



2 HANKEY PLACE
BERMONDSEY
SE1

London Borough of Southwark
An archaeological evaluation report
April 2008



MUSEUM OF LONDON

Archaeology Service

2 HANKEY PLACE
BERMONDSEY
SE1

London Borough of Southwark
An archaeological evaluation report

Site Code: HAK08
National Grid Reference: 532745 179570

Project Manager	Derek Seeley
Reviewed by	Elaine Eastbury
Author	Aleksandra Cetera
Graphics	Gabby Rapson

Museum of London Archaeology Service
© Museum of London 2008
Mortimer Wheeler House, 46 Eagle Wharf Road, London N1
7ED
tel 020 7410 2200 fax 020 7410 2201
email molas@molas.org.uk
web www.molas.org.uk

Summary (non-technical)

This report presents the results of an archaeological evaluation carried out by the Museum of London Archaeology Service on the site of Hankey Place, London, SE1. The report was commissioned from MoLAS by Hankey Place Developments Ltd.

Work on the site was monitored on 7-8 April 2008.

Following the recommendations of the Southwark Archaeology Officer, two evaluation trenches were excavated on the site to provide archaeological information.

The results of the field evaluation have helped to refine the initial assessment of the archaeological potential of the site. Observations during the ground works have not revealed significant evidence of archaeological features or artefacts. Untruncated natural brickearth was recorded at 0.4m OD and sealed by dark, "marsh" soil up to 1.6m thick.

In the light of revised understanding of the archaeological potential of the site the report concludes that the proposed development will have minimal or no impact on any archaeological remains.

Contents

1	Introduction	1
1.1	Site background	1
1.2	Planning and legislative framework	1
1.3	Planning background	1
1.4	Origin and scope of the report	1
1.5	Aims and objectives	3
2	Topographical and historical background	5
2.1	Topography	5
2.2	Prehistoric	5
2.3	Roman	6
2.4	Saxon	7
2.5	Medieval	7
2.6	Post-medieval	7
3	The evaluation	10
3.1	Methodology	10
3.2	Results of the evaluation	11
3.3	Assessment of the evaluation	12
4	Archaeological potential	13
4.1	Realisation of original research aims	13
4.2	General discussion of potential	13
5	Proposed development impact and recommendations	14
6	Acknowledgements	15
7	Bibliography	15

8 NMR OASIS archaeological report form

17

List of Illustrations

Front cover: View of Southwark Chapel, looking south, 1870. Reproduced by kind permission of Southwark Local Studies Library.

Figure 1 Site Location.

Figure 2 Location of trenches.

Figure 3 Section 1, Trench 1.

Figure 4 Section 2, Trench 2.

Figure 5 Trench 1 (view from south end)

Figure 6 Wall [2], Trench 1.

Figure 7 Trench 2 (view from north end)

1 Introduction

1.1 Site background

The evaluation took place at the junction of Hankey Place and Manciple Street in the London Borough of Southwark, hereafter called 'the site'. It is bounded by Hankey Place to the south-east, Manciple Street to the south-west, Hankey Place Gardens to the north-west, and Daryngton House and Hankey House to the north-east.

The OS National Grid Ref. for centre of site is 532745 179570.

Modern street level adjacent to the site lies at 3.7m OD at the junction of Hankey Place and Manciple Street, gently sloping down to 3.2m OD at Long Lane to the north.

The site code is HAK08.

A desk-top *Archaeological desk top assessment* was previously prepared, which covers the whole area of the site (MoLAS, 2007). The *assessment* document should be referred to for information on the natural geology, archaeological and historical background of the site, and the initial interpretation of its archaeological potential.

An archaeological field evaluation, consisting of the investigation of two trenches, was carried out in 2008.

1.2 Planning and legislative framework

The legislative and planning framework in which the archaeological exercise took place was summarised in the *Method Statement* which formed the project design for the evaluation (see Section 1.2, MoLAS, 2008).

1.3 Planning background

Planning permission was granted to redevelop the site (07-AP-1650) with a residential scheme. An archaeological condition was attached to the consent and the brief from Southwark was for the evaluation of two trenches prior to the commencement of construction.

1.4 Origin and scope of the report

This report was commissioned by Hankey Place Developments Ltd and produced by the Museum of London Archaeology Service (MoLAS). The report has been prepared within the terms of the relevant standard specified by the Institute of Field Archaeologists (IFA, 2001).

Field evaluation, and the *Evaluation report* which comments on the results of that exercise, are defined in the most recent English Heritage guidelines (English Heritage, 1998) as intended to provide information about the archaeological resource in order to contribute to the:

- formulation of a strategy for the preservation or management of those remains; and/or
- formulation of an appropriate response or mitigation strategy to planning applications or other proposals which may adversely affect such archaeological remains, or enhance them; and/or
- formulation of a proposal for further archaeological investigations within a programme of research

The purpose of an archaeological field evaluation as defined by the Institute of Field Archaeologists (IFA, 2001) is to:

determine, as far as is reasonably possible, the nature of the archaeological resource within a specified area using appropriate methods and practices. These will satisfy the stated aims of the project, and comply with the Code of conduct, Code of approved practice for the regulation of contractual arrangements in field archaeology, and other relevant by-laws of the IFA.

The IFA Standard and Guidance goes on to define an archaeological field evaluation as:

a limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate.

