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# 25 Lavington Street London Borough of Southwark

Archaeological Evaluation Report



Ref: 111041.02  
May 2016



**25 Lavington Street  
London Borough of Southwark**

**Archaeological Evaluation Report**

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## Quality Assurance

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<b>Planning Application Ref.</b>		<b>Ordnance Survey (OS) national grid reference (NGR)</b>	531993, 180145		

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\* I= Internal Draft; E= External Draft; F= Final

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# 25 Lavington Street London Borough of Southwark

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Plate 4: Trench 2 viewed from the north showing surviving natural gravels

Plate 5: Representative section of Trench 2 viewed from the west

Plate 6: Reinstated car park



# 25 Lavington Street London Borough of Southwark

## Archaeological Evaluation Report

### Summary

Wessex Archaeology (WA) was commissioned by CBRE Ltd on behalf of Gaterule Ltd (the Client) to undertake an archaeological evaluation of 25 Lavington Street, London Borough of Southwark (hereafter 'the Site'), centred on National Grid Reference (NGR) 531993, 180145.

The archaeological fieldwork comprised the excavation of two evaluation trenches and three test pits. The natural ground level consisting of gravels was encountered within the south eastern corner of evaluation Trench 2. Due to the extensive truncation observed in Trench 1 and the associated test pits, it is likely that the observed natural gravels do not represent the original archaeological horizon and that they may have undergone truncation due to former developments on the Site.

The evaluation was undertaken on the 14<sup>th</sup> and 15<sup>th</sup> April 2016. No archaeological finds or features were encountered during the evaluation.



# 25 Lavington Street London Borough of Southwark

## Archaeological Evaluation Report

### Acknowledgements

Wessex Archaeology would like to thank Gaterule Ltd for commissioning the work, and we are particularly grateful for their help and assistance on site during the course of the fieldwork. Thanks are also extended to Michael Tsoukaris of Southwark Borough Council.

The fieldwork was undertaken by Jake Warrender and Mark Deyner. This report was written by Jake Warrender and edited by Mark Williams, and the report illustrations were prepared by Jo Condliffe. The project was managed on behalf of Wessex Archaeology by Mark Williams.



# 25 Lavington Street London Borough of Southwark

## Archaeological Evaluation Report

### 1 INTRODUCTION

#### 1.1 Project background

- 1.1.1 Wessex Archaeology (WA) was commissioned by CBRE Ltd on behalf of Gaterule Ltd (the Client) to undertake an archaeological evaluation of 25 Lavington Street, London Borough of Southwark (hereafter 'the Site'), centred on National Grid Reference (NGR) 531993, 180145 (**Figure 1**).
- 1.1.2 The archaeological evaluation was requested by Southwark Borough Council (SBC) in advance of a planning application associated with development at the Site.
- 1.1.3 The evaluation was undertaken on the 14<sup>th</sup> and 15<sup>th</sup> April 2016.

#### 1.2 Location, topography and geology

- 1.2.1 The Site ownership comprises a sub-rectangular parcel of land of approximately 0.65 hectares (ha) located within the London Borough of Southwark. The planning boundary shown on Figure 1 is 0.94. It lies 400m to the south of the River Thames, 800m to the west of London Bridge Station, 650m west of Borough High Street and 540m to the south east of Blackfriars Bridge.
- 1.2.2 The Site is currently occupied by a large office block, car parking and yard areas. The Site is bound to the north by properties on the north side of Lavington Street and to the east by properties to the east of Ewer Street. A railway viaduct and light industrial properties lay to the south and to the west is a mix of commercial, hotel and student housing properties that front Great Suffolk Street.
- 1.2.3 The Site is situated within a relatively flat area of land at an elevation of approximately 9-11m above Ordnance Datum (aOD). Local topography falls gently to the north towards the banks of the River Thames.
- 1.2.4 The underlying bedrock geology throughout the Site is mapped as the London Clay Formation of clay and silt, a sedimentary bedrock formed approximately 34-56 million years ago. This is overlain by alluvium - a mixture of clays, silts, sands and peats formed 2 million years ago (British Geological Survey).

