

## Peckham High Street, London, SE15 5DT

Archaeological Desk-based Assessment





**14 PECKHAM HIGH STREET,  
PECKHAM,  
LONDON  
SE15 5DT**

**Archaeological Desk-based Assessment**

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## 14 PECKHAM HIGH STREET, PECKHAM, LONDON SE15 5DT

### Archaeological Desk-based Assessment Summary

WA Heritage was commissioned by Forge Architects to undertake an Archaeological Desk-Based Assessment of a Site at 14 Peckham High Street, Peckham, SE15. The Site lies under the jurisdiction of Southwark Borough Council and is centred on National Grid Reference (NGR) 534008, 176683 covering an approximate area of 500 metres squared (0.05 hectares). Current outline proposals include adaptation and extension to the existing property for residential and commercial use with provision for amenity open space. Construction would involve the demolition of a single storey structure to the rear of the main 3 storey building and construction of a 2 and 3 storey extension in its place. The existing building incorporates a basement. Extension to or within the existing basement is not currently proposed. A circular Study Area extending for 750m from the Site centre has been considered in order to provide a context for interpretation. Listed Buildings are referenced within 200m of the Site.

Archaeological and historical evidence within the Study Area reflects human presence from the early prehistoric period through to the present day with an emphasis on medieval and later activity. Historic settlement at Peckham originated in the Saxon period and would appear to have been concentrated east of the Site, east of the junction of modern Peckham High Street with Rye Lane. Cartographic study has shown that the Site footprint has been occupied by buildings from at least the late 18<sup>th</sup> century although the nature of this development does not become clear until the 1830's. Since this time the Site has undergone several phases of alteration, from the mid 19<sup>th</sup> century this alteration is largely associated with its function as a public house.

Given the relatively low level of finds dating from Prehistoric eras recorded within the Study Area, a **low** potential for the recovery of Prehistoric remains has been identified. Romano-British evidence is largely limited to residual material and is concentrated away from the Site, as such a **low** potential for the recovery of material of this date is predicted. Given the location of the Site in close proximity to the medieval and Post-medieval Basing Manor and its situation on the periphery of settlement during these periods, a **moderate** potential for the recovery of material dating from the medieval and Post-medieval periods has been identified. The nature, extent and layout of medieval Basing Manor is not clear from documentary evidence, it is possible that elements of the manor site extended north-westwards into the Site footprint. There is a **high** potential for the survival of foundations and features associated with previous phases of building on the Site identified on 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century mapping. The Site has been subject to a high level of previous ground impact largely associated with foundation, basement and service trench excavation.

Due to the nature and extent of ground intrusion envisaged for planned construction at the Site and the level of known archaeology in the area, it is anticipated that small scale archaeological evaluation fieldwork is likely to be required by the Archaeological Officer for Southwark Borough Council. It is likely that fieldwork would comprise the excavation of strategically placed archaeological test trenches designed to determine the actual degree of archaeological survival on the site in those areas not subject to

historic basement excavation. Such a requirement would be in line with Southwark Borough Council's Policy 3.19 concerning archaeology and Archaeological Priority Zones. The policy states that planning applications affecting sites within Archaeological Priority Zones, shall be accompanied by an **archaeological assessment** and **evaluation** of the site, including the impact of the proposed development. This and any future work in the form of a mitigation strategy would require agreement with the Archaeological Officer for Southwark Borough Council

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**Archaeological Desk-based Assessment**

**Acknowledgements**

WA Heritage was commissioned by Forge Architects to undertake an archaeological desk-based assessment of land at 14 Peckham High Street, London. WA Heritage would like to thank Stuart Cakebread, SMR Officer for Greater London Sites and Monuments Record and the staff of the Southwark Local Studies Library for their assistance in the compilation of this report. Thanks are also extended to James Smith of Forge Architects and Raj Kang of Metroliving Ltd for their co-operation in providing background information and site access.

This report was researched and compiled by Katharine Barber, the illustrations were prepared by Kitty Brandon and Katharine Barber. The project was managed for WA Heritage by Lawrence Pontin.

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**Archaeological Desk-based Assessment**

**1 INTRODUCTION**

**1.1 Project Background**

- 1.1.1. WA Heritage, part of Wessex Archaeology, was commissioned by Forge Architects to undertake an Archaeological Desk-Based Assessment of a site at 14 Peckham High Street, London, SE15 5DT (**Plates 1, 2, 3 and 4, Figure 1**; hereafter the Site). The Site lies under the jurisdiction of Southwark Borough Council and is centred on National Grid Reference (NGR) 534008, 176683.
- 1.1.2 Current outline proposals include adaptation and extension to the existing property for residential and commercial use with provision for amenity open space (**refer Figure 2**). Construction would involve the demolition of a single storey structure to the rear of the main 3 storey building and construction of a stepped 2 and 3 storey extension in its place.
- 1.1.3 The existing structure incorporates a basement. Current development proposals do not include any extension to or within the existing basement (pers comm. James Smith, Forge Architects and Raj Kang, Metroliving Ltd).
- 1.1.4 Development is likely to necessitate ground intrusion across a high proportion of the Site incorporating foundation, service and landscaping excavation. The Site covers an approximate area of 500 metres squared (0.05 hectares).

**1.2 Landscape and Geology**

- 1.2.1 The Site is situated at the western extent of Peckham High Street, at the western extent of the core of the historic settlement of Peckham. The Site fronts immediately on to the pavement on the south side of Peckham High Street to the north. It is bounded to the east by Basing Court, to the west by adjacent properties fronting onto Peckham High Street and to the south by residential properties. The Site is occupied by a three storey public house/club (currently out of use) which fronts onto the High Street incorporating a single storey extension to the rear. The building occupies the majority of the plot. To the rear of the building is a small concrete yard which extends along a narrow corridor between the western Site boundary and the western wall of the extant building.



- 1.2.2 The site lies on the river terraces of the London basin, to the west of the course of the River Peck close to the junction of the Thames Flood Plain gravels and the Woolwich and Reading beds. These deposits are overlain by London Clay.
- 1.2.3 Archaeological investigation 80m to the south-east of the Site at 16-18 Bellenden Road identified natural deposits at +6.60-6.70m aOD (MoLAS 1993, 4; Geological Survey of Great Britain Solid and Drift Edition; Sheet 270 South London).

## **2.0 METHODOLOGY**

### **2.1 Scope**

- 2.1.1. The aim of this assessment is to detail the known information relating to sub-surface archaeology at the Site and to assess the potential for the presence of previously unknown elements that may be impacted by the proposed development.
- 2.1.2 The archaeological resource within a 750m circular Study Area (**Figure 1**) of the Site centre has been considered in order to provide a context for the discussion and interpretation of the known and potential resource. The closest Listed Buildings to the Site are referenced where they lie within approximately 200m of the Site.
- 2.1.3 A brief summary of the sources consulted is given below.

### **2.2 Research**

- 2.2.1 Various publicly accessible sources of primary and synthesised information were consulted.

#### ***Greater London Sites and Monuments Record***

- 2.2.2 The Greater London Sites and Monuments Record (GLSMR) comprises an index with associated distribution maps of all known archaeological sites and finds spots within the county. The information included in this report was collated from a search of the Greater London Sites and Monuments Record. A synthesised summary is presented as **Appendix 1**. Distances quoted in this report are taken from the closest edge of the Site boundary to the grid reference of the Site given by the GLSMR.
- 2.2.4 SMR's are not a record of all *surviving* elements of the Historic Environment but a record of the discovery of a wide range of archaeological and historical components of the Historic Environment. The information held within them is not complete and does not preclude the subsequent discovery of further elements of the Historic Environment that are at present unknown.

### ***Documentary Sources***

- 2.2.5 A search of other relevant primary and secondary sources was carried out via the Southwark Local Studies Library , on line and in Wessex Archaeology's own library. The sources consulted are listed in the References (**Section 7**).

### ***Cartographic Sources***

- 2.2.6 A search of historic manuscripts and Ordnance Survey maps was undertaken. The study of maps and other associated historical sources helps to clarify the archaeological potential of the Study Area in two ways. Firstly, it suggests aspects of the medieval and later land-use prior to its modern development. Secondly, it pinpoints areas within the Study Area which, as a result of that development, are likely to have become archaeologically sterile. The maps relevant to the Site are listed in the References section (**Section 7**).

### ***Aerial Photographs***

- 2.2.7 Under certain conditions sub-surface archaeological features can be visible on Aerial Photographs (AP's). Given the urban setting of the Site, aerial photography would provide no additional historic information regarding the study area.

