



74–84 LONG LANE London SE1

London Borough of Southwark

Pre-determination Evaluation Report

January 2018



**74–84 Long Lane
London SE1**

Pre-determination Evaluation Report

NGR 532724 179677

Sign-off history

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Executive summary

This report presents the results of an archaeological evaluation carried out by MOLA (Museum of London Archaeology) on the site at 74–84 Long Lane. The report was requested by the local planning authority in support of a planning application to clarify the site's potential for archaeological remains, and their likely significance. The results will inform the consideration by the local planning authority of the archaeological implications of the planning application. The evaluation was commissioned by Spaces London Bridge Limited.

The evaluation comprised of one evaluation trench measuring 2.00m by 2.00m and 2.10m deep. A hand auger was used to reach natural horizons 3.40m below ground level, at -0.30m OD.

The results of the field evaluation have helped to refine the initial assessment of the archaeological potential of the site. Within the trench deposits likely dating from the Roman period through to the 19th century to be present, and in this location untruncated by 19th and 20th century construction.

Characterisation of the type of remains or deposits was not possible, with broad interpretations of either horizontal stratigraphy or fills of localised features being used to describe the lower deposits identified in the auger hole. The highest level of potential Roman archaeology is thought to be at 0.60m OD.

The new development would consist of a 14 storey tower with a basement. The proposed floor level for the new basement is -1.1m OD, with consolidation work, piling and foundations extending further.

The new development would extend 0.80m below the level of natural indicated in the evaluation trench, as such all archaeological remains would be removed.

Further investigation work, such as archaeological monitoring of any geotechnical work and further archaeological evaluation trenches would give a better indication of truncation levels across the site (where the archaeology may have been fully removed by previous buildings), and also characterise any archaeological deposits, potentially identifying any remains that would need to be preserved in situ.

This information could then be used to devise a mitigation strategy, which with the current proposed development could ultimately involve archaeological excavation of targeted areas or of the entirety of the site.

1 Introduction

1.1 Site background

- 1.1.1 The evaluation took place at 74–84 Long Lane, London, SE1 4AU (National Grid Reference: 532724 179677) hereafter called ‘the site’. It is located in the London Borough of Southwark and is bounded by Long Lane to the north and Pilgrimage Street to the east, Southall Place to the west and the rear of existing residential properties fronting Pilgrimage Street to the south (Fig 1). The site code is LOP18.
- 1.1.2 A desk-top Historic Environment Assessment was prepared by MOLA (Museum of London Archaeology) in 2017 and provides in depth detail on the natural geology, archaeological and historical background of the site, and the initial interpretation of its archaeological potential. The results of the evaluation have provided further information of the archaeological potential within the site. The evaluation has taken place at the pre-planning stage, and the report will be submitted as part of the planning application, to enable the local planning authority (LPA) to formulate an appropriate mitigation strategy for the impacts of the proposed development on archaeology.

1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens.
- 1.2.2 The site is within the Borough, Bermondsey and Rivers Archaeological Priority Zone (APZ).

1.3 Aims and objectives

- 1.3.1 The purpose of archaeological evaluation as defined by the Chartered Institute for Archaeologists is to confirm ‘as far as is reasonably possible, the nature of the archaeological resource within a specified area using appropriate methods and practices’ (CIfA 2014). The aim of such an investigation ‘pre-determination’, i.e. prior to the determination of planning consent is to clarify the site’s potential for archaeological remains and so inform the LPA’s consideration of the implications of the planning application. The results will also help the LPA to set out an appropriate strategy for any further investigation and/or mitigation which may form a condition as part of planning consent.
- 1.3.2 Objectives for this evaluation as set out in the preceding Written Scheme of Investigation (WSI; MOLA, 2017b) were to confirm:
- the extent and depth of modern disturbance;
 - the depth and nature of the natural deposits;
 - the presence/absence of archaeological remains within the site, and their nature, primarily:
 - Palaeoenvironmental remains within any alluvial deposits;
 - Evidence of prehistoric activity;
 - The presence of Roman remains;
 - The presence of post-medieval remains.

