

Desk-top Archaeological Assessment

**233-241 LEWISHAM HIGH STREET,
LONDON SE13**



National Grid Reference: TQ 38162 75037

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A Desk-top Archaeological Assessment of

**233-241 LEWISHAM HIGH STREET
LONDON SE13**

London Borough of Lewisham

on behalf of Georgica Plc

National Grid Reference
TQ 38162 75037

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EXECUTIVE SUMMARY

This archaeological desk top assessment has been prepared in advance of the planning application for the redevelopment of 233-241 Lewisham High Street, London SE13. Currently used as a billiard hall and snooker club the planning application will be for the redevelopment of the site by the erection of a multi storey building comprising 56 flats and an A1 retail unit.

The assessment was commissioned by West & Partners, chartered architects and town planning consultants, on behalf of Georganica Plc.

The proposed development site lies within an Archaeological Priority Zone as defined by the London Borough of Lewisham in their Unitary Development Plan which they adopted in July 2004 and as such a desk-top assessment is required to support any planning application.

Located c.750m to the south of Lewisham town centre the site is situated on the east side of Lewisham High Street to the north of the junction with Courthill Road Lane (figure 1). The London Bridge to Dover railway line forms the northern boundary to the site. The site is trapezoidal in nature, measuring c.47m east/west by c.22m north/south at its widest point with an area of c.1,034m².

A search of the local archaeology within the study area (defined as a 650m square centred on the site) has produced 56 records held on English Heritage's Greater London Sites and Monuments Record: two prehistoric; one Roman; five Medieval; 28 post-Medieval; three of unknown date; three producing negative evidence; and 14 listed buildings.

This assessment concludes that there is a low potential of finding archaeological material dating to the prehistoric and Roman periods based on the low occurrence of finds and features within the study area from these periods; that there is low potential of finding archaeological material dating to the Medieval period based on the Sites and Monuments Record; and that there is a moderate to high potential of finding archaeological material dating to the post-Medieval period based on the Sites and Monuments Record and the historic map evidence.

It is likely that the current development would have truncated any surviving archaeological deposits from the 19th Century, or earlier and therefore it is thought that the proposed development site is unlikely to contain archaeological deposits that would require preservation *in-situ*. Accordingly it is suggested that any future archaeological work such as fieldwork could be secured through the imposition of archaeological planning conditions as part of the granting of planning permission.

However the ultimate decision for future archaeological work on this site rests with English Heritage as the appointed archaeological advisers to the London Borough of Lewisham.

Archaeological fieldwork may show that the proposed development site's archaeological potential has been largely destroyed when the current billiard hall was built at the beginning of the 20th Century.

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1.0 INTRODUCTION

This archaeological desk top assessment has been undertaken to support the planning application in relation to the redevelopment of 233-241 Lewisham High Street, London SE13. Currently used as a snooker hall the proposed scheme involves a mixed use redevelopment of the site to include a retail unit fronting Lewisham High Street with residential above fronting Courthill Road stepping down in scale progressively.

The assessment was commissioned by West & Partners, chartered architects and town planning consultants, on behalf of Georgica Plc.

The site is situated on the east side of Lewisham High Street to the north of the junction with Courthill Road. The London Bridge to Dover railway line runs along the northern boundary to the site. It is trapezoidal in nature, measuring c.47m east/west by c.22m north/south at its widest point with an area of c.1,034m² (figure 1).

2.0 OBJECTIVES OF THE REPORT

The object of this assessment is to establish the known archaeological potential (if any) and to suggest the level, if any, of archaeological mitigation in relation to the proposed development.

3.0 METHODOLOGY

This assessment follows the guidelines established by English Heritage (1998) and the Institute of Field Archaeologists (2001).

Two visits were made to Lewisham Local Studies and Archive Centre held in Lewisham Library, Lewisham High Street, SE16. Historical and geological maps and plans were consulted along with aerial photographs, books and reports held in the local library. An internet search was also undertaken for historical information on the area.

Reports of previous archaeological work in the study area (defined as a distance of 650m from the centre of the site) and generally within the London Borough of Lambeth held by English Heritage's Greater London Archaeological Advisory Service were consulted. These included: desk top assessments; and reports on watching briefs, evaluations; and excavations.

A print out was obtained from English Heritage's Greater London Archaeological Advisory Service of all entries held on the Sites and Monuments Record within a distance of 650m from the centre of the site, taken to be TQ 38162 75037 to determine the nature and extent of known archaeological remains in the study area.

Sources are listed at the end of this assessment.

4.0 ARCHAEOLOGY AND PLANNING

4.1 Central Government Advice

Central Government advice relating to archaeology is contained in Planning Policy Guidance 16 (PPG16) published by the Department of the Environment in 1990. This sets out the Secretary of State's policy on archaeological remains on land and provides recommendations, many of which have been incorporated into local development plans.

The key points of PPG16 can be summarised as follows:

- *Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism (paragraph 6).*
- *Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation (paragraph 8).*
- *The key to informed and reasonable planning decisions...is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal. When important remains are known to exist, or when archaeologists have good reason to believe that important remains exist, developers will be able to help by preparing sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure, or by careful siting of landscaped or open areas. There are techniques available for sealing archaeological remains underneath buildings or landscaping, thus securing their preservation for the future even though they remain inaccessible for the time being (paragraph 12).*
- *If physical preservation in situ is not feasible, an archaeological excavation for the purposes of "preservation by record", may be an acceptable alternative. From the archaeological point of view this should be regarded as a second best option (paragraph 13).*
- *The key to the future of the great majority of archaeological sites and historic landscapes lies with local authorities, acting within the framework set by central government, in their various capacities as planning, education and recreational authorities, as well as with the owners of sites themselves. Appropriate planning policies in development plans and their implementation through development control will be especially important (paragraph 14).*
- *Development plans should reconcile the needs for development with the interests of conservation including archaeology. Detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings (paragraph 15).*
- *Planning authorities should not include in their development plans policies requiring developers to finance archaeological works in return for the grant of planning permission (paragraph 25).*
- *Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such excavation and recording should be carried out before development commences, working to a brief prepared by the planning authority and taking advice from archaeological consultants (paragraph 25).*
- *Planning authorities should seek to ensure that potential conflicts are resolved and agreements with developers concluded before planning permission is granted. Where the use of planning condition*

is necessary, authorities should ensure that, in accordance with DOE Circular 1 / 85, they are fair, reasonable and practicable (paragraph 29).

In summary PPG16 advises that archaeological remains should be considered as early as possible in the development process, ideally prior to the submission of a planning application to the local planning authority, in order that there is time to deal with any unexpected complications should significant archaeological remains become apparent.

A desk-based assessment such as this, is the most appropriate method of achieving this because it assesses the archaeological implications of any potential remains. Based on the assessment further archaeological evaluation may be recommended, which PPG16 states is normally a *rapid and inexpensive operation* (paragraph 21).

4.2 Local Government Policy

At a local government level archaeological matters are determined by the local planning authority, in this case the London Borough of Lewisham with the advice of their nominated archaeological advisors, English Heritage. The relevant policies are set out in the Unitary Development Plan (UDP) which was adopted in July 2004. The Borough has incorporated the recommendations of PPG15 and PPG16 into its UDP policies. The policy relating to archaeology is:

Policy URB21 Archaeology

The Council will promote the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation and presentation to the public by:

- (a) requiring applicants to have properly assessed and planned for the archaeological implications where development proposals may effect the archaeological heritage of a site. This may involve preliminary archaeological site evaluations before proposals are determined;*
- (b) advising where planning applications should be accompanied by an evaluation within Archaeological Priority Areas as shown on the Proposals Map. This should be commissioned by the applicants from a professionally qualified organisation or archaeological consultant;*
- (c) encouraging early co-operation between landowners, developers and archaeological organisations, in accordance with the principles of the British Archaeologists and Developers Liaison Group Code of Practice, and by attaching appropriate conditions to planning consents, and/or negotiating appropriate agreements under S106;*
- (d) encouraging suitable development design, land use and management to safeguard archaeological sites and seeking to ensure that the most important archaeological remains and their settings are permanently preserved in situ with public access and display where possible and that where appropriate they are given statutory protection;*
- (e) in the case of sites of archaeological significance or potential where permanent preservation in situ is not justified, provision shall be made for an appropriate level of archaeological investigation and recording which should be undertaken by a recognised archaeological organisation before development begins. Such provision shall also include the subsequent publication of the results of the excavation;*
- (f) seeking to ensure their preservation or record in consultation with the developer in the event of significant remains unexpectedly coming to light during construction; and*

- (g) *in the event of the Scheduling of any Ancient Monuments and Sites of National Importance, ensuring their protection and preservation in accordance with Government regulation, and to refuse planning permission which adversely affects their sites or settings.*

Reasons

The Council wishes to protect its archaeological heritage and to ensure that any important remains are preserved and in suitable cases effectively managed as an educational, recreational tourist resource. Archaeological remains are a community asset and they provide a valuable picture of the history and development of the local area as well as London as a whole. They are a finite and fragile resource, vulnerable to modern development. The Council endorses the DETR's advice as set out in PPG 16 (1990) and that of English Heritage (Development Plan Policies for Archaeology, 1992) upon which this Policy has been based.

The requirements of the Policy generally come into force when extensive redevelopment is proposed involving excavation or foundation work which may disturb or expose relatively undisturbed remains below the level of current building development. Schedule 3 'Areas of Archaeological Priority' explains the significance of the various designated Areas of Archaeological Priority and gives an indication of the type and age of archaeological remains that might be discovered.

