

Appendix: Archaeology

Annex 1: Archaeological Desk-Based Assessment (DBA)

Annex 2: Written Scheme of Investigation (WSI)

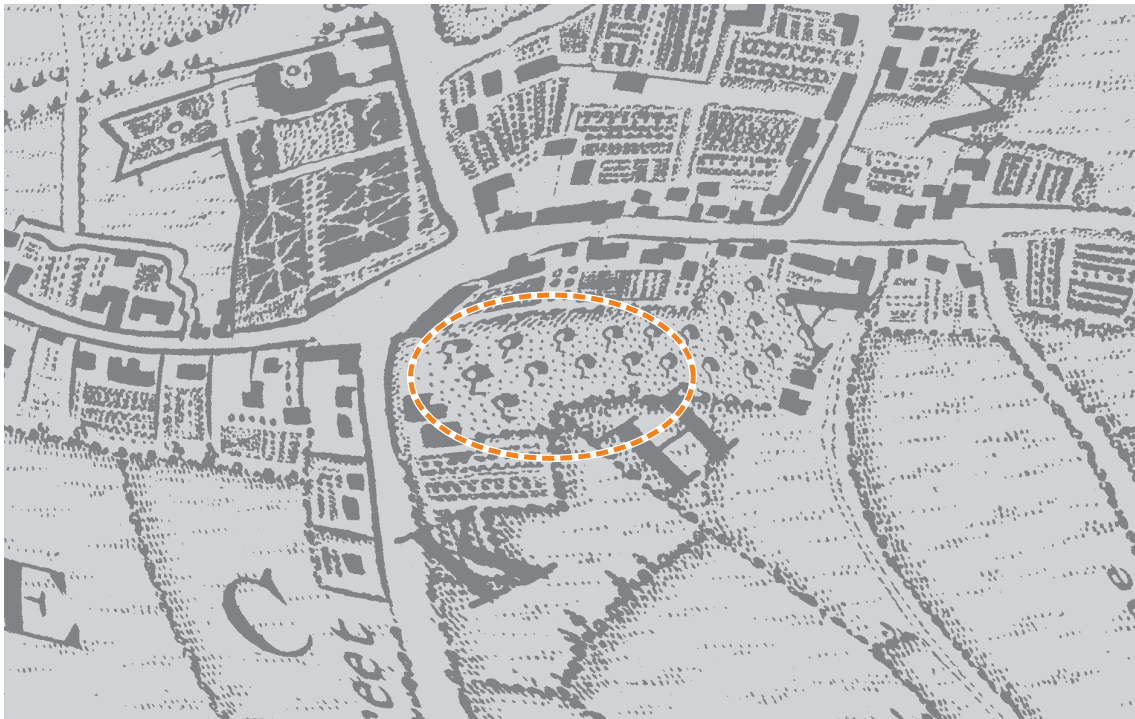
**Annex 3: Consultation with Christopher Constable
(London Borough of Southwark's Archaeology Advisor)**

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Aylesham Shopping Centre
Hanover Park
Peckham
SE15

Archaeological Desk Based Assessment

AYLESHAM SHOPPING CENTRE
Hanover Park, Peckham
London SE15

London Borough of Southwark

Archaeological desk-based assessment

July 2024

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www.mola.org.uk
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Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED
tel 020 7550 9999 email: business@mola.org.uk
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Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



Contents

<u>Executive summary</u>	<u>1</u>
<u>1 Introduction</u>	<u>2</u>
1.1 Origin and scope of the report	2
1.2 Designated heritage assets	2
1.3 Aims and objectives	3
<u>2 Methodology and sources consulted</u>	<u>4</u>
2.1 Sources	4
2.2 Methodology	5
<u>3 The site: topography and geology</u>	<u>6</u>
3.1 Site location	6
3.2 Topography and geology	6
<u>4 Archaeological and historical background</u>	<u>7</u>
4.1 Overview of past investigations	7
4.2 Chronological summary	7
<u>5 Statement of significance</u>	<u>12</u>
5.1 Introduction	12
5.2 Factors affecting archaeological survival	12
5.3 Archaeological potential, and significance of likely remains	13
<u>6 Impact of proposals</u>	<u>15</u>
6.1 Proposals	15
6.2 Implications	15
<u>7 Conclusions</u>	<u>17</u>
<u>8 Gazetteer of known historic environment assets</u>	<u>18</u>
<u>9 Planning framework</u>	<u>22</u>
9.1 Statutory protection	22
9.2 National Planning Policy Framework	22
9.3 Regional policy	24
9.4 Local planning policy	25
<u>10 Determining significance</u>	<u>27</u>
<u>11 Non-archaeological constraints</u>	<u>28</u>
<u>12 Glossary</u>	<u>29</u>
<u>13 Bibliography</u>	<u>31</u>
13.1 Published and documentary sources	31
13.2 Other Sources	31
13.3 Cartographic sources	32
13.4 Available site survey information checklist	32

