

CREDON HOUSE VERNEY ROAD SOUTHWARK

ARCHAEOLOGY & HERITAGE ASSESSMENT

pocket



Ecology
Archaeology
Arboriculture
Landscape Architecture

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1.0 Non-technical summary

- 1.1 A desk based archaeology and heritage assessment has been completed for Credon House, at the junction of Verney and Varcoe Roads, Southwark on behalf of Pocket Living. The report supports a new planning application for residential and associated development.
- 1.2 The Greater London Historic Environment Record has been consulted as to its holdings of archaeological and heritage information for the site and its environs. London Metropolitan and Southwark Archives and Historic England's Archive were also visited. These and online sources informed a site visit in September 2016. Proposals and reports on nearby archaeological investigations have subsequently been considered.
- 1.3 The site area consists of a three-storey post-war office block, Credon House, in the north and hard standing in the south. None of the extant structures is of any special architectural or historical interest.
- 1.4 The site lay in an area of marshy ground until the late 19th century when it was developed for terraced housing. The terraces which lay within the site were condemned after a wartime rocket strike. It is not clear if the terraces were cellared, but any such remains would be of negligible interest.
- 1.5 The site does have potential to contain prehistoric deposits of interest and lies within an Archaeological Priority Area as a result. Archaeological investigations to the immediate east of the site revealed the remains of a Bronze Age trackway crossing marshland and also clarified the likely landscape evolution of the area. The discovery of the trackway has led to subsequent development in the area requiring some form of archaeological investigation.

- 1.6 Work south of the site in 2009 and adjacent to it in 2018 suggests the site itself lay on higher ground prehistorically, but close to or covered by Bermondsey Lake which is likely to have been standing water or marshy. The site is unlikely to have seen any permanent human activity. However, deposits which add to an understanding of the area's past landscape and its evolution may well survive. No intrusive geotechnical work has been undertaken within the site to date.
- 1.7 The proposals for the site require piling to create a solid base for a new nine storey residential block. The upper levels of the site will be disturbed through the creation of pile caps and lift pit. However, deep disturbance of the ground is likely to be limited to piling. No further detail as to the development's structure is currently available.
- 1.8 In light of the limited extent of the scheme's likely below ground impact and results of nearby investigations, it is assessed that significant archaeological features are unlikely to survive within the site and that intrusive archaeological or geoarchaeological investigation need not occur prior to determination.
- 1.9 However, it is recommended that investigation is completed ahead of development, secured by way of a planning condition. This work might be integrated with geotechnical investigations initially, with further work completed should initial investigation indicate useful information could be secured.

2.0 Introduction Purpose and Context

Introduction

- 2.1 ACD Environmental were commissioned by Pocket Living to carry out an archaeology and heritage assessment for Credon House, Verney Road, Southwark, hereinafter referred to as the 'site' (Appendix 2). The proposals for the site have since been revised and this report confirms the implications of these latest proposals.
- 2.2 This report has been researched and drafted by Ben Stephenson BA (Hons), MA, Diploma in Historic Conservation and Member of the Chartered Institute for Archaeologists. Ben has twenty five years' experience in professional archaeology.
- 2.3 The area to be affected includes an existing post-war three storey office block and open area to its south lying south of Verney Road and west of Varcoe Road at its northern end. Further residential properties lie to the south, east and north of Credon House, with commercial buildings to the west.

Context

- 2.4 This report supports a forthcoming planning application to develop the site for a nine storey residential block, related infrastructure and landscaping.

Purpose

- 2.5 The purpose of this assessment is to:
- Ascertain the general archaeological and heritage value of the site by;
 - Identifying known assets within and close to the site that might be affected;
 - Assessing the potential for hitherto undiscovered sub-surface archaeological deposits;
 - Assess any impacts of the likely submitted scheme.
 - Inform the development of the master plan for the site.

3.0 Methodology

Background Data Search

3.1 Information on previously recorded archaeological sites, findspots and past archaeological investigation has been obtained from the Greater London Historic Environment Record (HER) and Southwark Council. The data search was undertaken for a 500 metre radius centred on the site and has GLHER reference 15232.

3.2 The following sources have also been consulted and, where relevant, the information provided has been incorporated within this report:

- Historic England National Heritage List for England (NHLE) online;
- Historic England Archive in Swindon;
- London Metropolitan Archives (LMA), Islington’;
- Pre-Construct Archaeology and Archaeology South East reports and abstracts on recent investigations;
- Southwark Council (SC) website; and
- Southwark Archives and Local Studies Library (Southwark Archives), Borough.

3.3 The LMA and Southwark Archives hold secondary sources and copies of historic maps which provide information about past land use. The Historic England NHLE records designated heritage across the country including listed buildings, scheduled monuments and registered landscapes, whilst its Archive holds further secondary sources. The Council website contains information on planning policy and conservation areas.

Site Visit

- 3.4 The site was visited in September 2016. Both the site itself and its environs were considered during the visit to identify any assets or potential assets within the site or on its edges and to consider the setting of designated heritage assets nearby which might be affected.

Evaluation and Impact Assessment

- 3.5 Having defined the known and potential archaeological constraints to development of the site, the impacts of the scheme have been predicted, taking into account different stages and activities within the development process. Further evaluation or mitigation is recommended as appropriate.