2 Archaeological and historical background

2.1 Topography and geology

2.1.1 A description of the topology and underlying geology is detailed in the HEA (MOLA 2017a). In summary, known / predicted levels are as follows:

- Current ground level is at 3.1m OD
- The presence of untruncated alluvium is not known on the site but would be expected above the natural Gravels potentially 0.5–0.8m thick, but likely decreasing in thickness from the north-east to the south-west.
- The top of untruncated Gravel is at –0.5 to 1.2m OD (1.9–3.6 metres below ground (mbgl)), and is expected to slope down towards the north due to the presence of the former channel.

2.2 Predicted archaeological potential

2.2.1 The potential of the site to contain archaeological remains as predicted prior to the evaluation is set out in the Historic Environment Assessment, and summarised here.

Palaeoenvironmental remains

2.2.2 The site has moderate potential to contain palaeoenvironmental remains. Archaeological investigations in the area have recorded sequences of peat and alluvium which are important for understanding the prehistoric landscape. Alluvial deposits, such as peats and organic clays, if present, are likely to contain microfossils (e.g. pollen) and floral and faunal macrofossils such as molluscs and occasionally ostracods, seed, plant fragments and pollen which can be utilised to reconstruct past local environments. Minerogenic deposits such as alluvial silts and clays have the potential for preservation of diatoms that can provide information on the salinity status of the depositional environments that would enhance interpretation of the sedimentary sequence. Wood and organic sediment can be dated by radiocarbon, important for establishing the chronology of the sequence. Palaeoenvironmental strata with layers of peat, or other organic material survive, would be of **low** to **medium** significance, based on their likely evidential in providing evidence of past environments.

Prehistoric period (800,000 BC–AD43)

2.2.3 The site probably lay within an area of higher ground between deeper channels surrounded by intertidal marshland which was prone to flooding. Remains from this period, if present could be well preserved due to waterlogged conditions but few remains have been found in the study area. The significance of any prehistoric remains would depend on their nature, extent and survival and would be based on their likely evidential value.

Roman period (AD 43–410)

2.2.4 The site has a moderate to high potential to contain archaeological remains dating to the Roman period. Water levels gradually fell throughout the Roman period and it is possible that some attempt was made to drain and reclaim the surrounding low-lying marshes. Evidence of Roman settlement has been recorded at Tabard Square immediately to the west of the site, along with the remains of a temple complex. The site is also at a close proximity to the major Roman road. Evidence for Roman settlement would be of **medium** or **high** significance, depending on the nature and extent of the remains. Evidence of agriculture and drainage such as field ditches would be of **medium** significance.

Early medieval period

2.2.5 The site has a low potential to contain archaeological remains dating to the early medieval period. There is no evidence of early medieval activity within the study area. Throughout this

period, the site was located some distance from the main settlement of *Lundenwic* and on the outskirts of the Southwark burh and possible settlement. It is therefore probable to have been in open fields or pasture.

Later medieval period

- 2.2.6 The site has a low to moderate potential to contain remains dating to the later medieval period. Features and finds from this period have been discovered in the vicinity of the site, but have shown to be predominantly landscape management features. Further to this, the main focus of activity would have been the medieval abbey 600m to the south-east and 290m to the north-west towards Great Dover Street. Long Lane would have been an important road the connected Bermondsey Abbey with Borough High Street. As with the early medieval, the site was probably in agricultural land throughout this period. Evidence of agriculture and drainage such as field ditches would be of **low** significance.