### ***Site Visit***

- 2.2.8 The Site was visited on Wednesday 13<sup>th</sup> February 2007. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from sources. A photographic record of the visit was made and is held in the project archive, selected images are included in the report (**Plates 1-4**). Access to the interior of the building including the basement was not gained at the time of the Site visit.

### ***Best Practice Guidance***

- 2.2.9 This assessment has been carried out in accordance with the Institute of Field Archaeologists' Standards and Guidance for Archaeological Desk-Based Assessment (IFA 2001).

### ***Assumptions***

- 2.2.10 The Greater London SMR data consists of secondary information derived from varied sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. Listed Buildings have been identified from English Heritage Listed Buildings Online database. The information is available to registered users and is stated to be 'complete, but has not yet been fully assured'.

## 2.3 Legislative and Planning Background

### ***National Legislation and Planning Guidance***

#### ***Archaeology***

- 2.3.1 The main legislation concerning the protection of important archaeological sites is the *Ancient Monuments and Archaeological Areas Act 1979* (as amended). This act provides for nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments (SAM's). Under this act Scheduled Monument Consent (SMC) must be sought for any works which may affect a designated Scheduled Monument.

2.3.2 The principal national guidance on the importance, management and safeguarding of the archaeological resource within the planning process is *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in November 1990. The underlying principle of this guidance is that archaeological resources are non-renewable, stating that:

*...Where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation. (Para. 8)*

- 2.3.3. Paragraph 19 states:

*In their own interests...prospective developers should in all cases include as part of the research into the development of a site...an initial assessment of whether the site is known or likely to contain archaeological remains.*

- 2.3.4 Paragraph 22 adds:

*Local Planning Authorities can expect developers to provide the results of such assessments ...as part of their application for sites where there is good reason to believe there are remains of archaeological importance.*

In addition paragraph 25 advises:

*Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstance of the case...it would be entirely reasonable for the planning authority to satisfy itself, before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavating and recording of the remains. Such excavation and recording should be carried out before the development commences, working to a project brief prepared by the planning authority and taking advice from archaeological consultants.*

### **Conservation Areas and Listed Buildings**

- 2.3.5 Conservation Areas and Listed Buildings are given statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (Listed Buildings) and the designation of Conservation Areas.
- 2.3.6 Sections 16 and 66 of the Act [(Planning (Listed Buildings and Conservation Areas) Act 1990)], *require “....authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building”.*
- 2.3.7 Guidance on the identification and protection of historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15) issued by the Department of the Environment in September 1994.

### **Regional Planning Guidance**

- 2.3.8 The London Plan: Spatial Development Strategy for Greater London was published in 2004 and sets out the Mayor’s strategic plan for “*an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years.*” The legislative onus is devolved to unitary borough councils to ensure that the strategic plan is implemented. Sections 4.60–62 deal with the management of the built heritage and archaeology of London. The relevant policies are summarised below:
- 2.3.9 Policy 4B.10 sets out the Mayor’s strategic plan to protect the built environment, stating that “*UDP policies should seek to maintain and increase the contribution of the built heritage to London’s environmental quality, to the economy, both through tourism and the beneficial use of historic assets.*”
- 2.3.10 Policy 4B.11 covers heritage conservation and states that “*the enhancement of the historic environment is based on a full understanding of the special character of historic assets and their landscape setting.*”
- 2.3.11 Policy 4B.14 states that “*the Mayor in conjunction with borough councils and English Heritage will protect the archaeological resource in London. UDP’s are to contain adequate legislative provision to ensure the protection of archaeological remains and the enhancement of their interpretation.*”

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**Local Planning Guidance-Southwark Unitary Development Plan Adopted July 2007**

2.7.12 The Site lies within the jurisdiction of Southwark Borough Council. The Southwark Unitary Development Plan 2007 contains various policies relating to archaeology and the historic environment. Where applicable to the Site, these are rehearsed below.

2.7.13 Archaeology is addressed in Policy 3.19 and Archaeological Priority Areas listed in Appendix 8. Policy 3.19 states:

*Planning applications affecting sites within Archaeological Priority Zones, 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 Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains. PPG16 requires the Council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.*

2.7.14 Listing Buildings and their Settings are addressed in Policies 3.17 and 3.18 of the Development Plan. There are no Listed Buildings within or in proximity to the Site, therefore only legislation concerned with the setting of Listed Buildings (Policy 3.18) is rehearsed below:

*Permission will not be granted for developments that would not preserve or enhance:*

- i. The immediate or wider setting of a listed building; or*
- ii. An important view(s) of a listed building; or*
- iii. The setting of the Conservation Area; or*

- 
- iv. Views into or out of a Conservation Area; or*
  - v. The setting of a World Heritage Site; or*
  - vi. Important views of or from a World Heritage Site.*

*The council recognises the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset. Southwark has around 2500 listed buildings. These historic features define the local environment, providing a sense of place and enriching the townscape. PPG15 requires Local Authorities to include policies for the protection and enhancement of the historic environment.*

*Outline planning applications are not usually suitable for development affecting the setting of Listed Buildings, Conservation Areas and World Heritage Sites. The Council will use its powers under Article 3 (2) to require the submission of reserved matters needed to make a decision on the effect of the development on settings and views.*

- 2.7.15 Locally Listed Buildings are not identified in the Southwark Unitary Development Plan 2007.

### **3.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

#### **3.1 Prehistoric (500,000BC-43AD)**

- 3.1.1 To date, evidence of prehistoric material has been recorded within the Study Area at four locations. All evidence has been identified through archaeological investigation and comprises artefactual rather than feature evidence. The closest investigation was undertaken at 1-83 Peckham High Street approximately 90m north-east of the Site (**WA 1**), while the emphasis was not on Prehistoric deposits, flint flakes and abraded pottery of Prehistoric origin were identified. Also on Peckham High Street, investigations at nos 47-71, 150m north-east of the Site in 1995 identified a pit of unknown date and a single end scraper flint (**WA 2**; MoLAS 1994, 10). Further to the east again, a quantity of burnt flint including a Neolithic scraper and two sherds of Late Bronze Age and Iron Age ware were found in cultivation soils of probable later date during excavations at the Aylesham Centre approximately 350m to the east (**WA 3**).
- 3.1.2 The final record concerns an archaeological evaluation at Lisford Road (**WA 4**) approximately 220m north-east of the Site. Here lithic implements dating from the Mesolithic and the Late Neolithic to Late Bronze Age periods.
- 3.1.3 Prehistoric evidence within the Study Area is focused on the north side of Peckham High Street, north-east of the Site towards the former line of the River Peck which historically ran roughly north-south approximately 750m east of the Site (Refer **Figure 1**). Cartographic evidence suggests that a second watercourse flowed north to south, west of the Site along the line of the modern eastern boundary of the school site (formally Peckham House and Peckham Lunatic Asylum) to join the southern extension of Bellenden Road south of the Site. This water course is shown by Greenwood in 1830 (**Figure 3A**). There is an increased potential for the recovery of prehistoric material in proximity to riverine environments.
- 3.1.4 The topography and geology of a landscape can be used to interpret and substantiate the potential for the recovery of archaeological deposits. Waterways were commonly exploited by prehistoric people for a variety of means including as food and water sources, transportation routes, fording points, meeting points, votive sites and they commonly form a focus for transient or permanent settlement.

#### **3.2 Romano-British (43AD-410AD)**

- 3.2.1 The line of the Romano-British Road known as Watling Street follows the approximate line of modern Old Kent Road over 1km to the north of the Site. Evidence for Romano-British presence is indicated at several locations within the Study Area, the majority of these locations represent artefactual rather than feature and settlement related evidence. These locations are largely concentrated on the east side of the Site closer to the line of the Old Kent Road. Three archaeological investigations have recorded Romano-British material. The closest of these was undertaken on the north side of Peckham High Street at nos 1-83 approximately 90m to the north-east (**WA 5**). Here sherds of abraded pottery were catalogued. Two hundred and twenty metres north of the Site at Lisford Road (**WA 6**), fragments of Roman roof tile were found during excavation of a contemporary pit. Excavation at the Aylesham Centre (**WA 7**) approximately 350m east of the Site also noted a small number of pottery fragments of Romano-British date unassociated with any feature. Singular Roman finds recovered during the 18<sup>th</sup>

and 19<sup>th</sup> centuries are also identified in the SMR. These include a glass urn recovered in 1714-15 and a second glass vessel, both from Peckham High Street (**WA 8 and 9**). A general provenance is recorded for both, as such the location of these findspots indicated on Figure 1 should be treated as indicative rather than absolute. Also recovered in the 19<sup>th</sup> century were a coin, pot and vessel from Tabard Street. The GLSMR places the findspot on Peckham High Street east of the Rye Lane junction approximately 360m to the east of the Site (**WA 10**). The final Romano-British entry involves the 19<sup>th</sup> century record of unspecified Romano-British evidence found during excavation within a cemetery at Devereil Street (**WA 11**) approximately 600m to the north-east of the Site. No further information is given.

