

# Desk-Based Assessment

No 321 Evelyn Street  
Deptford  
London  
SE8 5QX

NGR TQ 36900 77870

## BORDER ARCHAEOLOGY

**Head Office**

PO Box 36  
Leominster  
Herefordshire  
HR6 0YQ

E-mail: [neil@borderarchaeology.com](mailto:neil@borderarchaeology.com)

**Technical Services**

Chapel Walk  
Burgess Street  
Leominster  
Herefordshire  
HR6 8DE

Tel: 01568 610101

Tel/Fax: 01568 616900

E-mail: [borderarch@btconnect.com](mailto:borderarch@btconnect.com)

# Contents

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<b>1. NON TECHNICAL SUMMARY</b>	<b>3</b>
<b>2. INTRODUCTION</b>	<b>4</b>
<b>3. METHODOLOGY</b>	<b>5</b>
<b>4. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND</b>	<b>6</b>
<b>5. SITE SPECIFIC ANALYSIS (INCLUDING MAP REGRESSION)</b>	<b>11</b>
<b>6. SITE VISIT</b>	<b>15</b>
<b>7. CONCLUSION</b>	<b>16</b>
<b>8. BIBLIOGRAPHY</b>	<b>17</b>
<b>9. CARTOGRAPHY</b>	<b>18</b>
<b>APPENDIX 1: GAZETTEER OF ARCHAEOLOGICAL SITES</b>	<b>20</b>
<b>APPENDIX 2: MAP OF ARCHAEOLOGICAL SITES LISTED IN SMR</b>	<b>22</b>

**Report specification:**

*Desk-based Assessment:* Stephen Priestley MA

*Artwork:* Michelle Bithell BA

*Report editing:* George Children MA

*Approved:* Neil Shurety Dip.M. G.M.Inst.M

# 1. Non Technical Summary

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*This desk-based assessment, based on a detailed review of the available documentary records, historic mapping and archaeological information, has identified that the site at No. 321 Evelyn Street Deptford (formerly the Globe public house) lies within a designated area of archaeological sensitivity (designated as APA 7 in the Lewisham Borough Council UDP) with evidence of medieval and post-medieval occupation.*

*Little evidence of prehistoric or Roman occupation has been identified in the immediate vicinity of the study area, although peat deposits of Bronze Age date have been identified to the NW of the study area at Grove Street. **The potential for archaeological evidence of prehistoric and Roman activity is thus assessed to be minimal.***

*During the medieval period, the study area lay within the manor of West Greenwich, later known as Sayes Court. The site of a possible Norman castle is located approximately 180m NE of the study area, near to which is the site of Sayes Court, a late medieval manor house rebuilt in 1568. Although there appears to have been a focus of medieval settlement activity in this area, there is no documented evidence of medieval occupation in the immediate vicinity of the site. **It is likely that any deposits and features relating to medieval activity will have been heavily disturbed by later post-medieval building activity and consequently the potential for archaeological evidence of medieval occupation is viewed to be limited.***

*Seventeenth century estate records indicate that the study area lay within a large pasture field called Broomfield, just outside the southern perimeter of the grounds of Sayes Court. Extensive landscaping work was carried out by the diarist John Evelyn at Sayes Court during the second half of the 17<sup>th</sup> century; however, these activities do not appear have directly affected the study area.*

*It is possible that the Globe public house was in existence by 1660; there are references in the diary of Samuel Pepys to several visits made to the Globe at Deptford, although these could also relate to an inn of the same name situated in nearby Watergate Street. The earliest documented reference to the Globe Inn occupying the present site occurs in 1735. The earliest map to show a building occupying the site is John Rocque's map of 1746, which shows a narrow rectangular building occupying a triangular plot at the junction of New Row (Prince St) to the N and Broomfields (now Evelyn Street) to the S.*

*In 1840, the original Globe Inn was demolished and rebuilt to effect road improvements to Evelyn Street. The existing structure dates largely from this rebuilding and is shown on a watercolour sketch of 1841; to the rear of the Inn were outbuildings that were extensively rebuilt in the 1850-60s. Adjoining the Globe Inn to the E was a two-storey brick house (No. 322 Evelyn Street, built c.1840), which was demolished in the 1960s.*

***The potential for evidence of early post-medieval occupation in the vicinity of the study area is viewed to be moderate, as it appears that the remains of the original Globe Inn, prior its demolition and rebuilding in 1840, mostly lie either under the existing building or beneath the present roadway.*** However, significant remains of the adjoining 19<sup>th</sup> century house (No. 322 Evelyn Street) will probably be encountered beneath the enclosed yard at the E end of the study area. The site was also partially damaged by bombing during the early 1940s, which may well have caused disturbance to surviving archaeological deposits and features.

## 2. Introduction

Border Archaeology was instructed by Mr E. Francis on behalf of Mr J. Trissler to undertake a desk-based assessment on their behalf with regard to a proposed construction of a two-storey extension to the side of No. 321 Evelyn Street, Deptford, London SE8 5QX (Planning Application Ref. DC/08/68356/X).

The study area (**Fig. 1**) comprises the former Globe Inn, located at NGR TQ 3690 77870, currently used as a betting shop with a chapel at first-floor level, together with an enclosed area of open ground to the rear, which lies within Archaeological Priority Area APA7 (Deptford – The Strand, Sayes Court and the Royal Naval Dockyard) as designated in Schedule 3 (Areas of Archaeological Priority protected by Policy URB 21 Archaeology) in the London Borough of Lewisham Unitary Development Plan (adopted July 2004).

Copies of this assessment will be supplied to Mr E. Francis, Lewisham Borough Council, Planning Department and the Greater London Sites and Monuments Record.