Post medieval period

- 2.2.7 The site has a high potential to contain archaeological remains dating to the post-medieval period. It is known that development along Long Lane occurred from the late 17th century onwards, although mapping evidence does not show building development within the site until the early 19th century. Remains of these buildings and features associated with the usage of the site in relation to the 18th and 19th century tanning industry could potentially survive on the site. This might include the footings for buildings, earlier cellars, remains of tanning pits and other industrial activities; rubbish and cesspits and yard surfaces. Post medieval remains are likely to be of **low to medium** heritage significance, depending on their nature, preservation, and the evidential and historical value of the remains.

3 The evaluation

3.1 Methodology

- 3.1.1 All archaeological excavation, monitoring and recording during the evaluation was carried out in accordance with the WSI (MOLA, 2017b).
- 3.1.2 The WSI proposed the excavation of five 2m by 2m trenches, however due to logistical issues and time constraints only one trench was excavated to archaeological deposits (see Fig 2). The evaluation involved the excavation and recording of one trench (Trench 1), and this was relocated due to the tenant's fixtures and fittings. A further trench (Trench 2) was started but abandoned due to time constraints and the presence of modern solid concrete structures with possible live services. The three further trenches proposed in the WSI were either in areas not accessible due to the buildings current use or areas with Health and Safety constraints.
- 3.1.3 Both excavated trenches measured 2m square, and were laid out by the MOLA supervisor as close to the proposed locations identified in the WSI, but in the safest locations available in the space (see Fig 2). Trench 1 was broken out, and then moved 0.50m to the north-west due to large concrete foundations.
- 3.1.4 The slab was broken out by hand and cleared by contractors under MOLA supervision. The trench was excavated by hand by MOLA Archaeologists.
- 3.1.5 At a depth of 1.20mbgl the trench was shored, which reduced the excavation area to approximately 1.30m square.
- 3.1.6 These trenches were then located on a plan of the existing building by offsetting from adjacent walls. The trenches were then plotted onto the OS grid by MOLA Geomatics.
- 3.1.7 The site has produced: 1 trench location plan; 9 single context plans; 11 context records; 1 section drawings at 1:10; and 15 photographs. No finds were retained from the site.
- 3.1.8 The site finds and records can be found under the site code LOP18 in the MoL archive.

3.2 Results

- 3.2.1 For trench locations see Fig 2.

Evaluation Trench 1

Location	In main space of warehouse, centre of site
Dimensions	2.00m by 2.00m by 2.10m deep (excavated) 2.50m deep (sondage) 3.40m (augered)
Modern ground level/top of slab	Approx. 3.10m OD
Base of modern fill/slab	2.20m OD
Depth of archaeological deposits seen	2.50m thick
Level of base of deposits observed and/or base of trench	1.00m OD (base) 0.60m OD (sondage base) - 0.30m OD (presumed natural in auger hole)
Natural observed	-0.30m OD (presumed natural gravel)



Photo 1 General view of Trench 1 (foreground) and Trench 2 (background), facing north-west

- 3.2.2 Due to potentially unsafe working conditions and logistical issues the final c 1.00m of this trench was augered to understand the type and depths of deposits below the base of the trench. The auger hole revealed clean orange gravel, thought at this time to be natural, at 3.40mbgl, at a height of approximately -0.30m OD.
- 3.2.3 Seen in the auger overlying the gravel were a series of grey clay sand silt deposits [11], up to 0.90m thick. These deposits appeared to be sterile apart from the occasional large piece of charcoal and small, very abraded piece of Roman pottery, daub and Ceramic Building Material (CBM). It was not clear if these deposits were horizontal stratigraphy or the fill of a feature. The top of these deposits was considered to be c 2.50mbgl (0.60m OD).