The site lies within Archaeological Priority Zone 6 -*Lewisham and Catford/Rushey Green* as designated by the London Borough of Lewisham in the UDP. The policy therefore requires that an archaeological desk top study be submitted to support any planning application involving redevelopment on this site and that such a study should outline the impact of the development on any potential archaeological remains.

5.0 GEOLOGY AND TOPOGRAPHY

Environmental factors such as geology, topography, hydrology and flora and fauna have always played an important role in influencing man's decision to settle in a particular location. The fact that these influences have not been constant over time is reflected in the different uses of land and intensity of utilisation. Favourable environmental conditions and climate generally results in greater land utilisation and conversely inclement conditions result in lower land utilisation. The differing types of land use is reflected in the archaeological deposits as layers (stratification).

According to the British Geological Society the solid geology of the site and the area immediately surrounding is Kempton Park Gravel drift overlying London Clay which was laid down by the River Thames during the Mid-Devensian 30,000-45,000 years ago.

The results from previous archaeological investigations in the surrounding area confirms the natural geology to be Kempton Park Gravel in the vicinity of the development site.

There has been no previous geotechnical work on the site. The nature, type and depth of any geological deposits cannot therefore be determined at this stage. It is anticipated that geotechnical work will be commissioned prior to commencement of any development involving ground excavation.

From data obtained from the Ordnance Survey (2001) and Sterling Surveys (2005) the proposed development site lies between 10.90m AOD and 11.18m AOD.

6.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 Introduction

The potential for finding archaeological activity on a site and its surrounding area is determined by a number of factors. For the earliest period, the prehistoric, there is no documentary evidence to help determine the previous use. Instead the archaeological record, particularly other sites with similar geological, topographical and hydrological characteristics, can be used to determine the potential for any archaeological remains.

The appearance of maps and documents can help trace the historical development of a site and its surrounding area. Maps can trace the topography as well as the building, demolition and alteration of settlement indicating changes in ownership, fashion, affluence and politics.

Likewise, documents can be used to trace the changing development and fortunes of a site and its surrounding environment. Past owners, the value of the land, its use (whether for agriculture, uncultivated or developed *etc.*) can be ascertained all of which can be used as supporting evidence for the historical maps.

It is therefore essential to examine the archaeological record as well as the historic maps and documents in order to build up as comprehensive a picture as possible

An important source of archaeological information is the Sites and Monuments Record (SMR), a database of all known archaeological sites and finds, scheduled ancient monuments, listed buildings and aerial photographs in Greater London, held by English Heritage. A print out of all entries held on the SMR was obtained for an area of 1.25km² with the proposed development site at its centre, at Ordnance Survey grid reference TQ 38162 75037 (figure 3 and table 1).

The SMR print out shows that there are 56 records within 650m of the site broken down into: two from the prehistoric period; one from the Roman period; five from the medieval period; 28 from the post-medieval period; three where features of unknown date were found; three which produced negative results; and 14 listed buildings.

The timescales used for archaeological remains and used in this report are as follows:

Palaeolithic	-	450,000 - 12,000 BC
Mesolithic	-	12,000 - 4,000 BC
Neolithic	-	4,000 - 2,000 BC
Bronze Age	-	2,000 - 600 BC
Iron Age	-	600 BC - AD 43
Roman	-	AD 43 - 410
Saxon	-	410 - 1066
Medieval	-	1066 - 1485
Post-medieval	-	1485 - present

The periods are commonly grouped into prehistoric (Palaeolithic to the Iron Age) and the historic (Roman to the present).

6.2 Prehistoric Period

Two archaeological items dating to the prehistoric period have been found within 650m of the site (numbers 1 and 2 on figure 3 and table 1). A few scrappy worked flints of Neolithic

to Bronze Age date (item number 1) were found in residual deposits by the confluence of the Quaggy and Ravensbourne Rivers during an evaluation and a bronze palstave (item number 2) was found in 1907.

6.3 Roman Period

One archaeological item dating to the Roman period has been found within 650m of the site (number 3 on figure 3 and table 1). A single sherd of a mortarium rim was found in Lewisham High Street.

6.4 Saxon Period

There have been no archaeological features or deposits found within 650m of the proposed development site which date to the Saxon period.

The origins of Lewisham date back to Saxon times. The main settlement was centred on the High Street near St Mary's Church approximately 250m to the south of the proposed development site. In 918 Elfrida, the daughter of Alfred the Great, granted Lewisham, along with Greenwich and Woolwich to the Abbey of St Peter and St Paul, Ghent '*for the good of the soul of her lord Baldwin and herself and her sons*' (www.british-history.ac.uk, first accessed 26 January 2006 and www.southlondonguide.co.uk, first accessed 26 January 2006).

The Abbey of St Peter and St Paul continued to own Lewisham, which was centred on the ancient parish of St Mary's, in alienation at the time of the Norman conquest in 1066.

6.5 Medieval Period

There are five items dating to the Medieval period within 650m of the proposed development site. Pottery and other material from the 12th Century (item number 4 on figure 4 and table 1) together with two circular pits (item number 7 on figure 7 and table 1) were found during an evaluation at 358 Lewisham High Street 450m to the south; an earthenware pipkin (item number 5 on figure 3 and table 1) was found 100m to the south; a cornmill mentioned in Domesday (item number 6 on figure 3 and table 1) 375m to the north; and a pit and evidence of gravel quarrying (item number 8 on figure 3 and table 1) 450m to the north.

At the time of the Domesday Survey in 1086 Lewisham is recorded as:

VIII The land of St Peter of Ghent

IN GREENWICH HUNDRED

The Abbot of Ghent holds Lewisham of the king and held it of King Edward, and then, as now, it was assessed at 2 sulungs [a Kentish unit of assessment usually equivalent to two hides]. There is land for 14 ploughs. In lordship are 2 ploughs, and 5 villans with 9 bordars have 17 ploughs. There are 3 slaves and 11 mills with the rent from the peasants render £8 12s. From the profits of the market, 40s. There are 30 acres of meadow. From the woodland 50 pigs as pannage. The whole manor at the time of King Edward was worth £16 and afterwards £12; now £30 (Williams and Morris, 2003, 32).

The entry in Domesday suggests that Lewisham was a small community.

6.6 Post-Medieval Period

There are 28 items dating to the post-Medieval period, the majority of which, 23, are remains of structures such as buildings and walls. The remaining five comprise: 18th and 19th Century pottery, clay pipe and roof tile (item numbers 30 and 18 respectively on figure 3 and table 1); 19th Century landfill (item number item number 27 on figure 3 and table 1); a 'buried topsoil' (item number 34 on figure 3 and table 1); and two 'features' identified on the 1st edition of the OS map (item numbers 32 and 33 on figure 3 and table 1).

The transformation of Lewisham from a largely rural parish to an urban one began during the latter stages of the 18th Century. Urban encroachment began piecemeal with the selling off of the large country estates to individual developers who had made their fortune during the early stages of the industrial revolution and showed their wealth in bricks and mortar.

John Roque's map of 1742 (figure 4) is one of the earliest depicting Lewisham and shows sporadic development along what was to become Lewisham High Street and the area of the proposed development site to be lying in open fields.

The first survey map which the OS produced in 1799 (figure 5) shows the embryonic road network with Lewisham High Street, Ladywell Road and the precursor to Courthill Road established. The study area is still predominantly rural in nature with very few signs of development.

Crutchley's map of 1833 (figure 7) shows the changing nature of the study area with an increase in the amount of development and the construction of more roads. For the first time, a group of four buildings with rear gardens or yards, are shown occupying the area of the proposed development site.

In 1836 an Act of Parliament sanctioned a railway line between London Bridge and Dover. As a result the newly formed London Chatham and Dover Railway (LCDR) opened its first line on 7 February 1844 which ran to the north of the proposed development site (figure 8). Further lines to Canterbury, Ramsgate, Folkestone, Tunbridge Wells and Hastings were opened in the late 1850s (www.southeasternchathamrailway.org.uk, first accessed 17 February 2006).

The next 40 years saw the LCDR involved in fierce, often acrimonious competition, with the South Eastern Railway Company (SERC). It was brought to an end on 1st January 1899 when the two companies merged forming the South Eastern and Chatham Railway Company (SE&CRC)(figure 11).

The OS map of 1863 shows a large villa, Greenaway Place, with landscaped gardens occupying the southern portion of the proposed development site whilst the northern portion abutting the railway embankment, remains open land. Courthill Road makes its first appearance on the 1863 OS map (figure 8). To the north of the railway line linear development has occurred along the eastern and western side of Lewisham High Street with open fields remaining behind. The area to the south of Courthill Road on the east side of Lewisham High Street remains predominantly open land.

Greenaway Place continues to be named on the 1875 Lewisham Board of Works map (figure 9). The OS map of 1894-96 (figure 10) shows the outline of the main house but not of the gardens which have, by this time, been sold off for future development. Major changes are shown on the OS map of 1913 (figure 11) where the original Greenaway Place has been demolished and replaced by the building occupying the site today. As originally

configured it appears to have comprised four small units fronting Lewisham High Street and going as far as the railway cutting with the hall behind. The OS map of 1949 identifies the sites as a billiard hall for the first time (figure 12).

The modern land use layout had largely become established by 1875. Courthill Road, Hither Green Lane and Ladywell Park are shown together with development along these roads. The Congregational Church, built in 1867, is shown for the first time on the Lewisham Board of Works map of 1875 (figure 9).

The expansion of Lewisham as a commercial and administrative centre during the latter part of the 19th Century and early part of the 20th Century is reflected in the nature and type of development where many of the listed buildings in the study area date from (see section 6.6.1. below). The stylised mansions such as Lewisham House and Greenaway Place, built by wealthy city merchants during the 18th and 19th Centuries, began to be replaced by commercial and administrative development.