### **3.3 Saxon (AD410-1066) -medieval (AD 1066 -1499)**

- 3.3.1 The placename Peckham has a Saxon origin deriving from its location on the River Peck (which ran approximately north-south 750m east of the Site until 1823 when it was partially enclosed Refer **Figure 1**). The settlement is referenced in the Domesday Book of 1086 as 'Pechham'. It was held by the Bishop of Lisieux from the Bishop of Bayeux. The land holding comprised two hides with land for one plough and two acres of meadow (VCH, 912). Such a small landholding is suggestive of small scale settlement in the early medieval period.
- 3.3.2 Saxon material has been identified within the Study Area at two locations. Both sites incorporate residual material found in association with later medieval material. The first excavation was undertaken at the Aylesham Centre 350m to the east of the Site in 1996 (**WA 12**). Here unassociated fragments of Saxon pottery were found as well as later medieval evidence including a single sherd of green glaze ware and a silver Penny of Richard III. Approximately 90m to the north of the Site at 1-83 Peckham High Street (**WA 13**), residual Saxon pottery and part of a loom weight were found within a 12<sup>th</sup> century pit and ditch. Also recorded were 14<sup>th</sup> century post holes. Pottery dating from the early Norman era was recorded at 47-71 Peckham High Street approximately 150m to the north-east (Phase 2 of the 1-83 High Street investigations; **WA 14**) in 1995. This material was found in association with a single medieval pit (MoLAS 1995, 8).
- 3.3.3 In the 13<sup>th</sup> century, the Surrey Tax Rolls list Peckham and Camberwell together containing 55 people over the tax threshold, suggesting a fair level of prosperity by this date (Beasley 1999, 8). By the 14<sup>th</sup> century, two manors existed at Peckham. Peckham Manor which was situated on the west side of Peckham Hill Street (**WA 15**) approximately 300m north-east of the Site and Basing Manor situated approximately 55m south-west of the Site south of the junction of Peckham High Street with Bellenden Lane (**WA 16**).
- 3.3.4 The origins of Basing manor can be traced as far back as the 13<sup>th</sup> century when Margery daughter of Richard de Wyk and Asceline married Robert de Basings. In 1287 the two acquired from William, son of Reginald de Rokesle a messuage, 140 acres of land, 15 acres of meadow and rents in Camberwell (VCH 1912). The Basing family were fairly prominent in the 13<sup>th</sup> century, William Basing was the dean of St Pauls and a second William Basing was sheriff of London in 1309 and of Kent in 1314 (Blanch 1976, 332).



- 3.3.5 An inquisition of 1373 shows Basings in the possession of Thomas Dolshill held of Bekewell's manor of Camberwell. He had previously held the manor in 1352, at which time he granted it to John de Worsted and John Fauconer. At this date, the extent of the manor was 160 acres of land and 50 of meadow (VCH 1912).
- 3.3.6 Thomas Dolshill was seised of the manor in the same decade and the lands passed to his wife and infant son Edward. In 1383, Edward died and left the manor to Agnes, wife of John Del Pantyre (Blanch 1976, 332).
- 3.3.7 The Pipe Rolls of the Bishopric of Winchester Pipe Rolls suggest settlement and manufacturing activity at Peckham at this time. A record dating from 1378/9 catalogues the storage of 1000 tiles bought in Peckham stored at Winchester Palace in Southwark. This may indicate the site of a tile kiln at Peckham (SMR data; MoLAS 1993, 4).
- 3.3.8 Further archaeological interventions undertaken in the Study Area have recorded medieval evidence of unspecified date, the majority of these have been undertaken east and north-east of the Site and suggest that medieval settlement was focused in this area. These inform on the extent and concentration of settlement at Peckham during the medieval period. Excavation at 47-71 Peckham High Street (**WA 17**) approximately 150m to the north-east of the Site identified a metalled trackway exiting off Peckham High Street. Post holes lying outside this area may suggest the line of a boundary fence. An alternative interpretation of the surface as part of a yard is also discussed in the excavation report (MoLAS 1994, 10). Two additional excavations have identified medieval artefacts, although these are unassociated with occupation evidence. These comprise residual pottery from Staffordshire Street (**WA 18**) 630m to the north-east of the Site and tile and pottery from Lisford Street (**WA 19**) over 200m to the north-east.

#### **3.4 Post-Medieval (1500-1799)**

- 3.4.1 During the post-medieval period, Basing manor house was part of the original manorial mansion of the Gardiners of Peckham (**WA 20**). Photographic and pictorial images of the house dating from the 19<sup>th</sup> century (Southwark Local Studies Library pictorial archive not reproduced) would suggest an Elizabethan construction date for the manor house. The surviving elements of the manor house were pulled down in 1873 to make way for a tram depot (Southwark Pictorial archive, Basing Manor [not reproduced]; VCH 1912).
- 3.4.2 In 1543 Henry Baker assigned to Humphrey Styll various lands in the Peckham area. At his death in 1557, Baker held the manor of Basings of Ralph Muschamp. His son Richard conveyed it in 1591 to Edward Newport and then to Bartholomew Scott and Thomas Sadlier (VCH 1912).
- 3.4.3 During the reign of Elizabeth I (1558-1603), William Gardiner purchased the manor from Edward Newport and Richard Baker. The manor was inherited by William second son William and then to his son Thomas (died 1632). Thomas's grandson George sold the manor in 1651.
- 3.4.4 In 1670, the neighbouring Peckham manor site west of modern Peckham Hill Street (**WA 21**) was built over by Thomas Bond, then Lord of the Manor who

constructed a mansion. The mansion was sacked in 1688 (VCH 1912) .

- 3.4.5 Again several archaeological investigations in the area have identified post-medieval material. The closest of these to the Site was undertaken at 16-18 Bellenden Road (formally Basing Road First Ed 6" OS edition 1868/71, not reproduced) in 1993 (**WA 22**) approximately 80m south-east of the Site. Here a number of post medieval deposits were identified cutting through natural ground including a ditch, post hole and evidence for ridge and furrow cultivation (MoLAS 1983, 10). No deposits pre dating the post-medieval period were identified suggesting that the site lay outside the medieval settlement. The remainder of the archaeological investigations within the Study Area identified post medieval rubbish pits, pottery and evidence for garden activity. Such deposits were identified at 85-89 Peckham High Street (**WA 23**) 230m to the east and 47-71 Peckham High Street (**WA 24**) 150m to the north-east. Further deposits were identified at Camden 4B estate south of Lisford Road (**WA 25**) 180m to the north-west and the Sumner Estate (**WA 26**) over 400m to the north-west. Slightly later evidence in the form of 17<sup>th</sup> or 18<sup>th</sup> century pits were also recorded during excavation south of Lisford Road, 220m to the north-east (**WA 27**). The culmination of this evidence suggests that the Site remained on the periphery of settlement activity during the Post-medieval period.