Photo 2 View from above of the base of Trench 1, showing sondage and auger hole

- 3.2.4 A 0.40m deep sondage (0.20m square) excavated in the base of the trench revealed a grey brown silty deposit [10] containing medieval or post-medieval very small CBM fragments (Photo 2 and Fig 3). This deposit was up to 0.50m thick and directly overlaid the lower more sterile deposits. Again it was unclear if this was horizontal stratigraphy or the fill of a feature. The top of this deposit was c 2.00mbgl (1.10m OD).
- 3.2.5 Above this was a layer of grey silty clay [9] containing 3 sherds green glazed medieval redware pottery, this was up to 0.50m thick, but truncated by what is presumed to be late post-medieval pits (Fig 3).
- 3.2.6 At 1.46mbgl, (1.64m OD), a compact yellow gravel surface [4], 0.10m thick, was recorded through which potential cuts for two features could be seen.
- 3.2.7 The features (cut [6] fill [5] and cut [8] fill [7]) were thought to be post-medieval refuse pits. The deposits were dark brown, silty sand clay and contained fragments of 18th-century CBM and Clay Tobacco Pipe (CTP).
- 3.2.8 Above these pits was recorded a layer of dark post-medieval garden soil [1], although in all likelihood this was the upper fill of the fills within the pits below. The top of this deposit was recorded at 1.20mbgl (1.9m OD).
- 3.2.9 Above these deposits was built a small red-brick wall (wall [2] construction cut [3]), presumed to be a 18th or 19th-century garden wall (Photo 3). This ran the width of the trench north-west to south-east, stood 0.36m high and was only one brick wide. The bricks were bonded with a hard grey mortar. The top of this wall was at 0.90mbgl (2.2m OD).



Photo 3 Yellow-stock foundation, red-brick wall and concrete foundation in Trench 1, facing north-east

- 3.2.10 Directly above this wall was further dumps of late 19th-century material (not numbered) which contained fragments of brick, CTP and blue/white porcelain. A yellow-stock wall foundation (2 courses remained) was noted but not recorded running along the north-eastern edge of the trench (Photo 3).
- 3.2.11 In the south-east of the trench was a large concrete foundation. The trench was moved to avoid this foundation; its full depth was not recorded (Photo 3).
- 3.2.12 This was directly overlaid by 0.50m of modern brick and concrete rubble, onto which the reinforced concrete slab had been constructed.

Evaluation Trench 2

Location	To south-west of Trench 1
Dimensions	2.00m by 2.00m by 1.00m depth (abandoned)
Modern ground level/top of slab	Approx. 3.10m OD
Base of modern fill/slab	Not reached
Depth of archaeological deposits seen	None
Level of base of deposits observed and/or base of trench	2.10m OD
Natural observed	N/A



Photo 4 View of Trench 2 during excavation, facing south-east

- 3.2.13 The slab (0.2m thick of reinforced concrete) of Trench 2 was broken out to reveal a large modern brick footing in the south-western half of the trench (Photo 4). This ran across the entire width of the trench. In the north-east half of the trench brick rubble was removed to a depth of c 1.00mbgl, where a further concrete slab was encountered. It was not possible to break this out due to the depth of the trench, confined space within the trench and the time constraints of the project. Extension of this trench was not possible either: the brick footings extended beyond the trench edge to the north-west and south-east; tenants fixtures and fittings prevented extension to the south-west; and to the north-east possible services had been detected during CAT scanning of the site. As a consequence this trench was abandoned.

3.3 Significance of the results

- 3.3.1 Due to logistics and time constraints only one of the five trenches was excavated to archaeological levels, and in that case only the late medieval deposits were reached, with an auger being used to realise the depths of the remaining deposits.
- 3.3.2 Despite this the evaluation confirmed a series of deposits, likely dating from the Roman period through to the 19th-century to be present on site, and in this location untruncated by 19th and 20th-century construction.
- 3.3.3 Characterisation of the type of remains or deposits was not possible, with broad interpretations of either horizontal stratigraphy or fills of localised features being used to describe the lower deposits identified in the auger hole.
- 3.3.4 This proposed development is adjacent to a site which contained Roman archaeology of national significance (Tabard Square), including a Roman temple complex and Roman burials. An evaluation 200m to the east of the site in 2017 (LGA17; MOLA 2017c) also found the remains of Roman archaeology (see Fig 4). When the sequence of remains found on this site are compared with the neighbouring site of Tabard Square (the eastern edge of Tabard Square being c 15m away from Trench 1), it appears this site has similar depths of up to 1.00m of untruncated Roman strata.
- 3.3.5 The depth of natural on this site was between 0.80m to 0.34m lower than the natural encountered on the eastern edge of Tabard Square and of that on a neighbouring site at Hankey Place (HAK08). This could be explained by the presence of a cut feature in the

