

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Unit 4, St Saviours Wharf, Mill Street,
London Borough of Southwark**

Heritage Statement

by Genni Elliott

**Site Code: SSS22/32
(TQ 3396 7983)**

**Unit 4, St Saviours Wharf, Mill Street,
London Borough of Southwark**

**Heritage Statement
for Bicknell Estates Limited**

by Genni Elliott
Thames Valley Archaeological Services Ltd

Site Code SSS 22/32

April 2022

Summary

Site name: Unit 4, St Saviours Wharf, Mill Street, London Borough of Southwark

Grid reference: TQ 3396 7983

Site activity: Heritage statement

Project coordinator: Genni Elliott

Site supervisor: Genni Elliott

Site code: SSS 22/32

Summary of results: St Saviours Wharf is a grade II listed building set within the St Saviours Dock conservation area. The proposal to convert unit 4 from an office to two residential apartments has no impact on the external fabric of the building nor to the conservation area. Alterations consist of modern internal divisions of no heritage significance, while retaining the historic fabric, in particular the distinctive pillars within the unit and where possible utilising them as part of the division. Conversion into apartments would ensure the continued sustainable use of the building and this conversion is not thought to create any loss of heritage significance to this heritage asset nor to the settings of others nearby.

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Report edited/checked by: Steve Ford ✓ 06.04.22 Steve Preston ✓ 04.04.22

Unit 4, St Saviours Wharf, Mill Street, London Borough of Southwark Heritage Statement

by Genni Elliott

Report 22/32

Introduction

This report is an assessment of the significance of the building known as St Saviours Wharf, Mill Street, London Borough of Southwark (Fig. 1) and of the impact of the proposed redevelopment of unit 4 on the heritage asset. The project was commissioned by Mr Chris Bicknell, of Bicknell Estates Ltd, Calder & Co, 30 Orange Street, London, United Kingdom, WC2H 7HF.

Planning permission is to be sought from the London Borough of Southward for redevelopment of Unit 4 into two flats. This heritage statement will accompany the application in order to allow an informed decision to be made regarding the proposal's heritage implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2021) and the Borough's local plan policies.

Site description, location and geology

St Saviours Wharf is located on the south side of the River Thames at St Saviours Dock and the River Neckinger, to the east of Tower Bridge. It is located within the Borough of Southwark, north of the St Saviours Estate on the north-west side of Mill Street, TQ 3396 7983 (Fig. 1). The site is bounded by St Saviours Dock to the north-west, the New Concordia Wharf buildings to the north-east, Mill Street to the south-east and Vogans Mill to the south-west. It forms one of a line of buildings fronting onto the dock. Unit 4 forms the northern tip of the overall site. The site is located on alluvium (mainly sand, silt and clay) over clay, mottled in part with beds of sand and shelly clay of the Lambeth Group (BGS 1998). It is at a height of approximately 4m above Ordnance Datum.

Planning background and development proposals

Planning permission is to be sought from the London Borough of Southwark for redevelopment of unit 4 into two flats (Fig. 12).

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2021 (NPPF 2021) sets out the framework within which local planning authorities should consider the

importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.

The Historic Environment is defined (NPPF 2021, 67) as:

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

Paragraphs 194 and 195 state that

‘194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

A ‘heritage asset’ is defined (NPPF 2021, 67) as

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

‘Designated heritage asset’ includes (NPPF 2021, 66) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2021, 65) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 197 to 203:

‘197. In determining planning applications, local planning authorities should take account of:
‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
‘c) the desirability of new development making a positive contribution to local character and distinctiveness.’

‘199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

Footnote 68 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

‘202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

‘203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Paragraph 205 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

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

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

‘207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2021, 71–2) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

while ‘setting’ is defined (NPPF 2021, 71) as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

The Planning (Listed Building and Conservation) Act 1990, requires the following to be treated as listed building:

- ‘(a) any object or structure fixed to the (listed) building
- ‘(b) any object or structure within the curtilage of the building which although not fixed to the building forms part of the land and has done since before 1st July 1948 is treated as being part of the listed building.’

The Southwark Plan 2019–2036 was adopted on 23rd February 2022. The application also comes under the wider *London Plan*. *The London Plan*, updated in March 2021 (GLA 2021), includes the following policy regarding the historic environment in central London:

Policy HC1 Heritage conservation and growth

‘A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

‘B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

- ‘1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- ‘2) utilising the heritage significance of a site or area in the planning and design process
- ‘3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

‘C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.’

‘D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest

equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

‘E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.’

The Southwark Plan (SC 2022) contains the following relevant policies:

‘P19 Listed buildings and structures

‘1. Development relating to listed buildings structures and their settings will only be permitted if it conserves or enhances their special significance in relation to:

‘1. The historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use; and

‘2. The contribution of the building to its setting or its place within a group; and

‘3. Views that contribute positively to the significance of the building or structure or their setting; and

‘4. The viable use of listed buildings and structures that is consistent with their on-going and long term conservation.

‘2. Any harm to the significance of the listed building or structure that results from a proposed development must be robustly justified.’

‘P20 Conservation areas

‘1. Development relating to conservation areas will only be granted where it preserves or enhances the character or appearance of conservation areas and their settings, taking into account their significance, views into and out of the conservation area and its positive characteristics identified in Conservation Area Appraisals and Conservation Area Management Plans.

‘2. The demolition of buildings or structures that make a positive contribution to the historic character and appearance of a conservation area will not generally be permitted. Any replacement buildings or structures must conserve and enhance the conservation area’s historic character and distinctiveness.

‘3. Any harm to the significance of the conservation area or its setting that results from a proposed development must be robustly justified.’

‘P21 Conservation of the historic environment and natural heritage

‘Development must:

‘1. Conserve and enhance the significance of the following designated and non-designated heritage assets and their settings:

‘1. Scheduled monuments; and

‘2. Sites of archaeological interest; and

‘3. Protected London squares; and

‘4. Registered parks and gardens; and

‘5. Trees within the curtilage of a listed building; and

‘6. Trees that contribute to the historic character or appearance of conservation areas; and

‘7. Trees that are subject to a Tree Preservation Order (TPO); and

‘8. Ancient hedgerows; and

‘9. Buildings and land with Article 4 (1) directions inside and outside conservation areas; and

‘10. Unlisted buildings of townscape merit; and

‘11. Undesignated heritage assets including Second World War Stretcher Fences; and

‘12. Foreshore and river structures.

‘2. Enable the viable use of the heritage asset that is consistent with its on-going and long term conservation; and

‘3. Provide robust justification for any harm to the significance of the heritage asset that results from the development.

‘Development should:

‘1. Preserve and where possible enhance the borough views of significant landmarks and townscape; and

‘2. Ensure the viewing locations for each view are accessible and well managed; and

‘3. Enhance the composition of the panorama across the borough and central London as a whole.

‘View 1: The London panorama of St Paul’s Cathedral from One Tree Hill

‘1. Maintain the view of St Paul’s Cathedral from the viewing place on One Tree Hill and not exceed the threshold height of the view’s Landmark Viewing Corridor; and

‘2. Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer’s ability to recognise and appreciate St Paul’s Cathedral and its setting is maintained. A canyon effect of the view of St Paul’s Cathedral must be avoided;

‘View 2: The linear view of St Paul’s Cathedral from Nunhead Cemetery

‘1. Maintain the view of St Paul’s Cathedral from the viewing place within Nunhead Cemetery and not exceed the threshold height of the view’s Landmark Viewing Corridor; and

‘2. Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer’s ability to recognise and appreciate St Paul’s Cathedral and its setting is maintained. A canyon effect of the view of St Paul’s Cathedral must be avoided;

St Saviours Wharf is a Grade II listed building within the St Saviours Dock Conservation Area.