#### 1.3 Development proposals

- 1.3.1 The proposals comprise a mixed use scheme, consisting of 174 residential units and 15,270 sq. metres (GIA) of commercial floorspace.
- 1.3.2
- 1.3.3 171 residential apartments will be provided across three residential buildings of 8, 12 and 20 storeys in height located in the western part of the site. A further three 'mews' houses





are proposed in the south-western corner of the site. The residential accommodation includes on site affordable housing.

- 1.3.4 The commercial floorspace will be provided in a ground plus 8 storey block in the eastern part of the site and provides 10,024 sqm (NIA) offices. A further 872 sq. metres (NIA) of flexible commercial use (B1/ A1/ A3) is proposed in three separate units, at the base of the office building and one of the residential blocks.
- 1.3.5 Two separate basement areas are proposed - one beneath the office building and one beneath the three residential buildings and mews houses. The basements will house plant, storage areas and parking facilities. A total of 18 disabled vehicle parking spaces and 282 cycle parking spaces will be provided in the basement below the residential units, while a total of 174 cycle spaces will be provided in the office basement.
- 1.3.6 The proposals also include extensive landscaping, creation of new pedestrian routes and public realm through the site and environmental enhancements along the adjoining roads, together with associated access works.

## **2 ARCHAEOLOGICAL BACKGROUND**

### **2.1 Introduction**

- 2.1.1 For the purpose of this report the historical and archaeological background has been considered with reference to an Archaeological Desk Based Assessment (DBA) prepared for the Client by Wessex Archaeology (2014) and submitted to the planning authority. The DBA considered a 1 km study area surrounding the Site.

### **2.2 Statutory and local heritage designations**

- 2.2.1 The desk-based assessment established that there is an archaeological interest within the Site. The Site is recorded as being previously investigated on two occasions. An archaeological evaluation trench was excavated in 1991 [by the Museum of London Archaeology Service] within the western part of the Site which revealed 17 rubbish pits containing dumps associated with the nearby kiln at Gravel Lane and a Roman flagon within water lain deposits. The depth of the gravel at the Site suggested that the Site lay within a deep channel within the marshy and low lying ground at Southwark during the Romano-British period. The second investigation was a watching brief at Ewer Street at the eastern edge of the Site (outside the proposed development footprint) which encountered a re-interred post-medieval burial, originally from the Quaker Burial Ground located to the south of the Site and moved during the construction of railway arches in 1864.
- 2.2.2 Recent research undertaken by the Southwark Local Studies group has indicated that The Kirkaldy Testing Machine built in Southwark in the 1860's existed within the Site. The engineer David Kirkaldy pioneered scientific testing of structural materials and is known to have set up his commercial testing house at The Grove (now Ewer Street) in 1865. By 1873 the testing works required larger premises and moved to 99 Southwark Street, where the testing machine still resides and is now a museum. Due to the size of the machinery it is possible that the foundations may survive below the level of the current basement within the Site.
- 2.2.3 Prehistoric evidence within the Study Area is also common but to date no prehistoric remains have been recorded within or adjacent to the Site. Similarly during the medieval period the focus of settlement was towards the bank of the Thames and as such it is likely that the Site was within the agricultural area to the south of this. Historic mapping from the

post-medieval period shows the Site to have been used as a 'tenter ground' associated with the dying process and later industries such as a stables, Iron Liquor Manufacture, and printing works continued into the 19<sup>th</sup> century and modern period within the Site.

- 2.2.4 The Site is currently occupied by a large office block which covers the eastern and central parts of the Site, which has a basement level. It is possible that the basement level has truncated the archaeological horizon within the footprint of the current building, however in the area thought to have been occupied by the Kirkaldy Testing Machine there is potential for survival of these remains below the level of the basement. Outside the basement area there is potential for similar survival to that seen within the 1991 evaluation outside the current basement area.