4.0 Baseline Information

- 4.1 This review of baseline information has been informed by data held by the Greater London Historic Environment Record and Historic England. Appendix 1 provides a gazetteer of HER records mentioned in the text.
- 4.2 Sections below also review relevant information held by London Metropolitan and Southwark archives and the Historic England Archive, including historic maps and secondary sources. Reports on recent investigations immediately south of the site by Archaeology South East and Pre-Construct Archaeology have also been considered (Pope 2018, Banens 2018 and Perkins & Sinclair 2018).
- 4.3 Appendix 2 includes plans of the site today and in the nineteenth century. Plates are provided at Appendix 3, whilst references and sources are detailed in Appendix 4.

Context

- 4.4 The site lies to the west of Varcoe Road, in the east of the London Borough of Southwark and between South Bermondsey Station to the north east and the Old Kent Road (A2) to the south west. Varcoe Road and residential apartment blocks lie to the east of the site with another eight storey residential block recently constructed to the immediate south. Utilitarian commercial buildings lie to the west, with Verney Road to the north and houses beyond. The site itself consists of a post-war three storey brick office block adjacent to Verney Road and with open yard to the south.
- 4.5 The site geology is noted as chalk, but with superficial deposits including alluvial clays, silts and peats due to an historically water dominated environment (BGS viewer, see below). The site is centred at NGR TQ 3490 7813 and extends across approximately 0.05 hectares. The site is now level and is likely to reflect the making up of marshy ground in the 19th century. The site ground surface lies at circa 1.2m AOD.

Designated Sites

- 4.6 The site does not contain any designated heritage assets or HER records itself. The site does lie within a wide area which is designated as an 'Archaeological Priority Area' (APA, Appendix 2). These are areas of known or suspected early settlement or activity which have higher potential for significant sub-surface remains and these are referred to in current Borough policy as 'Archaeological Priority Zones'.
- 4.7 At Southwark, the APA is noted to relate to 'Bermondsey Lake' at present and the archaeological interest pertains to the early settlement and prehistoric activity on the gravel and alluvial floodplain of the River Thames where large areas were standing water or marshy and contained watercourses and islands or 'eyots' of higher land which were a focus for human activity.¹ Formerly marshy areas may also contain peat deposits which are informative as to the prehistoric environment.
- 4.8 Designated heritage assets within half a kilometre's search radius are limited to Grade II listed buildings to the south of the site. One group of listed early 19th century terraced houses lies 400m south west of the site at Canal Grove (HER 91869). A later former gas lamp lies close by and is separately listed. East of Canal Grove, an early 20th century bronze statue of George Livesey is also listed (HER 92201). Livesey was an innovator in the supply and storage of gas and the statue lies south of a former gas works.
- 4.9 Other designated heritage assets which lie up to a kilometre from the site have been marked on the plan in Appendix 2, but are not numbered or included at Appendix 1. To the north, the closest is a Grade II listed former Clare College Mission Church approximately 800m from the site and built in the early 20th century. This lies on the boundary of the Grade II Registered Southwark Park, opened in 1869.

¹ The designation of Southwark's APAs is under review as part of the Local Plan process (Southwark Council 2017a). It is not clear whether these changes are yet in place, although the site and its environs would continue to be designated as an APA, but known as 'North Southwark' and including adjacent areas which are separately designated at present.

- 4.10 To the west of the site, St Augustine's Church is Grade II* listed. A 1960s' school and St Augustine's Church vicarage are both Grade II listed and also lie approximately 600m from the site. Beyond them, an area of mid-19th century housing with a church at its centre is designated as a conservation area (Appendix 2).
- 4.11 To the south of Old Kent Road and west of the railway line, the closest Listed Buildings include the former Camberwell Public Library of 1890 which is now the Livesey Museum, the mid-19th century Kentish Drovers public house and a pair of early 19th century houses just west of the railway (Appendix 2). A small conservation area encloses a number of Grade II listed buildings of mid-19th century date which were almshouses of the Licensed Victuallers' Benevolent Institute and are now known as Caroline Gardens.

Non-designated Sites

- 4.12 There are no records located within the site itself and few for the study area. A small number of desk based assessments for sites within the study area are assigned HER numbers and their findings summarised; their conclusions include assessment of negligible to high archaeological potential.
- 4.13 In particular, a desk based assessment was completed in 2015 by Pre-Construct Archaeology for a site at the eastern end of Varcoe Road (PCA 2015, Site 'A'). This report contains a large number of maps of the site and also assesses similar sources as this report. The conclusions are that the site had high potential for prehistoric archaeology, with the Bronze Age trackways lying close by, but low to moderate potential for other periods.
- 4.14 Given this high potential for prehistoric remains, the 2015 assessment recommended that further archaeological evaluation of the site be completed as a condition of planning permission and in accordance with a Written Scheme of Investigation agreed with Southwark Council and undertaken by a suitable organisation. This approach appears to have been accepted, with planning permission granted subject to an archaeological condition and no fieldwork undertaken to date.