Methodology

Heritage assets have been identified as per the guidance contained within the *National Planning Policy Framework* (2021) and the Borough’s policies and can include both designated and undesignated heritage assets.

Heritage significance is defined within the NPPF with further guidance on how to assess it provided by Historic England (2019) broken down into the following criteria:

- Evidential value which derives from the potential of a place to yield evidence about past human activity.
- Historical value which derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- Aesthetic value which derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

All heritage assets have a setting with further guidance contained within Historic England (2015) Planning Note 3, *The Setting of Heritage Assets* which provides a checklist for assessment and acknowledges that contributions made by and to setting may be both positive and negative.

Designated Heritage Assets

St Saviours Wharf is grade II listed and described as:

‘Warehouse, now residential and business units. c. 1860. Stock brick with plain parapet with coping. 6 storeys, symmetrical 9-bay front with 3 hatch ranks (now balconies) with yellow bull-nosed reveals. Entranceways either side of central hatch rank on ground floor have segmental, gauged-brick arches and yellow bull-nosed reveals. Pairs of windows each side of hatch ranks with segmental, gauged-brick arches. 5th floor has 2 cast-iron pivot hoists with arched braces and circular bracing to spandrels. Drain pipes slightly recessed. INTERIOR: rebuilt to include internal courtyards; some original timber beams and cast-iron columns. Good sequence with adjoining

New Concordia Wharf buildings (qv) and group value with range of wharf buildings in Mill Street.’

The building stands within Sub Area 1: Shad Thames, St. Saviours Dock and Mill Street of the Conservation Area (CA), which is summarized in the CA appraisal document (SSD 2003) as:

‘St. Saviours Dock is the distinctive feature around which the Conservation Area is based. The unbroken line of warehouses that overlook the water on both sides of the dock generates its character and also influences the character of the streets that serve them.

‘The practical need to maximise building areas for the business of storing goods coming in off the ships led to almost complete building coverage of plots, with no external space except for the public streets that provided essential access to them. The streets themselves are reduced to minimal widths and in Shad Thames warehouses are linked to one another with catwalks and bridges above. Buildings in the most valuable locations on the riverfront are typically built 6 or 7 and up to 9 storeys high.’

Cartographic and documentary sources

The background of the site is covered in the Conservation Area appraisal (SSD 2003). In summary the area of Bermondsey, in which St Saviours falls, was the site of a significant Abbey founded in 1082. The dock area was owned by the Knights of St John of Jerusalem who had water mills there. St Saviours Dock was, at the time, a natural tidal creek. Adjacent to the dock was Bermondsey Abbey Mill and its millstream followed the line of what is now Mill Street.

Due to its location other industries were attracted to the area and by the beginning of the 17th century documentary evidence suggests that the Thames and St Saviours Dock frontages were fully developed. Industry continued to grow into the 19th century and many of the warehouses along the dock date to this period. Industry declined in the 1970s and the buildings began to become derelict. Regeneration has saved many of the buildings from demolition by conversion into residential and office buildings, preserving the outward character of the area.

A range of Ordnance Survey and other historical maps of the area were consulted to understand the development of the building. One of the earliest maps to show the area in general is the 1658 Fairthorne and Newcourt pictorial map (Fig. 2) which shows St Saviours Dock with a line of buildings beside it. Morgan’s map of 1682 (Fig. 3) shows more detail with Jacob Street identifiable and a plan view of the buildings rather than oblique. Once again in the general area of the site buildings stretch from the dock to Mill Street. Rocque’s map of 1746 (Fig. 4) is similar but shows different buildings in the approximate site location. Horwood’s 1799 (Fig. 5) map shows a similar layout of buildings as Rocque and labels the area as *Mr Maue’s Wharf*. By the time of Greenwood’s 1830 (Fig. 6) map the area has changed once again and a much more substantial building is in the approximate location.

The first map to show the current warehouse is the Ordnance Survey 1875 London Plan (Fig. 7) which shows the building extending between the dock and Mill Street, labelled *St Saviours Wharf*. On the south-west side is an internal courtyard. Little changes over the intervening years on the maps up to the present day, though in 1896 (Fig. 8) a small building is shown within the internal courtyard, by 1916 (Fig. 9) this is largely infilled and the whole is labelled *corn mill*. By 1950 (Fig. 10) the courtyard has shrunk to a fraction of its original size and this remains unchanged up to the latest map from 2003 (Fig. 11). The existing internal courtyards are not shown on the modern maps, though appear to be present by 2002 according to satellite imagery.

Building Description (Pls. 1-4)

St Saviours Wharf is a six-storey brick building with various different sections of roof including hipped, mono-pitched and flat. The building is constructed of stock brick with yellow bullnose bricks around the hatch ranks and doorways.

The Mill Street frontage consists of three sections; each beneath a separate roof. Each section is the same and consists of a central hatch rank (now converted to balconies) with an entrance on the ground floor and a window either side. The only variation is within the central block which has a door on either side of the hatch rank on the ground floor instead of windows. The windows are relatively squat beneath a brick soldier arch.

The Dock frontage is similarly arranged in three sections, though the majority of the openings within the frontage now have balconies; a single column of windows remain in each section.

Two courtyards are present with the centre of the building. The northernmost one is the width of one section of the building (a third of it) and consists of a paved courtyard area with a raised seating area. The walls have all been rendered and painted grey on the ground floor and white above. Windows overlook the courtyard with doors on the ground floor. Windows and doors are fairly plain, consisting of white wooden sash windows and a pair of simple wood doors with glass located centrally.

Unit 4 is located in the northernmost section of the building, fronting onto the Dock on the ground floor. It was formerly used as an office space and the internal arrangement reflects this. It is predominantly open plan with a small set of rooms in the southern corner consisting of an office, cupboard, kitchen and two toilets. All these internal divisions are modern. Access is centrally from the courtyard and there is an additional set of doors onto the dock in the western corner. The heritage features consist of the exposed brick walls and the four iron crucifix columns supporting two main beams. The ends of these beams rest on brick pillars against the walls.

Assessment of Significance of St Saviours Wharf

The significance of the building lies in its industrial past. Significance is enhanced by its group value with Unity Wharf, Vogans Mill and New Concordia Wharf, all of which are mid-late 19th century buildings which largely retain their external character.

Evidential Value

The historic fabric of the buildings demonstrates methods of construction and subsequent development of them. Evidential values are inherent in the standing historic fabric of the buildings and have no contribution from the setting of the buildings.

Historic Value

The historic value stems in part from the buildings alone and their subsequent development but also as part of the wider dockyard. The building demonstrates building techniques and the arrangement of industrial warehousing of the period. Values are enhanced by the level of preservation and the surrounding buildings.

The warehouse also illustrates the importance of trade to the city of London and how it has altered over the last few centuries with the rise of warehousing along the dock and its subsequent replacement in the mid-late 19th century and finally its redevelopment into offices and residential use.

Aesthetic Value

The buildings have a high aesthetic value, relating to their built form, design and simplistic use of material. This is particularly prominent on the Mill Street frontage where sympathetic use of the hatch rank for balconies still allows the frontage to be fully visible. This is less true of the dockside where balconies partially obscure the openings. The interior courtyard is an opening up within the former warehouse and has little aesthetic or historic value, being wholly modern in date, although it does to some extent echo the former presence of a small courtyard in the south of the overall complex.

Internally aesthetic value lies in the exposed brick walls and the crucifix columns supporting the exposed beams.

Communal Value

The communal value of the building is high in terms of the frontage, which is publicly accessible and contributes positively to the appearance of the wider Mill Street area. The jetty side, whilst still publicly accessible is less

visible, being accessible solely by foot and to a lesser degree by boat. This would have been a similar situation historically with the dockside being less visible to the public.

