

CAMBERWELL UNION

**BURGESS BUSINESS PARK
SE5**

**HISTORIC ENVIRONMENT ASSESSMENT
AUGUST 2018**

**Camberwell Union, Burgess Business Park
Camberwell
London
SE5**

London Borough of Southwark

Historic Environment Assessment

NGR 532957 177427

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Museum of London Archaeology is a company limited by guarantee

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Contents

<u>Executive summary</u>	<u>1</u>
<u>1 Introduction</u>	<u>2</u>
1.1 Origin and scope of the report	2
1.2 Designated heritage assets	2
1.3 Aims and objectives	2
<u>2 Methodology and sources consulted</u>	<u>4</u>
2.1 Sources	4
2.2 Methodology	4
2.3 Assumptions and limitations	5
<u>3 Site location, topography and geology</u>	<u>6</u>
3.1 Site location	6
3.2 Topography	6
3.3 Geology	6
<u>4 Archaeological and historical background</u>	<u>8</u>
4.1 Overview of past investigations	8
4.2 Chronological summary	8
<u>5 Statement of significance</u>	<u>12</u>
5.1 Introduction	12
5.2 Factors affecting archaeological survival	12
5.3 Archaeological potential and significance	13
<u>6 Impact of proposals</u>	<u>14</u>
6.1 Proposals	14
6.2 Implications	14
<u>7 Conclusion and recommendations</u>	<u>15</u>
<u>8 Gazetteer of known historic environment assets</u>	<u>16</u>
<u>9 Planning framework</u>	<u>21</u>
9.1 National Planning Policy Framework	21
9.2 Greater London regional policy	23
9.3 Local planning policy	23
<u>10 Determining significance</u>	<u>27</u>
<u>11 Non-archaeological constraints</u>	<u>28</u>
<u>12 Glossary</u>	<u>29</u>
<u>13 Bibliography</u>	<u>31</u>
13.1 Published and documentary sources	31
13.2 Other Sources	31
13.3 Cartographic sources	32
13.4 Available site survey information checklist	32

Figures

Cover: Ordnance Survey 2nd edition 25": mile map of 1896 (not to scale)

- Fig 1 Site location*
- Fig 2 Historic environment features map*
- Fig 3 Geology map (BGS digital data)*
- Fig 4 Rocque's map of 1746*
- Fig 5 Greenwood's map of 1824–26*
- Fig 6 Camberwell Tithe map of 1837 (Southwark Local History Library and Archive ref. 912.421 64 F(LS))*
- Fig 7 Stanford's map of 1862*
- Fig 8 Ordnance Survey 1st edition 25":mile map of 1875 (not to scale)*
- Fig 9 Ordnance Survey 2nd edition 25":mile map of 1896 (not to scale)*
- Fig 10 Ordnance Survey 3rd edition 25":mile map of 1916 (not to scale)*
- Fig 11 London County Council bomb damage map of 1946*
- Fig 12 Ordnance Survey 1:1250 scale map of 1951 (not to scale)*
- Fig 13 Ordnance Survey 1:1250 scale map of 1982–1985 (not to scale)*
- Fig 14 Topographic site survey (after MSA 2017, job ref 4823, dwg ref 4823-T, Rev -, dated 27/04/2017)*
- Fig 15 Proposed ground floor (HTA Design LLP, project ref DUN-BUR; dwg ref DUN-BUR_HTA-A_D01-00-DR_0101, rev 01, dated 27/07/18)*

Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

Trium Environmental Consulting LLP has commissioned MOLA to carry out a historic environment assessment in advance of Proposed Development at Burgess Business Park, off Southampton Way and either side of Parkhouse Street, in the London Borough of Southwark (LBS). The scheme comprises the demolition of all existing buildings on the site (except for the Chimney) and the construction of a residential led mixed-use development, which also provides office, creative office, creative workspaces and retail floorspace. The development would consist of multi-storey blocks in addition to hard landscaping and soft landscaping. Foundations would be piled.

*This desk-based study assesses the impact on buried heritage assets (archaeological remains). Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the site. Buried heritage assets that may be affected by the proposals comprise post medieval **19th century structural remains**, of low heritage significance. Both constituent areas of the site were developed in the early 19th century and contained houses with associated gardens/yards prior to the Second World War and subsequent redevelopment. Remains such as footings, foundations and potentially cellars are likely to survive.*

The site was located away from historic centres of settlement and as such is considered to have low potential for remains from other periods. The site is not within an archaeological priority zone, as designated by the LBS.

The chief past impact on archaeological survival within most of the site is the construction of warehouse and office units in the mid-to-late 20th century (supported on raft/pad foundations). Associated hard landscaping for parking in addition to a small basement covering half of a building footprint within an isolated area of the site will also have affected survival. Most of these impacts are shallow and are not predicted to have removed all remains within the site.

The Proposed Development would remove archaeological remains within piled foundation footprints.

In view of the generally low potential of the site to contain significant archaeological assets, it is considered that the LBS would not require preliminary archaeological field evaluation of the site either pre- or post- determination of planning consent. It is suggested that an archaeological watching brief be required during preliminary ground preparation, which would ensure that any archaeological remains are not removed without record, or no further archaeological mitigation may be necessary. Any archaeological work would be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and would be carried out under the terms of a standard archaeological planning condition set out with the granting of planning consent.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Trium Environmental Consulting LLP has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of Proposed Development at Burgess Business Park, off Southampton Way, SE5; National Grid Reference (NGR) 532957 177427: Fig 1. The scheme comprises the demolition of all existing buildings on the site (except for the Chimney and property at 45 Southampton Way) and the construction of a residential led mixed-use development, which also provides business / office, creative office, creative workspaces, leisure (gym) and retail floorspace. The development would consist of multi-storey blocks in addition to hard landscaping and soft landscaping. Foundations would be piled.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of Proposed Development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g. visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

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. Three Grade II listed buildings are within 120m of the site; 73–77 Southampton Way, 25m south of the site (**HEA 1** on Fig 2); 113 Wells Way, 15m east of the site (**HEA 44**) and Collingwood House, 60m south of the site (**HEA 2**).
- 1.2.2 The site is not located within an Archaeological Priority Zone or Conservation Area as designated by the LPA.