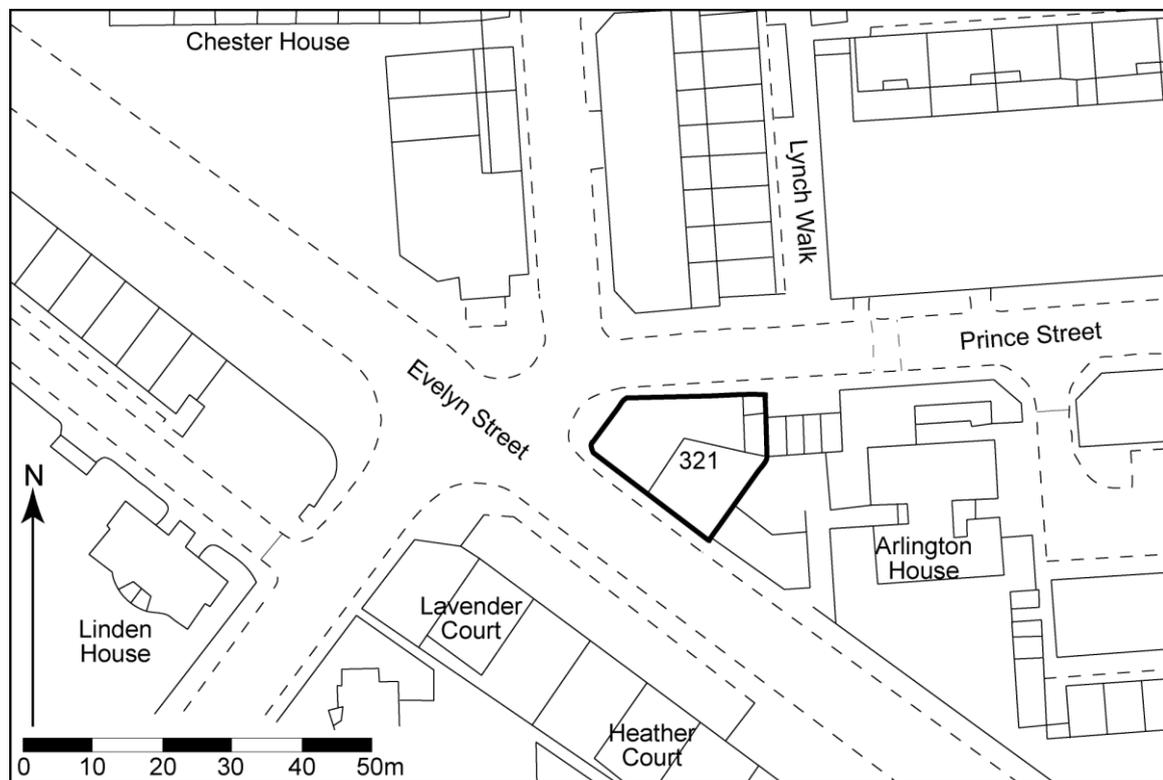


Fig. 1: Plan showing location of site

### 2.1 Soils & Geology

In the immediate vicinity of the site at 321 Evelyn Street, Deptford, the underlying geology comprises floodplain alluvium overlying Kempton Park river terrace gravels and Thanet Sands (Based on British Geological Survey Sheet 270 - 1998).

## 3. Methodology

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### 3.1 Desk-Based Assessment

#### 3.1.1 Research Aims

In accordance with statutory guidance (Planning Policy Guidance 16) and Policy URB 21 Archaeology in the London Borough of Lewisham Unitary Development Plan, this desk-based assessment seeks to identify any known or potential archaeological resource within the study area and establish its character, extent, quality and importance in a local, regional and national context.

#### 3.1.2 Research Methods

The research carried out for this DBA consisted of the following elements:

##### 3.1.2.1 *Evaluation and study of archaeological databases*

The National Monuments Record Centre at Swindon and the Greater London Sites and Monuments Record were both consulted and lists obtained of all known archaeological sites, listed buildings and scheduled ancient monuments in the study area.

##### 3.1.2.2 *Evaluation and study of cartographic and other pictorial evidence*

A detailed map regression analysis of the study area was carried out, examining various historic maps of the specific study area dating back to the early 17<sup>th</sup> century. These maps were obtained from the British Library, the National Archives, the London Metropolitan Archives and the Lewisham Local Studies Library. Collections of 18<sup>th</sup>-19<sup>th</sup> century engravings and paintings and 19<sup>th</sup>-20<sup>th</sup> century photographs of the study area were consulted at the British Library, the London Metropolitan Archives and the Lewisham Local Studies Library.

##### 3.1.2.3 *Evaluation and study of primary written evidence*

Original medieval and post-medieval records relating to the study area were consulted at the British Library, the National Archives, the London Metropolitan Archives and the Lewisham Local Studies Library.

##### 3.1.2.4 *Evaluation and study of secondary (published) sources*

All published and unpublished works relating to sites and structures of archaeological and historical interest within the study area were evaluated, including relevant volumes of the *Transactions of the London & Middlesex Archaeological Society*.

##### 3.1.2.5 *Site Visit*

A site visit was carried out on 28 July 2008 to assess the potential for extant archaeology on the site.

## 4. Historical and Archaeological Background

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### 4.1 Prehistoric and Roman

No archaeological evidence of prehistoric activity has been identified within the immediate vicinity of the study area. Evidence of peat deposits of Neolithic or early Bronze Age date were identified in an evaluation carried out some 800m NW of the study area, at Grove Street. It is assumed that, by the Later Bronze Age, a marine transgression occurred, resulting in higher sea and river levels and consequently rendering this area uninhabitable.

There is a similar dearth of evidence for Roman occupation in the vicinity of the study area. The nearest findspot of Roman date is located some 700m E of the study area, consisting of a small assemblage of Roman pottery sherds identified during the Greenwich Reach excavations immediately E of St Nicholas' Church.

### 4.2 Medieval (5<sup>th</sup>-16<sup>th</sup> centuries)

There is documentary evidence for settlement activity in the vicinity of the study area during the medieval period. The place name 'Deptford', first recorded in 1157, meaning 'deep ford' is of Old English origin, presumably referring to the crossing of the Ravensbourne somewhere in the vicinity of present-day Deptford Bridge (Dews, 1884).

Archaeological evidence for Anglo-Saxon settlement in Deptford is sparse; it has been suggested that there were two foci of settlement, the earlier being situated in the vicinity of present-day Deptford Broadway while the area surrounding St Nicholas' Church represented an area of mid-late Saxon occupation (Hawkins, 2000, 13). By the late Anglo-Saxon period, it appears that the study area formed part of a landholding unit described in Domesday Book (1086) as the manor of 'Greneviz', later referred to in medieval documents as West Greenwich. According to Domesday, the estate was held before the Conquest as two manors by Earl Harold Godwinson and Brixi Cild.

After 1066, the estate of West Greenwich was acquired by Bishop Odo of Bayeux, who granted it to Gilbert de Maminot, Bishop of Lisieux, who reputedly built a castle there (Dews, 1884, 17). Evidence for its precise location is uncertain, but 'some remains of stony foundations' noted by 17<sup>th</sup> century antiquarians on the Thames bank near Sayes Court could represent its site (SMR No. 070392/00/00). The Maminot family remained in possession of West Greenwich until the late 12<sup>th</sup> century, after which time it passed to their descendants the de SAYS, who continued to hold the manor until the 15<sup>th</sup> century (Dews, 1884, 18-25). The de SAYS established the *caput* or administrative centre of their estate at Sayes Court (SMR No. 070246/00/00), situated close to the site of Gilbert de Maminot's castle, which subsequently gave its name to the manor of West Greenwich.

The Court is referred to in the inquisition taken following the death of Sir William Heron, Lord Say, in 1405, at which time it appears to have been of timber construction. The topography of the medieval manorial complex at Sayes Court is uncertain, but the manor house is known to have been located to the N of present day Dacca Street, approximately 180m NE of the study area; it was rebuilt in 1568 and again in the 1650s. An evaluation undertaken in 2000 on the Convoys Wharf site, which encompasses the site of Sayes Court, found evidence of a brick wall probably associated with the documented reconstruction of the manor house in 1568, as well as remains of walls and floors relating to later phases of reconstruction (Divers, 2000).