It also notes that:

The purpose of field evaluation is to gain information about the archaeological resource within a given area or site (including presence or absence, character, extent, date, integrity, state of preservation and quality), in order to make an assessment of its merit in the appropriate context

The protection of archaeological sites is a material planning consideration. English Heritage Greater London Archaeology Advisory Service noted (1998) that

in the case of evaluation work the planning applicant should be aware that this is only the initial stage of investigation, carried out in support of a planning application to enable an informed decision. Evaluation will seek to define and characterise the archaeological remains on a site. Should significant archaeological remains be discovered and the proposed scheme has an impact on those remains, further archaeological work will be necessary, in the form of either a mitigation strategy for preservation in situ, full excavation or a combination of the two.

A field evaluation should thus augment any previous desk-based assessment, and provide all parties, particularly the Local Planning Authority, with sufficient material information upon which to base informed decisions incorporating adequate heritage safeguards.

A field evaluation will result in a detailed archive of information which can be used to answer archaeological research questions concerning the buried archaeological heritage of the area or site being investigated, either in support of a planning application or to discharge the relevant archaeological planning condition.

A field evaluation may therefore result in the need for further action and a further written scheme of investigation may be required in order to comply with the planning condition.

The evaluation will provide an assessment of damage already done to archaeological deposits by previous developments and actions on the site and will also provide an evaluation of the potential impact of the new proposals outlined in the planning application. The evaluation methodology will be in accordance with the advice set out in the Department of the Environment, *Planning Policy Guidance 16, Archaeology and Planning* (November, 1990) and will conform to the advice given in the English Heritage (London Region) *Archaeological Guidance Papers 1-5* (English Heritage, GLAAS, June 1998).

Finally, it should be noted that, as defined by English Heritage Greater London Archaeology Advisory Service (1998),

the objective [of field evaluations] is to define remains rather than totally remove them. Full excavation will therefore be confined to those deposits which have been agreed with the local Planning Authority archaeological advisor through a project design or site meeting. Within significant levels partial excavation, half-sectioning, the recovery of dating evidence, sampling and the cleaning and recording of structures will be preferable to full excavation.

Such excavation as takes place will *not be at expense of any structures, features or finds which might reasonably be considered to merit preservation in situ*

1.5 Aims and objectives

All research is undertaken within the priorities established in the Museum of London's *A research framework for London Archaeology*, 2002

The following research aims and objectives were established in the *Method Statement* for the evaluation (Section 2.2):

The limited nature of the proposed works and the archaeological evaluation makes it unreasonable to establish many specific archaeological research objectives. The archaeological brief is essentially limited to establishing the levels and nature of surviving archaeological deposits, and to ensure that the digging of evaluation pits does not involve unnecessary destruction of such deposits. Nevertheless, a few broad research questions can be outlined:

What are the earliest deposits identified?

Is there any evidence of prehistoric occupation or activity on the site?

Is there any evidence of Roman occupation or activity on the site?

Is there any evidence of post-medieval activity, such as plough soils and drainage ditches as shown on early maps of the area?

What are the latest deposits identified?

The results of observations obtained by carrying out the evaluation exercise will be used to gauge the extent and importance of archaeological survival. This information will be used in future stages of building design and construction programming, and to inform a decision on an application for planning consent.

2 Topographical and historical background

2.1 Topography

The site is located in a historically low-lying area approximately 800m south of the River Thames. British Geological Survey map sheet 270 shows the site at the northern edge of an area of terrace gravels, with alluvial deposits to the north. The results of previous investigations in the area suggest however that the site is located on the alluvial floodplain. The alluvial deposits are associated with the course of a former channel (known as the Neckinger channel) to the north of the site. The higher flood plain gravels to the south are capped in places by brickearth (an alluvial and/or loess deposit).

The development of Southwark has been influenced by both fluctuating water levels and the progressive build-up of deposits. Today much of the area overlies deep alluvial horizons, predominantly made up of clays and silts with some interleaving of sands, gravels and peat. The silts and clays were deposited following flooding, whereas the peat was formed under conditions of lowered mean sea level. Geologically these deposits are very recent, in some cases date from the medieval and early post-medieval periods. The peat deposits, which may contain both artefactual and palaeo-environmental evidence, were laid down during a Mid – Late Bronze Age marine regression.

Across parts of the floodplain a series of sand and gravel eyots (islands of higher ground) have been identified, surrounded by mudflats, marshland and channels and tributaries of the Thames. The precise topography of these environments would have changed as river levels fluctuated and have also been modified to some extent by human activities. Generally the eyots have a surface level above 1m OD, which rendered them less susceptible to changes in tidal levels, and therefore more suitable for early settlement and farming. The western edge of the Bermondsey eyot is located approximately 150m to the east of the site.

Evidence from nearby investigations appears to confirm the site's location on the floodplain to the south of the Neckinger channel. At Chaucer House, 100m to the west, natural sands and gravels were recorded at 1.10m OD at the south end of the site, sloping down to -0.20mOD to the north. At 34–70 Long Lane, c 140m north-west of the site, natural gravels were recorded at 1.15m OD. On that site, a channel containing alluvial deposits dated to at least the Late Bronze Age was recorded above the gravels.

2.2 Prehistoric

There are no known sites or finds of prehistoric date within the area of proposed development. Evidence of prehistoric activity has however been found in the vicinity; the limited nature of this evidence may partly reflect the restricted research aims of some earlier investigations..

At Tabard Square a layer of peat and alluvial sands in the west/central part of the site produced finds and flint tools of prehistoric date. At 34–70 Long Lane a channel containing alluvial deposits dated to at least the Bronze Age was recorded. At 32 Long Lane 210m to the north-west of the site, alluvial silts and peat deposits were recorded, indicating the edge of the palaeochannel beneath Long Lane to the north.

