Archaeological Desk Based Assessment

Land at 62 Hatcham Road and 134 - 140 Ilderton Road, South Bermondsey, London SE15 1TW

NGR: TQ 35188 77929

Site Code: HRIR19

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TOUCHSTONE ARCHAEOLOGY

The Ridings, White Elm Road, Danbury, Essex CM3 4LR

Tel: 07976 275180

E: zoeschofield1@gmail.com

www.touchstonearchaeology.co.uk

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Author(s)	Zoe Schofield
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NGR: TQ 35188 77929

1 SUMMARY

Touchstone Archaeology has been commissioned by the Client to carry out an archaeological Historic Environment Desk-Based Assessment on the site of Land at 62 Hatcham Road and 134 - 140 Ilderton Road, South Bermondsey, London SE15 1TW. The proposed development area comprises of c.1800 sqm (0.18 hectares) containing existing industrial units which is being demolished for a proposed new block of residential flats with commercial space. The proposed development area (PDA) is located in the area of South Bermondsey, which is South East of London. (NGR: TQ 35188 77929) (Fig.1-2 & Plate 1).

Based upon the information contained within the HER and the Paleolithic Assessment by Dr. G H Nash this assessment has generally shown that the site to be developed is within an area of Post Medieval and Modern development with a high possibility of Prehistoric deposits. The expected impact on archaeological remains from the construction of the existing buildings is relatively high. Areas of the site that have not been developed (and only landscaped) may contain surviving archaeological remains. The proposed development is likely to impact areas outside the current building footprint where archaeological deposits may be damaged or destroyed by construction works.

It is considered likely that further archaeological assessment will be required. The scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities and can be carried out as a condition of planning consent.

Dr. G H Nash has recommended that due to potential health and safety constraints with in the curtilage of the site that no archaeological evaluation or excavation that requires the movement of soil is undertaken. However (unconventionally) geotechnical boreholes could be drilled to the interface between the base of the made ground and the underlying natural soil horizon. At a depth of c.2.7mbgl a (Russian or Wardenaar) sediment corer could be used to extract sediment and subsequently clean dating material.

Archaeological Historic Environment Desk-Based Assessment in Advance of the proposed development at Land at 62 Hatcham Road and 134 - 140 Ilderton Road, South Bermondsey, London SE15 1TW

NGR: TQ 35188 77929

2 INTRODUCTION

Touchstone Archaeology was commissioned by the Client to carry out an archaeological Historic Environment Desk-Based Assessment at the site of Land at 62 Hatcham Road and 134 - 140 Ilderton Road, South Bermondsey, London SE15 1TW centered on National Grid Reference (NGR) TQ 35188 77929 (Fig 1-2).

This document will be used in support of a planning application associated with the proposed development of the site; the demolition of the existing buildings and the construction of residential flats with commercial space.

2.1 Study Area

The recorded Historic Environment Resource within a 500m Study Area around the site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the site (Appendix I).

2.2 Scope of Document

This assessment was requested by the HEA in order to determine, as far as is reasonably possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets.

The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for proposed development and associated planning applications.

A specialist Palaeolithic Assessment, carried out by Dr. George Nash, forms part of this document and focuses specifically on the geology and the potential of the Palaeolithic Resource (*Appendix II*).

This document deals with the potential buried archaeological resource and a broad view of the extant buildings and 20th C site use.

3 THE SITE

3.1 Geology

3.1.1 The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of Lewes Nodular Chalk, Seaford Chalk and Newhaven Chalk formation and thanet sand formation. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene period in a local environment previously dominated by deep seas *(bgs.ac.uk).*

3.1.2 Superficial deposits of Alluvium (clay, silt, peat and sand) formed approximately 2 million years ago in the Quaternary period in a local environment previously dominated by rivers *(bgs.ac.uk)*

3.1.3 Boreholes taken in 2017 by Jomas Associates have confirmed a geological stratigraphy of made ground to a depth of between 1.10mbgl up to 2.70mbgl, overlaying dark grey-green slightly sandy clay to a depth of 1.20mbgl sealing yellow brown to orange clayey gravelly sand to the base of the window sample.

3.1.4 Dr. G H Nash has provided a more detailed explanation of the geology in his assessment (Appendix II).

3.2 Topography

The PDA sits at an average height of 2m AOD.

It is located South of the River Thames (c.1.9m) to the South East of the City of London. It is bounded to the north by Record Street to the east by Ilderton Road, to the West by Hatcham Road and to the South by industrial buildings. The Surrey Canal was located c.40m to the North of the site but has been in filled in the 20th C. The South Bermondsey Railway branch runs NS c.50m from the East boundary (Fig.1-2).

3.3 Historic Hedgerows

The PDA has been developed several times through the 19th and 20th C and is located in an urban industrial area. Any historic vegetation has been removed, therefore there is no surviving evidence of vegetation that qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (Plate 3-8). The proposed development would have no significant impact on the current vegetation (Plate 2).

4 PLANNING BACKGROUND

4.1 The Proposed Development

The proposed development area comprises of c.1800sqm (0.18 hectares) containing existing industrial units, which is being demolished for a proposed new block of residential flats with commercial space. The proposed development area (PDA) is located in the area of South Bermondsey, which is South East of London.

