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Acknowledgements

The fieldwork for this project was carried out by Geoff Potter and Honza Horak from Compass Archaeology Ltd. The report text was prepared by Honza Horak, and the illustrations by Honza Horak, James Aaronson and by use of the DBA (Turner 2012).

The evaluation fieldwork and report was commissioned by David Hillelson of The Heritage Network on behalf of Hanley Properties LLP.

Summary

Site name and address:	29 Peckham High Street	, Peckham SE15 5EB										
County:	Greater London	District:	London Borough									
			of Southwark									
Village/town:	Peckham	Parish:	Camberwell									
Planning reference:	12/AP/2670	NGR:	TQ 3400 7673									
Client name and address:	Hamley Properties LLP. I	Devonshire House, 582 Hone	ypot Lane,									
	Stanmore, Middlesex. HA7 1JS											
Nature of work:	Housing + retail	Current land use:	Car sales lot									
Site Status:	Archaeological Priority	Reason for investigation:										
	Zone Peckham Village											
Position in planning process:	Standard condition	Project brief originator:	Local Authority									
Size of affected area:	c.382m²	Size of area investigated:	c.30m ²									
Site code:	PKM 14	HER ref:										
Organisation:	Compass Archaeology	Site Director:	Geoff Potter									
Project type, methods etc	Field evaluation	Archive recipient:	MoL									
Start of work:	26/02/14	Finish of work:	28/02/14									
Related HER nos:		Periods represented:	Post-medieval									

OASIS UID:	compassa1-174659	Significant finds:	Pottery							
			Wine bottle							
	Clay pipe (sm									
Monument types:	CELLAR (post medieval); PIT (post medieval); WALL (post medieval)									
Physical archive:	Pottery, glass, clay pipe,	animal bone, metal								
Previous summaries/reports:	Turner 2012, Desk-based Archaeological Assessment;									
	Ashworth 2014, Archaeological Project Design									

Synopsis:

This report summarises the archaeological potential of the site of a proposed new development on land located at 29 Peckham High Street, Peckham, SE15 5EB, London Borough of Southwark. In order to establish this *Compass Archaeology Ltd* was commissioned by *The Heritage Network Ltd*. on behalf of *Hamley Properties LLP* to undertake an archaeological field evaluation, following a preliminary deskbased assessment (Turner 2012) and in response to an archaeological planning condition (Ref. 12/AP/2670). The evaluation was carried out to provide further information to the local planning authority regarding the impact of the proposals on the historic environment, prior to commencement of development on the site.

The site lies on the western edge of an Archaeological Priority Zone defining Peckham Village, designated by London Borough of Southwark. Cartographic and documentary evidence demonstrates that site has been developed from at least the early 19th century, and was occupied until the mid 20th century by a substantial cellared property (Winchester House).

The evaluation comprised one 15m trench within the proposed development footprint. This revealed a number of archaeological features, including the well-preserved remains of the cellar of Winchester House. The original construction is approximately dated to c 1800. A number of brick walls were recorded, defining the northern extent of the property, internal divisions and a series of alterations in the later 19th century. The structure also retained its stone-flagged floor. To the north of the cellar were two earlier features - a probable domestic rubbish pit and a single brick wall base, both dating to the later 17th or early 18th century and sealed by a truncated 18th century soil horizon.

On the basis of the results of the evaluation, the risk that the proposed development might disturb archaeological remains of local significance is considered to be *High* for the post-medieval period, and *Low* to *negligible* for all other periods and categories. In particular this relates to the cellars and foundations of Winchester House, which are likely to extend over most of the southern part of the site.

1 Introduction

- 1.1 This report has been prepared by *Compass Archaeology Ltd* for *The Heritage Network Ltd*. at the request of *Hamley Properties LLP*, as part of a programme of archaeological work carried out in advance of a proposed development at 29 Peckham High Street, Peckham, SE15 5EB, London Borough of Southwark (centred at NGR TQ 3400 7673; Fig. 1). The proposed development involves the construction of nine flats and a retail unit with associated parking.
- 1.2 Following an archaeological condition on the approved planning application for development (Ref.12/AP/2670), and in accordance with the requirements of the Local Planning Authority, the Senior Archaeology Officer at the London Borough of Southwark has requested further information regarding the impact of the proposals on the historic environment, to be established by archaeological evaluation.
- 1.3 A full specification for the work carried out is contained in the Heritage Network's approved Project Design dated February 2014.
- 1.4 The present site, consisting of a second-hand car sales lot, is located within the western edge of an Archaeological Priority Zone defining Peckham Village, centred on NGR TQ 3400 7673. The site is bounded to the north by recreation fields, to the west by Sumner Road, to the south by Peckham High Street to the east by no.31 Peckham High Street.
- 1.5 The study area lies within a known archaeological landscape. The site is situated within an Archaeological Priority Zone defining Peckham Village. The site has the potential to provide evidence for post-medieval activity, as it had been occupied from at least the early 19th century onwards (Turner 2012). Winchester House was located on the plot from at least 1838, until it was demolished in the 1950s following extensive bomb damage in World War 2. The earlier desk-based assessment of the site has indicated that it lay in open ground, on the edge of the hamlet of Peckham, until the late 18th or early 19th century development. Prior to that date it may have been used for agricultural or horticultural purposes. Artefactual evidence from archaeological investigations in the vicinity of the present site indicate some activity prior to the post-medieval period.
- 1.6 The aim of the evaluation has been to consider the location, extent, date, character, condition, significance and quality of any remains that are liable to be threatened by the development, and (should they be discovered) to provide a local/regional, archaeological and historical context for them, in accordance with the current regional research agenda.
- 1.7 It was considered that the present investigation had particular potential to provide evidence from the post-medieval period regarding the development of Peckham.
- 1.8 The present report is intended to provide the planning authority with sufficient data to allow it to consider the archaeological implications of the proposed development, and to determine what further mitigation measures, if any, may be required to allow the development to proceed.

2 Fieldwork

LOCATION, GEOLOGY AND TOPOGRAPHY

- 2.1 The site is situated within the London Borough of Southwark and is located approx. 3.5km south of the City of London to the west of the core of Peckham.
- 2.2 The site lies on the River Terraces of the London basin in an area of sedimentary bedrock formed approximately 55 to 65 million years ago in the Palaeogene Period (British Geological Survey 1998). The underlying geology consists of the Lambeth group (formally known as Woolwich and Reading beds) with grey clay, silts and pale sands, often with deposits of estuarine shells. Pebble beds and lignitic layers are known at the base of the shell deposits in south-east London. These are overlain by London Clay. Superficial deposits formed in the Quaternary Period (up to 2 million years ago) are interglacial Lacustrine Deposits, consisting of clay and silts. Natural clay is overlain by brickearth at a depth of c. 2m and was identified in work undertaken by Pre-Construct Archaeology on recreation land to the rear of 1-27 Peckham High Street in 2004, approximately 50m north-west of the site (Divers & Leary 2004).
- 2.3 The site lies on the low ground of the London Basin, at an approximate ground level of 7m AOD. From the deposits is obvious that the local environment was previously (in Palaeogene period) dominated by swamps, estuaries and deltas (British Geological Survey: Geology of Britain Viewer). Later on, in the beginning of the Quaternary Period, the local environment was probably dominated by lakes and lagoons (British Geological Survey, Geology of Britain Viewer). The land rises towards the Dulwich Hills south-west of Peckham.

