

Archaeological Desk-Based Assessment



Old Peckham Library
167 Peckham Hill Street
London SE15 5JZ

On behalf of

Southwark Council

March 2021

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Cover: View looking east-southeast towards front of Old Peckham Library on Peckham Hill Street

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1 Non-Technical Summary

Border Archaeology (BA) has been commissioned to carry out an Archaeological Desk-Based Assessment (ADBA) with regard to the redevelopment of the Old Peckham Library site at 167 Peckham Hill Street London SE15 5JZ. The results can be briefly summarised thus:

Prehistoric: The archaeological potential of the site for prehistoric remains has been assessed as **Low to Moderate**. Limited evidence for prehistoric activity has been identified in the immediate locality, chiefly represented by quantities of worked flint and pottery which were largely residual in context. The nature and extent of prehistoric activity in this area remains unclear, although it is possible that there was a focus of habitation somewhere in the vicinity, perhaps associated with the nearby watercourse of the River Peck to the east of the site.

Romano-British: The potential to reveal Romano-British remains in the vicinity of the site has been assessed as **Low to Moderate**. Small quantities of Romano-British artefacts, including pottery and glass vessels have been recorded in the vicinity of the study area, which appear to be broadly indicative of low-level activity at some distance from a significant focus of settlement, although the discovery of a pit containing Roman roof-tile to the northwest of the site may suggest a possible focus of occupation somewhere nearby.

Medieval: The potential to encounter evidence of medieval remains has been assessed as **Moderate to High**. The site of the proposed development is located within the historic core of the Saxon and later medieval settlement of Peckham village (designated as an Archaeological Priority Zone), to the southeast of the medieval manor house of Peckham Manor which was situated on the west side of Peckham Hill Street. Previous investigations in the surrounding vicinity have revealed evidence of medieval occupation and agricultural activity. There would thus appear to be good potential for groundworks within the site to yield evidence of medieval occupation, although there may well have been some disturbance by post-medieval and modern building and demolition activity.

Post-Medieval: The potential to reveal evidence of archaeological features of post-medieval date has been assessed as **Moderate to High**. 18th-19th century mapping of the study area shows a range of buildings within the site, including a row of shops and dwellings (including a smithy) along Peckham Hill Street and a stable block and timber-framed cottages to the rear of the site. These buildings were all demolished as a result of slum clearances and the construction of the Goldsmiths Estate in the early 1930s although there is potential for groundworks to reveal the footings of these buildings and evidence of associated industrial processes (particularly ironworking).

Summary Conclusion & Recommendations: The overall potential of the site in archaeological terms has been assessed as **Moderate to High** with particular reference to encountering medieval and post-medieval remains associated with the settlement of Peckham Village. The potential for prehistoric and Romano-British remains has been assessed as **Low to Moderate**. 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: Given the archaeological potential of the site it is reasonable to conclude that an appropriate programme of archaeological work, the details of which to be agreed with the senior archaeological officer at Southwark Council will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

2 Introduction

Border Archaeology (BA) was instructed by Southwark Council to undertake an Archaeological Desk-Based Assessment (ADBA) with regard to the redevelopment of the Old Peckham Library site at 167 Peckham Hill Street London SE15 5JZ. The proposed development entails the construction of a four-storey building with community facilities to be provided on the ground floor with self-contained residential accommodation on the floors above (*fig. 1*).

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 & Geology

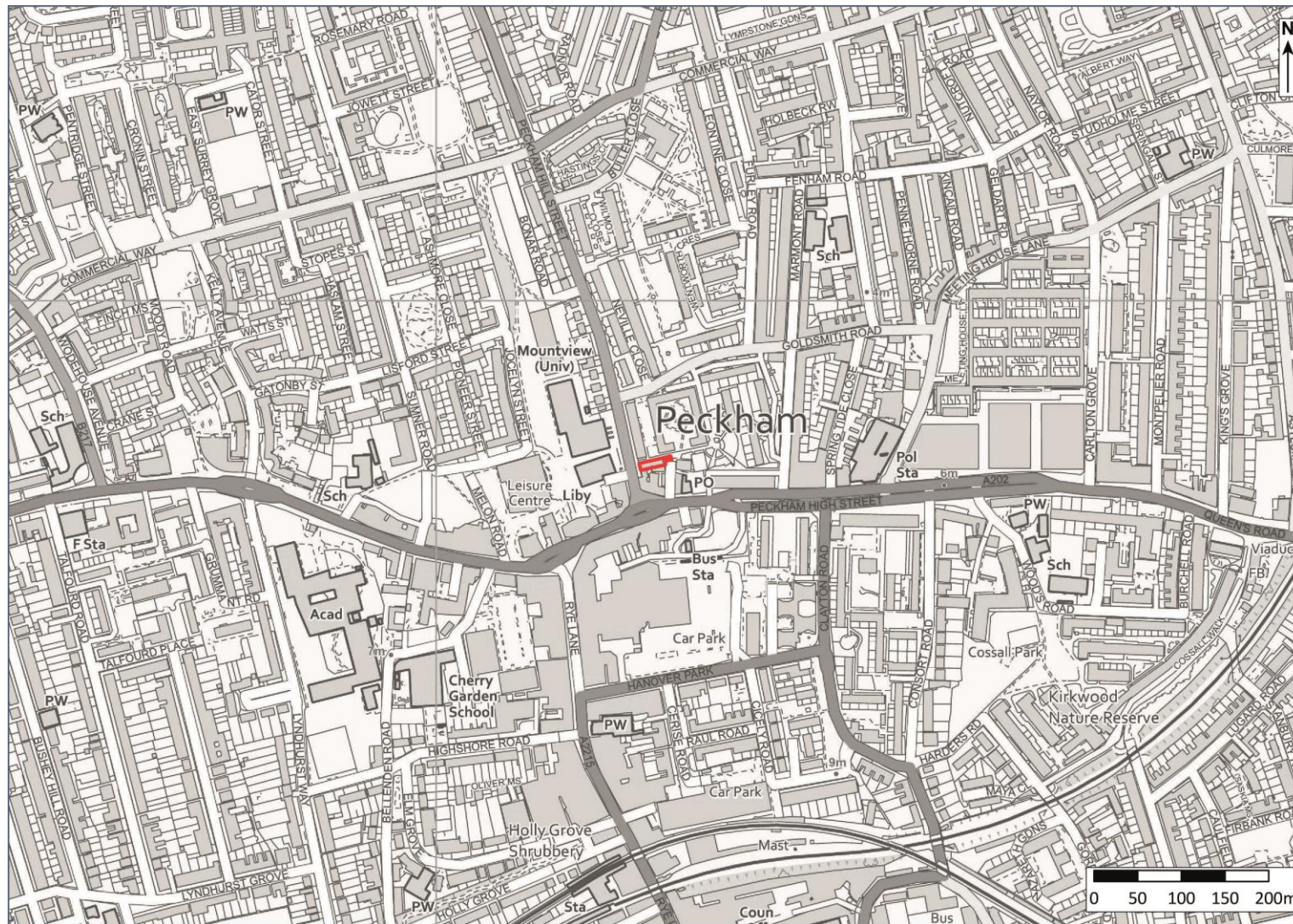
The site, which covers an approximate area of 240 m² and stands at an approximate height of 6m AOD, is located on the E side of Peckham Hill Street, about 45m N of the junction with Peckham High Street, within the centre of the inner London suburb of Peckham. It is currently occupied by a single storey utilitarian structure with pitched roof, originally built c.1954 to house the local lending library which was relocated to its present site in 2000.

The site is located within an Archaeological Priority Area (APA) associated with the medieval and post-medieval settlement of Peckham Village (DLO38561) as designated by the London Borough of Southwark. It also lies immediately N of the northern boundary of the Rye Lane Conservation Area.

The British Geological Survey (BGS) records the underlying geology of the site of the proposed development as comprising Clay, Silt and Sand deposits of the Lambeth Group, formed approximately 48 to 59 million years ago during the Palaeogene Period (within a local environment previously dominated by swamps, estuaries and deltas) overlain by superficial Pleistocene Interglacial Lacustrine Clay and Silt deposits formed up to 3 million years ago in the Quaternary Period, within a local environment previously dominated by lakes and lagoons. Superficial Clay and Silt deposits of the Langley Silt Complex are also recorded about 50m N of the site (BGS 2021)

There are no records of intrusive geotechnical investigations (such as boreholes) within the site itself. The nearest geotechnical investigation, undertaken at Bells Garden Road in 1972 c.112m N of the site, revealed made ground extending to a depth of 0.90m which overlaid a firm brown sandy clay extending to a depth of c.3m bgl overlying sand and gravel, which extended to a depth of 10m bgl (BGS 2021).

It may be noted that an archaeological evaluation in 2017 at the Mountview Performing Arts Academy, on the W side of Peckham Hill Street (about 95m NW of the site) identified natural clay and silt deposits at depths ranging between 4.27m AOD (in Trench 1) and ranging between 4.74 and 4.87m AOD in Trenches 2 to 4. Ground level was defined as approximately 6m AOD across the site (White 2017).



 Site Boundary

FOR ARCHAEOLOGICAL CONTEXTUAL
USE ONLY - DO NOT SCALE FROM

Fig 1

Drawing Name:	Site Location Plan
Site:	Old Peckham Library, 167 Peckham Hill Street London SE15 5JZ
Project type:	Archaeological Desk-Based Assessment

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3 Methodology

3.1 Aims & Objectives

This ADDBA 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 & 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 *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

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 reads as follows:

‘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 site, the results of which are shown on a series of maps (*figs. 2-5; Tables 2-5*). These maps show the location of known archaeological and built heritage features (including SAMs, archaeological events and monuments), archaeological priority zones and previous archaeological interventions within the study area, which are listed in the gazetteer and referred to in the text.

