

**Land to the Rear of 258  
Old Kent Road, London**

**Historic Environment  
Desk Based  
Assessment**

Client: ARCADEMY

AB Heritage Project No:10945

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## Land to the Rear of 258 Old Kent Road, London Historic Environment Desk Based Assessment

**Client** arcademy  
**Project Number** 10945  
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## EXECUTIVE SUMMARY

AB Heritage has been commissioned by arcademy to produce a Historic Environment Desk Based Assessment to cover a proposed development on land to the Rear of 258 Old Kent Road, London.

The known heritage features within the surrounding 250m study area and the wider landscape represent a landscape which has been settled in from Prehistoric period onwards. The Prehistoric and Roman activity in the area is evident from the nearby Bermondsey lake APZ [**AB 1**], within which significant records of preserved ancient organic remains are located beyond the study area; and the Old Kent Road APZ [**AB 6**] on the former alignment of the Watling Street Roman road, which covers the proposed development site.

Taking into consideration the known and potential archaeological resource identified in this report, along with the past impacts of a succession of development within the site boundary, it has been concluded that there is a low - medium potential for the recovery of archaeological deposits, which may relate to the known Prehistoric and Roman activity surrounding the site. The proposal is considered likely to cause a Low impact upon the potential landscape-wide archaeological resource. The importance of the type of features which may be impacted upon as a result of the proposed development are currently unknown, however, it is reasonable to suggest that the resulting in a significance of effect would be Minor Adverse (in line with Table 3).

It has therefore been recommended that an Archaeological Watching Brief is undertaken during the initial groundworks which involve the removal of the existing ground surface, in order to determine whether any features of archaeological significance survive. If no such features be found, no further works are suggested in advance of the subsequent insertion of the tension piles.

All recommendations are subject to the approval of the from the Senior Planner Archaeology, Southwark Council.

## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by arcademy to produce a Historic Environment Desk-Based Assessment covering a proposed development on land to the rear of 258 Old Kent Road, Southwark, SE1 5UB.
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

### **1.2 Site Location & Description**

- 1.2.1 The proposed development site covers c. 0.02ha ha fronting onto Madron Street, Southwark. The site is bound on all sides by additional structures fronting onto Madron Street or Old Kent Road to the north. The existing development consist of a vehicle workshop / garage.

### **1.3 Geology & Topography**

- 1.3.1 The proposed development site lies upon the clays, silts, and sands of the Lambeth Group bedrock geology. This was formed in a local environment dominated by swamps, estuaries and deltas, 56 to 66 million years ago.
- 1.3.2 The superficial deposits are of the Kempton Park Gravel Formation, consisting of sands and gravels which were formed up to 2 million years ago in a local environment previously dominated by rivers (BGS 2016a).
- 1.3.3 The site lies at c. 1m above OD.

### **1.4 Proposed Development**

- 1.4.1 The proposed development consists of plans to demolish the existing structures at the site, and construct a new four storey residential building. Current plans indicate that the existing concrete slab will be removed and the ground level will be lowered as part of the foundation scheme, which includes the insertion of tension piles.

## 2. AIMS & METHODOLOGY

2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.

2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Aims of Works

2.2.1 The assessment has been carried out, in regards to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (December 2014).

2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.2.3 The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The GLHER Commercial dataset search reference number for this project is 12834. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, including the National Heritage List For England;
- A site-walk over was undertaken on the 17<sup>th</sup> October 2016;
- A visit to the London Metropolitan Archive on the 17<sup>th</sup> October 2016;
- Additional relevant documentary and online historic sources;

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the GLHER;
- Readily accessible information on the site's history from readily available historic maps and photographs held at the London Metropolitan Archive;

- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;

2.2.5 The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

### **2.3 Consultation & Study Area**

2.3.1 During consultation, Gillian King (Senior Planner Archaeology, Chief Executive's Department, Southwark Planning) agreed with Zoe Edwards (Assistant Heritage Consultant; AB Heritage) that a 250m study area for the project would be sufficient. Ms King also requested some general description of the broader Prehistoric and Roman landscape context of the site.

### **2.4 Methodology of Works**

2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## **2.5 Impact Assessment Criteria**

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of

Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

**Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate**

## 2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of arcademy, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

### **3. PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Introduction**

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

#### **3.2 Statutory Protection for Heritage Assets**

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

#### **3.3 National Planning Policy**

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### **3.4 The London Plan 2011: Historic Environment and Landscapes, with March 2016 alterations**

#### *Policy 7.8: Heritage Assets and Archaeology*

- 3.4.1 This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s heritage assets, whether designated or non-designated.
- 3.4.2 Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.
- 3.4.3 Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

### **3.5 Local Planning Policy**

- 3.5.1 The Council is reviewing the Southwark Plan and Core Strategy to prepare a local plan called the New Southwark Plan. This new plan will set out the regeneration strategy from 2017 to 2033 and will also be used to make decisions on planning applications. The preparation of the

New Southwark Plan has now reached the 'Preferred Option' stage. The relevant policies contained in the Southwark Core Strategy and Southwark Plan are outlined below:

*Southwark Core Strategy, 2011*

*Strategic Policy 12 – Design and Conservation*

- 3.5.2 This policy specifies that there is an expectation for all developments to conserve or enhance the significance of Southwark's heritage assets, their settings, and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites, and scheduled monuments.

*The Southwark Plan, 2007*

*Policy 3.15 – Conservation of the Historic Environment*

- 3.5.3 The policy specifies that development proposals should seek to enhance and preserve the special interest or historic character or appearance of Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.
- 3.5.4 It is stated that planning proposals that have an adverse effect on the historic environment will not be permitted.