METHODOLOGY

- 2.4 The protection of archaeological sites is a material planning consideration. An initial evaluation should be designed to provide all parties, particularly the Local Planning Authority, with sufficient material information upon which to base informed decisions, incorporating adequate heritage safeguards. Where an evaluation produces positive results safeguards will be applied; these would normally consist of either design modifications to preserve archaeological remains *in situ* or, where this is not achievable, archaeological rescue excavation in advance of development.
- 2.5 The site was adequately sampled through the excavation of one trench (15m long, 2m wide) forming a sample of approximately 30m² and representing 8% of the 382m² development site by area (Fig. 2). The trench was set across the footprint of the proposed new building. The fieldwork and post-excavation work was carried out in accordance with the English Heritage guidelines (in particular, Standards for Archaeological Work, July 2009) and those of the Institute for Archaeologists. Overall management of the project was undertaken by a full Member of the Institute. The Project Design/Written Scheme was produced by The Heritage Network Ltd. prior to the start of fieldwork (Ashworth 2014). Fieldwork was carried out in accordance with the Construction (Health, Safety & Welfare) Regulations. All members of the fieldwork team had valid CSCS Cards (Construction Skills Certificate Scheme), and were equipped with hi-vis jackets, hard-hats, and steel-toe-capped boots.
- 2.6 The trench was excavated under close archaeological supervision with a JCB 3CX excavator fitted with a toothless bucket. Recent made ground and undifferentiated subsoil were removed to reveal archaeological features and natural deposits, between c 1.1m and 1.7m beneath the modern ground-surface. Exposed surfaces were then cleaned, recorded, and photographed by the archaeologists. Where any potential archaeological features were identified the machining stopped at that level, and further excavation undertaken by hand.

- 2.7 The deposits and features exposed in the evaluation trench were recorded on *pro-forma* sheets by written and measured description, and drawn in plan and section (at scales of 1:20 & 1:10). The recording system used followed the MoL Site Manual for on-site work. By agreement the recording and drawing sheets used were directly compatible with those developed by the Museum. The fieldwork record was supplemented by digital photography as appropriate.
- 2.8 The Spoil heap was scanned visually and using a metal detector in order to assess the presence and survival of artefactual material in the overburden. Approximate 90 litre samples, taken from the centre and northern end of the trench, were hand sorted on site.

RESULTS

The evaluation trench

2.9 A trial trench was dug from the present ground-surface (between 6.78mOD and 7.24mOD, rising to the south). In the northern part of the trench excavation was to the top of the natural ground surface, removing recent deposits and undifferentiated soil horizons. The excavated trench revealed a fairly simple profile with the present-day tarmac and concrete over granite setts and earlier concrete at the upper level, then made ground overlying a probable truncated subsoil horizon of silty sand and pebbles. Natural clayey silt with occasional pebbles and clay patches was exposed at the base of the central and northern part of the trial trench. In the centre of the trench natural was also overlain/cut by a single brick wall and adjacent pit, both of probable late 17th to early 18th century date.

To the south excavation revealed a backfilled cellar construction of brick with stone slab floor, relating to the former Winchester House. A couple of concrete features and modern services were also identified at various points in the trench. During the excavation several types of artefacts were observed and recovered, including pottery, ceramic building material (CBM), glass, metal, animal bone and clay tobacco pipe. All these will be discussed in the following sections in more detail. Plans, section and photographs are also included.

2.10 The site was evaluated during the period of three days at the end of February 2014 under relatively dry and stable weather conditions. The ground was firm and there were no problems with the drainage. Only two services, both believed to be electricity cables, crossed the centre of the trench from east to west.

List of recorded contexts

Context	Туре	Description	Interpretation
+	Various	Continuous layer of tarmac (40-60mm thick), cut in the middle of the trench by a modern cable trench and covered with a layer of concrete & compacted rubble (up to 260mm thick) to the south. [+] also includes other modern features (eg, a concrete base north of the cellar northern wall, an earlier cut for an electricity cable and fill in between these). Plus compacted made ground and rubble infill of the cellar and just in front of the northern (external) wall.	Modern surface and activities, following the demolition of Winchester House <i>c</i> 1954.
1	Layer	Granite sett surface (100mm thick) with loose mortary gravel base (140-180mm thick) in the northern and central parts of the trench. Plus remnants of a concrete surface to the north of [2].	Yard surface made of setts + internal floor surface to N. Later 19 th century.

Context	Туре	Description	Interpretation
2	Deposit	Substantial E-W concrete base in trench cut into [3], etc.	Foundation for south front of a large shed/ ancillary building to rear of Winchester House. Later 19 th C.
3	Layer	Compacted dark grey silt (140mm) and brown-orange silty sand and gravel (100-240mm). Also includes a possible working surface above, which consists of loose pebbles and tarmac (40mm thick). Layer overlies and ?truncates deposit [13] and wall base [14]. The layer was disrupted in the middle of the trench by the cut for a cable.	Made ground below base for granite setts & concrete to N [1]. Later 19 th century.
4	-	General number for the cellar and associated construction (contexts [5] to [8] and [11] -[12])	General no. for the Winchester House cellar and adjacent construction
5	Masonry	Stone flagged floor (60-100mm thick), + occasional CBM infills.	Stone floor of cellar. 19 th century
6	Masonry	Grey concrete chute (c 0.6m wide x 0.2m thick) sloping down to southeast. Flanked by yellow stock brick walls (h.<700mm, t. 120-260mm)	Access chute into cellar, probably for delivery of coal. Later 19 th century
7	Masonry	Section of wall comprising two courses of red brick ($100 \times 65 \times 220$ mm) and floor tiles to north ($260^2 \times 30$ mm). Both bonded by sandy mortar.	Blocking of an earlier lightwell in N cellar wall [12]+ external tiled surface to the N. Later 19 th century.
8	Masonry	Internal N-S cellar wall of yellow stock bricks (I. 1.84m, ht. 1.26m, b. 0.36m). Flemish bond with cement, rudimentary slate ?damp course just above floor level.	Internal wall added to cellar. Later 19 th century
9	Fill	Moderately loose dark grey soil with ash, CBM, pot, metal and clay pipe.	Fill of pit [10]. 19 th century
10	Cut	Oval shaped cut (0.38x0.6x0.17m) oriented in E-W direction. Found beneath the stone slabs floor.	Cut of pit.
11	Masonry	Brick line of single stretcher width found beneath the cellar floor [5]: extant base course with remains of second course at floor level. Probably part of [12].	?Original internal wall. c 1800.
12	Masonry	Original cellar construction, of red brick walls with limewashed internal faces, built in English bonded with a sandy mortar matrix. Includes the external N wall, adjoining internal wall to west, and separate areas of brickwork to the SE and SW corners of trench.	Original construction of the cellar. Late 18 th to early 19 th century.
13	Layer	Firm grey sandy silt (240-420mm thick) with occasional pebbles and charcoal flecks. Also included pottery finds. Apparently truncated by [3].	18 th century soil horizon
14	Masonry	3-5 courses of E-W brick wall base (l. >1.8m, t. 200mm) bonded with sandy mortar, no signs of a separate construction cut. Stepped out base, mainly to S. by c. 90mm.	Brick wall base for a ?garden wall. Later 17 th to early 18 th century