### 3 AIMS

#### 3.1 General aims and objectives

- 3.1.1 The aims of the archaeological field evaluation were to:

- *Clarify the presence/absence and extent of any buried archaeological remains within the Site that may be impacted by development;*
- *Identify, within the constraints of the evaluation, the date, character and condition of any surviving remains within the Site;*
- *Assess the degree of existing impacts to sub-surface horizons and to document the extent of archaeological survival of buried deposits; and*
- *Produce a report which will present the results of the evaluation in sufficient detail to allow an informed decision to be made concerning the Site's archaeological potential.*

### 4 METHODOLOGY

- 4.1.1 All works were undertaken in accordance with the methodology set out within a Written Scheme of Investigation (WSI) (Wessex Archaeology 2016b) the scope of which was agreed by Michael Tsoukaris of Southwark Borough Council in his email dated 9<sup>th</sup> March 2016 Also the works complied with the standards outlined in the ClfA's *Standard and guidance for archaeological field evaluation* (ClfA 2014a).
- 4.1.2 Three machine-excavated trial trenches, were originally proposed, two of which were to measure 5m x 4m to allow them to be 1.8m wide at the base, located within the car park area to the north of the present building. A third trench measuring 3m x 4m to allow 1m x 2m at the base was to be positioned to the south of the existing buildings.
- 4.1.3 Due to the presence of buried services across the Site the northern two trenches were repositioned. The third proposed trench to the south was not excavated due to health and safety and logistical issues. The proposed and excavated trenches are shown on **Figure 1**. During the excavation of Trench 1, services were encountered (**Figure 2**) making the full excavation of the trench impossible. The decision was therefore taken to machine excavate three (No. 3) test pits within the confines of the trench footprint in consultation with representatives from the client and Southwark Borough Council (**Figure 2**).
- 4.1.4 In place of the third trench to the south of the building originally proposed in the WSI, a ground penetrating radar survey has been carried out in this area of the site. This change

to the WSI methodology was agreed with Michael Tsoukaris of Southwark Borough Council during a site meeting on 15<sup>th</sup> April 2016. The change in methodology was requested due to health and safety issues relating to; evidence of underground services with the area of the proposed evaluation trench; the proximity of the proposed trench to the existing railway; and the need to maintain access to emergency exits to the occupied building. The results from this survey will be provided in a separate report submitted alongside the planning application.

- 4.1.5 The test pits were machine excavated to a safe working depth of approximately 1m and a representative section recorded. The test pits were then further machine excavated by approximately 1 m to ascertain the levels of truncation of the Site.
- 4.1.6 It was not possible to excavate to any greater depth due to the instability of the test pit sides and the close proximity of live services.
- 4.1.7 Prior to machine excavation, investigation locations were scanned by Wessex Archaeology using a cable avoidance tool (CAT). The position of all detected services was marked on the ground. No excavation was to be undertaken above services detected by the CAT.
- 4.1.8 All excavation works were excavated using a mechanical excavator equipped with a toothed bucket initially (to remove overburden and made ground) under constant supervision by a qualified archaeologist. The machine bucket was switched to a toothless ditching bucket once made ground deposits were removed. Machine excavation was under the instruction of the monitoring archaeologist and proceeded in spits, of c.50-200mm, these were subsequently reduced to 10-20mm as the archaeological horizon was approached. Where appropriate, hand cleaning was undertaken to establish the nature of any deposits.

## **4.2 Recording**

- 4.2.1 All archaeological features and deposits encountered during the evaluation were recorded using Wessex Archaeology's *pro forma* recording sheets using a continuous unique numbering system.
- 4.2.2 A representative section, not less than 1m in length, of deposits from ground surface to the top of the natural geology was recorded within each trench. All excavated archaeological features and deposits were drawn at an appropriate scale, typically 1:10 for sections and 1:20 or 1:50 for plans.
- 4.2.3 Photographs were taken as appropriate, providing a record of the excavated features and deposits along with images of the overall trench to illustrate their location and context. The record also includes images of the overall Site. The photographic record comprises digital photography. A photographic register of all photographs taken is contained within the project archive.
- 4.2.4 All interventions were surveyed using a GPS tied into the Ordnance Survey.