location of the trench. The deposits encountered within the auger hole were fairly sterile silty gravel, although did contain fragments of pottery, daub and some large fragments of charcoal, as such this is unlikely to be the infill of a natural channel.

- 3.3.6 The results of the evaluation, although limited, are significant as they approximate levels of survival under the current warehouse, and indicated that Roman archaeology remains untruncated.

3.4 Assessment of the evaluation

- 3.4.1 The evaluation was partially successful; answers can be provided to some the original aims and objectives, although the data these answers are based on are retrieved from one location on site.
- *the extent and depth of modern disturbance*

The extent of the modern disturbance is unclear for the whole site, however it could be seen in the location of Trench 1 the modern slab and made ground extended no deeper than 1.00mbgl (2.10m OD). Deeper foundations were recorded in Trench 2, but the full extent of these were never realised. The Roman levels are thought to survive to a height of 2.50mbgl (0.60m OD), and it is unlikely foundations truncate to this depth.

The level of the current basement slab is thought to be 1m OD, as such there could be the potential for archaeological survival under the current basement slab.
 - *the depth and nature of the natural deposits*

What is presumed to be natural orange terrace gravels was seen at -0.30m OD, 3.40mbgl.
 - *the presence/absence of archaeological remains within the site, and their nature, primarily:*
 - *Palaeoenvironmental remains within any alluvial deposits*

No alluvial deposits were present in the auger hole
 - *Evidence of prehistoric activity*

No evidence for prehistoric activity was present in the auger hole. No brickearth deposits were seen.
 - *The presence of Roman remains*

Presumed Roman remains were encounter in Trench 1, as Roman pottery was recorded within deposits located in the auger hole. The top of the Roman deposits was thought to be at 0.6m OD.
 - *The presence of post-medieval remains.*

Late medieval and post-medieval deposits, features and structures were recorded within Trench 1. Late medieval / early post-medieval horizontal stratigraphy was seen directly above the Roman material, and below a gravel surface or consolidation layer. Late 18th-century pits were recorded from a level as high as 1.9m OD. A late 18th century or 19th century wall was recorded below late 19th-century / modern makeup.
- 3.4.2 The one trench excavated during this evaluation has provided information on survival in this location of site, and likely levels for archaeological horizons, however it has not established the amount of truncation across the entire site. Further evaluation work would be needed to establish the archaeological survival and archaeological potential in other areas of the site.

4 Proposed development impact and recommendations

- 4.1.1 The scheme comprises demolition of the existing late 19th–20th century building and the erection of a mixed-use building of ground plus 14 storeys comprising up to 172 coliving rooms (*sui generis*) with shared amenity space and ancillary residential facilities, coworking office space (Class B1) with ancillary facilities, together with basement, access, servicing, cycle storage, plant and public realm. The building would have a single basement floor across 80% of the site footprint; piled foundations are proposed.
- 4.1.2 The proposed floor level for the new basement is -1.1m OD, with consolidation work, piling and foundations extending further (Fig 5).
- 4.1.3 The new development would extend 0.80m below the level of natural indicated in the evaluation trench, as such all archaeological remains would be removed.
- 4.1.4 Further investigation work, such as archaeological monitoring of any geotechnical work and further archaeological evaluation trenches would give a better indication of truncation levels across the site (where the archaeology may have been fully removed by previous buildings), and also characterise any archaeological deposits, potentially identifying any remains that would need to be preserved *in situ*. This would also need to include investigations below the current basement slab to identify the depths of modern disturbance and if archaeological remains survive in this area.
- 4.1.5 This information could then be used to devise a mitigation strategy, which with the current proposed development could ultimately involve full archaeological excavation of targeted areas or of the entirety of the site.