Figures

Cover: Rocque's map of 1746

- Fig 1 Site location*
- Fig 2 Historic environment features map*
- Fig 3 Geology and previous archaeological investigation trench locations (BGS digital data, MoLAS 1996)*
- Fig 4 Rocque's map of 1746*
- Fig 5 Stockdale's map of 1807*
- Fig 6 Greenwood's map of 1828*
- Fig 7 Ordnance Survey 1st edition 5':mile map of 1875 (not to scale)*
- Fig 8 Ordnance Survey 2nd edition 5':mile map of 1896 (not to scale)*
- Fig 9 Ordnance Survey 3rd edition 25":mile map of 1916 (not to scale)*
- Fig 10 London County Council bomb damage map of 1939–45*
- Fig 11 Ordnance Survey 1:1250 map of 1950*
- Fig 12 Ordnance Survey 1:1250 map of 1953*
- Fig 13 Ordnance Survey 1:1250 map of 1969*
- Fig 14 Ordnance Survey 1:1250 map of 1989*
- Fig 15 View east to north west part of site (Aylesham Centre retail units facing Rye Lane) and adjacent locally listed Higgins Clock Tower (MOLA 2022)*
- Fig 16 View south east to Aylesham Centre retail units facing Rye Lane (MOLA 2022)*
- Fig 17 View north west across site to Aylesham Centre and Morrisons supermarket from south east corner of parking area (MOLA 2022)*
- Fig 18 View south east to petrol station in the eastern part of the site (MOLA 2022)*
- Fig 19 Plan of existing ground floor (dRMM Architects, Proj Aylesham Centre Peckham, dwg no. ASCP-DRM-ZZ-00-DGA-A-001040, Rev. P0, 06/2024)*
- Fig 20 Plan of existing basement (dRMM Architects, Proj Aylesham Centre Peckham, dwg no. ASCP-DRM-ZZ-BS-DGA-A-001043, Rev. P0, 06/2024)*
- Fig 21 Proposed ground floor plan (dRMM Architects, Proj Aylesham Centre Peckham, dwg no. ASCP-DRM-XX-00-DGA-A-002000, Rev. P08, 19/04/2024)*
- Fig 22 Proposed Basement (dRMM Architects, Proj Aylesham Centre Peckham, dwg no. ASCP-DRM-XX-BS-DGA-A-002030, Rev. P07, 19/04/2024)*

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

Executive summary

This Archaeological Desk Based Assessment has been prepared by MOLA to accompany an application for full planning permission being submitted by the Applicant, Berkeley Homes (Capital) PLC, for the proposed development at the Aylesham Centre, Hanover Park, London SE15 5EW in the London Borough of Southwark. The proposed development comprises the demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works. The proposed developed includes a new basement structure in the eastern half of the site. Given the heights of the proposed buildings, piled foundations are anticipated.

This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site.

The site is located within the Tier 2 Peckham Village Archaeological Priority Area. An archaeological evaluation was carried out by Museum of London Archaeology Service (now MOLA) in 1996 in the eastern part of the site, prior to the extension of an existing supermarket. The trenches revealed a prehistoric artefact scatter which included a Neolithic scraper and nine shards of Late Bronze/Early Iron Age pottery. The artefacts had survived later cultivation in a natural depression along with later pottery. Cultivation is believed to have been continuous from the Roman period until the 18th century, based on remains collected including abraded pottery fragments and a 14th century silver penny. Late 18th and 19th century cut features including ditches and pits, likely related to horticultural activity, and domestic fence lines, were also recorded.