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 750m-radius study area around it, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - The London Society Library – published histories and journals;
 - Southwark Record Office – historic maps and published histories;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - MSA Survey – existing site survey (MSA, 2017);
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on the 25th of April 2017 in order to determine the topography of the site and the nature of the existing buildings, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in

the text are approximate (within 5m).

- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

2.3 Assumptions and limitations

- 2.3.1 Distance measurements for specific features and investigations, both in terms of geology and archaeology are given from an approximate centre point for the site as a whole, located within Area 1 (the larger area of the site, refer to paragraph 3.1.1).
- 2.3.2 The basement associated with an existing building on the site is assumed for the sake of the assessment to have involved excavation to a depth of 3.5m (3.0m depth to finished floor level, with an assumed slab thickness of 0.5m).

3 Site location, topography and geology

3.1 Site location

- 3.1.1 The site comprises two areas located off Southampton Way in Camberwell, Southwark SE5 (NGR 532957 177427: Fig 1). The larger area of the site (referred to through this assessment as Area 1) is bounded by buildings fronting Southampton Way to the south-west, Cottage Green to the south, Wells Way to the east and Parkhouse Street to the north. An extant area of the site (Area 2) north of Parkhouse Street bounded by Southampton Way to the south-west and built areas to the north and east. The site falls within the historic parish of Camberwell, and was within the county of Surrey prior to being absorbed into the administration of the Greater London Borough of Southwark.
- 3.1.2 The historic course of the stream known as the Earl's Sluice is projected to run 190m north-west of the centre of the site. The stream passes through Burgess Park and underneath Old Kent Road. Its course to the River Thames is uncertain but natural topography suggests it would have joined the Neckinger in Bermondsey (Barton & Myers 2016 104–106). The inclusion of the word 'sluice' in the title suggests, however, a man-made channel for drainage or irrigation; it is possible that the stream was adapted/alterred from its natural course for use in this area (*ibid*). The River Thames is located 2.8km to the north-east of the site.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The topography of the area surrounding the site is broadly level. Ordnance Survey data indicates the land appears to gently slope down from the south-west to the north-east from 2.6m OD at the junction of Southampton Way and Wells Way, 225m to the south-east of the site and 3.1m at the junction of Southampton way and New Church Road, 250m to the north-west of the site to 2.4m on Wells Way 150m to the north-east.
- 3.2.3 A topographic survey within the open areas of the site itself (MSA 2017, job ref 4823, dwg ref 4823-T; see Fig 14) shows the ground levels within the site itself. Ground level in Area 1 rises from Wells Way to the centre, peaking at 2.9m OD close to Parkhouse Street in the central-northern yard and falling to 2.6m OD in the north-west yard facing onto Parkhouse Street. Within Area 2, ground level rises from 2.5m OD on the driveway from Parkhouse Street to a high point of 3.4m OD at the rear of terraced houses, before sloping down to 3.2m OD toward Southampton Way.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The geology comprises Langley silt, or brickearth, with Thames gravel deposits in the north-eastern extents of both Areas 1 and 2. Brickearth is a fine-grained silt, laid down as alluvium and/or wind-blown deposits during the last glaciation around 17,000 BC. This produced fertile soils but was often exploited for the manufacture of bricks and much has been removed by quarrying or by subsequent building development.
- 3.3.3 No geotechnical investigations have been carried out within the site. Five historic borehole records are held by the British Geological Survey (BGS) in the area surrounding the site:
- Borehole record TQ37NW1367, 180m west of the centre of the site, recorded a ground level of 3.8m above Ordnance Datum (OD) with natural gravel recorded at 2.4m OD, or a depth of 1.4m below ground level (mbgl);
 - Borehole TQ37NW1368, 135m south of the site, recorded ground level at 3.4m OD with brickearth at 2.6m OD (0.8mbgl);

- Borehole record TQ37NW578-20, 115m east of the site, a ground level of 2.4m OD is recorded with gravel recorded at 0.9m OD (1.5mbgl);
- Borehole TQ37NW520, 140m east of the site, recorded ground level at 2.3m OD and an apparent brickearth deposit at 1.2m OD (1.1mbgl), with natural gravel beneath at 0.8m OD (1.5mbgl);
- Borehole record TQ37NW/519, 150m north-east of the centre of the site recorded a ground level of 1.9m OD with gravel encountered at 0.4m OD (1.5mbgl).

3.3.4 Based on the above, gravel is anticipated varying between 0.8 and 1.5mbgl. Brickearth, where surviving, would overlie the gravel at depths varying between 0.8 and 1.2mbgl. In terms of levels above OD within the site, this would translate to between 0.2m and 2.1m OD for brickearth and between 0.0m and 2.6m OD for gravel.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 The study area is well understood archaeologically, with past investigations largely focused on central Camberwell and around Burgess Park to the north and east. Although none have taken place within the site, 16 investigations have been conducted in the study area, including 12 archaeological evaluations, four watching briefs and three standing building surveys.
- 4.1.2 An archaeological evaluation was carried out 120m north-east of the centre of the site in 1998 (**HEA 3**). This recorded natural gravels cut by gullies dated to the 18th century, and by 19th century rubbish pits in addition to a wall and made ground deposits. Investigations elsewhere within the study area primarily recorded post-medieval structural remains, landscaping and dump deposits; 530m north of the site (**HEA 17**), 550m north-west of the site (**HEA 18**), 310m north-east of the site (**HEA 4**) and 290m east of the site (**HEA 5**). Residual Roman remains were found during an evaluation at Peckham Road, 715m south of the site in 2011 (**HEA 9**) and Camberwell Green in 1991, 620m south-west of the site (**HEA 12**). However, these were not thought to indicate more substantial activity and no further such remains have been recorded within the study area to date.
- 4.1.3 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. The GLHER records the discovery of mammalian fossils within the vicinity of the southern extent of Camberwell Road (**HEA 42**) 645m south-west of the site in 1866, but no further known finds are recorded within the study area.
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. The presence of any natural watercourses associated with the Earl's Sluice would indicate the area was attractive for periodic occupation and hunting, but there are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. No known finds dated to these periods are recorded within the study area. The landscape in which the site was situated was likely forested during the later prehistoric period.