*Policy 3.19 – Archaeology*

- 3.5.5 Planning applications affecting sites within Archaeological Priority Zone (APZs, also known as Archaeological Priority Areas (APAs)) shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

## 4. CULTURAL HERITAGE RESOURCE BASELINE

### 4.1 Known Cultural Heritage Assets

#### *Within the Proposed Development Site*

4.1.1 There are two known cultural heritage features which encompass the area of the proposed development site. These consist of:

- The Old Kent Road Archaeological Priority Zone (APZ) [AB 6], which has been highlighted by the local authority for its potential to contain features associated with the supposed former route of the Watling Street Roman road between London and Canterbury; and
- The North Southwark Main Historic Landscape Character Area [AB 23], which characterises an area of 1945 – 2006 housing amongst towers and low-rise buildings.

#### *Within the Study Area*

- 4.1.2 The known cultural heritage features within study area surrounding the proposed development site cover all time periods, and represent a landscape which has been occupied by a succession of inhabitants, or in some cases just visitors, from the Prehistoric onwards.
- 4.1.3 A potential for the presence of ancient organic material has been highlighted in the area of the Bermondsey Lake APZ [AB 1], c.80m north-east of the site boundary, in which previous works have uncovered a number of finds and features this date [AB 2 - 4]. A number of multi-period sites [AB 3 – 5 & 12] have revealed evidence of settlement in the area in the Prehistoric, Roman and Post Medieval periods, which of course has been continued into the present day.
- 4.1.4 The Medieval period is also represented by the known site of a former bridge [AB 13], c.200m south-east of the proposed development site.

### 4.2 Previous Works in the Study Area

- 4.2.1 A number of previous archaeological works have been undertaken within the study area. Examples include the evaluation and subsequent excavation of the land now occupied by the Tesco superstore c. 100m east of the proposed development site, which revealed features of multiple periods including Prehistoric flints and Roman features [AB 3] with a possible association with the former Roman road in the area [AB 6].
- 4.2.2 Watching briefs in the area have also identified features of various dates, such as Post Medieval garden soils [AB 17] and Victorian buildings showing evidence of bomb damage [AB 5].

### 4.3 Palaeoenvironmental Evidence

- 4.3.1 The proposed development site lies c. 80m south-west of the boundary of the Bermondsey Lake APZ [AB 1], which is known to have the potential to contain preserved organic materials within alluvial deposits of former water channels associated with the River Thames. The proximity of the proposed development site to the boundary of this area may indicate that

similar preservative deposits may be present within the proposed development site, although this is unconfirmed.

- 4.3.2 A search of the British Geological Survey borehole surveys identified no previous borehole surveys undertaken within the site boundary (BGS 2016b).

#### **4.4 Archaeology & History Background**

##### Prehistoric (c. 500, 000 BC – AD 43)

- 4.4.1 Human activity in Southwark is evidenced from the early Prehistoric onwards, when the area was encompassed by birch and pine forests in the south, and low lying, marshy areas in the north. The channel of the River Thames was much wider at this time, and consisted of numerous small channels intersected by sandy islands (Southwark Council, 2000).
- 4.4.2 Previous archaeological works in Southwark have uncovered significant sites of flint assemblages, such as that of a Mesolithic seasonal settlement site, c. 1km south-east of the proposed development site where a B&Q store now stands, and the temporary camp and flint assemblage found at Marlborough Grove, c. 800m east-south-east of the site, on the former shore of the Bermondsey Lake.
- 4.4.3 Evidence for Bronze Age settlement, agricultural activity and ritual deposition is also evident within Southwark, with sites such as the former Bricklayers' Arms Goods Yard c. 500m north-west of the site, where a rare preserved timber platform was discovered. In relatively close-proximity to this site is the Tesco superstore, where pre-development evaluation and subsequent excavation identified a multi-phase site including a Prehistoric phase [AB 3], c. 100m east of the proposed development site. This was represented by residual struck flints in association with alluvial sands and gravels, suggestive of a settlement adjacent to a former river channel. These sites lie within the area of the Bermondsey Lake APZ [AB 1], which has been highlighted for its potential to contain preserved ancient organic material; the southern boundary of which is located c. 80m north-east of the proposed development site.
- 4.4.4 Further evidence of Prehistoric settlement was found c. 70m east of the site boundary on the Old Kent Road, where flints, daub, and a hearth were recorded during excavation alongside other contemporary artefacts [AB 2].

##### Roman (c. AD 43 – AD 410)

- 4.4.5 The landscape of Southwark remained a series of low-lying, sandy islands amongst the channels of the River Thames into the Roman period. A bridge, c. 2km to the north-north-west of the site, provided a route across the river to what became the Roman provincial capital of Britain by the 2nd century AD, in the area of the modern day City of London. By this time, Roman settlement in Southwark is thought to have covered an area of c. 20-24 hectares (Southwark Council, 2000). Evidence of this settlement includes roundhouses and buildings with painted wall plaster, wells and other buildings made from clay bricks with tiled floors, along with stone buildings with mosaic floors and heating systems at Park Street and Clink Street c. 2km to the north-west of the proposed development site (Southwark Council, 2016).
- 4.4.6 Riverborne and cross-country trade through the capital were supported by a network of Roman roads across south-east England (Southwark Council, 2016). This included the Watling Street Roman road between London and Canterbury, which is suggested to have had

a similar route to the current Old Kent Road which is c. 20m north-east of the site boundary. The area highlighted for its potential to contain features relating to this Roman road is highlighted by the Old Kent Road APZ [**AB 6**] which encompasses the full extent of the proposed development site. Investigations on Great Dover Street, at c. 1.2km north-west of the proposed development site revealed 'important new evidence of burials and structures associated with a Roman roadside cemetery' along the former route of this road (MoLAS 2000).