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

- Greater London Historic Environment Record (HER) - information from past investigations, find spots and documentary and cartographic sources and aerial photographs. A total of 91 archaeological monuments, 49 archaeological events and 45 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 1937 were consulted.

Please note that due to travel restrictions as a result of the Covid-19 pandemic, it has not been possible to undertake a detailed site visit as per usual practices. Photographs of the site and its immediate setting have been kindly supplied by the client. BA has endeavoured to use its experience in accessing alternative sources and methodologies to provide the relevant information and will look to carry out subsequent site visits at a later date once restrictions have lifted and if appropriate and so required.

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.

4.1 Prehistoric

Limited evidence of prehistoric activity, including pottery and lithic scatters and possible buried features, has been identified in the vicinity of the site. A field evaluation at 85-89 Peckham High Street, about 75m SW of the site (ELO10585) identified an undated pit feature within a colluvial clay deposit which could possibly have been of prehistoric date although this remained unconfirmed (MLO59482); a single struck flint of Mesolithic-Bronze Age date was also found in this colluvial deposit but not within the fill of the pit (Woodger 1994).

Archaeological excavations to the rear of the Aylesham Centre in 1996 (ELO10613) about 160m to the S of the site, revealed a quantity of prehistoric finds including 12 pieces of struck flint (including a Neolithic scraper) and 64 pieces of burnt flint, as well as two sherds of pottery dating to the Late Bronze Age to Early Iron Age which may have been derived from a ploughed-out feature (MLO67750). These finds were all recovered within a later buried cultivation soil layer and may thus be regarded as being residual in context, the relatively small nature of the assemblage was considered to be indicative of transient prehistoric activity (Birley & Askew 1996).

Further evidence of prehistoric activity in the surrounding locality is represented by a small number of flint flakes (again residual in context) broadly dated to the Mesolithic-Bronze Age (MLO67515) which were recovered during an evaluation in 1996 at Lisford Street/East Sumner Road, about 180m NW of the site (ELO10625; Holder 1996). A quantity of residual flint flakes and abraded pottery of unspecified prehistoric date was also recovered during an excavation at Nos. 1-83 Peckham High Street (about 190m WSW of the site) in 1990 (MLO9199). It is difficult to reach definite conclusions regarding the nature and extent of prehistoric activity in this area, based on the small size of the lithic and pottery assemblages and the fact that they were residual in nature; nevertheless, they may indicate a focus of prehistoric habitation in this area, possibly associated with the River Peck, an historic watercourse which ran N-S approximately 440m to the E of the site.

Conclusion: *The archaeological potential of the site for prehistoric remains has been assessed as **Low to Moderate**. Limited evidence for prehistoric activity has been identified in the immediate vicinity of the site, chiefly represented by quantities of worked flint and pottery; however, these assemblages were small in size and almost entirely residual in context. Consequently, it is difficult to draw firm conclusions regarding the nature and density of prehistoric activity in this area, although it is possible that there was a focus of habitation somewhere in the vicinity, perhaps associated with the nearby watercourse of the River Peck to the E of the site. Evidence of prehistoric remains, if encountered, may be considered to be of **High** significance in archaeological terms, as they could potentially contribute to the existing body of knowledge regarding the chronology and extent of prehistoric habitation in the immediate vicinity of the site, which is limited in nature and poorly understood at the present time.*

4.2 Romano-British

Evidence of Romano-British activity has been recorded in the immediate vicinity of the site, which lies about 940m SW of the major arterial road of Watling Street (represented by present-day Old Kent Road) and about 750m W of the course of another important Roman road running from London to Lewes, the alignment of which has been established as branching off from Watling Street and running along present-day Asylum Road (Margary 1973, 53).

Finds of Romano-British artefacts have been recorded in the vicinity of Peckham since the 18th century. A glass urn of Roman date was reportedly dug up in the vicinity of Peckham High Street in 1714-15 (MLO4225; Malden 1912, 366); although the location of the findspot appears to place it well to the N of the High Street, close to Meeting House Lane (about 385m NE of the site). Further finds of Roman glass vessels were made to the S of Peckham High Street, about 245m SW of the site, during the 19th century (MLO4226) although the exact provenance of these finds again remains unclear. Two further finds of Roman coins and Samian pottery are recorded on the GLHER to the SE of the site; however, the location descriptions for these finds appear to place them in Kent Street or Tabard Street, just off the Old Kent Road (c. 1.5km N of the site)

These antiquarian discoveries might possibly suggest a focus of Romano-British occupation or industrial activity somewhere in the locality of Peckham. However, more recent archaeological investigations within the 500m search radius have only yielded limited evidence of Romano-British activity. Excavations at Nos. 1-83 Peckham High Street in 1990 recovered small quantities of abraded pottery of unspecified Roman date (MLO9200), while investigations carried out at the Aylesham Centre to the S of the site also noted a small number of residual pottery fragments of Roman date (ELO10613).

Excavations undertaken at Linford Street/East Sumner Road (c.180m NW of the site) in 1996 revealed evidence of a possible ploughed out pit of Roman date (MLO67516), the fill of which contained fragments of *tegula* (roof-tile), a copper ring and part of a knife blade (Holder 1996). It was not possible to determine whether the metal objects were of Romano-British or medieval origin. A small quantity of animal bone was also found in close proximity to the pit. The presence of roof-tile in the pit fill would appear to be indicative of a building somewhere nearby, although no further finds of Roman date were recovered during these excavations or in more recent archaeological work undertaken along the W side of Peckham Hill Street.

Conclusion: *The potential for Romano-British remains has been assessed as **Low to Moderate**. Limited evidence of Romano-British activity has been identified in the vicinity of the site, both from 18th-19th century antiquarian discoveries and more recent archaeological investigations. Small quantities of Romano-British artefacts, including pottery, and glass vessels have been recorded, which appear to be broadly indicative of marginal activity at some distance from a significant focus of settlement, although the discovery of a pit containing Roman roof-tile to the NW of the site may point to a possible focus of occupation somewhere nearby.*

*Evidence of archaeological features, deposits and finds of Romano-British date may be considered to be of **High** significance as they could potentially provide valuable information regarding the nature of occupation, agricultural and (possibly) industrial activity in the vicinity during this period.*

4.3 Medieval

The site of the proposed development lies within the Archaeological Priority Zone associated with the historic core of the medieval settlement of Peckham village. The origins of Peckham can be traced back to the Anglo-Saxon period, when it appears to have formed part of the extensive pre-Conquest manor of Battersea. It is first referred to as 'Pecheham' (probably denoting 'a settlement by a hill or peak') in the Domesday Survey of 1086 which describes it as a small estate of 2 hides which was held before 1066 by a person named Alflred from Earl Harold (Harold II) and was held after the Conquest by the Bishop of Lisieux as a tenant of Odo Bishop of Bayeux (Morris 1975; Mills 2003, 363).

The tenurial history of Peckham during the later medieval period is somewhat complicated, but it appears that it was sub-divided into several landholdings; the largest being the manor of Camberwell Buckingham which was held by the Earls of Gloucester and subsequently the Stafford Dukes of Buckingham until 1521. The site appears to have lain within the bounds of the manor of Bredinghurst, a large estate lying to the N of Peckham High Street and extending northwards as far as Old Kent Road, which is first documented in the early 13th century when it was held from the Maminot lords of West Greenwich manor (Malden 1912, 29). Another, smaller landholding known as Basings, first recorded in the early 13th century as a tenancy held from the Earls of Gloucester, lay to the S and SW of the High Street.

The Saxon and later medieval village of Peckham appears to have developed around the crossroads where the E-W roadway of Peckham High Street met the historic routeways of Peckham Hill Street (formerly known as Lord's Lane) to the N and Rye Lane to the S. Documentary sources appear to indicate that the settlement remained rural in character throughout the medieval period, with a windmill being recorded in a manorial survey of 1307. However, evidence of later medieval industrial activity is represented by site of a tile kiln recorded in 1378-9, from where 1000 tiles were purchased by the Bishops of Winchester for building works at their palace in Southwark (MLO17314). The exact site of the tile kiln is unclear although the Greater London HER places it near to the junction of High Street and Rye Lane about 170m SW of the site.

The sites of several manor houses of medieval date are recorded in the vicinity of Peckham, none of which have survived intact. The site of the 'capital messuage' or manor house of Bredinghurst, later known as Peckham Manor, was located to the W of Peckham Hill Street (about 175m NW of the site) and was rebuilt in 1672 by Sir Thomas Bond who laid out extensive gardens to the S of the house; it was demolished in or shortly after 1797 (MLO8244; Malden 1912, 31-32). The site of another medieval manor house, relating to the estate of Basings is located about 265m SW of the site and survived intact until the late 19th century (MLO115200).

Archaeological investigations in this area have yielded evidence of medieval occupation and agricultural activity. Excavations at 1-83 Peckham High Street in 1990 revealed a pit and ditch containing pottery of 12th century date as well as a quantity of residual late Saxon pottery and part of a loom weight, together with several postholes of later, 14th century date (MLO9226). An evaluation in 1993 at 85-89 Peckham High Street (about 75m SW of the site) revealed evidence of a soil horizon containing pottery 14th or 15th century date and a metalled surface forming a trackway or yard, measuring c. 3.3m wide and 10m in length, extending along the E edge of the site (MLO59484;

Woodger 1994). Further to the SW, archaeological investigations undertaken in 1995 at 47-71 Peckham High Street revealed a pit containing sherds of early Surrey Ware dated to c.1050-1150 (MLO67511). An archaeological evaluation at the Mountview Performing Arts Academy (about 90m NW of the site) in 2017 revealed evidence of a probable medieval ditch running NE-SW and measuring 0.86m deep (between 4.33m and 3.47m AOD); the fills of which contained pottery of 13th-14th century date, a quantity of animal bone and some later post-medieval CBM (which appeared to be intrusive). The ditch was sealed by post-medieval/modern demolition and levelling deposits extending to a depth of 1.76m below existing ground level (ELO19976; White 2017, 7).