- 4.15 Perhaps most useful in assessing the site's archaeological potential are the results of archaeological evaluation which has occurred close to the site in recent decades and has no doubt informed the designation of a wider area as an APZ.
- 4.16 Most notable and extensive was an area of archaeological investigation extending across a number of parcels of land east of the site and centred on Bramcote Green (Appendix 2, HER 2767). Phased investigation by trial trenches, test pits and boreholes in 1992 by Museum of London Archaeology Service provided some of the best prehistoric data south of the Thames.
- 4.17 Information on the development of the area's landscape from 10,000 BC was obtained through sampling of peat deposits (Thomas & Rackham 1996). The work also revealed the remains of a Bronze Age timber trackway, crossing an area of marsh in a low lying area which seems to have been either under water, crossed by water channels or marshy throughout until post-medieval drainage and ground raising.
- 4.18 The timber trackway exhibited two phases, with logs laid down and held in place by sharpened stakes. The trackway lay at approximately -1m AOD. However, the north south aligned trackway lay in the east of the area investigated and approximately 200m from the site. The palaeo-environmental work completed as part of the project indicated a spit of higher sand running northwards lay east of the site. However, the report also indicates that the site itself is likely to have been lower and either marshy or covered by standing water.
- 4.19 Since the important work at Bramcote Green, proposed development thirty metres south east of the site was preceded by geo-archaeological and subsequent archaeological investigation in 2009 (HER 11318, MOLA 2010). The work was completed to satisfy a planning condition and ahead of the redevelopment of the plot for a taller residential block. A total of five borehole samples were taken and a small investigation of the building's lift pit was completed ahead of construction.

- 4.20 Two likely Neolithic or Bronze Age flints were found within the deposits in the lift pit excavation and within a peat layer. No archaeological features were recorded during this work. The results, including the radiocarbon dating of samples and detailed environmental analysis, were extrapolated to provide an indication of the past landscape.
- 4.21 Of most interest in relation to the site were the results of this work in the northernmost borehole and lift pit excavation which suggested the northern part of the investigated site lay within a water channel and possibly a 'bar' within a channel prior to water levels rising and the site lying within Bermondsey Lake itself. Later, during the Neolithic period (from circa 2000 BC), a sedge fen or reed swamp environment and subsequent alder carr wet woodland developed as water levels decreased. At times, the area investigated appears to have held standing water, interpreted as an ephemeral pool due to localised flooding. This indicates a similar environment history to that in which the Bramcote Green Bronze Age trackway lay.
- 4.22 In total, a 600mm thick layer of Bronze Age and Neolithic peat was recorded below modern made ground and lying slightly less than two metres below the current surface (-0.67 to -1.27 AOD). The top of this peat layer was dated to approximately a thousand years after the fen started to develop. The analyses also provided indications of changes to the environment surrounding the site, with open tundra typical of the late Ice Age superseded by a wooded landscape and subsequently indications that land nearby was being cleared for agriculture.
- 4.23 Given the archaeological potential for deposits which might hold useful information on the prehistoric environment and more limited potential for archaeological remains from the same period, development of a commercial garage immediately south of the site was preceded by both archaeological evaluation and watching briefs in 2018 (Pope 2018, Banens 2018 and Perkins & Sinclair 2018).
- 4.24 Initial monitoring of geo-technical pits was completed by Matt Pope of Archaeology South East and indicated that below at least a metre of made ground lay Holocene alluvial deposits above peat, Pleistocene alluvium and sands and gravels.

- 4.25 Subsequent trenching by Pre-Construct Archaeology (PCA) involving three trenches spread across the accessible parts of the site confirmed that an alluvial layer of circa 600mm's thickness lay below made ground (Banens 2018). This in turn sealed a layer of peat of a similar maximum thickness below which lay further alluvium. Although the upper alluvium and peat deposits were thought to be prehistoric, no finds or features were apparent. The investigations did indicate that the prehistoric deposits were thicker towards the south of the site though.
- 4.26 Given potential for archaeological remains within the alluvium and peat exposed by the earlier evaluation, the Southwark archaeologist required that a watching brief be maintained on those aspects of the construction process which would potentially disturb more than the recent made ground and which could be observed. Monitoring completed by PCA included observation of the excavation for a lift shaft, electrical sub-station and pile probing pits and caps (Perkins & Sinclair 2018).
- 4.27 No archaeological features or finds earlier than the 19th century were observed, although a brick wall which likely related to the Victorian terrace west of Varcoe Road was recorded. Deposits below made ground appeared to be little disturbed and echoed the results of earlier investigation with layers of alluvium and peat.
- 4.28 This year, and less than 500 metres south east of the site, archaeological trial trenching by Pre-Construct Archaeology (PCA) has revealed likely prehistoric pits, post-holes and other features surviving cut into the natural ground surface (HER 20407, H. Hawkins pers. comm.). This work also identified a similar stratigraphy with modern made ground overlying sterile alluvial deposits containing 19th century features. The sterile alluvium in turn sealed the likely prehistoric features cut into the natural sands and gravels.
- 4.29 A nearby watching brief by PCA appears to have found more limited and later archaeological remains only (HER 20054). However, a thin prehistoric peat deposit (circa 150mm) was recorded beneath a circa 600mm alluvial layer.