Medieval (AD 410 – AD 1536)

- 4.4.7 While surviving evidence for early Medieval activity within Southwark is sparse, the area is known to have been occupied. The village of Peckham, located c. 2km to the south of the site, is thought to have early Medieval origins, while findspots in Bermondsey, c. 1.5km to the north-east of the site, suggest Anglo-Saxon activity in the wider area.
- 4.4.8 Southwark was fortified during the 9th century to provide defence during Viking raids, and is recorded under the name of '*Suthringa geweorche*' in the Burghal Hidage of the 10th century, meaning 'the defensive work of the men of Surrey' (Johnson 1969, 7).
- 4.4.9 During the Medieval period, much of the surrounding area was owned by the Bishops of Winchester. Despite ribbon development along the southern banks of the River Thames the majority of the northern area of Southwark remained as fields until the 17<sup>th</sup> century, and subsequently as forest in the southern regions until the 18<sup>th</sup> century (*ibid* & Edwards 1820).
- 4.4.10 Within the study area, this period is represented by one known feature, consisting of the site of a bridge [**AB 13**] over a former stream c. 200m south-east of the site.

The Post Medieval Period (AD 1537 – AD 1800)

- 4.4.11 Industries such as the tanning, clay pipe manufacturing, and glassmaking had developed in Southwark by the 18<sup>th</sup> century. Due to their noisy and dangerous nature, they had been excluded from the city by legislation due to its riverside location. This riverside location also allowed ship building to become a major industry in the region. The construction of Blackfriars Bridge in 1769 and Southwark Bridge in 1819 were essential to the expansion of Southwark and its industries throughout the Post Medieval, and into the modern period (Southwark Council, 2000).
- 4.4.12 The known features recorded within the study area indicate that this was a residential area, with the majority of the features relating to remnants of former buildings and back gardens [**AB 5 & 17**] c. 175m to the south of the site.
- 4.4.13 A street of 18 houses [**AB 14**] of this date survive on Surrey Square c. 200m north-west of the site boundary, which now hold Grade II Listed status.

Modern Period (AD 1901 – present)

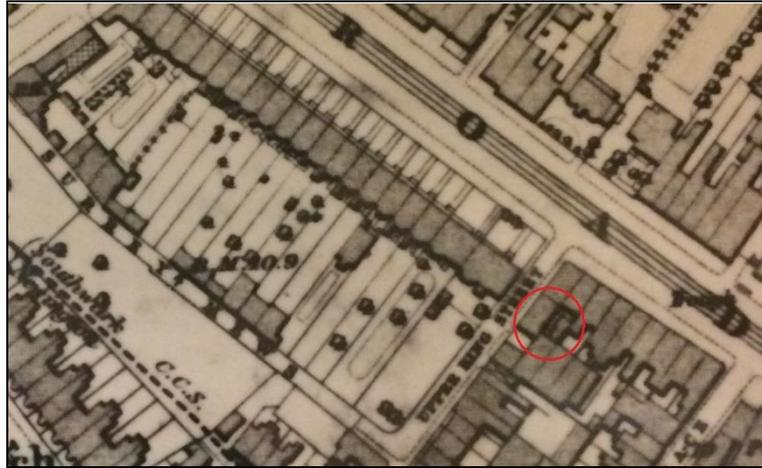
- 4.4.14 Improvements in transportation in the 19<sup>th</sup> century further facilitated the development of industry and trade in Southwark. Examples of transport advances include the construction of the Grand Surrey Canal located c. 600m to the south of the site, and the construction of the South Eastern Railway during the 1860s which passed the proposed development site c. 300m to the north. With the expanding population, residential developments and a number of public amenity buildings were constructed in the region, including the All Saints Church [**AB**

22] c. 200m west of the site, and a Grade II Listed building c. 150m south-east of the site, which originally serviced as a Fire Station [AB 21] in the early 20<sup>th</sup> century.

- 4.4.15 This residential character is supported by the North Southwark Main HLC [AB 23] assigned to the area, which outlines an area of residential development between 1945 and 2006 amongst low-rise buildings and towers, in an area which was formerly of mixed-use.
- 4.4.16 During the latter half of the 20<sup>th</sup> century, the region went through a decline in prosperity and subsequently saw the loss of many of the traditional industries that had flourished during the Post Medieval. The transport links in the region also went into decline, with closures of some railway stations on the South Eastern Railway, and the draining and closure of the Grand Surrey Canal during the 1960s and 1970s.
- 4.4.17 During the Second World War Southwark suffered significant bomb damage, which is evident in the high number of buildings that were destroyed or damaged beyond repair in the London Bomb Damage Maps covering the area (Ward 2015). However, there is no known evidence to suggest that the proposed development site suffered any damage during the Blitz.