Roman period (AD 43–410)

- 4.2.4 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the River Thames where the City of London now stands 3.2km north of the site. It quickly rose to prominence, becoming a major commercial centre and the hub of the Roman road system in Britain. A bridge, possibly the only permanent River Thames crossing was constructed across the River Thames, perhaps as early as the

mid-1st century AD (Milne 1985, 54) close to the position of modern London Bridge: its southern approach was approximately on the line of Borough High Street. Roman settlement on the south side of the River Thames, in Southwark, was concentrated around the bridgehead, 2.8km north of the site. It has been estimated that the settlement may have extended along the River Thames for some 500m and to the south for 800m (Heard *et al* 1990, 611). This would locate the site c 1.9km south of the Roman settlement. Much of Southwark was low-lying and prone to flooding during this period. Smaller islands on the floodplain were used for agriculture (Bird 2004, 67).

- 4.2.5 Two Roman roads, both probably built after c AD 50 and originating from the Kent and Sussex coast, met 2.3km north of the site and carried on as a single road to the River Thames crossing: Watling Street, on the line of Old Kent Road, 1.2km to the east of the site, and Stane Street, on the line of Newington Causeway, 1.9km north-west of the site (Weinreb *et al* 2008, 700). Although small settlements were typically located along the major roads, given the distance from the roads it is unlikely that any such settlements would have extended into the site (MoLAS 2000, 150). The limited evidence dating to the Roman period found within the study area supports this. During investigations at Camberwell Green 620m south-west of the site (**HEA 12**) cut features containing Roman pottery fragments sealed by homogeneous ploughsoil were recorded. Other than this there are no known finds or features from this period within the study area.
- 4.2.6 The site was located some distance away from the known rivers and roads which are likely to have formed the focus of settlement, and was probably within woodland, cultivated land or pasture.

Early medieval (Saxon) period (AD 410–1066)

- 4.2.7 Following the withdrawal of the Roman army from England in the early 5th century AD *Londinium* was abandoned. In the 7th to 9th centuries the trading port of *Lundenwic* developed on the north side of the River Thames in the area now occupied by Aldwych, the Strand and Covent Garden (Cowie and Blackmore 2008, xv). The former walled city on the north side of the River Thames was re-established in the late 9th century as a burh (fortified settlement) during King Alfred's campaign against the Danish invasions. A burh was also established on the south side of the River Thames in order to protect the river crossing on the site of London Bridge (Clarke 1989, 18). The Southwark burh formed the nucleus of the settlement of the area (Thomas 2002, 22, 68). In the 10th century a Minster (religious community) was established here, and by the end of the century a mint was in operation (Carlin 1996, 13); and London Bridge was possibly rebuilt. Away from the bridgehead the area remained sparsely populated marshland or pasture.
- 4.2.8 Towards the end of this period, references to manors, large landed estates which often formed the centre of local administration, begin to appear in documentary records. The manor of Cambrewelle was held at the end of the period by 'Northmann'; in addition to the church it included arable land, woodland and meadow (*Domesday*, eds Williams and Martin 1992, 86). The Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land (parishes) centred on settlements served by a parish church. The parish church of St Giles, on Camberwell Church Street, c 780m to the south of the site, is probably the church referred to in the Domesday Book (1086) and has Saxon origins (Tames 1997, 9). It is likely to have been a focus for early settlement. The formation and meaning of the name is obscure but the dedication of the church to St Giles, the patron saint of cripples and mendicants, might suggest the presence of a well or a medicinal spring (Gelling 1984, 32).
- 4.2.9 The site was located away from known areas of settlement during this period, and is unlikely to have been occupied, instead comprising open fields.

Later medieval period (AD 1066–1485)

- 4.2.10 After the Norman Conquest of 1066, Camberwell was held by Hamo the Sheriff (*Domesday*, eds Williams and Martin 1992, 86). A manor house may have stood on the west side of Camberwell Road, close to the Green, c 715m to the south-west of the site (Boast 2000, 10). The manor descended through the family of Hamo to William, Earl of Gloucester, who rebuilt the parish church in stone in 1152. In 1314, the manor passed to the Earls of Stafford and Buckingham, who held it until 1521, and therefore was sometimes referred to as Camberwell

Buckingham (VCH Surrey iv, 24-36). From the 12th and 13th centuries, references to a number of additional manors appear in documentary sources, suggesting that the earlier holdings were sub-divided into as many as eleven estates. Their boundaries, however, are not always clear.

- 4.2.11 Two sub-manors are recorded in the northern part of the parish; Camberwell Buckingham and Uvedale (or Dovedale). Uvedale was held of the Earls of Gloucester by the de Titsey family in the early 13th century, and passed to John de Uvedale in 1305; it remained with the Uvedale family until the 17th century (VCH Surrey iv, 24-36). A 'tower mill' (referring to a windmill) was recorded, c 220m to the east of the site, possibly owned by Uvedale manor (**HEA 41**). The GLHER also notes the location of a windmill on Bethwin Road, c 610m to the north-west of the site (**HEA 29**), owned by the manor of Camberwell Buckingham. The site appears to have been located within Uvedale manor.
- 4.2.12 Camberwell village was the main settlement of the parish, to the west of the church of St Giles and probably centred on the Green and Camberwell Road, the main road heading south from Southwark, c 715m to the south-west of the site. It is possible that a fair held at Camberwell Green until the mid-19th century originated in the later medieval period (Weinreb *et al* 2008, 121).
- 4.2.13 The site was located away from the centres of settlement during this period, likely in cultivated land or pasture.

Post-medieval period (AD 1485–present)