### **3.5 18<sup>th</sup>-20<sup>th</sup> Centuries**

- 3.5.1 From the 18<sup>th</sup> century onwards the development of the Site can be traced cartographically. John Rocque's Map dating from 1762 (Not reproduced) shows Peckham settlement focused on the junctions of Peckham Hill Road and Rye Lane with Peckham High Street to the east of the Site. Landscaped grounds associated with Peckham Manor are clearly defined west of Peckham Hill Road. Settlement activity extends westwards along Peckham High Street as far as its junction with modern Southampton Lane. At this date the Site forms part of undefined settlement/garden plots fronting onto the south side of Peckham High Street. These plots are flanked by open fields to the south. There are no features to define the location of Basing Manor at this time.
- 3.5.2 From the beginning of the 19<sup>th</sup> century, there was a gradual movement of the population from the city of London to the suburbs. The suburbanisation of Peckham was fuelled by improved transport links and entrepreneurial developers.
- 3.5.3 Stockdale's map dating from 1807 (not reproduced) shows a clearer picture of development in the area, although it is difficult to place the Site with any certainty. At this date, the Site lies within an area characterised by individual land plots occupied by one or two structures surrounded by cultivated gardens in a ribbon development at the western periphery of the town. Again the Basing Manor site is not identifiable, in stark contrast Peckham Manor to the north-east is clearly shown in extensive landscaped grounds. It is recorded, however, that Basing manor was owned by Sir William East of Hall Place, Berkshire in 1812 (Blanch 1976, 333).
- 3.5.4 Greenwood's Map of 1830 (Refer **Figure 3A**) shows the first clear development of the Site on the south side of Peckham High Street (then named Camden Terrace). The plot is occupied by an L-shaped structure on the east side of a watercourse. Basing Court is shown on the east side of the plot allowing access to open fields to

the south. The lane is bound by buildings on both sides. To the west, the Site is bound by plots fronting onto Peckham High Street and grounds associated with a large house named 'Peckham House'. This mansion was the home of the Spitta family before it became a lunatic asylum in 1826 (Beasley 1999, 13). The Tithe Map dating from 1842 (Not reproduced) shows the plot was vacant at this date, although a shaded area assumed to represent a lane may be interpreted as a linear building. The plot is not associated with an apportionment number and therefore an owner or occupier is not listed.

- 3.5.5 The First Edition of the 6" Ordnance Survey undertaken in 1868 (not reproduced) shows the Site occupied by a square building fronting onto Peckham High Street. The building is marked P.H. reflecting its function as a Public House at this time. To the rear of this property, a secondary structure is depicted within the southern portion of the plot. The line of modern Basing Court (then Victoria Road) leads southwards to join Basing Road (now Bellenden Road) and is flanked on both sides by terraced properties. The Site of Basing Manor (as depicted on Later OS editions) is occupied by a school accessed via Collier Cottages (now Collier Place). It is known that in 1875 Basing Manor House had been occupied by Manor House School, overseen by Mrs Tattersall since 1854 (Blanch 1875, 265; Beasley 1999, 32). The school incorporated 2.5 acres of land and it is likely to be the school identified off Collier Place on the 1868 OS edition.
- 3.5.6 A similar but clearer picture is identified on the 5 feet to 1 inch OS edition surveyed in 1871 (Refer **Figure 3B**). It is likely that the Public House fronting onto Peckham High Street, then known as the Adam and Eve, represents the northern portion of the extant structure (**Plate 1 and Cover**). In the 19<sup>th</sup> century, Thomas Tilling set up his omnibus service to transport passengers from Peckham to central London. The first bus along the route was called 'The Times' and ran between Rye Lane and Oxford Circus. The original stables for the operation were located to the rear of the Adam and Eve public house (Beasley 1973, 33).
- 3.5.7 By 1894 (Refer **Figure 4C**), the detached structure to the rear of the Public House would appear to have been demolished or incorporated into a building attached to the south side of the existing public house. The London Suburban Directory dating from this year records the Adam and Eve pub under the proprietor Mrs Sarah Oakley (341).
- 3.5.8 The building shown on the 1894 OS edition would appear to have been extended again by the 1916 OS Edition (Refer **Figure 4D**) when it fills the majority of the plot. The 1951 OS Edition (Refer **Figure 5E**) shows the Public House occupying the same plot. An outbuilding earlier shown against the southern boundary wall has been replaced with a small building at the south-western corner of the Site. Victoria Road has by this time been renamed 'Basing Court' and the terraces which lined it to the south demolished to make way for a housing estate built by the Church Army (Beasley 1999, 32).
- 3.5.9 The 1951 map marks the site of Basing Manor House east of the Site in the vicinity of Collier Place. It is this location that is shown on **Figure 1 (WA 16 and 20)**.
- 3.5.10 Only one archaeological investigation within the Study Area identified significant 18<sup>th</sup> and 19<sup>th</sup> century deposits, these were identified over 350m to the east of the

Site at the Aylesham Centre in 1996 (**WA 28**). An 18<sup>th</sup> century ha-ha and a 19<sup>th</sup> century well and pit with a horticultural function were recorded.

- 3.5.11 Peckham was subject to frequent bombing during the Second World War. Consultation with the London Bomb damage maps shows that the Site itself was not subject to bomb damage. The closest damage was to the west of the Site at 2,4,6 and 8 Peckham High Street, where the severity of damage was judged as 'serious but repairable' (Saunders 2005, Map 103).
- 3.5.12 The Public House on the Site was still known as the Adam and Eve in 1979 when it is named as such on the 1:1250 Ordnance Survey Map (not reproduced). By 1982 however, it had been renamed 'Kellies' (Southwark Local Studies Pictorial Archive, Image of pub dating from 1982, not reproduced).

### **3.6 Cultural Heritage Definitions**

- 3.6.1 The Site does not lie within a Borough Council designated Conservation Area.
- 3.6.2 There are no Scheduled Ancient Monuments within the Study Area. The Site lies within an Archaeological Priority Zone as identified on the Unitary Development Plan Proposals Map 2007 (Transposed on **Figure 1**)
- 3.6.3 There are no Listed Buildings within the Site footprint nor within the immediate locality of the Site. The closest Listed Building is a telephone Kiosk (**WA 29**) which lies approximately 190m south-west of the Site at Lyndhurst Square. Three further Listed buildings are located approximately 200m south-east of the Site, these comprise the 18<sup>th</sup>-19<sup>th</sup> century 8 Highshore Road (**WA 30**); the 19<sup>th</sup> century Friends Meeting House (Post Office sorting depot; **WA 31**) on Highshore Road; and 18 Highshore Road (**WA 32**), built in the 19<sup>th</sup> century. These buildings are illustrated on **Figure 1** to show their relative distance from the Site. Listed Buildings within the Study Area which lie over 200m from the Site boundary are not shown on Figure 1.

## **4 EXISTING AND POTENTIAL ARCHAEOLOGICAL IMPACTS**

### **4.1 Potential Impacts**

- 4.1.1 Relevant development activities which may impact upon the archaeological resource, are:
- Excavation, ground disturbance and ground compaction as a result of building (particularly concerning basement and foundation construction), access, surfacing, service installation.
  - Temporary landtake during construction phase including, stockpiling, storage and temporary site access.
- 4.1.2 These activities could lead to the following effects on the Historic Environment resource:
- Permanent complete or partial loss of an archaeological feature or deposit as a result of ground excavation.

- Permanent or temporary loss of the physical and/or visual integrity of a feature, monument, building or group of monuments.
- Damage to resources as a result of ground excavation.
- Damage to resources due to compaction, desiccation or water-logging.
- Damage to resources as a result of ground vibration caused by construction.

4.1.3 All ground intrusive activity proposed at the Site beyond made ground will pose threats to any surviving archaeological deposits or features that survive *in situ*.

## 4.2 Existing Impacts

4.2.1 Knowledge of the recorded historic environment resource can assist in the prediction of buried archaeological remains that may also be present, but as yet undiscovered. However, the potential for the survival of such remains depends partly on the impacts that previous land use may have had on any present remains.

4.2.2 The Site would appear to have been situated at the edge of settlement activity at during the Saxon, medieval and into the post-medieval periods.

4.2.3 Cartographic analysis suggests that the majority of the Site has been occupied by buildings from at least the early 19<sup>th</sup> century. Map regression has determined that successive phases of rebuilding and alteration have been undertaken at the Site during, 19<sup>th</sup> and 20<sup>th</sup> centuries. The majority of this development has been associated with development of the public house. Such development is likely to have impacted upon any pre-dating archaeological deposits present.

4.2.4 The extant structure comprises a basement. Ground excavation associated with construction of this basement is likely to have impacted heavily upon any *in situ* archaeological remains.

4.2.5 Late 19<sup>th</sup> century terracing along Basing Court (formally Victoria Place) extended into the southern extent of the Site footprint (Refer **Figures 3B, 4C and 4D**). Ground intrusion associated with construction of this terrace may have impacted upon any surviving archaeological deposits that may survive within the Site footprint.

4.2.6 The historic construction of infrastructure at the Site including services and sewers is likely to have impacted upon any predating archaeological remains. To date, geotechnical investigations have not been undertaken at the site therefore the depth of existing foundations, natural ground or sub-surface conditions are undetermined.

4.2.7 Given the high level of previous intrusion associated with basement excavation to the north of the plot, it is considered that conditions for the survival of potential buried archaeological remains within this area are **low**. Within the southern portion of the Site where ground intrusion is likely to have been more limited, a **low-moderate** potential for the survival of archaeological remains is identified.