At Tabard Square there was some evidence of prehistoric agricultural activity in the form of ard marks. In the north of the site, a large spread of burnt bone and flint, possibly indicating a further zone of activity; in the west/central area of the site, prehistoric flint tools and pottery were also recovered.

As found at a number of locations on both sides of the River Thames, from the Bronze Age period onwards, timber structures and/or track ways were constructed across the marshland and channels in order to provide access across boggy areas between areas of higher ground. At 127 Long Lane a small timber and brushwood walkway was recorded over marsh deposits, although this has been interpreted as being of Roman date.

2.3 Roman

There are no known sites or finds of Roman date within the area of the site itself. However there is a considerable evidence of Roman activity within the study area. During this period, the site was located on the floodplain to the south of the Neckinger channel, in an area that is likely to have been marshy and periodically flooded. The Roman road known as Watling Street was located on higher ground approximately 120m to the south-west, close to the line of modern Tabard Street.

Excavations at Chaucer House revealed a road ditch aligned with Watling Street, with further drainage and boundary ditches similarly aligned to the north. A late 2nd-century inhumation was recorded cutting the roadside ditch.

More recently, excavation of a large site (approximately 1.2 hectares) at Tabard indicated that a large part of that site was dry land during the Roman period. A series of 1st-century clay and timber buildings was recorded here, with a variety of construction techniques represented; a number of walls were covered in painted plaster. Some of the buildings which lined Watling Street, may have had an industrial or commercial function; further buildings of cruder construction were located to the rear, together with ditches and gullies. A small number of cremation burials was also recorded to the rear of the properties. By the mid 2nd century, these buildings had been demolished and the area transformed by what has been interpreted as a temple complex or precinct. Structures within the precinct included two temples, a possible guest house (a small winged corridor villa) and plinths for three statues. A column and a ditch marked the edge of the precinct. An inscribed marble plaque found on the site, dedicated to the Romano-Celtic deity Mars Camulos, is likely to have originated from one of the temples. A revetted Roman ditch in the east of the site indicates that in some areas of the site the ground remained wet. Earlier evaluation work in the same area also revealed evidence of 3rd/4th century reclamation, with remains of a small wooden structure (possibly a small revetment or jetty) on the bank of the fluvial channel.

At 165 Great Dover Street excavations revealed a Roman roadside cemetery to the south of Watling Street. The cemetery was at its most extensive in the early 3rd century and indicated that construction of high status mausoleums and other burial structures extended about half a kilometre down Watling Street from the main settlement focus of Roman Southwark. A total of 25 inhumation burials and five cremations were recorded.

Several chance finds of Roman date are recorded on the SMR in the vicinity of the site, including a Roman jar found *c* 80m to the north, two cremations 120m to the south and an inhumation 150m to the south.

2.4 Saxon

There are no known sites or finds of Saxon date within the area of proposed development.

2.5 Medieval

There are no known sites or finds dated to the early medieval (AD410-1066) or later medieval (AD1066-1485) periods within the site itself, although there is evidence of medieval activity from sites in the surrounding areas. The medieval settlement of Southwark was concentrated to the north of the site, around the London Bridge area. There was some development along the riverfront by the time Domesday Book was compiled in 1086 when the area adjacent to the River was designated a 'Liberty' of autonomous monastic land.

Long Lane has medieval origins and was built to connect Bermondsey Abbey and Southwark. It was known as Long Lane by the 1430s (Carlin 1996, 31). The existence of this road provides an indication of the drainage and reclamation of this marshy area at least by the end of the medieval period. At Chaucer House a late medieval ditch and agricultural soil were recorded. Medieval plough soil was also recorded sealing Roman deposits at 127 Long Lane. Excavations at Tabard Square and 32 Long Lane also revealed evidence of drainage continuing into the medieval period. At Chaucer House remains of a late medieval chalk-walled building with two phases of tile hearth provide one of the few examples of structural remains from this period within the study area.

2.6 Post-medieval

From Tudor times up until the eighteenth century, Southwark became increasingly industrialised and was home to many industries which, because of their dangerous or noisy nature, were excluded from the City. Other trades flourished as a direct result of Southwark's riverside location. Previous excavations in the vicinity of the site have provided evidence for post-medieval housing, industry and land and water management. At Chaucer House there was evidence of 16th–17th century land reclamation and at 34–70 Long Lane a 17th century wooden stave floor and timber-lined pit were recorded. A brick-lined drain and a sequence of post-medieval clay extraction pits were recorded at Tabard Square. A possible tanning pit fill of 17th

century date was recorded at 127 Long Lane, with a possible industrial building of 19th/20th century date. Post-medieval garden soils and backyard features such as pits and wells have also been noted at several sites within the study area.

From the 17th century, cartographic sources give more detailed information regarding land use and development. Faithorne and Newcourt's map of 1658 is heavily distorted in comparison with later mapping, but the area of the site appears to be located in open fields to the rear of what is now Tabard Street, and Long Lane. The frontages of Tabard Street, (the main route to Kent), are shown as heavily developed, whilst only a small number of properties are shown at the western end of Long Lane. Much of the area to the north of Long Lane still seems to have been marshy at this time.

Morgan's map of 1682 shows a similar picture, with the site lying in an area of cultivated fields surrounded by drainage ditches and it is clear that some of these may have existed within the area of the site. Long Lane to the north and Kent Street (now Tabard Street) to the south are now named.

Rocque's map of 1746 shows a little more detail, with the area of the site still shown as open ground. There is further development on the Long Lane frontage, with a number of alleyways leading off to the south and in the area to the east of the site are several buildings, a tenter ground, and a linear feature which could be a pond or a wide ditch. In the surrounding area are cultivated fields and orchards, with drainage ditches still evident. Much of the area to the south of the site (to the rear of Kent Street) is occupied by orchards.