Archaeological remains that may be affected by the proposals comprise:

- **Prehistoric remains.** Prehistoric artefacts were recovered during the previous investigation. There is a moderate potential for additional isolated prehistoric remains to survive within the cultivated soil deposit where it survives. Further isolated finds would be of **low** significance.
- **Agricultural remains.** The site has high potential for evidence of cultivation from the Roman to post-medieval period, as recorded during the 1996 evaluation. Isolated finds would be of **low** significance; cut features possibly **medium** significance.
- **Evidence of the later medieval village of Peckham.** The site is adjacent to the centre of the medieval village. Although there is very limited potential for structural remains, cut features such as pits or ditches, and occasional artefacts may be present. Such remains would be heritage assets of **low** or possibly **medium** significance, depending on their nature and condition as derived from their evidential and historical value.

The available evidence indicates that archaeological survival is likely to vary across the site. It is anticipated to be low in the north-east corner within the footprint of the former London Transport garage and within the footprint of the existing Aylesham Shopping Centre. The centre of the site is anticipated to have the highest potential for survival, below the existing carpark and access road.

It is likely that further investigation of the archaeological potential will be requested as a condition of planning consent. Although the precise details would need to be agreed with the archaeological advisor, it is considered that the archaeological monitoring of proposed geotechnical investigations would clarify levels of truncation and the depth of deposit survival, although targeted trial evaluation trenches may be necessary to confirm the presence, nature and significance of any archaeological remains in the areas of proposed impact. The results would allow an informed decision to be made regarding an appropriate mitigation strategy for any significant archaeological assets. This might comprise targeted archaeological excavation in advance of construction, and/or a watching brief during groundworks. This would ensure that significant archaeological assets are not removed without record and the opportunity to secure public benefits from the archaeological process. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI).

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 This Archaeological Desk Based Assessment has been prepared by MOLA to accompany an application for full planning permission being submitted by the Applicant, Berkeley Homes (Capital) PLC, for the proposed development at the Aylesham Centre, Hanover Park, London SE15 5EW; National Grid Reference (NGR) 534270 176635: Fig 1. The proposed development comprises the demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works. The proposed developed includes a new basement structure in the eastern half of the site. Given the heights of the proposed buildings, piled foundations are anticipated.
- 1.1.2 This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or likely heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed where appropriate. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DLUHC 2023; see section 9 of this report) and relevant local planning policies. It conforms to standards specified by the Chartered Institute for Archaeologists (CIfA 2020), Historic England (EH 2008, HE 2015, 2017, 2019), and the Greater London Archaeological Advisory Service (GLAAS 2015. Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The NHL does not include any nationally designated heritage assets within the site. Four locally listed builds are immediately adjacent: the north west corner of the site is the Locally Listed Higgins Clock Tower is and adjacent to south west corner are the Locally Listed 47–49 Rye Lane buildings.
- 1.2.2 The site is located within the Tier 2 Peckham Village Archaeological Priority Area (APA) which covers the historic settlement of Peckham. The APA is designated by the London Borough of Southwark on the basis of Peckham being a rare example of a village that developed in close proximity to central London in the later medieval period but appears to have resisted being swallowed up by the expanding metropolis in the 18th century.
- 1.2.3 The eastern edge of the site lies within Rye Lane Peckham Conservation Area, based upon the commercial core of Peckham and defined by its three principle roads: Peckham High

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

- identify the presence of any known or likely buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 9.4.1 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations where necessary for further assessment of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 250m-radius study area around it, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was agreed with Christopher Constable, the London Borough of Southwark's Archaeology Officer on the 12/03/2024, as being appropriate to reflect the likely archaeological character of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 The extent of investigations as shown on Fig 2 may represent the site outline boundary for planning purposes, rather than the actual area archaeologically investigated. Where it has not been possible from archive records to determine the extent of an archaeological investigation (as is sometimes the case with early work), a site is represented on Fig 2 only by a centrepont.
- 2.1.4 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all 'key indicators' of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - The London Society Library – published histories and journals;
 - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Trium – The Aylesham Centre Pre-Application Meeting 1: 26.01.22 (Sheppard Robson for Berkley Homes); architectural drawing (dRMM, 02.02.24); topographic survey (Michael Gallie, dwg 10042/01, February 2022); basement impact assessment (A-squared Studio, August 2020)
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.5 The assessment included a site visit carried out on the 28th of March 2022 in order to determine the topography of the site and existing land use/the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. There have been no changes since then to the

archaeological baseline that materially affect the site and require a further site visit. Observations made on the site visit have been incorporated into this report.