### 4.3 Post-medieval (16<sup>th</sup> century to present)

During the early post-medieval period, Deptford rapidly grew in importance as a settlement, chiefly due to the establishment of the Royal Naval Dockyard there by Henry VIII, built around the nucleus of a storehouse for naval supplies initially established in 1513 (SMR No. 070264/00/00). The Kentish historian William Lambarde remarked that 'this town was of no estimation at all until King Henry VIII advised (for the better preservation of the royal fleet) to erect a storehouse and to create certain offices there'.

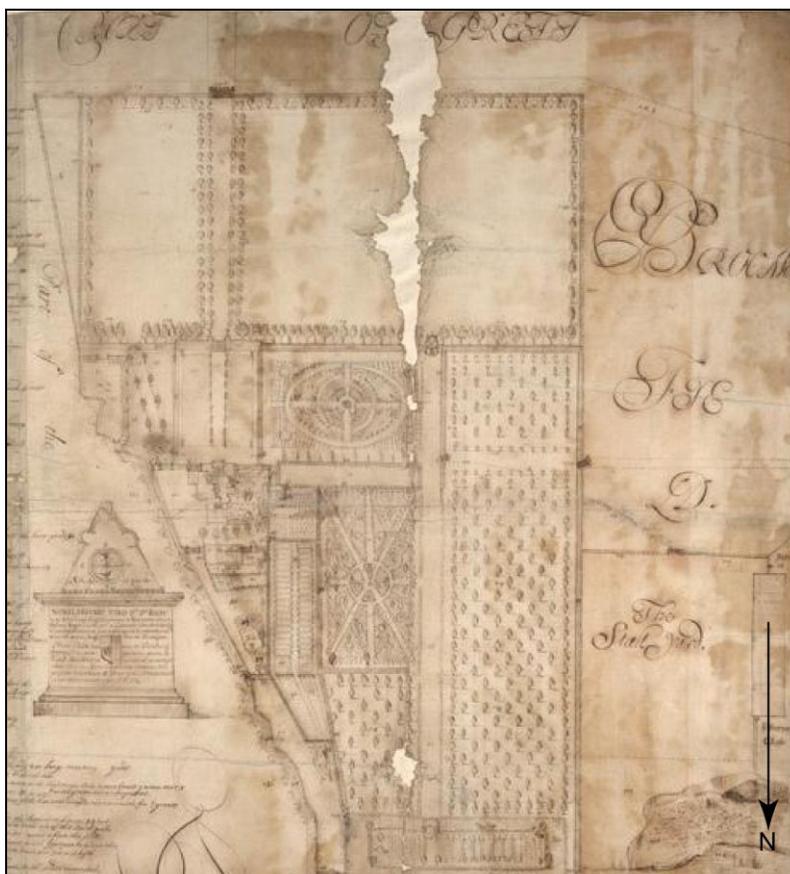


Fig. 2: Extract from a plan of the grounds at Sayes Court belonging to John Evelyn (1653)  
(Reproduced by courtesy of the British Library)

The Dockyard complex at Deptford gradually expanded during the 16<sup>th</sup>-18<sup>th</sup> centuries, as attested by a plan of the Sayes Court estate dated 1623, John Rocque's map of 1746 and a later plan of the Dockyard dated 1753. The Dockyard appears to have declined in importance during the first half of the 19<sup>th</sup> century; between 1830 and 1844 it was used solely for shipbreaking; although there was a brief revival of shipbuilding activity at Deptford during the 1850s, the Dockyards were finally closed in 1869 and the site sold to the City Corporation for use as a cattle market, which was closed in 1913. The Dockyard complex remained largely intact until the Second World War, when the majority of the buildings were destroyed by bombing during the Blitz of 1940-41; the site is now occupied by present-day Convoys Wharf, situated approximately 200m NE of the study area. Extensive structural remains of the Dockyard ranging in date from the 16<sup>th</sup>-19<sup>th</sup> centuries were revealed during a recent evaluation (Divers, 2000).

In addition to the expansion of the Royal Dockyard, further significant changes to the topography of the study area occurred during the course of the 17<sup>th</sup> century. By the early 17<sup>th</sup> century, the medieval manor of West Greenwich had been split up by the Crown into

two distinct estates (as detailed in a rental of 1608). These two estates consisted of the 'demesne lands' of Sayes Court, comprising the manor house and adjacent grounds (which had been leased from the mid 16<sup>th</sup> century to the Browne family), and the remainder of the manor, which was leased out by the Crown to various tenants.

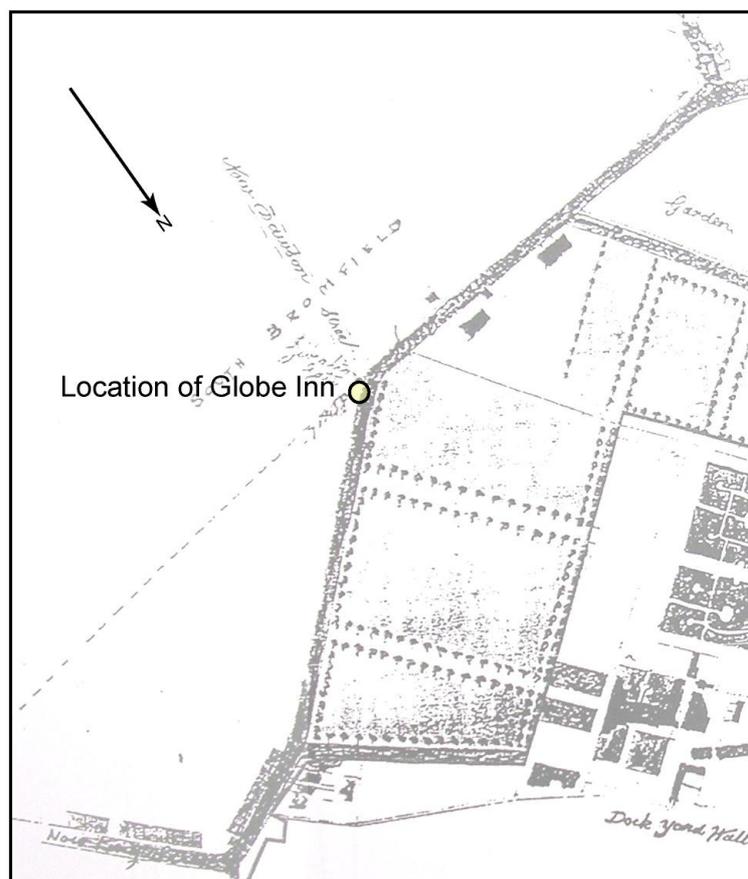


Fig. 3: Copy (with 19<sup>th</sup> century annotations) of a plan of the Sayes Court estate by Joel Gascoyne dated 1692 showing the southern part of the grounds of John Evelyn's house in relation to the study area  
(Reproduced by courtesy of the British Library)