By the time of Horwood's map of 1813 the road that was later to become Hankey Place is shown for the first time, though it is unnamed and its southern end apparently not yet completed. The area to the south of the site has changed significantly, with development spreading back from Kent Street over the areas that were formerly orchards. The new side roads off Kent Street are lined with terraced houses with garden plots to the rear. A large part of the site itself is occupied by what appears to be a row of seven houses located at the St George's parish boundary and the Southwark Chapel (a Wesleyan chapel), which was opened in 1809, is shown for the first time immediately to the north-east of the site. The lease of the ground for the new chapel had been secured in 1808 and this, together with the ground on which the Minister's House and schools were afterwards erected, was converted into freehold in 1842 (Beasley 1990).

The chapel had a burial ground to the west; from cartographic evidence, the southern corner of the burial ground appears to be contiguous with the northern limit of the site, but not to extend into it. The burial ground is shown as a disused graveyard on the Ordnance survey 1st edition map of 1872. In 1896, the disused burial ground is described as covering an area of 900 square yards, and a place 'where the chief ornament is a hen-coop amongst the tumbling tombstones' (Basil-Homes, 1896, 147).

Renovations were carried out at the chapel in 1866. The Ordnance Survey 1st and 2nd edition maps of 1872 and 1894 appear to show a slightly larger chapel with the rear of the building extending right up to the parish boundary (apparently just extending into the area of the site), and a school building attached to the south-east. These later

depictions could however merely represent a more accurate outline plan of the chapel than that shown on Horwood's map. The street in which the chapel is located is named Chapel Place. Further alterations were made to the chapel after 1889. The chapel finally closed in 1918 (Beasley 1990) and (based on references in local trade directories) appears to have been demolished by about 1925. The same two maps show St Stephen's Church located to the south of the site, at the centre of St Stephen's Square. The terraced houses and rear yards/gardens which fall within the area of the site form the northern side of the square.

The Ordnance Survey map of 1914 shows no change either within the area of the site or its immediate surroundings. However, in the early decades of the 20th century, there were significant changes. The areas of terraced housing both on and to the south of the site were demolished and the north side of St Stephen's Square was widened to create Manciple Street which now lies immediately to the south of the site. The slum terraces were replaced by Tabard Gardens, a London County Council (LCC) housing estate, planned in 1910 and opened in 1916 (Cherry and Pevsner 2002, 597).

The changes described above can be seen on the Ordnance Survey 5ft to 1 mile maps revised to 1938 and 1946. By 1938, Chapel Place had been renamed Hankey Place, and its southern end diverted to join Manciple Street opposite St Stephen's Place. The former burial ground to the north of the site had become Hankey Place Garden. The site itself is occupied by the two existing 2-storey brick buildings on the site, with a lighter structure between. The London County Council bomb damage maps indicate that the buildings suffered 'blast damage, minor in nature' during World War 2. The two buildings are labelled on the Goad fire insurance map of 1967 as a builder's workshop and stores on Manciple Street, and offices fronting onto Hankey Place; a timber store is located between them.

The Ordnance Survey map of 1969 shows the two brick buildings only and the layout of the site has remained unchanged until the present. Hankey Place Gardens (the former burial ground to the north of the site) is by this time shown with a more formal layout.

3 The evaluation

3.1 Methodology

All archaeological excavation and monitoring during the evaluation was carried out in accordance with the preceding *Method Statement* (MoLAS, 2008), and the *MoLAS Archaeological Site Manual* (MoLAS, 2007).

The site was cleared to the made up ground by the contractors.

2 evaluation trenches were excavated on site and backfilled after recording.

Trenches were excavated by machine by the contractors, and monitored by a Senior Archaeologist from MoLAS.

The locations of evaluation trenches were recorded by the MoLAS survey team using a GPS system. This information was then plotted onto the OS grid.

The site levels were observed with an automatic level and 5m staff by using a benchmark located by the MoLAS surveying team. The reduced value of this benchmark was 3.55m OD.

A written and drawn record of all archaeological deposits encountered was made in accordance with the principles set out in the MoLAS site recording manual (MoLAS, 1994).

The site has produced: 1 trench location plan; 2 section drawings and 3 photographs. In addition a box of finds was recovered from the site.

The site finds and records can be found under the site code HAK08 in the MoL archive.

3.2 Results of the evaluation

For trench locations see Fig 2.

<i>Evaluation Trench 1</i>	
Location	Northern end of site
Dimensions	5m by 2m; depth: 1.8m (with sondage cut: 3m)
Modern ground level	3.40-3.56m OD
Base of modern fill	2.80m OD
Depth of archaeological deposits seen	c 2.40m deep
Base of trench	1.60m OD (with sondage:0.40 m OD)
Natural observed	0.45m OD

Trench 1 was located in the northern part of the site. It was orientated south-north, and measured 5m by 2m and was 1.8m deep. A sondage cut was excavated along the length of the trench to reach the natural layers, deepening the trench up to 3m.

The earliest encountered deposit was natural gravel at 0.45m OD.

The gravel was sealed by a thick deposit of black, “muddy” soil, deposit (1), 1.4m thick and it was found at 2m OD.

It comprised fairly compacted silty sand with an addition of plant roots, chalk brick fragments and post-medieval pottery dated to 1835-1860.

The building material (tiles and brick fragments) was concentrated in the upper part of the deposit. Also decomposed remnants of wooden planks/platform were visible in the west facing section on the surface of the deposit. These were however too fragile to recover.

