

Archaeological Desk-Based Assessment



**73-75 Camberwell Church
Street**

**Camberwell
London SE5 8TR**

On behalf of

Mr Wilhelm Dahl (Storstad Ltd)

July 2022

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Cover: View looking northwest towards site at junction of Camberwell Church Street and Vicarage Grove

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1 Executive Summary

Border Archaeology (BA) has been commissioned to carry out an Archaeological Desk Based Assessment (ADBA) regarding a revised application for proposed residential development at Nos. 73-75 Camberwell Church Street, London SE5 8TR, comprising the construction of a two-storey extension accommodating two self-contained flats to the rear of the existing building. The results are briefly summarised below.

Prehistoric: The potential for encountering evidence of prehistoric activity has been assessed as **Low**, which reflects the general lack of recorded features or finds from this period in the archaeological record for this area.

Romano-British: The potential to encounter archaeological deposits and features of Romano-British date has been assessed as **Moderate**. Previous investigations in the immediate vicinity of the site have yielded some evidence of Romano-British activity, which may point to a focus of occupation somewhere nearby although its exact location remains uncertain at present.

Medieval: The potential to encounter archaeological remains associated with medieval occupation has been assessed as **Moderate**. This assessment reflects the close proximity of the site to St Giles Church and the former site of the manor house of Camberwell Buckingham, suggesting that there may be potential to encounter buried archaeological features and deposits associated with medieval occupation in this area, although previous investigations in the vicinity have yielded somewhat limited results.

Post-Medieval/Modern: The potential to encounter post-medieval archaeology is considered to be **Moderate to High**, with particular reference to buried structural remains of post-medieval date associated with the site of the former vicarage attached to the church of St Giles which appears to have been in existence by the early 19th century but was demolished shortly before 1857 and relocated further to the east (the site of the later Victorian vicarage now being occupied by present-day St Giles Centre). There is also potential to encounter earlier buried soil horizons of post-medieval date as well as remains of the terrace of mid-19th century houses (formerly known as Stirling Row or Terrace) which occupied the site prior to the construction of the existing buildings c.1880-1890.

Summary Conclusion: Based on the results of this assessment, the overall potential of the site in archaeological terms has thus been assessed as **Moderate to High**. This assessment reflects the location of the site within the Archaeological Priority Area of Camberwell Green, as well as the potential to encounter evidence of post-medieval remains associated with the site of the pre-1850s vicarage associated with St Giles' Church, which appears to have been located either on or very close to the site. The potential for Romano-British and medieval archaeological remains has been assessed as **Moderate** while the potential for prehistoric archaeology is considered to be **Low**. However, it is BA's considered opinion that, *prima facie*, based on the available evidence, the archaeological potential of the site does not present an impediment to the development.

Recommendations: It is suggested that a programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits in the vicinity of the site.

2 Introduction

Border Archaeology (BA) was instructed by Maddox Planning on behalf of Mr Wilhelm Dahl (Storstad Ltd) to undertake an Archaeological Desk Based Assessment (ADBA) with regard to a planning application for a proposed development at 73-75 Camberwell Church Street, Camberwell, London SE5 8TR (NGR TQ 32888 76711), comprising the construction of a two-storey rear extension housing two self-contained flats (one two-bedroom apartment on the ground floor and a single-bedroom apartment on the first floor). The proposals represent a revised submission following on from a previous application for development on the same site (Southwark Council Ref. 20/AP/2175).

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the proposed development site and may be required in relation to the planning process, so that the local planning authority can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential or aesthetic and/or communal interest.

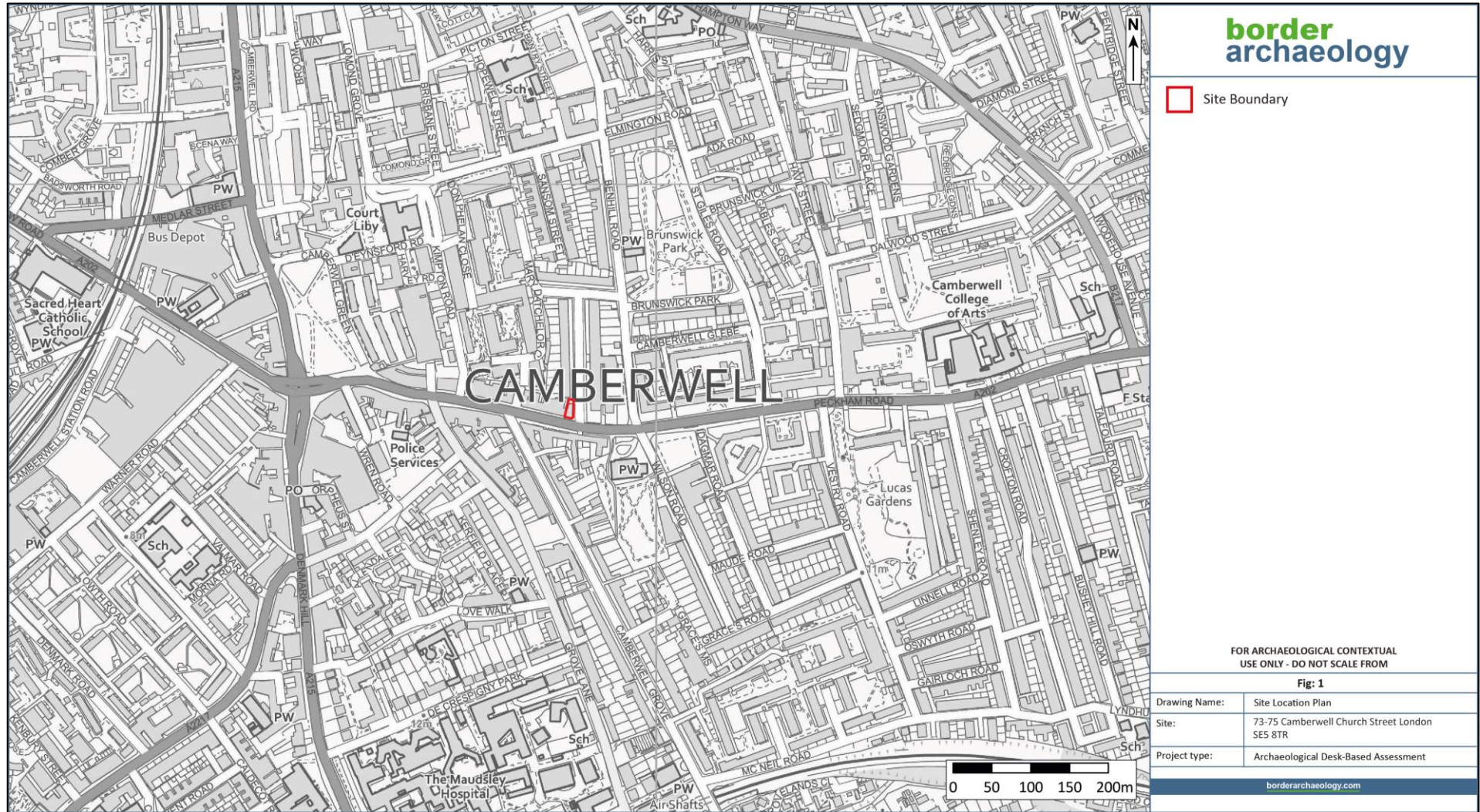
2.1 Site Location, Soils and Geology

The site comprises two properties, 73 75 Camberwell Church Street which are located near the junction of Camberwell Church Street and Vicarage Grove, about 300m E of Camberwell Green within the London Borough of Southwark (*fig. 1*). The site stands at an approximate height of 5.7m AOD. The properties consist of two three storey end-of-terrace buildings originally built in the late 19th century with retail units occupying the ground floor and basement and office accommodation at the first, second and partially at the third floors. The site is located within the Archaeological Priority Area associated with Camberwell Green and the Camberwell Green Conservation Area as designated by Southwark Council.

The British Geological Survey lists the solid geology in the vicinity of the site as consisting of clay and silt deposits of the London Clay Formation, formed approximately 48 to 56 million years ago in the Palaeogene Period, overlain by Interglacial Lacustrine Deposits, consisting of clays and silts formed up to three million years ago in the Quaternary Period (BGS 2020).

The BGS records a borehole excavated in 1966 to a depth of 12.2m (40ft) within the site of St Giles Vicarage, c.40m NE of the site (TQ 32920 76720) which revealed the following sequence of deposits, namely:

- 0-1.45: Made ground (bricks soil clay and stones)
- 1.45-2.44m: Brown clay bound sand and gravel
- 2.44-3.55m: Brown clayey sand
- 3.55-4.42m: Dark brown sandy clay
- 4.42-5.94m: Sand and gravel
- 5.94-7.31m: Blue mottled clay
- 7.31-9.14m: Grey clay with layers of sand
- 9.14-10.05m: Grey sand
- 10.05-11.3m: Grey clay with layers of sand
- 11.3m-11.5m: Blue clay with shells
- 11.5-12.03m: Blue mottled clay
- 12.03-12.2m: Mottled clay with chalk



Site Boundary

FOR ARCHAEOLOGICAL CONTEXTUAL
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Fig: 1

Drawing Name:	Site Location Plan
Site:	73-75 Camberwell Church Street London SE5 8TR
Project type:	Archaeological Desk-Based Assessment

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3 Methodology

3.1 Aims and Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

3.2 Criteria for Assessment of Potential and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered.

Moderate – Possibility that features may be encountered in the vicinity of the site.