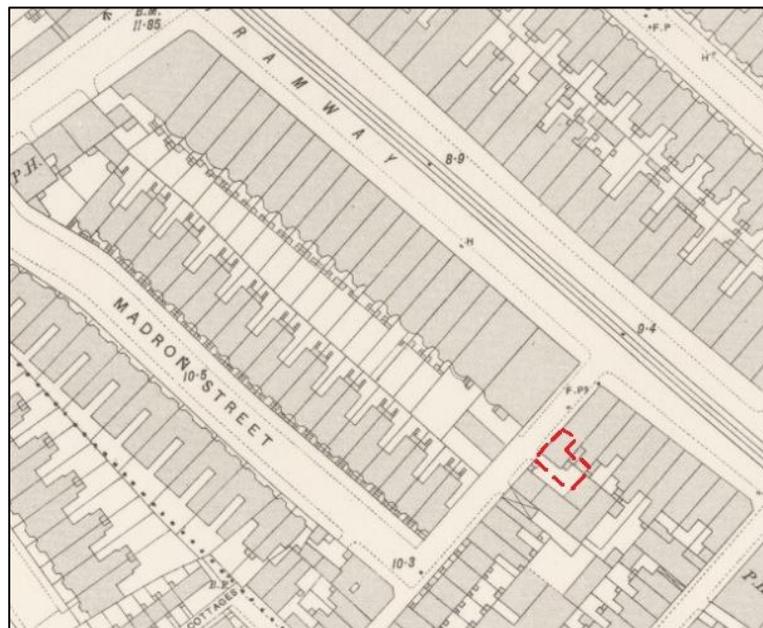
## 4.5 Historic Map Sources

- 4.5.1 The earliest map showing the proposed development site in any detail is J Cross's 1835 New Plan of London. This map shows that the road layout in the mid-19<sup>th</sup> century has similarities to that of the present day, although additional roads and buildings have since been added. The proposed development site is shown as vacant, but adjacent to a rectangular building to the south, of unknown purpose. The road at the location of the present day Madron Street, on the north-west of the site, was at this time Surrey Place.
- 4.5.2 By the time of Critchley's 1846 New Plan of London, the part of the former Surrey Place which was immediately north-west of the site boundary became part of Kings Street, which was formerly separated to the south-west of Surrey Place. No buildings are shown at the location of the site at this time.
- 4.5.3 The late 19<sup>th</sup> century First Edition OS Map covering this area shows that King Street has now been separated from the road of the proposed development site. The road north-east of the site boundary is now Upper Kings Street, with Surrey Mews to the north (Plate 1). The area surrounding the proposed development site is primarily occupied by terraced houses, although the type of building within the approximate site boundary is uncertain. These buildings are not considered to be significant and are therefore not treated as heritage assets as part of this report.



**Plate 1: 1st Ed. OS Map, showing approx. location of the proposed development site outlined in red**

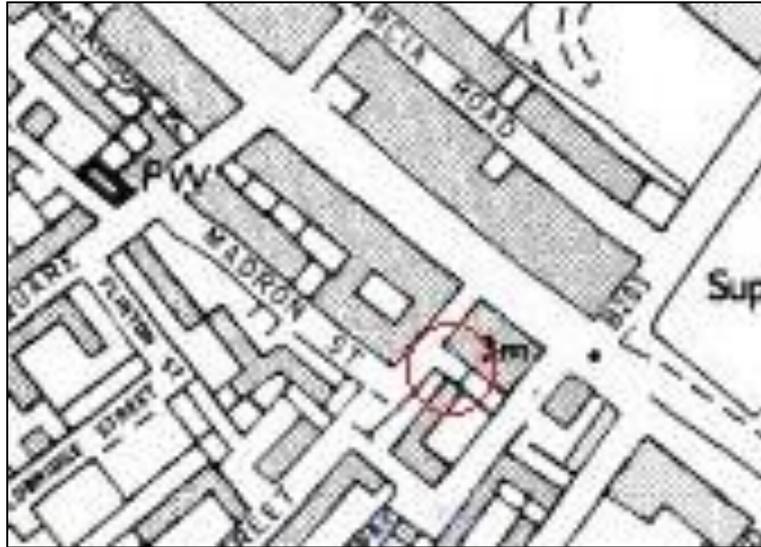
- 4.5.4 The OS Map of 1895 (Plate 2) shows that the road adjacent to the proposed development site had become Madron Street, along with the former road named Surrey Mews. The buildings within the site boundary appear to have changed, and some partial demolition has taken place to form some open space to the south and east of the buildings. Again, these buildings are not considered to be significant and are therefore not treated as heritage assets.



**Plate 2: 1895 OS Map, showing approx. location of the proposed development site outlined in red**

- 4.5.5 The OS Edition of 1916 shows that the cleared space within the site boundary has been occupied by what appears to be a new rectangular building of unknown purpose. The road adjacent to the site has re-joined the former King Street to the south-west, and become Kingslake Street.

- 4.5.6 The London Bomb Damage Map which is based on the 1916 Edition OS shows that while almost all of the buildings on Madron Street were damaged during the Blitz, the proposed development site was not affected.
- 4.5.7 Historic maps through the 20<sup>th</sup> century show gradual change within the site boundary of new structures and phases of open space. By the time of the 1995 OS map, the area of the proposed development site is occupied by what appears to be part of a larger building on Old Kent Road. It is therefore apparent that the existing form and use of the site was established within the past 20 years.



**Plate 3: 1995 OS Map, showing approx. location of the proposed development site outlined in red**

## **4.6 Site Visit**

- 4.6.1 A site visit was undertaken by Andy Buckley on the 17<sup>th</sup> October 2016. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.6.2 The proposed development site is currently occupied by a vehicle workshop / garage. The structures are of brick and appear to have been constructed upon a concrete slab.



**Photo 1: View of the site from Madron Street**

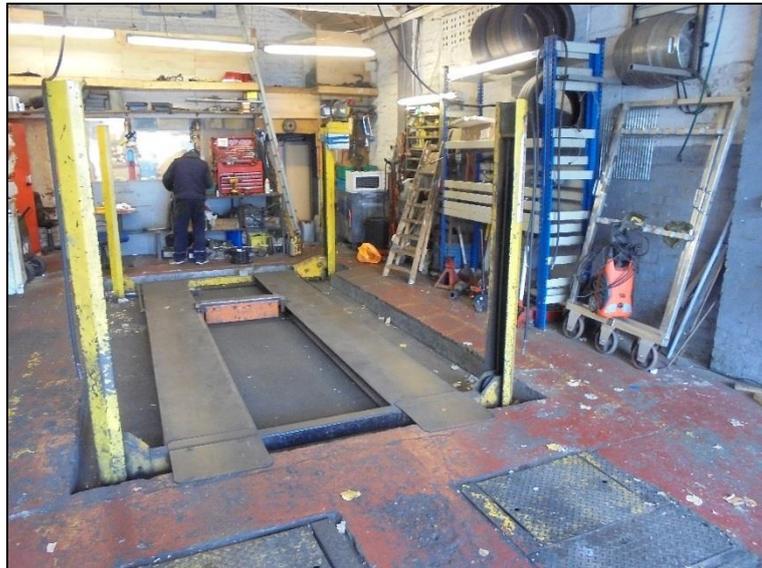


**Photo 2: View into the site from Madron Street**



**Photo 3: View inside the garage**

- 4.6.3 There is a rectangular cut beneath the surface of the concrete in the workshop for vehicle repairs. This appears to have been made in an area artificially raised above the true ground surface.