Above was a poorly preserved brick wall (2) foundation (Figure 6 Wall [2], Trench 1.), first located in the north end of trench at 2.80m OD. It was c 1m high and extended for c 1m inside the trench, occupying its northern section. The bricks within the wall were of bright orange and red colour, and the bonding material was greenish-grey, light powdery mortar. Lowest course of the brickwork was founded on a layer of crude cobbles.

The wall extended beyond the limit of excavations.

Covering all was a layer of brown-grey sandy “garden” soil (3) of medium-loose consistence, first recorded at 2.84m OD. This layer contained no artefacts and sealed the whole trench area.

On top of all was a modern make-up ground layer, 0.5m thick and comprising mainly of modern building material mixed with sand.

<i>Evaluation Trench 2</i>	
Location	Southern end of site
Dimensions	5.50m by 2m; depth: 1.7m (with sondage cut; 3m)
Modern ground level	3.32m OD-3.41m OD
Base of modern fill	2.90m OD
Depth of archaeological deposits seen	2.5m deep
Base of trench	1.71m OD (with sondage: 0.41m OD)
Natural observed	0.40m OD

Trench 2 was located in the southern end of the site. It was orientated north-south and measured 5.5m by 2m, and 1.7m of depth. A sondage cut was performed in the middle of the trench base to record natural levels. The sondage enlarged the depth of trench to 3m.

The earliest recorded deposit was natural brickearth found at 0.4m OD.

Overlying this was a deposit of dark, “muddy” soil, c. 1.6m thick, recorded at 2.01m OD. This deposit comprised fairly compacted silty sand with an addition of plant roots, chalk, brick fragments and oyster shells, and was similar to deposit (1) located in Trench 1.

No finds were recovered from this deposit.

Sealing it was a layer of brown-grey sandy “garden” soil of medium-loose consistence, first recorded at 2.91m OD. This layer contained no artefacts and sealed the whole trench area, as deposit (3) in Trench 1.

On top of all was a modern make-up ground layer, 0.5m thick and comprising mainly modern building material mixed with sand.

3.3 Assessment of the evaluation

GLAAS guidelines (English Heritage, 1998) require an assessment of the success of the evaluation ‘in order to illustrate what level of confidence can be placed on the information which will provide the basis of the mitigation strategy’.

In the case of this site the evaluation trenches provided a broad, representative view across the area due to be affected by the development.

Within both trenches natural deposits (brick earth and gravels) were found under the “marsh” deposits at c 0.4m OD. These natural deposits had not been disturbed by previous agricultural or industrial activities. This suggests that all human activity in the area occurred over reclaimed “marsh” deposits.

A high degree of confidence can be placed on the evaluation results.

4 Archaeological potential

4.1 Realisation of original research aims

1. *What are the earliest deposits identified?*

The earliest deposits identified are natural gravels and brickearth found in Trench 1 and Trench 2 respectively. Both were recorded at the depth of c 0.4m OD.

Lack of brickearth cover over the gravel in Trench 1 suggests the alluvium processes causing deposits slope towards the river to the north.

2. *Is there any evidence of prehistoric occupation or activity on the site?*

No evidence of prehistoric activity was found on the site.

3. *Is there any evidence of Roman occupation or activity on the site?*

No evidence of possible Roman activity was identified within the excavated trenches.

4. *Is there any evidence of post-medieval activity, such as plough soils and drainage ditches as shown on early maps of the area?*

There is a slight evidence of possible post medieval activities on the site. This is shown by a layer of “marsh” soil running across the site. This layer, being probably a reclaimed marshland 1.40-1.60m thick, contained not only “organic” remains as root, oyster shells and wood fragments, but also human-made artefacts (pottery, glass, ceramic building material) used in the household.

5. *What are the latest deposits identified?*

The latest deposit identified was modern make-up/ground levelling sand mixed with concrete and brick rubble, 0.5m thick and covering the whole area of the site.

4.2 General discussion of potential

The evaluation has shown that the potential for survival of ancient ground surfaces (horizontal archaeological stratification) on the site is low. There is also small potential for survival of cut features due to late post-medieval land reclamation processes and the industrial character of modern activity that might have removed previous remains.

5 Proposed development impact and recommendations

The proposed redevelopment at Hankey Place involves construction of new apartments and town houses arranged over three separate blocks.

The impact of the development on any surviving archaeological deposits will be low as the development will not involve basement construction and the piles affect less than 2% of the site area.

However this report concludes that the site has little archaeological potential as no significant archaeological deposits were observed.

On this basis MoLAS recommends that no further work is necessary.

The decision on the appropriate archaeological response to the deposits revealed within rests with the Local Planning Authority and their designated archaeological advisor.

6 Acknowledgements

The author would like to thank Hankey Place Developments Ltd for commissioning the evaluation and Morton Construction Ltd for their assistance with the site work.