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in the *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (Highways Agency 2020) and relevant Historic England guidance, in particular that contained in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (Historic England 2015a) and *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015b).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 189 stating that ‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (MCHLG 2019)’.

This Assessment also reflects guidance regarding the assessment of archaeological assets contained in the *London Plan* Policy 7.8 (Heritage Assets and Archaeology) and the *Southwark Plan* (2007) in particular Saved Policy 3.19 (Archaeology) which states that: ‘*Planning applications affecting sites within Archaeological Priority Zones (APZs),*

as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in-situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

Reasons: Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.'

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

3.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 500m study area around the three sites, the results of which are shown on a series of maps (figs. 2-5). These maps show the location of known archaeological and built heritage features (including archaeological events and monuments, Scheduled Monuments and Archaeological Priority Areas) and previous archaeological interventions within the study area, as recorded on the Greater London Historic Environment Record, which are listed in the accompanying gazetteers and referred to in the text.

The research carried out for this ADBA consists of the following elements:

- Greater London Historic Environment Record (GLHER) - information from past investigations, find spots and documentary and cartographic sources and aerial photographs. A total of 78 monuments, 40 archaeological events and 61 listed buildings were recorded within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- The British Library, the National Archives and the London Metropolitan Archives – historic maps, published and unpublished archaeological and historical accounts.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive – collections of vertical and oblique aerial photographs dating back to 1930 were consulted.

4 Archaeological Assessment

This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the specific study area and discusses its implications with regard to the nature and significance of the archaeological resource within the site and potential impact on archaeological features and deposits within the site (*figs. 2-5; Tables 2-4*).

4.1 Prehistoric

No recorded evidence for prehistoric activity, in terms of archaeological features or findspots, has been recorded within the study area or in the wider surrounding locality based on consultation of the Greater London Historic Environment Record (GLHER). It appears likely that the prevailing landscape conditions during the prehistoric period would have been characterised by dense woodland overlying the London Clays, which would not have been particularly favourable for agricultural activity or associated settlement.

Conclusion: The potential for encountering evidence of prehistoric activity has been assessed as **Low**, which reflects the general lack of recorded features or finds from this period in the archaeological record for this area.

4.2 Romano-British

Limited evidence of Romano-British activity has been identified to the E, W and SW of the site, which is located about 1.8km SW of the major Roman routeway of Watling Street (represented by present-day Old Kent Road) and about 1.9m SE of Stane Street, another important Roman roadway which is followed by the line of present-day Kennington Road. No significant focus of Romano-British settlement has been identified in the vicinity of the site,

based on the results of previous fieldwork nearby, although some evidence has been found indicative of Romano-British occupation in relatively close proximity to the site.

A test pit investigation carried out in 1991 on the N side of Camberwell Green (about 400m NW of the site) revealed a buried cultivation soil of probable Roman date sealing ditch features containing Roman pottery and mortar inclusions (MLO58533; MLO58538). It is unclear, however, whether these findings represent a possible focus of occupation or merely evidence of agricultural activity.

A field evaluation undertaken by Pre-Construct Archaeology in 2007 on the site of the former Mary Datchelor School (ELO7686) about 100m SW of the site, recovered a small assemblage of Roman roof tile from a horticultural soil deposit of probable medieval date encountered between 4.07m and 4.30m AOD; this material, while residual in context, may point to the existence of a Roman building somewhere in the vicinity (Bagwell 2007). Another evaluation undertaken in 2011 at 29 Peckham Road (ELO12349) recovered Roman pottery and abraded tile fragments from an early brickearth soil horizon which also contained medieval pottery (MLO104952). While this material could not be securely stratified, it adds further weight to the conclusion drawn from previous archaeological work carried out in the area that there must be a focus of Romano-British occupation somewhere in the vicinity, although its location remains undetermined at present (Killock 2011).

It may be noted that earlier antiquarian investigations have suggested the presence of a Romano-British cremation cemetery somewhere in the Camberwell area, although its location and extent remain wholly uncertain. The diarist John Evelyn, writing in 1685, referred to the discovery of an intact Roman urn with cremated bone found in Camberwell during road repairs (Walford 1878, 270), while the find of a second cremation urn was later recorded from Grove Lane in 1913.

Conclusion: The potential to encounter archaeological deposits and features of Romano-British date has been assessed as **Moderate**. This assessment reflects the fact that previous investigations in the immediate vicinity of the site have yielded some evidence of Romano-British activity, which may point to a focus of occupation somewhere nearby although its exact location remains uncertain at present.

4.3 Medieval

The origins of settlement at Camberwell can be traced back to the Anglo-Saxon period, the place name is of Old English origin, first referred to in the Domesday Survey of 1086 as 'Cambrewell'. The etymology of the place name is uncertain, it evidently includes the place name element 'wella' denoting a well or spring; however it is unclear whether the first portion of the place name incorporates an Anglo-Saxon personal name (possibly 'Cantbeorht') or refers to a covered structure (derived from the Latin term 'camera') associated with the well (Mills 2003, 95).

It is evident that there was a significant rural settlement at Camberwell by the late Anglo-Saxon period, which was at the centre of an extensive royal estate (the original boundaries of which may roughly correspond to the extent of the large parish of Camberwell). Domesday Book records the manor as originally comprising 12 hides before the Conquest, reducing to 6 hides and 1 virgate by 1086 (then valued at £14) and included 63 acres of meadow

and a substantial tract of woodland sufficient to feed 60 pigs. It was then held by Hamo the Sheriff, steward ('dapifer') to King William I (Malden 1912, 26-27; Morris 1975).

The Domesday entry also refers to the existence of a church at Camberwell which can presumably be identified with the site of present-day St Giles's Church. Documentary evidence indicates that the church was rebuilt in 1152 and was then granted in 1154 by William earl of Gloucester to the Cluniac Monks of Bermondsey Abbey, who held it until the Dissolution (Allport 1841, 112; Blanch 1877, 191). The church appears to have been extensively rebuilt in the early 16th century and was subsequently destroyed by fire in 1842, when it was replaced by the present Grade II listed Gothic edifice completed in 1844 to designs by Sir George Gilbert Scott. The sole remaining fragment of the medieval church is represented by the Grade II* listed stone porch standing in the NE corner of the modern St Giles Centre, which occupies the site of the later Victorian vicarage.

The extent of the medieval settlement of Camberwell is not entirely clear; it is possible that there was an early focus of medieval occupation in the vicinity of Camberwell Green, close to the intersection of two long-established routes of probable medieval (if not earlier) origin, represented by the line of present-day Camberwell Road/Denmark Hill (A215) extending N-S (MLO13546) and the present day A202 running E-W (Camberwell Church Street and Coldharbour Lane). An annual fair held on Camberwell Green until 1855 was claimed to have medieval origins (possibly dating back to 1279), however the early history of this fair remains obscure (Blanch 1877, 313-14; Weinreb & Hibbert 2008, 117).

Test pits excavated in 1991 to the N of Camberwell Green identified worked fragments of stone masonry (including Caen stone) but these could not be associated with a specific structure (MLO58544; MLO58545). Other more recent investigations in the vicinity of Camberwell Green have similarly failed to yield conclusive evidence of medieval settlement.

Documentary evidence indicates that several *foci* of occupation developed in the vicinity of Camberwell during the later medieval period, following the subdivision of the manor into several smaller landholdings. The largest of these was the manor of Camberwell Buckingham, belonging to the Earls of Gloucester, the historic seat of which appears to have been located to the W of St Giles' Church close to the junction with Camberwell Grove and Church Street, about 100m SW of the site (MLO11362) and appears to have been rebuilt by the Scott family who held the manor during the 16th-18th centuries. The location of another medieval manor house, associated with the Milkwell estate, appears to have been situated in present-day Wren Road, about 215m W of the site (MLO3853).

In view of the relatively close proximity of the site to the church and the manor house of Camberwell Buckingham, it is considered that there is potential to encounter medieval occupation in this area although the results of previous investigations have yielded only limited evidence of activity from this period, chiefly indicative of an open, agricultural environment. The 2007 field evaluation carried out at the former Mary Datchelor School identified a light orange-brown clayey sand with occasional sub-angular stones at a depth of between 4.07m and 4.30m AOD, overlying natural gravels, which was interpreted as a horticultural soil of medieval/early post-medieval date, cut by later quarry pits of 18th century date (MLO98440). Finds recovered from this deposit included a possible Anglo-Saxon potsherd, another potsherd dated between c.1150 and 1300 and a 13th century silver long cross coin as well as pottery of late 15th/16th century date. The presence of this soil layer appeared to suggest that the site had remained as open fields throughout the medieval and early post-medieval periods (Bagwell 2007).

Conclusion: The potential for encountering archaeological remains of medieval date on the site has been assessed as **Moderate**. The close proximity of the site to St Giles Church and the former site of the medieval manor house of Camberwell Buckingham suggests that there is potential to encounter buried archaeological features and deposits associated with medieval occupation in this area although previous investigations have yielded somewhat limited results, suggesting that the surrounding locality remained a predominantly rural, agricultural landscape throughout the medieval and early post-medieval period.

4.4 Post-Medieval (including Map Regression)

Archaeological investigations in the immediate vicinity of the site and its wider locality have largely yielded evidence of post-medieval occupation, which reflects the gradual change of Camberwell from being still a largely rural settlement on the southern outskirts of London to a heavily urbanised residential suburb from the late 18th/early 19th century onwards.