Other archaeological interventions in the surrounding vicinity have produced a small quantity of residual finds of medieval date or negative results. Excavations in 1996 at the Aylesham Centre, to the S of the site, revealed fragments of Saxon pottery, together with a single sherd of 14th/15th century green glazed ware and a silver penny of Richard III (Birley & Askew 1996), while an evaluation at Staffordshire Street (about 255m E of the site) in 1997 recovered a small quantity of residual medieval pottery (MLO68886).

Conclusion: *The potential to encounter evidence of medieval remains has been assessed as **Moderate to High**. The site of the proposed development is located within the historic core of the Saxon and later medieval settlement, to the SE of the medieval manor house of Bredinghurst (Peckham Manor) which was located on the W side of Peckham Hill Street. Archaeological investigations in the immediate vicinity of the site have revealed evidence of medieval settlement and agricultural activity in terms of features, deposits and finds. Based on these findings, there would appear to be potential for groundworks within the site to yield evidence of medieval occupation, although it is likely that there will have been some degree of disturbance by post-medieval and modern building activity. Evidence of medieval features, deposits and finds would be considered to be of **Medium to High** importance as they could shed light on the origins, extent and historical development of the medieval settlement at Peckham, which still remains patchily documented in archaeological terms.*

4.4 Post-Medieval

Documentary and cartographic evidence shows that Peckham remained as a predominantly rural settlement throughout the 17th and 18th centuries; it became a fashionable, genteel retreat for courtiers and wealthy London merchants during this period and several substantial residences were built there during this period (RCHME 1998, 4). John Rocque's 1746 map of London and its environs (*fig. 7*) provides a valuable depiction of Peckham at this time, then still a village surrounded by fields, market gardens and orchards. The core layout of the settlement is depicted on the 1746 map, with the roads now known as Peckham High Street, Peckham Hill Street, Rye Lane (marked as 'South Street') and Meeting House Lane (then known as 'Old Meeting House Lane') being depicted. To the N of the site, an E-W roadway is shown connecting Hill Street with Meeting House Lane; this lane was known in the late 18th/19th century as Back Walk and its alignment is roughly equivalent to present-day Goldsmiths Road.

On the W side of Peckham Hill Street are depicted extensive formal gardens extending to the S of Peckham Manor and surrounded by a brick perimeter wall which were laid out by Sir Thomas Bond contemporary with his rebuilding of the manor in 1672. To the N of the manor house (a large U-plan building) formal tree-lined avenues are depicted, providing extensive views looking north towards the City of London which were remarked upon by the late 17th/early 18th century writers John Evelyn and Daniel Defoe (RCHME 1998, 5).

The site of the proposed development is depicted on Rocque's map as lying within the rear portion of an L-shaped building fronting onto the E side of Peckham Hill Street, with tracts of cultivated land, market gardens and orchards depicted to the N and E as well as other buildings, either dwellings or outbuildings, set well back from the street frontage. It is unclear whether the L-shaped building shown on Rocque's map represents a single property or possibly a row of dwellings. To the S and SE of the site, the frontage of Peckham High Street is shown as heavily lined with dwellings, with a mixture of market gardens and orchards to the rear.

Thomas Milne's Land Use Map of London dated 1800 (*fig. 8*) shows that there had been further building activity in the immediate vicinity of the site. Milne's depiction is somewhat schematic but it appears that the E side of Peckham Hill Street was now lined with properties extending N from the High Street as far as the junction with Back Walk. A lane had also been laid out to the rear of Hill Street, which had also been lined with houses; this can be identified with the street later known as Blue Anchor Lane (so named after a public house first recorded c.1820; the southern remnant of this lane is represented by present-day Mission Place). Immediately opposite the site, to the W of Hill Street, Sir Thomas Bond's residence at Peckham Manor appears to have been demolished (in 1797) and the ornamental gardens to the S of the house also appear to have been levelled although traces of tree-lined avenues are still depicted to the N of the former mansion site.

During the early 19th century, there appears to have been a marked growth in suburban development in Peckham, partly fostered by the opening of the Grand Surrey Canal, a branch of which ran from Glengall Wharf to a basin in Peckham opened in 1826 (MLO72938) and by the opening of three new bridges at Vauxhall (1816), Waterloo (1817) and Southwark (1819) which significantly improved transport links between south London and the metropolis. In 1813, a chapel was built to N of the site, at the junction of Peckham Hill Street and Back Walk to serve the growing population in this area. This chapel, later renamed as St Chrysostom's Church, was a chapel-of-ease to St Giles' Church Camberwell and survived until 1963 (*Plate 1*).



Plate 1: Late 19th century engraved view looking along the E side of Peckham Hill Street towards St Chrysostom's Church
(Reproduced by courtesy of the London Metropolitan Archives)

Greenwood's 1830 map of London (*fig. 9*) provides considerably more detail about the topography and layout of buildings in the immediate vicinity of the site and the surrounding area. The W end of the site is shown as abutting the rear portion of a row of properties fronting onto the E side of Hill Street, extending northwards of the Greyhound Inn at the corner of Hill Street and Peckham High Street which was already in existence by 1805 (although the existing public house is a late 19th century rebuilding). The rear (E) end of the site is depicted as extending as far as a row of cottages along the W side of Blue Anchor Lane, leading N towards an area marked as 'Peckham Orchard'. Opposite the site, the line of the Grand Surrey Canal is clearly shown to the W of Hill Street, extending S through the former grounds of Peckham Manor to the recently opened canal basin. The tithe map for St Giles's parish (*fig. 10*) depicts in outline the street layout in the vicinity of the site in similar fashion to that shown on Greenwood's map but does not delineate the buildings which certainly occupied the site by that date.



*Plate 2: Photograph taken in 1928 showing timber-framed cottages at Nos. 7-15 Blue Anchor Lane
(Reproduced by courtesy of the London Metropolitan Archives)*

Based on correlation with later 19th century OS mapping, it appears likely that the properties along the W side of the site, fronting onto Peckham Hill Street can be identified with a row of shops with dwellings extending to the N of the Greyhound Inn originally known as Nos. 1-7 Hill Street and which were later renumbered (from N to S) as Nos. 163-175 (odd nos.), while the buildings at the E end of the site appear to correspond to a row of five cottages (Nos. 7-15 odd nos.) extending along Blue Anchor Lane.

The properties along the E side of Hill Street are not well covered by engravings or photographs, although a late 19th century engraving of buildings along the E side of the street extending up towards St Chrysostom's Church depicts a row of two storey commercial premises with shopfronts and mansard roofs, with a taller three-storey building (possibly a warehouse) at the N end of the terrace, which may possibly represent part of Nos. 163-175. Further to the N, the engraving shows a row of terraced house set back from the street frontage and extending up towards St Chrysostom's Church. The cottages on Blue Anchor Lane, to the rear of the site, appear to have been small two-storey cottages largely of timber-framed construction with brick chimneys and weatherboarded exteriors as shown on a photograph taken in 1928 (*Plate 2*). The houses at Nos. 163-175 would appear from the

engraving to be of late 18th/early 19th century date while those in Blue Anchor Lane appear to be of early to mid-18th century date (or possibly earlier).

The OS 1st edition map of 1874 (*fig. 11*) provides the most detailed depiction of buildings within the boundaries of the site at that date. It shows that the site lay within the rear portion of two properties fronting onto Hill Street, which can be identified with Nos. 169 and 171 Hill Street. A large rectangular building aligned N-S is depicted on the 1874 to the immediate E of these properties which can be identified as a stable block. To the E of this stable block, the 1874 map depicts the row of five cottages fronting onto Blue Anchor Lane, with yards to the rear.

Census returns in 1841 show that No. 169, the northernmost property, was already occupied as a smithy by that date, operated by a blacksmith named John Slaughter (whose family also resided at the smithy), while the southernmost property (No. 171) was occupied as a carrier's premises. The 1871 census shows that John Slaughter (now described as a master smith and gas fitter) was still in residence at No. 169 while No. 171 was now occupied by his son James who was listed as a plumber. John Slaughter died before 1881 and the smithy appears to have been taken over by one Reuben Fuller, who also worked as a farrier, while James Slaughter and his family continued to reside at the plumber's shop at No. 171. Reuben Smith continued to occupy the smithy at No. 169 until shortly after 1901, while No. 171 was taken over by a furniture dealer named Benjamin Davis who is still listed as occupying the premises in Kelly's Post Office Directory of 1905. The row of five cottages at Nos. 7-15 Blue Anchor Lane were occupied throughout the 19th and early 20th centuries by a mixture of labourers and artisans and were described as being 'Very Poor' in Charles Booth's Poverty Survey of 1898.

The OS 2nd edition map of 1897 (*fig. 12*) shows that alterations had been made to the rear of No. 171, with the demolition of the extension to the rear of the premises. The smithy at No. 169 is still shown as intact and unaltered, as well as the large rectangular stable range to the E of Nos. 169-171 and the row of five cottages fronting onto Blue Anchor Lane. The properties to the immediate S of No. 171 appear to have been reconstructed, following the rebuilding and enlargement of the Greyhound Inn in the 1880s.

Goad's Insurance Plan of 1903 (*fig. 13*) provides a valuable and minutely detailed depiction of buildings within the site at the beginning of the 20th century. The buildings occupying the W end of the site, fronting onto Peckham Hill Street, appear to be identical in form to those shown on the 1897 OS map. No. 169, the northernmost building, is marked as a smithy and appears as a two-storey building of brick construction with a tiled roof and wooden extensions to the rear, with a narrow yard extending behind the premises. No. 171 is marked as a two-storey shop premises of brick construction with a tiled roof with wooden sheds within the yard to the rear.