## **4.3 Health and Safety**

- 4.3.1 Health and Safety considerations were of paramount importance in conducting all fieldwork and safe working practices overrode archaeological considerations at all times.
- 4.3.2 All work was carried out in accordance with the *Health and Safety at Work etc. Act 1974* and the *Management of Health and Safety Regulations 1992*, and all other relevant Health

and Safety legislation, regulations and codes of practice in force at the time. Wessex Archaeology supplied a copy of their Health and Safety Policy and a Risk Assessment (WA 2015c) to the Client before the commencement of any fieldwork, and this was read and understood by all staff attending the Site before groundwork commenced.

## 5 ARCHAEOLOGICAL RESULTS

### 5.1 Introduction

- 5.1.1 The following section presents a stratigraphic summary of the evaluation discussing surviving ground levels and deposits encountered.
- 5.1.2 Details of observed contexts are retained in the Site archive and a detailed tabulated version of these and the trenches is provided in **Appendix 1** of this report.
- 5.1.3 **Figures 1 & 2** present the Site and trench locations. **Plates 1-6** consist of selected photographs of the undertaken works.

### 5.2 Trench 1 and test pits

- 5.2.1 During the excavation of Trench 1 several buried utility services were identified that precluded the further excavation of the trench. Therefore the decision was taken to machine excavate three test pits within the footprint of the trench.
- 5.2.2 Test pit 1 was located in the north east of Trench 1 and was unable to be excavated to the full depth due to the presence of a large brick and cement drain structure **105 (Plate 1)**. This test pit was excavated to a depth of 2.07m aOD and revealed only a made ground gravel deposit containing abundant brick fragments, wood, concrete and modern metal debris overlaying the structure.
- 5.2.3 Test pit 2 was located in the centre of Trench 1. The test pit was machined to a depth of 1.60m aOD and a representative section recorded (**Plate 2**). The test pit was then further machined to a depth of 0.84m aOD. No undisturbed deposits were encountered. Of the observed made ground deposits **106** consisted of large amount of modern ceramic building material (CBM) and dumped modern construction material.
- 5.2.4 Test pit 3 was located in the northwest of Trench 1. The test pit was machined to a depth of 1.74m aOD and a representative section recorded (**Plate 3**). The test pit was then further machine excavated to a depth of 0.76m aOD, before the instability of the trench sides and presence of exposed utility services forced the abandonment of the test pit. No undisturbed natural deposits were encountered, and of the observed made ground deposits **107** consisted of large amounts of modern CBM and dumped construction material.

### 5.3 Trench 2

- 5.3.1 Trench 2 was located to the northeast of the Site and measured 5m x 3.6m. This trench was excavated to a depth of 1.83m aOD at which level natural gravel deposits **207** were encountered in an isolated area to the east of the test pit (**Plate 4 & Figure 2**). The majority of the trench was heavily truncated by a large modern cut **208** which contained two distinct fills of demolition rubble **209** and **210**. At the north eastern corner of the test pit the edge of a brick-lined modern manhole **206**, was exposed which sat within cut **204** which in turn cut deposit **210 (Plate 5)**.



## **6 ARTEFACTUAL EVIDENCE**

- 6.1.1 The evaluation produced no finds suitable for retention. Modern CBM and building material was observed in both trenches however none of which was retained.

## **7 ENVIRONMENTAL EVIDENCE**

- 7.1.1 No features suitable for environmental analysis were identified during the evaluation.

## **8 CONCLUSIONS**

- 8.1.1 The evaluation has been successful in fulfilling the primary aims and objectives of the specification. No archaeological finds or features were observed during the evaluation. It has been established that the majority of the area to the north of the present building has been heavily truncated. The gravels identified in Trench 2 show signs of extensive truncation and disturbance by modern development removing archaeological deposits if they had remained. Due to the presence of existing services, establishing the level of the surviving natural horizon was not possible within Trench 1.
- 8.1.2 The 1991 evaluation at the west of the Site identified archaeological remains; it was suggested in the report that the archaeological remains were within a channel during the Romano-British period. The area subject to this current phase of evaluation is located outside the channel and at a higher level, and would have been subject to more extensive truncation by the modern development.
- 8.1.3 It has not been possible to establish presence of or absence of structural remains relating to the Kirkaldy testing Machine. It is anticipated that further information, obtained from the Ground Penetrating Radar Survey, will help inform appropriate mitigation measures should this be required.