The closest archaeological intervention to the site is represented by an archaeological evaluation undertaken in 1997 to the rear of 80 Camberwell Church Street, about 35m SE of the site (ELO17689). This evaluation revealed natural sand and gravel deposits at 5.76m OD on the eastern side of the trench, which sloped down to 5.61m OD on the western side. The natural was overlain by a mid-brown sandy clayey soil with frequent pebble with fibrous roots, interpreted as a garden soil of early post-medieval date. The top of the deposit was at 6.03m OD on the S side and 5.84m OD to the N.

This garden soil was cut in the SW corner of the trench by a mid-19th century pit, which was backfilled with garden refuse of late 18th/early 19th century date. On the E side of the trench were two post holes one of which had the remains of a stone post pad and its timber upright, while in the centre were the remains of an L-shaped brick-built cellar dated to the late 18th to mid-19th century. The cellar and pit had been backfilled by late 19th/early 20th century demolition rubble. The results were interpreted as indicating that the site was open ground until the late 18th-early 19th century when a large house was constructed fronting onto Camberwell Church Street (MoLA 1997).

A programme of archaeological works (including evaluation and watching brief) undertaken in 1993 on the E side of Kimpton Road, about 150m WNW of the site (ELO11298; ELO 13027) revealed natural weathered brickearth deposits at heights ranging between 3.75m and 2.63m AOD. These were in turn overlain by a garden soil and rubbish dump layers. In one test pit, a post-medieval well was found, backfilled with 19th century material and succeeded by a rubbish pit of similar date; Mackinder 1993).

More recently, an evaluation undertaken in 2007 on the former Mary Datchelor School, about 100m SW of the site (ELO7686) identified a sequence of post-medieval activity including deep gravel quarry pits of 17th-18th century date cutting into earlier medieval horticultural soils; a series of four brick structures of late 18th/early 19th century date and the remains of substantial brick cellarage relating to a terrace of five 19th century properties shown on historic mapping from 1874 onwards (Bagwell 2007).

Examination of historic mapping of the study area appears to provide evidence of building activity on the site from the mid-18th century onwards. Rocque's map of London and its environs dated 1746 (*fig. 9*) shows the site as lying

on the N side of Church Street, on the eastern fringes of the village of Camberwell which was focused on Camberwell Green at the convergence of several major roads. The old medieval church of St Giles is depicted to the SE of the site, set back from Church Street within a large rectangular churchyard. Further to the S, the manor house of Camberwell Buckingham is shown, on the S side of Church Street, with a long avenue leading SE up Grove Hill (which would later become present-day Camberwell Grove) with the more meandering course of Grove Lane shown further to the W.

The site itself is shown as occupied by an L-shaped building fronting onto the street, with a rectangular garden plot to the rear. It is uncertain whether this building represents the site of the vicarage house which is marked in this location on early 19th century mapping of the study area; whatever the case it may have survived at least until the late 18th century as it appears to be shown on William Faden's Map of London and its environs dated 1789.

Thomas Milne's land use map of 1800 (*fig.10*) depicts the site as occupied by market gardens with no clear indication of building activity on the street frontage although it should be noted that Milne's survey is somewhat schematic in its depiction of buildings. By that date, there had evidently been further building activity extending further to the E along both sides of Camberwell Church Street/Peckham Road and to the SE along Camberwell Grove, which is now shown as a fully-fledged road.

Greenwood's 1830 map of London and its environs (*fig. 11*) provides a more detailed and accurate topographical depiction of the site and its surrounding locality. Significantly, it shows that the site was occupied by a substantial L-shaped building which is marked as 'The Vicarage', extending well back from the street frontage and lying within the SW corner of what appears to be a landscaped garden enclosure extending to the N of the house and eastwards along Church Street. Evidently this was residence of the vicar of the parish church of St Giles (which was then occupied by one John George Storie); however, it is unclear when it was actually built although a date in the early 19th century seems likely.

The site of the proposed development at Nos 73-75 Camberwell Church Street would thus appear to lie very close to or immediately within the footprint of the vicarage house as shown on the 1830 map. Within the surrounding area, there had also been an intensification of suburban development to the E and SE of the site although the land to the N was still largely occupied by market gardens.

The Camberwell parish tithe map of 1842 (*fig. 12*) shows the location of the vicarage in the same location shown on Greenwood's map, within the SW corner of a large rectangular enclosure marked as a garden and paddock attached to the vicarage house (Plot No. 1067) which was still owned by the Reverend John Storie at that date. In terms of the wider surrounding townscape, there appears to have been a further expansion in building activity to the E of the site, stretching along Church Street, while the area to the N was still occupied by gardens. Crutchley's 1847 map of London (not reproduced) still shows the vicarage in the location depicted on the 1830 and 1842 maps although more residential streets had been laid out to the N of Church Street.

Cartographic and documentary evidence indicates that the vicarage house was demolished at some point between 1847 and 1857 and a new vicarage erected further eastwards, to the E of present-day Vicarage Grove. In 1857-58, the vicarage estate at Camberwell was put up for sale and a newspaper report dated August 1857 states that 'there

is a recently erected vicarage house standing in its own grounds, opposite the church, and is approached from the lawn by a porch entrance, opening to a spacious hall paved with stone, good reception rooms, dining room and library, numerous bed chambers and servants rooms, good domestic offices, lawn and pleasure grounds with carriage drive and entrance gates'. The same report mentions that on the vicarial glebe land 'several capital residences had been erected, forming a part of North Terrace, Stirling Row and Brunswick Square; (Northern Times 4 Aug 1857).

The site of the newly-built vicarage is first shown on Stanford's map of 1862, lying within an extensive landscaped garden to the E of the old vicarage site, (*fig. 13*). Stanford's map also depicts a row of houses along Church Street to the immediate W of the new vicarage, marked as 'Stirling Terrace' (presumably identifiable with Stirling Row) which occupied the site of present-day nos. 55-75 Camberwell Church Street (odd nos.).

The Ordnance Survey 1st edition map of 1874 (*fig. 14*) provides more detail regarding the row of houses at Stirling Terrace, which consisted of two pairs of five properties flanking either side of the 'Stirling Castle' public house in the middle of the terrace. Within the surrounding area, there had been a rapid intensification of suburban residential development to the N of the site between 1862 and 1874. By 1874, Vicarage Grove had been laid out to the immediate E of the site and rows of houses had been constructed along the W side of this street (to the N of the site) which are clearly identifiable with the existing three storey terraced houses with basements.

At some point between 1874 and 1897, further significant building activity had taken place in the immediate vicinity of the site, with the demolition of the row of houses to the E of the 'Stirling Castle' public house and the construction of the present terrace of three-storey properties (identifiable with nos. 67-75 Camberwell Church Street), which are first shown on the OS 2nd edition 25-inch map of 1897 (*fig. 15*). Camberwell Church Street also appears to have been widened slightly, for the insertion of a tramway. Several new buildings are also recorded in the surrounding area, including a Grammar School to the SE of the site, public baths to the NW, and a mineral water works to the SW.

The OS 3rd edition map of 1916 (*fig. 16*) reveals that little change had occurred to the buildings in the immediate vicinity of the site. The London County Council bomb damage map of 1946 (*fig. 17*) shows that the site and its immediate locality had escaped damage by wartime bombing although it may be noted that a large council housing estate (marked as Camberwell Glebe) had been erected to the E of the vicarage gardens. Later 20th century OS maps show that the properties at Nos. 73 & 75 Camberwell Church Street have remained largely unchanged since 1945, although the site of the Victorian vicarage and its gardens to the immediate E of this site was developed in 1967 with the demolition of the vicarage and construction of the present St Giles Centre.

Conclusion: It is considered that there is **Moderate to High** potential to encounter evidence of buried structural remains of post-medieval date, specifically associated with the site of the former vicarage attached to the church of St Giles which appears to have been in existence by the early 19th century but was demolished shortly before 1857 and relocated further to the E (the site of the later Victorian vicarage now being occupied by present-day St Giles Centre). There is also potential to encounter earlier buried soil horizons of post-medieval date as well as remains of the terrace of mid-19th century houses which occupied the site prior to the construction of the existing premises c.1880-1890.