## **5.0 ARCHAEOLOGICAL POTENTIAL**

### **5.1 Introduction**

- 5.1.1 This section of the report details the archaeological constraints in terms of the proposed development and is based on information derived from the sources listed in the **Methodology**, taking into account the likely effects of previous land use on the preservation of potential remains.

### **5.2 Legislative and Planning Constraints**

- 5.2.1 For ease of reference details of any statutory and/or local planning designations are detailed separately below.

#### ***Scheduled Monuments***

- 5.2.2 There are no Scheduled Monuments within the Study Area.

#### **Designated Areas**

- 5.2.3 The Site does not lie within a Conservation Area. The Site lies within an Archaeological Priority Zone as identified in the Southwark Unitary Development Plan 2007.

#### **Listed Buildings**

- 5.2.4 There are no Listed Building within or in proximity to the Site. The closest Listed Building lies over 190m to the south-west of the Site. Three buildings on Highshore Road are situated 200m south-east of the Site. All other Listed Buildings within the Study Area lie over 200m from the Site. There would be no physical or visual impact on the fabric or setting of any Listed Building as a result of Site development.
- 5.2.5 The Southwark Unitary Development Plan 2007 does not discuss or list any non-statutory Locally Listed Buildings.

### **5.3 Archaeology**

- 5.3.1 Broadly speaking, archaeological and historical evidence within the Study Area reflects human presence from the early Prehistoric period through to the present day with an emphasis on medieval and later activity. Historic settlement at Peckham would appear to have been concentrated to the east of the Site, east of the junction of modern Peckham High Street with Rye Lane, in proximity to the site of Peckham Manor (**WA 15** and **21**). Eighteenth and nineteenth century cartographic evidence suggests that Basing Manor was smaller and less influential than Peckham Manor, which is depicted in ostentatious landscape grounds: in contrast, Basing Manor is not discernible from surrounding lower status buildings on late 18<sup>th</sup> and early 19<sup>th</sup> century maps.
- 5.3.2 Cartographic study has shown that within the Site boundary, the Site footprint has been occupied by buildings from at least the late 18<sup>th</sup> century although the nature of this development does not become clear until the 1830's. Since this time the

Site has undergone several phases of rebuilding and alteration, from the mid 19<sup>th</sup> century largely associated with its use as a public house.

- 5.3.3 Given the relative low level of finds dating from Prehistoric eras recorded within the Study Area and the focus on out of context artefactual evidence, a **low** potential for the recovery of Prehistoric and associated remains has been identified.
- 5.3.4 Romano-British evidence within the Study Area is largely limited to residual material and is focussed away from the Site, as such a **low** potential for the recovery of material of this date at the Site is predicted.
- 5.3.5 Given the location of the Site in close proximity to the medieval and Post-medieval Basing Manor and its situation on the periphery of settlement during these periods, a **moderate** potential for the recovery of material dating from the medieval and Post-medieval periods has been identified. The nature, extent and layout of medieval Basing Manor is not clear from documentary evidence, it is possible that elements of the manor site extended north-westwards into the Site footprint.
- 5.3.6 There is a **high** potential for the survival of foundations and features associated with previous phases of building on the Site identified on 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century mapping. The majority of these structures would appear to be related to the public house which has occupied the Site from at least the mid 19<sup>th</sup> century.

## **6 CONCLUSIONS AND RECOMMENDATIONS**

### **6.1 Summary of Archaeological Constraints**

- 6.1.1 Overall, a **moderate** potential for the survival of archaeological deposits within the Site footprint has been identified. This potential is limited by the high level of ground disturbance which has previously been undertaken at the Site particularly associated with basement excavation.

### **6.2 Further Works and Mitigation**

- 6.2.1 Overall, the Site is situated in an area of **moderate** archaeological potential. Due to the nature and extent of ground intrusion envisaged for planned construction at the Site and the level of known archaeology in the area, it is anticipated that small scale archaeological evaluation fieldwork is likely to be required by the Archaeological Officer for Southwark Borough Council.
- 6.2.2 It is likely that fieldwork would comprise the excavation of strategically placed archaeological test trenches designed to determine the actual degree of archaeological survival on a site in those areas not subject to historic basement excavation. Such a requirement would be in line with Southwark Borough Council's Policy 3.19 concerning archaeology and Archaeological Priority Zones. The policy states that planning applications affecting sites within Archaeological Priority Zones, shall be accompanied by an **archaeological assessment and evaluation** of the site.
- 6.2.3 This and any future work in the form of a mitigation strategy would require agreement with the Archaeological Officer for Southwark Borough Council.

## 7 REFERENCES

### **Cartographic Sources**

Maps highlighted in **bold** are included as figures in the report.

John Rocque's Map of the Topography of the County of Surrey, 1762.

Thomas Milne's Map of London, 1800.

Stockdale's Map of London, 1807.

### **Greenwood's Map of 1830**

Camberwell Tithe Map, 1842.

First Edition of the 6" Ordnance Survey Map, 1868.

**First Edition of the 5 feet to inch Ordnance Survey Map, 1871 (Published 1975).**

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### **Other sources**

Camberwell Tithe Apportionment Schedule 1837

Altered Camberwell Tithe Apportionment Schedules 1855-1924.

Southwark Local Studies Library      Paper cuttings

Southwark Local Studies Library      Pictorial archive

Photograph of Basing Manor 1883.

Sketch of Manor house drawn in 1872.

### **Digital Sources**

[www.english-heritage.org.uk/lbonline](http://www.english-heritage.org.uk/lbonline)

[www.british-history.ac.uk](http://www.british-history.ac.uk)

[www.southwark.gov.uk](http://www.southwark.gov.uk)

[www.magic.co.uk](http://www.magic.co.uk)

Listed Building information

Secondary source material

Southwark Borough Council

GIS Mapping, Statutory and  
land designations

## 8 APPENDIX 1- GAZETTEER OF SITES AND FINDSPOTS ON FIGURE 1

WA No.	MonUID	RecordType	Address	Description	Eastings	Northing	Period
1	MLO9199	Archaeological Excavation	1-83 Peckham High Street (Site code PEC 90).	Flint flakes and abraded pottery recorded	534045	176745	Prehistoric
2	MLO59482	Archaeological Excavation	47-71 Peckham High Street (PHS95)	One undatable pit found in clay contained a struck flint	534182	176755	Prehistoric
3	MLO67750	Findspot	Aylesham Centre (Site code MAN 96).	Quantity of burnt flint including a Neolithic scraper and two sherds of late bronze age and iron age ware. Found in cultivation soil of probable later date.	534325	176694	Prehistoric
4	MLO67515	Archaeological Evaluation	Lisford Street (South of) Site code LFS 96)	Lithic implement (Mesolithic), Lithic implement (Late Neolithic to Late Bronze Age), Lithic implement (Neolithic), Lithic implement (Prehistoric)	534054	176904	Prehistoric
5	MLO9200	Archaeological Excavation	1-83 Peckham High (Site code PEC90	Some abraded roman pottery recorded during excavation	534045	176745	Romano-British
6	MLO67516	Archaeological Evaluation	Lisford Street (South of) Site Code LFS 96	Probable ploughed out Romano-British pit containing roman roof tile fragments.	534054	176904	Romano-British
7	MLO67752	Archaeological Investigation	Aylesham Centre Site code MAN 96)	A small number of pottery fragments dating from the Roman period unassociated with any archaeological feature.	534325	176694	Romano-British
8	MLO4225	Findspot	Peckham High Street	Glass urn found in 1714-15 (Roman), vessel.	534570	177019	Romano-British
9	MLO4226	Findspot	Peckham High Street	Glass vessel found in the 19th century. Approximate location	534105	176604	Romano-British