4.1.1 Planning permission was granted 18th March 2019 for the demolition of existing buildings and construction of a building ranging in height from four to nine stories to provide 1185sqm (GIA) of commercial space (Use Class B1) at Ground Floor, 86 residential dwellings (30x1 bed, 39x2 bed and 17x3 bed) above with associated amenity areas, cycle and disabled car parking and refuse / recycling stores.

4.1.2 *English Heritage – Archaeology*

Email consultation was taken between Touchstone Archaeology and The Historic Environment Advisor with regards to the appropriate works required as the planning conditions 3-6 specified a WSI and a DBA carried out in 2018 by CgMs suggested a geoarchaeological borehole survey. Further telephone consultation regarding the results of a geotechnical survey carried out in 2017 and the land contamination recorded resulted in the agreement for a DBA inclusive of a specialist Paleolithic assessment and a evaluation strategy based on the geotechnical survey and a foundation impact summary.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3 Before demolition to ground level slab, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

. 4 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given. Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

. 5 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority

and shall not be carried out other than in accordance with any such approval given. Reason In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

. 6 Before demolition to ground level slab, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority. Reason In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

4.2 National Planning Policy Framework (NPPF)

The Historic Environment, as defined in the National Planning Policy Framework (*NPPF*): Annex 2 comprises:

'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

NPPF Annex 2 defines a Heritage Asset as:

'A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)'.

NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning

Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

Paragraph 185 of the NPPF states that:

'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. The planning authorities 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.'*

Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. 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 Historic Environment Desk-Based Assessment and, where necessary, a field evaluation.'

Paragraph 190 of the NPPF states that:

'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 to the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

The NPPF further provides definitions of terms, which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance**. The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- **Setting**. The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

c) The desirability of new development in making a positive contribution to local character and distinctiveness.

Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this 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.

Paragraph 194 notes that 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 exceptional.

Paragraph 195 states that where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, 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 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.

Conversely, paragraph 196 notes that 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 securing its optimum viable use.

The NPPF comments in paragraph 201 that 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.

Paragraph 198 states that LPAs 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.

Paragraph 200 encourages LPAs to look for new development opportunities 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.

Any LPA based on paragraph 202, 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

4.3 Statutory Protection

Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979.

Any works affecting a Scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.4 Regional Policies

The consolidated London plan and the London Borough of Southwark Core Strategy (April 2011), The London Borough of Southward Unitary Development plan (July 2007) has the following Policies that are relevant to this document:

Policy 7.8 Heritage Assets and Archaeology (CLP)

Strategic Policy 12 Design and Conservation (LBSCS)

Policy 3.19 Archaeology (LBSUDP)

5 PROJECT CONSTRAINTS

No project constraints were encountered during the data collection for this assessment.

6 AIMS AND OBJECTIVES

6.1 Introduction

The Historic Environment Desk-Based Assessment was commissioned by the Client in order to supplement a planning application for the proposed demolition of the existing industrial buildings and the construction of residential and commercial space.

This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

6.2 Historic Environment Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or Historic Environment Desk-Based Assessment, defined as being:

'Historic Environment Desk-Based Assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Historic Environment Desk-Based Assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context Historic Environment Desk-Based Assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'

The purpose of the Historic Environment Desk-Based Assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- An assessment of the potential for heritage assets to survive within the area of study
- An assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests

- Strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined
- An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings
- Strategies to conserve the significance of heritage assets, and their settings
- Design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping
- Proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.

CIFA (2017:4)

7 METHODOLOGY

7.1 Historic Environment Desk-Based Assessment

Archaeological Databases

The Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of South Bermondsey. The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER (Appendix I).

Historical Documents

Historical documents, such as charters, registers, wills and deeds etc., were considered relevant to this specific study and the relevant documents were sourced from the Local Records Office and the Internet.

Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by the Internet and Ordnance Survey Historical mapping (Figs. 3-5).

Aerial Photographs

A study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-2).

Geotechnical Information

To date, no known geotechnical investigations have been carried out at the site.

Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

8 RECENT ARCHAELOGICAL INVESTIGATIONS

The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area.

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment.

8.1 Archaeology

This section is collated from records held by Greater London HER.

The site lies within an Archeological Priority Area (DLO38558), the area covers the entire river frontage from the boundary of Lambeth to the boundary of Lewisham and extends to Bermondsey, Old Kent Road, Kennington Park and the Elephant and Castle, It

includes the major Roman Roads of Watling Street (Old Kent Road A2) and Stane Street (borough High Street A3) and two minor roads and encompasses the are of Bermondsey Lake designed to protect the palaeoarchaeological environment and prehistoric archaeology. It is the most archeologically significant area of Southwark and contains a complex multiphase archaeology dating from the prehistoric to the modern and covers 9 scheduled monuments and is close to 2 APA's; The Thames Alluvial flood plane, an area of extensive peat and clay deposits across North Southwark and North Lewisham up to 12m thick recording the geological and environmental history of SE England for the past 12000 years. It contains a range of prehistoric evidence dating from the upper Palaeolithic the later bronze age. (DLO35839) Thames and Ravensbourne Terrace gravels fringing the Thames and commonly associated with evidence of prehistoric communities. (DLO35840)

8.2 0-100m Radius

Surrey Canal Road, Surrey Canal Triangle, DBA CgMs Consulting 2010, high potential for prehistoric artifactual and palaeoenvironmental remains, all other periods low potential (ELO11976).
Ormside Street, WB ASE 2014 geotechnical test pits and boreholes monitored, natural Kempton park gravels at between 0.6m and 3.1m OD and made ground negative (ELO15012).