- 4.2.14 During the 16th century, a number of wealthy merchants and government officials took up residence in Camberwell, attracted by its semi-rural location. It was traditionally said to have been a favoured royal hunting ground in the early 17th century (Tames 1997, 10–11).
- 4.2.15 The earliest map consulted to show the area of the site is Rocque's map of 1746 (Fig 4). The site is located entirely in open fields on this map, under arable cultivation. A pond is visible to the north-west of the site but no indication of a continuous watercourse can be seen in the broader area. The presence of Walworth Bridge indicates that a watercourse may have run through the area previously. The lack of a visible watercourse here indicates, further to section 3.1, that the Earl's Sluice was a man-made feature that had fallen out of use prior to the 18th century.
- 4.2.16 The early 19th century saw the development of the Grand Surrey Canal, 195m north of the site (**HEA 19**). The canal was commissioned in 1801 and ran from the Surrey Commercial Docks to Camberwell, the entrance lock to the River Thames being opened in 1807. However, its use for goods transport was uneconomical and would be relatively short-lived, ending in 1836 (Weinreb *et al* 2008, 337). After this, the canal became a series of wharves.
- 4.2.17 The earliest development of the site is shown in Greenwood's map of 1824–26 (Fig 5). This reflects the growth of Camberwell as a suburb. A street pattern broadly similar to that of the present day can be seen in this map, with Southampton Way (here called Southampton Street) in place to the south-west in addition to the curved pattern of Parkhouse Street (here called Park Street) separating Area 1 from Area 2. The eastern extent of Park Street, joining Wells Way to the east of the site opens into the site. Wells Street appears to still be under construction to the north of Area 1 here, as indicated by the use of dotted lines. Development within both Areas 1 and 2 consists of houses facing onto the main streets and roads with associated plots of land. Greenwood's map is too small a scale map to provide individual building detail, but based on the size of buildings and their detached nature represented by the map it is likely that they are houses with associated gardens, apart from a probable terraced row in the south-east corner of Area 2. Remnants of this period of development appear to be represented in the listed buildings close to Area 1: 73–75 Southampton Way (**HEA 1**), 90m to the south of the centre of the site, St George's Vicarage, 110m to the east (**HEA 44**) and Collingwood House, 120m to the south (**HEA 2**).
- 4.2.18 The Camberwell Parish Tithe map of 1837 (Fig 6) shows the site in largely the same arrangement. Plots of land in the northern extent of Area 1 and north-eastern extent of Area 2 are not shown in detail as these appear to be un-tithed areas, and therefore not surveyed. This arrangement is shown again in Stanford's library map of 1862 (Fig 7), which further reflects increasing development in the surrounding area. More detail of the site is provided in the 1st edition Ordnance Survey 25" map of 1875 (Fig 8). This shows the buildings within Area 1 as

fairly large houses with landscaped gardens to the rear and a row of terraces in the south-east. In Area 2, two terraced houses face onto Park Street to the south-east with open land to the rear. Some outbuildings are visible in the interior of Area 1 and centre and south-west corner of Area 2 in the Ordnance Survey 2nd edition 25" map of 1896 (Fig 9). Some of these may indicate warehouses or manufacturing.

- 4.2.19 The third edition Ordnance Survey map of 1916 (Fig 10) shows the spread of the site's industrial use, with a large building marked as "Laundry" in the south-west of Area 1, an area previously given over to garden space. Industrial construction appears to have extended further north-east into the centre of Area 1 by the London County Council's Second World War bomb damage map of 1946 (Fig 11). Parts of the large building in the centre of Area 1, here marked "Factory" are shaded in dark red here, indicating "seriously damaged; doubtful if repairable". The same is shown on four of the houses facing onto Park Street at the northern extent of Area 1 with a further two shaded purple denoting "damaged beyond repair". The two houses at the south-eastern extent of Area 2 are also shown as damaged beyond repair. The impact of a V1 flying bomb is recorded immediately north of Area 1 and east of Area 2 and was probably the cause of the directional nature of the damage inflicted.
- 4.2.20 Following the Second World War, much of Areas 1 and 2 was redeveloped (Ordnance Survey 1:1250 scale map of 1950–1951 (Fig 12). The factory in Area 1, although damaged, was retained, but many of the damaged residential buildings had been demolished and a new warehouse built in the south/south-east of Area 2. The houses at the south-eastern extent of Area 1 had survived the Second World War as shown in the 1950–51 mapping but were later removed. The final substantial change to the site is visible in the Ordnance Survey 1:1250 scale map of 1982–1985 (Fig 13), with the removal of terraced housing in the south-east of Area 1 and removal of the buildings in the far north-east of the same area on the north-side of Parkhouse Street, altering the course of Parkhouse Street to join with Wells Way further north. Today, Area 1 consists of a large complex of mixed-use buildings providing office, light industrial (packaging), storage and warehousing uses with associated parking and vehicle access facing onto Parkhouse Street, whereas Area 2 consists of a bus depot with offices and a garage building in the east and parking in the west, with a narrow access route to Southampton Way.

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses past impacts on the site: generally from late 19th and 20th century developments which may have compromised archaeological survival, eg, building foundations or quarrying, identified primarily from historic maps, the site walkover survey, and information on the likely depth of deposits. It goes on to consider factors which are likely to have compromised asset survival.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 There is no geotechnical data for the site. Based on BGS boreholes and the information from archaeological investigations in the vicinity, the predicted level of natural geology within the site is as follows:
- Current ground level varies between 2.4m and 2.9m OD in Area 1 and 2.5m and 3.4m OD in Area 2. The ground rises in Area 1 from the eastern extent to the centre before sloping down toward Parkhouse Street in the north-west. This continues in Area 2, with ground levels sloping upwards south and west from Parkhouse Street toward Southampton Way;
 - The top of any untruncated brickearth may vary between 0.2m and 2.1m OD (0.8m and 1.2m below ground level/mbgl);
 - The top of untruncated Gravel may vary between 0.0m and 2.6m OD (0.8m and 1.5m mbgl).
- 5.2.2 Between the top of the natural and the current ground level is likely to be modern made ground and undated made ground. The latter may potentially contain remains of archaeological interest.

Past impacts

- 5.2.3 Archaeological potential is predicted to be high for post medieval remains throughout the site, with the exception of the footprint of the small basement observed in the south-east of Area 2.
- 5.2.4 The major past impact on survival in Area 1 will have arisen from the construction of existing buildings in the south-west of the area. A foundation plan is not available but steel frames were observed during the site visit. This indicates raft or pad foundations supporting the existing buildings, with an excavation depth of 0.5–1.0m in the case of the former or 1.5m in pad footprints in the case of the latter. This will have removed any archaeological remains present to this depth, likely truncating but not removing entirely any 19th century structural remains present.
- 5.2.5 Within Area 2 the major past impacts are associated with pad/raft foundations of the existing building in the east of the area in addition to the small basement covering the southern extent of this building. Pad or raft foundations will have removed remains to the depths as noted above with the basement removing remains to c 3.5mbgl.
- 5.2.6 The presence of cellars associated with 19th century houses in both Area 1 and Area 2 is unknown. Such cellars, if present, will have removed any earlier archaeological remains, but would form part of the archaeological record.