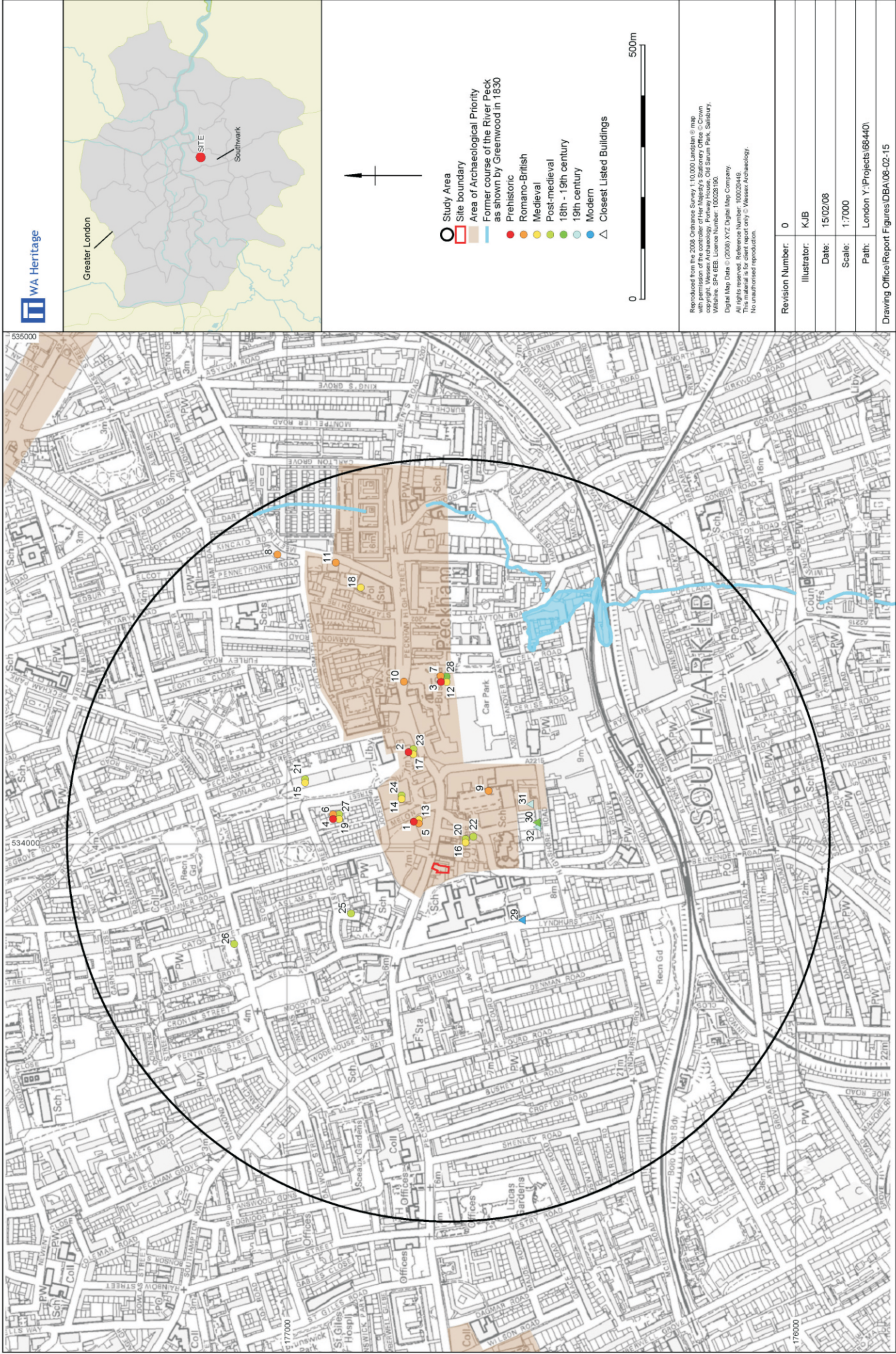
<b>10</b>	MLO4228 MLO9513	Findspot	Tabard Street?	Roman-British coins found in 1884 in Kent Street (now Tabbard Street) pot (Roman), Vessel (Roman) 19th century record. General provenance allocated	534320	176770	Romano-British
<b>11</b>	MLO15592	Archaeological Site	Deverell Street	Romano-British remains recovered during 19th century excavation of the cemetery. Unquantified.	534554	176904	Romano-British
<b>12</b>	MLO67753-54	Archaeological Investigation	Aylesham Centre (Site code Man 96)	Small amount of medieval material identified. Small number of unassociated pottery fragments of Saxon date were found also recorded, a single sherd of medieval green glaze ware and a silver penny of Richard III.	534325	176694	Medieval
<b>13</b>	MLO9226	Archaeological Excavation	1-83 Peckham High Street (Site code PEC90).	Saxon material comprised residual pottery and part of a loomwright found within a 12th century pit, ditch and other features. 14th century post holes	534045	176745	Medieval
<b>14</b>	MLO67511	Archaeological Evaluation	47-71 Peckham High Street, rear of (Site code PEK95).	Pit recorded dated by pottery to 1050-1150	534094	176775	Medieval
<b>15</b>	MLO8244 MLO8726	Archaeological Site	Peckham Hill Street	Site of Bretynghurst manor house possibly part of Peckham manor rebuilt in the 17th century. A windmill is listed in the inventory of Peckham manor in 1307	534125	176965	Medieval
<b>16</b>	MLO11520	Archaeological Site	Peckham High Street	Site of Basing Manor seat of Gardynier family in 16th century. IN 1854, it became the manor house school	534008	176650	medieval



<b>17</b>	MLO59484 MLO59485	Archaeological Excavation	47-71 Peckham High Street (PHS93)	Medieval trackway and yard and associated structures (not recorded) recorded through excavation	534182	176755	Medieval
<b>18</b>	MLO68886	Archaeological Evaluation	Stafford Shire Street (Site code SFF97)	Residual medieval pottery recorded. Likely to be associated with agricultural activity rather than occupation.	534505	176855	Medieval
<b>19</b>	MLO67517 MLO67519	Archaeological Evaluation	Lisford Road (South of). (Site code LFS 96).	Residual tile (Medieval), pot (Medieval) fragments found in post medieval plough soil	534054	176904	Medieval
<b>20</b>	MLO11520	Archaeological site	Peckham High Street	Site of Basing Manor seat of Gardynier family in 16th century. IN 1854, it became the manor house school	534008	176650	Post medieval
<b>21</b>	MLO9601	Archaeological site	Peckham Hill Street	Site of Peckham manor house built over by a mansion by Thomas Bond.	534125	176965	Post Medieval
<b>22</b>	MLO58931 MLO58932 MLO58933	Archaeological Evaluation	16-18 Bellenden Road SE15 (Site code BEL 93)	Revealed a number of Post med deposits cutting through natural ground. Ditch, post hole, ridge and furrow cultivation soil	534015	176634	Post Medieval
<b>23</b>	MLO59487	Archaeological Investigation	Peckham High Street (PHS93)	2 pits probably for domestic rubbish, possible garden soil	534182	176755	Post Medieval
<b>24</b>	MLO67512	Archaeological Evaluation	47-71 Peckham High Street (Rear of)	Post medieval bedding trench recorded	534094	176775	Post Medieval
<b>25</b>	MLO73493-4	Archaeological evaluation	Camden 4B Estate (Site code LSF99).	a rubbish pit and three garden features recorded	533864	176874	Post Medieval
<b>26</b>	MLO74979	Archaeological evaluation	Sumner 3A Estate (no site code)	POTTERY (Post Medieval) Area interpreted as open fields west of Peckham manor house	533804	177104	Post Medieval
<b>27</b>	MLO67518	Archaeological Evaluation	Lisford Street (South of )Site code LFS 96	Six 17th or 18th century pits recorded during excavation	534054	176904	Post medieval

<b>28</b>	MLO67756-58	Archaeological Evaluation	Aylesham Centre (Site code MAN96)	18th century Ha ha, 19th century well and pit with horticultural function.	534325	176694	18th-19th century
<b>29</b>	MLO92161	Listed Building	Opposite Lyndhurst Square	Telephone kiosk	533851	176536	Modern
<b>30</b>	MLO92078	Listed Building	8 Highshore Road	Building	534043	176507	18th-19th Century
<b>31</b>	MLO92083	Listed Building	Post Office depot	Friends meeting house, post office sorting office	534079	176520	19th Century
<b>32</b>	MLO92079	Listed Building	18 Highshore Road	Building	534034	176506	19th Century