8.3 100-200m Radius:

East London Line project, WB MOLAS 2009, 5 landscape zones identified with archaeological and palaeoenvironmental potential, natural clay at 0.67m OD and -0.4m OD (ELO11068)
Varcoe Road No 90 DBA Preconstruct Archeology 2015 High potential for prehistoric low potential for Roman Saxon and Medieval, Moderate potential for post medieval (ELO16351)
Ilderton Road, WB DGLA negative ELO1925
Ilderton Road no 171-177 WB Preconstruct Archeology 2019 9 test pits and trenches to perimeter of site natural sandy gravel recorded at between 0.77m OD and 0.51m OD organic peat 0.4m thick sealed the natural an recorded at 0.81m OD to -0.06m OD sealed by alluvial clay and 19C made ground a linear feature was interpreted as a revetment along a road or boundary ditch with 3 stake holes ELO20054
Ilderton Road WB MOLAS 1994 gas pipe line revealed a series of natural river terrace sands and gravel intercut by at least 1 Post Glacial Stream ELO3725

8.4 200-300m Radius:

Ilderton Road/ Manor Grove, WB, MOLAS, 1994. Pipeline trench, no evidence of Bramcote Bronze age track way some peaty clay Post Medieval deposits observed. ELO10560
Sharratt Street, excavation MOLAS 1994 no evidence of any occupation earlier than 19C ground consolidation was found. Four worked flints recovered thought to have been redeposited by geological activity. No evidence of peat marsh. ELO10587
Old Kent Road (Southwark integrated waste management facility), WB Wessex Archaeology 2008 6 test pits and monitoring of foundations revealed possible deposit of peat possibly redeposited top soil negative natural deposits of sand and alluvial clay at 1.9m and 3.7m BGL ELO13385
Sharratt Street, Trial trenching MOLAS 1993 5 trenches produced buried 19th C soil ELO9945

8.5 300-400m Radius:

Bramcote Grove / Verney Road / Varcoe Road / Gerards Close / Barkworth Road / Cranswick Road / Credon Road Excavation MOLAS 1992 5 evaluation trenches and 18 monitored test pits followed by excavation of 7 trenches across the South London Family Housing Association a 2 phase Bronze Age track way and peat deposits cut by channels were recorded, track way dated to c. 3570BP and constructed of 2 parallel Alder logs with stakes running through may have been 4 logs wide ELO2767
Ilderton Road No 161 DBA RPS Group PLC 2016 Borehole logs revealed the presence of Peat deposits at -0.93m OD with a thickness of 0.3m ELO20077

8.7 400-500m Radius:

East London Line Extension Project, Field survey / Building recording, MOLAS, 2008. ELO11183
Sylvan grove Nos 8-24 DBA AOC Archaeology Group 2015 low potential for prehistoric and medieval periods, low to medium for Roman and medium to high for post medieval ELO16346
Old Kent Road no's 747-759 and 765-775 Devonshire Grove (Devonshire Square) DBA MOLAS 2019 low to moderate potential for prehistoric moderate potential for Roman and high potential for post medieval ELO20096

8.8 500m *plus* Radius:

Silwood Street WB MOLAS 2000, 19 Geotechnical test pits revealed peat deposit in 1 and fragment of peat in 2 others, redeposited layers of silt sand gravel in clay related to construction of railway viaduct. Natural deposits of alluvium of 3.85m OD and -0.19m OD. ELO13293
Ilderton Road New Cross Gate Nos 349-357, Preconstruct Archeology 2014, evaluation 2 trenches revealed post medieval agricultural soil made up ground wall foundation soak away and yard surface probably dating to 19C terraced houses. Natural brick earth at 1.83m and - 0.44m OD ELO14224
Old Kent Road No 789 -797 Trial trenching MOLAS 2000, 4 trenches natural sand was reached at between 0.8m and 0.55m OD In trench 1 a channel measuring 0.8m wide by 0.6m deep filled with clay was observed and possible agricultural plough soil ELO17695

8.8 Established stratigraphy

Boreholes taken in 2017 by Jomas Associates Limited have confirmed a geological stratigraphy of made ground to a depth of between 1.10mbgl up to 2.70mbgl, overlaying dark grey-green slightly sandy clay to a depth of 1.20mbgl sealing yellow brown to orange clayey gravelly sand to the base of the window sample.

9 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

9.1 Introduction

This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (100m radius centered on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 14 in Table 1.