5 Planning framework

- 5.1.1 Current planning legislation and policies are detailed in the Historic Environment Assessment/Written Scheme of Investigation (MOLA 2017).

6 Bibliography

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7 NMR OASIS archaeological report form

7.1 OASIS ID: molas1-307061

Project details

Project name	74-84 Long Lane
Short description of the project	The evaluation comprised of one evaluation trench measuring 2.00m by 2.00m and 2.10m deep. A hand auger was used to reach natural horizons 3.40m below ground level (BGL), at -0.30m OD. The results of the field evaluation have helped to refine the initial assessment of the archaeological potential of the site. Within the trench deposits likely dating from the Roman period through to the 19th century to be present, and in this location untruncated by 19th and 20th century construction. Characterisation of the type of remains or deposits was not possible, with broad interpretations of either horizontal stratigraphy or fills of localised features being used to describe the lower deposits identified in the auger hole. The highest level of potential Roman archaeology is thought to be 0.60m OD. The new development would consist of a 14 storey tower with a basement. The proposed floor level for the new basement is -1.1m OD, with consolidation work, piling and foundations extending further. The new development would extend 0.80m below the level of natural indicated in the evaluation trench, as such all archaeological remains would be removed.
Project dates	Start: 02-01-2018 End: 17-01-2018
Previous/future work	No / Yes
Any associated project reference codes	LOP18 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 2 - Offices
Monument type	WALL Post Medieval
Monument type	DEPOSIT Roman
Methods & techniques	"Targeted Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Direction from Local Planning Authority - PPS
Position in the planning process	Pre-application

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK SOUTHWARK 74-84 Long Lane
Postcode	SE1
Study area	900 Square metres
Site coordinates	TQ 532724 179677 50.940177793699 0.181828830085 50 56 24 N 000 10 54 E Point
Height OD / Depth	Min: -0.3m Max: 3.1m

Project creators

Name of Organisation	MOLA
Project brief originator	Southwark Borough Council
Project design originator	MOLA
Project director/manager	Paul Riggott
Project supervisor	Jessica Bryan
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Spaces London Bridge Limited

Project archives

Physical Archive Exists?	No
Physical Archive recipient	LAARC
Physical Archive ID	LOP18
Digital Archive recipient	LAARC
Digital Archive ID	LOP18
Digital Media available	"Database","GIS","Images raster / digital photography","Spreadsheets","Survey","Text"
Paper Archive recipient	LAARC
Paper Archive ID	LOP18
Paper Media available	"Context sheet","Diary","Drawing","Matrices","Notebook - Excavation',' Research',' General Notes","Photograph","Plan","Report","Section","Survey "

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	74-84 Long Lane Report of an Archaeological Evaluation
Author(s)/Editor(s)	Bryan, J
Date	2018
Issuer or publisher	MOLA
Place of issue or publication	London