The demesne estate of Sayes Court was seized by the Commonwealth in 1651 but a lease was shortly afterwards granted to John Evelyn, the noted diarist, who had married the daughter and heir of Sir Richard Browne. Evelyn resided at Sayes Court from 1652 to 1694 and during that period, made extensive alterations to the house and surrounding grounds (Leith-Ross, 1997, 138-52). After Evelyn's departure from Sayes Court the house and grounds were leased to various persons, including Czar Peter the Great of Russia, who caused considerable damage during his period of residence (Dews, 1884, 32-36). The manor house and gardens rapidly fell into a state of decay and in 1729 the former was taken over as the parish workhouse, being substantially rebuilt in 1759 (Dews, 1884, 37-38). The workhouse was eventually demolished in about 1930.

Two detailed plans of the house and grounds drawn up in 1653 and 1692 (**Figs. 2 & 3**) provide useful information about the topography of the surrounding area during the 17<sup>th</sup> century. Both maps show that the grounds occupied a roughly triangular area, bounded to the N and E by the Royal Naval Dockyard, and to the S and W by the 'Great Broomfield'. The western edge of the grounds is defined by a path on the alignment of present-day Grove Street, while the southern boundary is defined by a path running from W to E and then turning sharply NE, which is described on the 1653 plan as 'the footway leading from the Lower Towne to blindman's stile'. This 'footway' represents part of the

alignment of present-day Evelyn Street, up to the point where it turns sharply NE and follows the course of Prince Street.

The existing alignment of Evelyn Street, formerly known as Deptford Road, Lower Road, Broomfields and Broomfield Place, was not established until the 18<sup>th</sup> century, when it was laid out as one of the turnpike roads established by the New Cross Turnpike Trust in 1718. The course of the road is clearly delineated on Rocque's map of 1746, which is the earliest map to show the Globe public house, marked as a rectangular building bordered by Broomfields to the S and an unnamed lane to the N. This unnamed lane is subsequently referred to as 'New Row' on maps dated 1753 and 1812 and first appears as Prince Street in 1827. A tollhouse was established at the junction of Evelyn Street and Prince Street, which is shown on a watercolour of 1841 and survived until 1865.

Rocque's plan of 1746 and a later plan of the Evelyn estate at Deptford dated 1777 show that extensive building activity occurred in New Row, to the NE of the study area, during the middle decades of the 18<sup>th</sup> century, with the construction of a long row of terraced houses extending along the S side of the street. These humble brick-built terraced dwellings largely survived the Second World War, until their eventual demolition in 1957. However, with the exception of this activity, the area surrounding the Globe Inn remained relatively undeveloped, almost rural in character, until the end of the 18<sup>th</sup> century.

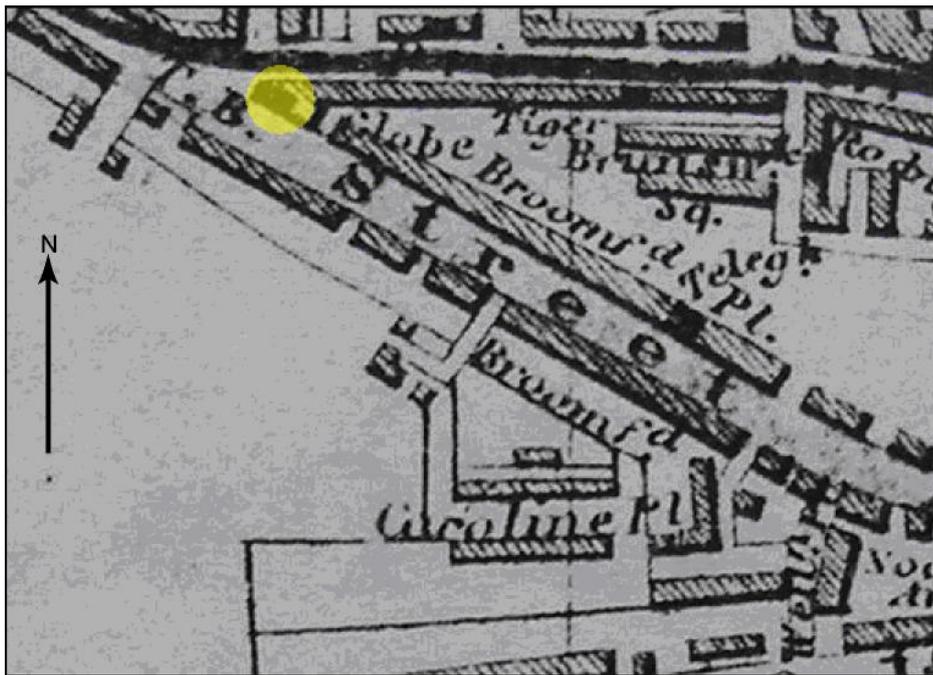


Fig. 4: Extract from Crutchley's map of 1829 showing extent of housing development on either side of Evelyn St  
(Reproduced by courtesy of the London Metropolitan Archives)



Plate 1: Photograph of c.1900 looking E showing late Georgian terraced housing along the N side of Evelyn Street adjacent to the Globe Inn (No. 321) in foreground to left  
(Reproduced by courtesy of Lewisham Local Studies Centre)

Between 1800 and 1830, significant building development took place along both sides of Evelyn Street, with the erection of rows of two- and three-storey terraced houses, marked as Broomfield Place on Crutchley's map of 1829. These terraces, as shown in a photograph of c.1900 (**Plate 1**), were of stock brick construction, typically late Georgian in style, with restrained classical detailing. Much of the terraced housing along Evelyn Street in the vicinity of the study area was completely destroyed by bombing during the Second World War (**Fig. 5**) or demolished to make way for housing in the 1950s-60s.