On the south west corner of Lewisham High Street at the junction with Ladywell Road stood Lewisham House a stylised residential mansion (item number 21 on figure 3 and table 1). Records show that it was built sometime during the 17th Century for in 1680 it was rebuilt. Its original use is unrecorded however it became a school in the late 18th Century before being converted to residential use by the wealthy Parker family. It was demolished in 1894 to make way for administrative development demanded by the growing town (www.ideal-homes.org.uk, first accessed 17 February 2006). As such the old fire station, Coroner's Court and police station (item numbers 43, 44 and 45 on figure 3 and table 1 respectively) were built on the site during the final years of the 19th Century.

In addition to Lewisham House excavations have revealed 19th Century pottery and clay pipe (item number 18 on figure 3 and table 1) and a garden wall pertaining to the house (item number 25 on figure 3 and table 1).

6.6.1 Listed Buildings

The architectural and historical importance of the study area is reflected by the number of listed buildings: 14 (figure 3 and table 1). These are generally clustered in the historic centre of Lewisham focussed on the High Street and Ladywell Road to the south of the proposed development site.

6.7 Undated and Negative Evidence

Three sites have been recorded as producing archaeological material, however, due to their ambiguity it has not been possible to date them to a specific period. Three further sites have also produced negative evidence where later archaeological deposits have truncated those from earlier periods.

7.0 POSSIBLE NATURE OF EXISTING ARCHAEOLOGY

Based on the information obtained from the SMR search (figure 3 and table 1) and analysis of historic maps (figures 4 - 15) the potential for finding archaeological material can be assessed.

For the majority of its history the proposed development site lay in open or agricultural land which would have had very little impact on any potential archaeological remains or the underlying geology. The underlying geology, London Clay, was always unattractive to early

settlers because of the difficulty in working it. In other parts of Greater London there has been a negative correlation between potential archaeological deposits and London Clay and this has been borne out in the study area with only two finds, worked flints and a bronze palstave, being found. Therefore the archaeological potential for finding material dating to the Prehistoric period is thought to be low (based on a scale of low, moderate or high).

There have been no finds dating to the Saxon period within the study area and only one, a mortarium rim from the Roman period. Therefore the archaeological potential for finding material from these periods is thought to be low (based on a scale of low, moderate or high).

There are five records dating from the Medieval period listed on the SMR within the study area. One is for a cornmill mentioned in Domesday whilst the remaining four show signs of occupation. The earliest maps (figures 4 and 5) show that Lewisham to the south of the proposed development site is the nearest settlement. Therefore based on this information the potential for finding archaeological material dating to the Medieval period is thought to be low (based on a scale of low, moderate or high).

There are 38 records and 14 listed buildings dating to the post-Medieval period listed on the SMR within the study area. Only four of the records are for artefacts; the remaining 24 being structures such as foundations for walls, gravel pits and ornamental lakes.

The listed buildings date from the 17th Century and highlight the development of this part of Lewisham and they also correlate with the map evidence (figures 8 - 11).

The earliest map available, John Roque's of 1742 (figure 4) shows open fields covering the area occupied by the proposed development site. Small buildings are first shown on Thomas Milne's map of 1800 (figure 6), later to be replaced by a large villa (figures 8, 9 and 10). The existing building, a billiards hall, is shown to have occupied the area of the proposed development site since before 1913 (figure 11).

Therefore based on the information contained in the SMR together with the historical maps the potential for finding archaeological material dating to the post-Medieval period is thought to be moderate to high (based on a scale of low, moderate or high).

8.0 PREVIOUS TRUNCATION OF POTENTIAL ARCHAEOLOGY

It appears from the map evidence that there have been buildings on the area occupied by the proposed development site from at least 1800 (figure 6). It is unlikely that these buildings had any substantial foundations therefore there would have been little or no truncation of earlier archaeological deposits from this phase of development.

A substantial villa, Greenaway Place, was built during the mid 19th Century (figure 8) which may have had more substantial foundations. It is therefore possible that these would have truncated any remaining archaeological deposits surviving from earlier periods.

Greenaway Place was demolished sometime during the first decade of the 20th Century being replaced with the current building (figure 11).

It has not been possible, so far, to access any record drawings of this phase of development. Further research is therefore necessary to establish whether the foundations of the billiard hall shown on successive OS maps since 1913 (figures 11 - 15) truncated any surviving archaeological deposits from earlier phases of development.

9.0 THE PROPOSED DEVELOPMENT AND ITS IMPACT UPON REDUCED POTENTIAL ARCHAEOLOGY

The application is for the erection of a part nine, part six, part three storey building comprising 56 residential flats and c.200m² of A1 retail floorspace.

No basements are proposed so deep excavation will be limited to areas of lift pits and service trenches.

Although no detailed structural design has been prepared it is anticipated that the building will require pile foundations.

10.0 ARCHAEOLOGICAL RESEARCH QUESTIONS

Based on the preceding information archaeological research questions can be formulated which provides a focus for any future work which may be required on the site. In formulating the research questions due regard is given to the nature of existing archaeology in the surrounding area based on data recorded from previous investigations and the nature and extent of any disturbance found on the proposed site.

Based on the information given in section 7.0 above the archaeological potential for finding any material is thought to be low therefore if future work is commissioned on this site it may be possible to address research questions.

11.0 CONCLUSIONS

This draft desk-top assessment has been prepared in advance of a planning application to be submitted on behalf of Georgica Plc for the redevelopment of 233-241 Lewisham High Street, London SE13.

The proposed development site lies within an Archaeological Priority Zone as defined by the London Borough of Lewisham in their Unitary Development Plan which they adopted in July 2004 and as such a desk-top assessment is required to support any planning application.

A search of the local archaeology within the study area (defined as a 650m square centred on the site) has produced 56 records held on English Heritage's Greater London Sites and Monuments Record: two prehistoric; one Roman; five Medieval; 28 post-Medieval; three of unknown date; three which produced negative results; and 14 listed buildings.

The potential for finding archaeological material dating to the prehistoric and Roman periods is thought to be low on account of the worked flints, palstave and mortarium rim being the only recorded finds.

The potential for finding archaeological material dating to the Medieval period is thought to be low on account of several small finds, two pits, a quarry and a cornmill being mentioned in Domesday being the only recorded finds.

From documentary evidence contained in the SMR it is known that large estates surrounded the proposed development site in the 19th Century. Analysis of the historic maps shows that post-Medieval buildings dating to at least the 19th Century are known to have stood on the proposed development site. There is therefore thought to be a moderate to high

potential of finding archaeological material dating from the post-Medieval period on account of the SMR and historic map evidence.

Until further research has been undertaken on the depths of the foundations of the later developments it cannot be determined whether these would have truncated any surviving archaeological deposits from the 19th Century, or earlier periods. However, it seems unlikely that if deposits from the 19th Century, or earlier, did survive then preservation in-situ would be necessary. Accordingly any further archaeological measures such as fieldwork could be secured through the imposition of archaeological planning conditions as part of the granting of planning permission.

Based on the information contained in this desk-top assessment it is thought that further archaeological investigation would be required in the form of fieldwork to answer the research questions proposed in section 10.0 above. However the ultimate decision rests with English Heritage as the appointed archaeological advisers to the London Borough of Lewisham.

Archaeological fieldwork may show that the proposed development site's archaeological potential has been largely destroyed when the current billiard hall was built prior to 1913.

12.0 ACKNOWLEDGEMENTS

I am grateful to: West & Partners for commissioning this desk top assessment on behalf of Georgica Plc; the staff at Lewisham Local Studies and Archive Library; and to Steve Ellwood at English Heritage for providing the SMR data.

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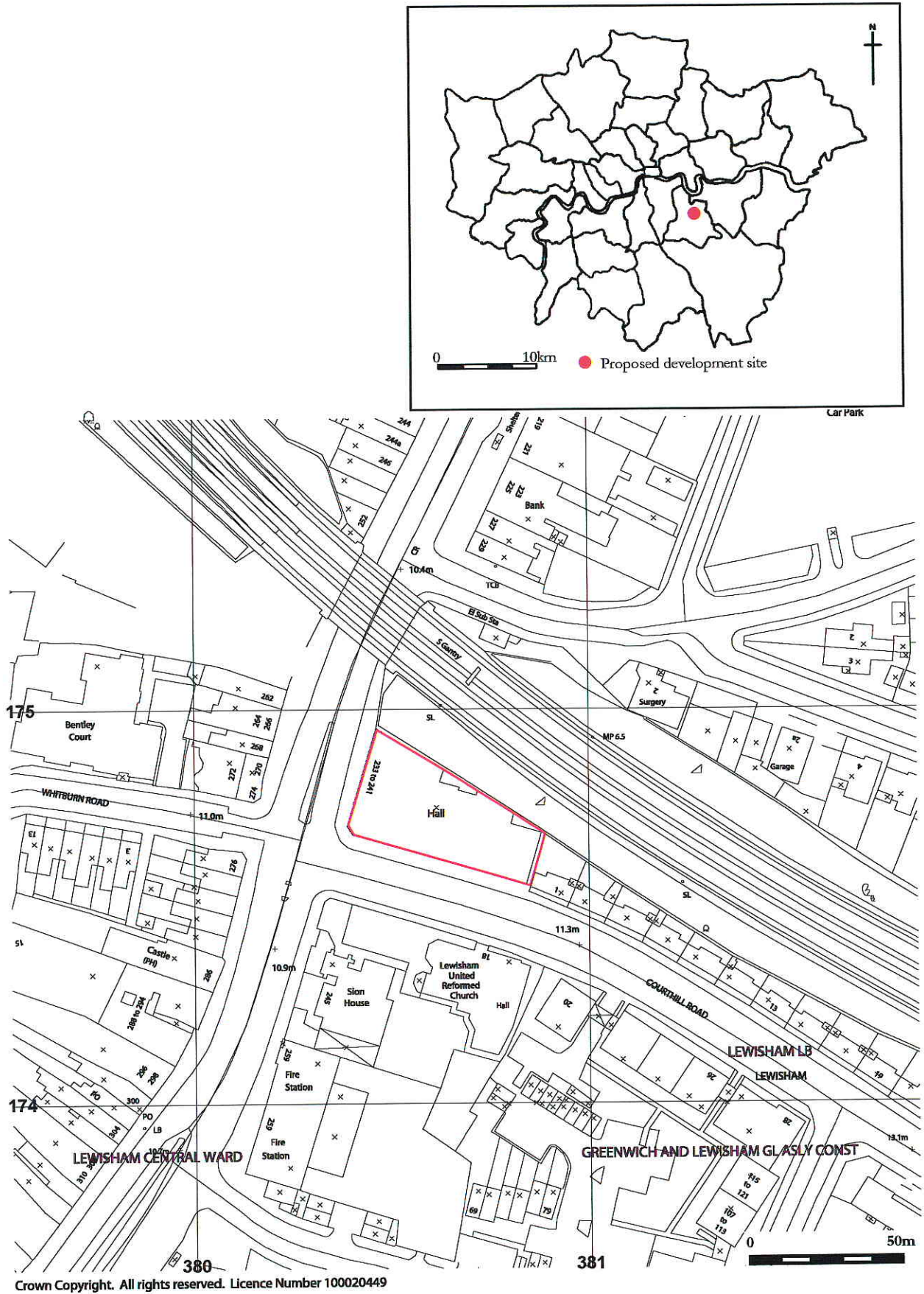