Internally the building consists of private apartments and offices and subsequently has a low to no communal value.

Assessment of the setting of the Heritage Assets

The setting of the building forms a significant part of its heritage value; in turn this building also contributes positively to the settings of others nearby and the conservation area more generally. The building is located within the St Saviours Dock conservation area comprising the dock itself and the warehouses that served it. The majority of the buildings are of a similar date and therefore style, providing an easy appreciation of the buildings and the wider area of Mill Street. Where alteration has occurred to bring the warehouses back into use, this has been considered. Views down Mill Street retain the relatively narrow street feel, though new architectural elements within the buildings alter the character of the area to an extent. The dock is still tidal retaining the original character of the area, unlike other docks which have been subsequently infilled.

Assessment of impacts

The proposal seeks to convert unit 4 into two flats, utilising the existing entrance and introducing no alterations to the external parts of the building or its historic fabric. The unit fronts onto the dockside and has an internal courtyard entrance which is wholly modern in construction. All alterations are to be internal.

The proposal seeks to insert a dividing wall, utilising the cruciform columns where possible between the two apartments keep divisions within each flat to a minimum, with a single bedroom and bathroom and open plan living space to the rear. Such division alters the former open storage use a warehouse would have originally had, however much of the rest of the building has been sub-divided and this has been seen as a sustainable use of the building retaining the key features. Retaining the exposed brick walls would keep the sense of an industrial building. Only modern partitions would be removed, and these contribute nothing to the building's heritage significance.

Discussion

The proposed redevelopment will cause no measurable harm to the heritage significance of St Saviours Wharf heritage asset, while insuring its conservation by sustaining its viable use as a residential property. There will be

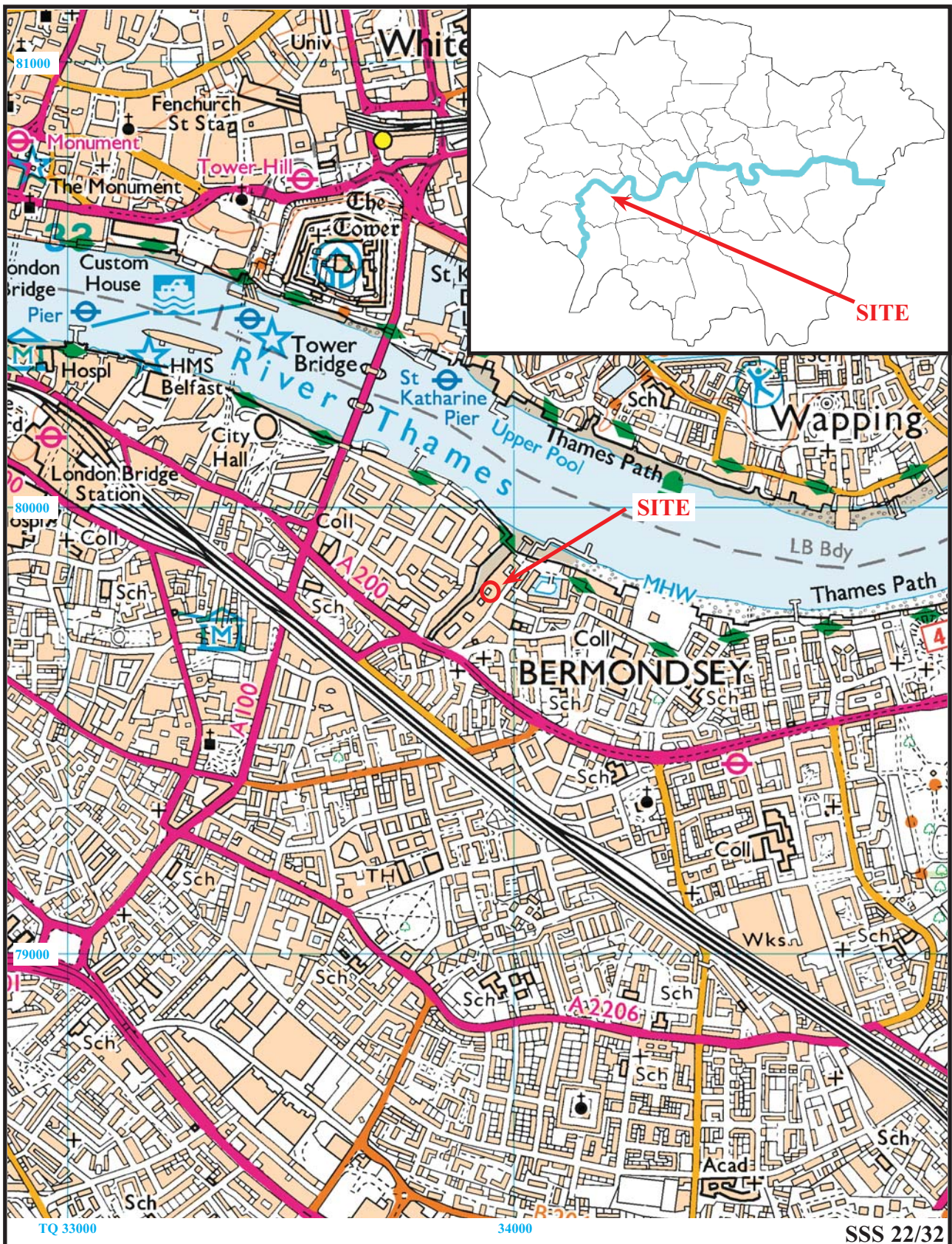
no effect on the exterior of the property nor to the general character conservation area with the only alterations internal. These involve the removal of modern partitions of no heritage significance, erection of new partition walls, retaining and where possible incorporating the existing columns. Retaining the existing brick walls will further retain the industrial feel of the building.

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APPENDIX 2: Historic and modern maps consulted