5 Historic Environment Record Gazetteers and Maps

#	MonUID	PrefRef	Name	Date	NGR
1	MLO58533	MLO58533	RB Cut Features, Camberwell Green	Romano-British	TQ 3256 7695
2	MLO58538	MLO58538	RB Cultivation Soil, Camberwell Green	Romano-British	TQ 3256 7695
3	MLO104952	MLO104952	RB Pottery, 29 Peckham Road	Romano-British	TQ 3320 7677
4	MLO13546	MLO13546	Medieval Road	Medieval	TQ 3236 7648
5	MLO58544	MLO58544	Medieval Architectural Fragments, Camberwell Green	Medieval	TQ 3256 7695
6	MLO58545	MLO58545	Medieval Architectural Fragments, Camberwell Green	Medieval	TQ 3256 7695
7	MLO11362	090285/00/00	Site of Camberwell Manor House	Medieval	TQ 3282 7662
8	MLO7621	090464/00/00	Coldharbour Lane/Camberwell Lane, Possible Medieval Road	Medieval	TQ 3177 7587
9	MLO13537	090956/00/00	Possible Site of Medieval Settlement, Camberwell Green	Medieval	TQ 3253 7650
10	MLO91733	MLO91733	Re-erected Porch of Former Church of St Giles (GII)	Med./PM	TQ 3295 7677
11	MLO98440	MLO98440	Horticultural Soil Layer, Former Mary Datchelor School	Med./PM	TQ 3279 7664
12	MLO3853	090176/00/00	Site of Manor House, Wren Road	Med./PM	TQ 3266 7665
13	MLO7693	MLO7693	C19th Well, Maudsley Hospital	Post-med.	TQ 3291 7622
14	MLO58591	MLO58591	PM Gravel Pit, Wren Road	Post-med.	TQ 3264 7665
15	MLO60148	MLO60148	PM Building Remains, Odeon Cinema	Post-med.	TQ 3251 7645
16	MLO89119	MLO89119	106-108 Denmark Hill (GII)	Post-med.	TQ 3253 7638
17	MLO91572	MLO91572	93 Denmark Hill (GII)	Post-med.	TQ 3259 7632
18	MLO91573	MLO91573	95 Denmark Hill (GII)	Post-med.	TQ 3259 7630
19	MLO91713	MLO91713	Camberwell Public Baths (GII)	Post-med.	TQ 3269 7681
20	MLO91807	MLO91807	Numbers 1 & 2 & Attached Railings (GII)	Post-med.	TQ 3310 7683
21	MLO91808	MLO91808	Numbers 3 & 4 & Attached Railings (GII)	Post-med.	TQ 3308 7683
22	MLO91810	MLO91810	2 Camberwell Church Street (GII)	Post-med.	TQ 3261 7672
23	MLO91811	MLO91811	86 Camberwell Church Street (GII)	Post-med.	TQ 3293 7666
24	MLO91812	MLO91812	Camberwell Police Station & Attached Lamp Bracket (GII)	Post-med.	TQ 3293 7666
25	MLO91813	MLO91813	Church of St Giles (GII*)	Post-med.	TQ 3296 7663
26	MLO91814	MLO91814	Number 15 & Attached Railings (GII)	Post-med.	TQ 3251 7677
27	MLO91815	MLO91815	Former Lond County Bank (GII)	Post-med.	TQ 3250 7675
28	MLO91816	MLO91816	Number 21 & Attached Railings (GII)	Post-med.	TQ 3286 7663
29	MLO91817	MLO91817	Numbers 23-29 & Attached Railings (GII)	Post-med.	TQ 3287 7661
30	MLO91818	MLO91818	NUMBERS 31 & 33 & Attached Railings (GII)	Post-med.	TQ 3287 7661
31	MLO91819	MLO91819	Number 34 & Attached Railings (GII)	Post-med.	TQ 3289 7649
32	MLO91820	MLO91820	Numbers 35-45 & Attached Railings (GII)	Post-med.	TQ 3289 7659
33	MLO91821	MLO91821	36 Camberwell Grove (GII)	Post-med.	TQ 3290 7647
34	MLO91822	MLO91822	Numbers 38-60 & Attached Area Railings (GII)	Post-med.	TQ 3294 7640
35	MLO91823	MLO91823	Numbers 53 & 55 Including Railings & Handrails (GII)	Post-med.	TQ 3290 7654

#	MonUID	PrefRef	Name	Date	NGR
36	MLO91824	MLO91824	67 Camberwell Grove (GII)	Post-med.	TQ 3293 7651
37	MLO91825	MLO91825	Numbers 62-70 & Attached Railings to Numbers 62-66 (GII)	Post-med.	TQ 3295 7637
38	MLO91826	MLO91826	Numbers 69 & 71 & Attached Handrail & Railings (GII)	Post-med.	TQ 3294 7649
39	MLO91827	MLO91827	Numbers 75 & 77 & Attached Handrail & Railings (GII)	Post-med.	TQ 3295 7647
40	MLO91828	MLO91828	Numbers 78 & 92 & Attached Area Railings (GII)	Post-med.	TQ 3298 7631
41	MLO91829	MLO91829	Numbers 79-85 & Attached Railings (GII)	Post-med.	TQ 3295 7646
42	MLO91830	MLO91830	Flat 1, 87 Camberwell Grove (GII)	Post-med.	TQ 3296 7644
43	MLO91831	MLO91831	91 Camberwell Grove (GII)	Post-med.	TQ 3298 7641
44	MLO91832	MLO91832	Numbers 97-103 & Attached Railings (GII)	Post-med.	TQ 3299 7639
45	MLO91833	MLO91833	Numbers 105-117 & Attached Railings (GII)	Post-med.	TQ 3302 7635
46	MLO91849	MLO91849	Grove Chapel (GII)	Post-med.	TQ 3301 7623
47	MLO91861	MLO91861	323 Camberwell New Road (GII)	Post-med.	TQ 3249 7677
48	MLO92051	MLO92051	Numbers 18-60 & Area Railings (GII)	Post-med.	TQ 3279 7653
49	MLO92052	MLO92052	49 Grove Lane (GII)	Post-med.	TQ 3287 7648
50	MLO92053	MLO92053	White Cottage (GII)	Post-med.	TQ 3289 7642
51	MLO92054	MLO92054	White Lodge (GII)	Post-med.	TQ 3290 7642
52	MLO92055	MLO92055	Cliftonville (GII)	Post-med.	TQ 3292 7633
53	MLO92056	MLO92056	Gate Posts to 83 Grove Lane (Cliftonville) (GII)	Post-med.	TQ 3291 7633
54	MLO92057	MLO92057	Outbuilding to Number 83 (Cliftonville) (GII)	Post-med.	TQ 3293 7632
55	MLO92073	MLO92073	Former Circular Ward for St Giles Hospital (GII)	Post-med.	TQ 3319 7692
56	MLO92074	MLO92074	159 Havil Street (GII)	Post-med.	TQ 3319 7701
57	MLO92103	MLO92103	3 Jephson Street (GII)	Post-med.	TQ 3269 7667
58	MLO92104	MLO92104	2 Jephson Street (GII)	Post-med.	TQ 3269 7668
59	MLO92139	MLO92139	Bryanston House & Railings (GII)	Post-med.	TQ 3265 7707
60	MLO92140	MLO92140	Camberwell Business Centre & Railings (GII)	Post-med.	TQ 3264 7705
61	MLO92226	MLO92226	29 Peckham Road (GII)	Post-med.	TQ 3321 7676
62	MLO92227	MLO92227	Forecourt Wall & Railings to 29 Peckham Road (GII)	Post-med.	TQ 3321 7672
63	MLO92228	MLO92228	Camberwell House & Attached Area Railings (GII)	Post-med.	TQ 3325 7666
64	MLO92229	MLO92229	Lamp Post in Courtyard of Number 34 (GII)	Post-med.	TQ 3330 7670
65	MLO92313	MLO92313	St Giles Hospital, Administrative Block with Attached Ward Block (GII)	Post-med.	TQ 3312 7689
66	MLO92314	MLO92314	Wall & Gates Fronting St Giles Hospital Administrative & Ward Blocks (GII)	Post-med.	TQ 3310 7688
67	MLO92230	MLO92230	Central House, Peckham Road (GII)	Post-med.	TQ 3327 7675
68	MLO92231	MLO92231	East House, Peckham Road (GII)	Post-med.	TQ 3334 7673
69	MLO92336	MLO92336	Aged Pilgrims Friendly Societys Home (GII)	Post-med.	TQ 3323 7701
70	MLO92337	MLO92337	Front & Side Walls & Gates to Aged Pilgrims Friendly Society's Home (GII)	Post-med.	TQ 3326 7702
71	MLO92485	MLO92485	Camberwell College of Arts & Gate Piers at Entrance (GII)	Post-med.	TQ 3303 7660