## **9 STORAGE AND CURATION**

### **9.1 Museum**

- 9.1.1 No appropriate museum has been identified to accept the project archive, which will continue to be stored at the offices of Wessex Archaeology London and South East until a suitable repository is identified.
- 9.1.2 Deposition of the project artefacts with a Museum will only be carried out with the full agreement of the landowner.

### **9.2 Archive**

- 9.2.1 The complete site archive (including the evaluation), which will include paper records, photographic records, graphics, artefacts, ecofacts and digital data, will be prepared following nationally recommended guidelines (SMA 1995; ClfA 2014; Brown 2011; ADS 2013).
- 9.2.2 All archive elements will be marked with the accession code , and a full index will be prepared. The physical archive comprises the following:

- 1 file/document case of paper records and A4 graphics

- 9.2.3 The project archive including plans, photographs and written records are currently held at Wessex Archaeology's London & South East office under the Site code **111041**. The project archive will be deposited with the local museum.

### **9.3 Discard policy**

- 9.3.1 Wessex Archaeology follows the guidelines set out in *Selection, Retention and Dispersal* (Society of Museum Archaeologists 1993), which allows for the discard/dispersal of selected artefact and ecofact categories which are considered to have little or no further research value.
- 9.3.2 All discard material will be fully documented in the project archive.
- 9.3.3 The discard of environmental remains and samples follows nationally recommended guidelines (SMA 1993; 1995; Historic England 2002).

### **9.4 Copyright**

- 9.4.1 The full copyright of the written/illustrative archive relating to the Site will be retained by Wessex Archaeology Ltd under the *Copyright, Designs and Patents Act 1988* with all rights reserved. The recipient museum, however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use shall be non-profitmaking, and conforms to the *Copyright and Related Rights* regulations 2003.

### **9.5 Security copy**

- 9.5.1 In line with current best practice (e.g., Brown 2011), on completion of the project a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.

## **10 REFERENCES**

### **10.1 Bibliography**

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## 11 APPENDIX 1: TRENCH CONTEXT SUMMARY TABLES

<b>Trench 1</b>	<b>Dimensions :</b>	9.3 m x 4 m x 0.3m	
	<b>Land use:</b>	Car Park	
	<b>Coordinates:</b>	531939, 180161, 2.7m aOD	
<b>Context</b>	<b>Category</b>	<b>Description</b>	<b>Depth (m)</b>
101	Layer	Modern block paving car park surface	0.00-0.11
102	Layer	Mid brown yellow sand. Formation layer for car park surface	0.11-0.20
103	Layer	Pink type 1 aggregate	0.20-0.04