Immediately to the E of Nos. 169-171, the large rectangular stable block is depicted, a single storey structure of brick construction with a tiled roof. It is possible that the stable block may have been connected with the property at No. 167 Peckham Hill Street which is shown as directly abutting the stable building and is marked as a 'Rag Warehouse' on Goad's map. The buildings at the E end of the site, fronting onto Blue Anchor Lane (numbers 7-15 odd) are shown as two-storey dwellings of timber construction with tiled roofs and small backyards to the rear, which corresponds to their appearance as shown in the photograph taken in 1928. An alley is shown leading to N of the cottages towards the stable range.

Little evidence of significant change to the layout of buildings within the site is indicated on the OS 3rd edition map of 1916 (*fig. 14*) and the OS 4th edition map of 1921. However, it may be noted the building at No. 169 is no longer shown as a smithy on the 1921 map.

Substantial changes to the layout of buildings within the site occurred in 1931 with the demolition and clearance of all the properties along the E side of Peckham Hill Street to the N of the Greyhound Inn and those along Blue Anchor Lane (which was truncated and renamed as Mission Place), to make way for the construction of Wakefield House as part of the LCC Goldsmiths Estate. These changes are depicted on the LCC Bomb Damage map of 1946 (*fig. 15*) which also shows the site of the development as lying within a broad alley or yard running E-W to the immediate S of Wakefield House. Although Peckham itself was extensively damaged by bombing during the Second World War and the LCC Bomb Damage map shows that severe damage had been caused to houses to the SE of the site, along the N side of Peckham High Street (resulting from a high explosive bomb dropped on 9th October 1940), the proposed development site appears to have remained untouched.

No development is recorded within the boundaries of the site on an Ordnance Survey 1:1250 map of 1950 (*fig. 16*) National Survey, although a telephone call box (TCB) is depicted to the immediate W of the site in Peckham Hill Street. Shortly after that date, in about 1954, the single-storey building currently occupying the site was constructed, to replace the library building in Peckham Road which had been destroyed during the Second World War. This library building is first marked on an OS 1:1250 map of 1962 and remained in use until the opening of the present Peckham Library on the W side of Peckham Hill Street in 2000.

Conclusion: *The potential to encounter archaeological remains of post-medieval date is considered to be **Moderate to High**. Cartographic evidence shows that the site lay within the rear portion of an L-shaped building along the E side of Peckham Hill Street first shown on Rocque's map of 1746. This building appears to have been superseded by a row of two-storey commercial premises (including a smithy and plumber's shop) fronting onto Peckham Hill Street which were probably built in the late 18th/early 19th century. Another row of humble timber-framed cottages had also been erected to the rear of the site along Blue Anchor Lane, possibly in the early 18th century. A large stable block had also been constructed across the middle of the site in the mid-19th century. These structures were all demolished as a result of slum clearances and the construction of the Goldsmiths Estate in the early 1930s although there is potential for groundworks to reveal the footings of these buildings and evidence of associated industrial processes (particularly ironworking) as well as typical backplot activity including domestic rubbish pits.*

*Evidence of post-medieval buildings and industrial activities would be considered to be of **Medium** importance in archaeological terms as they could provide information on the nature and chronology of urban expansion and industrial activity in Peckham during the post-medieval period.*

5 Historic Environment Record Gazetteers & Maps

#	MonUID	PrefRef	Name	Date	NGR
1	MLO59482	MLO59482	Possible Prehistoric Pit, Peckham High Street	Prehistoric	TQ 3417 7675
2	MLO67515	MLO67515	Findspot: Lithic Flakes, Lisford Street/East Sumner Road	Prehistoric	TQ 3405 7690
3	MLO67750	MLO67750	Findspot: Prehistoric Flint Scatter, Aylesham Centre	Prehistoric	TQ 3427 7666
4	MLO9199	091318/00/00	Findspot: Lithic Flakes & Pottery, 1-83 Peckham High Street	Prehistoric	TQ 3404 7674
5	MLO67516	MLO67516	RB Pit, Lisford Street/ East Sumner Road	Romano-British	TQ 3404 7688
6	MLO4225	090236/00/00	Findspot: Glass Urn	Romano-British	TQ 3450 7700
7	MLO4226	090237/00/00	Findspot: Glass Vessels	Romano-British	TQ 3410 7660
8	MLO4228	090239/00/00	Findspot: RB Coins, Tabard Street	Romano-British	TQ 3350 7811
9	MLO9513	090382/00/00	Findspot: Samian Ware, Tabard Street	Romano-British	TQ 3349 7810
10	MLO9200	091319/00/00	Findspot: RB Pottery, 1-83 Peckham High Street	Romano-British	TQ 3404 7674
11	MLO8244	MLO8244	Former Manor House, Peckham Hill Street	Medieval	TQ 3412 7696
12	MLO59484	MLO59484	Medieval Metalled Surface, Peckham High Street	Medieval	TQ 3417 7675
13	MLO67511	MLO67511	Medieval Pit, Peckham High Street	Medieval	TQ 3411 7678
14	MLO8726	090729/00/00	Site of Windmill	Medieval	TQ 3410 7690
15	MLO13541	090962/00/00	Site of Medieval Village of Peckham	Medieval	TQ 3415 7670
16	MLO17314	091100/00/00	Site of Tile Kiln	Medieval	TQ 3410 7670
17	MLO9226	091320/00/00	C12 Features, 1-83 Peckham High Street	Medieval	TQ 3404 7674
18	MLO68886	092429/00/00	Findspot: Med. Pottery, Staffordshire Street	Medieval	TQ 3450 7685
19	MLO11520	MLO11520	Site of the Basing Manor House, Peckham High Street	Post-med.	TQ 3400 7666
20	MLO28344	MLO28344	94 & 96 Peckham Hill Street	Post-med.	TQ 3417 7694
21	MLO58931	MLO58931	PM Ditch, Post Hole & Ridge & Furrow, 16-18 Bellenden Road	Post-med.	TQ 3401 7662
22	MLO59487	MLO59487	Rubbish Pits, Peckham High Street	Post-med.	TQ 3417 7675
23	MLO67512	MLO67512	Post-med. Garden 47-71 Peckham High Street/Melon Road	Post-med.	TQ 3410 7681
24	MLO67517	MLO67517	Post-med. Pits, Lisford Street/East Sumner Road	Post-med.	TQ 3404 7690
25	MLO67756	MLO67756	Post-med. Agricultural Features, Aylesham Centre	Post-med.	TQ 3430 7669
26	MLO72938	MLO72938	Peckham Canal Head	Post-med.	TQ 3413 7682
27	MLO73493	MLO73493	Post-med. Pits/Features, Sumner Road	Post-med.	TQ 3391 7686
28	MLO74374	MLO74374	Peckham Rye Station	Post-med.	TQ 3418 7632
29	MLO91922	MLO91922	218 Commercial Way (GII)	Post-med.	TQ 3435 7725
30	MLO91926	MLO91926	1 Consort Road (GII)	Post-med.	TQ 3458 7666
31	MLO91927	MLO91927	Number 5 & Attached Wall (GII)	Post-med.	TQ 3457 7664
32	MLO91928	MLO91928	Number 7 & Attached Wall (GII)	Post-med.	TQ 3457 7662

#	MonUID	PrefRef	Name	Date	NGR
33	MLO91929	MLO91929	Number 9 & Attached Wall (GII)	Post-med.	TQ 3457 7661
34	MLO91930	MLO91930	Number 11 & Attached Wall (GII)	Post-med.	TQ 3457 7660
35	MLO91931	MLO91931	Number 13 & Attached Wall (GII)	Post-med.	TQ 3457 7658
36	MLO91932	MLO91932	15 Consort Road (GII)	Post-med.	TQ 3457 7656
37	MLO91933	MLO91933	17 Consort Road (GII)	Post-med.	TQ 3456 7654
38	MLO91988	MLO91988	26 Elm Grove (GII)	Post-med.	TQ 3408 7639
39	MLO91989	MLO91989	B 28 Elm Grove (GII)	Post-med.	TQ 3407 7638
40	MLO91990	MLO91990	30 Elm Grove (GII)	Post-med.	TQ 3406 7638
41	MLO91991	MLO91991	B 32 Elm Grove (GII)	Post-med.	TQ 3404 7637
42	MLO91992	MLO91992	34 Elm Grove (GII)	Post-med.	TQ 3402 7637
43	MLO92012	MLO92012	121 Friary Road (GII)	Post-med.	TQ 3448 7716
44	MLO92013	MLO92013	137 Friary Road (GII)	Post-med.	TQ 3449 7706
45	MLO92014	MLO92014	153 Friary Road (GII)	Post-med.	TQ 3450 7700
46	MLO92015	MLO92015	92 Furley Road (GII)	Post-med.	TQ 3436 7722
47	MLO92077	MLO92077	9 Highshore Road (GII)	Post-med.	TQ 3407 7647
48	MLO92078	MLO92078	8 Highshore Road (GII)	Post-med.	TQ 3404 7650
49	MLO92079	MLO92079	18 Highshore Road (GII)	Post-med.	TQ 3403 7650
50	MLO92080	MLO92080	19 Highshore Road (GII)	Post-med.	TQ 3404 7647
51	MLO92081	MLO92081	23 Highshore Road (GII)	Post-med.	TQ 3403 7647
52	MLO92082	MLO92082	25 Highshore Road (GII)	Post-med.	TQ 3401 7646
53	MLO92083	MLO92083	Post Office Depot (GII)	Post-med.	TQ 3407 7652
54	MLO92084	MLO92084	Numbers 5 & 6 & Area Railings (GII)	Post-med.	TQ 3415 7634
55	MLO92085	MLO92085	Numbers 7 & 8 & Area Railings (GII)	Post-med.	TQ 3414 7634
56	MLO92086	MLO92086	Numbers 9 & 10 & Area Railings (GII)	Post-med.	TQ 3412 7633
57	MLO92087	MLO92087	Numbers 11-14 & Attached Hand Rails & Area Railings (GII)	Post-med.	TQ 3411 7632
58	MLO92148	MLO92148	1 Lyndhurst Square (GII)	Post-med.	TQ 3382 7653
59	MLO92161	MLO92161	K2 Telephone Kiosk Opposite Lyndhurst Square (GII)	Post-med.	TQ 3385 7653
60	MLO92216	MLO92216	Numbers 34-40 & Attached Handrails (GII)	Post-med.	TQ 3408 7718
61	MLO92217	MLO92217	98 Peckham Hill Street (GII)	Post-med.	TQ 3417 7693
62	MLO92218	MLO92218	104 Peckham Hill Street (GII)	Post-med.	TQ 3417 7691
63	MLO92219	MLO92219	40 Peckham Hill Street (GII)	Post-med.	TQ 3418 7690
64	MLO92249	MLO92249	2 Queens Road (GII)	Post-med.	TQ 3457 7674
65	MLO92250	MLO92250	Queens House (GII)	Post-med.	TQ 3458 7675
66	MLO92251	MLO92251	2 Queens Road (GII)	Post-med.	TQ 3461 7674
67	MLO92252	MLO92252	Numbers 30-42 & Attached Handrails (GII)	Post-med.	TQ 3472 7675
68	MLO92253	MLO92253	46 Queens Road (GII)	Post-med.	TQ 3474 7675
69	MLO92308	MLO92308	Baptist Chapel (GII)	Post-med.	TQ 3420 7651
70	MLO92488	MLO92488	2 Woods Road (GII)	Post-med.	TQ 3463 7672
71	MLO92495	MLO92495	31-41 Highshore Road (GII)	Post-med.	TQ 3391 7643
72	MLO98360	MLO98360	Camberwell Basin, Grand Surrey Canal	Post-med.	TQ 3453 7790
73	MLO101390	MLO101390	Lyndhurst Square	Post-med.	TQ 3380 7654