Context	Туре	Description	Interpretation
15	Fill	Firm mid-grey sandy clay with CBM, pot, glass, bone and clay pipe.	Fill of pit [16]
16	Cut	Possibly NE-SW rectangular cut with steep sides, but not fully excavated (c 1.94m by 0.62m exposed in plan; depth up to c 0.5m).	Later 17 th century rubbish pit.
17	Layer	Firm grey-brown silty sand with pebbles (200mm thick). Visible in centre & northern part of the trench.	Natural soil layer disturbed by weather and roots
18	Layer	Firm yellow-orange clayey silt with occasional pebbles and clay patches. Approximately 1.05m to 1.2m below modern ground level.	Natural (?brickearth)

- 2.11 The trial trench was positioned in the western part of the development area, aligned approximately north-south, and measured 15m in length by 2m in width. It was excavated to a maximum depth of 1.15m at the northern end and 1.70m at the southern end of the trench.
- 2.12 The lowest deposit in the trench was represented by compacted yellow-orange clayey silt [18]. This deposit was clearly visible in the central and northern part of the trench where occasional pebbles and clay patches were identified. The layer was truncated mainly in southern area of the trench by several archaeological features, but elsewhere it was sealed by compacted grey-brown silty sand [17]. This latter deposit was some 200-250mm thick and was overlain in turn by the subsoil layer [13] (2.14 below).
- 2.13 In the centre of the trench layer [17] and the top of natural [18] were cut by the probable later 17th-early 18th century brick wall base [14] and by the NE-SW oriented cut [16]. From the latter's midgrey sandy clay fill [15] finds including pottery, CBM, parts of wine bottles, bone and clay tobacco pipe were recovered. These also indicate a late 17th (or possibly early 18th) century date, although no direct relationship was established between the pit and the wall a narrow baulk being left *in situ* between the two to support an overlying electricity cable.
- 2.14 Both the pit fill [15] and the stepped-out base of the wall [14] appeared to be sealed by the layer [13], a firm grey sandy silt (240-420mm thick) with occasional pebbles and charcoal flecks. Pieces of pottery found in this layer date to the late 16th century but must be residual (*cf*. Appendix I). The actual date of the layer is more likely to be 18th century, particularly given its relationship to [15].
- 2.15 The layer [13] was overlain and apparently truncated by [3], a made ground deposit of compacted dark grey silt (140mm thick) and brown-orange silty sand with gravel (100-240mm thick), plus a possible temporary working surface over, where loose pebbles and tarmac (<40mm thick) were identified. This context presumably relates to the commercial development of the site in the later 19th century by Thomas Tilling's horse-drawn bus company (see 3.5 below), in conjunction with the overlying surface [1] and foundation [2] (plus other probable changes in the main cellar area as described below, 2.20, etc.). Layer [3] was disrupted by the cut for an electricity cable and by a couple of other modern features [+] in the central part of the trench.
- 2.16 Towards the northern end of the trench a substantial E-W concrete base [2] was documented (>2.0m in length x c 0.8m wide). This formed part of the south side of the large (& probably openfronted) shed or ancillary building that appears on OS maps from 1894. To the south of this was a probably contemporary yard surface [1], made of granite setts (100mm thick) with a loose mortary gravel base (140-180mm thick). Context [1] was also taken to include the broken remains of a concrete floor to the north of foundation [2], covering the northern part of the trench and evidently part of the associated internal floor surface.
- 2.17 Modern surface and activities [+] include a continuous layer of tarmac (40-60mm thick), cut in the middle of the trench by a modern cable trench, and covered with a layer of concrete and rubble

make-up (up to 260mm thick) in the southern part of the trench. Other modern features [+] in the centre of the trench were a concrete base north of the northern cellar wall [6], a slightly earlier cut for an electricity cable and the fill in between them.

2.18 In the southern part of the trench the sequence was quite different below the modern ground surface. The backfilled cellar that was exposed here, plus the construction adjoining the northern (external) wall, was given the general number [4] – covering the structural features: [5], [6], [7], [8], [11] and [12].

The presumed original cellar construction is represented by the red brick walls, constructed in rough English bond with sand mortar [12]. There were three elements in this – an external wall to the north (apparently with a lightwell) plus adjoining internal (N-S) wall to the west, and two separate areas of brickwork in the southeast and southwest corners of the evaluation trench. These latter walls appear to have flanked a doorway, perhaps leading from an E-W corridor southwards into a smaller room. The southwestern wall was also a particularly substantial construction, and may have had an additional loadbearing function – perhaps part of an overlying chimney.

It is likely that the single stretcher width line of N-S brickwork [11] is part of the original cellar construction, forming the base for some form of internal division that was later removed. A small section of this base remained visible at floor level [5] (& formed part of the *in* situ floor surface), but mostly only a single course of brickwork survived sealed below the later stone flags.

- 2.19 Elsewhere the natural clayey silt [18] was generally clear beneath the stone cellar floor [5]. However, in one area just to the west of [11] a small oval-shaped pit [10] had been cut into the natural. This was oriented in an E-W direction, c 0.38m x 0.60m in plan and 0.17m deep. From its loose dark grey fill [9], fragments of CBM, potsherds, metal and pieces of clay pipe were recovered, giving a 19^{th} century date the pottery possibly as late as mid 1800s.
- 2.20 On the eastern side of the cellar a further internal (N-S) wall [8] had been added, constructed of yellow stock bricks cemented together in Flemish bond (I. 1.84m, ht. 1.26m, b. 0.36m) and abutting the external wall [12] to the north.

Originally this wall had a westward-projecting stub at its southern end – apparently matched by a corresponding feature built against the east face of the western (N-S) wall [12]. Although subsequently removed to leave an open bay, in their original form these wall stubs would have created a more or less enclosed area with a door-width entrance on its southern side.

Within the small room crated by the construction of [8] there was also evidence for two N-S shelves, one inserted alongside wall [8] and one on the facing western section of wall [12]. The rebates for these could still be seen cut into the northern part of [12], and there was also a line of unpainted brickwork clearly visible on the face of wall [8] where the shelf had been (with white limewash above and pink-coloured wash below – see Plate 10).

- 2.21 It is likely that the cellar floor [5 was partly relaid after construction of wall [8], which probably also had a slightly splayed concrete base. The floor itself consisted almost entirely of stone flags, with occasional brick/ceramic tile inclusions. The stone flags varied greatly in size, although those that were lifted were all 60 to 100mm thick: the material used ranged from Yorkstone to both fine-grained and coarser, very fossiliferous limestones.
- 2.22 The probable original lightwell within the northern wall [12] was blocked at some point, with two surviving courses of brickwork at its base [7]. A line of large ceramic floor tiles were also laid against the external face of the wall, at the base of the blocking and probably as part of the same event.

Immediately to the east of this a concrete chute with flanking yellow stock brick walls [6] was installed outside the northern wall. The chute was set at 45° to the line of the wall, and running down into the cellar to the southeast at about 30° – to the other side of wall [8], and beyond the present limit of

excavation. Presumably this feature was to facilitate the delivery of coal or similar material. It may also be slightly later than [7], as the corner of the easternmost floor tile had been chipped back to accommodate the western flanking wall of [6].

- 2.23 The whole cellar (and the access chute [6]) was eventually filled with demolition rubble [+] and covered with compacted made ground [+] presumably during demolition of Winchester House in the mid 1950s. This was subsequently overlaid by tarmac (40-60mm thick) that still forms the ground surface to the north, although here a further layer of concrete and compacted rubble [+] 260mm thick was deposited to form the present-day surface.
- 2.24 It is highly likely that contexts [6], [7] and [8] (& at least part of [5]) are of late 19th /early 20th century origin, in conjunction with other developments to the north as described above (2.15, etc.) and associated with the commercial development of the site during the expansion of the Tilling Omnibus Company. Cartographic evidence between the Ordnance Survey 25" 1st Edition of 1868-71) and the 5': mile survey of 1894 show not only the development of ancillary buildings to the north, but also changes to the rear of Winchester House that almost certainly relate to contexts [6] and [7].