Figure 1. Site location, outlined red.

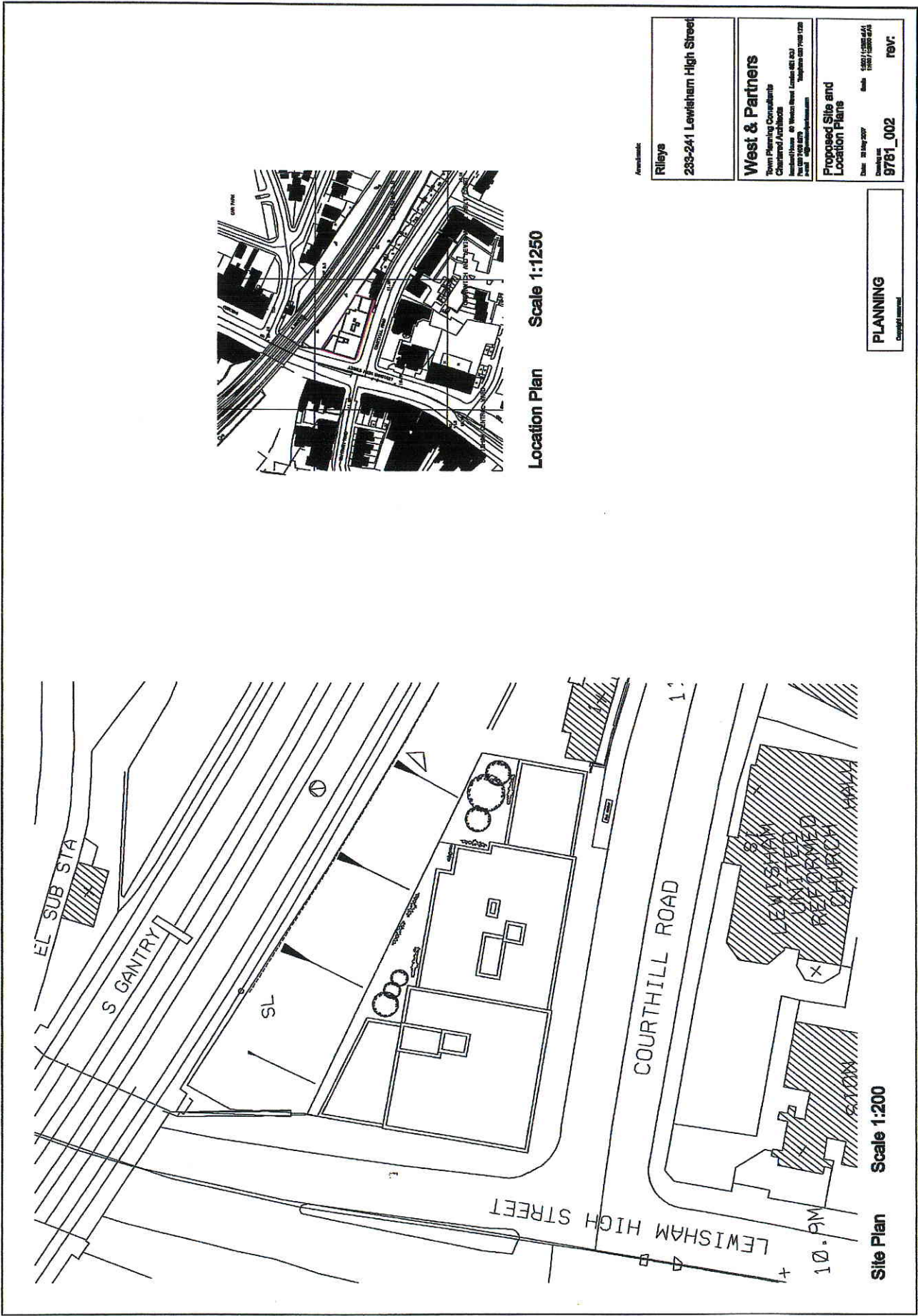
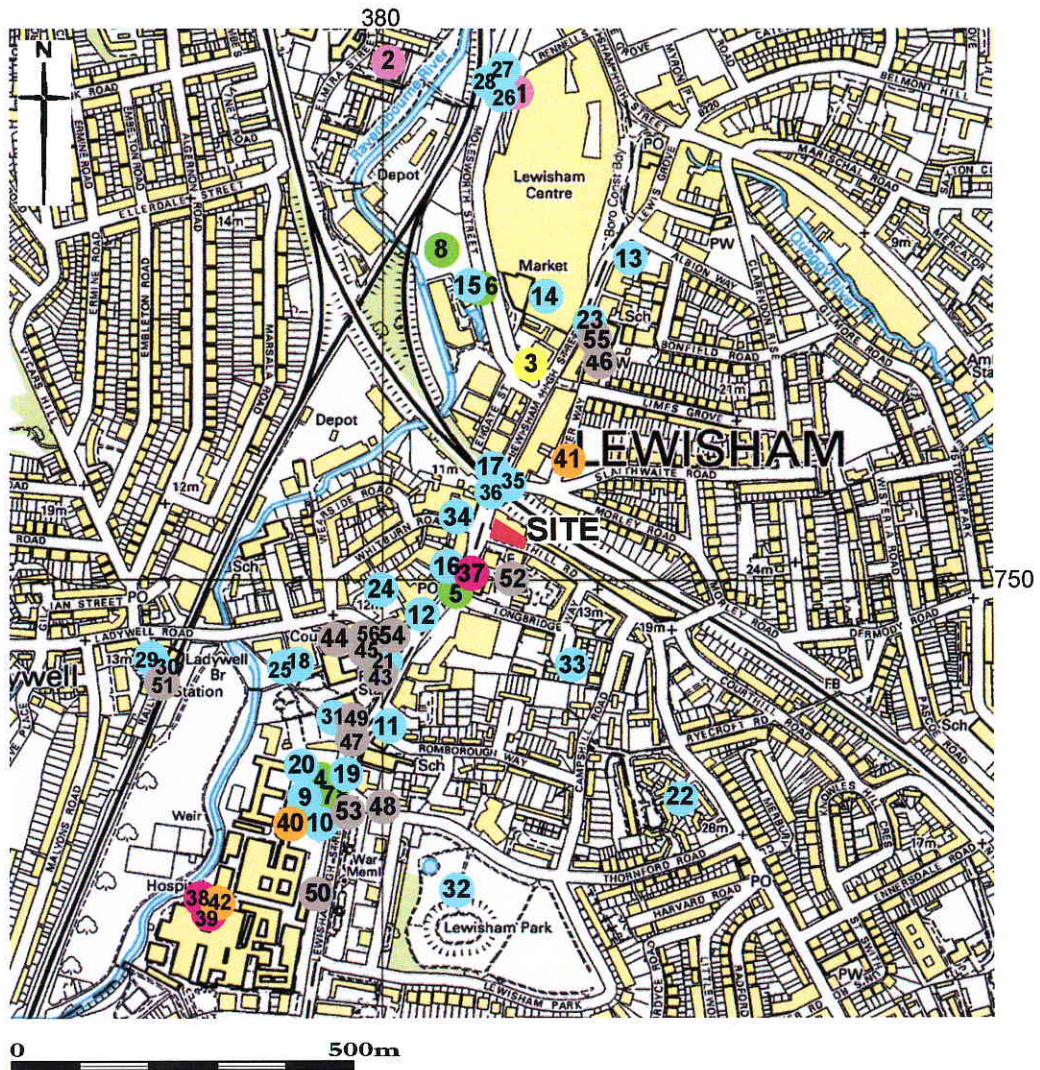


Figure 2. Proposed development showing the site, outlined red (not to scale)(copyright: West & Partners).



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Key

- Prehistoric
- Roman
- Medieval
- Post-medieval
- Feature of unknown date
- Negative evidence
- Listed buildings

Figure 3. Archaeological entries held on English Heritage's Sites and Monuments Record which are within a distance of 650m from the centre of the site (taken to be TQ 38162 75037).