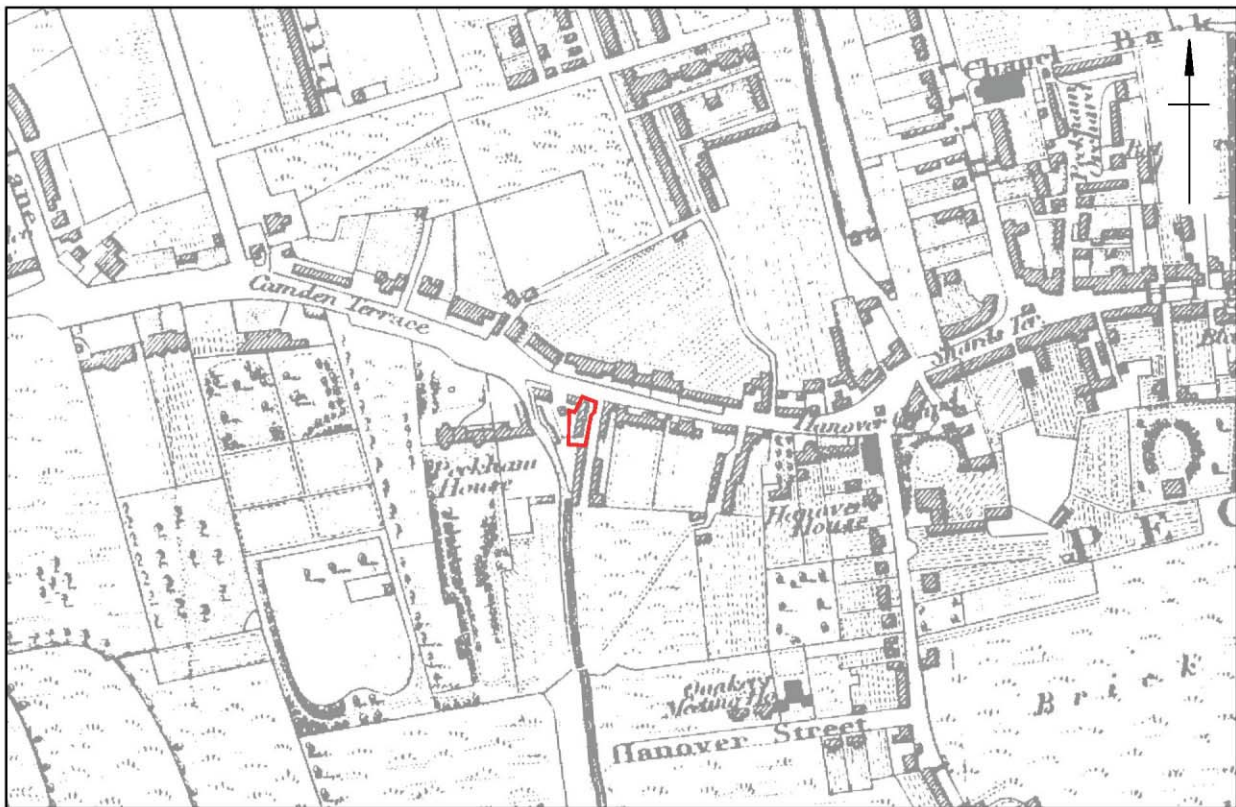




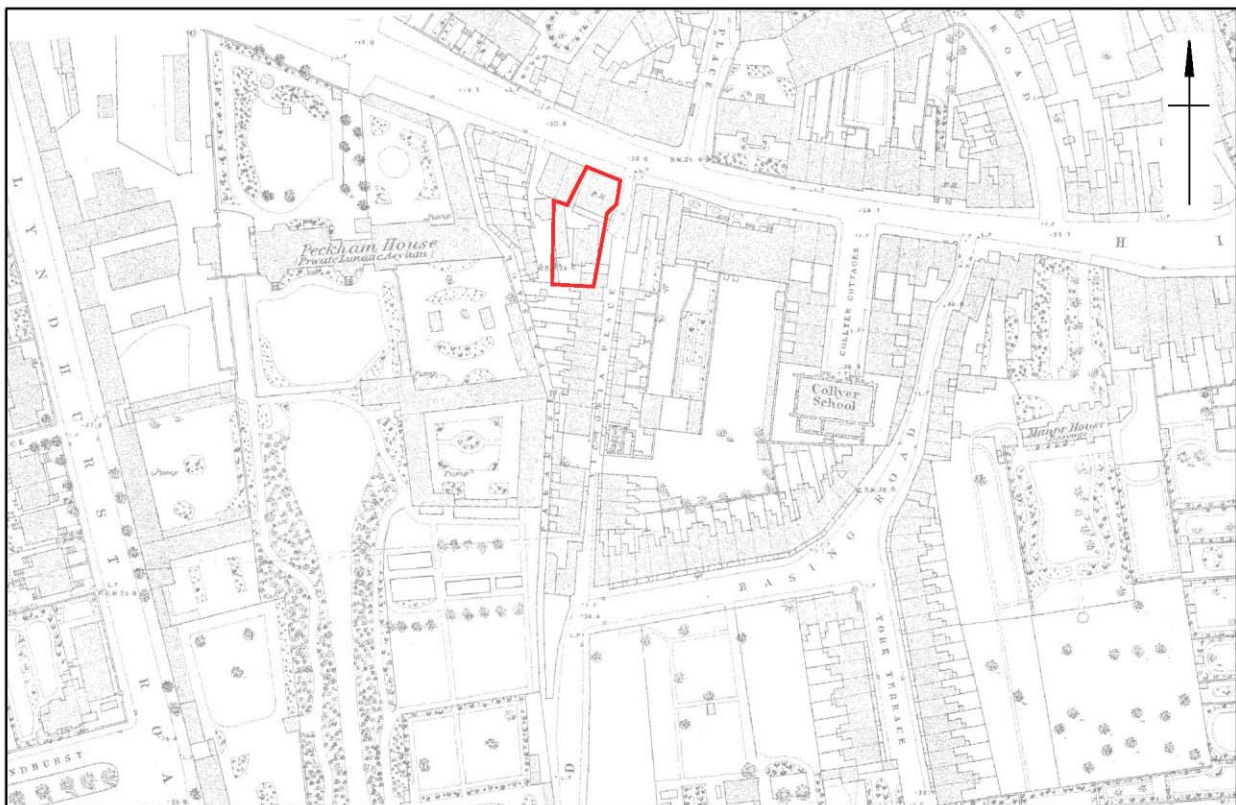
Study Area showing Site outline, Study Area, WA numbers and designated areas