FINDS

Pottery

2.25 The entire pottery assemblage (55 sherds with a total weight of 1,598g) recovered from one layer [13] and fill of two pits [9 and 15] was of post-medieval date and generally in a very good condition. Nine sherds (90g) came from context [9]. It includes 2 sherds (54g) of Post-medieval redware, 3 sherds (11g) of English Tin-glazed ware, one sherd (6g) of Chinese porcelain, one sherd of London Stoneware (8g) and 2 sherds (11g) of Refined Whiteware. Pottery sherds from layer [13] were represented by 6 pieces (553g), five (547g) of which belong to a single large Post-medieval redware dish (Plate 14) and one sherd (6g) of Westerwald-type stoneware. Context [15] contained 40 sherds (955g); 3 sherds (275g) of Post-medieval redware, 5 sherds (145g) of Border Ware, one sherd (5g) of Chinese porcelain, 29 sherds (270g) of English Tin-glazed ware and 2 sherds (260g) of London Stoneware (Plates 13 & 12). Context [9] is broadly dated to 19th century (potentially mid 19th), context [13] to the late 16th century and context [15] to the late 17th century. The pottery report was produced by Paul Blinkhorn (Appendix I).

Recommendations

2.26 No further work is proposed on this assemblage at present.

CBM

2.27 A total of twenty-six pieces of building material (17 bricks, 3 floor tiles, 4 peg tiles and 2 pantiles) were kept during the evaluation. All the material were recovered from southern part of the trench from the contexts [7], [8], [9], [11], [12], [14] and [15]. After processing the CBM was analysed by Sue Pringle (Appendix II). Most of the CBM is likely to be of late $17^{th}/18^{th}$ century date, with two samples from context [8] of c late 19^{th} century date.

Recommendations

2.28 No further work is proposed on this assemblage at present.

Metals

2.29 Highly corroded metal objects were recovered from context [9] and [15]. Two of them, one from each contexts, are probably nails. The third one from context [9] is a key. Due to the corrosion is impossible to suggest anything else. The metal object from context [15] was found in association with pottery and clay pipe assemblages of c late 17^{th} century date. Objects from context [9] we recovered from the 19^{th} century pit beneath the cellar floor.

Recommendations

2.25 No further work is proposed on this assemblage at present.

Animal bones

2.26 Only one fragment of bone was recovered during the evaluation, from fill [15] of the probable late 17th century pit. It is most likely a part of sheep pelvis, wt. 44gm.

Recommendations

2.27 No further work is proposed on this object.

Glass

2.28 Few glass objects were recovered by the evaluation. Two small pieces of fully translucent glass with rainbow-like corrosion came from context [13]; respective measurements: $44 \times 20 \times 1.5$ mm & $28 \times 12 \times 2$ mm. Fill [15] of the late 17^{th} century pit included two bottle necks with shoulders, probably from wine bottles. Both pieces are heavily corroded, though the original colour of glass was green. One of these has a broken string ring – in the form of four projecting 'petals' (h. 85mm, base of neck diameter 55mm, external lip diameter 28-30mm, internal diameter 20mm). The other has a continuous string ring (h. 88mm, base of neck diameter 55mm, ext. lip diameter 30mm, int. diameter 22-24mm). From what can be observed these bottle necks belong to the group of onion shaped bottles dated to the late 17^{th} /early 18^{th} century (Fletcher 1973; Dumbrell 1983).

Recommendations

2.29 No further work is proposed on this assemblage at present.

Clay tobacco pipe

2.30 A total of 25 pieces of clay pipe were recovered from three different contexts. Five stem pieces were found in the context [9], the 19th century fill of the pit beneath the cellar floor. One of them is burnt differently, the stem being red and perhaps refired within a piece of CBM. Another five pieces of stem came from context [13], the grey sandy silt soil horizon. These can give us no firm date. Luckily the fill [15] produced, aside from ten pieces of stem, five pipe bowls. One of them is heavily damaged and therefore unlikely to give a close date: however, the other four are in a good shape and gave dates of late 17th/early 18th century, based on the typologies produced by Oswald for English clay pipes (Oswald 1951; 1975) and by Atkinson and Oswald (1969) for clay pipes from London area. More detailed clay pipe description is attached (Appendix III).

Recommendations

2.31 No further work is proposed on this assemblage at present.

3 Discussion

ARCHAEOLOGICAL BACKGROUND

- 3.1 There have been eight archaeological investigations in a 500m radius of the site, as listed in HER record (for more information see the desk-based assessment; Turner 2012).
- 3.2 Prehistory: There is no conclusive evidence suggesting significant early prehistoric activity in the close vicinity of the site. There have been finds that suggest a possibility for some prehistoric activity in the area flint flakes and abraded pottery sherds, burnt flint, a Neolithic flint scraper, sherds of Late Bronze / Early Iron Age pottery. However, Bronze Age activity appears to be primarily focused on the River Thames and to the west, and there is no real Iron Age evidence.
- 3.3 Roman and Anglo-Saxon: Some Roman artefacts, such as roof tile fragments, pottery sherds and glass vessels, have been discovered in the study area. However it appears that Roman activity was mainly concentrated towards two road lines, following the Old Kent Road and Asylum Road and more than 1km away. A small number of Anglo-Saxon pottery sherds have also been found in the area.
- 3.4 Medieval: Peckham was a small rural hamlet in Surrey, of probable Anglo-Saxon origins, and established well enough to be recorded in the 11th century Domesday Survey. But although there are some historical notes on medieval Peckham (cf. Turner 2012, 5), archaeologically only a few features have been discovered 35m to the northeast of the site 12th and 14th century remains, c 180m to the east a yard and trackway dating to the 14th/15th centuries, plus several other artefacts findspots.
- 3.5 Post-medieval and Modern: Peckham's rural past is indicated by the discovery of a bedding trench 100m north east of the site, 17th/ 18th Century ploughsoil 175m to the north east, and an 18th Century Ha Ha 320m to the east. From the 1840s development into a suburb began, though this grew more rapidly from the 1870s onwards. Between 1890 and 1892 Peckham High Street was widened and most of the north side was demolished. The building standing at the present site (known as Winchester House from mid-19th century) lost its front garden during the clearance of Sumner Street and widening of Peckham High Street in the early 1890s (Smith & Roethe 2009). In 1851 Thomas Tilling started an omnibus service from Peckham to London. He established the company head office at Winchester House and stayed there until the 1920s (Robbins 1986). As noted above (2.24) historic OS maps show a major change in the property between 1868 and 1894, with alterations to the rear of the main house and construction of a large ancillary building in the former rear garden.

Peckham was badly affected by German bombing of London during World War 2, during which Winchester House was damaged and eventually demolished in the 1950s. Layers attributed to clearance of bomb damage were discovered during an archaeological evaluation c.415m north west of the site.

AIMS AND OBJECTIVES

3.6 The aims of the evaluation trench were:

- to establish the likely presence or absence of archaeological remains on the site, and characterise them in terms of location, depth, extent, date, character and condition should they be present;
- to consider the local and regional archaeological and historical context of such remains, and their significance and quality, in relation to the current published regional research agenda;

- to provide sufficient information to ensure that an appropriate strategy for the mitigation of damage or destruction of any identified remains by the development is adopted;
- to implement the mitigation strategy and ensure that the identified remains are either preserved *in situ* or preserved by record, as appropriate.