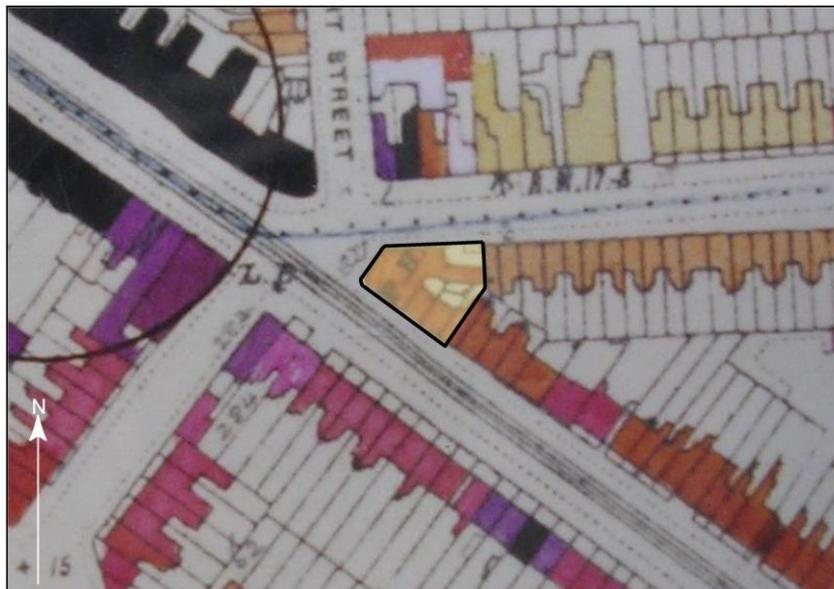


Fig. 5: LCC Bomb Damage Map of 1939-45 showing extent of WWII bomb damage in vicinity of Evelyn Street Deptford orange marks minor bomb damage, red denoting serious damage, black indicates complete destruction of buildings  
(Reproduced by courtesy of London Metropolitan Archives)

## 5. Site Specific Analysis (including Map Regression)

Although there appears to have been a nearby focus of medieval settlement activity at Sayes Court, no documentary evidence has been found to indicate medieval occupation in the immediate vicinity of the site.

From the 17<sup>th</sup> century onwards, a significant quantity of documentary and cartographic exists relating to the Sayes Court estate at Deptford, including two surveys of the Sayes Court estate dated 1608 and 1650 (NA LR2/219 ff.219-238; E317/Kent/56-57). These records reveal that, at the beginning of the 17<sup>th</sup> century, the study area lay within a large pasture field called Broomfield, just outside the southern extremity of the grounds of Sayes Court. Extensive landscaping work was carried out by the noted diarist John Evelyn at Sayes Court from 1652 until the early 1690s; however, there is no evidence to indicate that Evelyn's landscaping work directly impinged upon the specific study area.

It is possible that the Globe Inn was established in its present location by 1660, a reference in the diary of Samuel Pepys (then employed as Clerk to the Navy Board) dated 13 January records that he 'stayed long' at the Globe at Deptford while mustering a force to defend the nearby Royal Dockyard against a 'rising of Fanatiques' (Walford, 1878, 145). Pepys' diary records several visits to the Globe Inn at Deptford, however, these references could relate to an inn of the same name situated in nearby Watergate Street. It should be noted that the Globe Inn is not depicted on the Evelyn maps of Sayes Court dated 1653 and 1692, although these maps are concerned more with delineating the grounds of Sayes Court and not the immediate surrounding estate.

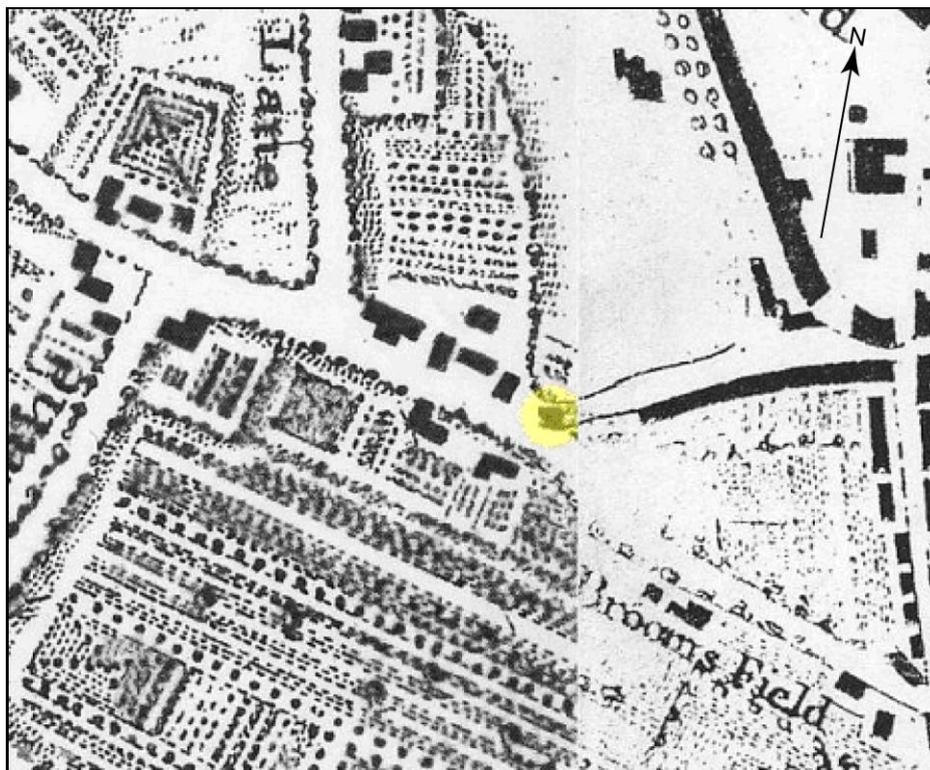


Fig. 6: Extract from John Rocque's Map of London dated 1746 showing rectangular building occupying the corner plot at the junction of New Row and Broomsfield (later Evelyn Street), presumed to be the Globe Inn  
(Reproduced by courtesy of the London Metropolitan Archives)

From the early 18<sup>th</sup> century onwards, there are frequent documentary references to the Globe Inn in the Evelyn estate papers and the parish rate books and burial registers of

St Paul's Deptford. The earliest recorded proprietor of the Globe was one Rebecca Bedford, widow who died in 1735. Subsequently, a victualler named John Thomas was in residence at 'ye Globe, Broomfields' until his death in 1756. Several references in the burial registers of St Paul's refer to the Globe as a 'Lodging House'.

The earliest cartographic evidence for the inn is contained in John Rocque's Map of 1746 (**Fig. 6**), which shows a small rectangular building aligned N-S, occupying a cramped, triangular plot at the junction of Broomfields (later Evelyn Street) to the S and New Row (later Prince Street) immediately to the N. A more detailed representation of the site is given in a plan of the Evelyn estate dated 1777 (**Fig. 7**) which shows a narrow rectangular building oriented N-S fronting onto the junction of Broomfields and New Row with a small rectangular yard extending to the rear of the building; the tenant at that time is listed as Sir Henry Hicks, who also owned the nearby Gibraltar public house.