#	MonUID	PrefRef	Name	Date	NGR
74	MLO101391	MLO101391	Holly Grove Shrubbery	Post-med.	TQ 3405 7633
75	MLO101392	MLO101392	C19 Recreation Ground, Sumner Road	Post-med.	TQ 3396 7717
76	MLO102738	MLO102738	John Donne Primary School	Post-med.	TQ 3468 7671
77	MLO102916	MLO102916	58 High Street (GII)	Post-med.	TQ 3411 7666
78	MLO103663	MLO103663	61-63 Rye Lane	Post-med.	TQ 3419 7649
79	MLO103670	MLO103670	72-74 Rye Lane	Post-med.	TQ 3419 7638
80	MLO103672	MLO103672	43-49 Rye Lane	Post-med.	TQ 3417 7657
81	MLO105400	MLO105400	Sumner Road Elementary School	Post-med.	TQ 3396 7683
82	MLO105441	MLO105441	Post-med. Features, Staffordshire Street	Post-med.	TQ 3449 7682
83	MLO106995	MLO106995	WWI Hanover Park V.A.D. Hospital	Post-med.	TQ 3427 7659
84	MLO107825	MLO107825	Site of Highshore School, Bellenden Road	Post-med.	TQ 3399 7654
85	MLO9601	090586/00/00	Site of Manor House, Peckham Hill Street	Post-med.	TQ 3412 7696
86	MLO15592	091206/00/00	Site of Dissenters Burial Ground, Deverell Street	Post-med.	TQ 3455 7690
87	MLO16608	091213/00/00	Site of Post-med. House, Meeting House Lane	Post-med.	TQ 3455 7690
88	MLO17321	091223/00/00	Site of Cemetery, Staffordshire Street	Post-med.	TQ 3445 7655
89	MLO74360	092888/00/000	Site of Blacksmiths, Canal Head	Post-med.	TQ 3415 7683
90	MLO74369	092896/00/000	Road Bridge, Commercial Way	Post-med.	TQ 3402 7715
91	MLO74370	092897/00/000	Site of Mill, Canal Head	Post-med.	TQ 3412 7681

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

#	EvUID	Name	Date	NGR
E1	ELO4283	WB: Peckham Hill Street/Commercial Way	1983	TQ 3414 7725
E2	ELO10562	Eval.: 16-18 Bellenden Road	1993	TQ 3401 7662
E3	ELO10585	Eval.: 85-89 Peckham High Street	1993	TQ 3417 7675
E4	ELO18525	Eval.: 79a-89 Peckham High Street	1993	TQ 3414 7677
E5	ELO4265	Eval.: 47-71 Peckham High Street/Melon Road	1995	TQ 3409 7677
E6	ELO10635	Eval.: 47-71 Peckham High Street/Melon Road	1995	TQ 3410 7680
E7	ELO10613	Eval.: Aylesham Centre	1996	TQ 3431 7668
E8	ELO10625	Eval.: Lisford Street/East Sumner Road	1996	TQ 3404 7690
E9	ELO10624	Eval.: Staffordshire Street	1997	TQ 3449 7682
E10	ELO10642	Eval.: Peckham Canal Head	1998	TQ 3420 7682
E11	ELO10649	Eval.: 4B Camden	1999	TQ 3390 7686
E12	ELO17830	Eval.: 2 Queen's Road	1999	TQ 3457 7672
E13	ELO10666	DBA: Rye Lane Market, 48 Rye Lane	2000	TQ 3413 7643
E14	ELO18517	Eval.: Former Leisure Centre, McKerrell Road/Hanover Park	2003	TQ 3441 7664
E15	ELO19606	Eval.: 1-27 Peckham High Street	2004	TQ 3395 7677
E16	ELO13789	Building Survey: Inner London Schools	2007-2009	TQ 3236 7837
E17	ELO13263	DBA: 14 Peckham High Street	2008	TQ 3395 7669
E18	ELO14950	DBA: South London Overground Line	2008	TQ 3120 7636
E19	ELO11283	DBA: Rye Lane/High Street/Peckham Hill Street	2008-2009	TQ 3419 7645
E20	ELO11679	WB: John Donne Primary School	2010	TQ 3468 7671

#	EvUID	Name	Date	NGR
E21	ELO17924	DBA: Acorn Neighbourhood Office, 95 Meeting House Lane	2010	TQ 3458 7695
E22	ELO14998	DBA: Highshore School	2011	TQ 3399 7654
E23	ELO17719	Eval.: 14 Peckham High Street	2011	TQ 3395 7669
E24	ELO19690	Eval.: 12 Rye Lane	2011	TQ 3412 7662
E25	ELO12510	DBA: Melon Road	2012	TQ 3405 7673
E26	ELO12762	DBA: 29 High Street/Sumner Road	2012	TQ 3399 7673
E27	ELO18364	DBA: 82-84 High Street	2012	TQ 3419 7671
E28	ELO19585	WB: 12 Rye Lane	2012	TQ 3412 7662
E29	ELO13199	DBA: 1-3 High Street	2013	TQ 3391 7675
E30	ELO14008	Eval.: 29 High Street	2014	TQ 3399 7673
E31	ELO14163	DBA: Woods Road	2014	TQ 3464 7667
E32	ELO14164	WB: 2 Woods Road	2014	TQ 3464 7666
E33	ELO14408	DBA: Goldsmith Road	2014	TQ 3445 7694
E34	ELO15008	Eval.: Wood Dene	2014	TQ 3463 7684
E35	ELO15286	Eval.: 51 Marmont Road	2014	TQ 3442 7693
E36	ELO18408	DBA: 71-79 & 89-93 Peckham High Street	2016	TQ 3415 7675
E37	ELO18412	DBA: 108 Peckham High Street	2016	TQ 3425 7673
E38	ELO18444	DBA: Mountview Performing Arts Academy	2016	TQ 3416 7686
E39	ELO18445	DBA: Flaxyard, Sumner Avenue	2016	TQ 3400 7678
E40	ELO18467	DBA: Meeting House Lane	2016	TQ 3458 7695
E41	ELO19976	Eval.: Mountview Performing Arts Academy	2017	TQ 3416 7687
E42	ELO19981	WB: Mountview Performing Arts Academy	2017	TQ 3416 7687
E43	ELO20064	DBA: 112 Peckham High Street	2017	TQ 3426 7674
E44	ELO20098	DBA: 117 Peckham High Street	2019	TQ 3425 7680
E45	ELO3537	Excavation: Safeway Stores Extension	N/R	TQ 3432 7669
E46	ELO3871	Eval.: The Five Estates	N/R	TQ 3405 7690
E47	ELO4251	WB: Peckham Town Square	N/R	TQ 3413 7682
E48	ELO4264	Excavation: 1-83 Peckham High Street	N/R	TQ 3404 7674
E49	ELO4501	Eval.: Staffordshire Street	N/R	TQ 3450 7685