#	MonUID	PrefRef	Name	Date	NGR
72	MLO92489	MLO92489	K2 Telephone Kiosk (GII)	Post-med.	TQ 3264 7667
73	MLO98107	MLO98107	PM Foundations, 319 Camberwell New Road	Post-med.	TQ 3249 7677
74	MLO98441	MLO98441	PM Gravel Pits, Former Mary Datchelor School	Post-med.	TQ 3279 7664
75	MLO98442	MLO98442	PM Cellars & Drains, Former Mary Datchelor School	Post-med.	TQ 3279 7664
76	MLO98443	MLO98443	C19th Cellars, Former Mary Datchelor School	Post-med.	TQ 3279 7664
77	MLO98444	MLO98444	C19th Ditch, Former Mary Datchelor School	Post-med.	TQ 3279 7664
78	MLO98445	MLO98445	C19th Quarry Pit, Former Mary Datchelor School	Post-med.	TQ 3279 7664
79	MLO99259	MLO99259	Site of Mary Datchelor Girls' School	Post-med.	TQ 3280 7662
80	MLO101383	MLO101383	Brunswick Park	Post-med.	TQ 3303 7694
81	MLO101388	MLO101388	C20th Garden, Grove Lane	Post-med.	TQ 3279 7628
82	MLO103049	MLO103049	Railings, 30-34 Peckham Road (GII)	Post-med.	TQ 3327 7670
83	MLO103100	MLO103100	Brunswick Park Primary School, Picton Street (GII)	Post-med.	TQ 3286 7718
84	MLO104083	MLO104083	Lucas Gardens	Post-med.	TQ 3328 7658
85	MLO104085	MLO104085	Sceaux Gardens	Post-med.	TQ 3338 7685
86	MLO104113	MLO104113	Camberwell Green Park	Post-med.	TQ 3256 7682
87	MLO104951	MLO104951	PM Drain, 29 Peckham Road	Post-med.	TQ 3320 7677
88	MLO105048	MLO105048	PM Well/Rubbish Pit, Kimpton Road/Artichoke Place	Post-med.	TQ 3273 7677
89	MLO105095	MLO105095	C19th Work House, 29 Peckham Road	Post-med.	TQ 3315 7686
90	MLO107739	MLO107739	1st Surrey Rifles War Memorial (GII)	Post-med.	TQ 3295 7665
91	MLO108511	MLO108511	Former Mental Hospital, Camberwell House	Post-med.	TQ 3328 7681
92	MLO58546	091448/00/00	Wall, Camberwell Green	Post-med.	TQ 3256 7695
93	MLO59665	091599/00/00	PM Garden Soil/Pits, Kimpton Road	Post-med.	TQ 3285 7672
94	MLO62934	091749/00/00	Kiln Waste, 52 Camberwell Green	Post-med.	TQ 3253 7691
95	MLO62935	091750/00/00	Site of Building, 52 Camberwell Green	Post-med.	TQ 3253 7691
96	MLO63989	092124/00/00	PM Plough Soil, Camberwell Green Car Park	Post-med.	TQ 3256 7695
97	MLO63990	092125/00/00	Rubbish Layer, Camberwell Green Car Park	Post-med.	TQ 3256 7695
98	MLO64036	092153/00/00	Site of Building, Wren Road	Post-med.	TQ 3261 7673
99	MLO74067	092859/00/000	C18th-C19 century layer, Camberwell Church Street	Post-med.	TQ 3296 7664
100	MLO70489	212954/01/00	St Giles' Churchyard	Post-med.	TQ 3296 7658
101	MLO10111	213117/00/00	59-73 Havil Street	Post-med.	TQ 3320 7697
102	MLO58592	MLO58592	Undated Ditch, Wren Road	Undated	TQ 3264 7665
103	MLO62933	091748/00/00	Flood Deposit, 52 Camberwell Green	Undated	TQ 3253 7691

Table 2: Gazetteer of archaeological monuments recorded on the GLHER within a 500m radius of the site

#	EvUID	Name	Date	NGR
E1	ELO3188	Excavation: Camberwell Green Car Park N Side	1992	TQ 3256 7695
E2	ELO10578	WB: Odeon Cinema	1992	TQ 3251 7645
E3	ELO11772	Eval.: Odeon Cinema	1992	TQ 3251 7645
E4	ELO18527	EB: Wren Road	1992	TQ 3262 7668
E5	ELO1756	WB: Odeon Cinema	1993	TQ 3251 7644
E6	ELO11298	Eval.: Kimpton Road	1993	TQ 3285 7672
E7	ELO13027	WB: Kimpton Road/Artichoke Place	1993	TQ 3272 7681
E8	ELO18515	Eval.: 52 Camberwell Green	1993	TQ 3252 7693
E9	ELO12646	DBA: D'Eynsford Road/Kimpton Road/Harvey Road	1994	TQ 3269 7690
E10	ELO17689	Eval.: 80 Camberwell Church Street	1997	TQ 3290 7664
E11	ELO3085	WB: St Giles Church	1999	TQ 3296 7664
E12	ELO6268	WB: 319 Camberwell New Road	2002	TQ 3249 7677
E13	ELO15973	DBA: Camberwell Bus Depot	2005	TQ 3232 7670
E14	ELO7686	Eval.: Land at the Former Mary Datchelor School	2007	TQ 3279 7663
E15	ELO8538	HBR: Mary Datchelor Girls School	2007	TQ 3280 7662
E16	ELO12623	DBA: 316-322 Camberwell New Road	2007	TQ 3240 7679
E17	ELO12621	DBA: 315-317 Camberwell New Road	2008	TQ 3246 7679
E18	ELO8729	WB: Penton Place/Alberta Street/Wesley Close/Amelia Street/Penrose Street/Penrose Grove/Newington Butts	2008-2009	TQ 3211 7745
E19	ELO12893	WB: Warner Road/Crawford Road/Moras Road/Valmer Road/Camberwell New Road/Denmark Hill	2008-2009	TQ 3233 7639
E20	ELO12403	DBA: 1-6 Camberwell Green & 307-311 Camberwell New Road	2009-2012	TQ 3246 7683
E21	ELO12622	WB: 316-322 Camberwell New Road	2010	TQ 3240 7678
E22	ELO12349	Eval.: 29 Peckham Road	2011	TQ 3320 7677
E23	ELO17698	HBR: 30, 32, 33, 37 & 39 Peckham Road	2011	TQ 3330 7670
E24	ELO18263	DBA: 4a-6a Grove Lane	2011	TQ 3272 7667
E25	ELO18297	DBA: D'Eynsford Road	2011	TQ 3260 7693
E26	ELO12351	WB: 29 Peckham Road	2012	TQ 3321 7679
E27	ELO12505	Historic Environment Assessment: 315-317	2012	TQ 3245 7679
E28	ELO13117	DBA: 73 Camberwell Grove	2013	TQ 3297 7649
E29	ELO14411	Historic Environment Assessment: 37-39 & 45-65 Peckham Road	2014	TQ 3340 7677
E30	ELO15287	WB: Camberwell Library	2014	TQ 3260 7693
E31	ELO17712	HBR: Southwark Town Hall	2014	TQ 3324 7677
E32	ELO17821	WB: 315-317 Camberwell New Road	2014-2015	TQ 3246 7679
E33	ELO20107	WB: Camberwell Green Air Raid Shelter	2015	TQ 3255 7684
E34	ELO17853	WB: 37-39 Peckham Road	2015-2016	TQ 3340 7677
E35	ELO20042	DBA: 54 Camberwell Green	2016	TQ 3252 7693
E36	ELO20065	DBA: Elmington Estate, Parcel 3	2016	TQ 3257 7713
E37	ELO19977	Eval.: Elmington Estate Parcel 3	2017	TQ 3257 7713
E38	ELO20031	DBA: 13 Wren Road	2017	TQ 3262 7671
E39	ELO20057	DBA: 73 Camberwell Grove	2017	TQ 3297 7649
E40	ELO20089	DBA: 303 Camberwell New Road	2018	TQ 3239 7686

Table 3: Gazetteer of archaeological events recorded on the GLHER within a 500m radius of the site

#	PrefRef	Name	Grade	NGR
B1	1378398	Church of St Giles	II*	TQ 3296 7663
B2	1358254	106 & 108 Denmark Hill	II	TQ 3253 7638
B3	1376535	Camberwell Public Baths	II	TQ 3269 7681
B4	1376555	Porch from Former Church of St Giles (Re-erected)	II	TQ 3295 7677
B5	1378392	Numbers 1 & 2 & Attached Railings	II	TQ 3310 7683
B6	1378393	Numbers 3 & 4 & Attached Railings	II	TQ 3308 7683
B7	1378395	2 Camberwell Church Street	II	TQ 3261 7673
B8	1378396	86 Camberwell Church Street	II	TQ 3293 7666
B9	1378397	Camberwell Police Station & Attached Lamp Bracket	II	TQ 3267 7671
B10	1378399	Number 15 & Attached Railings	II	TQ 3251 7677
B11	1378400	Former London County Bank	II	TQ 3251 7675
B12	1378401	Number 21 & Attached Railings	II	TQ 3286 7663
B13	1378402	Numbers 23-29 & Attached Railings	II	TQ 3286 7662
B14	1378403	Numbers 31 & 33 & Attached Railings	II	TQ 3287 7661
B15	1378404	Number 34 & Attached Railings	II	TQ 3289 7649
B16	1378405	Numbers 35-45 & Attached Railings	II	TQ 3288 7659
B17	1378406	36 Camberwell Grove	II	TQ 3290 7648
B18	1378407	Numbers 38-60 & Attached Area Railings	II	TQ 3294 7640
B19	1378408	Numbers 53 & 55 Including Railings & Handrails	II	TQ 3290 7655
B20	1378409	61-67 Camberwell Grove	II	TQ 3293 7651
B21	1378410	Numbers 62-70 & Attached Railings to Numbers 62-66	II	TQ 3295 7637
B22	1378411	Numbers 69 & 71 & Attached Handrail & Railings	II	TQ 3294 7649
B23	1378412	Numbers 75 & 77 & Attached Handrail & Railings	II	TQ 3295 7647
B24	1378413	Numbers 78 & 92 & Attached Area Railings	II	TQ 3298 7631
B25	1378414	Numbers 79-85 & Attached Railings	II	TQ 3295 7646
B26	1378415	87 Camberwell Grove	II	TQ 3297 7644
B27	1378416	91, 93 & 95 Camberwell Grove	II	TQ 3298 7641
B28	1378417	Numbers 97-103 & Attached Railings	II	TQ 3300 7639
B29	1378418	Numbers 105-117 & Attached Railings	II	TQ 3302 7635
B30	1378434	Grove Chapel	II	TQ 3301 7623
B31	1378446	323, Camberwell New Road	II	TQ 3249 7676
B32	1385458	93 Denmark Hill	II	TQ 3259 7632
B33	1385459	95 Denmark Hill	II	TQ 3259 7630
B34	1385575	Numbers 18-60 & Area Railings	II	TQ 3279 7653
B35	1385576	49-55 Grove Lane	II	TQ 3287 7648
B36	1385577	White Cottage	II	TQ 3289 7642
B37	1385578	White Lodge	II	TQ 3290 7642
B38	1385579	Cliftonville	II	TQ 3292 7633
B39	1385580	Gate Posts to Number 83 (Cliftonville)	II	TQ 3291 7633
B40	1385581	Outbuilding to Number 83 (Cliftonville)	II	TQ 3293 7632
B41	1385597	Former Circular Ward for St Giles Hospital	II	TQ 3319 7692
B42	1385598	159, 161 & 163 Havil Street	II	TQ 3319 7701