Likely depth/thickness of archaeological remains

- 5.2.7 Any archaeological remains are anticipated almost immediately beneath the formation level of existing buildings and landscaping. This would place any remains at below depths of between

0.5 and 1.5mbgl in the case of Area 1 and much of Area 2.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the Proposed Development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has a low potential to contain prehistoric remains.* The site's location on well drained gravel terraces indicates an attractive area for early settlement, but the lack of recorded prehistoric evidence in the study area suggests the presence of such remains is unlikely.
- 5.3.3 *The site has a low potential to contain Roman remains.* The site was located away from known draws for population such as the road network during this period, and the presence of any remains is unlikely.
- 5.3.4 *The site has a low potential to contain medieval remains.* The site was located away from the nearest known settlement during the early and later medieval periods and is likely to have been in open, cultivated land.
- 5.3.5 *The site has a high potential to contain post-medieval remains.* The site was developed by the 1820s and both constituent areas are visible in historic mapping as consisting of a mixture of residential buildings and associated gardens, with some industrial construction prior to the Second World War. It is highly likely that some localised truncated structural remains of these buildings, such as foundations, wall footings and possible cellars survive. Such remains would be of **low** significance.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The Proposed Development comprises the demolition of all existing buildings on the site (except for the Chimney and property at 45 Southampton Way) and the construction of a residential led mixed-use development, which also provides business / office, creative office, creative workspaces, leisure (gym) and retail floorspace. The development would consist of multi-storey blocks in addition to hard landscaping and soft landscaping. Foundations would be piled (*pers comm* Steve Cornelio by email, 21/07/2017)(Fig 15, HTA Design LLP, July 2018).

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the Proposed Development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.

Preliminary site works

- 6.2.3 Works carried out as part of the initial site set up, including preliminary site stripping and demolition, breaking out the foundation/floor slab, and the installation of site fencing and welfare facilities, is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5mbgl.
- 6.2.4 This would be likely to extend into modern made ground only and would have no archaeological impact.

Piled foundations

- 6.2.5 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The severity of the impact would therefore depend on the pile size, type and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.
- 6.2.6 The insertion of pile caps and connecting ground beams, along with the excavation of a pile guide trench, typically extend no more than 1.0-1.5mbgl and would remove any archaeological remains within the footprint of these works. These would include any surviving structural remains of the post-medieval period, reflecting 19th century residential construction on the site. There would be no impact in currently basemented areas.

7 Conclusion and recommendations

- 7.1.1 The site is not located within an Archaeological Priority Zone or Conservation Area as designated by the LBS. Four listed buildings are in close proximity to the site, but no nationally designated heritage assets are within it.
- 7.1.2 This assessment has shown the site has a high survival potential for truncated structural remains of post medieval / 19th century houses built in the two constituent areas. The impacts associated with existing construction are likely to have been relatively light.
- 7.1.3 The main impact from the Proposed Development would be piled foundations, outside of any existing basements. Piles would remove all remains within their footprint and pile caps and ground beams to a depth of up to 1.5mbgl.
- 7.1.4 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 1: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance Pre-Redevelopment	Impact of Proposed Development	Asset Significance Post-Redevelopment
Structural remains associated with housing and gardens of 19th century date (High survival potential).	Low	Piles, pile cap and ground beam footprints: any surviving remains removed locally	Negligible

- 7.1.5 In view of the generally low potential of the site to contain significant archaeological assets, it is considered that the LBS would not require preliminary archaeological field evaluation of the site either pre- or post- determination of planning consent. It is suggested that an archaeological watching brief be required during preliminary ground preparation, which would ensure that any archaeological remains are not removed without record, or no further archaeological mitigation may be necessary. Any archaeological work would be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and would be carried out under the terms of a standard archaeological planning condition set out with the granting of planning consent.

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 750m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 07/08/2018 and is the copyright of Historic England 2018.
- 8.1.3 Historic England statutory designations data © Historic England 2018. Contains Ordnance Survey data © Crown copyright and database right 2018. The Historic England GIS Data contained in this material was obtained in March 2018. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

DGLA – Department of Greater London Archaeology (Museum of London)

GLHER – Greater London Historic Environment Record

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

PCA – Pre-construct Archaeology Ltd

ASE – Archaeology South East

HEA No.	Description	Site code/ HER/NHL No.
1	73, 75 & 77 Southampton Way Grade II listed building. Three houses, part of terrace. Early 19th century date, altered. Yellow brick with stucco cornice and blocking course, stucco ground floor and basement and stucco 1st floor Nos 75 & 77. Three storeys and basement, two bays each. Banded rustication to stuccoed ground floor, forming voussoirs to round-arched openings. Steps up to replaced doors, that to No.75 square-headed. Door to No.77 replaced by window and entrance made in basement. 1st-floor windows long casements with horizontal glazing bars, with paterae at angles of reeded frames (those to Nos 75 & 77 appear new). Continuous balcony rests on iron supports with curly brackets, replaced straight canopy above. Concrete lintels to 2nd floor square-headed windows. Ground and 2nd-floor windows are sashes, except to No.73, where they have been altered.	1385910
2	Collingwood House Grade II listed building. Detached house. Early 19th century. Yellow brick, low-pitched, hipped slate roof with projecting eaves. Two storeys, three bays with later one-storey, one-bay extensions either side with lean-to roofs. Ground-floor openings round-headed in round-arched recesses with moulded band at spring, the central door with Doric quarter columns, cornice head and plain fanlight. Windows to main block are sashes with glazing bars, those on 1st-floor with flat, gauged-brick arches and sill band.	1385449
3	Wells Way, Coleman Road (junction), Camberwell, SE5 An archaeological evaluation by PCA in 1998. Natural gravels were cut by gullies, dated to the 18th century, and by 19th century rubbish pits, a wall and made-ground deposits.	WWP98 ELO10647
4	Gloucester Grove (Phase 3C), Gloucester Grove, St George's Way, SE15 An archaeological evaluation by MoLAS in 1997. Natural gravel was overlaid by ploughsoil dating to the 19th century.	GLG97 ELO3383
5	Newent Close (site at), Peckham, SE15 An archaeological evaluation by MoLAS in 2001. Natural sandy clay had been truncated. Evidence of two demolished Victorian houses was recorded above, as was a 19th century pit, which appeared to have been associated with an industrial process.	NTC01 ELO961
6	Peckham Site 5C, St George's Way (land off), Peckham, SE15 Archaeological evaluation by PCA in 2000. Above the natural gravels, extensive landscaping had been undertaken in the 19th century. Foundations of 19th century date, and 20th century levelling and service trenches were also observed.	SGW00
7	Walworth Academy, Mina Road, SE17 An archaeological evaluation by AOC archaeology in 2007. Natural gravels were, in one area, overlaid by a layer of naturally deposited silt, elsewhere they were sealed by 20th century made ground. One pit was recorded, possibly an ash-pit from one of the 19th century terraced houses on the site. Other features were structural, most likely relating to a 20th century group of buildings that were used as a tannery.	WCY07