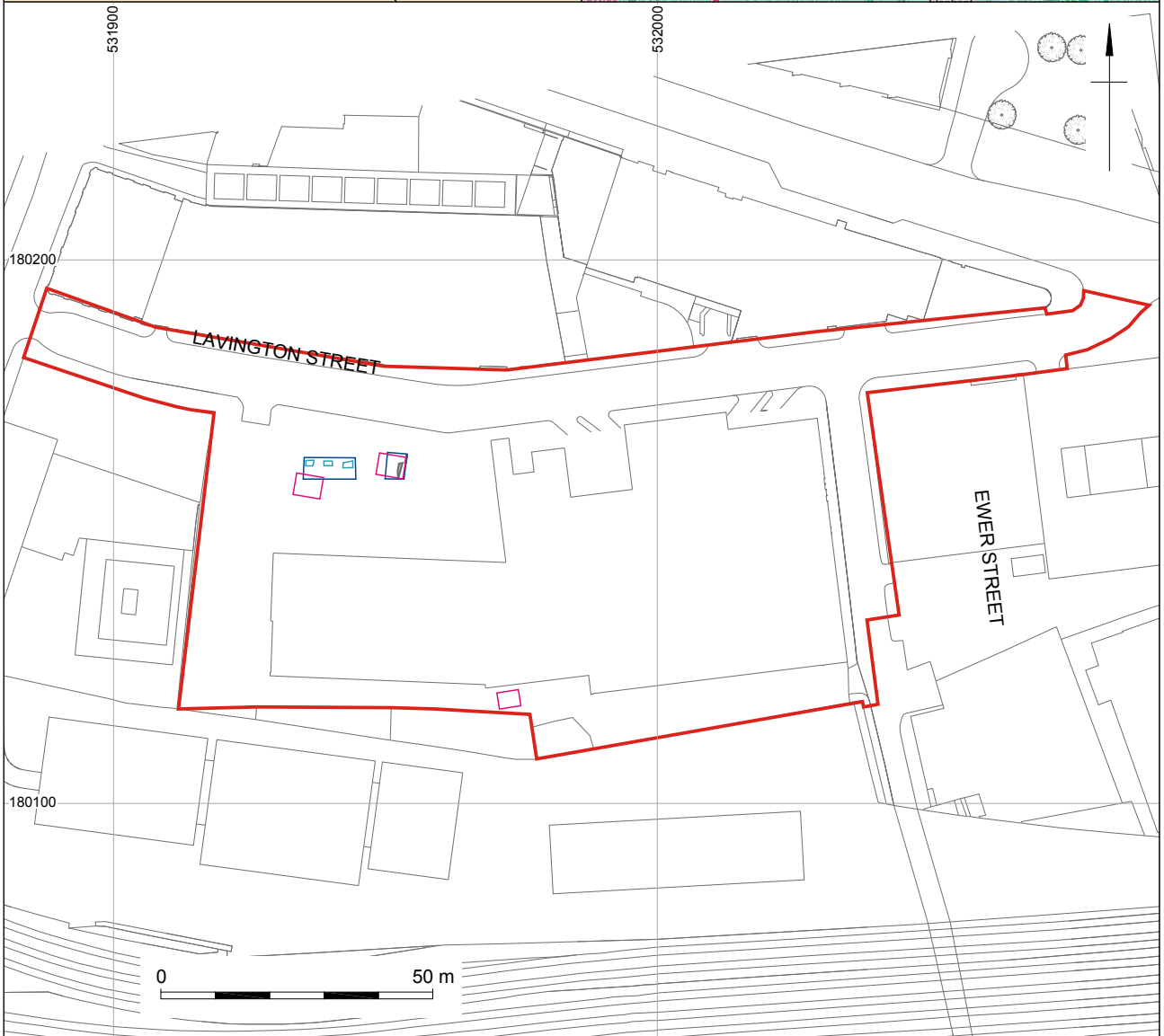
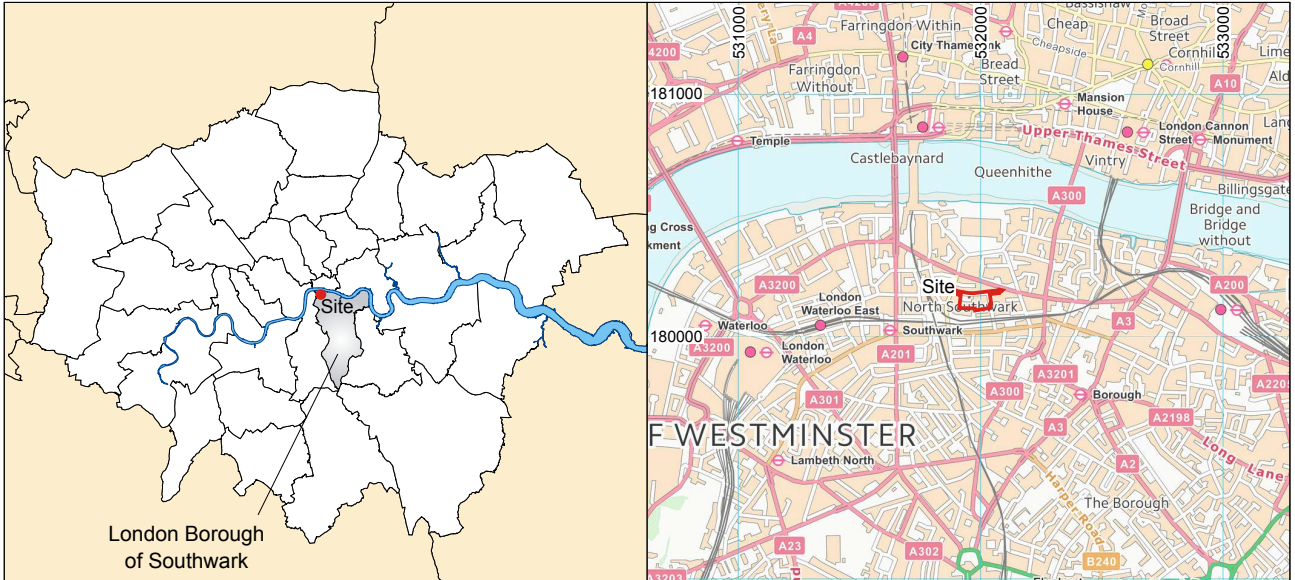
<b>Test Pit 1</b>	<b>Dimensions :</b>	1.7 m x 1.2 m x 0.5 m	
	<b>Land use:</b>	Car Park (Located within Trench 1)	
	<b>Coordinates:</b>	531943, 180162, 2.56 m aOD	
<b>Context</b>	<b>Category</b>	<b>Description</b>	<b>Depth</b>
104	Layer	Mid grey brown gravel with abundant brick fragments, wood, concrete and modern metal debris	0.40 +
105	Structure	Concrete cap of unknown structure	0.40 +