**Photo 4: Raised internal space with vehicle repair cut**

- 4.6.4 Drains and manhole covers indicate that there may be services running beneath the proposed development site.

## 5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

### 5.1 Known Cultural Heritage Resource

- 5.1.1 The known cultural heritage features within the study area cover all time periods, and represent a landscape that has been in use from the early Prehistoric period onwards.
- 5.1.2 The site lies within the Old Kent Road APZ [**AB 6**], which is designated for its *potential* (see below) to contain archaeological features related to the Watling Street Roman Road (Section 5.3). In addition, the site is located c. 80m to the south-west of the Bermondsey Lake APZ [**AB 1**], within which there is evidence for Prehistoric activity in the study area, and records of preserved organic material c. 500m north-west of the site.
- 5.1.3 In relation to built heritage, the site lies within a HLC [**AB 23**], characterised by 1945 – 2006 housing, which is considered to be of Local Importance (Table 1). There are also three statutory designated features within the study area [**AB 14, 15 & 21**], including a group Listing of eighteen 18<sup>th</sup> century houses on Surrey Square, c. 200m north-west of the site.

### 5.2 Past Impact Within the Site Boundary

- 5.2.1 Past impacts within the proposed development site are likely to relate to the former historic buildings that have been identified within the site boundary on historic maps. While these buildings are not considered to be of any historic significance, the construction and demolition of them may have caused some impact to the potential archaeological resource.
- 5.2.2 The nature of the existing structure at the proposed development site is not perceived to have contributed any significant additional impact to the potential archaeological resource within the site boundary.

### 5.3 Potential Archaeological Resource

- 5.3.1 Taking into account the potential resource within the area, alongside the fact that there may have been some past impact on any surviving below ground archaeological resource, it is concluded that there is a low – medium potential for the recovery of complex / significant below ground deposits.
- 5.3.2 Should such remains survive, they are most likely to be associated with the Prehistoric / Roman activity identified in the surrounding study area and the wider landscape of Southwark. The nature, extent, form, function and significance of any such features that may survive is currently unknown. However, any such features are likely to be a small component of the much larger Prehistoric – Roman landscape that is evident in the surrounding area (e.g. features associated with either a small geographic part of Watling Street Roman road [**AB 6**] or the wider surrounding Prehistoric landscape).

### 5.4 Predicted Impact of Proposed Development

- 5.4.1 The proposed development consists of plans to demolish the existing structures at the site, and construct a new four storey residential building. Current plans indicate that groundworks will include lowering the existing ground level and the insertion of tension piles.

- 5.4.2 The proposal is therefore likely to result in a Low Impact on the potential archaeological resource (Table 2), which relates to the baseline condition of an archaeological or heritage receptor being altered to 'to a slight degree'. This would most likely result in a Minor Adverse Significance of Effect (Table 3), subject to the determination of the importance of any potential remains.

## **5.5 Outline Recommendations**

- 5.5.1 It is advised that an Archaeological Watching Brief be undertaken during the initial groundworks that removes the existing ground surface, in order to determine whether any features of archaeological significance survive. Should no such features be found, no further works are suggested in advance of the subsequent insertion of the tension piles.
- 5.5.2 All recommendations are subject to the approval of the from the Senior Planner Archaeology, Southwark Council.

## 6. REFERENCES

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## Appendices

## Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the GLHER, and other sources within the 250m study area.