HEA No.	Description	Site code/ HER/NHL No.
8	<p>Southwark Town Hall, 31 Peckham Road, SE5 Historic building recording by PUR on the former Southwark Town Hall and adjacent theatre. Originally dating from 1873, the building was rebuilt in its present form during the 1930s. The building retains the original council chamber as well as some typical 1930s interiors. Though not listed, it is recognised as the most notable unlisted building within the Sceaux Gardens Conservation Area as a result of its prominence within the wider streetscape. Digital photography of the exterior and interior recorded architectural details and historic internal fixtures and fittings associated with the building's former use.</p>	SKT14
9	<p>Peckham Road (No 29), Camberwell, Southwark, SE5 8UA An evaluation by PCA at 29 Peckham Road, Camberwell between the 19th to 23rd September 2011. The site comprised one large evaluation trench. The trench revealed early soil horizons which were located below an 18th-19th century drain. The few recovered artefacts of a Roman and medieval date did not indicate substantial settlement.</p> <p>A further watching brief took place between the 10th and 24th January 2012. The watching brief revealed no significant archaeology in the northern part of the site, mainly due to modern truncation. The archaeological remains on the site consisted of brick foundations of a late 18th to early 19th century date. The foundations were located within foundation trench cuts and some were over a metre wide at the base. The foundations are thought to have been associated with the workhouse built in 1818 known to have stood on this site in the 19th and 20th centuries. *Natural sand and gravel was observed at a height of 4.69m to 4.49m OD*</p>	<p>PEH10 ELO12349</p> <p>PKH11 ELO12351</p>
10	<p>Kimpton Road, SE5 Archaeological evaluation by MoLAS. Natural and weathered brickearth was overlain by garden soil and rubble dumps. In one of the testpits a brick well filled with 19th century material was succeeded by a similarly-dated rubbish pit.</p>	KRS93
11	<p>D'eynsford Road, Camberwell Green, SE5 A watching brief by Museum of London Archaeology in 2014. A total of 5 trenches were excavated throughout the site. Natural-deposited brickearth was recorded at c 1.95m OD. This was overlain by a sequence of plough soils truncated by late 19th century urbanization activity which consisted of terraced houses, blocks of flats and a public house. Remains of these structures in form of walls, cellars and drains were identified during the watching brief. No evidence of Roman or Medieval activity was observed on the site.</p>	DEY14 ELO15287
12	<p>Camberwell Green, SE5 Evaluation by DGLA in 1991. The investigation revealed fragments of moulded greensand and Caen stone, but no medieval walls. Homogeneous ploughsoil with pieces of delft biscuit ware sealed several cut features containing Roman pot.</p> <p>Doctor's Surgery Site Camberwell Green (car park, north side), SE5 An evaluation by MoLAS in 1992. Natural gravels were overlain by post-medieval ploughsoil; above was a deposit containing 18th century delft and stoneware kiln material, probably imported to the site from the Lambeth Potteries. Cutting through these deposits were the brick foundations of Green Coat School, built in 1871.</p>	<p>CAB91</p> <p>DRS92 ELO3188</p>
13	<p>52 Camberwell Green, SE5 An archaeological evaluation by MoLAS in 1993. A succession of waterlain deposits accumulated above the natural gravels. They were sealed by 18th century levelling layers containing kiln waste, most probably derived from the Vauxhall potteries whose production period spanned the 18th century. Also of this date were the remains of a building which was probably related to the Camberwell Brewery, known to have existed by 1839. It survived into the 19th century when it was demolished and replaced by another, cellared, building, which may have been a brewer's house or office accommodation of the brewery.</p>	CAG93

HEA No.	Description	Site code/ HER/NHL No.
14	<p>272, 274 & 294–304 Camberwell Road, SE5 A site code (CBL11) was issued for investigations at this address in 2011 but no further details are available.</p> <p>An archaeological watching brief by ASE in September 2013. Natural sands and gravels were overlain by 18th century made ground which was cut for the foundation of a wall associated with the recently demolished 19th century houses. Two brick wells were found which probably served the houses. This area of the site was sealed by a recent demolition deposit. The northern part of the site, where a trial pit was monitored, appears to have been severely truncated, the natural gravels overlain by 1.2m of modern made ground.</p>	CBL11 CMB13
15	<p>240 & 250 Camberwell Road, SE5 A watching brief by ASE in 2014. Natural Gravels, overlain by modern backfill and a concrete basement slab, were recorded in geotechnical test pits within the basements of standing buildings. In some places boreholes revealed post-medieval make-up overlying brickearth but the construction of basements had severely truncated the area.</p> <p>Standing structure recording by PCA in June 2015. A complex of light industrial buildings in the yard behind the Camberwell Road frontage, extending from the former Regal cinema in the south to Blucher Road in the north was recorded.</p>	CBW14 CBS15
16	<p>Bricklayers' Arms Public House (former) 33 Westmoreland Road, SE17 A standing building survey by PCA, in 2009.</p>	WMZ09 ELO11325
17	<p>Michael Faraday Primary School, SE17 An archaeological evaluation by MoLAS. A single trench was excavated as part of a community project. The foundations and concrete floor of the south-east part of the 19th century school were uncovered at the west end of the trench. This was identified as the ground floor above which was the head's office. At the east end of the trench was revealed a drainage gully belonging to the 18th century workers terraced housing that probably fronted Villa Street.</p>	MFP07
18	<p>St Matthew's Church, Meadow Row, New Kent Road, SE1 An archaeological evaluation by MoLAS, 1992. The earliest development was represented by 18th century dumps to consolidate the marshy terrain, attested as the Stewfen. Construction on and within these dumps relates to minor domestic activity; this was sealed by deposits associated with horticultural activity and demolition.</p>	MEA92
19	<p>Old Kent Road [Grand Surrey Canal] Camberwell, Peckham, Southwark The Grand Surrey Canal was authorised in 1801 and ran from the Surrey Commercial Docks to Camberwell. It was originally planned to reach Mitcham, but was never completed beyond Peckham. The engineer for the first year was Ralph Dodd and the entrance lock into the River Thames was opened in 1807. The use of the canal for transport ended in 1836 and it became a line of wharves. The company combined with the Commercial Docks Company to take over the Surrey Commercial Docks in 1864. In 1908, the canal was transferred to the Port of London Authority, who eventually closed it in 1971. The canal was subsequently drained and used as landfill.</p>	MLO98360
20	<p>Dalwood Street [Sceaux Gardnes] Peckham, Southwark, SE5 {council estate gardens} Sceaux Gardens was one of the first within the series of a council estate that was built during the 1950s.</p>	MLO104085
21	<p>Camberwell, [Brunswick Park] {19th century park} Protected square designated under the London Squares Preservation Act of 1931. Public park and playground of oblong shape.</p>	MLO101383
22	<p>Camberwell Road/Peckham Road/Camberwell Green [Camberwell Green] Camberwell, Southwark, SE5 {rural village that opened as a public open space in 1859} This space used to be a rural village back in the late 18th century. It was sold to the Camberwell Vestry in September 1857 and was opened as a public open space in 1859.</p>	MLO104113
23	<p>Camberwell, [Addington Square] {Garden} Protected square designated under the London Squares Preservation Act of 1931. Oval enclosure with an ornamental garden and children's playground. The public square was laid out partly as an ornamental garden, partly as a children's playground and was completed by 1855.</p>	MLO101381