Item no.	SMR no.	Address	OS Grid Ref	Period	Description
1	MLO58998	Molesworth St	TQ 3818 7566	Prehistoric	Worked flints of Neolithic/Bronze Age date found in residual deposits
2	MLO1856	Elliot Works, Molesworth St	TQ 3801 7570	Prehistoric	Bronze palstave
3	MLO11227	Lewisham High St	TQ 3820 7530	Roman	Mortarium rim
4	MLO2130	358 Lewisham High St	TQ 3792 7475	Medieval	12 th C pottery and other material from early med period
5	MLO4022	Lewisham High St	TQ 3810 7500	Medieval	Earthenware pipkin
6	MLO4031	Molesworth St	TQ 3812 7540	Medieval	Cornmill
7	MLO12992	358 Lewisham High St	TQ 3792 7475	Medieval	Two circular pits
8	MLO74797	68 Moleshill St	TQ 3808 7545	Medieval	Pit and gravel quarrying
9	MLO1769	358 Lewisham High St	TQ 3792 7475	Post-medieval	15 th /16 th C public house
10	MLO1875	Lewisham High St	TQ 3792 7469	Post-medieval	16 th /20 th C almshouses
11	MLO1945	Lewisham High St	TQ 3801 7482	Post-medieval	17 th C pub
12	MLO1948	Lewisham High St	TQ 3806 7497	Post-medieval	15 th C inn/public house
13	MLO1968	Lewisham High St	TQ 3833 7544	Post-medieval	Farmhouse
14	MLO2004	Lewisham High St	TQ 3822 7539	Post-medieval	19 th C house
15	MLO2129	Riverd Ale Centre, Albion Way	TQ 3812 7540	Post-medieval	19 th C corn & water mill
16	MLO4624	Lewisham High St	TQ 3809 7503	Post-medieval	18 th C public house
17	MLO4632	246 Lewisham High St	TQ 3815 7516	Post-medieval	19 th C house: 1865 railway bridge built over most of garden
18	MLO4637	Site of Old Baths, Ladywell Rd	TQ 3789 7490	Post-medieval	19 th C pottery and clay pipe
19	MLO11343	358 Lewisham High St	TQ 3792 7475	Post-medieval	Public house poss. George Inn
20	MLO11348	358 Lewisham High St	TQ 3792 7475	Post-medieval	16 th C walls unconnected with house item no. 19
21	MLO11467	Lewisham High St	TQ 3801 7491	Post-medieval	17 th C house demolished since built on
22	MLO25566	Hether Grove Estate	TQ 3840 7472	Post-medieval	19 th C house: Camps Hill built by Henry Lee in 1820
23	MLO25570	169-171 Lewisham High St	TQ 3828 7535	Post-medieval	Late 17 th /early 18 th C house demolished 1894. Land sold 1850s-90s
24	MLO31240	Belmont Hill	TQ 3800 7500	Post-medieval	Stable
25	MLO54443	Ladywell Rd	TQ 3789 7490	Post-medieval	Garden wall of Lewisham House
26	MLO59000	Molesworth St	TQ 3818 7566	Post-medieval	15 th /16 th C layers and possible structural remains
27	MLO59001	Molesworth St	TQ 3818 7566	Post-medieval	19 th C landfill along valley bed
28	MLO59002	Molesworth St	TQ 3818 7566	Post-medieval	19 th C domestic dwelling foundations
29	MLO64277	Slagrove Place	TQ 3770 7490	Post-medieval	Evidence of substantial c.1910 community building
30	MLO64279	Slagrove Place	TQ 3770 7490	Post-medieval	18 th /19 th C roof tile, pot sherds and clay pipe prior to c.1910 building, item no. 29
31	MLO70543	Lewisham High St	TQ 3794 7483	Post-medieval	Churchyard laid out as public garden in 1866

32	MLO72908	Lewisham Park	TQ 3810 7460	Post-medieval	'Gravel pit' on 1 st ed OS map
33	MLO72909	Campshill Rd	TQ 3825 7490	Post-medieval	'Gravel pit' on 1 st ed OS map
34	MLO76131	256 Lewisham High St	TQ 3810 7510	Post-medieval	Buried topsoil
35	MLO77161	256 Lewisham High St	TQ 3807 7514	Post-medieval	17 th /18 th C brick cellar floor. Modern backfill may represent demolition of such properties
36	MLO77162	256 Lewisham High Street	TQ 3807 7514	Post-medieval	Limited evidence of ornamental lake/pond
37	MLO76130	United Reformed Church, Lewisham High Street	TQ 3812 7502	Unknown	Undisturbed alluvium from the Holocene. Also 19 th C rubbish pits and foundations of 1866 church
38	MLO78220	Lewisham Hospital	TQ 3776 7459	Unknown	Deposit
39	MLO78225	Lewisham Hospital	TQ 3776 7459	Unknown	Flood deposit
40	MLO62899	Lewisham Hospital. Lewisham High St	TQ 3788 7469	Negative evidence	No features earlier than 19 th C
41	MLO77487	Land at 3a Morley Rd, Lewisham	TQ 3825 7517	Negative evidence	Subsoil deposit sealed by 20 th C made ground
42	MLO77873	Lewisham Hospital (Phase 3), Lewisham High St	TQ 3777 7459	Negative evidence	Natural gravels and clays, truncated by modern fill

LISTED BUILDINGS

43	MLO86136	125 Lewisham High St	TQ 3800 7489	Post-medieval	Fire station. 19 th C
44	MLO90147	Kirkdale Rd	TQ 3794 7493	Post-medieval	Coroner's Court. 19 th C
45	MLO90148	Ladywell Rd	TQ 3798 749	Post-medieval	Police station. 19 th C
46	MLO90157	Lewisham High St	TQ 3829 7530	Post-medieval	Presbytery adjoining Church of St Saviours and Sts John Baptist & Evangelist. 19 th C
47	MLO90158	Lewisham High St	TQ 3796 7480	Post-medieval	Walls surrounding churchyard of St Mary's Church. 17 th C
48	MLO90159	Lewisham Park	TQ 3800 7471	Post-medieval	School treatment centre. 19 th C
49	MLO90247	Lewisham High St	TQ 3794 7483	Post-medieval	Church of St Mary the virgin. 15 th /18 th C
50	MLO90274	Lewisham Hospital, Lewisham High St	TQ 3791 7460	Post-medieval	K2 telephone kiosk. 20 th C
51	MLO90298	Ladywell Road	TQ 3771 7488	Post-medieval	Ladywell Station, 19 th C
52	MLO90312	Courthill Rd	TQ 3817 7502	Post-medieval	United Reform Church Sunday School. 19 th C
53	MLO90313	Lewisham High St	TQ 3790 7471	Post-medieval	Public library. 20 th C
54	MLO90331	Lewisham High St	TQ 3802 7494	Post-medieval	St Mary's Vicarage. 17 th C
55	MLO90387	Lewisham High St	TQ 3828 7533	Post-medieval	Church of St Saviours and Sts John Baptist & Evangelist. 20 th C
56	MLO90388	Lewisham High St	TQ 3798 7494	Post-medieval	Garden walls to south and west of St Mary's Vicarage. 18 th C

Table 1. Archaeological entries held on English Heritage's Sites and Monuments Record which are within a distance of 650m from the centre of the site (TQ 38162 75037).

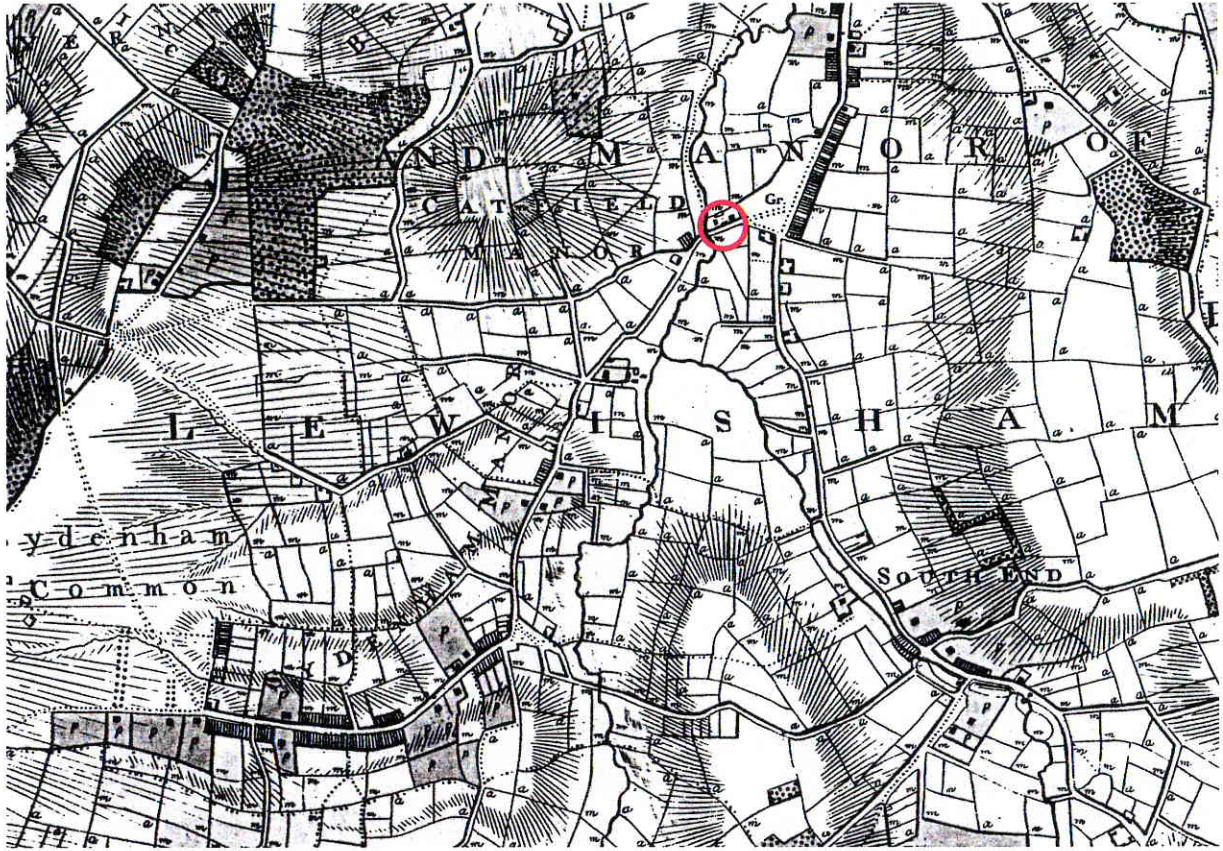


Figure 6. Thomas Milne's land use map of 1800 showing the approximate location of the proposed development site, circled red.

