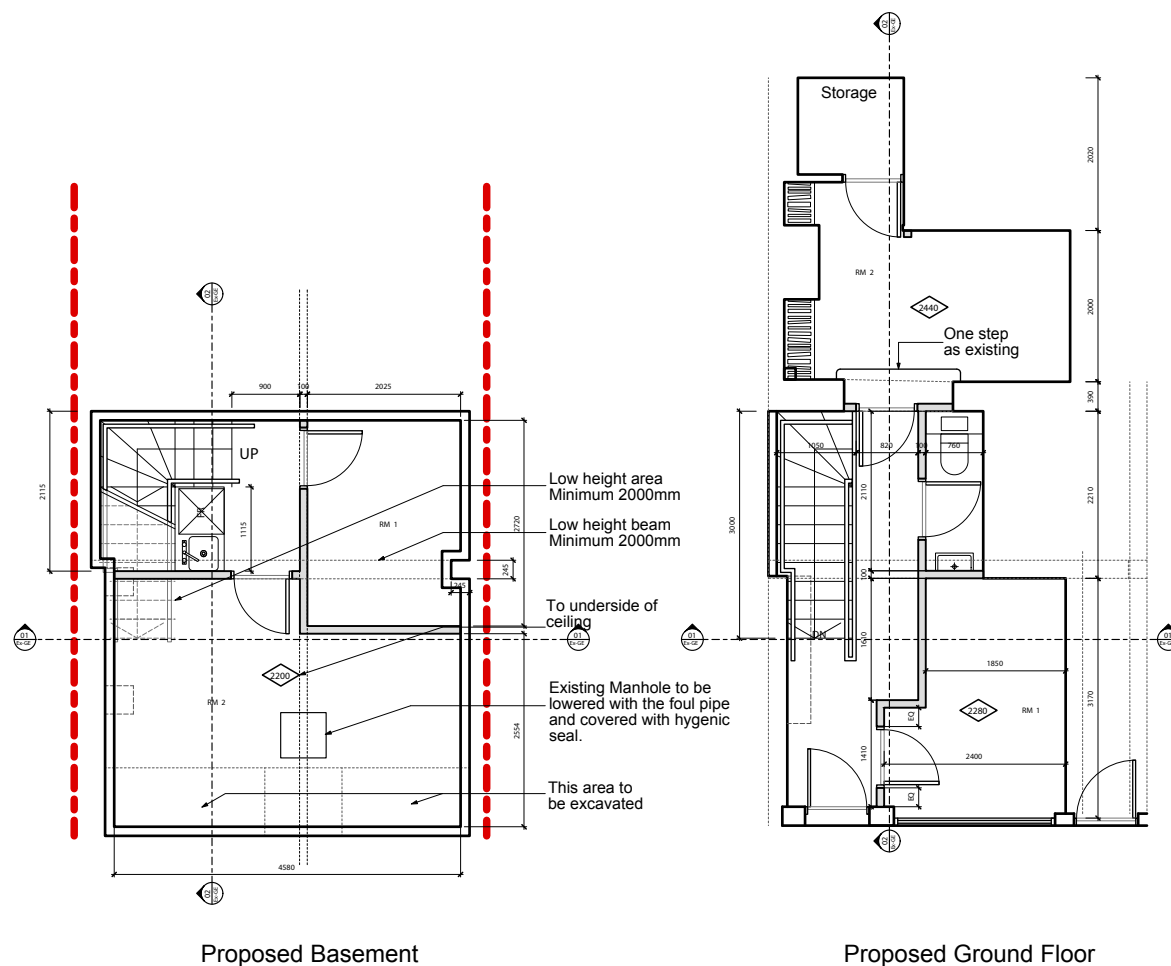
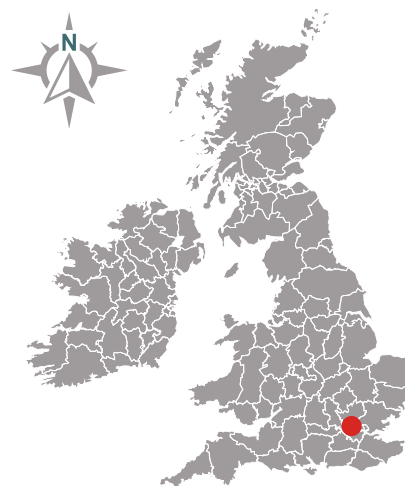


Figure 4: Proposed Basement and Ground Floor Plans

Project: Long Lane

Date: 04/04/17

Job No: 60002

Drawn by: PL

Approved by:



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