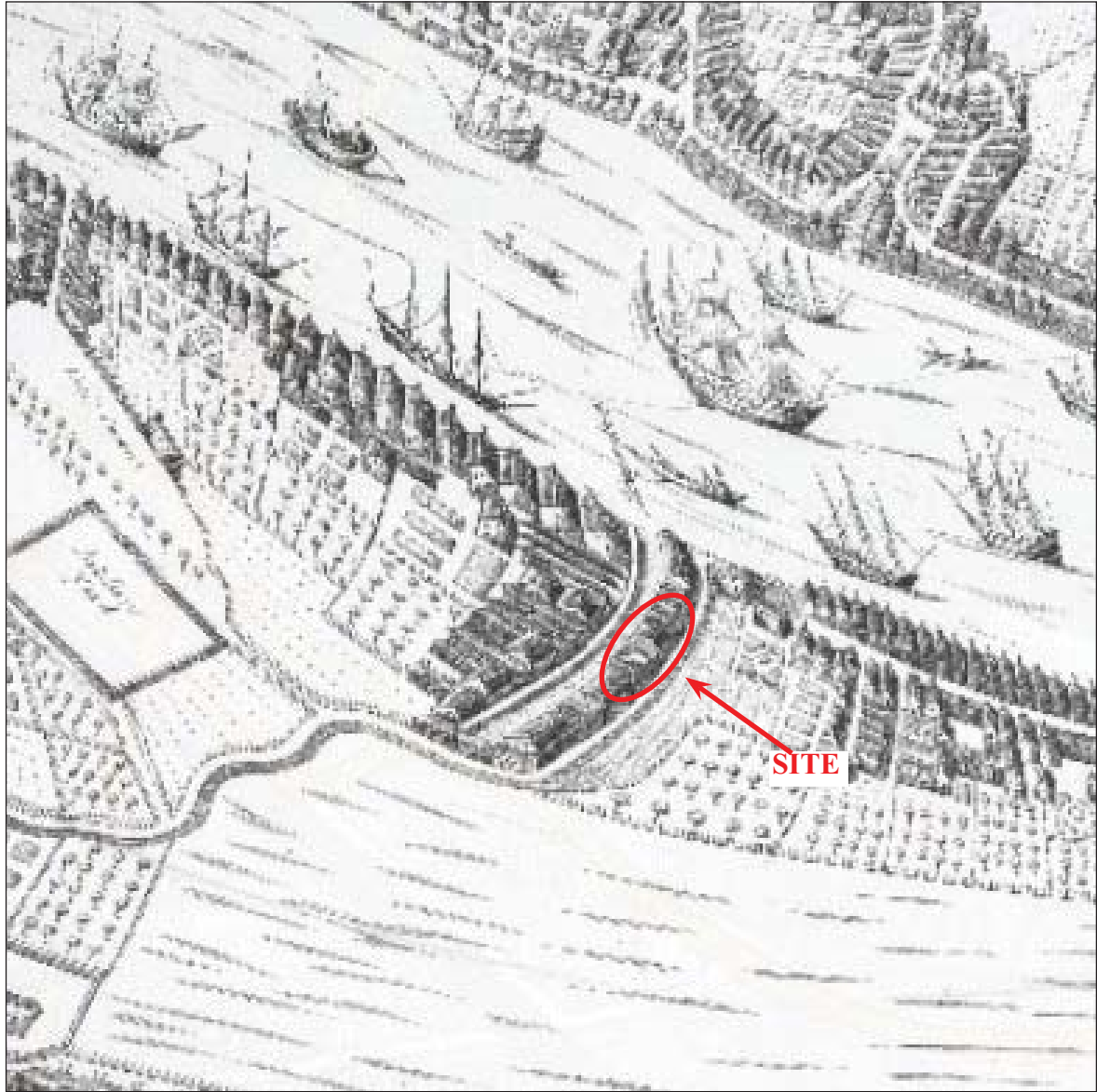
1658	Fairthorne and Newcourt's map of London (Fig. 2)
1682	Morgan's map of London (Fig. 3)
1746	Rocque's map of London (Fig. 4)
1799	Horwood's map of London (Fig. 5)
1830	Greenwood's map of London (Fig. 6)
1875	Ordnance Survey town plan (Fig. 7)
1887	Ordnance Survey
1896	Ordnance Survey town plan (Fig. 8)
1916	Ordnance Survey (Fig. 9)
1950	Ordnance Survey (Fig. 10)
1951	Ordnance Survey
1952	Ordnance Survey
1953	Ordnance Survey
1964	Ordnance Survey
1971	Ordnance Survey
1974	Ordnance Survey
1975	Ordnance Survey
1991	Ordnance Survey
1993	Ordnance Survey
1995	Ordnance Survey
2003	Ordnance Survey (Fig. 11)



Unit 4, St Saviours Wharf, Mill Street,
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 Figure 1. Location of site within Bermondsey and London.

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Figure 2. Fairthorne and Newcourt map of London, 1658.

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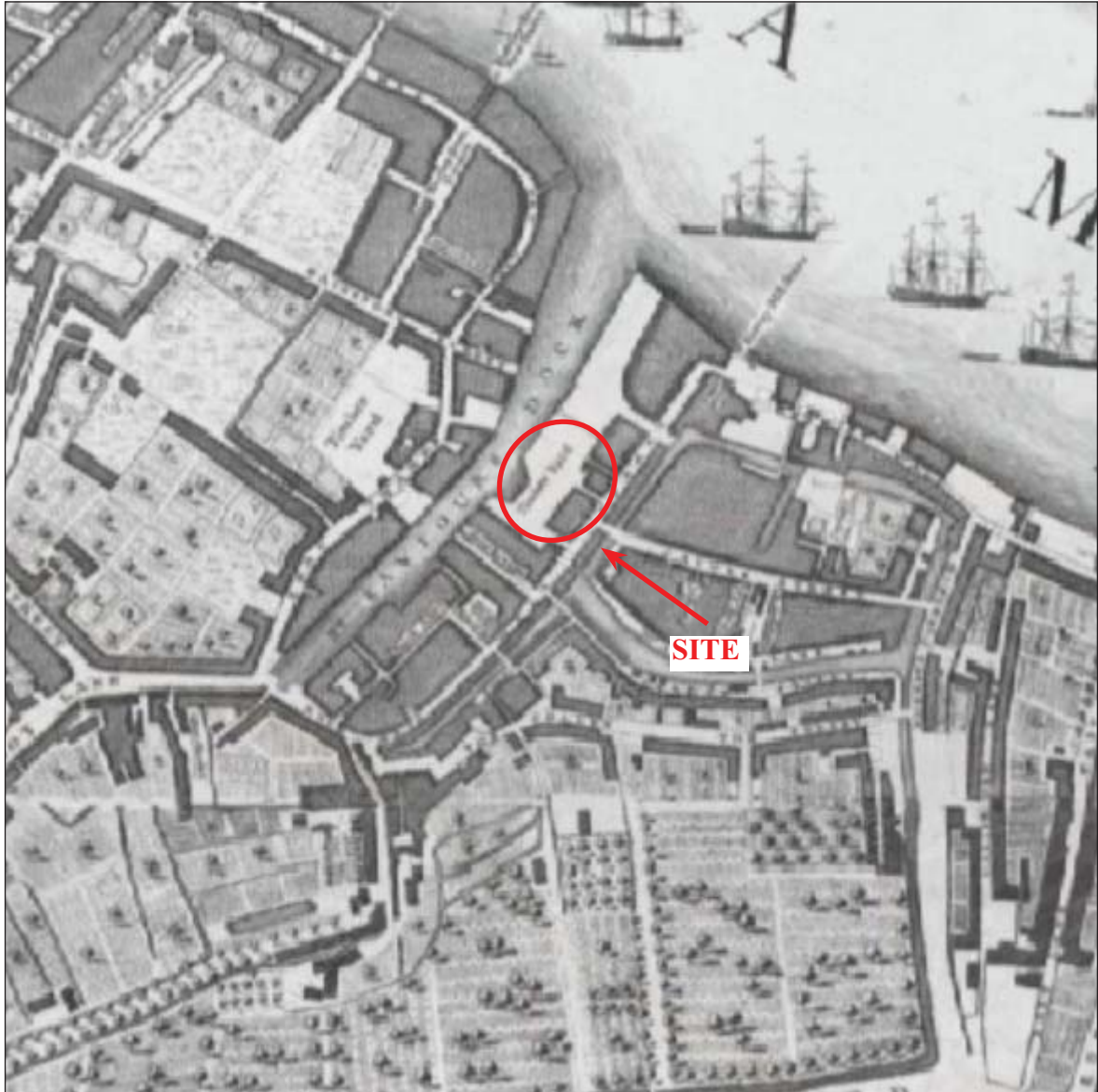
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Figure 3. Morgan's map of London, 1682.