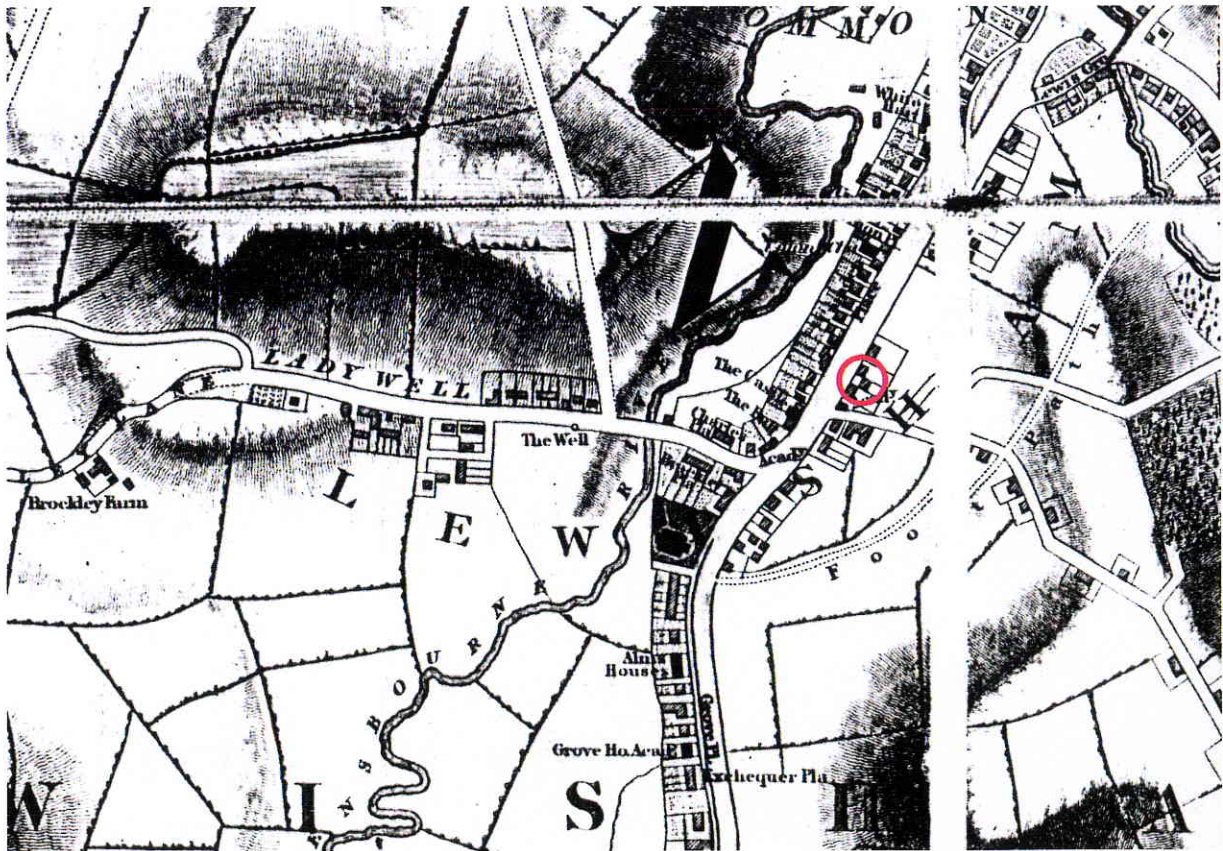


Figure 7. Crutchley's map of 1833 showing the approximate location of the proposed development site, circled red.

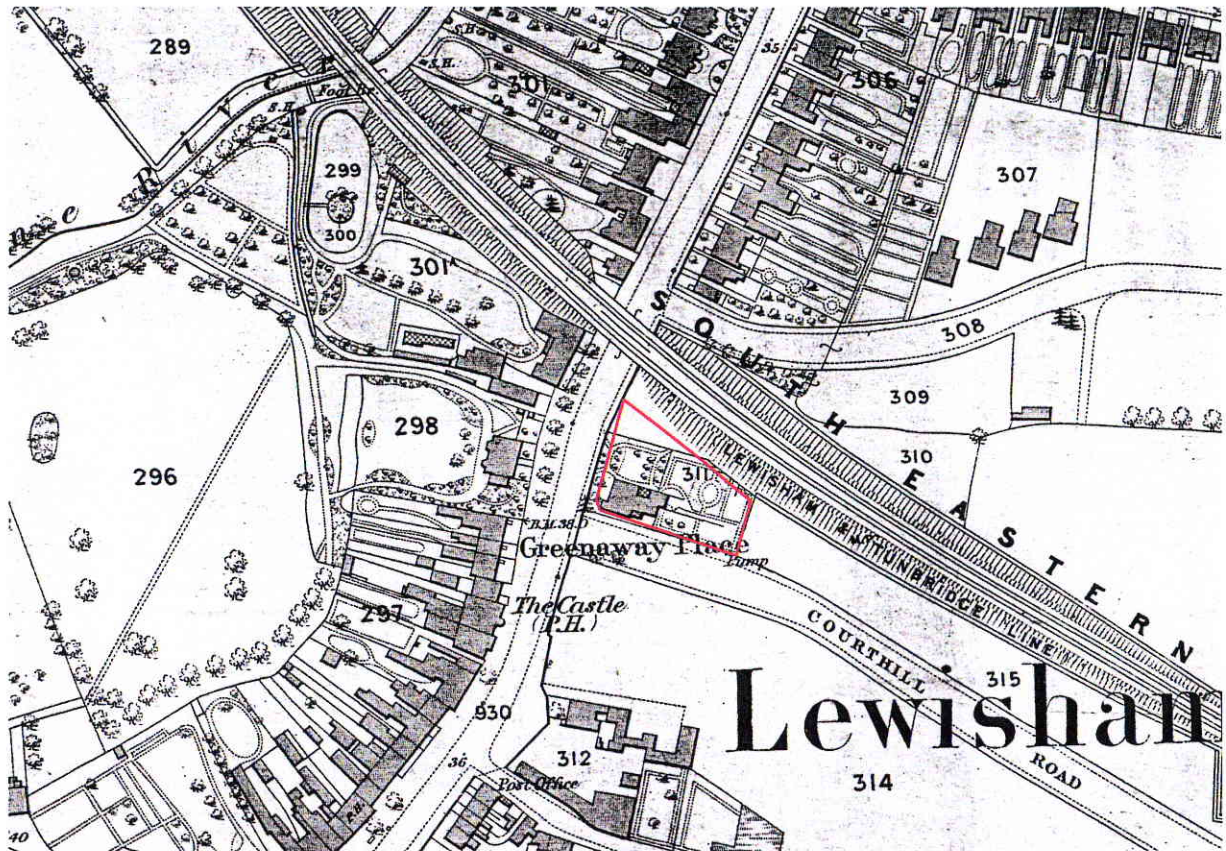


Figure 8. OS 1:2500 map of 1863 showing the location of the proposed development site, outlined red.