<b>Test Pit 2</b>	<b>Dimensions :</b>	1.5 m x 0.8 m x 1.57 m	
	<b>Land use:</b>	Car Park (Located within Trench 1)	
	<b>Coordinates:</b>	531939, 180162, 2.41 m aOD	
<b>Context</b>	<b>Category</b>	<b>Description</b>	<b>Depth</b>
106	Layer	Mid grey brown gravels with abundant brick, metal and plastic fragments.	0.40 +

<b>Test Pit 3</b>	<b>Dimensions :</b>	1.4 m x 1 m x 1.56 m	
	<b>Land use:</b>	Car Park (Located within Trench 1)	
	<b>Coordinates:</b>	531936, 180162, 2.32 m aOD	
<b>Context</b>	<b>Category</b>	<b>Description</b>	<b>Depth</b>
107	Layer	Grey brown gravels with abundant demolition material	0.40 +

<b>Trench 2</b>	<b>Dimensions :</b>	4.8 m x 3.6 m x 1 m	
	<b>Land use:</b>	Car Park	
	<b>Coordinates:</b>	531952, 180162, 2.74 m aOD	
<b>Context</b>	<b>Category</b>	<b>Description</b>	<b>Depth</b>
201	Layer	Modern block paving car park surface	0.00-0.11
102	Layer	Mid brown yellow sand. Formation layer for car park surface	0.11-0.20
203	Layer	Pink type 1 aggregate	0.20-0.40
204	Cut	Cut for brick manhole	0.40 +
205	Fill of 204	Dark green grey sandy clay gravel, backfill around brick manhole 206with modern CBM fragments and occasional charcoal flecks	0.40 +
206	Structure (fill of 204)	Brick manhole with cement bonding. Only 0.3 m height visible in trench	0.40 +
207	Natural	Mid yellow brown sandy gravel	0.40 +
208	Cut	Cut of large truncating event	0.40 +
209	Fill of 208	Modern building rubble	0.40 +
210	Fill of 208	Mid reddish grey loose silty sand with frequent CBM fragments and modern debris	0.40 +