#	PrefRef	Name	Grade	NGR
B43	1385627	1-9 Jephson Street	II	TQ 3270 7667
B44	1385628	2-8 Jephson Street	II	TQ 3269 7668
B45	1385664	Bryanston House & Railings	II	TQ 3265 7707
B46	1385665	Camberwell Business Centre & Railings	II	TQ 3264 7706
B47	1385770	Southwark Council Strategic Services Directorate	II	TQ 3321 7676
B48	1385771	Forecourt Wall & Railings to Number 29 (Southwark Council Strategic Services)	II	TQ 3321 7672
B49	1385772	Camberwell House & Attached Area Railings	II	TQ 3326 7666
B50	1385773	Lamp Post in Courtyard of Number 34	II	TQ 3330 7670
B51	1385774	Central House	II	TQ 3327 7675
B52	1385775	East House	II	TQ 3334 7673
B53	1385858	St Giles' Hospital Administrative Block with Attached Ward Block	II	TQ 3312 7689
B54	1385859	Wall & Gates Fronting St Giles' Hospital Administrative and Ward Blocks	II	TQ 3310 7688
B55	1385881	Aged Pilgrims' Friendly Society's Home	II	TQ 3323 7701
B56	1385882	Front & Side Walls & Gates to Aged Pilgrims' Friendly Society's Home	II	TQ 3326 7702
B57	1386051	Camberwell College of Arts & Gate Piers at Entrance	II	TQ 3303 7660
B58	1386055	K2 Telephone Kiosk at S End of Wren Road	II	TQ 3264 7667
B59	1393944	Railings Along Pavement to the Front of Numbers 30-34	II	TQ 3328 7670
B60	1400750	Dining and Assembly Hall, Brunswick Park Primary School	II	TQ 3286 7718
B61	1433821	1st Surrey Rifles War Memorial	II	TQ 3295 7665

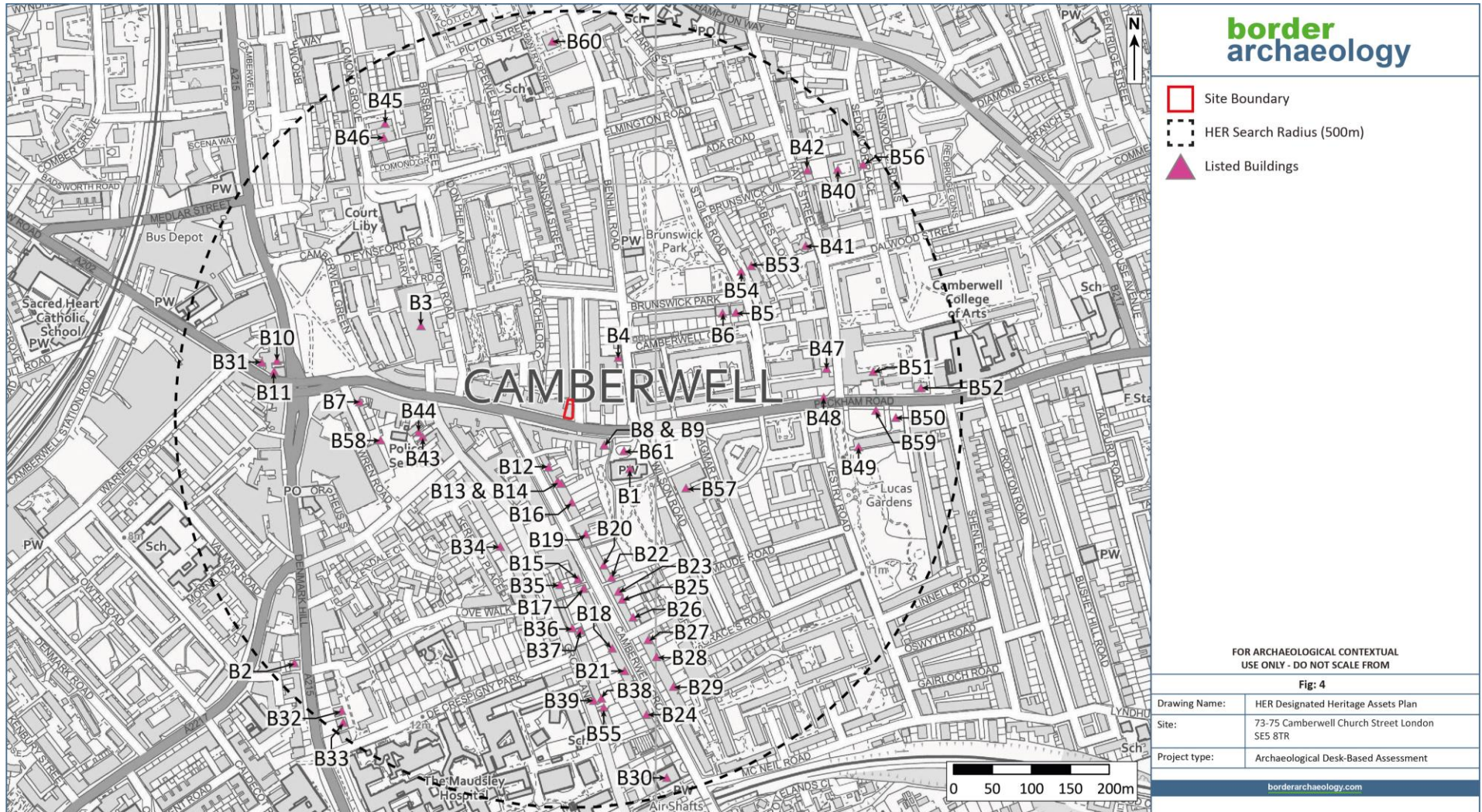
Table 4: Gazetteer of listed buildings recorded on the GLHER within a 500m radius of the site



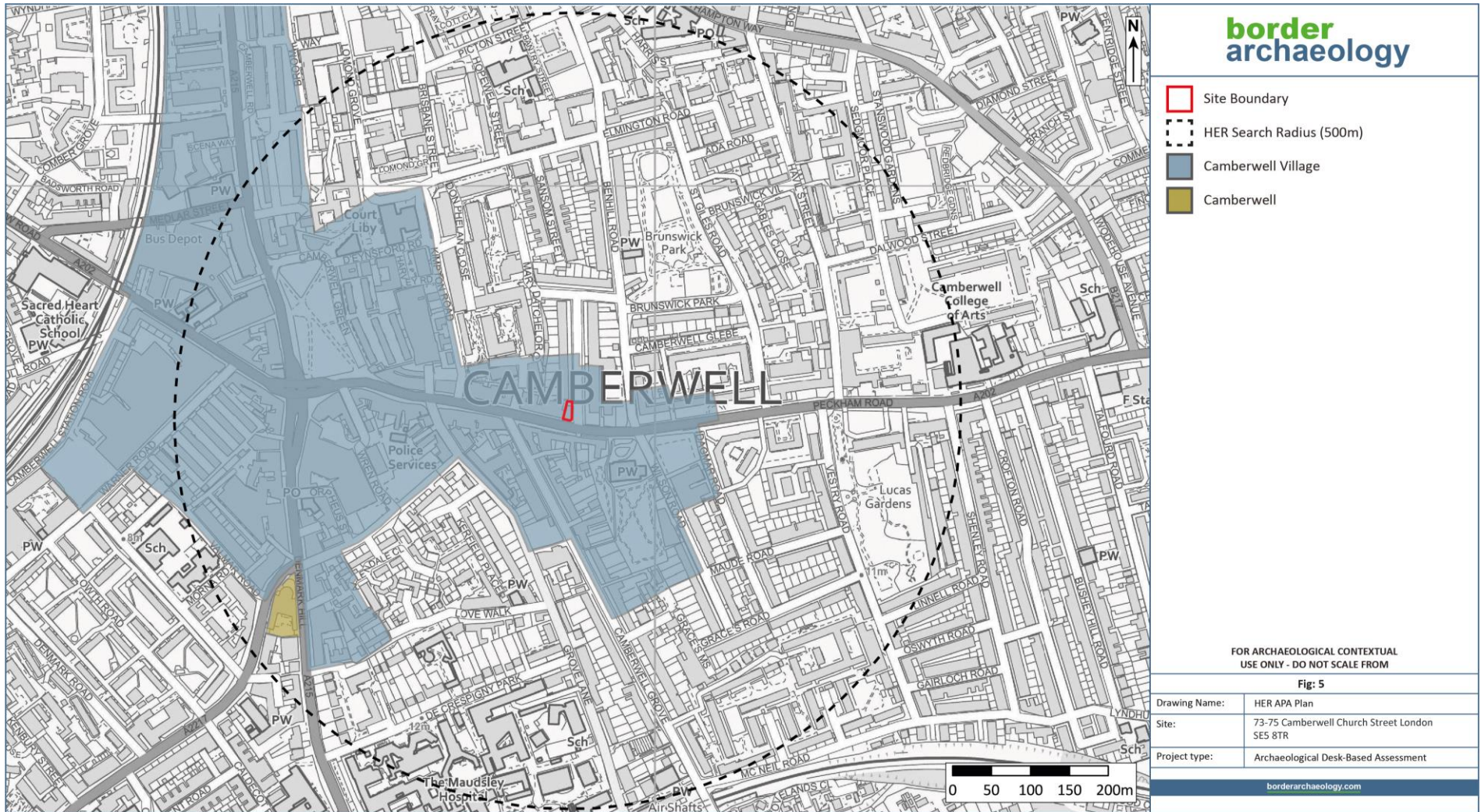
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6 Site Visit