7 Bibliography

Dunwoodie, L: *A Desk-top based assessment, 2 Hankey Place*. MoLAS, 2008

A method Statement for Archaeological Evaluation. MoLAS, 2007

Corporation of London Department of Planning and Transportation, 2004 *Planning Advice Note 3: Archaeology in the City of London, Archaeology Guidance*, London

Cultural Heritage Committee of the Council of Europe, 2000 *Code of Good Practice On Archaeological Heritage in Urban Development Policies; adopted at the 15th plenary session in Strasbourg on 8-10 March 2000* (CC-PAT [99] 18 rev 3)

Department of the Environment, 1990 *Planning Policy Guidance 16, Archaeology and Planning*

English Heritage, 1991 *Exploring Our Past, Strategies for the Archaeology of England*

English Heritage, May 1998 *Capital Archaeology. Strategies for sustaining the historic legacy of a world city*

English Heritage, 1991 *Management of Archaeological Projects (MAP2)*

English Heritage Greater London Archaeology Advisory Service, June 1998 *Archaeological Guidance Papers 1-5*

English Heritage Greater London Archaeology Advisory Service, May 1999 *Archaeological Guidance Papers 6*

Institute of Field Archaeologists, (IFA), 2001 *By-Laws, Standards and Policy Statements of the Institute of Field Archaeologists*, (rev. 2001), *Standard and guidance: field evaluation*

Institute of Field Archaeologists (IFA), supplement 2001, *By-Laws, Standards and Policy Statements of the Institute of Field Archaeologists: Standards and guidance – the collection, documentation conservation and research of archaeological materials*

Museum of London, 1994 *Archaeological Site Manual 3rd edition*

Museum of London, 2002 *A research framework for London archaeology 2002*

Schofield, J, with Maloney, C, (eds), 1998 *Archaeology in the City of London 1907-1991: a guide to records of excavations by the Museum of London and its predecessors*, Archaeol Gazetteer Ser Vol 1, London

Thompson, A, Westman A, and Dyson, T (eds), 1998 *Archaeology in Greater London 1965-90: a guide to records of excavations by the Museum of London*, Archaeol Gazetteer Ser Vol 2, London

8 NMR OASIS archaeological report form

8.1 OASIS ID: molas1-41707

Project details

Project name 2 Hankey Place, Bermondsey, London SE1

Short description of the project Two archaeological trenches were excavated on the site. No archaeological features or structural remains were present. Untruncated brickerarth was recorded at 0.4m OD and sealed by dark, marsh soil up to 1.6m thick.

Project dates Start: 07-04-2008 End: 08-04-2008

Previous/future work No / Not known

Any associated project reference codes HAK08 - Sitecode

Type of project Field evaluation

Site status None

Current Land use Residential 1 - General Residential

Methods & techniques 'Targeted Trenches'

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

Prompt Planning condition

Position in the planning process Not known / Not recorded

Project location

Country England

Site location GREATER LONDON SOUTHWARK BERMONDSEY
ROTHERHITHE AND SOUTHWARK 2 Hankey Place

Postcode SE1

Study area 280.00 Square metres

Site coordinates TQ 32745 79570 51.4989612841 -0.08737797209450 51 29 56
N 000 05 14 W Point

Height OD Min: 0.40m Max: 3.70m

Project creators

Name of Organisation MoLAS

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

Project design originator MoLAS

Project director/manager Stewart Hoad, Derek Seeley, Paul Falcini

Project supervisor Alex Cetera

Name of sponsor/funding body Hankey Place Developments Ltd

Project archives

Physical Archive Exists? No

Digital Archive Exists? No

Paper Archive Exists? No

Project bibliography

1
Grey literature (unpublished document/manuscript)

Publication type
Title 2 Hankey Place

Author(s)/Editor(s) Cetera, A

Date 2008

Issuer or publisher MoLAS

Place of issue or London
publication

Description Spiral bound with figures

Entered by Elaine Eastbury (eeastbury@molass.org.uk)

Entered on 2 May 2008

9 OASIS:

Please e-mail [English Heritage](#) for OASIS help and advice

© ADS 1996-2006 Created by [Jo Gilham and Jen Mitcham, email](#) Last modified Friday 3 February 2006