The Archaeological record within the assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain through to the

modern period. The geographic and topographic location of South Bermondsey is within a landscape that has been the focus of trade, travel, settlement, industry and communication since the Prehistoric period.

10 TABLE 1 CLASSIFICATION OF ARCHAEOLOGICAL PERIODS

Paleolithic	*c.* 500,000 BC – *c*.10,000 BC
Mesolithic	*c*.10,000 BC – *c*. 4,300 BC
Neolithic	*c*. 4.300 BC – *c*. 2,300 BC
Bronze Age	*c*. 2,300 BC – *c*. 600 BC
Iron Age	*c*. 600 BC – *c*. AD 43
Romano-British	AD 43 – *c*. AD 410
Anglo-Saxon	AD 410 – AD 1066
Medieval	AD 1066 – AD 1485
Post-medieval	AD 1485 – AD 1900
Modern	AD 1901 – present day

10.1 History of the Locality

10.1.2 Approximately 450,000 years ago, the great 'Anglian' Ice Age displaced the River Thames from its previous northerly route via Clacton towards its present course. In warmer periods pre-modern humans (Neanderthals and their ancestors) migrated into southern England where they hunted and butchered animals such as antelope, bison, deer and even mammoths using wooden spears and stone tools.

10.1.3 Palaeoenvironmental data has confirmed that the landscape either side of the river Thames was an area of well watered wooded lowland plain stretching as far as the Low Countries and Germany. This would have been a rich environment for Mesolithic people to hunt, fish and gather wild plants. Populations would have been low and small bands would have moved around the landscape exploiting its diverse resources. The site is located within an area that would have been a large Late Glacial Lake and is consequently within an

Archaeological Priority zone (DLO35764) designed to protect palaeoenvironmental deposition and prehistoric archaeology recovered from the shoreline and relict fills of the Bermondsey Lake. Immediately West of the site are the Thames alluvial flood plane APZ (DLO35839) and Thames and Ravensbourne Terrace gravels APZ (DLO35840). Evidence from the Bramcote Green site 250m North suggests that Hatcham Road is located on the foreshore of the river Thames gravels, which during the Bronze Age were 2km South of the current course of the Thames. During this time the environment would have been dominated by riverine activity resulting in peat formations measuring up to 12m in thickness and extending into the later prehistoric period. Peat deposits and prehistoric artifacts have been recorded within the search area but most importantly the site excavated at Bramcoat Green in 1996 (Thomas and Rackham *Et al.1996)* revealed a detailed stratigraphic sequence that extends to the Late Glacial Period and a series of wooden track ways dating to the Bronze Age constructed to provided access between settlements the earliest phase being 3570 cal.BP (see Appendix I).

10.1.4 Peat deposits were recorded at Ilderton Road (ELO20054) and a Post Glacial Stream uncovered c.123m North of the PDA. Old Kent Road (South Eastern Gas works) during construction as assemblage of palaeolithic mammalian fossils were uncovered included mammoth, rhinoceros and large bovids now located at the Natural History Museum (MLO103254)

10.1.5 whilst no finds from the Mesolithic or Neolithic periods have been found in the area, it has to be considered that the Beam River valley would have been an attractive environment during this period. Sharratt Street, Residual flint fragments found during an evaluation not closely datable and likely to have been redeposited by geological activity (091709/00/00-MLO607)
Varcoe Road / Verney Road excavations revealed a series of peat and alluvial deposits with 2 phases of bronze track way. Phase 1 consisted of parallel planks or logs pegged down with cross-braising pieces. Phase 2 contained a line of oak logs pegged down by stakes and laid on bark. The stakes had been sharpened with bronze axes and marks made by a palstave was seen in one end, above was floodplain clay sealed by 17th to 19th C levelling materials. Environmental studies of sediment pollen, water logged plant remains, wood, insects and mollusces provided detailed evidence of the landscape. (MLO63987)
Varcoe Road a peat deposit found during a geoarchaeological excavation contained plant remains and a radiocarbon date of 3200 to 2900 Cal BP a flint scraper was found within the peat, which dated to the Neolithic, or Bronze age (MLO105227)

10.1.6 Bermondsey is first recorded in the Domesday Book of 1086 as Bermundesy and Buermundesye. 'Beornmund' is an Old English personal name and 'ey' or the Old English 'eg' can mean 'island', 'piece of firm land in a fen' or 'place by a stream or a river'. All of these descriptions could apply to the historic landscape of the area. During the prehistoric period there was a natural sand and gravel bank or island known as Horselydown Eyot on the now modern Bermondsey Square. It rose above the surrounding marshland and was exploited during the Iron Age for hunting and fishing. During the Roman period the area was largely flooded or marsh land and this continued through to the 16th Century. The Roman Road of Watling Street became the Old Kent Road (A2) and Stane Street, which became Borough High Street (A3) are on the edge of the assessment area.
The Thames south foreshore was historically set as far back as Jacob Street, and the tidal creek that served the medieval Abbey later became St Saviour's Dock. The small rivers and streams, such as Neckinger fed the tanning industries.