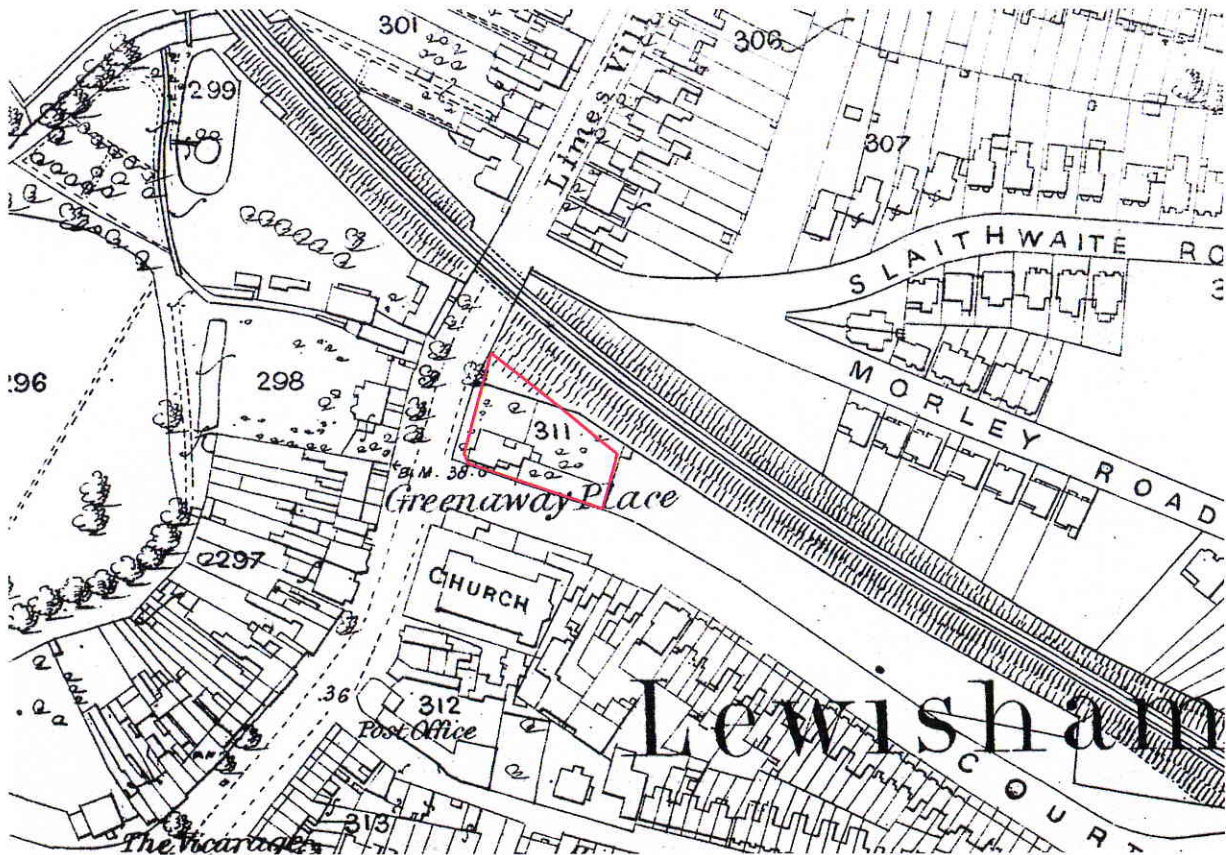


Figure 9. Lewisham Board of Works 1:2500 map of 1875 showing the location of the proposed development site, outlined red.

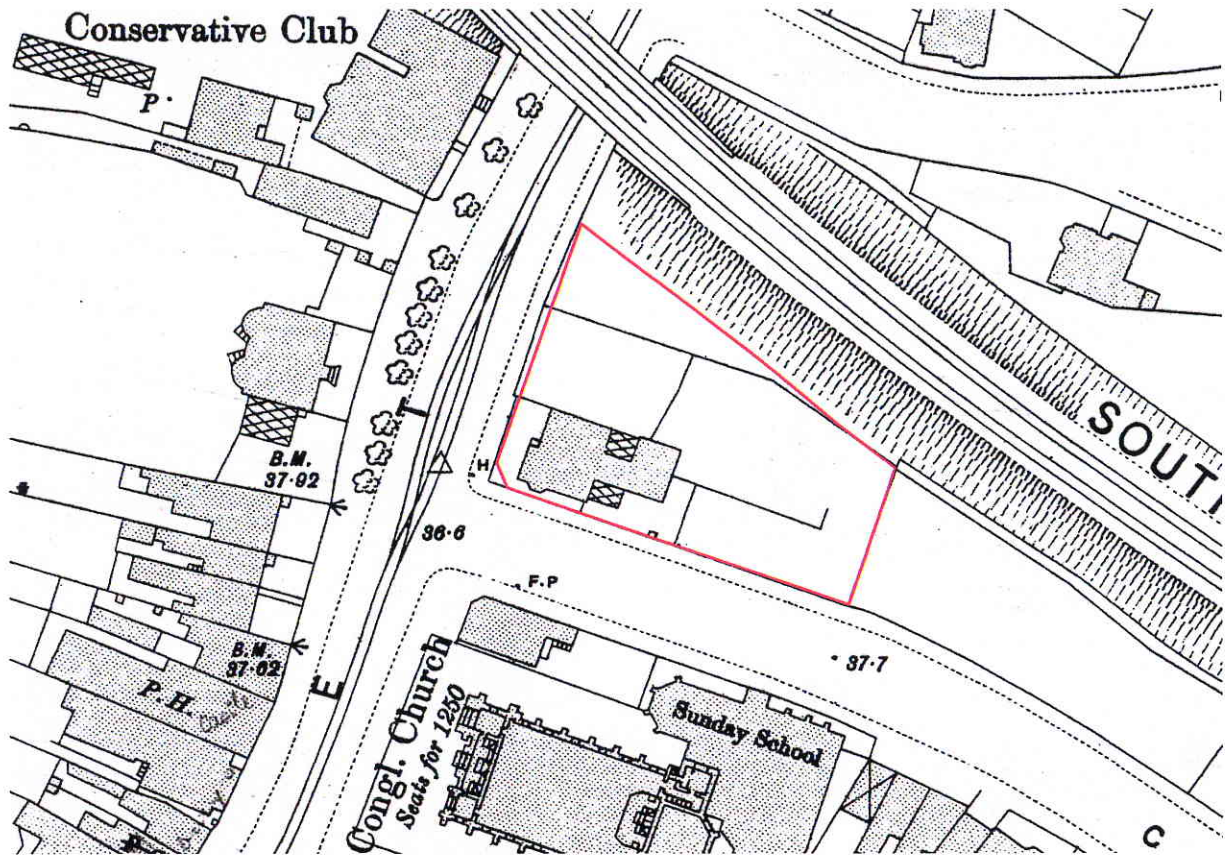


Figure 10. OS 1:1250 map of 1894-96 showing the location of the proposed development site, outlined red.



Figure 11. OS 1:1250 map of 1913 showing the location of the proposed development site, outlined red.

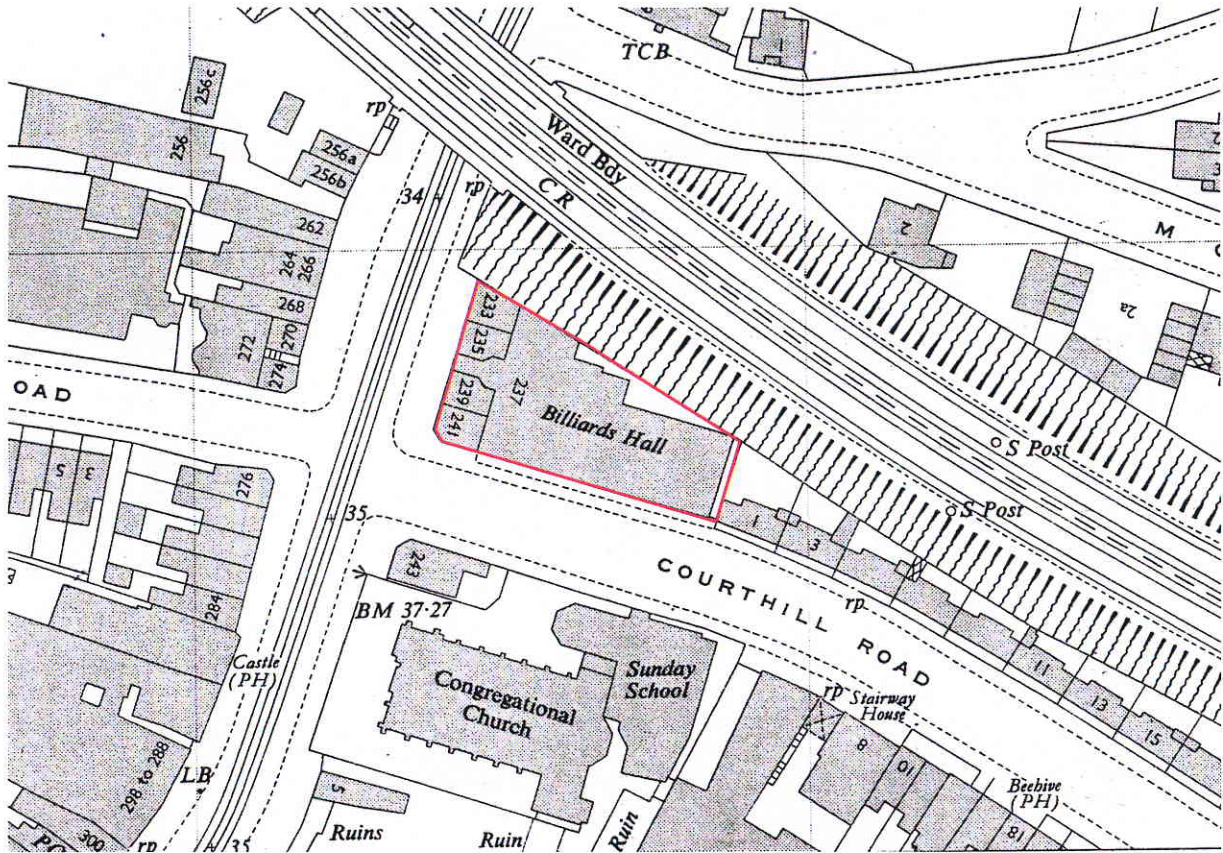


Figure 12. OS 1:250 map of 1949 showing the location of the proposed development site, outlined red.