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

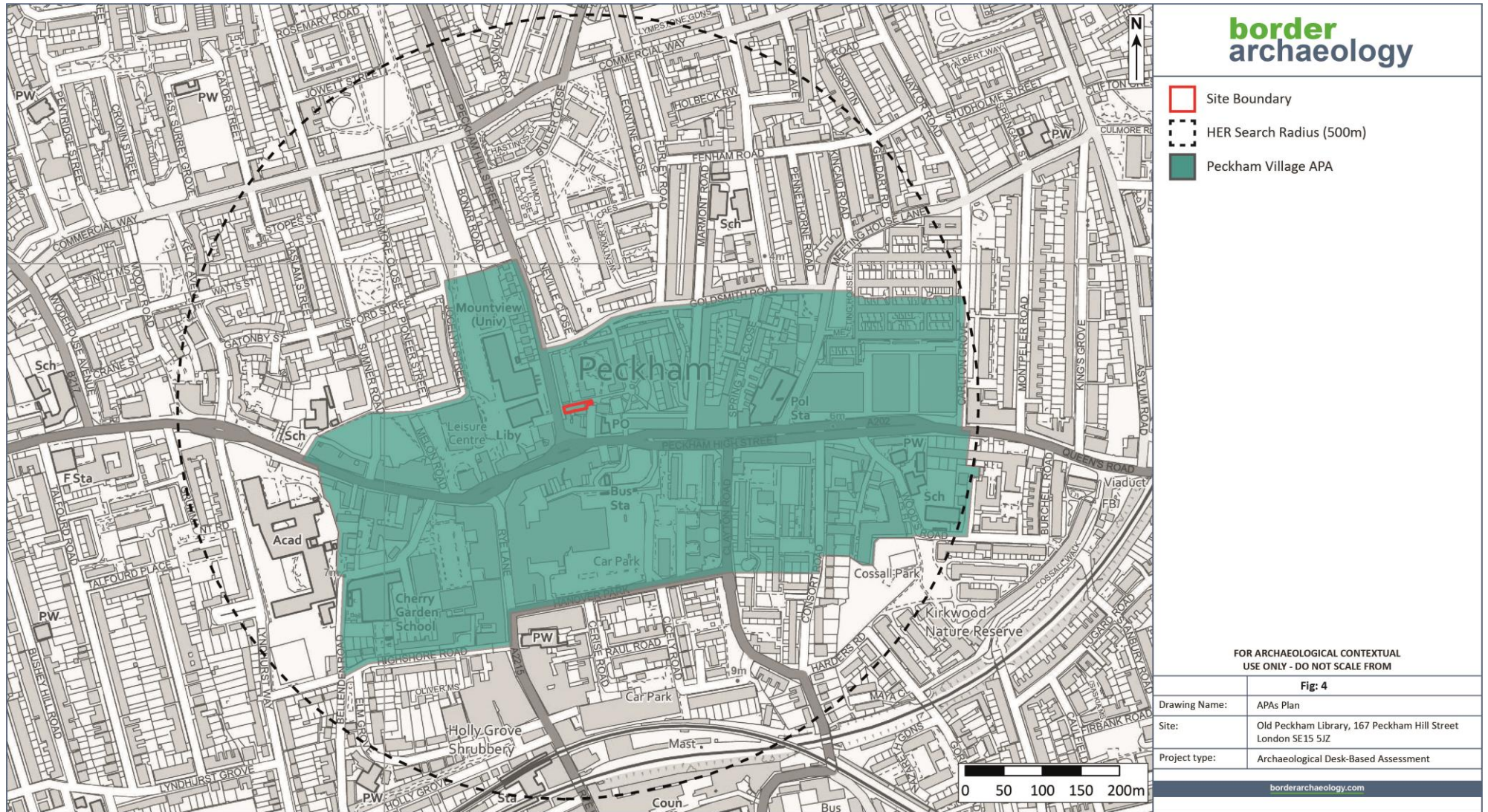
#	DesigUID	PrefRef	Name	Grade	NGR
B1	DLO26856	1385432	218 Commercial Way	II	TQ 3435 7725
B2	DLO26860	1385436	1 Consort Road	II	TQ 3458 7666
B3	DLO26861	1385437	Number 5 & Attached Wall	II	TQ 3457 7664
B4	DLO26862	1385438	Number 7 & Attached Wall	II	TQ 3457 7662
B5	DLO26863	1385439	Number 9 & Attached Wall	II	TQ 3457 7661
B6	DLO26864	1385440	Number 11 & Attached Wall	II	TQ 3457 7660
B7	DLO26865	1385441	Number 13 & Attached Wall	II	TQ 3457 7658
B8	DLO26866	1385442	15 Consort Road	II	TQ 3457 7656
B9	DLO26867	1385443	17 Consort Road	II	TQ 3456 7654

#	DesigUID	PrefRef	Name	Grade	NGR
B10	DLO26934	1385512	26 Elm Grove	II	TQ 3408 7638
B11	DLO26935	1385513	28a & 28b Elm Grove	II	TQ 3407 7638
B12	DLO26936	1385514	30 Elm Grove	II	TQ 3406 7638
B13	DLO26937	1385515	32a & 32b Elm Grove	II	TQ 3404 7637
B14	DLO26938	1385516	34 Elm Grove	II	TQ 3403 7637
B15	DLO26958	1385536	121 & 123 Friary Road	II	TQ 3448 7716
B16	DLO26959	1385537	127-151 Friary Road	II	TQ 3449 7706
B17	DLO26960	1385538	153, 155 & 157 Friary Road	II	TQ 3450 7700
B18	DLO26961	1385539	80-98 Furley Road	II	TQ 3436 7722
B19	DLO27023	1385601	7, 9 & 11 Highshore Road	II	TQ 3407 7648
B20	DLO27024	1385602	8-14 Highshore Road	II	TQ 3405 7650
B21	DLO27025	1385603	16 & 18 Highshore Road	II	TQ 3403 7650
B22	DLO27026	1385604	17 & 19 Highshore Road	II	TQ 3404 7647
B23	DLO27027	1385605	21 & 23 Highshore Road	II	TQ 3402 7647
B24	DLO27028	1385606	25 Highshore Road	II	TQ 3401 7647
B25	DLO27029	1385607	Post Office Depot	II	TQ 3407 7652
B26	DLO27030	1385608	Numbers 5 & 6 & Area Railings	II	TQ 3415 7634
B27	DLO27031	1385609	Numbers 7 & 8 & Area Railings	II	TQ 3414 7634
B28	DLO27032	1385610	Numbers 9 & 10 & Area Railings	II	TQ 3413 7633
B29	DLO27033	1385611	Number 11-14 & Attached Hand Rails & Area Railings	II	TQ 3411 7632
B30	DLO27094	1385673	1 Lyndhurst Square	II	TQ 3382 7653
B31	DLO27107	1385686	K2 Telephone Kiosk Opposite Lyndhurst Square	II	TQ 3385 7653
B32	DLO27162	1385760	Number 34-40 7 Attached Handrails	II	TQ 3408 7718
B33	DLO27163	1385761	98 & 100 Peckham Hill Street	II	TQ 3417 7693
B34	DLO27164	1385762	102 & 104 Peckham Hill Street	II	TQ 3417 7691
B35	DLO27165	1385763	106-108 Peckham Hill Street	II	TQ 3418 7690
B36	DLO27195	1385793	2 Queens Road	II	TQ 3457 7675
B37	DLO27196	1385794	Queens House	II	TQ 3458 7675
B38	DLO27197	1385795	6, 8 & 10 Queens Road	II	TQ 3461 7675
B39	DLO27198	1385796	Numbers 30-42 & Attached Handrails	II	TQ 3472 7675
B40	DLO27199	1385797	46 Queens Road	II	TQ 3474 7675
B41	DLO27254	1385853	Baptist Chapel	II	TQ 3420 7651
B42	DLO27446	1386054	2 Woods Road	II	TQ 3463 7672
B43	DLO27453	1390782	31-41 Highshore Road	II	TQ 3390 7642
B44	DLO32978	1392389	Peckham Rye Station	II	TQ 3419 7632
B45	DLO35232	1393491	58 Peckham High Street	II	TQ 3411 7667

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







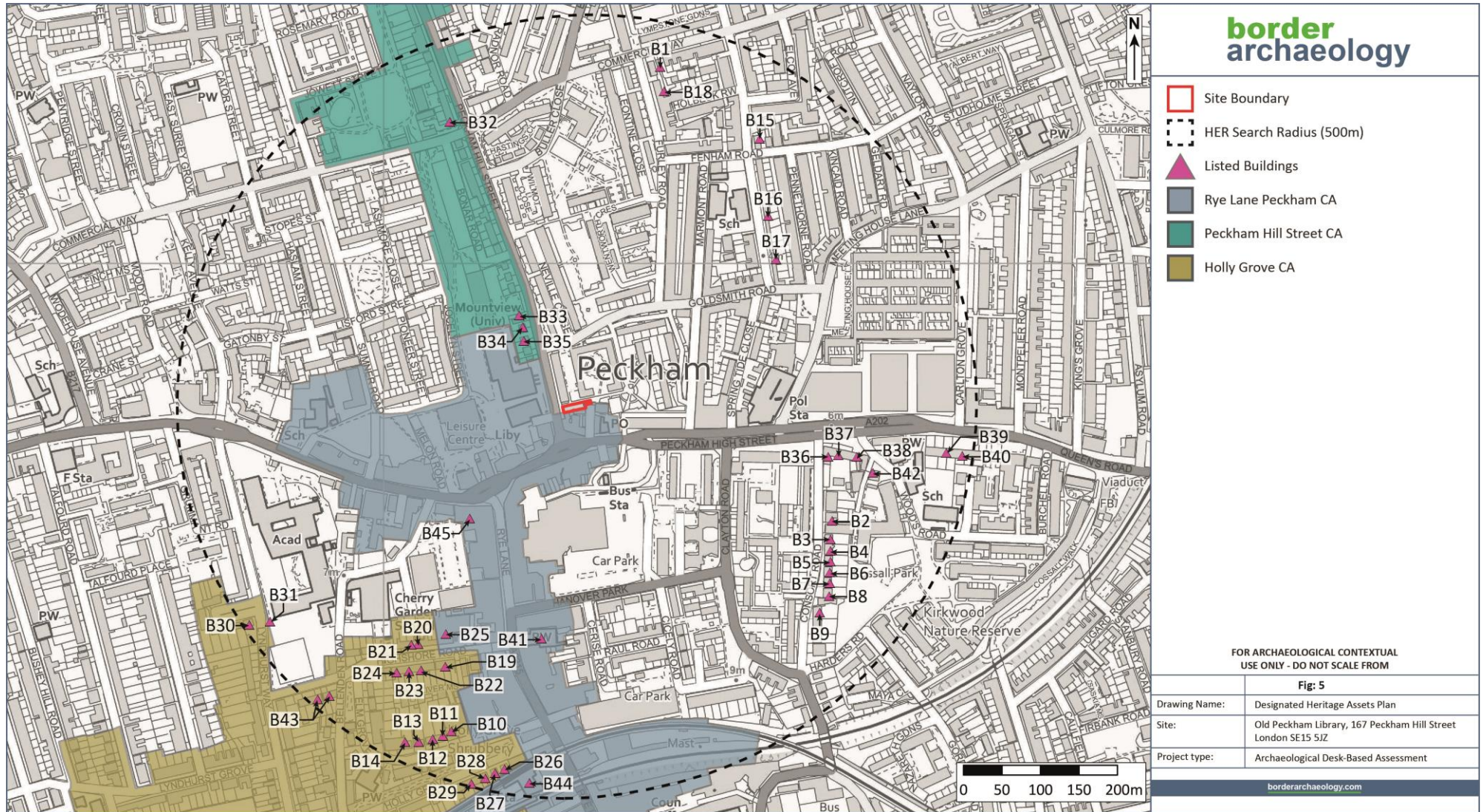
- Site Boundary
- HER Search Radius (500m)
- Peckham Village APA