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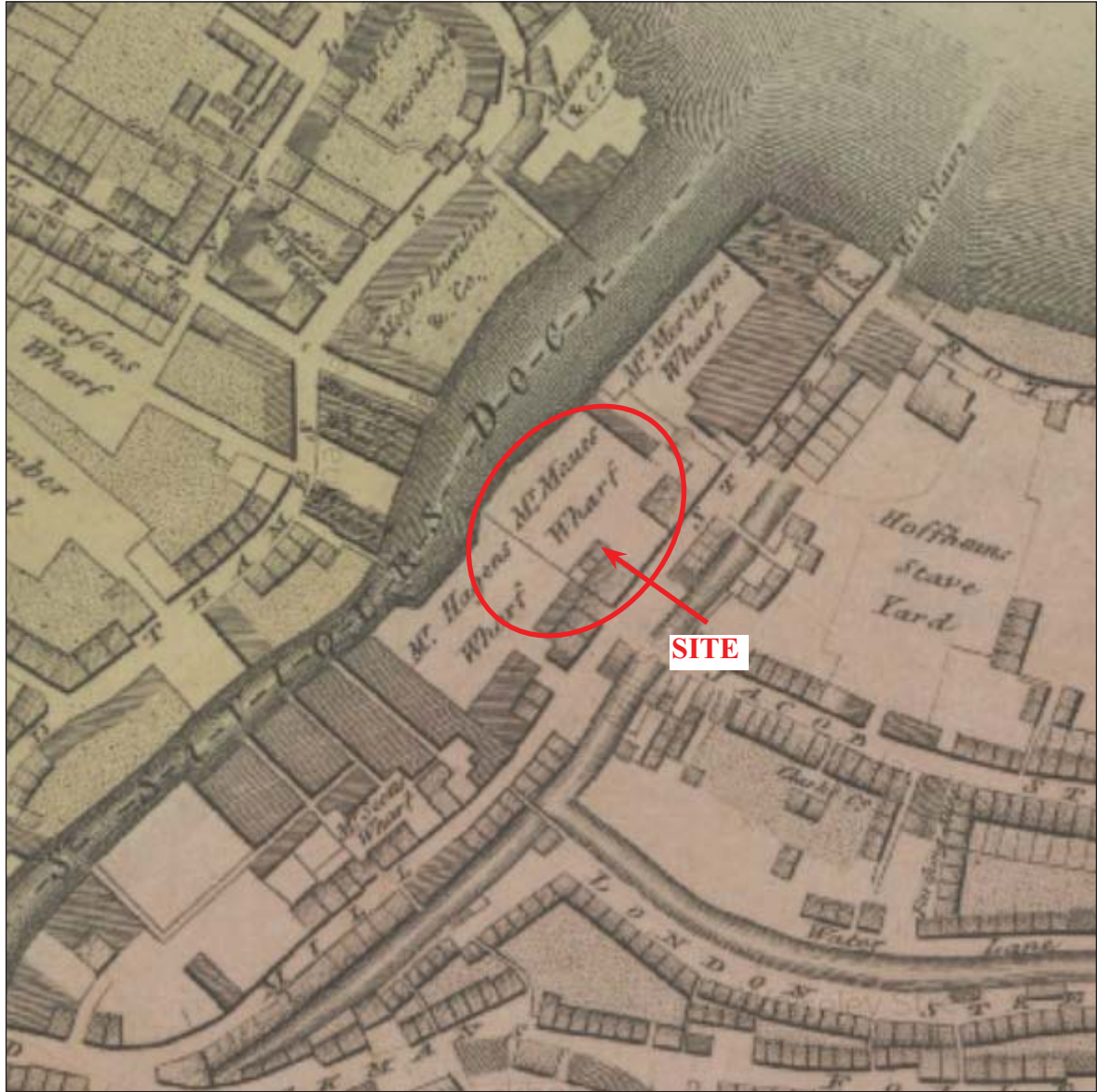
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Figure 4. Rocque's map of London, 1746.

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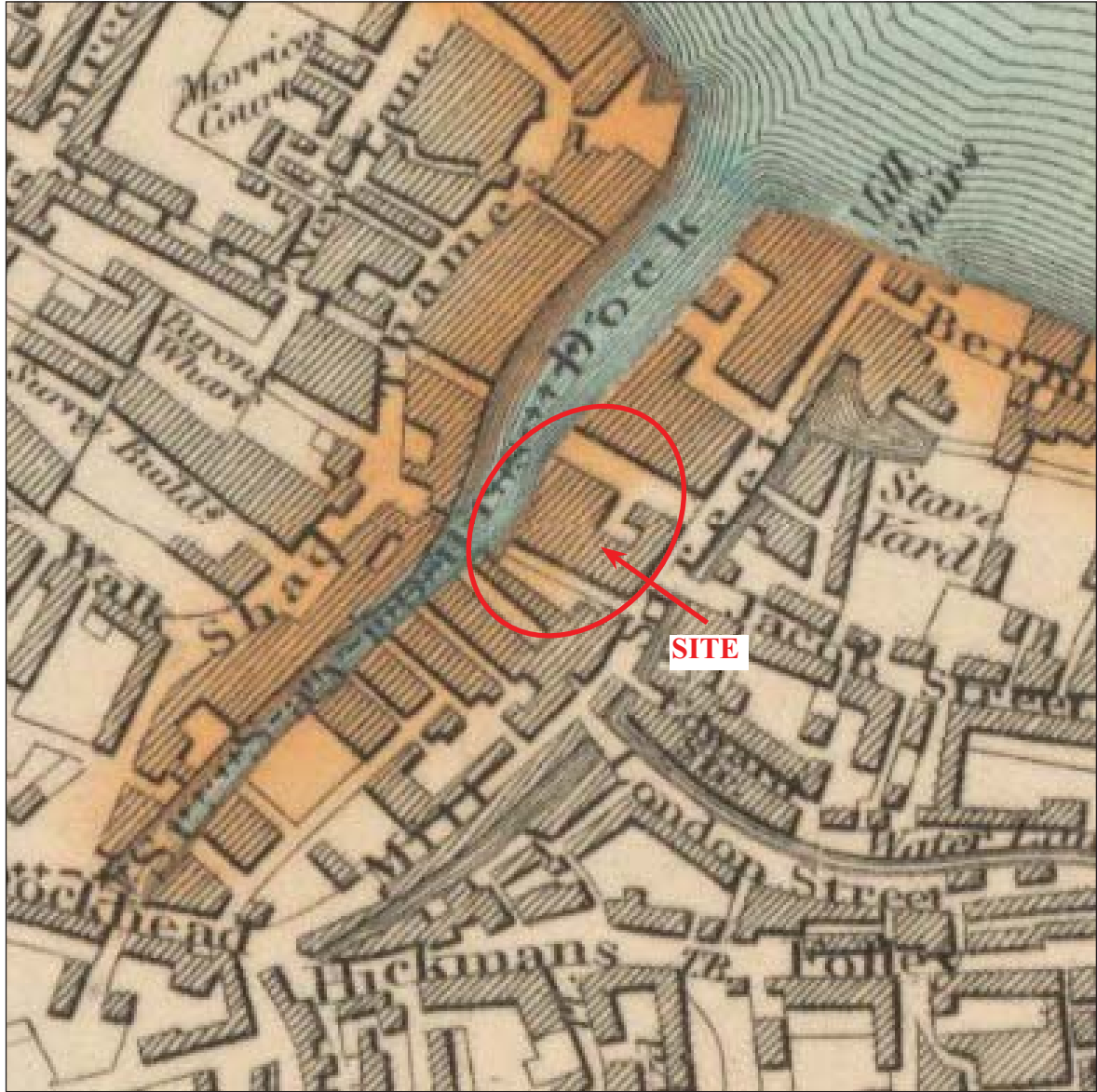


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Figure 5. Horwood's map of London, 1799.