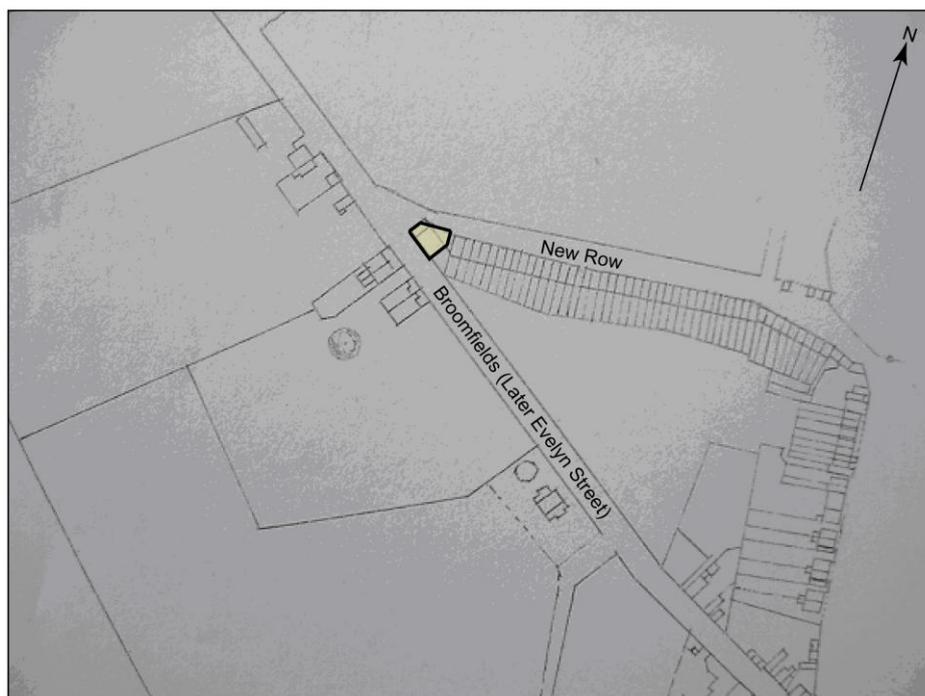


Fig. 7: Extract from a copy of the Evelyn estate map of Deptford dated 1777 showing Globe Inn and yard to rear at the junction of New Row (later Prince Street) and Broomfields (later Evelyn Street)  
(Reproduced by courtesy of the London Metropolitan Archives)

The parish rate books and commercial directories show that the inn passed through a succession of tenants during the late 18<sup>th</sup>-early 19<sup>th</sup> century. The parish rate book for 1792 records the proprietor as one James Jay, victualler who was shortly after succeeded by one George Stroud, brewer who died in 1810, bequeathing his lease of the Globe to his daughter Rachel Ledwell. By 1826, the Globe had passed to one Henry Spearing, who continued to occupy the premises until his death in 1835, after which his widow, Mary Spearing appears as licensee of the Globe. In about 1840, it appears that the Globe Inn was demolished and rebuilt as part of a scheme of road improvements to Evelyn Street; a licence was granted to a Mrs Spearing for the construction of a new house, the old one having been taken down for improvement to the highway'. The existing Globe Inn essentially dates from this rebuilding in 1840.



Plate 2: Watercolour sketch dated 1841 looking E showing the rebuilt Globe Inn and Gibraltar Toll Gate  
(Reproduced by courtesy of the British Library)

The rebuilt Globe Inn is shown on the St Paul's Deptford tithe map of 1842 (**Fig. 8**) and depicted in a watercolour sketch dated 1841 (**Plate 2**) and bears close resemblance to the existing building, of brick construction with a stuccoed exterior, with two flat arched sash windows flanking a central pedimented window at first-floor level. Immediately in front of the Globe, the sketch depicts a single-storey octagonal building identified as the 'Gibraltar' Toll Gate, which was established by the New Cross Turnpike Trust in the early 18<sup>th</sup> century (Sturdee, 1894, 51). This tollhouse was finally removed in October 1865.



Fig. 8: Extract from St Paul's Deptford parish tithe map (1842)  
(Reproduced by courtesy of Lewisham Local Studies Centre)

Extending to the NE of the Globe Inn, along Prince Street was a narrow rectangular yard aligned roughly NE-SW and containing two ranges of outbuildings. The Evelyn estate

plan of 1851 (**Fig. 9**) shows the northernmost outbuilding, fronting onto Prince Street, was quite irregularly shaped in plan, while the southern outbuilding comprised a long rectangular range situated in the SE corner of the yard. The northernmost range is shown on the watercolour sketch of 1841, which depicts a two-storey gabled building with a tiled roof and weatherboarded upper storey. It is possible that this range might represent an outbuilding associated with the pre-1840 layout, which somehow survived demolition and was retained as part of the rebuilt Globe Inn.



Fig. 9: Extract from Evelyn estate map of Deptford (1851) showing the Globe Inn at the junction of Evelyn Street and Princes Street with the octagonal 'Gibraltar' toll gate to the W  
(Reproduced by courtesy of the Lewisham Local Studies Centre)

Comparison between the Evelyn estate plan of 1851 (**Fig. 9**) and the OS 1<sup>st</sup> edition 25 inch map of 1868 (**Fig. 10**) shows that significant changes were made to the layout of the outbuildings within the yard to the rear of the Globe Inn. The northernmost of the two outbuilding ranges shown on the 1851 plan had been completely demolished and a substantial rectangular extension built adjoining the NE corner of the public house and occupying most of the yard.

The extension to the NE of the public house shown on the OS map of 1868 and subsequent OS maps of 1896 and 1918 probably corresponds, albeit in a much altered form, to the existing building fronting onto Prince Street. The extensive alterations made to the Globe Inn during this period may be associated with a change in function; from 1859 to 1882, the Globe was licensed for use as a music hall (Howard, 1970, 312).



Fig. 10: Extract from OS 1<sup>st</sup> edition 25 inch map of 1868 showing the Globe Inn and adjacent house and shop premises at No. 322 Evelyn Street  
(Reproduced by courtesy of London Metropolitan Archives)

Adjoining the Globe Inn to the E was a two-storey brick house, listed as Bromfield Place in 1841, as 200 Evelyn Street between 1851 and 1881 and as No. 322 Evelyn Street in 1891 and 1901. Census returns show that a schoolmaster named William Robinson occupied the house in 1841. Robinson remained in occupation until the mid 1850s; from c.1855 until the late 1870s the property was occupied by a printer and bookseller named John Alexander, who was succeeded as tenant by one Robert Dyer, printer and stationer, whose family remained in occupation until the 1920s. It appears that, by 1868, commercial premises had been erected immediately to the E of the house at No. 322 Evelyn Street, the frontage of which is visible on a photograph of c.1900 (**Plate 1**).

The essential layout of the buildings at No. 321 Evelyn Street, as established by the middle of the 19<sup>th</sup> century, remained intact until after the Second World War, although the outbuildings occupying the yard to the rear of the Globe Inn were extensively remodelled. Although the site escaped significant damage during the Blitz of 1940-41, the buildings nevertheless suffered some blast damage and the adjoining house at No. 322 Evelyn Street was demolished in the 1960s. The Globe Inn was closed in May 1998 and subsequently converted into a restaurant in 2002; the ground floor is now used as a betting shop and the upper floor as a chapel.