3.7 The responses to these are outlined below:

• Archaeological remains are definitely present on the site, all features being of post-medieval date. Potentially the earliest feature was a probable rubbish pit [16], cut into the weathered natural [17]. Although not fully excavated this was possibly rectangular, oriented in NE-SW and over 1.94m by 0.62m in plan. Artefacts from the firm mid-grey sandy clay fill [15], including CBM, pottery sherds, pieces of wine bottles and clay tobacco pipe pieces suggest a late 17th (or possibly early 18th) century date. The pit fill appeared to be sealed by the soil horizon [13], which also included residual pottery from the late 16th century.

Adjacent to and just to the north of [16], in the central part of the trench, was a brick wall base [14], possibly a garden wall. This was exposed some 0.6m below present ground surface, and consisted of 3-5 courses of brick oriented E-W across the trench. The excavated extent was *c* 1.8m, and thickness at its upper level 0.2m. The bricks were bonded with sandy mortar, and were stepped out at the base about 90mm to the south. There were no signs of separate construction cut, but the stepped base also appeared to be sealed by the soil horizon [13]. Bricks in the garden wall could be late 17th or early 18th century in date.

The most notable feature discovered during the evaluation was the cellar of Winchester House and its adjacent construction, located at the southern end of the trench. Within the cellar several walls were identified: three separate red brick walls to the SW, SE and N in a rough English bond [12] represent the original construction of the cellar, a probable further part of which [11] was discovered beneath the floor [5]. Bricks from these walls were not closely dated, but the construction seems most likely to the later 18^{th} century. The floor [5], located c 1.45m-1.7m below present ground surface, was composed almost entirely of stone slabs, although it had been at least partly relaid in the area of wall [11] and over a small 19^{th} century pit [10].

Subsequent developments within the cellar included a number of features of probable later 19th century date: a probable original lightwell in the north wall [12] was blocked by two surviving courses of red brick [7], with arrow of ceramic floor tiles 0.24m² laid against the external face. Also adjacent to the northern wall and just to the east was a concrete and bricklined chute [6], again probably of late 19th century origin. An internal dividing wall [8] made of yellow stock brick bonded with cement lay inside the cellar, and may well be contemporary with this.

There was little in the northern part of the trench, although remains of a roughly E-W orientated concrete foundation [2] were recorded. This clearly relates to a large and probably open-fronted ancillary building that appears on plan by 1894.

• It is obvious that many features excavated here are directly associated with Winchester House, both the original construction (? c 1800) and subsequent developments in the later 19th century. The excavated cellar may therefore be considered as a significant local find.

Finds and remains in the area to the north of the cellar and wall in the garden – the brick wall [14] and pit [16] – indicate some later 17^{th} and 18^{th} century activity, though relatively limited in extent. The main focus of such activity probably lay to the south, towards the High Street and in the area now wholly truncated by the cellars of Winchester House. There was no indication for any earlier occupation or landuse.

- The archaeological evaluation methodology was appropriate to allow an understanding the condition, extent and nature of the potential archaeological resource within the proposed development area of 29 Peckham High Street. The evaluation has confirmed the absence of any very significant archaeological remains (though the cellar is considered to be a significant local find) and has provided sufficient information to enable an appropriate mitigation strategy to be formulated for the proposed development. Initial discussions suggest that this should take the form of a watching brief on site groundworks, focussed particularly on the area of Winchester House.
- The only significant feature revealed by the evaluation (the cellar) is of local importance only and does not merit preservation *in situ*. All archaeological features within the evaluation area were documented (drawn and photographed) and will be preserved by record.

CONCLUSION

- *3.8* One trial trench was evaluated in order to investigate the archaeological potential of the present site. This revealed a number of features, comprising one probable rubbish pit, a brick wall base and part of the cellar of Winchester House, all within the southern part of the trial trench. These features were of post-medieval date, broadly between the late 17th and late 19th centuries.
- 3.9 On the basis of the results of the evaluation, the risk that the proposed development might disturb locally significant archaeological remains is considered to be *High* for the post-medieval period and *Low* to *negligible* for all other periods. This specifically relates to the cellars and foundations of Winchester House, which are likely to extend over most of the southern part of the site. The evaluation did not produce any evidence for remains of regional or national significance.
- 3.10 In a view of these results, it is suggested that no further archaeological investigation is needed in advance of the proposed redevelopment, although it is suggested that a watching brief would be appropriate as the groundworks on the site take place.

CONFIDENCE RATING

- 3.11 During the course of the fieldwork, the conditions and scope of the evaluation were quite adequate for the identification of potential archaeological features and deposits, and for their investigation and interpretation.
- 3.12 There were no circumstances which would lead to a confidence rating for the work which is less than *High*.