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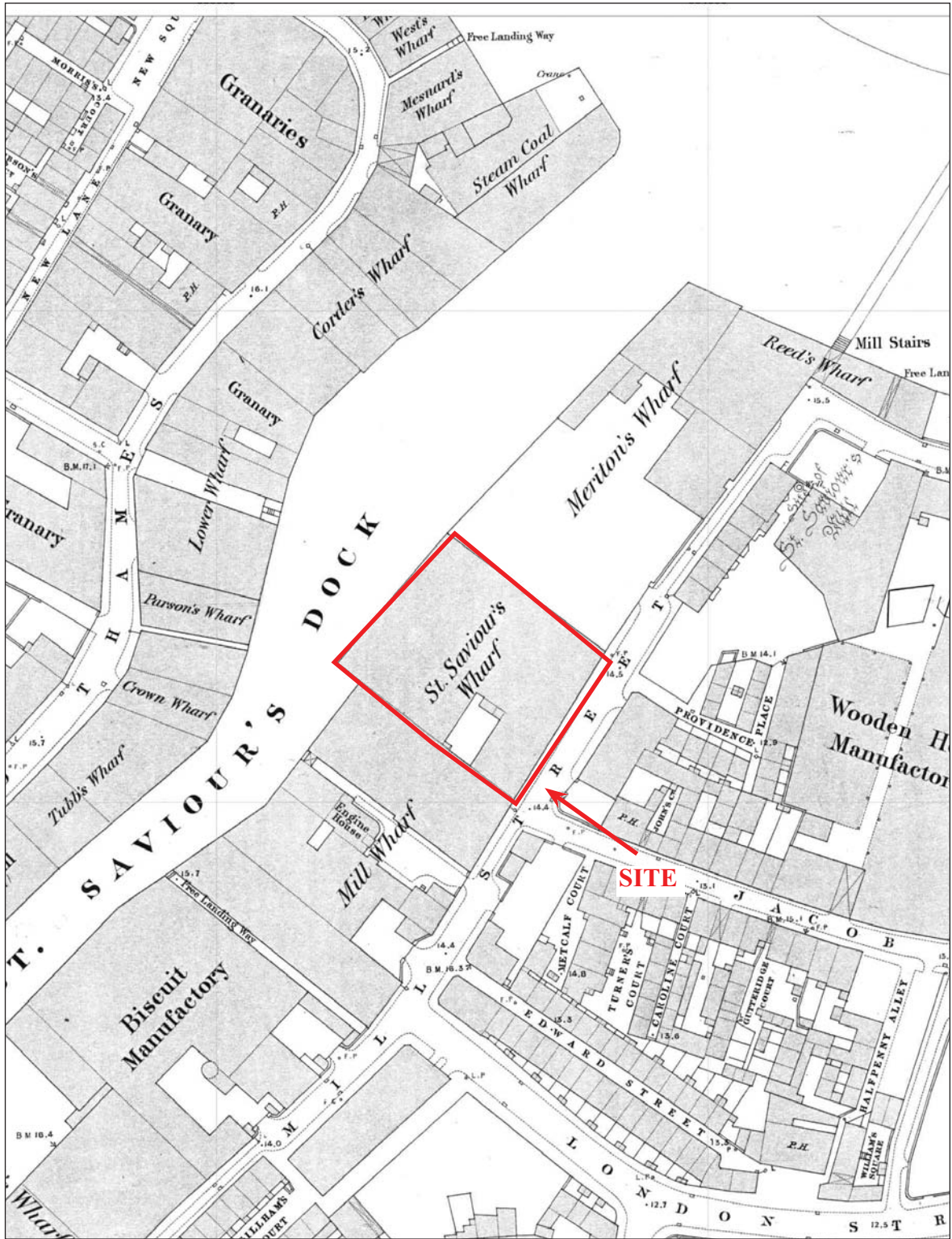


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Figure 6. Greenwood's map of London, 1830.

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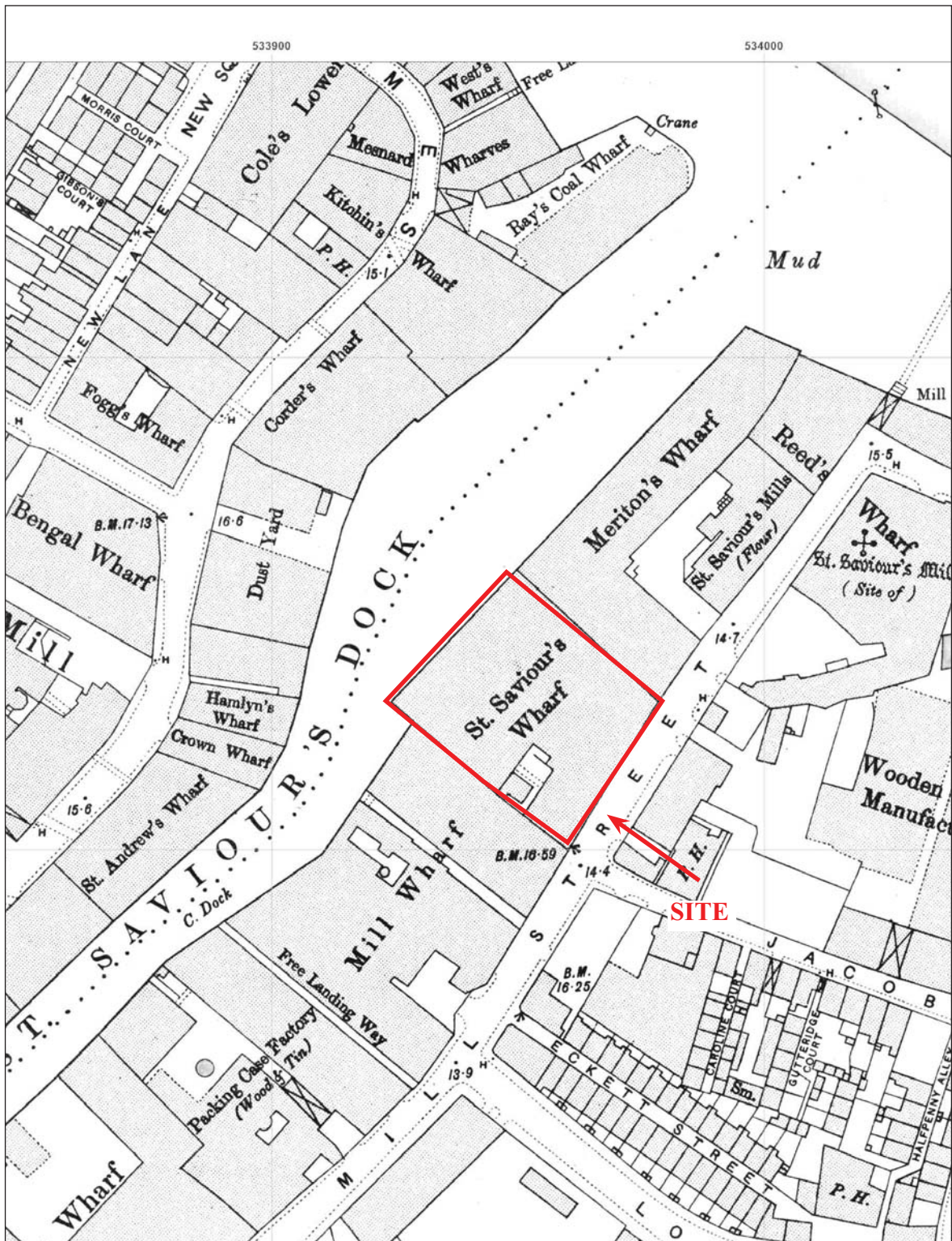


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 Figure 7. London Town Plan, 1875.