10.1.7 Bermondsey also known as the St Mary Magdalen Parish was part of the 100 of Brixton and in the county of Surrey At the time of the Domesday Book Bermondsey was held by King William and Robert Count of Mortain, the Kings half brother and younger brother of Odo of Bayeaux, the Earl of Kent. A 'new and handsome church', probably Bermondsey Abbey founded in 1082 by Aylwin Child as a Cluniac priory and dedicated to St Saviour, was listed as one of its assets. The Abbey stood at the junction of the modern Abbey Street, Long Lane and Tower Bridge Road. The monks began cultivating the land and embanking the river and the tidal creek that ran from the Thames directly to the Abbey was turned into St Saviours Dock.

10.1.8 The area became popular with the wealthy, particularly the ecclesiastical; The priors of Lewes and St Augustine's and the Abbott of Battle all owned property here. Shad Thames, a corruption of the name St John at Thames, was owned by the Knights Templar and Tooley Street, again a corruption of St Olave's, was owned by the Archbishop of Canterbury. In 1353 King Edward III built a manor house near the Thames, the foundations of which were excavated and are now visible next to Bermondsey Wall East. Cartographic evidence suggests that by the 18th C the site was within an area of open fields and cultivated lands just West of Hatcham House, (090289/00/00-MLO426) the nearest village was New Cross to the NW and larger village of Peckham to the NE. Charles Booth London Poverty Map describes the buildings on site as some comfortable; others poor and the buildings to the South had areas of poor (18 shillings to 21 shillings a week for a moderate family) with one street of very poor (casual chronic want) and to the East areas of fairly comfortable. The

site was located within the Corpus Christi Mission Old Kent Road Grand Surrey Canal, Authorised in 1801 it ran from the Surrey Commercial docks to Camberwell and was planned to reach Mitcham but never went beyond Peckham, the engineer was Ralph Dodd, the entrance lock to the River Thames was opened in 1807 and the use of the canal for transport ended in 1836 when it became a line of wharves. The company merged with commercial docks company to take over the Surrey commercial docks in 1864. In 1908 the canal was transferred to the port of London authority and closed in 1971 when the canal was drained. The drained canal was partially used for landfill. In 1897 the site housed a public house, terraced buildings and the Steadman and Son Oil and Colour factory but was not as developed as the surrounding area that had become largely industrial for example CH Glover and Co held several buildings opposite and to the East, Vanner and Prest were operating as harness operation and had a large oil storage building the imperial steam association lubricating oil factory was to the West, Gross Sherwood and Heald Ltd were a white Led and colour works and W Langford were a leather enamel and Japan works and FH leister and Co were a paint and colourworks. The Canterbury Bridge formed the east boundary with a retaining wall. During the Second World War the area was heavily bombed and the site was hit by a V1 Flying bomb causing total destruction to the West of the site with large area damaged beyond repair and the remainder of the site seriously damaged. Following this the site was entirely redeveloped prior to 1950. Housing a confectionary works, printing works and metal works with a ruin still in situ to the SW corner of the site. By 1963 the site has expanded further.

10.1.9 Bermondsey Abbey was popular, due to its size and position, with the Royal family and many resided there either by choice or in honourable captivity. In 1154 Henry II held a great council there and in 1259 the assizes were held there. In 1381 the Abbey became an English Abbey. It suffered during the dissolution and closed in 1536; Sir Thomas Pope built a house from the ruins.

10.1.10 Following the great fire of London in 1666 Bermondsey became popular with the wealthy. It remained largely rural with market gardens and open fields and was close enough to London for travel but far enough away from the unpleasantness of the town. In 1770, on discovery of a Chalybeate spring, Thomas Keyse opened a tea garden known as Bermondsey Spa. In 1784 he received a license to provide musical entertainments and fireworks. The belief that drinking mineral was beneficial to health resulted in an influx of visitors. The Spa closed in 1805 but not before the area had again acquired some wealthy residents.

10.1.11 however, industry was overtaking the pleasant suburb, the cholera outbreak of 1850 caused the river Neckinger to be built over and wealthy occupants abandoned the

area. The industrial plants, docks and immigration all contributed to its decline and parts of Bermondsey, particularly along the riverside became a slum. In 1855 it was included in the area of responsibility of the Metropolitan Board of Works (MBW) incorporating a new elected local authority for the Parish known as the vestry of the Parish of Bermondsey in the county of Surrey. The parish adopted the Public Libraries act 1850 in 1887 and in 1989 Bermondsey was transferred to the county of London. In 1904 the vestries and board was replaced with the Borough Council and merged as a single civil parish. The PDA was sited within the Metropolitan ward of Rotherhithe No.2 (1960).

10.2 Map Regression 1864 – 1992

Historic maps

In an extract from the Topographical Map of the County of Essex by John Chapman and Peter Andre in 1777, the village of Dagenham is clustered around the road that leads to Dagenham Bridge. It is an area of open fields, bisected by lanes and roads that connect farmsteads, clusters of dwellings and large houses and estates. To the south is Rippleside, the road that leads to London and fronts the Barking Levels and Dagenham Marshes. The PDA is located to the NE of the village in a rural area close to the parish boundary of Dagenham between Fox Farm and Stockdull, later to become Stockdale Farm.