FOR ARCHAEOLOGICAL CONTEXTUAL USE ONLY - DO NOT SCALE FROM

Fig: 4

Drawing Name:	APAs Plan
Site:	Old Peckham Library, 167 Peckham Hill Street London SE15 5JZ
Project type:	Archaeological Desk-Based Assessment

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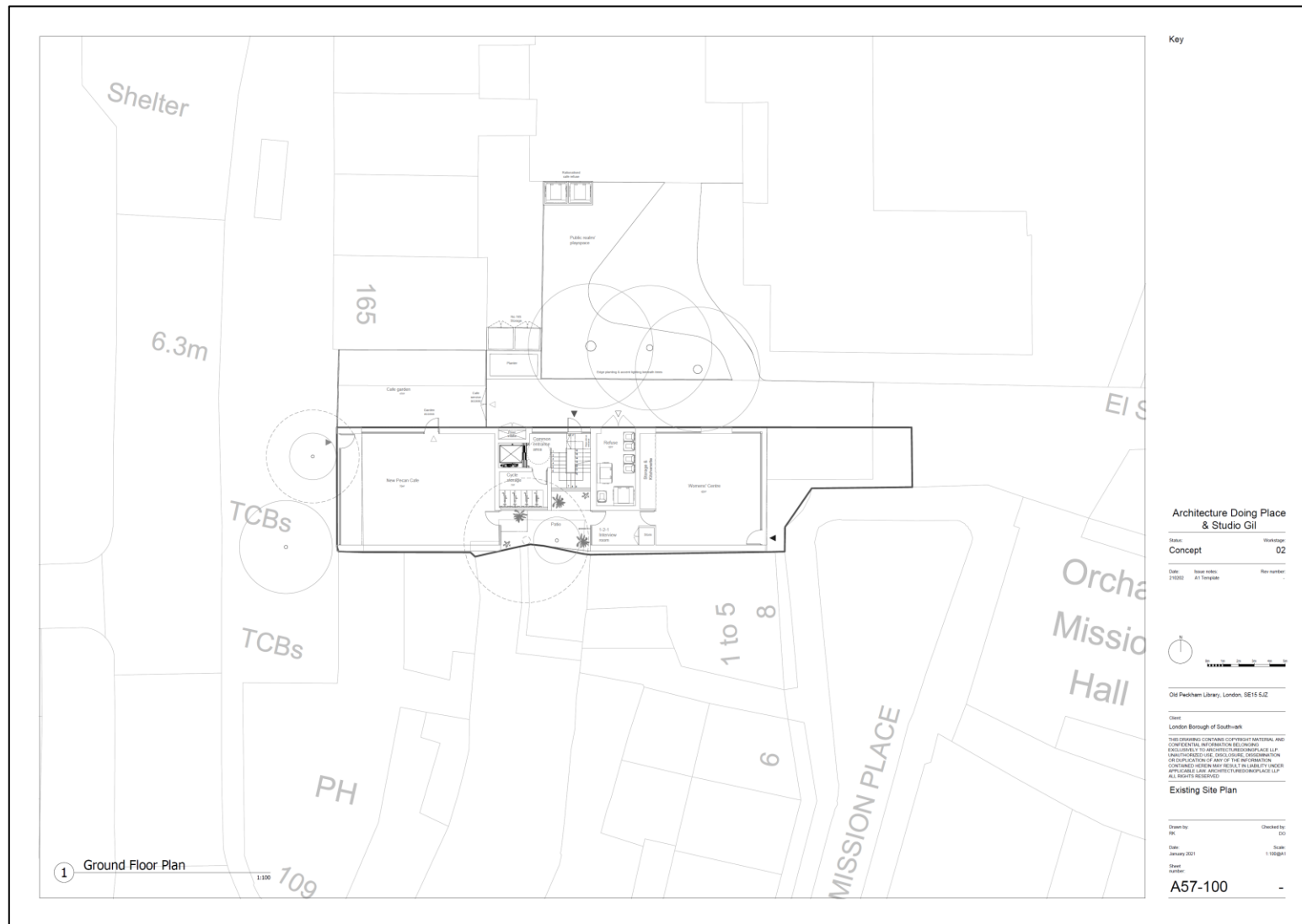


Fig. 6: Proposed ground floor plan (Reproduced by courtesy of the client)

6 Site Assessment

The proposal site (covering an approximate area of 240m²) comprises a single storey utilitarian structure of concrete breezeblock construction with a low-pitched roof, built in about 1954, fronting onto the E side of Peckham High Street with rear access onto Mission Place (*Plates 3 & 4*). The structure, located to the S of the Goldsmiths Estate was built as the local library, and was in turn superseded by the new Peckham Library on the opposite side of the street (opened in 2000). No features of archaeological interest were noted within the site.



Plate 3: View looking ESE from Peckham Hill Street towards the front of the old library building



Plate 4: View looking N along Mission Place towards the S end of the old library building, overlooked by the Goldsmith Estate

7 Conclusions

7.1 Potential Impacts

The following description of the proposed development is based on design drawings and information supplied by the client in February 2020. Subsequent publication of more detailed, revised proposals and specifications, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached. The currently proposed design is for a five storey mixed-use building comprising community facilities (including the Pecan Café, reception rooms and a Women's Centre) at ground floor level, with self-contained homes on the 1st to 4th floors above (*fig. 6*). The upper floors are to be accessed from a stairway within the building with no lifts marked on the plans provided. No basement level is to be provided within the new building.

Potential impacts on sub-surface remains could include excavations of foundations for the proposed new building, specifications for which were unavailable at time of writing. Should piled foundations be the preferred option, it is likely that these would require excavation to a considerable depth below existing level, which could have potential to impact upon deeply stratified archaeological remains. Other potential impacts could include trenching for new services, including drainage, which could potentially extend to depths of between 1.0-1.5m below existing ground level, as assumed for the purposes of this ADBA.

7.2 Overall Conclusion

The overall potential of the site in archaeological terms has been assessed as **Moderate to High**. This reflects the fact that the development site lies within the Archaeological Priority Zone of Peckham Village with potential for multi-period archaeological remains, especially relating to the medieval and post-medieval settlement of Peckham. In particular, there is potential to reveal evidence of a series of buildings, including dwellings, shops, stabling and a smithy which are shown on 18th/19th mapping of the study area fronting onto Peckham Hill Street and Blue Anchor Lane (now Mission Place) to the rear of the site. The potential for archaeological remains of prehistoric and Romano-British or medieval date has been assessed as **Low to Moderate**.

There is likely to have been disturbance to buried archaeological deposits and features as a result of the demolition and clearance of post-medieval buildings within the site prior to the construction of the Goldsmiths Estate in the early 1930s, as well as the construction of the existing library building in 1954. Archaeological and geotechnical investigations in the surrounding locality indicate the presence of made ground deposits extending to around 1m below existing ground level. However, as there has been no previous archaeological fieldwork within the site, the full extent and depth of disturbance across the site remains undetermined at this stage.

Recommendations: Given the **Moderate to High** archaeological potential of the site (with particular reference to encountering medieval and post-medieval remains) it is suggested that an appropriate programme of archaeological work, the details of which to be agreed with the senior archaeological officer at Southwark Council, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site. 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.

8 Copyright

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(Census returns and trade directories were consulted using records held at the National Archives and the London Metropolitan Archives)

10 Cartography & Aerial Photography

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

1746 -John Rocque's Map of London

1800 - Milne's Map of London

1830 - Greenwood's Map of London

1842 - Tithe Map of the Parish of St Giles Camberwell

1874 - OS 1st edition 25-Inch Map

1897 - OS 2nd edition 25-Inch Map

1903 - Goad's Insurance Plan

1916 - OS 3rd edition 25-Inch Map

1921: OS 4th edition 25-Inch Map

1946 – London County Council Bomb Damage Map

1950 - OS 1:1250 National Survey

1962 - OS 1:2500 National Survey

1968 - OS 1:2500 National Survey

(Aerial photographs of the study area dating back to 1937 were consulted using records held at the Historic England Archive)