Fig 1 Site location



Fig 2 Location of excavated test pits

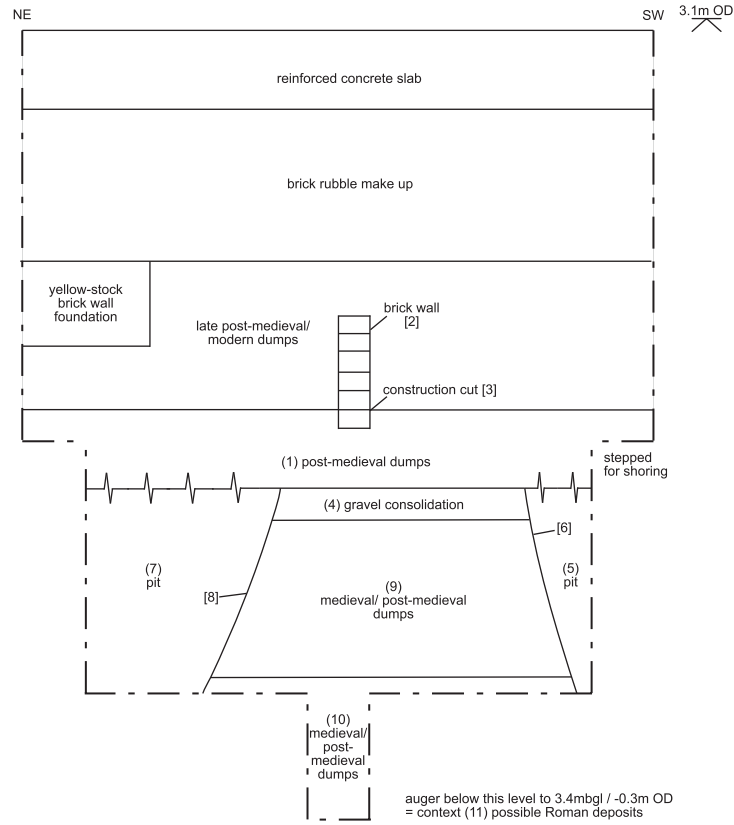


Fig 3 North-west facing section of Trench 1, scale 1:10

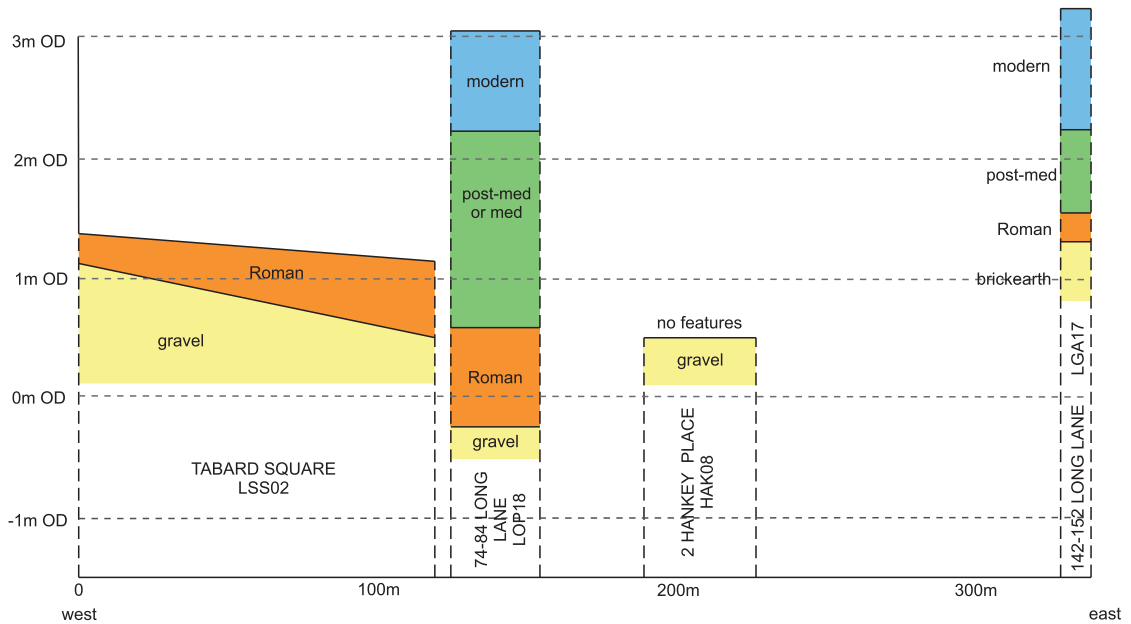