The Ordnance Survey Maps

Historic OS map 1864 1:2500 – In 1864 Stockdull has become Stockdale Farm, a small collection of buildings and gardens surrounded by rectangular fields with a track way running west to Celia Cottage and S from the property. Fox Lane is a distance of a single field to the north (Figure 3).

Historic OS map 1897 1:2500 – Stockdale Farm remains a cluster of buildings in a courtyard formation with open fields and only Celia Cottage as a neighbor. To the south is the new railway embankment.

Historic OS map 1920 1:2500 – Some of the land around Stockdale Farm has been developed into orchard and the railway is marked as the London, Tilbury and Southend Line.

Historic OS map 1939 1:2500 – By 1939 Stockdale Farm buildings have been demolished and only Stockdale House remains. Immediately to the west is the new May & Baker chemical works, further to the northwest is a new housing estate built around Stockdale Gardens with allotment gardens and to the north a sports ground with a pavilion. (Figure 4).

Historic OS map 1961 1:2500– By 1961 the May & Baker chemical works has encompassed all of the lands leading up to the housing estate, the sports ground and those of Stockdale House which has been demolished in the process. The PDA now forms part of the Northern section of the chemical works and comprises of an L-shaped building with bowling-green and tennis courts (Figure 5).

Historic OS map 1975 1:1250 – By 1975 the tennis courts have been extended to the east.

Historic OS map 1992 1:1250 – The laboratory building has been extended to the west, the bowling green and tennis courts have been removed and replaced with a new building to the south.

10.3 Aerial photographs

1945

In 1945 Stockdale House is still in situ, the railway forms the southern boundary of the site, Fox Lane forms the northern boundary and the chemical works is making a gradual spread from the south towards the north, although the northern and eastern areas are largely open fields (Plate 2).

1999

The entire site is well established and the original building, canteen and new building are defined by their roof styles.

2000 -2017

By 2010 most of the Southern part of the site has been demolished and then by 2018 several new buildings have sprung up to the south (Plate 1).

10.4 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

There are three Historic Environment Records within the confines of the proposed development area (PDA). There are three Archaeological Priority Areas, fifteen events, forty-seven monuments, two findspots and seven Listed Buildings and three parks within c.1 km vicinity of the PDA; one listed building shares intervisibility with the PDA (Appendix I).

Setting of Listed Buildings

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – Historic England Guidance (HE, Dec 2017). This guidance states *"setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset"* (The Setting of Heritage Assets, Historic England 2017).

Rhone – Poulenc head office canteen (formerly May & Baker) was designed by architect Edward Mills between 1939-1943 built in 1944 and extended in 1953 with the addition of the executive dining facilities. The roof is a wavy shell concrete construction and the building was one of the earliest shell concrete structures in the country, a system chosen for its economy of materials and ability to bridge large spans. A Heritage Statement (JLL, 2019) detailing the historic use of the building and a Historic Building Recording (Touchstone Archaeology, 2019) detailing the surviving features have been prepared to accompany this document. The 1980's factory building and 1953 extension are also recorded by association (MLO78438).

The proposal includes the demolition of the 1953 extension and the 1980s industrial building and part of the corridor space of the 1944 canteen building, therefore the canteen will share direct intervisibility with the new PEARL Building.

Historic England were consulted on the proposed development and in their reply dated 16th July 2019, their position was that the UCL research facility would not adversely affect the significance of the Grade II Listed canteen building and that the 1950s extension listing

describes it as low significance and notes that the interior had been heavily altered. With this in mind they have encouraged the re-use of the staircase in the new development, the plan that aims to recreate an exterior landscaped space between the listed canteen and the new PEARL facility and the removal of the suspended ceiling to enhance the significance of the important roof structure.

11 ARCHAEOLOGICAL POTENTIAL

11.1 Walkover Survey

The walkover survey is for the purpose of:

1. Identifying any historic landscape features not shown on maps
2. Conducting a rapid survey for archaeological features
3. Making a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artifacts.

In the 19thC the site was agricultural in nature with the Stockdale Farm Buildings located to the east, until the 20thC when it was developed into an industrial chemical site.

A walkover survey was conducted on Wednesday 8th May to the external area of the buildings to determine its setting and on Thursday the 1st August to the interior of the buildings to gather data for this assessment and the Historic Building Recording. On the internal visit the factory was in use as a film set and there were some restrictions regarding photography, but this did not impede the collection of data.

The ground area around the Building is concrete and tarmac to provide access routes to the site therefore no archaeological features are visible. The building faces East, West and South towards other industrial Buildings and north over fields associated with the May & Baker Sports & Social Club.