- 4.30 Further investigations in the 1990s and 2000s were concentrated to the south east of the site (HERs 10560, 10587, 13385 & 15012). None of these watching briefs revealed any significant archaeological features, although four residual worked flints were recovered during work east of the railway at Sharratt Street (HER 10587). Some peaty deposits were recorded as was a possible water course (HERs 10560). Post-medieval ground consolidation and truncation was also apparent.
- 4.31 To the west of the site, HER 15288 records the investigation of four trial trenches by AOC Archaeology in 2013. This work located natural clays, sands and gravels and the possible edge of an eyot, but no peat, features or finds. HER 103294, south of the site, records the recovery of palaeo-mammalian bones during construction of a gas works in the 19th century. Remains of rhinoceros and mammoth are of interest, but not strictly archaeological.
- 4.32 The HER details a Roman road, but does not make clear where this runs. Old Kent Road is likely to follow the course of Roman Watling Street running from a crossing of the Thames at London Bridge and then along higher ground towards the Kent coast (Craven *et al* 2009). Past work suggests the land north of Old Kent Road was either under water or very close to it at this time. A Roman lamp was found in the 19th century approximately 600m west of the site where the canal used to pass under Old Kent Road and close to the line of the Roman road (HER 90774, Appendix 2).
- 4.33 The only medieval record within the study area is HER 90287 which records the site of a medieval manor house circa 400m south west of the site. Two other dated records relate to the course of the early 19th century Grand Surrey Canal and a small public park (HERs 98360 & 101393). The canal ran less than a hundred metres south of the site and is apparent on historic maps, but it fell out of use and was infilled in the 1970s and replaced with an industrial estate (Appendix 2).
- 4.34 The park survives as it is protected as a London Square. It lies approximately a hundred metres north east of the site, but surrounded by modern residential development.

Historic Maps

- 4.35 Earlier 18th and early 19th century maps held by both London archives confirm the site area lay in undeveloped meadow land. Indeed, the first edition Ordnance Survey twenty five inches to the mile map of circa 1865 shows the site area as undeveloped, north of the Surrey Canal and south of Rotherhithe New Road (Appendix 2). The area is divided by a number of drains, suggesting marshy ground.
- 4.36 However, by the end of the 19th century the same area, including the site had been developed (Appendix 2). Industry lay adjacent to the canal, but the site and Varcoe Road was mainly residential, with terraces ranged to either side.
- 4.37 The 1916 map shows this same arrangement as does the LCC bomb damage publication confirming the same arrangement of housing survived through to the Second World War (Saunders 2005). This publication confirms though that a V2 long range rocket struck Varcoe Road, south of the site and that this led to the terraces on the west side of the street and within the site being 'damaged beyond repair'.

Other Sources

- 4.38 A number of secondary sources were consulted for both Bermondsey and Camberwell on the boundary of which parishes the site lies. However, these sources tend to concentrate on the settlements themselves rather than peripheral land. That both parishes remained rural until the 18th century and served the nearby city with produce from market gardens is recorded as is the Anglo-Saxon origins of their names, with the 'ey' in Bermondsey likely to refer to an 'eyot' or island (Malden 1912, Weinrab & Hibbert 1993).
- 4.39 A street name index suggests that the site was only developed in the late 19th century, with the Verney Road name approved in 1873 and that for Varcoe Road in 1883 (LCC 1929). The 1903 Post Office directory confirms that the street was principally residential except for local shops.

4.40 General studies of Southwark's prehistory and Roman periods were consulted and the key results of the latter are summarised above (Sidell *et al* 2002 & Craven *et al* 2009). These confirm the development of the landscape in the area and mention the Bramcote Green investigations as a key source for understanding the Borough in prehistory. Other investigations, either side of Old Kent Road and at Bricklayer's Arms, to the north west of the HER study area are also mentioned.

4.41 Work circa 700m west of the site in the 1990s at a B&Q depot and at Marlborough Grove revealed a concentration of Mesolithic worked flints around hearths. The sites were interpreted as temporary camps on sandy islands or higher ground on the edge of 'Bermondsey Lake'. To the north west of these, investigations at Bricklayer's Arms in the 1980s revealed a likely Bronze Age wooden platform on the edge of an island.

Site Survey Results

4.42 The site was visited in September 2016 in order to consider the site itself, identify any features of note within or adjacent and also to understand the relationship of the site with nearby designated heritage assets and areas.

4.43 The site consists of a three storey office building in the north which takes up half the site area (Plate 1). The brick structure with Mansard roof is clearly modern and of no special architectural interest. A single storey extension extends from the south west of the structure which is dog-legged on its northern elevation abutting Verney Road (Appendix 2). Although not entered, there was no indication that the building has a basement.

4.44 A number of shipping containers lay in a hard-surfaced yard when the site was visited. Modern breeze block and brick walls and metal railing fences defined the site to the south, west and east.

4.45 Beyond the site, five to eight storey residential apartment blocks lie to the east and south on Varcoe Road (Appendix 2). That to the south is only recently completed and overlies PCA investigations detailed above. The site appears to be at a similar level to that site, as does the surrounding land, although this is probably the result of modern ground raising disguising earlier topographic variation.

4.46 Low-level residential buildings lie to the north. The surrounding area is a wholly post-war cityscape, with an increasing number of taller residential blocks replacing utilitarian commercial premises.

4.47 No intrusive geotechnical work has been completed as part of the planning process to date. No boreholes are recorded by British Geological Survey as having been sunk within the site either.

5.0 Policy Context

5.1 This section summarises the relevant national and local planning policies, as well as other reference documents, relevant to the baseline findings. The duty to preserve or enhance the setting of listed buildings and conservation areas contained within sections 66 and 78 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is a statutory consideration.