The site at Nos. 73-75 Camberwell Church Street comprises a pair of two terraced properties of late 19th century date, situated at the E end of terrace of five properties to the E of 'The Castle' (former Stirling Castle) public house, at the corner of Camberwell Church Street and Vicarage Grove. The properties, which appear to be of late 19th century date, are three storeys in height (plus basement) constructed of London stock brick with red brick string courses and window dressings, with hipped slate roofs and dormer windows (*Plate 1*). The ground floors of both properties are used as commercial premises with a flat and offices above. To the rear of No. 75 is a two storey rear block, contemporary with the main frontage, of brick construction with a gabled slate roof (*Plate 2*).

The narrow yard to the rear of the premises, which is demarcated by a stock brick boundary wall, is somewhat dilapidated and overgrown, with modern paving visible towards the S end of the yard while the northern portion is partially covered by corrugated metal sheeting (*Plates 3 & 4*).

No visible features of archaeological interest were noted within the site.



Plate 1: View looking NW towards site at junction of Camberwell Church Street and Vicarage Grove



Plate 2: View looking W from Vicarage Grove towards rear portion of site



Plate 3: View looking S across yard to rear of Nos. 73-75 Camberwell Church Street

Plate 4: View looking N towards N boundary of premises adjoining terraced houses on W side of Vicarage Road

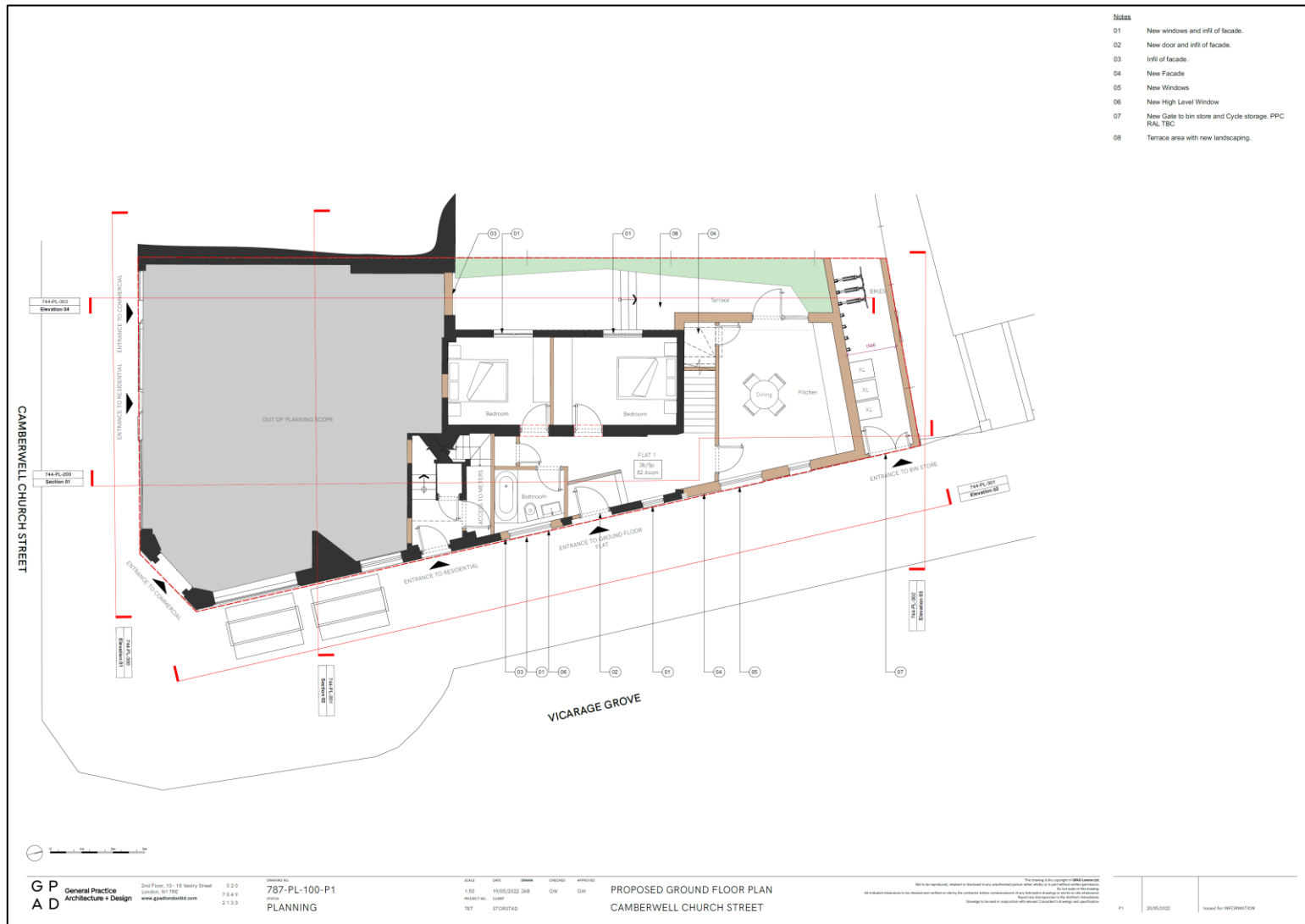


Fig. 6: Ground floor layout plan of proposed development (Reproduced by courtesy of the client)

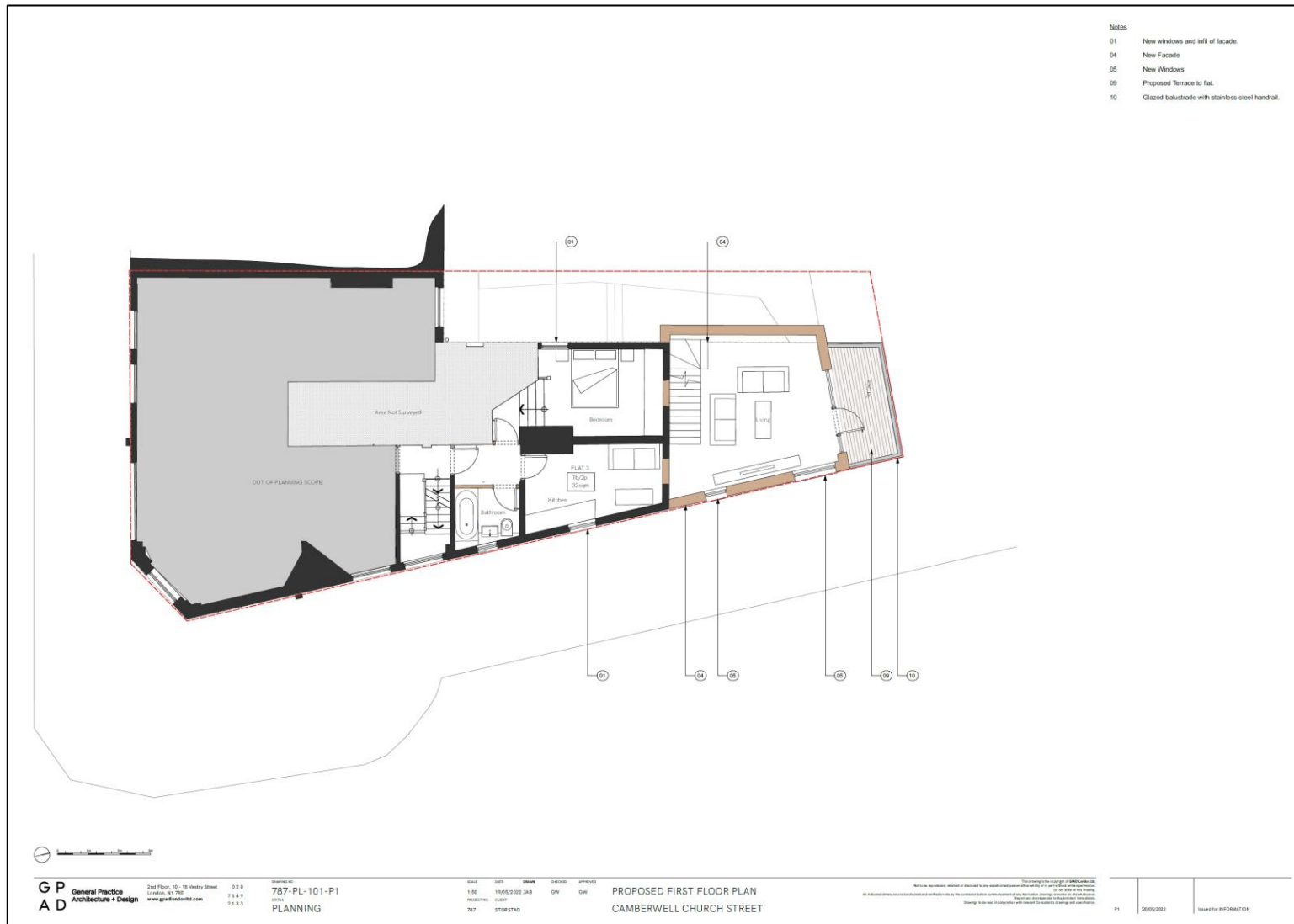


Fig. 7: First floor layout plan of proposed development (Reproduced by courtesy of the client)



Fig. 8: East-facing section showing proposed development to rear of Nos. 73-75 Camberwell Church Street (Reproduced by courtesy of the client)

7 Conclusions

7.1 Potential Impacts

The following outline description of the proposed development is based on revised design drawings provided by Maddox Planning on behalf of the client in July 2022, which are presumed to be correct at time of writing (*figs. 6-8*). It represents a revision of a previous application for development on the same site submitted in 2020 (Southwark Council Planning Ref. 20/AP/2175). Subsequent issuing of more detailed, revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may require revisions to this report.