### Abbreviations

NGR - National Grid Reference

LB – Listed Building

HLC - Historic Landscape Character Area

MLO – GLHER monument prefix

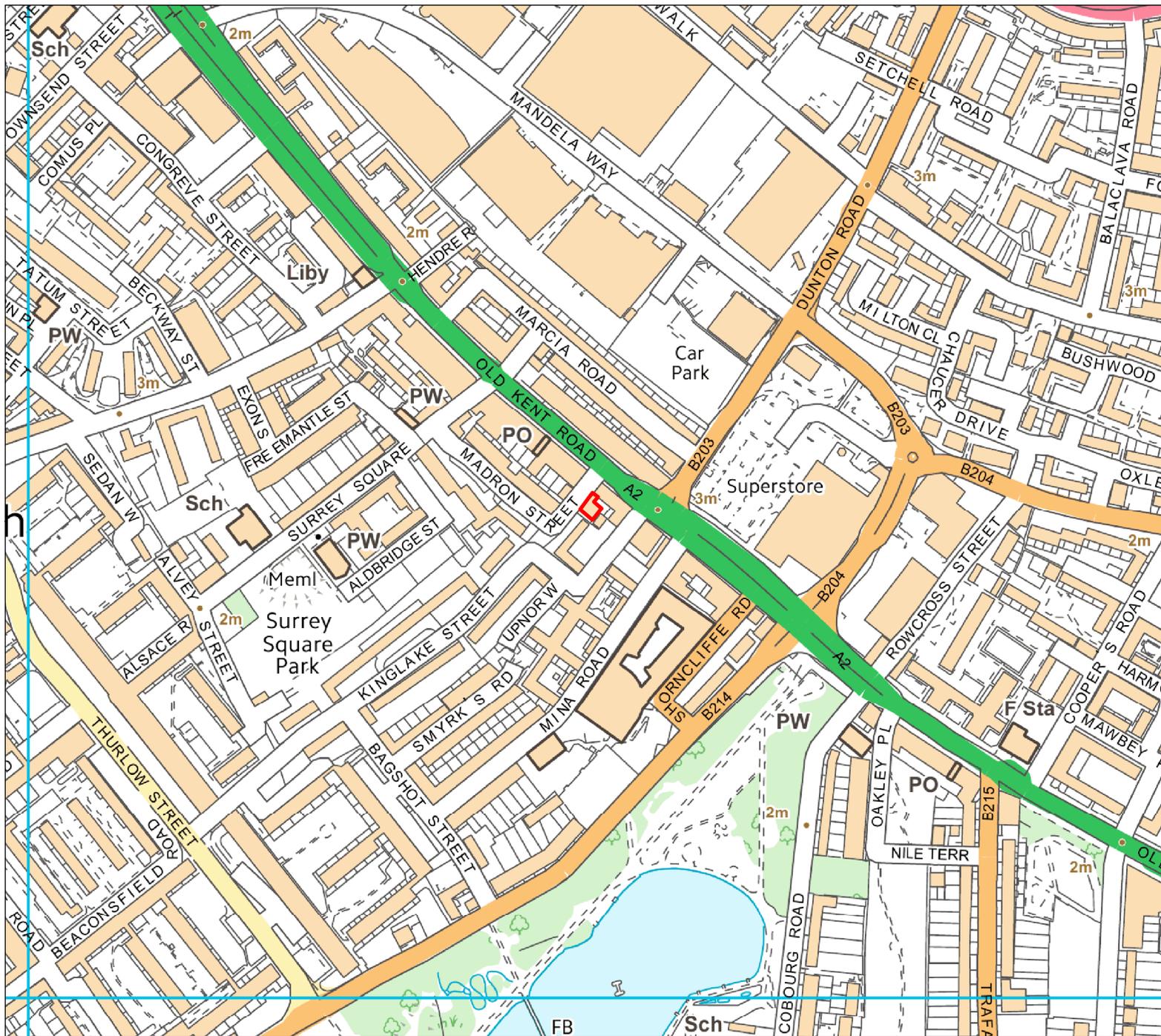
ELO – GLHER event prefix

APZ - Archaeological Priority Zone

AB No.	Period	Monument Type	Name / Description	Status	NGR	Reference No.
1	Prehistoric	APA	The Bermondsey Lake Archaeological Priority Zone. This is thought to have been occupied by the ancient River Thames, which existed as a series of small water channels that separated small sand and gravel islands, which may now hold the preserved remains of ancient organic artefacts.	APA	AREA	DLO35764
2	Prehistoric - Roman	Monument	Finds of Prehistoric flints, pottery, daub, animal bone, and a hearth and gully were found during excavation at 281 - 443 Old Kent Road in 1990, along with a Roman ditch.		TQ 3356 7839	091332/00/00, 091333/00/00
3	Prehistoric, Roman & Post Medieval	Monument	Investigations at Old Kent Road/Dunton Road/Humphrey Street/Mandela Way - Tesco Superstore site. Evaluation and subsequent excavation revealed Roman linear ditches in apparent alignment with the former route of the Roman Road, cutting naturally deposited alluvial sands and gravels. Prehistoric residual struck flints were also found in Roman and Post Medieval contexts, suggesting Prehistoric settlement associated with the former water channel. The excavations also revealed Post Medieval features including pits, wall foundations and dump layers.		TQ 3364 7838	MLO62921, MLO62927, ELO10572, ELO10579, ELO10581
4	Prehistoric, Roman & Medieval	Monument	A watching brief and excavation at 281 - 442 Old Kent Road/Rowcross Street/Humphrey Street/Rolls Road revealed two ditches of Roman date. Finds from these ditches included a residual flint flake and blade of Neolithic date, as well as small fragments of Roman roofing tile. Fragments of Roman and Medieval tile were also found in the fill.		TQ 3370 7830	MLO58518
5	Prehistoric, Roman & Modern	Monument	A waterlogged Prehistoric & Roman landscape identified during a site assessment on a marshy area at 14 - 38 Albany Road. Features included several gullies of Iron Age and Roman date, a Roman path of rubble and pottery, and remains of Victorian buildings with WW2 bomb damage, and evidence of flooding and streams.		TQ 3358 7825	091270/00/00, 091377/00/00, 091490/00/00, 091491/00/00, 091492/00/00

6	Roman	APA	The Old Kent Road Archaeological Priority Zone, on the supposed alignment of the Watling Street Roman road.	APA	AREA	DLO35767
7	Roman	Monument	A Roman sculpture of the two-faced heads (of Janus?) was found at the St Thomas Watering Place in the 17th century, close to a possible terminus or gateway to a Roman building		TQ 3544 7763	090221/00/00
8	Roman	Monument	A section of gravel surface thought to be part of Watling Street Roman Road, found in Surrey Square, behind All Saints Church)		TQ 3325 7835	091070/00/00
9	Roman	Monument	A Roman burial found at the Dun Cow, 279 Old Kent Road, in c. 1917.		TQ 3354 7844	090538/00/00
10	Roman	Findspot	Reports of Roman urns, ampullae and other artefacts in the gardens on the right side of St Thomas Watering Place, going south		TQ 3365 7832	090226/00/00
11	Roman	Monument	A Roman ditch and possible 'Maori handclub' found during a trial excavation at Hendre Road		TQ 3335 7862	092272/00/00
12	Roman, Post Medieval & Modern	Monument	A watching brief at 205 - 209 Old Kent Road identified a post-glacial sedimentary sequence followed by a Roman soil with Samian and sand-tempered pottery. The top of the soil was reworked by Post-Medieval digging over to get rid 18th century ash and nightsoil, incorporating glass from the Castle inn. This was succeeded by a sand make-up dump which had 19th century ginger beer bottles in it.		TQ 33350 78590	MLO76278, MLO77729
13	Medieval	Monument	The site of a Medieval bridge over a stream at the St Thomas Watering Place, Old Kent Road. Gravel, chalk blocks, and 3 arches were exposed in a pipe trench in 1934.		TQ 3365 7832	091074/00/00
14	Post Medieval	Building	Grade II Listed Buildings at Nos 20 - 54 Surrey Square (18 houses) and attached railings. The buildings in this grouped Listing are dated to 1793-4 with some partial rebuilding.	Grade II LB	TQ 33297 78466	DLO27343, 471368
15	Post Medieval	Pavement	A late 18th centry raised, stepped stone pavement above street level, fronting the terrace which forms the west side of Surrey Square, Nos 20-54 (even)	Grade II LB	TQ 33297 78466	DLO27344, 471369
16	Post Medieval	Monument	The Earl's Sluice is recorded as a water course in use up to 1746. This may have been formed as a remnant of the Roman water system, as identified in a DBA in the area		TQ 3350 7820	092740/00/00