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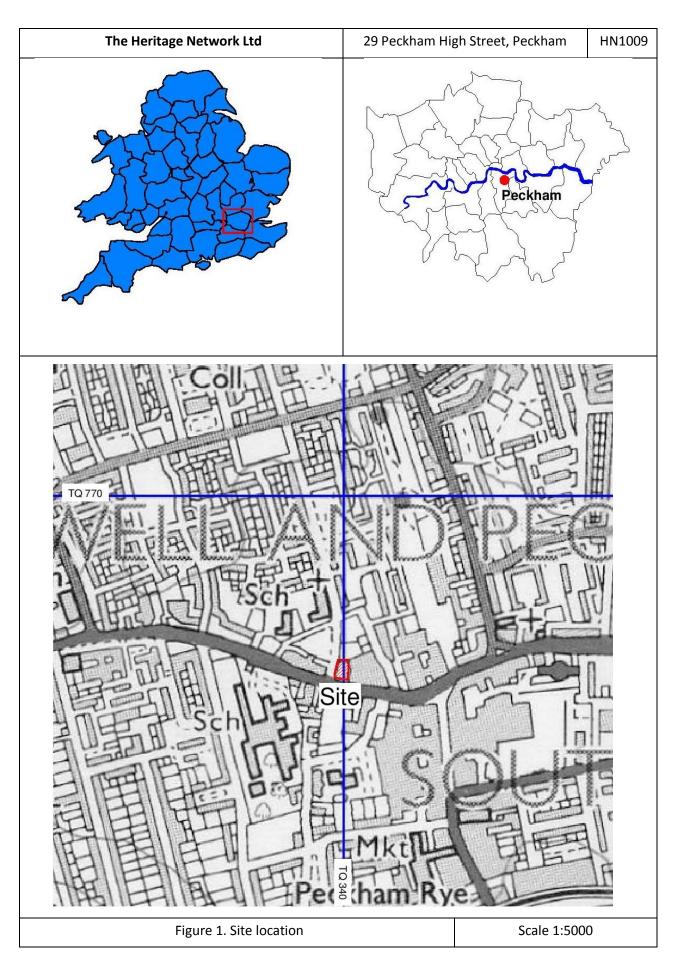
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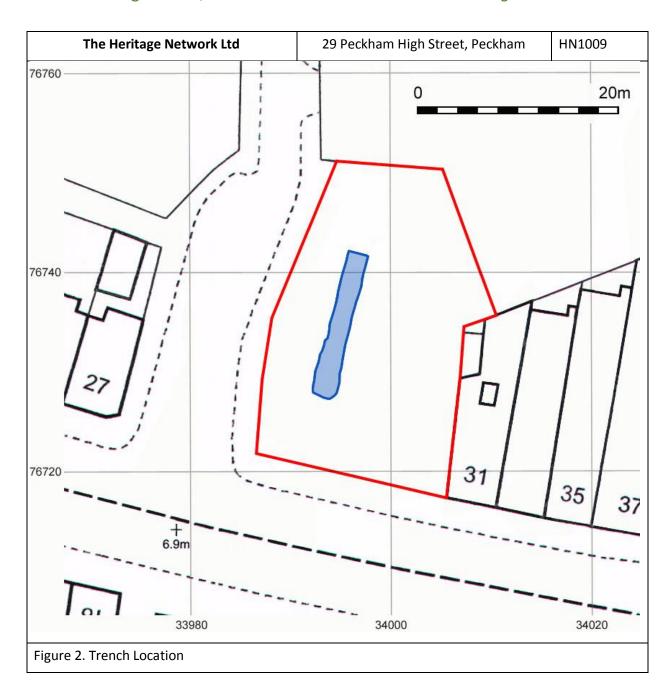
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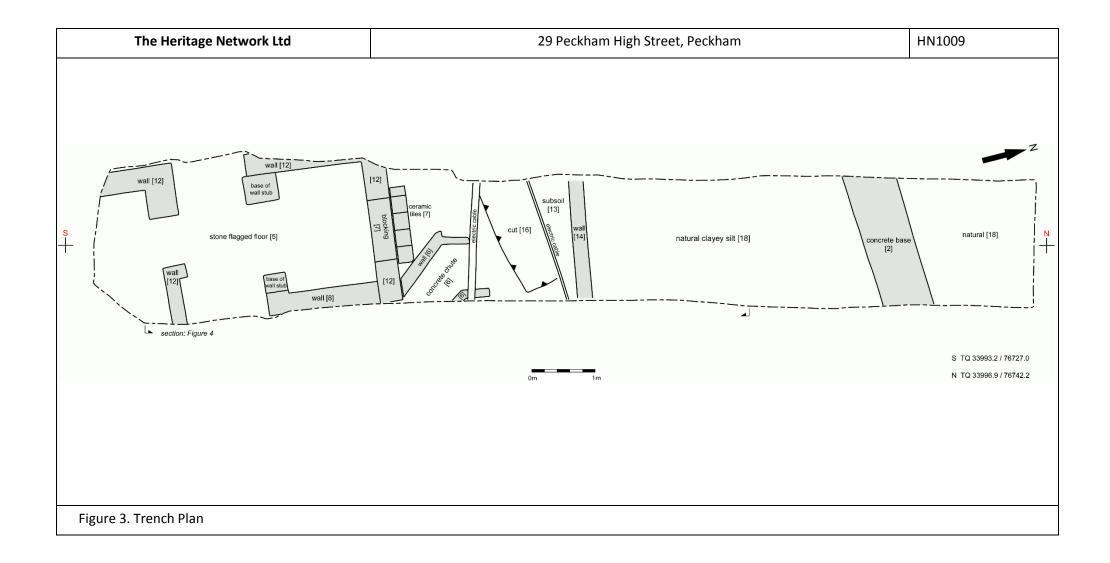
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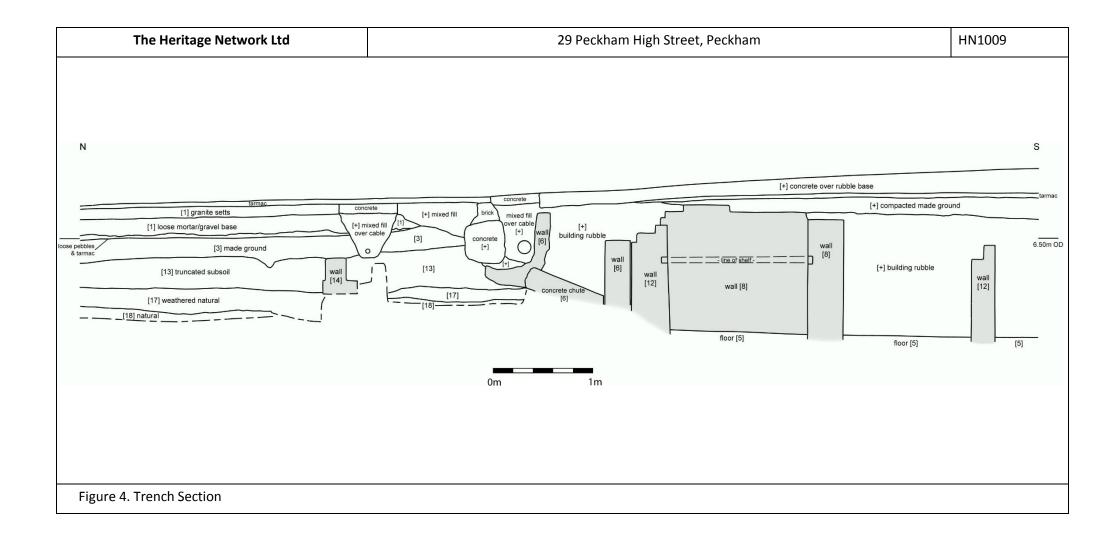
5 Illustrations

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The Heritage Network Ltd

29 Peckham High Street, Peckham

HN1009



Plate 1: Evaluation trench, looking N

Plan 2: Evaluation trench, looking S



Plate 3: Garden wall [14], looking S



Plate 4: West-facing section to N of wall [14]



Plate 5: 17th century pit [16] in foreground plus cellar access chute [6] at top left



Plate 6: View of the cellar looking NW



Plate 7: N wall of the cellar: external view of blocking & tiled surface [7]



Plate 8: The cellar looking N



Plate 9: Overhead view of cellar



Plate 10: NE corner of cellar with later wall [8] to right



Plate 11: The north wall of the cellar [12] showing later shelf rebates

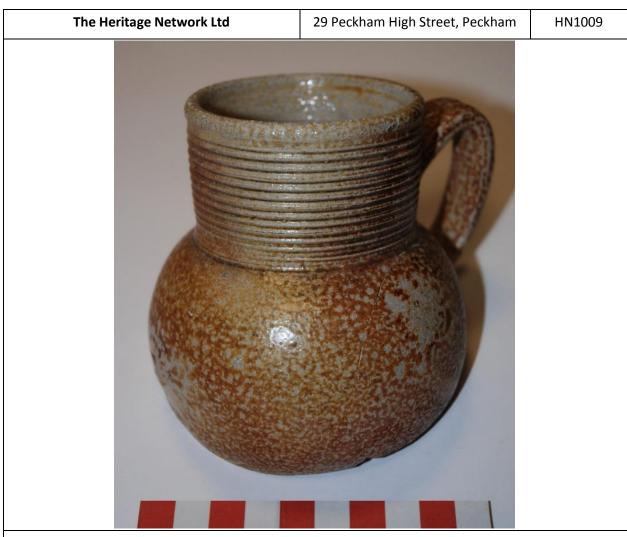


Plate 12: London Stoneware mug from pit fill [15]



Plate 13: Blue & White English tin-glazed dish from pit fill [15]



Plate 15: Clay tobacco pipes from pit fill [15]

Appendix I: Pottery (Paul Blinkhorn)

The pottery assemblage comprised 55 sherds with a total weight of 1,598g. It was entirely post-medieval and was quantified using the chronology and coding system of the Museum of London Type-Series (eg. Vince 1985), as follows:

BORD: Border Ware, 1550-1700. 5 sherds, 145g.