HEA No.	Description	Site code/ HER/NHL No.
24	Newington Institution, Walworth {Site of Workhouse} St Mary Newington Parish Workhouse was built in 1850 and was used to house the 'able-bodied paupers' of the parish. After 1930, the workhouse became Newington Lodge Public Assistance Institution. All the buildings have now (2007) been demolished.	MLO98303
25	New Church Road [Evelina Mansions], Camberwell, Southwark, SE5 7JN {20th century flats} Evelina Mansions were built in 1900 to provide accommodation for the urban working classes.	MLO89216
26	Southampton Way, Camberwell, Southwark {19th century drinking fountain and cattle trough} A drinking fountain and cattle trough dated to 1888. Located at the junction of Southampton Way and Peckham Grove.	MLO92360
27	59–73 Havil Street Four pairs of residential houses of post-medieval date, demolished c 1972.	MLO10111
28	365–369 Albany Road Housing built c 1872	MLO10227
29	Bethwin Road The GLHER records the site of a later medieval to post-medieval windmill owned by Camberwell Buckingham Manor.	MLO23169
30	349–361 Albany Road Terraced houses built 1827 known as Reads place, demolished 1985.	MLO9872
31	71 Southampton Way The GLHER records the site of post-medieval terraced houses.	MLO38089
32	Newent Close The GLHER records the location of Doveholes Manor House (later medieval period), also called Dowlas or Overdale.	MLO4263
33	Wells Way The GLHER records the location of a post-medieval font, probably moved from the site after 1976.	MLO56542
34	St Georges Road The GLHER records the location of landfill, of 19th–20th century date.	MLO72839
35	Wells Road, Walworth The GLHER records the location of a brewery established shortly after the Surrey canal opened, which itself was opened and closed in 1870. The site was subsequently used as a coal yard, and is now cleared for gardens.	MLO74359
36	Burgess Park Neatest, Walworth Ice stores and wells established by Charles Newby before 1864 and operated until after 1920. Site cleared.	MLO74362
37	Wells Way, Walworth The location of a road bridge over Surrey Canal, built shortly after the canal opened and replaced in 1973 is recorded by the GLHER.	MLO74363
38	Albany Road, [Burgess Park],Walworth {Lime works} The GLHER records the location of lime works, established soon after Surrey Canal opened in 1916. A single brick built kiln still stands in a public park.	MLO74371
39	Addington Square The GLHER records the location of a stone yard operating in 1872. The yard was later redeveloped into a playground and games courts.	MLO74735
40	Albany Road The GLHER records the location of pumps operating in 1872, later demolished and redeveloped as part of Burgess Park.	MLO74736
41	St Georges Way The location of a tower mill owned by Dowlas/Dovedale Manor is recorded by the GLHER.	MLO8727
42	Camberwell Road, Southwark {Palaeolithic Mammalian Fossils} Palaeolithic mammalian fossils were discovered in the vicinity of the south eastern end of Camberwell Road (prior to 1866, event unknown).	MLO103255

HEA No.	Description	Site code/ HER/NHL No.
43	<p>Kimpton Road/Artichoke Place, Camberwell, Southwark, SE5</p> <p>An archaeological watching brief was undertaken on the excavation of five engineering trial pits at Kimpton Road, Camberwell by the Museum of London Archaeology Service on the 6th January 1993. The test pits revealed Post Medieval garden soils, as well as a 19th century rubbish pit and brick lined well. The rubbish pit contained fill including ceramic building material, oyster shells, pottery and glass. No earlier evidence was recorded. *Natural brickearth was observed at a height of 3.75m OD and 2.63m OD*</p>	ELO13027 MLO105048
44	<p>113, Wells Way</p> <p>Grade II listed buildings. St George's vicarage, now converted to flats. Built 1820, extended c 1840 and 1860, converted 1980s. Centre block added c 1840 when the walls of the older part were increased in height and the whole re-roofed. North wing added 1860. Stucco. Low pitched hipped slate roof with bracketed eaves soffit. Irregular plan, late 20th century garage extension to right. Gothic-style windows added in 1860. Two storeys, entrance to centre block under 4-centred arch. Windows in plain reveals, some sashes on ground floor; large ground-floor five-light window to northern block. Upper-floor windows mostly two- and three-light casements.</p> <p>Urn in the garden of number 113. Built c 1882. Coade stone. Crisply carved Coade stone, the former font of the former Church of St George. Not seen at time of survey as garden not accessible, but believed to be still in situ.</p>	1386035 1386036
45	<p>Camberwell House</p> <p>The Camberwell House Lunatic Asylum was previously located on Peckham Road, Camberwell. The Asylum consisted of three houses, with Alfred House acting as the principal building. Alfred House was previously owned by the Royal Naval School, and was renamed Camberwell House when purchased by Aubin and Co. and converted into a private mental asylum in January 1846.</p> <p>The Asylum was originally licensed to accommodate 70 male and 80 female paupers, with twelve male private patients. This was despite protests by local inhabitants of Peckham Road who claimed the twenty acre grounds were too small for such a number.</p>	MLO108511
46	<p>Herne Hill/Denmark Hill/Camberwell Road</p> <p>A medieval road ran from Herne Hill in Lambeth to Walworth in Southwark. A layer of pebbles in black soil, 15-20cm thick and overlying a gravel subsoil was identified in 1972. The layer was thought to be a section of the medieval road now known as Camberwell Lane.</p>	MLO13546