National Planning Policy

5.2 The National Planning Policy Framework (NPPF) has been revised three times in recent years since it was first published in 2012 (DCLG 2012, MHCLG 2021). The policy wording for Historic Environment remains very similar, albeit that the order of certain paragraphs and numbering has changed. Heritage assets are still defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process.

5.3 In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 199).

5.4 The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance (Grade I and II*) should be 'wholly exceptional' and that it should be 'exceptional' for Grade II listed buildings and conservation areas (Paragraph 200).

5.5 Paragraphs 202 clarifies that, where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing an optimal viable use.

5.6 Paragraph 203 notes that effects on the significance of non-designated heritage assets require a balanced judgement weighing the scale of impact on the significance of the heritage asset against the benefits of the proposed development. Where heritage assets are to be lost, Paragraph 205 confirms that an appropriate record of the elements to be lost should be provided and both disseminated and archived by the developer.

Local Policy

5.7 Unusually, policy in the capital retains two levels, with the London Plan addressing archaeology and heritage under Chapter 7 and with Policy HC1: Heritage Conservation and Growth, most pertinent (GLA 2021). It echoes the NPPF in requiring that new development identify and protect the significance of heritage assets, including archaeological resources.

5.8 Certain policies of the Southwark Local Plan were saved by the Secretary of State and so remain a consideration (Southwark Council 2013). Policies 3.15, 3.18 and 3.19 are relevant in relation to the proposals and confirm that new development should conserve or enhance the historic environment including; safeguarding the setting of listed buildings and conservation areas and undertaking suitable archaeological assessment within Archaeological Priority Zones.

5.9 The adopted Core Strategy for the Borough provides complementary policies (Southwark Council 2011). Policy 12: Design and Conservation, notes that new development will need to conserve or enhance the significance of the Borough's heritage assets including Archaeological Priority Zones and sites. The height and design of development also needs to conserve strategic views.

5.10 This report has also had regard to the emerging Southwark New Plan (Southwark Council 2017b and 2019) which includes Policy 18: Conservation of the Historic Environment and Natural Heritage and Policy 20: Archaeology.

Guidance

5.11 Historic England's *Historic Environment Good Practice Advice in Planning Guidance Note 3 – The Setting of Heritage Assets* (Historic England 2017) and *Historic Environment Good Practice Advice in Planning Guidance Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015) are both pertinent. This assessment follows their advice and provides an appraisal of heritage assets which might be affected and the extent of their setting which contributes to their significance or supports appreciation of that significance as appropriate.

6.0 Impact Assessment and Conclusions

- 6.1 This archaeology and heritage assessment has been prepared on behalf of Pocket Living to support a planning application for residential redevelopment of land at Credon House, Verney Road, Southwark. It accords with current national and local planning policy which recommends consideration of the heritage implications of development in advance of a planning decision.
- 6.2 The assessment has been informed by consultation with the Greater London Historic Environment Record and both London Metropolitan and Southwark archives. Historic England's National Heritage List for England and Archive, online information and reports on nearby archaeological investigations has complemented these sources. The site and its environs were visited in September 2016.
- 6.3 No heritage assets or archaeology is recorded within the site area. The site currently contains a three storey post-war office block in its northern half, south of Verney Road and an open yard in the south. Vestiges of late 19th century terraced housing which was demolished after wartime bomb damage may survive in this open area below the current surface, although the existing building is likely to have removed all trace of these in the north of the site. The extant building and vestiges of earlier structures are of no architectural or historical interest.
- 6.4 No designated heritage assets lie close to the site and the surrounding area is one of post-war commercial and residential development, with much of Varcoe Road redeveloped in recent decades with residential blocks. The closest listed buildings lie to the south and are Grade II listed and at least 400 metres distant. The closest Grade II* building, conservation areas and registered Southwark Park lie at least 600 metres away.
- 6.5 Given the nature and distance of designated heritage assets, the area's townscape, level topography and nature of the proposed redevelopment, neither the significance of any heritage assets nor appreciation of that significance would be adversely affected by the proposals.

Archaeological Potential and Proposal Impact

- 6.6 In terms of the site's archaeological potential, considerable investigation has been completed close by in recent decades. This has been prompted by the area's potential to preserve informative prehistoric deposits and past discovery of a Bronze Age trackway across the area's prehistorically marshy ground. However, subsequent work in the immediate area ahead of development has failed to locate any further significant features.
- 6.7 That the area was crossed by a trackway suggests it was too wet to be settled and saw only occasional activity such as hunting in prehistory. However, there remains some potential for related prehistoric remains in the area, with two worked flints found in a small excavation circa fifty metres south east of the site.
- 6.8 It is the case that the site is likely to contain sub-surface deposits similar to those sampled to the immediate south, south east and east, at Bramcote Green, which can inform an understanding of the past topography and land use within and close to the site. It is very likely that the site area lay within an area of river channels which were superseded by Bermondsey Lake and subsequently by more marshy and periodically flooded land. Informative deposits may lie at a similar level to those to the south and south east and hence approximately a metre below the current ground surface, which is likely to consist of Victorian or later made ground.
- 6.9 Later activity in the Roman and medieval periods is likely to have lain to the south, on higher ground and close to the main route to the coast, the Old Kent Road. The site area itself is likely to have remained poorly drained and seasonally inundated and so would not have been favoured for settlement.
- 6.10 The construction of terraced housing and its subsequent post-war demolition and redevelopment of the site is unlikely to have affected significant prehistoric deposits. It is not thought that terraced housing or the existing Credon House had cellars or basements.