Cite only: <http://ads.ahds.ac.uk/oasis/print.cfm> for this page

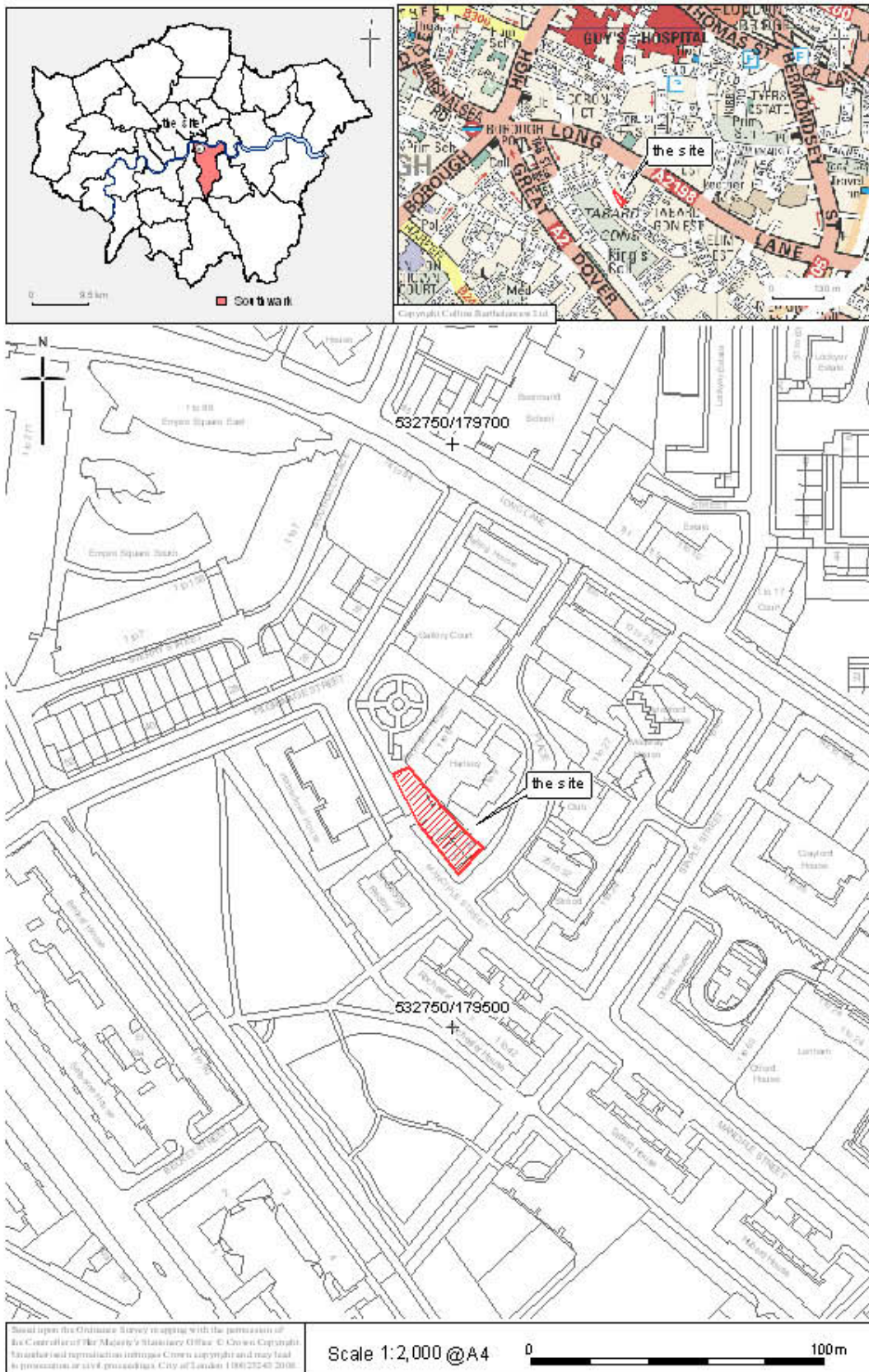
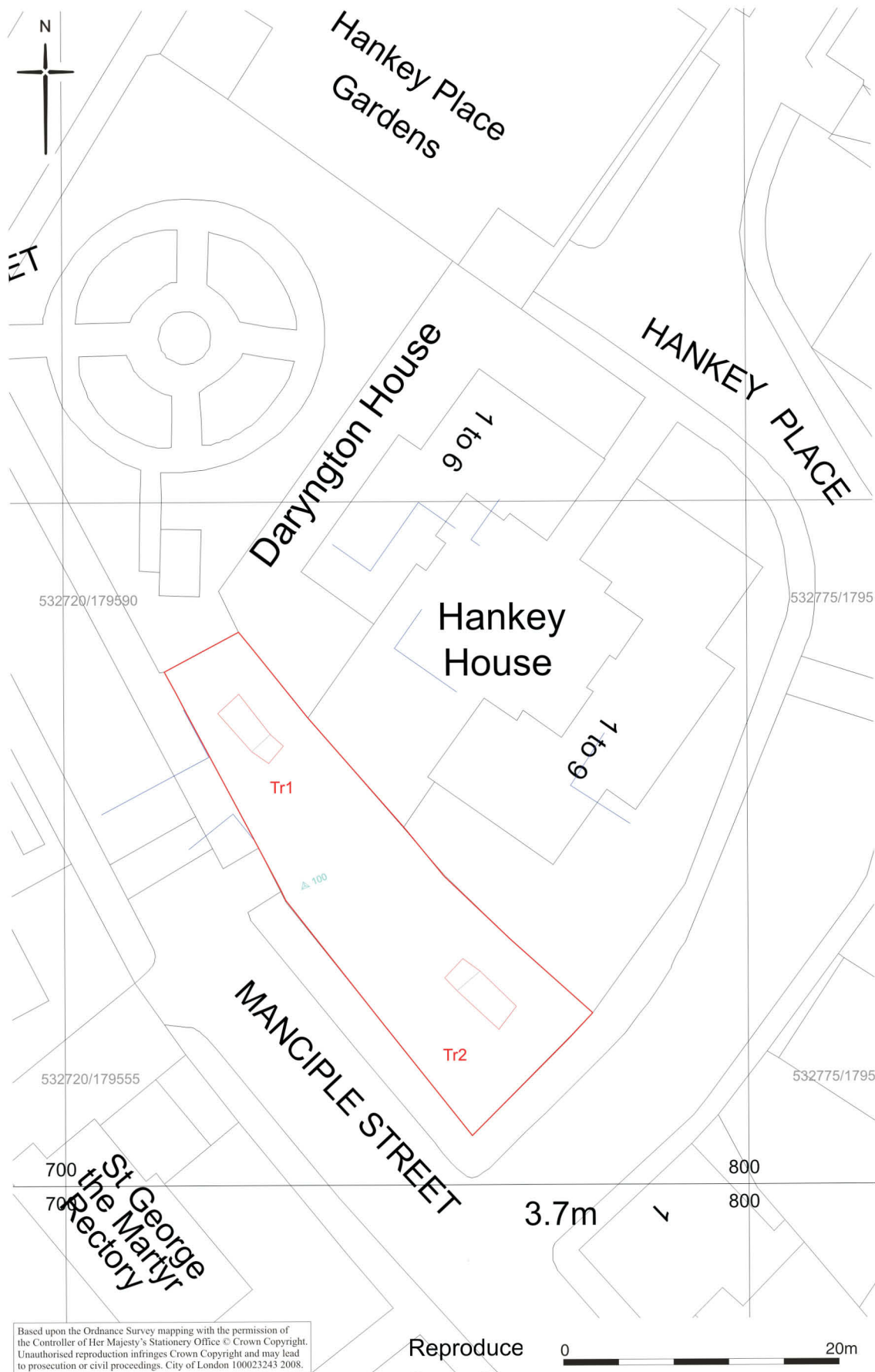


Fig 1 Location map



Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. City of London 100023243 2008.