9 Planning framework

9.1 National Planning Policy Framework

9.1.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This has been reviewed and the current document is now NPPF 2018 (MHCLG). NPPF 2012 Section 12: Conserving and enhancing the historic environment, is replaced by NPPF 2018 Section 16: Conserving and enhancing the historic environment, produced in full below:

Para 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶¹. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶².

Para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

Para 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.

Para 190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

Para 193. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.

Para 195. 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 196. Where a development proposal will lead to 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, where appropriate, securing its optimum viable use.

Para 197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.

Para 198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.2 Greater London regional policy

The London Plan

- 9.2.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March 2016). The current 2016 consolidation Plan is still the adopted Development Plan. However consultation on a draft new London Plan was open until 2nd March 2018, and the Draft London Plan is a material consideration in planning decisions (GLA website, 2017).
- 9.2.2 Policy 7.8 of the adopted (2016) London Plan relates to Heritage Assets and Archaeology:
- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
 - B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
 - C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
 - D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
 - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
 - F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
 - G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.
- 9.2.3 Para. 7.31A supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'
- 9.2.4 It further adds (para. 7.31B) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.
- 9.2.5 Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'.

9.3 Local planning policy

- 9.3.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance

with a new system of Local Development Frameworks (LDFs). UDP policies have been either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.

9.3.2 The London Borough of Southwark's Core Strategy was adopted in April 2011: http://www.southwark.gov.uk/downloads/download/2648/documents_for_core_strategy_adoption.

9.3.3 Strategic Policy 12 in the Core Strategy covers the borough's historic environment and is supported by policies 3.15, 3.16, 3.17 and 3.19 which were adopted as part of the Southwark Plan in 2007, and were 'saved' in April 2013 following the adoption of the Core Strategy. These state:

Strategic Policy 12 – Design and conservation

Our approach is

Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

We will do this by

1. Expecting development 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.
2. Carefully managing the design of development in the Thames Policy Area so that it is sensitive to the many special qualities of the River.
3. Making sure that the height and design of development conserves and enhances strategic views and is appropriate to its context, the historic environment and important local views.
4. Requiring tall buildings to have an exemplary standard of design and make a positive contribution to regenerating areas and creating unique places. Locations where tall buildings could go are in London Bridge, the northern end of Blackfriars Road, Elephant and Castle and action area cores. These are shown on the Key diagram.
5. Continuing to use the Southwark Design Review Panel to assess the design quality of development proposals.
6. Requiring Design and Access Statements with applications and encouraging Building for Life Assessments and heritage impact assessments.

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted. The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

In this policy the term historic environment includes 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.

Policy 3.16 - Conservation Areas

Within Conservation Areas, development should preserve or enhance the character or appearance of the area.

New Development, including Alterations and Extensions

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- i. Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and
- ii. Use high quality materials that complement and enhance the Conservation Area; and
- iii. Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and

iv. Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium, uPVC or other non-traditional materials;

Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.

Demolition

Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG15 or any subsequent amendments, it can be demonstrated that:

- i. The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected; and
- ii. Real efforts have been made to the continue the current use or find a viable alternative use for the building; and
- iii. There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and
- iv. The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.

Implementation

Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Policy 3.17 - Listed Buildings

Development proposals involving a listed building should preserve the building and its features of special architectural or historic interest.

Alterations and extensions

Planning permission for proposals which involve an alteration or extension to a listed building will only be permitted where:

- i. There is no loss of important historic fabric; and
- ii. The development is not detrimental to the special architectural or historic interest of the building; and
- iii. The development relates sensitively and respects the period, style, detailing and context of the listed building or later alterations of architectural or historic interest; and
- iv. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced.

Demolition

There will be a general presumption in favour of the retention of listed buildings. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a listed building, unless, in accordance with PPG15 or any subsequent amendments, it can be demonstrated that:

- i. The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected; and
- ii. Real efforts have been made to continue the current use or find a viable alternative use for the building; and
- iii. There will be substantial planning benefits for the community from redevelopment which would decisively outweigh the loss from the resulting demolition.

Listed building consent must be applied for contemporaneously with an application for planning permission for a redevelopment scheme. Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Policy 3.19 – Archaeology

Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the Proposed Development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

9.3.4 Southwark Council is in the process of reviewing the Proposed Submission Version of the New Southwark Plan, which will be submitted in early 2019. The Plan contains policy P20:

Archaeology:

1 Development must conserve the archaeological resource commensurate to its significance. Planning applications affecting sites within Archaeological Priority Areas (APAs) shall be accompanied by an archaeological assessment and a report on the results of a field evaluation of the site, including an assessment of the impact of the proposed development on the archaeological resource. The assessment should identify and describe the significance of the archaeological interest of the site, including any contribution made by the archaeological setting of the site. Any harm or loss of archaeological resource resulting from development will require justification; and

2 Development must preserve archaeological remains of national importance in situ and preserve archaeological remains of local importance in situ unless the public benefits of the development outweigh the loss of archaeological remains. Where archaeological remains cannot be preserved in situ the remains must be excavated, recorded, archived, published, interpreted and displayed through a detailed planned programme of works. There may also be a requirement for a programme of public engagement, in order that the results of significant archaeological discoveries are disseminated. The scale of this public engagement will be based upon on the significance and interest of the findings, but may involve site visits for the public or other means of on- and off-site viewing.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (ie parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.3 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (eg peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (eg wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	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.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (ie moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC–AD 43

<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , ie Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of Proposed Development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, eg evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the Proposed Development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	N	-	-
Levelled site survey as existing (ground and buildings)	Y	pdf/CAD	Y
Contamination survey data ground and buildings (inc. asbestos)	N	-	-
Geotechnical report	N	-	-
Envirocheck report	N	-	-
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	