## 6. Site Visit

A site visit was undertaken by Stephen Priestley on 28 July 2008 to determine the potential for extant archaeology on the site. The enclosed yard to rear of the property, currently laid out to grass, was viewed and evidence for ground disturbance noted, probably relating to the adjacent house (No. 322 Evelyn Street), which occupied the site from c.1840 until its subsequent demolition in the 1960s.

## 7. Conclusion

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Little evidence of prehistoric or Roman occupation has been identified in the immediate vicinity of the study area, although peat deposits of Bronze Age date have been identified to the NW of the study area at Grove Street.

During the medieval period, the study area lay within the manor of West Greenwich, later known as Sayes Court. The site of a possible Norman castle established by the Domesday tenant of the manor, Gilbert de Maminot, is situated approximately 180m NE of the study area, near to which is the site of Sayes Court, a late medieval manor house originally built by the de Say family, which was later rebuilt in 1568 and again by the Evelyn family in the mid 17<sup>th</sup> century.

During the early post-medieval period, there was a significant growth in shipbuilding activity in Deptford, leading to the establishment of the Royal Naval Dockyard in 1513, situated to the N of the study area.

Seventeenth century estate records and maps indicate that the study area lay within a large pasture field called Broomfield, just outside the southern perimeter of the grounds of Sayes Court. Extensive landscaping work was carried out at Sayes Court during the second half of the 17<sup>th</sup> century by John Evelyn, the celebrated diarist; however, there is no evidence to indicate that these activities directly impinged upon the study area.

It is possible that the Globe public house was in existence by 1660; there are references in the diary of Samuel Pepys to several visits made to the Globe at Deptford, although these could also relate to an inn of the same name situated in Watergate Street to the E of the study area. The earliest map to show a building occupying the site is John Rocque's map of 1746, which shows a narrow rectangular building occupying a cramped triangular plot at the junction of New Row (modern Prince St) to the N and Broomfields (present-day Evelyn Street) to the S. This may be identified with the Globe Inn at Upper Town recorded in 1735 and 'ye Globe at Broomfields' listed in 1756.

In 1840, the original Globe Inn was demolished and rebuilt as part of a scheme of road improvements to Evelyn Street. The existing structure essentially dates from this rebuilding and is shown on a watercolour sketch of 1841. Adjoining the Globe Inn to the E was a two-storey brick house (No. 322 Evelyn Street, probably built c.1840) while to the NE of the Globe Inn, along Prince Street, was a narrow rectangular yard containing two ranges of outbuildings. The Globe was remodelled for use as a music hall between 1859 and 1882 but the overall layout of the property remained intact until after the Second World War. Although the site escaped significant damage during the Blitz of 1940-41, the adjoining house at No. 322 Evelyn Street was demolished in the 1960s.

In summary, the study area at 321 Evelyn Street is located within a known area of medieval settlement activity associated with the manor house of Sayes Court; however, there is no documented evidence of medieval occupation on this particular site, which lay just outside the grounds of Sayes Court, within an extensive pasture field known as Broomfield. The potential for evidence of medieval occupation on the site is thus viewed to be limited.

There is unlikely to be archaeological evidence of occupation on the site dating from before the mid 17<sup>th</sup> century. The earliest positive reference to the Globe Inn occupying the present site dates from 1735, although it is possible that it may be the same tavern that Samuel Pepys visited in 1660.

Based on the evidence of the historic mapping, specifically Rocque's map of 1746 and the Evelyn estate map of 1777, it is likely that the remains of the original Globe Inn are mostly located beneath the present building (erected in 1840) or under the existing roadway. It is likely that extensive buried remains of the two-storey house known as No. 322 Evelyn Street (built c.1840) which lay immediately adjacent to the Globe Inn and was demolished in the 1960s will be found within the enclosed yard, currently laid out to grass, to the E of the existing building. The site was also partially damaged by bombing during the early 1940s, which may well have caused disturbance to surviving archaeological deposits and features.

## 8. Bibliography

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### 8.1 Primary Sources

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#### 8.1.2 Lewisham Local Studies Centre

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#### 8.1.3 National Archives

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## 9. Cartography

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### 9.1 British Library

Additional MS 78629 A, 2: Plan of Sayes Court estate at Deptford – 1623

Additional MS 78628, A, 1: Plan of John Evelyn's gardens at Sayes Court – 1653

Map Library: K 18. 18.0: Plan of the Sayes Court estate at Deptford – 1692

### 9.2 London Metropolitan Archives

John Rocque's Map of 'the country ten miles round London' (Scale 5½ inches to the mile) - 1746

Plan of the Evelyn estate at Deptford - 1777

Richard Horwood's Map of London and Environs - 1813

Greenwood's Map of Deptford - 1824

Crutchley's Map of London - 1829

Stanford's Map of London and Environs - 1862

Ordnance Survey 1<sup>st</sup> edition 25 inch map London XI. 91 - 1868

Ordnance Survey 2<sup>nd</sup> edition 25 inch map London XI. 91 - 1894

Ordnance Survey 3<sup>rd</sup> edition 25 inch map London XI. 91 - 1916

Ordnance Survey 4<sup>th</sup> edition 25 inch map London XI. 91 - 1949

LCC Bomb Damage Map 1939-45

BGS Sheet 1:50 000 Sheet 270 (South London) 1998

### **9.3 Lewisham Local Studies Centre**

Tithe Map of the Parish of St Paul's Deptford, 1842

Plan of the Evelyn estate at Deptford – 1851

## 10. Appendix 1: Gazetteer of Archaeological Sites in the Greater London Sites and Monuments Record within a 500m radius of the study area at No. 321 Evelyn Street Deptford London

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### 10.1 Convoys Wharf Deptford: Site of Evaluation (2000)

SMR No. MLO 97921; NGR TQ 36962 78198

An archaeological evaluation carried out on behalf of CgMs Consulting at Convoys Wharf Deptford between 9 October and 14 November 2000 revealed surviving structural remains of the Royal Dockyards, established in 1513 by Henry VIII. The oldest element of the dockyard revealed was a substantial Tudor brick wall, almost certainly part of the dockyard's original storehouse. Another substantial brick wall represented the expansion of the storehouse complex during the late 17<sup>th</sup> or early 18<sup>th</sup> century. More walls and floor surfaces representing additions and modifications to these storehouses during the later 18<sup>th</sup> and 19<sup>th</sup> centuries were also recorded.

The site also contained the location of the medieval manor of Sayes Court. The earliest structural evidence found consisted of a brick wall possibly dating from the documented 16<sup>th</sup> century reconstruction of the house. Other walls and floors representing modifications to this building were recorded. A series of 18<sup>th</sup> century walls built over a layer of demolition debris suggests the demolition of this earlier post-medieval building and reconstruction on the site, possibly the documented conversion to a parish workhouse in 1729. Natural gravels were encountered at a depth of 3.03m AOD.