6.11 Although a new residential block is proposed for the site, this will be supported on piles and will not have a basement. No further detail as to the structure is currently available, other than that a lift shaft pit and pile caps will be excavated into the existing ground surface. Nonetheless, much of the site would be undisturbed below existing made ground.

Conclusions

6.12 Although the site is likely to contain sub-surface deposits which retain useful information relating to the prehistoric landscape, it is much less likely that *in situ* archaeological deposits survive. The proposals are also for pile foundations and do not include a basement level. It is also the case that the site is currently developed.

6.13 In light of the archaeological potential, less than total impact of the proposal and practicalities of investigation, it is suggested that further investigation of the site could be secured as a planning condition, rather than be required pre-determination.

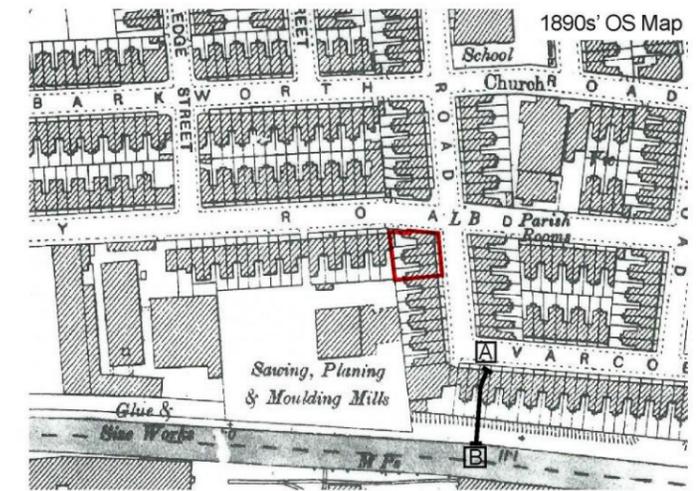
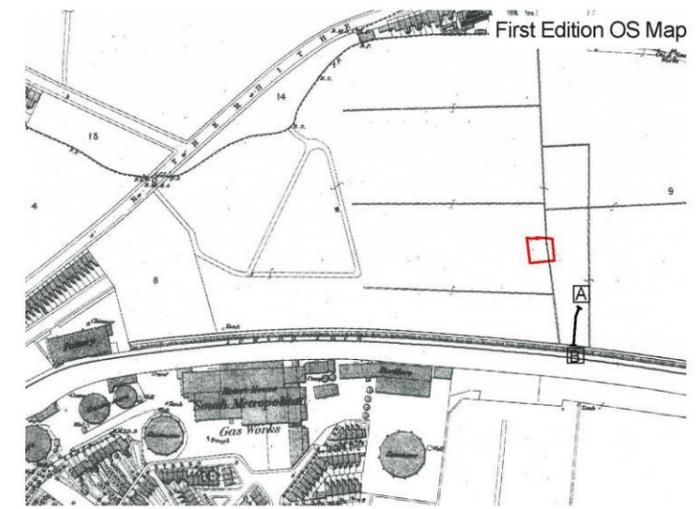
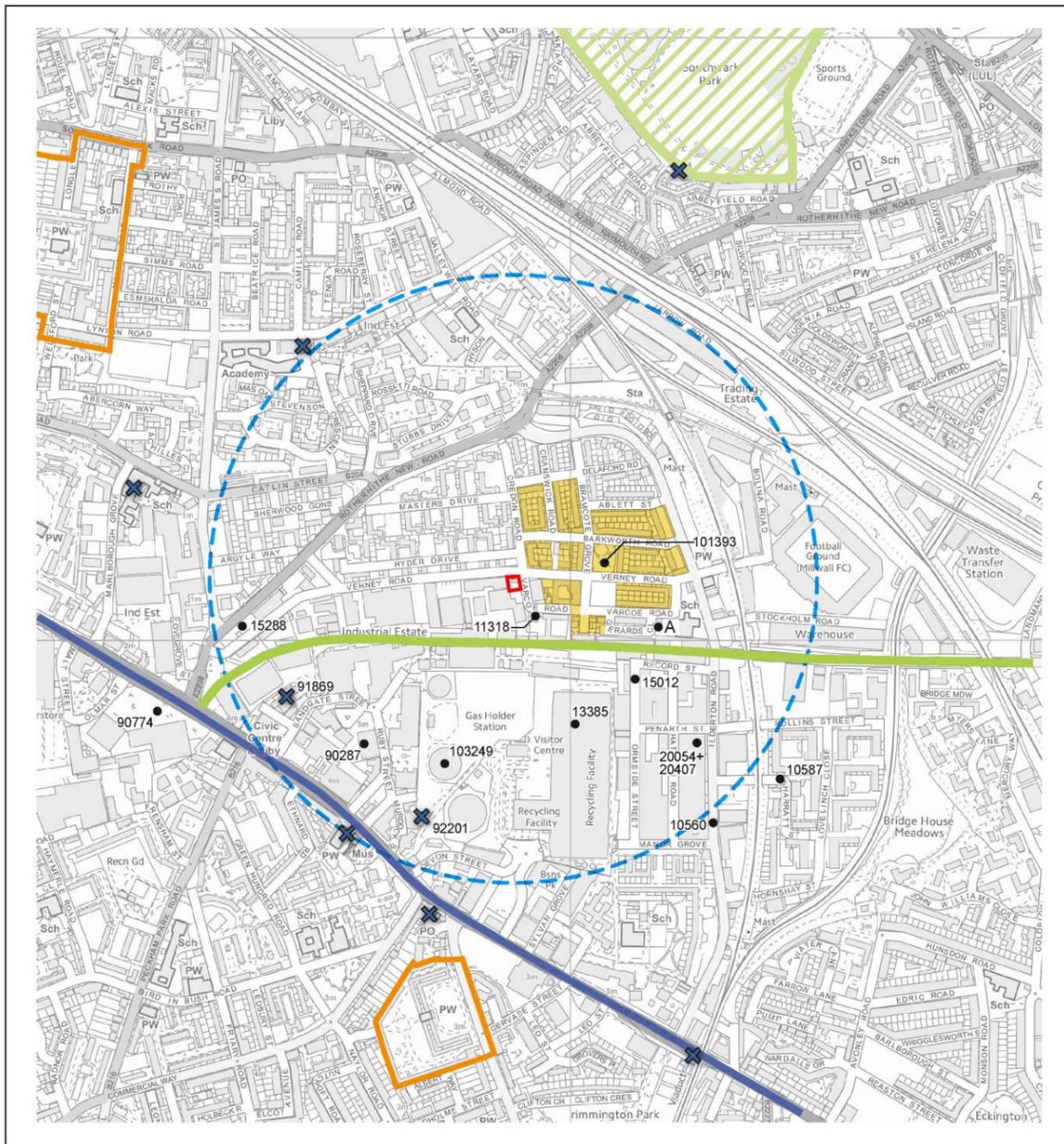
6.14 Initial archaeological investigation could consist of geoarchaeological investigation as with the site to the south east. If this work indicates that significant or informative deposits survive within the site which would complement information from earlier investigation in the area, additional work, such as archaeological observation, might be appropriate.