Reproduce

0 20m

Fig 2 Location of trenches

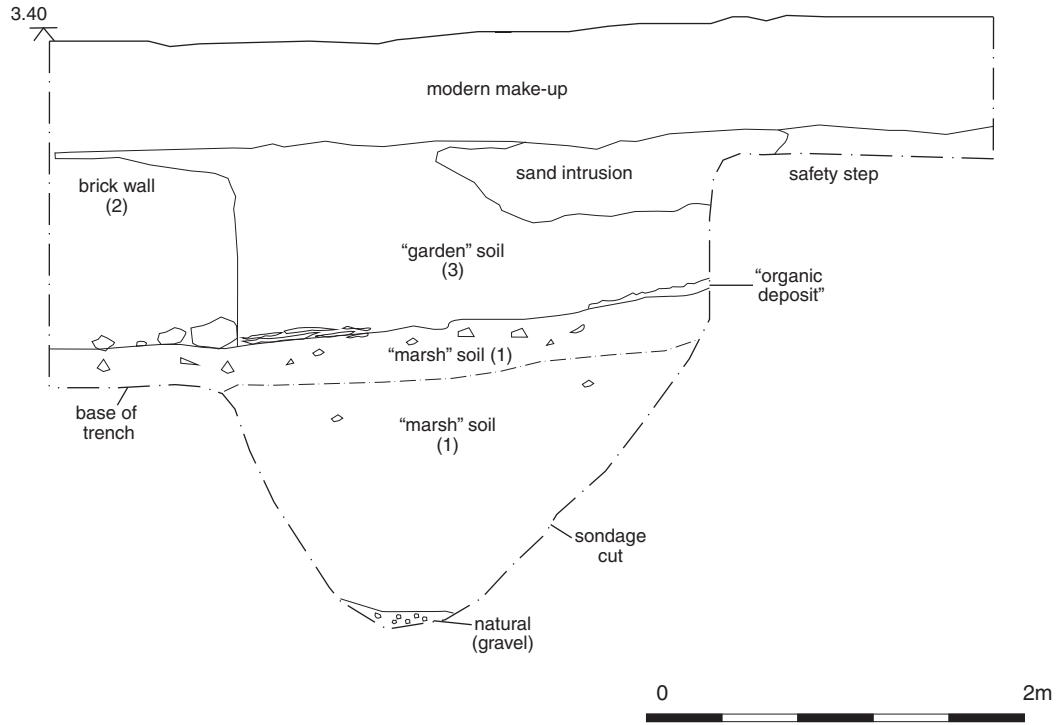


Fig 3 W-facing section 1, trench 1

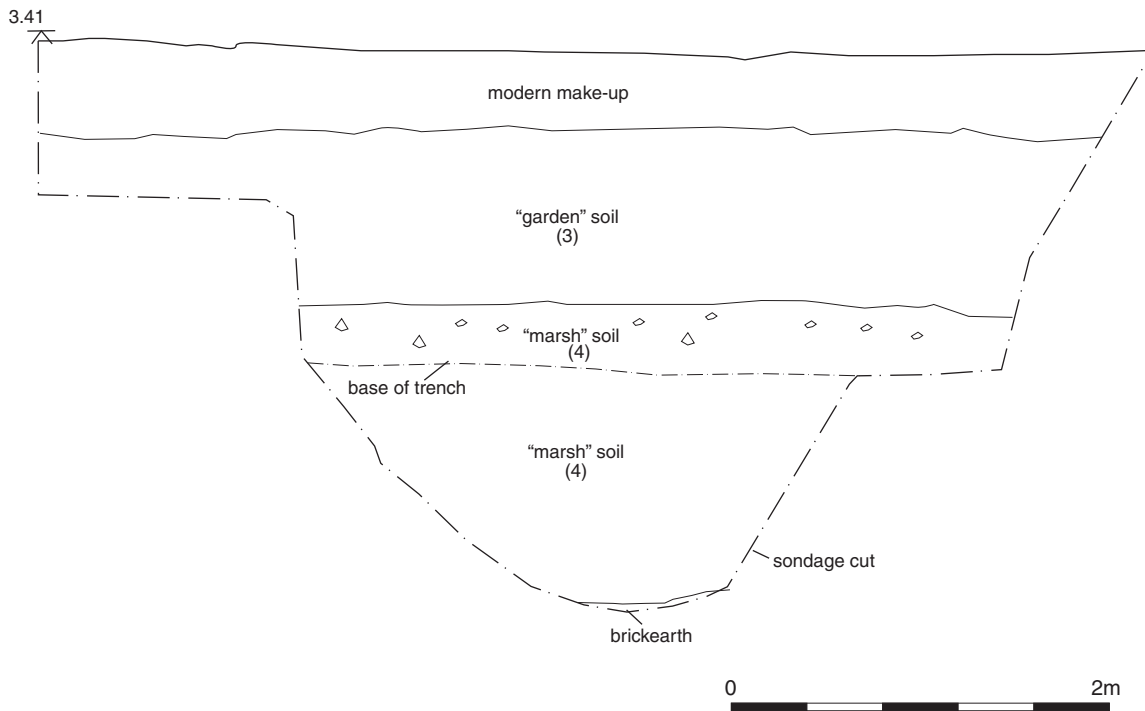


Fig 4 W-facing section 2, trench 2



Fig 5 Trench 1 (View from S end)



Fig 6 Wall (2) trench 1



Fig 7 Trench 2 (View from N end)