17	Post Medieval - Modern	Monument	Excavations at 281 - 443 Old Kent Road revealed Post Medieval ditches and evidence of agricultural / horticultural activity, with evidence of 19th century buildings.		TQ 3356 7839	091334/00/00
18	Modern	Made Ground	Modern cut features and made ground discovered during a watching brief at 221 - 223 Old Kent Road		TQ 33390 78562	MLO98106, ELO6087
19	Modern	Monument	A watching brief revealed the cellar of a house that would have fronted Albany Road, and associated garden soil, at 14 - 38 Albany Street / Old Kent Road		TQ 33589 78276	MLO71090, ELO10616
20	Modern	Event	An archaeological evaluation at Mina Road (Walworth Academy) identified only features relating to the development of Mina Road and the terraced houses in the 19th century. Other features were structural and probably related to the 20th century tannery.		TQ 33530 78301	ELO8597
21	Modern	Building	A Grade II Listed former Fire Station on Old Kent Road, dating to 1903-4. Materials include red brick with Portland Stone dressings; slate mansard roof with dormers; brick ridge and lateral stacks with stone bands and corncicing.	Grade II LB	TQ 33598 78333	DLO27142, 471148
22	Modern	Building	All Saints Church, built 1959 on Aldbridge Street		TQ 334 784	Pastscape UID 528258
23	Modern	HLC	The North Southwark Main Historic Landscape Character Area, characterised by 1945 - 2006 housing, and towers and low rise buildings in a formerly mixed-use area.		AREA	1035