6.15 As with similar nearby sites where fieldwork has been required as a condition of planning consent, any archaeological work would be completed in accordance with a Written Scheme of Investigation by a suitable archaeological contractor. As with earlier sites, the scope of work would be agreed with Southwark Council and would require appropriate post-fieldwork analysis, reporting and publication of results. This would accord with national and local policy and guidance.

Appendix 1: Greater London Historic Environment Record Information

HER ref.	NGR (TQ prefix)	Period	Notes
2767	3504 7812	Bronze Age	Extensive archaeological investigations in the 1990s ahead of residential redevelopment involved test pits, trenches and boreholes across a large area centred on Bramcote Grove. Two phases of a wooden trackway across marshy ground were excavated and the profile of the land surface and environment over time was clarified.
10560	3506 7782	Prehistoric	Watching brief during pipeline construction at Manor Grove/Ilderton Road during 1994 found no evidence of Bronze Age trackway, but some peaty clay, post-medieval consolidation and a possible post-glacial water course (HER 607).
10587	3527 7781	Prehistoric	Watching brief by Molas in 1994 at Sharratt Street found only evidence of 19 th century ground consolidation and possible peaty marsh, but four residual worked flint flakes were recovered, although thought to be redeposited (HER 91709 & 9945 also relate to this event).
11318	3494 7802	Prehistoric	Molas geo-archaeological investigation completed in 2009 located gravel terrace and possible channel and dated peat layer (HER 105227) to 3200 – 2900 before present.
13385	3498 7777	Undated	Watching brief in 2008 by Wessex Archaeology during construction of new waste recycling facility observed nothing of interest except one possible patch of peat (HER 104864).
15012	3506 7794	Undated	Watching brief at Ormside Street during sub-station works identified truncation in natural gravels and range of made ground depths, but nothing of significance.
15288	3449 7805	Undated	Trial trenching by AOC Archaeology in 2013 located natural clays, sands and gravels and suggested the edge of an eyot, but site truncated and nothing of significance came to light.
20054	3524 7804	Prehistoric	Watching brief on nine test pits by PCA at 171 – 177 Ilderton Road in 05/19 observed 0.15m deep layer of peat and 0.6m of alluvium of likely prehistoric date below made ground. No finds or features recorded.
20407	3520 7782	Prehistoric	Two trial trenches excavated by PCA at 180 Ilderton Road in 09/19 revealed pits, post-holes, stake-holes and two linear features lying below alluvium and containing charcoal and daub which indicates prehistoric date. Sterile alluvium above had 19 th century features cut into it.
90287	349 779	Medieval	Site of Hatcham Coldharbour or Cold Abbey manor house.
90774	346 781	Roman	Roman lamp found in circa 1833 near to where Old Kent Road bridge canal. Old Kent Road is on line of Roman road running south east from crossing near to London Bridge.
91869	3451 7789	19 th century	Group of Grade II listed early 19 th century houses (nos. 3, 4, 8 & 9) and a later gas lamp at Canal Grove are noted under same HER ref. here.
92201	3476 7771	20 th century	Grade II bronze statue of George Livesey, innovator in gas supply of circa 1908 - 1914.
98360	n/a	19 th century	Grand Surrey Canal was opened in early 19 th century, but went out of use later in century. Filled in in 1970s and HER 72777 relates to landfill in parts of canal.
101393	3505 7807	19 th century	Recreation ground which has since been protected under the 1931 Protected Squares of London Act.
103294	3477 7775	Prehistoric	Assemblage of palaeo-mammalian bones recovered during construction of gas works north of Old Kent Road.