11 Appendix 1: Historic Maps

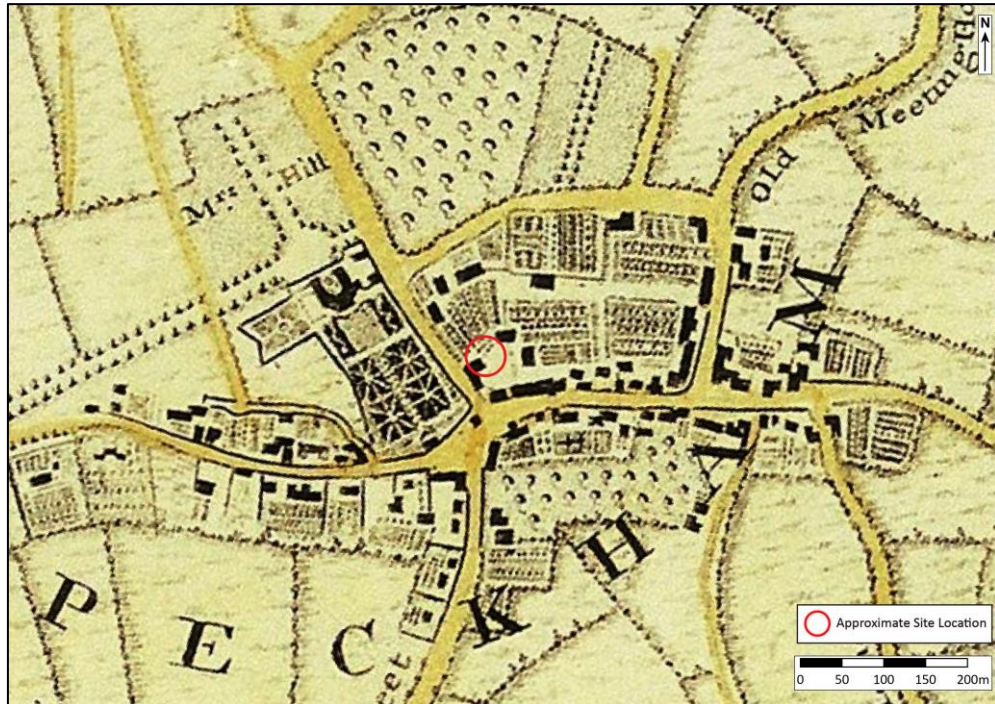


Fig.7: Extract from John Rocque's 1746 Plan of London and its Environs (with site circled in red)
(Reproduced by courtesy of the London Metropolitan Archives)

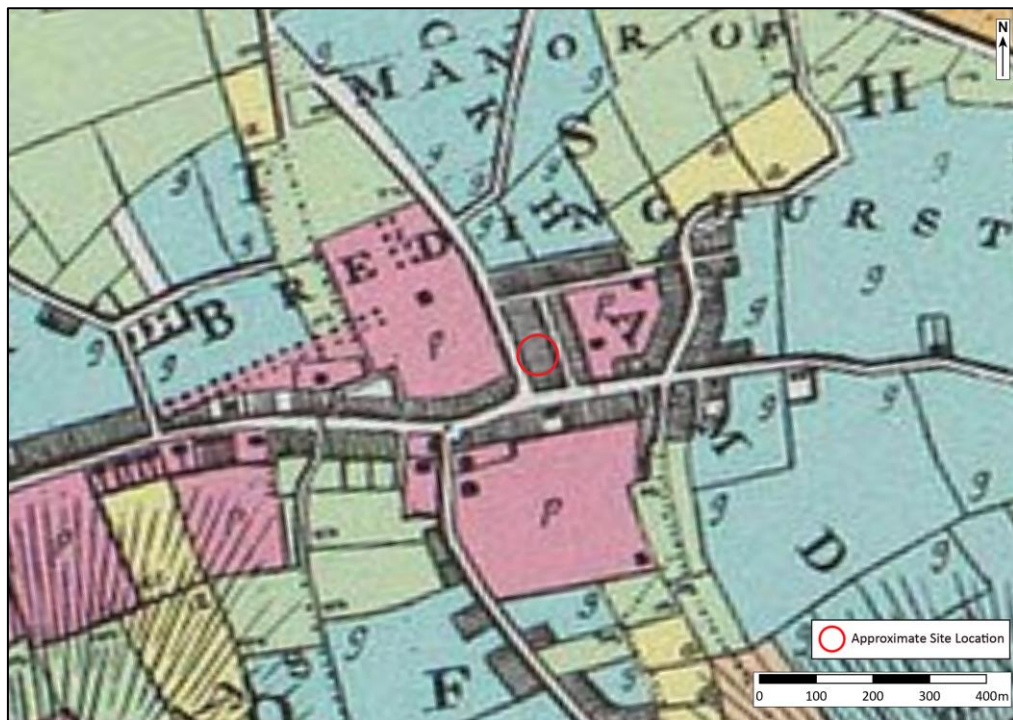


Fig.8: Extract from Thomas Milne's Land Use Map of London (1800) with site circled in red
(Reproduced by courtesy of the London Metropolitan Archives)

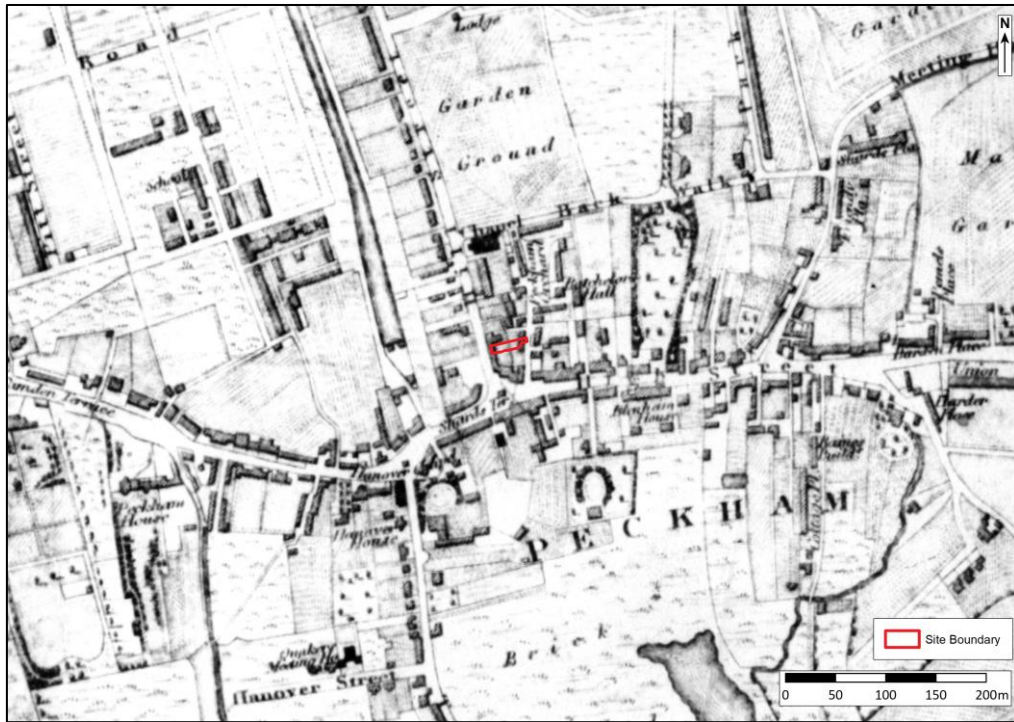


Fig. 9: Extract from Greenwood's Map of London and its Environs (1830) with site marked in red (Reproduced by courtesy of the London Metropolitan Archives)



Fig. 10: Extract from the Camberwell tithe map (1842) with site marked in red (Reproduced by courtesy of the National Archives)



Fig.11: Extract from the OS 1st edition 25-inch map of 1874 (with site marked in red)
(Reproduced by courtesy of the National Archives)



Fig.12: Extract from the OS 2nd edition 25-inch map of 1897 (with site marked in red)
(Reproduced by courtesy of the National Archives)

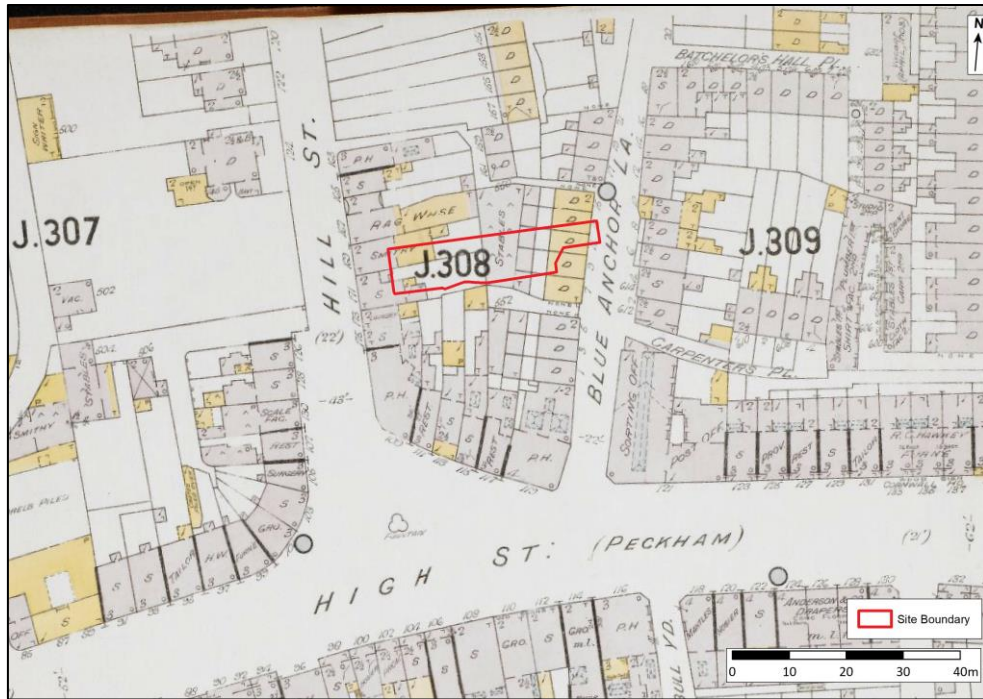


Fig.13: Extract from Goad's Insurance Map (1903) with site marked in red
(Reproduced by courtesy of the National Archives)



Fig.14: Extract from the OS 3rd edition 25-inch map of 1916 (with site marked in red)
(Reproduced by courtesy of the National Archives)



Fig 15: Extract from the LCC bomb damage map (1946) with site marked in red
(Reproduced by courtesy of the National Archives)



Fig. 16: Extract from the OS 1:1250 map of 1950 (with site marked in red)
(Reproduced by courtesy of the National Archives)

Document Title		Document Reference	
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Editing	George Children MA MCI fA		
Artwork	Owain Connors MA PhD		
Issue No.	Status	Date	Approved for issue
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