Legend  
 Site Boundary

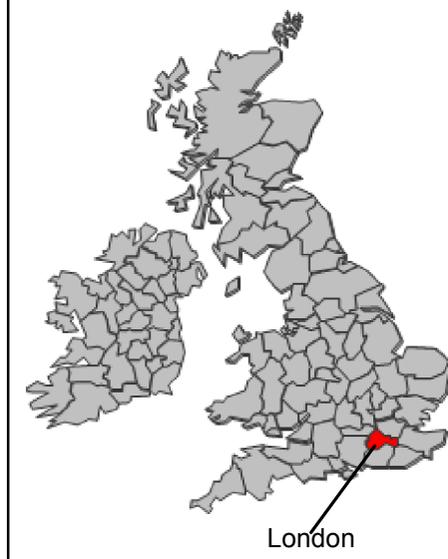


Figure 1: Site Location

Project: Land to the Rear of 258 Old Kent Road

Date: 11/10/16    Job Number: 10945

Drawn by: PB    Approved by: ZE



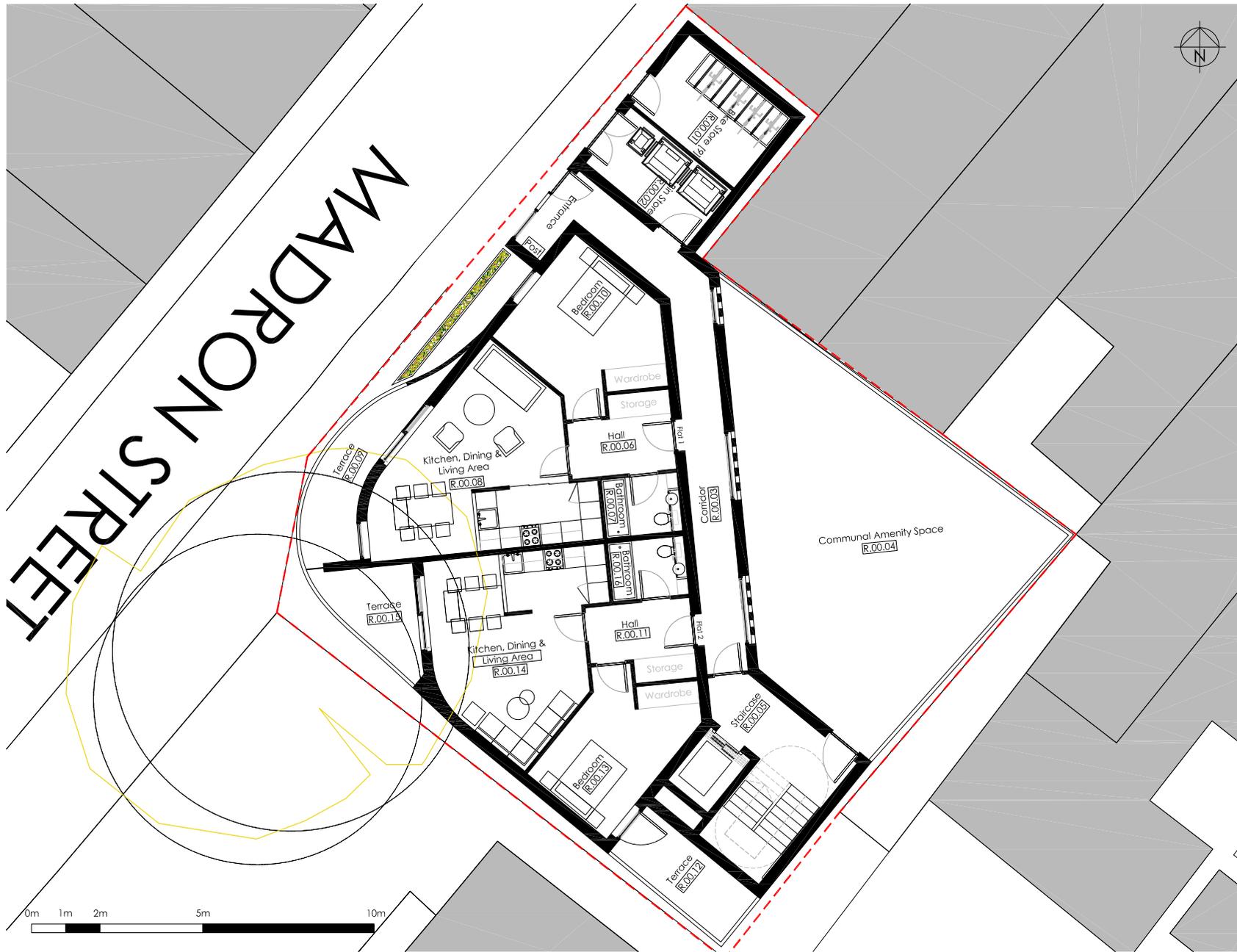


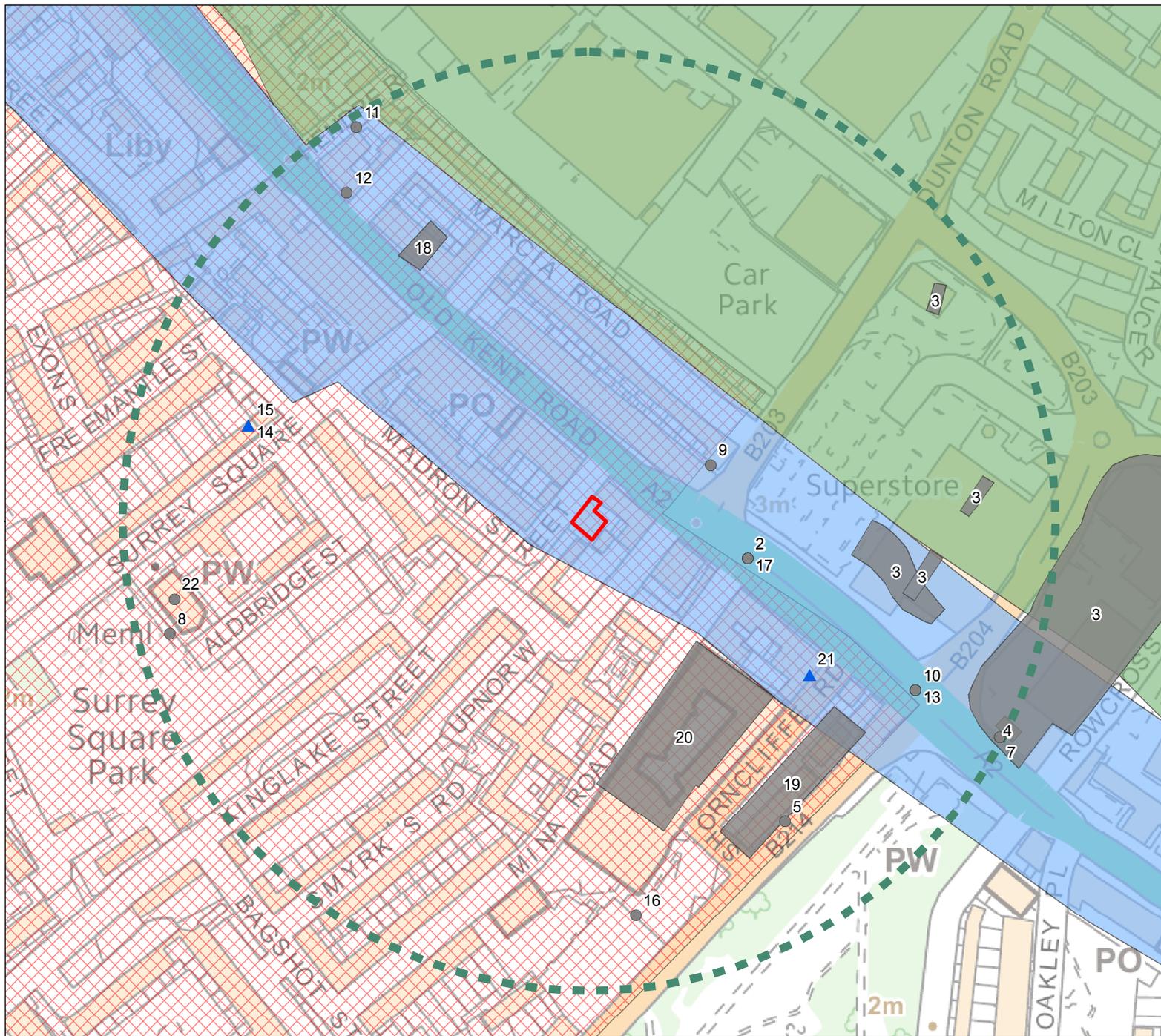
Figure 2: Proposed Ground Floor Plan

Project: Rear of 258 Old Kent Road

Job Number: 10945

Drawing supplied by client, dated 12/08/16





**Legend**

- ▲ Listed Building
- Monument Point
- Monument Area
- Bermondsey Lake APZ [AB 1]
- Old Kent Road APZ [AB 23]
- North Southwalk Main HLC [AB 23]
- Site Boundary
- 250m Study Area

APZ: Archaeological Priority Zone  
 HLC: Historic Landscape Character Area

**Figure 3: Map of Cultural Heritage Features**

Project: Land to the Rear of 258 Old Kent Road

Date: 21/10/16    Job Number: 10945

Drawn by: PB    Approved by: ZE





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