### 10.2 Royal Naval Dockyard, Deptford (Post-medieval)

SMR No. 070264/00/00; NGR TQ 3691 7811

Established in 1513 by Henry VIII as one of the main naval dockyards, around the nucleus of an earlier royal storehouse. The Dockyard complex at Deptford gradually expanded during the 16<sup>th</sup>-18<sup>th</sup> centuries; by 1753 it was the fourth largest in the county, employing just over 800 men. It declined in importance during the first half of the 19<sup>th</sup> century; between 1830 and 1844 it was used solely for shipbreaking; although there was a brief revival of shipbuilding activity at Deptford during the 1850s, the Dockyards were finally closed in 1869 and the site sold to the City Corporation for use as a cattle market, which was closed in 1913. The Dockyard complex remained largely intact until the Second World War, when the majority of the buildings were destroyed by bombing in 1940-41.

### 10.3 (a) Site of Medieval Castle (St John's Tower)

SMR No. 070392/00/00; NGR TQ 3697 7804

Reputed site of castle built in the late 11<sup>th</sup>-early 12<sup>th</sup> century by Gilbert de Maminot Bishop of Lisieux, recorded in Domesday Book (1086) as the tenant of the manor of 'Greneviz' (later West Greenwich). Evidence for its precise location is uncertain, but

'some remains of stony foundations' noted by 17<sup>th</sup> century antiquarians on the Thames bank near Sayes Court could represent its site.

### **(b) Site of Sayes Court Manor House (Medieval/Post-medieval)**

SMR Nos. 070246/00/00; 070393/00/00; NGR TQ 3697 7804

Site of a medieval manor house established by de Say family, who acquired the manor of West Greenwich in the late 12<sup>th</sup> century. The Court is referred to in the inquisition taken following the death of Sir William Heron, Lord Say, in 1405, at which time it appears to have been of timber construction. The topography of the medieval manorial complex at Sayes Court is uncertain, but the manor house is known to have been located to the N of present day Dacca Street, approximately 180m NE of the study area; The manor house was rebuilt in 1568 and again in the 1650s, this time by the noted diarist John Evelyn, who extensively landscaped the grounds surrounding the house. From c.1700 the manor house fell into decay and was taken over as the parish workhouse, being substantially rebuilt in 1759. The remains of the workhouse were demolished in about 1930.

### **10.4 Sayes Court: Site of Gateway (15<sup>th</sup>-16<sup>th</sup> century)**

SMR No. 070393/01/00; TQ 3697 7799

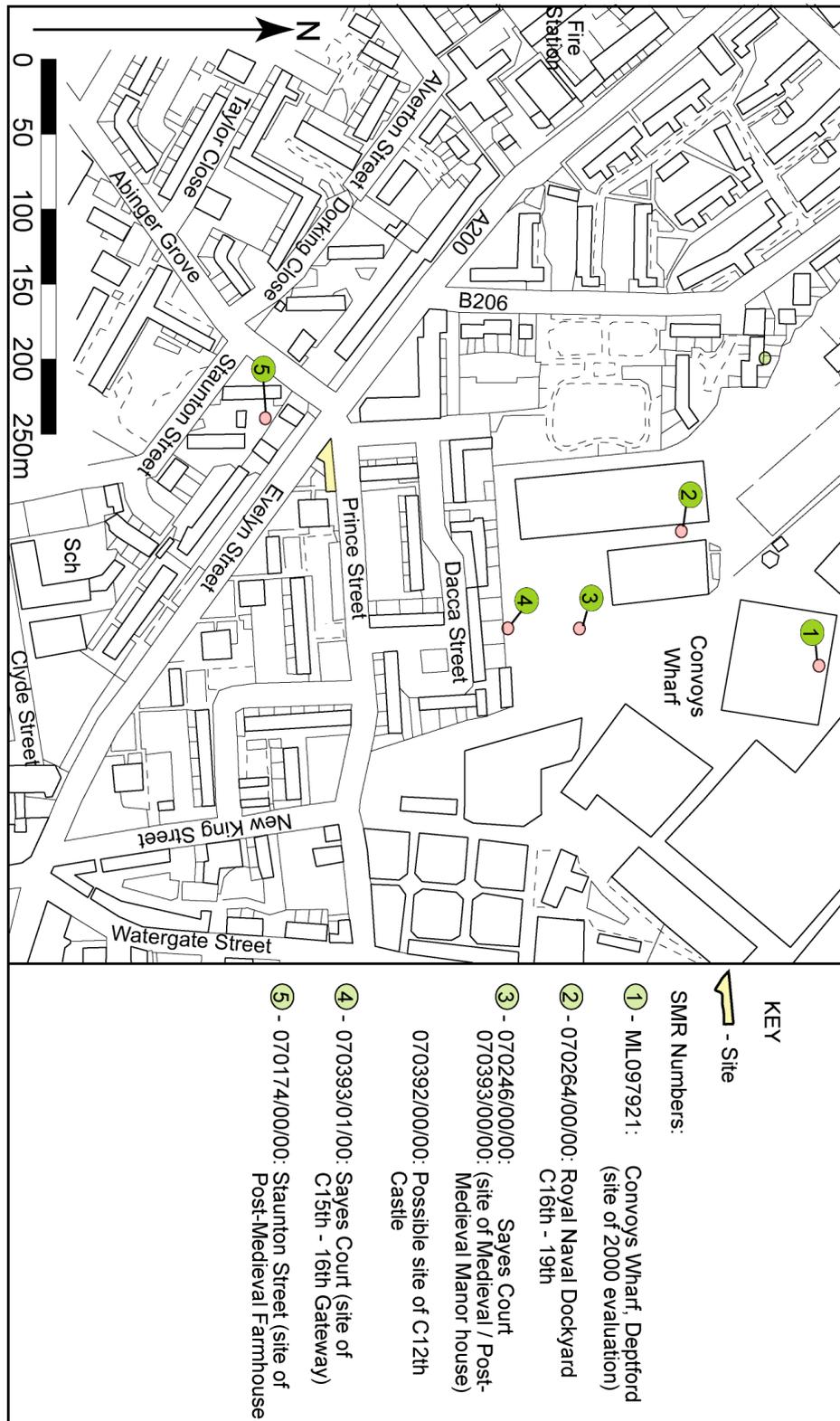
Presumed location of a gateway of late medieval date leading to the manor house at Sayes Court.

### **10.5 Staunton Street, Deptford; Site of post-medieval farmhouse**

SMR No. 070174/00/00; TQ 3683 7783

Site of farmhouse of early post-medieval date, reputedly once the only house in Broomfields (now Evelyn Street)

# 11. Appendix 2: Map showing sites listed in the Greater London SMR within a 500m radius of the study area at No. 321 Evelyn Street, Deptford, London





## Document Control

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