11.2 Greater London Historic Environment Record

See Appendix I

Palaeolithic, Mesolithic, Neolithic and Bronze Age

The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The HER has two Archeological Priority Areas specifically for the preservation of prehistoric deposits and biological environmental features sealed beneath alluvium and gavel and sand deposits (DLO33916 & DLO33198) and one record from this period within the assessment area. Two Palaeolithic hand axes were found in 1977 c.10m northeast of the PDA during gravel extraction. Dr. G H Nash has reviewed the HER records and concluded that, while these finds are of local and regional significance they are both described as having evidence of rolling and in his opinion may have been deposited there by riverine action, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low to Moderate**.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The HER has no record from this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The HER has no records dating to this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The HER has no records dating to this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas, '*Camulodunum* or *Colchester* of the Tribe *Trinovantes*). The HER has one record dating to this period. In 2008 PCA uncovered two north-south aligned ditches, several cut features and a circular pit with middle iron age pottery sherds at Cadiz Court, Rainham Road c,930m from the PDA (ELO7870/MLO99276), therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. There are no HER records from this period within the assessment area. Therefore, the potential for finding archaeological features or deposits from this period is considered **low**.

Anglo-Saxon

There are no HER records from this period within the assessment area; therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered **low**.

Medieval

There are eleven HER records from this period within the assessment area; Dagenham village is recorded as an early Medieval Settlement (061073/00/00-MLO24813) and is located within an Archeological Priority Area (DLO37889). A House associated with the Farm of Thomas Stockdale is recorded c.480m from the PDA and may be associated with Stockdale Farm (MLO13774). Documentary Evidence refers to the Property of Blossoms at Crown Street (MLO20164), Cross Keys Inn Public House is an 15THC Listed Building (MLO78425) and St. Peter and Paul Parish Church dates to the 13th C, all located c,900m from the PDA. Passmore Edwards Museum carried out several excavations and uncovered Medieval features at Crown Street and a possible wheelwright workshop at Church Street

(061730/00/00-MLO25175) (MLO59889) c.900m distant. Therefore, it is reasonable to conclude that the potential for finding remains dating to the medieval period in the PDA is considered **Moderate**.

Post Medieval

There are thirteen records held at the HER from this period within the assessment area. Stockdale Farm and Celia Cottage were both extant within the Post Medieval period within the site of the PDA. A Chapel built by old connection Wesleyans (MLO8027), a Public House known as The Bull (MLO8023) and the former Police Station at Rainham Road South (MLO78431) are all recorded c.380m distant. Therefore, the potential for finding remains dating to this period is considered **moderate.**

Modern

There are eleven records in the HER within the assessment area from this period. The May & Baker factory was constructed in this period and the Grade II Listed Rhone-Poulenc Head Office Canteen is still extant within the PDA (MLO78431). There are several Anti Tank Blocks recorded by the Defence of Britain Project. The Beacon Tree Park Cemetery was founded in 1914 (MLO103914) and Pond Field Park, a Public Park, opened in the 1930's (MLO102764). Therefore, the potential for finding remains dating to this period is considered **High.**

Farmsteads

There are no farmsteads recorded within the assessment area.

Undated Records

There are five undated records within the assessment area, two of which are within the SANOFI site. A possible stone building of unknown date was recorded in the north East corner of the site and may be related to Stockdale Farm (61333) and to the south of the site at the Rhone Poulenc Warehouse, an evaluation by NMS uncovered undated agricultural soil (MLO64590).

11.3 Summary of Archaeological Potential

The PDA is located within an Industrial Chemical Site at some distance from the historic core of Dagenham Village but constructed on the site of Stockdale Farm and Celia Cottage, both recorded on the OS Map of 1864. The underlying Geology and the prehistoric landscape are conducive to preserving prehistoric deposits and two such artifacts were found to the north east of the site. Dr. George Nash has assessed that there is a low to moderate potential for prehistoric archaeology and if such deposits were uncovered they would have both local and regional significance. There is scant evidence for the Bronze Age, Iron Age, Saxon and Roman periods and while there are several Medieval Records they are at some distance from the PDA and probably the best potential would be evidence of prior occupation at Stockdale Farm, although the impact from previous construction on the site has probably been significant. Evidence from the modern period is largely still standing and we are fortunate to have been able to record these buildings, their fabric and their history in situ.

Therefore, the site has an overall potential of **moderate**.

The Historic Environment Desk-Based Assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **Low - Moderate**
- Iron Age: **Low**
- Roman: **Low**
- Anglo-Saxon: **Low**
- Medieval: **Moderate**
- Post-Medieval: **Moderate**
- Modern: **High**

12 IMPACT ASSESSMENT

12.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, an assessment of the impact on potential archaeological remains is carried out through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

12.2 Historic Impacts

Cartographic regression (8.3), Topographic analysis (2.2) and Historical research (8.2) indicate that the PDA was farmland relating to Stockdale Farm and Celia Cottage until the 20th C when the site was developed into Industrial Chemical site therefore the impact on archaeological remains from the modern period from construction are considered **High.**

Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the ground, plough truncation can have a significant impact on preserved shallow deposits. There is cartographic evidence that the PDA has been subject to the agricultural process during the Post Medieval period, therefore, damage to archaeological remains is considered to be **Moderate,** however, prehistoric deposits may be at a depth unreached by post medieval agricultural processes therefore the damage to these deposits could be considered **low**.

12.3 Summary of Impacts Both Historic and Proposed

Historic Impacts

The site saw little change until the 20th C when it was developed on a mass scale. It is probable that any Archaeology that survived within the upper levels of the ground would have been largely destroyed by the construction process and that the best chance for any archaeological deposits lies within lower prehistoric depths.