APPENDIX 2: Plan 1: Identified Heritage and Historic Maps



LEGEND

- Site boundary
- 500m GLHER search radius
- x Listed building
- Conservation Areas
- Course of Roman road
- Approximate course of canal (HER 98360)
- Transect derived from MOLA investigations (HER 11318)
- Area of Investigations (HER 2767)
- Southwark Park
- HER record



Scheme: Credon House, Varcoe Road, Southwark

Plan 1: Identified Heritage and Historic Maps

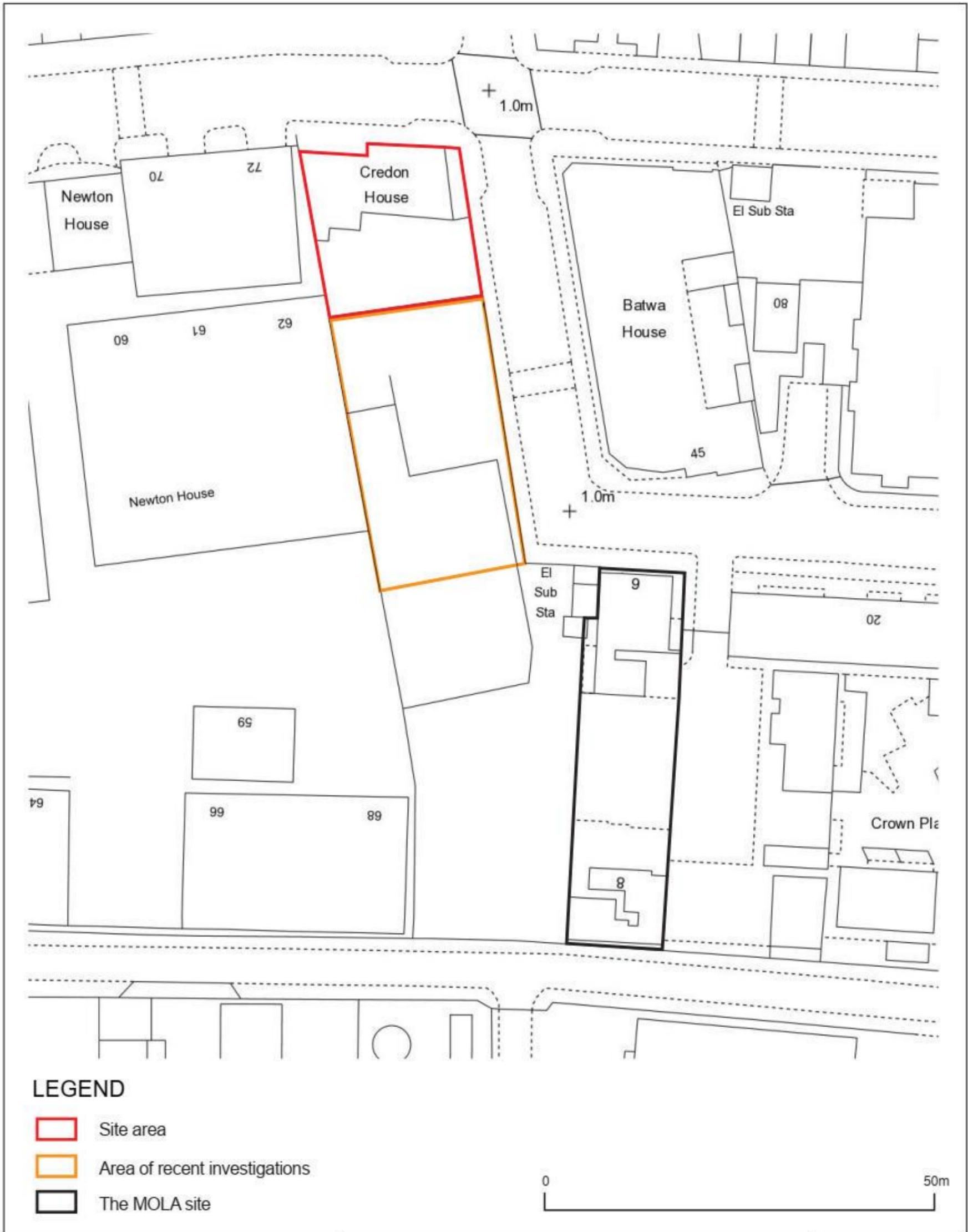
ACD Ref: POC22703-81

Scale: As shown above

Drawn: KJ

Checked: BS





LEGEND

-  Site area
-  Area of recent investigations
-  The MOLA site



Scheme: **Credon House, Varcoe Road, Southwark**

Plan 2: Site Plan

ACD Ref: POC22703-80

Scale: As shown above

Drawn: KJ

Checked: BS



APPENDIX 3: Plate



Plate 1: View north west towards site (three storey office building)

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Maps of site accessed at National Library of Scotland at www.nls.uk

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Street Map Ordnance Survey map of Southwark accessed at www.streetmap.co.uk



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