- ▭ Site boundary
- ▭ Evaluation trench
- ▭ Test pit
- ▭ Proposed test pit

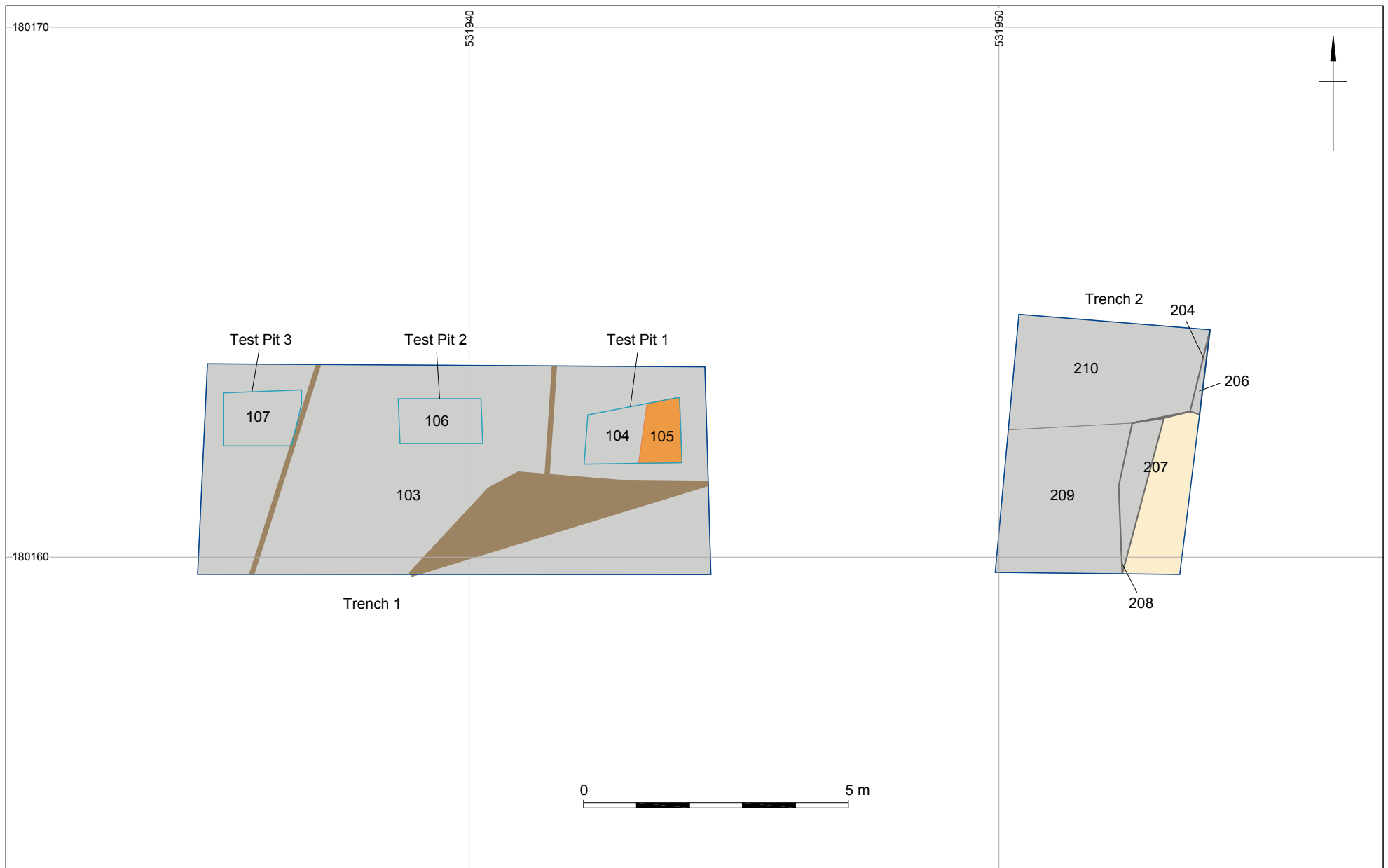









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Date:	17/05/2016	Revision Number:	1
Scale:	1:1,250 @ A4	Illustrator:	JC/ALS
Path:	R:\PROJECTS\111041\Graphics_Office\Rep figs\Eval\2016_05_17\111041Eval.dwg		

Site location

Figure 1



	 Evaluation trench	 Structure	 Modern disturbance	Date: 17/05/2016	Revision Number: 0
	 Test pit	 Natural geology	 Utilities	Scale: 1:100 @ A4	Illustrator: JC
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Trench plan

Figure 2



Plate 1: Test Pit 1 viewed from the south west



Plate 2: Mid-excavation shot of Test Pit 2 viewed from the north


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Plate 3: Mid-excavation shot of Test Pit 3, viewed from the south west



Plate 4: Trench 2 viewed from the north



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Plate 5: Representative section of Trench 2 viewed from the west showing surviving natural gravels



Plate 6: Reinstated car park

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