The level of natural geology of the site can be ascertained by boreholes recorded on the BGS.

Proposed Impacts

Current development proposals include the demolition of the 1953 canteen extension, the 1980's industrial building and part of a corridor space of the 1944 canteen building and the construction of a new Person Environment Activity Research Laboratory (PEARL) over the footprint of the extant building. This will include new buildings, access, services/drainage and landscaping.

At the present time engineering details associated with foundation designs are unknown, although it is anticipated that this will have an impact on any archaeological remains that may be present.

13 ARCHAEOLOGICAL MITIGATION

The purpose of this archaeological Historic Environment Desk-Based Assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

This Historic Environment Desk-Based Assessment has established that there is a designated asset recorded within the development site boundary. The Rhone-Poulenc Head Office Canteen is a Listed Building and while the building is being retained it may be impacted by the development, therefore, a Historic Building Recording and Heritage Statement have been prepared to accompany this document and to mitigated the loss of this potential. The HEA has suggested that an oral history study be conducted to document the life of the factory and its workers. If this becomes a requirement as part of a planning condition, it should not impede the construction process.

Based upon the information contained within the HER this assessment has generally shown that the site to be developed is within an area of **moderate** archaeological potential and that the periods that have the highest potential for survival are the Medieval, post medieval and modern periods. The Palaeolithic Assessment has concluded that while the geology is conducive to the survival of Palaeolithic artifacts the fact that the artifacts found, showed signs of rolling, signifies that they have travelled to the findspot, probably via the rivers and streams that crossed the landscape at that time, suggesting that they are chance finds rather than evidence of human activity in that specific area and that this would reduce the potential from high to low - moderate potential. The two hand axes have both moderate local and regional significance.

The impact from the construction of the existing buildings would probably have been high, although there may be areas that have escaped deep excavation and contain archaeological remains. The impact on archaeological remains from the construction of the existing buildings is expected to be relatively high. However, there may also have been significant ground contamination and this would need to be taken in to consideration for any proposed fieldwork. If the ground is proved free of contamination it would be advisable that further archaeological works are undertaken to attempt to define whether evidence survives from

the medieval and post medieval periods relating particularly to Stockdale Farm and whether or not the two axes were a chance find or if evidence does survive at the site for human activity from the Palaeolithic period.

In light of the above it is considered likely that further archaeological assessment will be required. The scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities and can be carried out as a condition of planning consent.

14 OTHER CONSIDERATIONS

14.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this Historic Environment Desk-Based Assessment will be submitted to OASIS within 6 months of completion.

14.2 Reliability/Limitations of Sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at HER, and therefore considered as being reliable.

14.3 Copyright

Zoe Schofield

Touchstone Archaeology

11th August 2019

15 REFERENCES & BIBLIOGRAPHY

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15.2 Historic Environment Records

Historic Environment Record (HER)

15.3 Cartographic and Documentary Sources

John Chapman and Peter André 1777

Historic mapping OS 1:2500 1864

Historic mapping OS 1:2500 1897

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Historic mapping OS 1:2500 1939

Historic mapping OS 1:1250 1961

Historic mapping OS 1:1250 1975

Historic mapping OS 1:1250 1990

Historic mapping OS 1:1250 1992

15.4 Online resources

www.bshs.org.uk/travel-guide/may-and-baker-sanofi-aventis-dagenham-east-london

www.bgs.ac.uk

OASIS DATA COLLECTION FORM: England

Printable version

OASIS ID: zoeschof1-364194

Project details

Project name	Geoarchaeological Evaluation at 62 Hatcham Road and 134-140 Ilderton Road, Bermondsey, London SE15 1TW
Short description of the project	Geoarchaeological Evaluation at 62 Hatcham Road and 134-140 Ilderton Road, Bermondsey, London SE15 1TW
Project dates	Start: 10-12-2019 End: 10-12-2019
Previous/future work	Yes / No
Any associated project reference codes	HRIR19 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Industry and Commerce 1 - Industrial
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Test Pits","Visual Inspection"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	Not known / Not recorded

Project location

Country	England
Site location	GREATER LONDON SOUTHWARK BERMONDSEY ROTHERHITHE AND SOUTHWARK 62 Hatcham Road and 134 - 140 Ilderton Road
Postcode	SE15 1TW
Study area	1800 Square metres
Site coordinates	TQ 35188 77929 51.483632826048 -0.052828910338 51 29 01 N 000 03 10 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 0.51m Max: 1.65m

Project creators

Name of Organisation	TOUCHSTONE ARCHAEOLOGY
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Zoe Schofield
Project director/manager	Zoe Schofield
Project supervisor	Zoe Schofield
Type of sponsor/funding body	Landowner

Project archives

Physical Archive Exists?	No
Digital Archive recipient	GLAAS
Digital Archive ID	HRIR19
Digital Contents	"none"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological Test pitting at 62 Hatcham Road and 131-141 Ilderton Road, London Borough of Southwark, Unpublished Report
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