CHPO: Chinese porcelain, 1580 -1900. 2 sherds, 11g.

LONS: London Stoneware, 1670 – 1900. 3 sherds, 268g

PMR: Post-medieval redware, 1580 – 1900. 10 sherds, 876g.

REFW: Refined Whiteware, 1800-1900. 2 sherds, 11g.

TGW: English Tin-glazed ware, 1600-1800. 32 sherds, 281g.

WEST: Westerwald-type stoneware, 1590-1800. 1 sherd, 6g.

The pottery occurrence by number and weight of sherds per context by fabric type is shown in Table 1. Each date should be regarded as a *terminus post quem*.

The assemblage was largely in very good condition, with a number of vessels well-represented, including a blue-painted TGW dish from and the complete upper part of a LONS mug or 'tavern-gorge' from context [15] (Plates 13 & 12), and a large PMR shallow dish from context [13] (Plate 14), suggesting most of the pottery is the product of primary deposition. Given that context [13] is stratigraphically later than context [15], the *terminus post quem* of the late 16th century for the former assemblage on the basis of the range of pottery types present is obviously false. The material present in context [13] was still in general use in the 18th century, which appears to be the most likely date for the group given the stratigraphic evidence, and the lack of more closely dateable wares in context [13] is therefore simply the result of the vagaries of archaeological sampling rather than chronology.

Table 1: Pottery occurrence by number and weight (in g) of sherds per context by fabric type

	PN	∕IR	ВО	RD	TC	SW	W	EST	Cl	НРО	LO	NS	RE	FW	
Context	No	Wt	No	Wt	No	Wt	No	Wt	N	Wt	No	Wt	No	Wt	Date
									0						
9	2	54			3	11			1	6	1	8	2	11	19thC
13	5	547					1	6							L16thC
15	3	275	5	145	29	270			1	5	2	260			L17thC
Total	10	876	5	145	32	281	1	6	2	11	3	268	2	11	

Appendix II: Ceramic building material (Sue Pringle)

A total of twenty-six pieces of building material (17 bricks, 3 floor tiles, 4 pieces of pegtile and 2 of pantile) were kept during the evaluation. All the material were recovered from southern part of the trench, from the cellar contexts [7], [8], [11] and [12], from the separate wall [14] and from the pit fills [9] and [15].

Brick dimensions were compared to see if there was evidence for any significant clustering. The only fabric groups that stand out are the later yellow stocks [8] and the very fine-textured red bricks [11]* and [12]*. The latter pair are possibly of later 17th/18th century date, and from evidence of mortaring may be reused.

The bricks in fabrics 3033 and 3032 (contexts [7], [11], [12], [14] & [15]), some of which may have been made very locally as there was a brickfield just south of Peckham High Road, are all more or less the same size. Fabric 3033 bricks (1450-1700) came only from context [15], fill of pit [16] (plus one possible from wall base [14]). Most of the other bricks were unfrogged examples of fabric 3032 (c. 1650-1850/1900) and, when examined by context, those from Winchester House itself (contexts [7], [11] and [12]) seem to form a slightly tighter group than the bricks from the garden wall [14]. The bricks from the pit fill [15] are probably 17th century at the latest, and bricks in the garden wall could be late 17th or early 18th century.

There is no recommendation to illustrate or retain any of the material, following this record.

Context number	Context cbm date	Period	Fabric	Form	Count	Weight	L	В	Т	Condition	Comments	e date for type	I date for type
7	1650-1850	PM	3032	brick	1 (broken)	2194	221	102	66	M, Ru?	Unfrogged; arris between upper face and stretcher damaged, lime mortar covers damaged area; re-used?	1650	1850
7	1650-1850	PM	3032	brick	1	2138	220	101	65	Rd, V, M,	Unfrogged. Sooted and reduced/vitrified on 2 stretchers and 1 header	1650	1850
7	1650-1850	PM	?	floor tile	1	<3 kg	256	256	c.30	M	unglazed; sides straight (not bevelled) with fine moulding sand, knife-trimmed; lime mortar; top surfaces look wear- abraded	1600	1900
7	1650-1850	PM	·	floor	1	<3 kg	255	252	30	М	unglazed; sides straight (not bevelled) with fine moulding sand, knife-trimmed; lime mortar; top surfaces look wear- abraded	1600	1900

Archaeological Evaluation

Context	Context											e date for	I date for
number	cbm date	Period	Fabric	Form	Count	Weight	L	В	Т	Condition	Comments	type	type
8	1850-1950	PM	3035	brick	1	2385	234	104- 107	67	М	stamped frog c. 160x55 mm, stamp unclear. Cement mortar adhering. Late 19th/early 20th c	1870	1950
8	1850-1950	PM	3035	brick	1	2385	236	105- 110	67		stamped frog c.162x60 mm; stamp unclear, but similar to other brick. Late 19th/early 20th century	1870	1950
9	1480-1800	PM	2276	peg	1	633	197+	152	12	М	2 small nail-holes, ?shape, blocked with mortar	1480	1800
9	1480-1800	PM	2276	peg	1	231	73+	150	12	М	2 small round nail-holes, one blocked with mortar, the other with mortar attached. Fe object fused to top of tile	1480	1800
11*	1650-1900	PM	?	brick	1	2160	210	96	66	A, M, S, Ru?	unfrogged; sharp arrises and flat faces; lime mortar, ?two types. Some slight damage to upper face has been mortared over. Re-used? Fine orange-red fabric = brick in [12].	?1650	1900
11	1650-1900	PM	3032	brick	1	2241	220	99	68	M, Rd	unfrogged; indented margin or effects of burning? Early version of fabric	1650	1900
12	1650-1900	PM	3032	brick	1	2364	220	106	64	Rd, M	unfrogged; lime mortar on bedfaces; narrow indented margin. Early version of fabric - c. 1650-1750?	1650	1900
12*	1650-1900	PM	?	brick	1	2530	210	97	65	M, S	orange-red fabric with abundant very fine quartz; moderate medium to coarse dark red/blackish iron-rich inclusions and sparse medium to very coarse quartz. Sharp arrises; unfrogged; very smooth flat faces. 1 stretcher has white paint/limewash; lime mortar, possibly 2 types - re-used?	1650	1900
12"	1020-1300	PIVI	ſ	DITICK	1	2530	210	97	05	IVI, S	faces mortared but apparently unfrogged; lime mortar; smooth, ?early version of	1030	1900
12	1650-1900	PM	3032	brick	1	2480	218	101	66	М	fabric (the whole brick)	1650	1900