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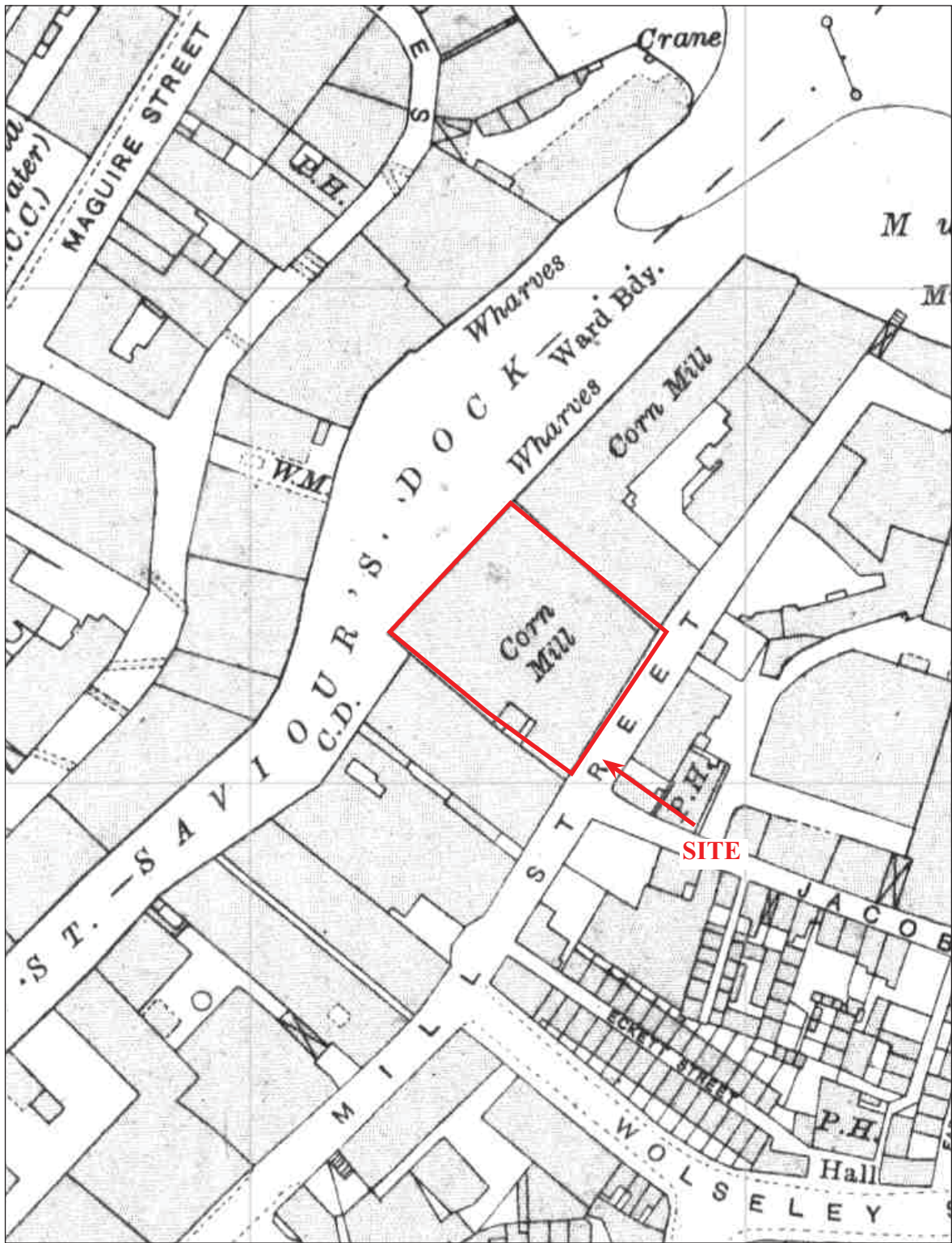


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 Figure 8. London Town Plan, 1896.

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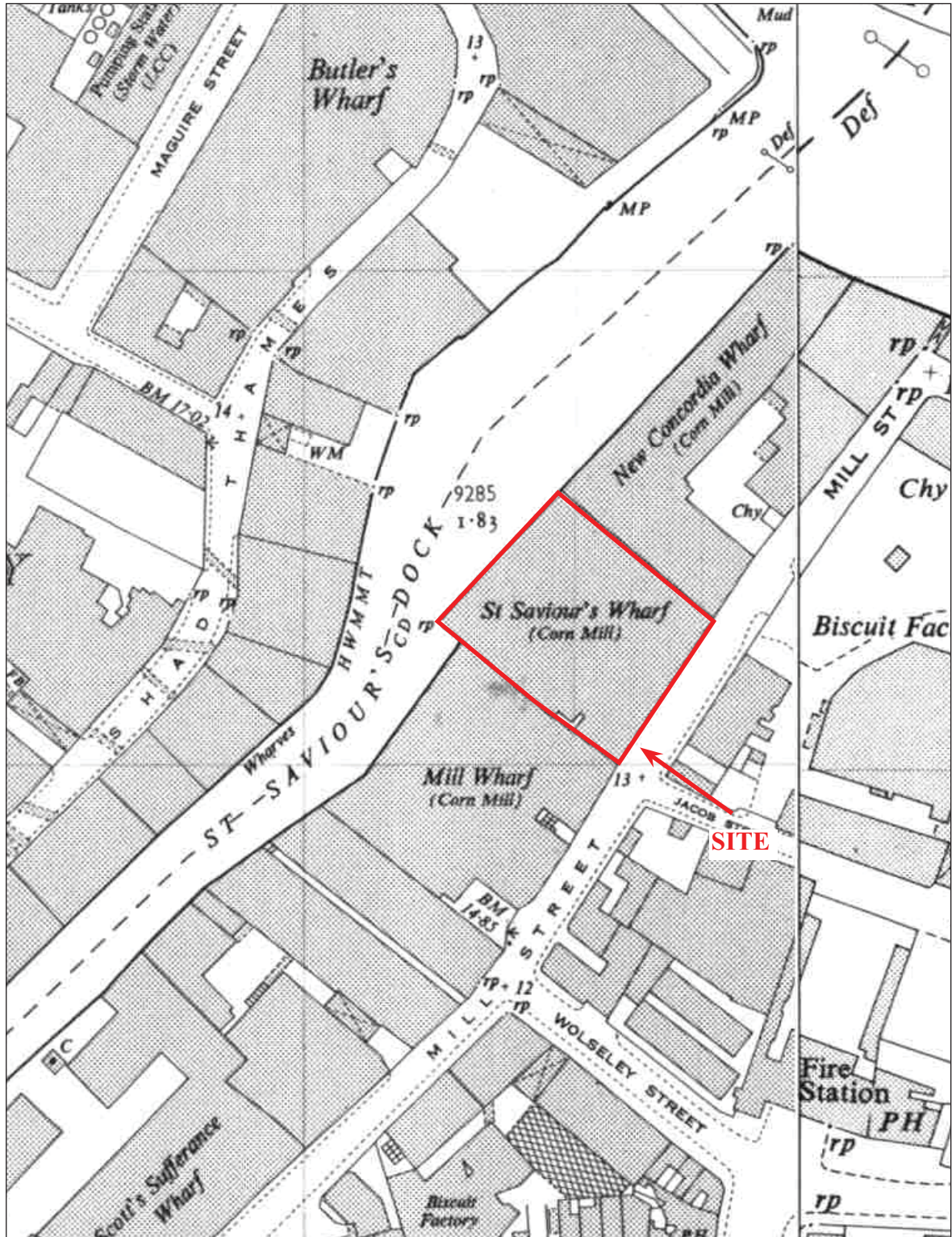


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 Figure 9. Ordnance Survey, 1916.