A. Greenwood's Map of London 1830



B. First edition of the 5 feet to 1 inch Ordnance Survey Plan, 1871

 Site boundary

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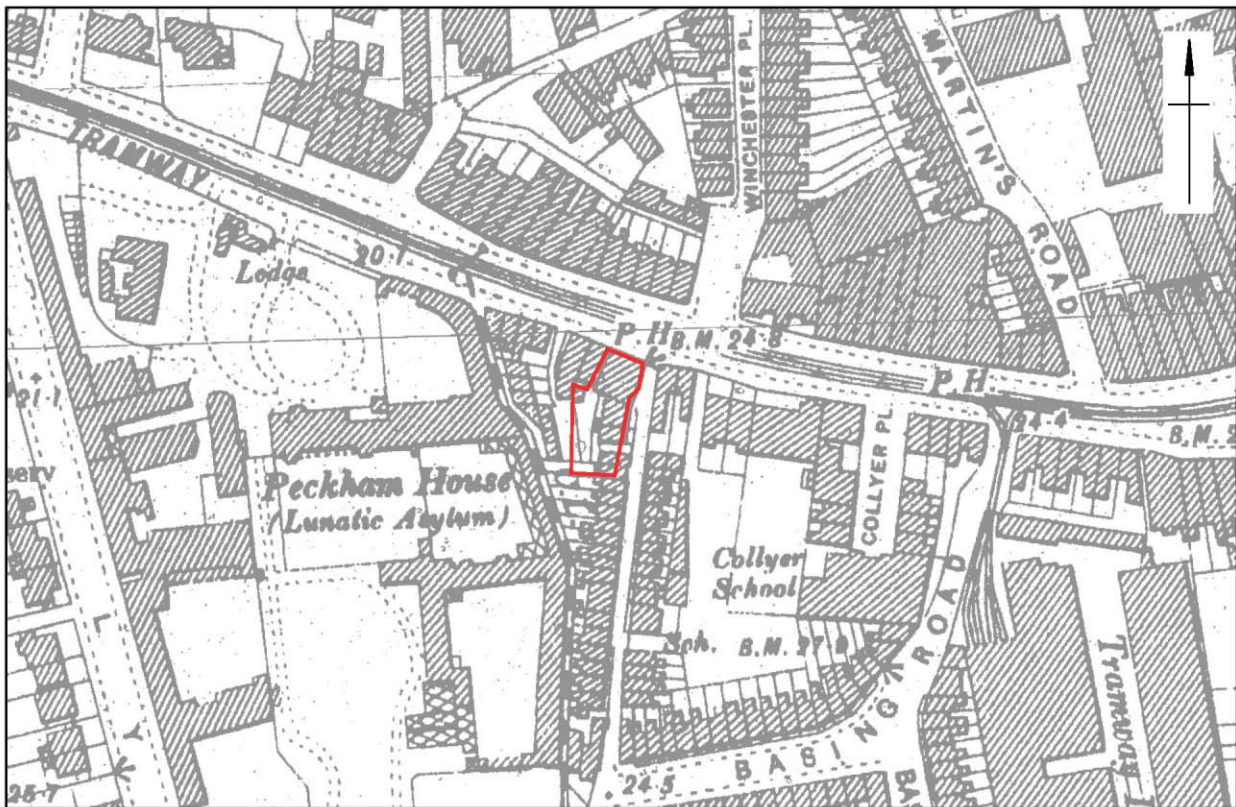
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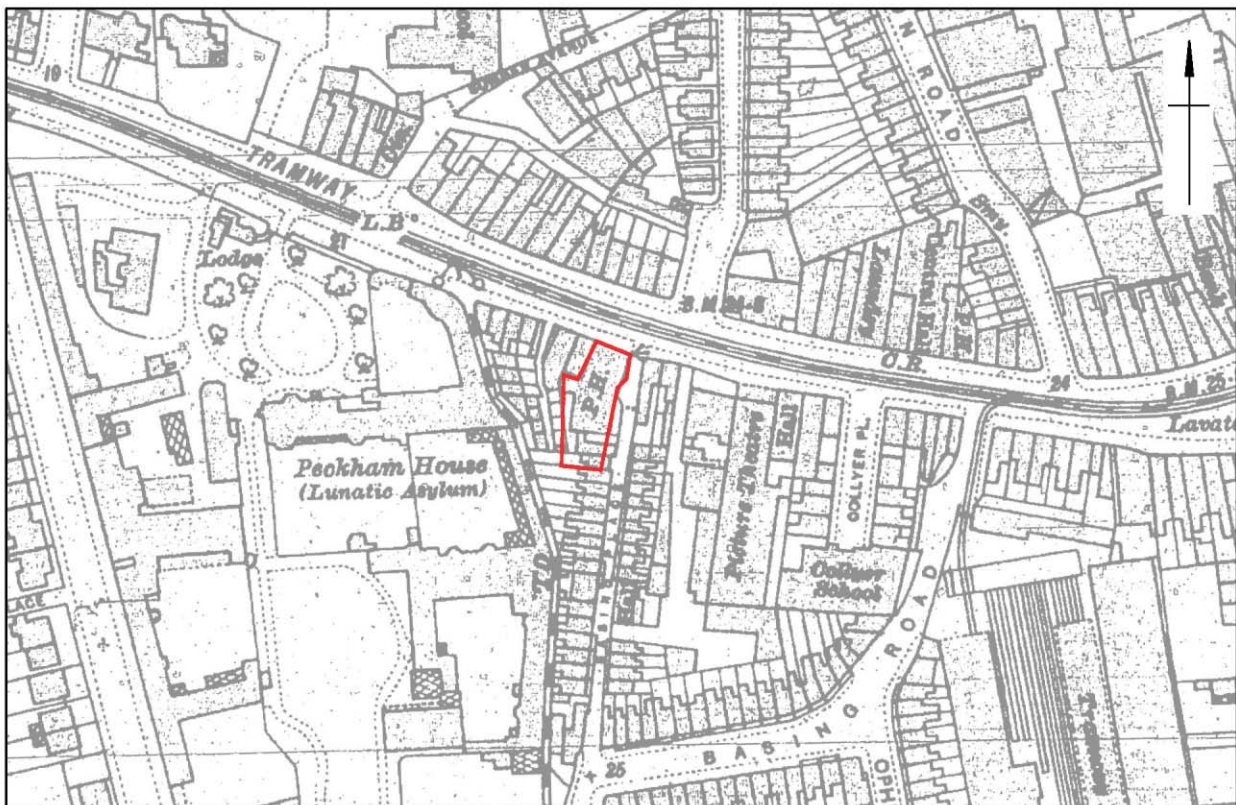
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C. Second edition of the 6" Ordnance Survey Map, 1894-9



D. Third edition of the 6" Ordnance Survey Map, 1916

 Site boundary

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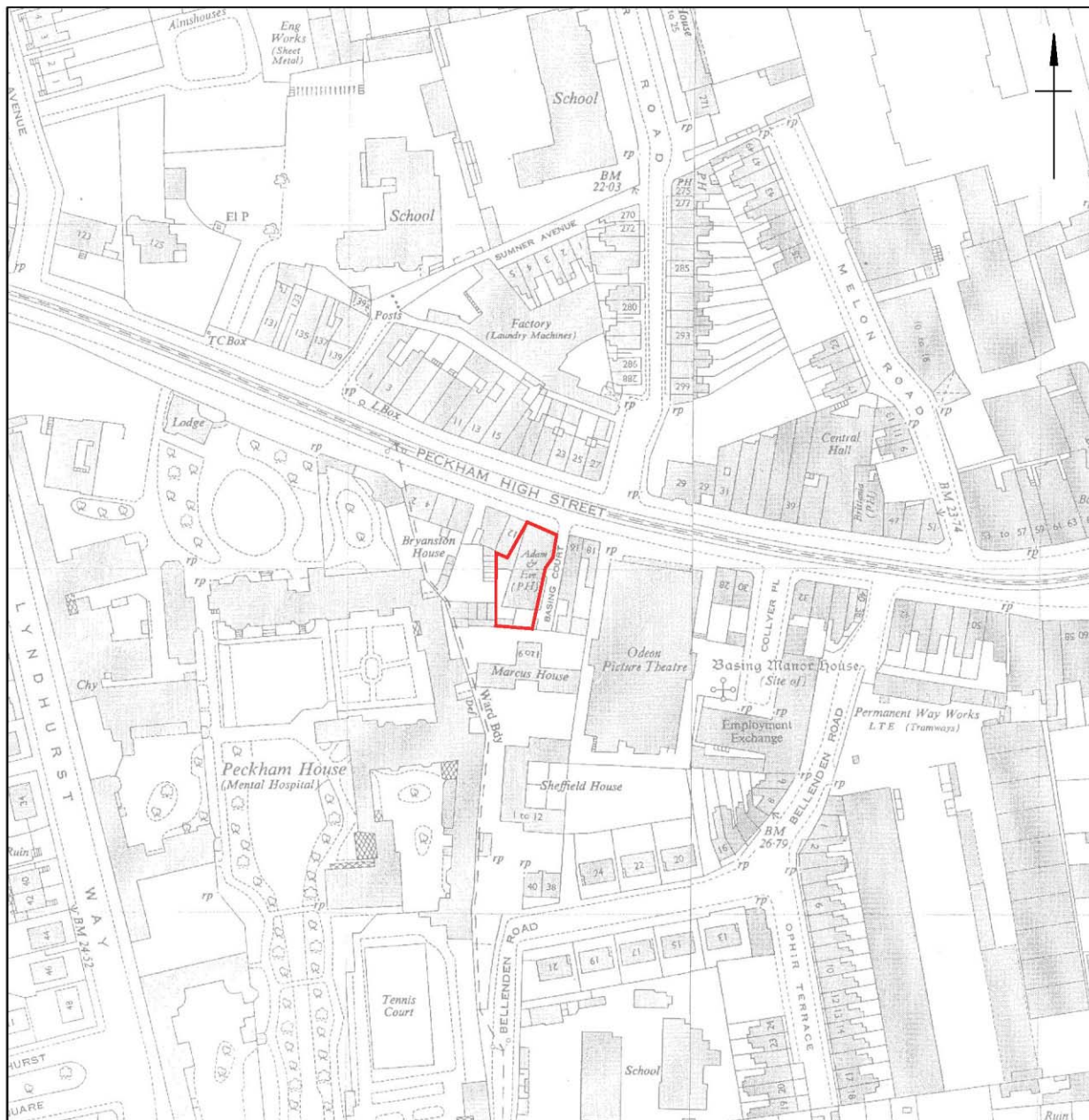
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E. Ordnance Survey London 1:2500 Series, 1951

 Site boundary

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Plate 1: View along Peckham High Street frontage. Looking west.



Plate 2: View along Basing Court which forms the eastern Site boundary. Looking south.


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Plate 3: View across yard to the rear of the extant building. Looking west.



Plate 4: View across yard along western boundary wall. Looking north.

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