Archaeological Evaluation

Context number	Context cbm date	Period	Fabric	Form	Count	Weight	L	В	Т	Condition	Comments	e date for type	I date for type
							_	_			unfrogged; very narrow indented margin. Fabric quite calcareous, probably early	3712	3,43
12	1650-1900	PM	3032	brick	1	2025	217	103	63	Rd/V, M	version	1650	1900
											Thick lime mortar on 2 bedfaces and 1 header; 1 stretcher face cut back, crudely, at angle (lower face = 60-64mm wide). Other stretcher has ?3 coats of whitewash/limewash. Fabric ?early		
12	1650-1900	PM	3032	brick	1	1946	218	95+	60	M	calcareous version. Unfrogged unfrogged; base and sides wrinkled but fairly flat. Early version of fabric,	1650	1900
14	1650-1900	PM	3032	brick	1	2113	215	105	63		contained 1 x 48 g frag of peg tile (fabric 2276, post-1480)	1650	1900
14	1650-1900	PM	3032	brick	1	2303	220	106	60	M, A	unfrogged; wrinkled faces, flat. Early smooth version of fabric? Late 17th/18th?	1650	1900
14	1650-1900	PM	3033?	brick	1	2314	217	106	63	Rd, M	unfrogged; flat wrinkled faces. Fabric uncertain, fine sandy, near 3033 and the other bricks in [11] and [12]	1650	1900
15	1630-1700	PM	2275	pantile	2	1223	237+	220+	13			1630	1900
15	1630-1700	PM	2276	peg	2	348	0	0	0	Mx2, Rd	both frags have reduced cores like 2271 peg, but with fine moulding sand. Early post-med?	1480	1800
15	1630-1700	PM	2850?	floor	1	108	79+	59+	23	A, Rd	unglazed (though top worn); knife-cut bevel; reduced/sooted patches on top and bottom surfaces; probably Flemish silty fabric, 2850 or 1977?	1600	1800
15	1630-1700	PM	3033	brick	1	2233	210+?	105	64	А	unfrogged; wrinkled faces, but flat; 1 stretcher has black ?pitch coating	1450	1700
15	1630-1700	PM	3033	brick	1	2255	204+	104	64		unfrogged; indented margin; blackish deposit on one stretcher; Fabric quite sandy, near fabric 3046 (same date range)	1450	1700
15	1630-1700	PM	3033	brick	1	1362	196+	103	60	A	unfrogged; base cut away at each end; top surface has layer of black ?pitch	1450	1700

Appendix III: Clay tobacco pipe

A total of twenty-five pieces of clay tobacco pipe were recovered, from three contexts [9], [13] and [15] – the only closely dateable material being in the last of these, the pit fill [15].

Details of the assemblage are as follows:

Context	Description
9	Stem fragment; c 30mm by 7mm (length x diam.)
	" " c 42mm by 8mm
	" " <i>c</i> 50mm by 8mm
	" " c 49mm by 9mm
	" c 76mm by 8mm (it seems to be red not white as the others)
13	Stem fragment; c 29mm by 7mm (length x diam.)
	" " c 41mm by 6mm
	" " c 54mm by 10mm
	" " c 53mm by 9mm
	" " <i>c</i> 55mm by 8mm
15	Plain unmarked bowl with a stem piece. Stem: 76mm by 8mm. Bowl: 47mm by 19mm. Most closely resembles Type 8a in Oswald's typology of English clay pipes, <i>c</i> 1680-1720 (Oswald 1951). Also broadly comparable to Type 25 in Atkinson & Oswald's typology of London clay pipes, <i>c</i> 1680-1710 (Atkinson & Oswald 1969).
(See Plate 15 for first three bowls)	Plain and unmarked bowl with a stem piece. Stem: 74mm by 9mm. Bowl: 47mm by 19mm. Very similar to the previous one. Type 8a, c 1680-1720 (Oswald 1951), etc.
	Bowl with a stem piece, rim partly rouletted (to rear) plus a slightly finer surface than those above. Stem: 56mm by 9mm. Bowl: 47mm by 18mm. Most resembles Type 18 in Oswald's simplified typology, c 1660-1680 (Oswald 1975).
	Bowl. Undecorated, without a stem. Bowl: 44mm by 20mm. Most closely resembles Type 25 in Atkinson & Oswald's typology of London clay pipes (Atkinson & Oswald 1969). Probably earlier in the period, <i>c</i> 1700-1740
	Broken bowl (top only). Undecorated, appears similar to first two above, rim diam 18.5mm.
	Stem fragment; c 43mm by 7mm (length x diam.)
	" " <i>c</i> 45mm by 8.5mm
	" " c 51mm by 8.5mm
	" " c 58mm by 7.5mm
	" " c 53mm by 8.5mm
	" " <i>c</i> 60mm by 11mm
	" " c 63mm by 9.5mm
	"
	"
	"

Appendix IV: OASIS summary sheet

OASIS ID: compassa1-174659

Project details

Project name 29 Peckham High Street, Peckham

Short description of the project

An evaluation consisting of one 15m trench was carried out prior to redevelopment of land on the north side of Peckham High Street. The site is on the western edge of the Peckham Village Priority Zone, and was previously occupied by a single property (Winchester House), dating at least from the early 19th century and demolished following bomb damage in the 1950s. The evaluation revealed several archaeological features, notably the well-preserved remains of the cellar of Winchester House at the southern end of the trench. The original construction is approximately dated to c 1800. A number of brick walls were recorded, defining the northern extent of the property, internal cellar divisions and a series of alterations in the later 19th century. The structure also retained its stone-flagged floor. To the north of the cellar were two earlier features - a probable domestic rubbish pit and a single brick wall base, both dating to the later 17th or early 18th century and sealed by a truncated 18th century soil horizon.

Project dates Start: 26-02-2014 End: 28-02-2014

Previous/future work No / Not known

Any associated project reference codes

PKM14 - Sitecode

Type of project Field evaluation

Site status Local Authority Designated Archaeological Area

Current Land use Vacant Land 1 - Vacant land previously developed

Monument type PIT Post Medieval

Monument type WALL Post Medieval

Monument type CELLAR Post Medieval

Significant Finds POT Post Medieval

Significant Finds WINE BOTTLE Post Medieval

Significant Finds CLAY PIPE (SMOKING) Post Medieval

Methods & techniques

"Sample Trenches"

Development type Urban residential (e.g. flats, houses, etc.)

Prompt National Planning Policy Framework - NPPF

Position in the planning process

After full determination (eg. As a condition)

Project location

Country England

Site location GREATER LONDON SOUTHWARK CAMBERWELL AND DULWICH 29

Peckham High Street, Peckham

Postcode SE15 5EB

Study area 382.00 Square metres

Site coordinates TQ 33995 76735 51.4731863992 -0.0704547067909 51 28 23 N 000 04 13 W

Point

Height OD / Depth Min: 5.63m Max: 5.74m

Project creators

Name of Organisation Compass Archaeology

Project brief originator Local Authority Archaeologist and/or Planning Authority/advisory body

Project design originator

The Heritage Network

Project director /manager

David Hillelson

Project supervisor

Geoff Potter

Type of sponsor /funding body

Developer

Name of sponsor /funding body

Hamley Properties LLP

Project archives

Physical Archive recipient

Museum of London archaeological archive

Physical Archive ID PKM14

Physical Contents "Animal Bones", "Ceramics", "Glass", "Metal", "other"

Digital Archive recipient

Museum of London Archaeological Archive

29 Peckham High Street, Peckham

Archaeological Evaluation

Digital Contents "Ceramics", "Stratigraphic"

Digital Media available

"Images raster / digital photography", "Text"

Paper Archive recipient

Museum of London Archaeological Archive

Paper Contents "Ceramics", "Stratigraphic", "other"

Paper Media available

"Context sheet", "Miscellaneous Material", "Plan", "Report", "Section"

Project bibliography

4

Publication type Grey literature (unpublished document/manuscript)

Title 29 Peckham High Street, Peckham, London Borough of Southwark:

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Date 2014

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Description Spiral bound report. 33 pages incl. 20 illustrations and plates. Details the

background and circumstances of the project, provides description of evaluation

trench findings and specialist finds reports.