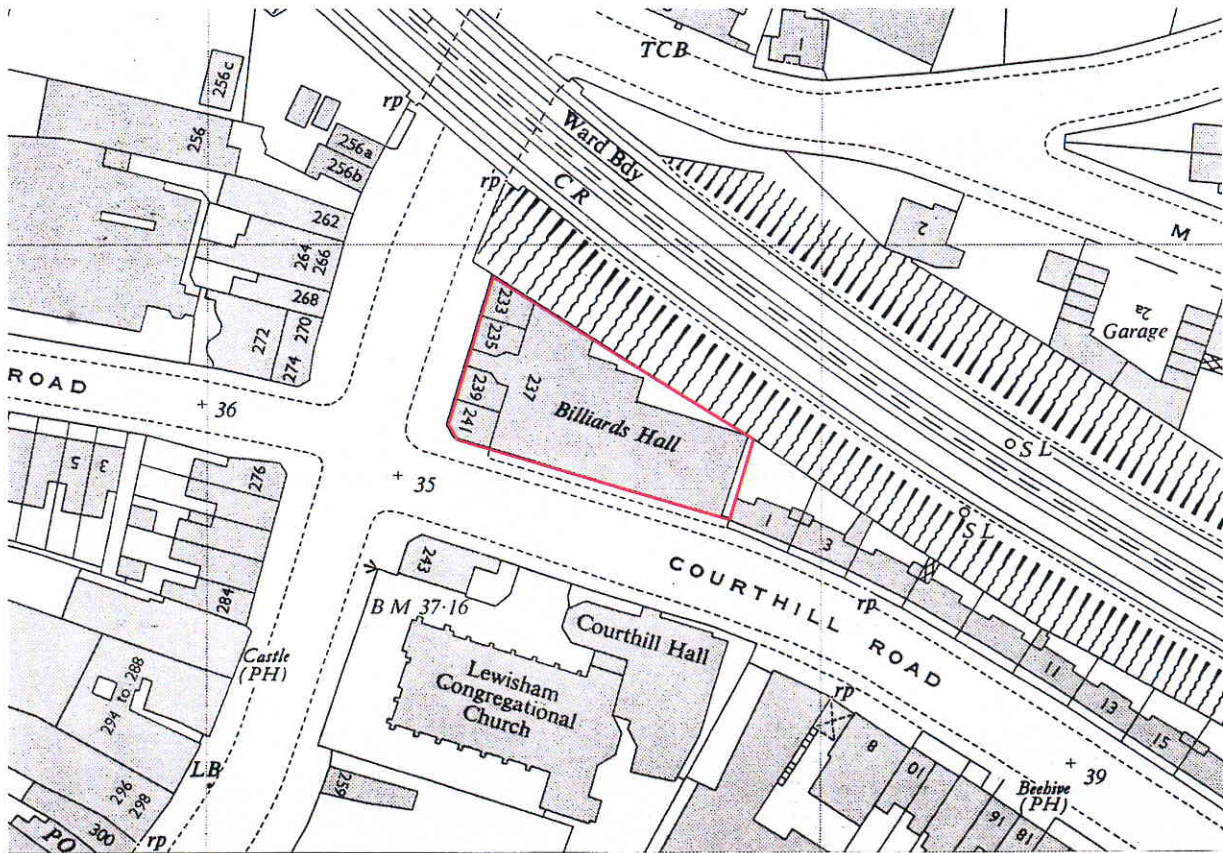


Figure 13. OS 1:250 map of 1963 showing the location of the proposed development site, outlined red.

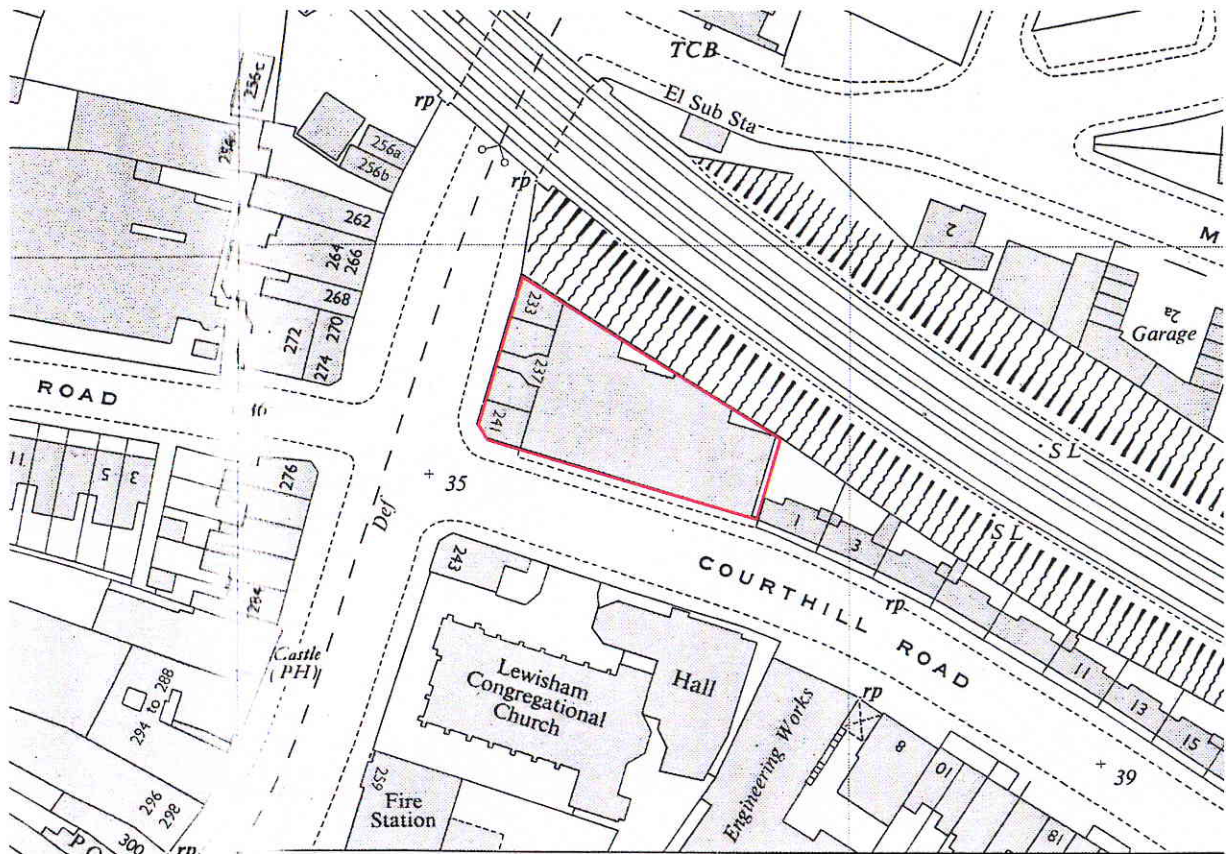


Figure 14: OS 1:250 map of 1968 showing the location of the proposed development site, outlined red.

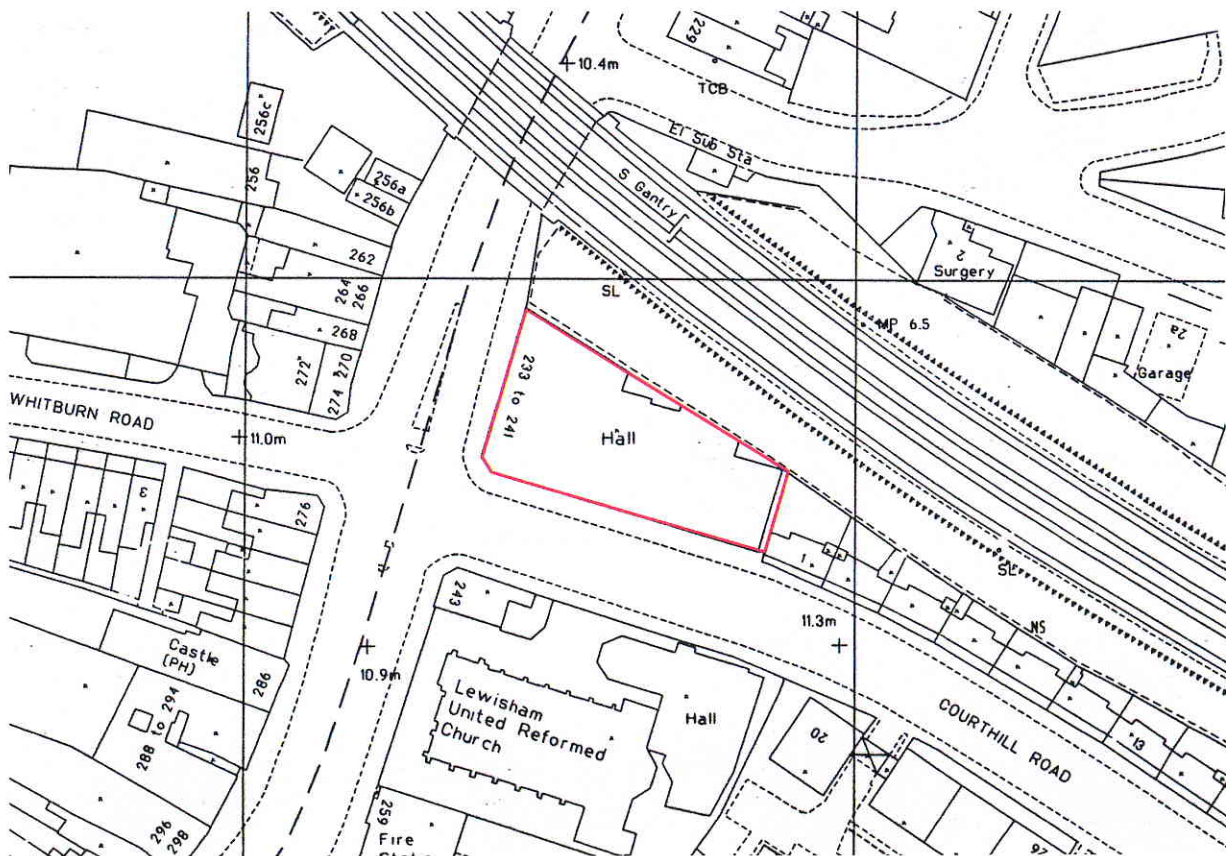


Figure 15. OS 1:250 map of 1990 showing the location of the proposed development site, outlined red.