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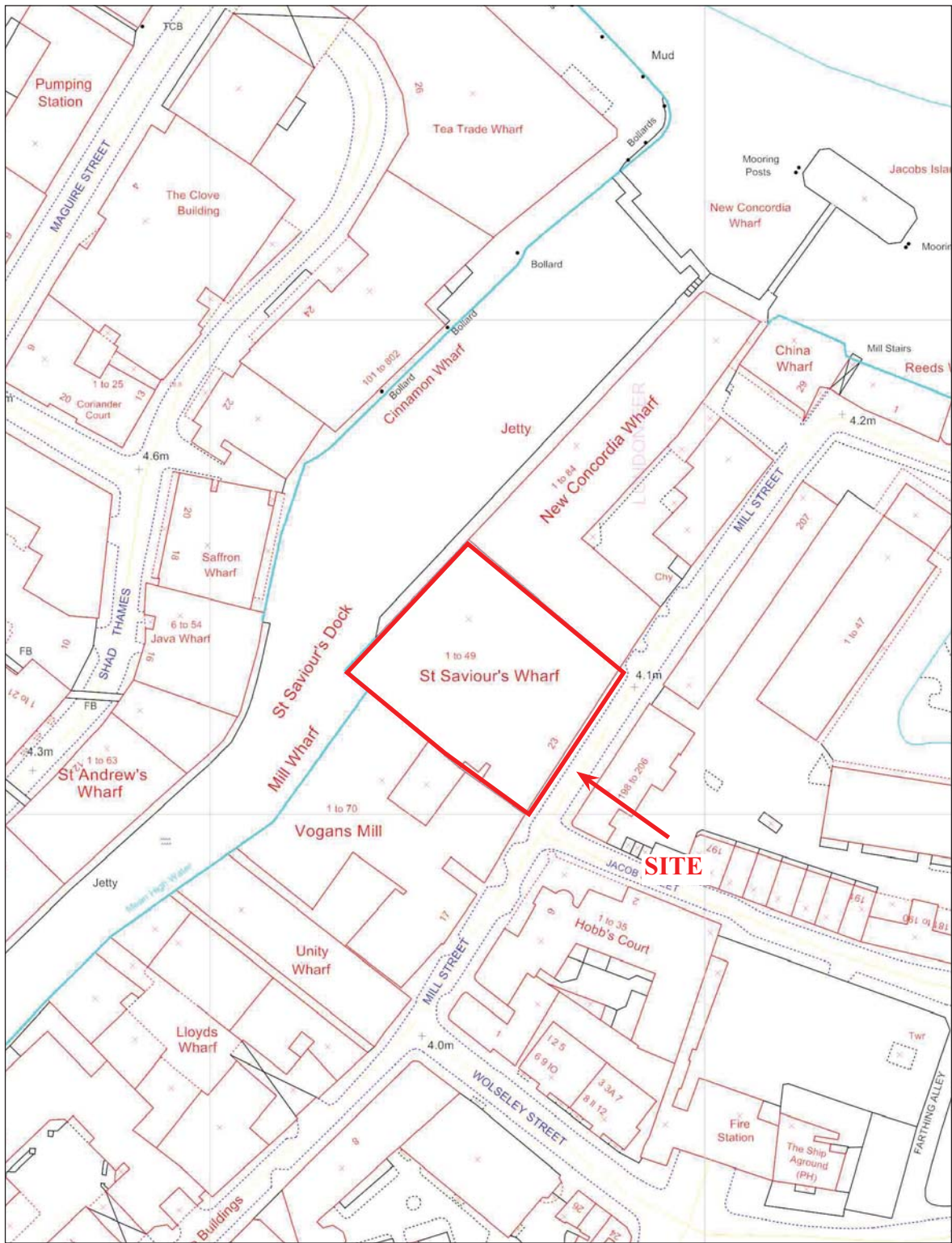


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 Figure 10. Ordnance Survey, 1950.

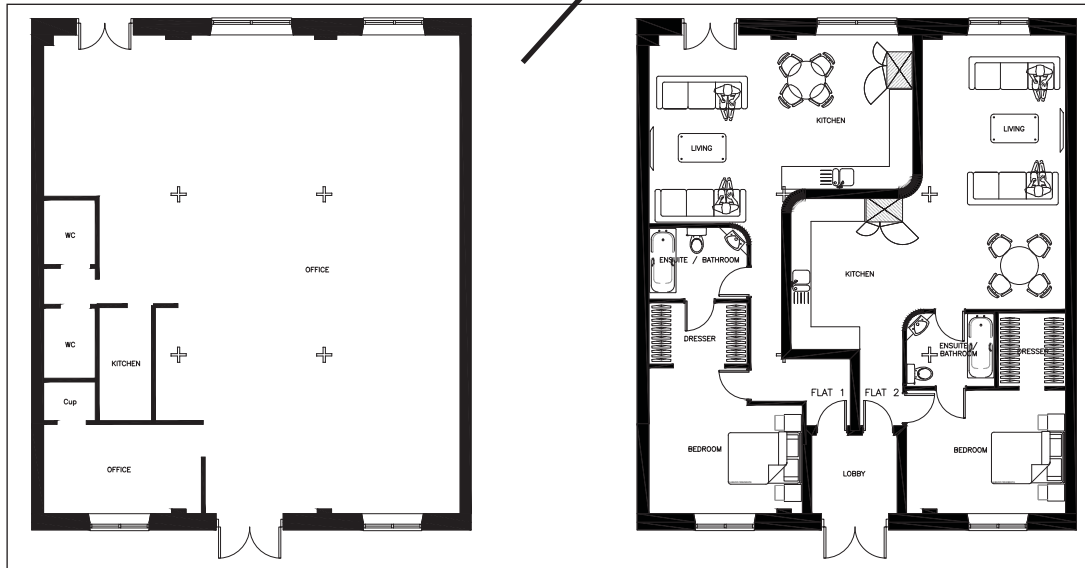
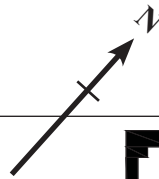
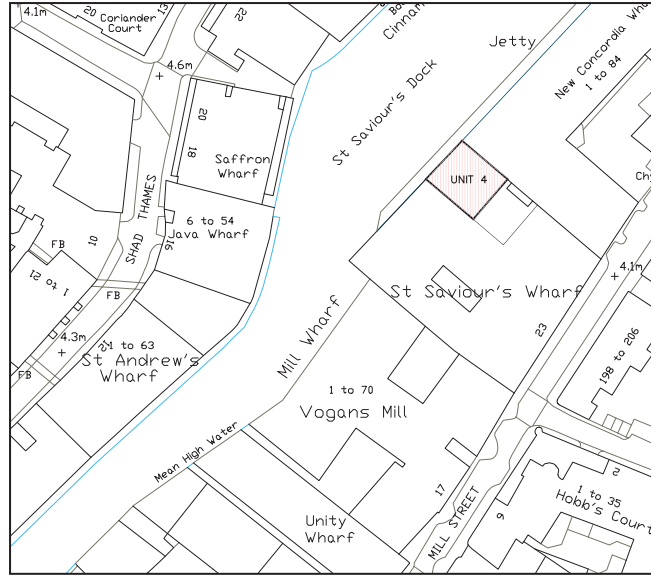
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 Figure 11. Ordnance Survey, 2003.



Existing

Proposed

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Figure 12. Existing and proposed layout. Not to scale.

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Plate 1. External view, looking northwest.



Plate 2. View to windows looking northwest.



Plate 3. Internal view looking west.



Plate 4. Internal view showing cruciform columns, looking east.

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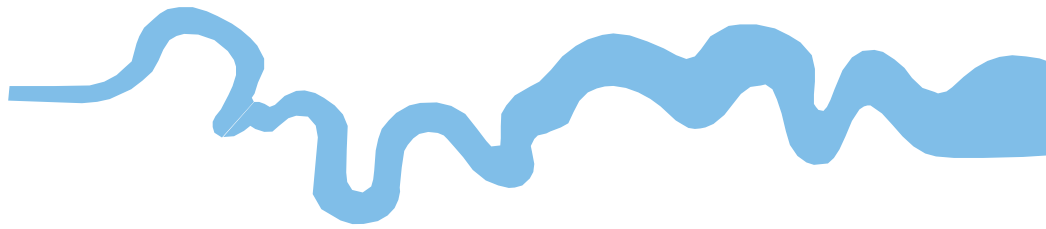
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Plates 1 to 4.**

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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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