Fig 4 Approximate levels of archaeology from neighbouring sites

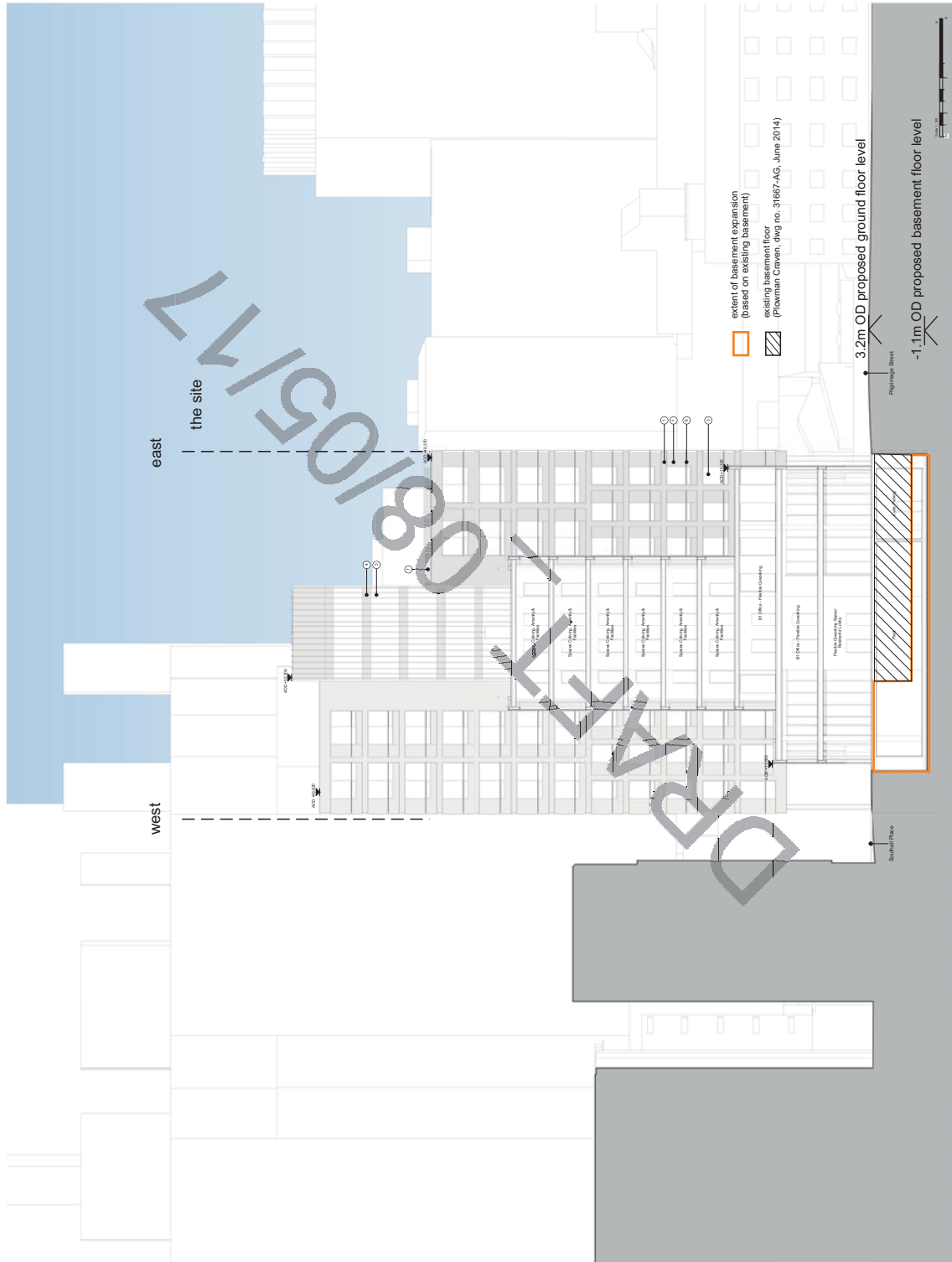


Fig 5 Proposed south-facing section showing basement floor (make architects, 1329, dwg no. P2252, dated 14/02/2017)