In brief, it is proposed to construct a two-storey extension to the rear of the existing building, to provide two self-contained flats (one two-bedroom apartment on the ground floor and a single-bedroom apartment on the first floor). Based on the drawings supplied, it appears that the proposed extension will not have a basement. Full details of the foundation strategy (including depth and type of foundations) for the new residential units were unavailable at time of writing.

Potential impacts on sub-surface remains could include topsoil removal as part of the preliminary groundworks, excavations of foundations and new service trenches for the proposed extension. Excavations for standard strip foundations and service trenching may extend to an approximate depth of 1-1.5m, as assumed for the purposes of this assessment.

7.2 Overall Conclusion

The overall potential of the site in archaeological terms has thus been assessed as **Moderate to High**, reflecting the location of the site within the Archaeological Priority Area of Camberwell Green, as well as the potential to encounter buried structural remains of post-medieval date associated with the site of the pre-1850s vicarage associated with St Giles' Church, which appears to have been located either on or very close to the site, based on the evidence of early to mid-19th century historic mapping, in particular Greenwood's map of 1830 and the 1842 parish tithe map.

The potential for archaeological remains of Romano-British or medieval date has been assessed as **Moderate**, while the potential for prehistoric archaeology is considered to be **Low**.

Recommendations: It is suggested that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service (GLAAS), will be necessary to determine the extent, depth and significance of buried archaeological features and deposits in the vicinity of the site.

8 Copyright

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(Local newspapers and trade directories dating back to c.1800 were also consulted using records held at the British Newspaper Archive)

10 Cartography and Aerial Photography

(All maps were obtained from the London Metropolitan Archives unless otherwise stated)

1746: John Rocque's Map of London and its Environs

1789: William Faden's Map of London and its Environs

1800: Thomas Milne's Land Use Map of London

1830: Greenwood's Map of London

1842: Tithe map of the parish of Camberwell (NA IR 30/34/21)

1847: Crutchley's Map of London and its Environs

1862: Stanford's Map of London

1874: OS 1st edition 25-inch map

1897: OS 2nd edition 25-inch map

1916: OS 3rd edition 25-inch map

1946: London County Council Bomb Damage Map

1962: OS National Survey 1:2500 map

1984: OS National Survey 1:2500 map

(Aerial photographs of the study area dating back to 1930 were consulted using records held at the Historic England Archive).

11 Appendix 1: Historic Maps

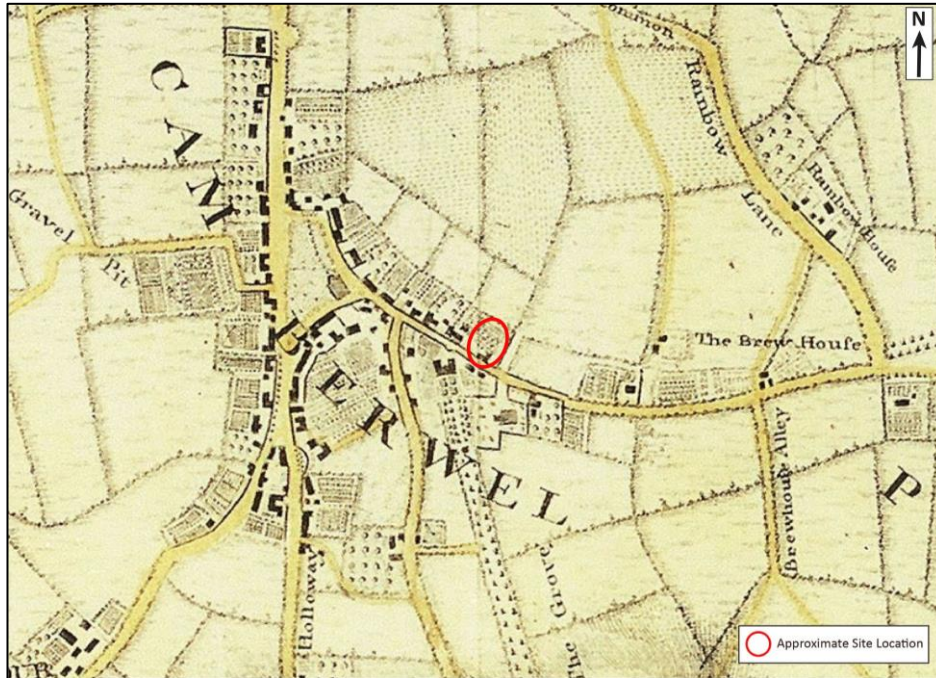


Fig.9: Extract from John Rocque's 1746 Plan of London and its Environs (with site circled in red)
(Reproduced by courtesy of the London Metropolitan Archives)



Fig.10: Extract from Thomas Milne's Land Use Map of London (1800) with site circled in red
(Reproduced by courtesy of the London Metropolitan Archives)



Fig. 11: Extract from Greenwood's Map of London and its Environs (1830) with site marked in red
(Reproduced by courtesy of the London Metropolitan Archives)



Fig. 12: Extract from the Camberwell tithe map (1842) with site marked in red
(Reproduced by courtesy of the National Archives)

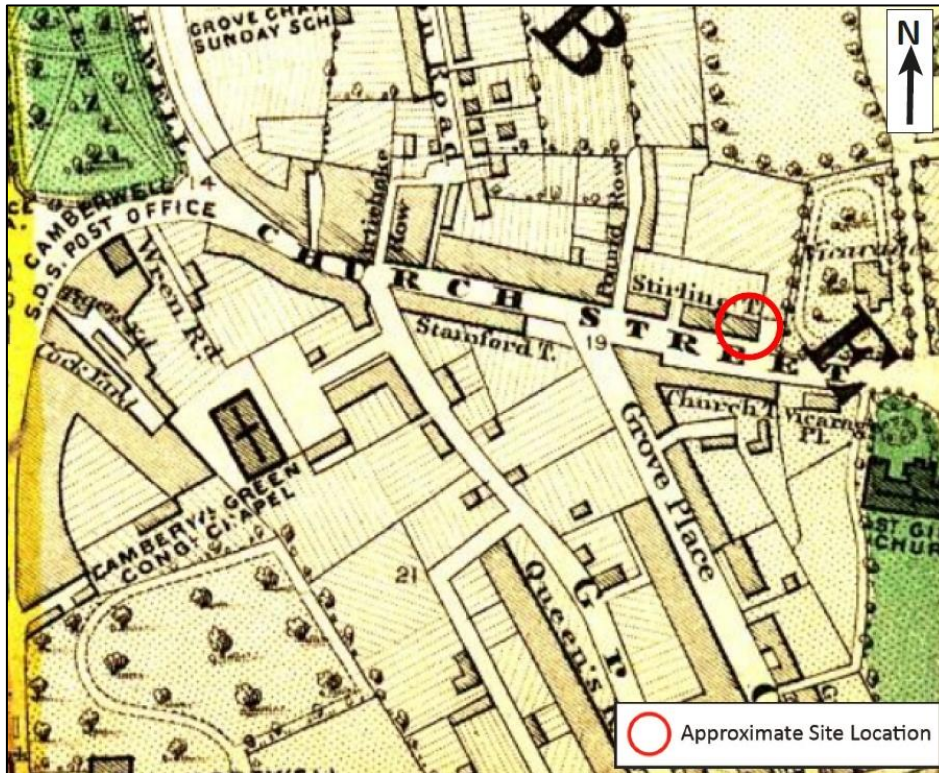


Fig. 13: Extract from Stanford's Map of London and its Environs (1862) with site marked in red
(Reproduced by courtesy of the London Metropolitan Archives)



Fig. 14: Extract from the OS 1st edition 25-inch map of 1874 (with site marked in red)
(Reproduced by courtesy of the National Archives)



Fig. 15: Extract from the OS 2nd edition 25-inch map of 1897 (with site marked in red)
(Reproduced by courtesy of the National Archives)



Fig. 16: Extract from the OS 3rd edition 25-inch map of 1916 (with site marked in red)
(Reproduced by courtesy of the National Archives)



*Fig. 17: Extract from the LCC bomb damage map (1946) with site marked in red
(Reproduced by courtesy of the National Archives)*

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