2.2 Methodology

- 2.2.1 Figure 2 shows the location of known historic environment features within the study area. These have been allocated a unique assessment reference number (**DBA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 150m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m) and unless otherwise stated are measured from the approximate centre of the.
- 2.2.2 Section 9.4.1 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

3 The site: topography and geology

3.1 Site location

- 3.1.1 The site is located at the Aylesham Shopping Centre, which comprises a Morrisons supermarket and a number of smaller retail units in the western half of the site and a car park, petrol station and car wash in the eastern half of the site (NGR 534270 176635 Fig 1). The site area is 2.8ha and is bounded by mixed use, commercial and residential, buildings fronting Peckham High Street and a Transport for London (TFL) bus station. Between the supermarket and TFL bus station are a housing estate to the north east, McKerrell Road to the east, Hanover Park road to the south and Rye Lane to the west. The site falls within the historic parish of Camberwell and was within the county of Surrey prior to being absorbed into the administration of the London Borough of Southwark.
- 3.1.2 The historic course of the River Peck is projected 335m south-east of the site (Barton & Myers 2016). The projected course of a diverted course of this river, known as the Earl's Sluice, is recorded 1.6km north of the site and the River Thames is 3.1km north of the site.

3.2 Topography and geology

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival. The underlying natural geology of a site can also provide an indication of suitability for early settlement, and potential depth of remains.
- 3.2.2 A topographic survey of the site (Michael Gallie, 2022) recorded ground levels of open areas of the site and the surrounding roadways. Along Peckham High Street, the street level falls from 7.0m above Ordnance Datum (OD) at the junction with Rye Lane to 6.0m OD adjacent to the bus terminal immediately north of the site. Rye Lane rises to the south from 7.0m OD to 8.3m OD at its intersection with Hanover Park at the southern boundary of the site. The length of McKerrell Road also slopes down northward, from 8.1m to 7.3m OD.
- 3.2.3 Within in the site, the ground slopes south to north. The southern end of the carpark has a maximum elevation of 8.8m OD, with the access road between the carpark and petrol station measured at 8.2m OD. The north-east part of the site, adjacent the bus terminal drops to 8.0m OD. The Morrisons store access road in the north-west corner of the site, is the lowest point in the site, at 7.0m OD.
- 3.2.4 The local geology comprises bedrock of Thanet Formation Sand overlain by Interglacial Lacustrine Deposits of Clay and Silt (BGS online linked open data). Interglacial Lacustrine Deposits are usually of organic-rich sand, silt and clay, and formed during the Pleistocene, 2.6 million years–11,700 years before present (BP). They are indicative of warmer periods, and a local environment dominated by lakes and lagoons.
- 3.2.5 The depth of natural geology in the site as an indicator of possible archaeological survival is discussed in detail in section 5.2.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 An evaluation was carried out by Museum of London Archaeology Services (MoLAS, now MOLA) in 1996 (archive site code: HAN96; **DBA 1a**) on land that had been Peckham Bus Garage, prior to the extension of an existing supermarket to the west. Three trenches were originally opened, with two additional trenches excavated to examine more fully the extent of a prehistoric artefact scatter (Fig 3). The quantity of finds was limited in the three trenches, and no vertical or horizontal patterning identified. The artefacts recovered did however include a Neolithic scraper and nine shards of Late Bronze/Early Iron Age pottery which had survived later cultivation of the soil in a depression with later pottery. Cultivation of the site is believed to have happened from the Roman period until the 18th century, based on the collection of abraded pottery fragments and a silver penny of Richard II (1367–1400). Late 18th and 19th century cut features, likely related to the horticultural activity taking place on the site during this period, including ditches and pits, were also recorded, as well as domestic fence lines (MoLAS, 1996).
- 4.1.2 There have been 11 additional site investigations within the study area. The majority were located on or close to Peckham High Street, to the north of the site. These investigations have recorded remains from the prehistoric to post-medieval periods, including prehistoric struck flints (**DBA 5, 6**), Roman remains (**DBA 6**), features and associated medieval finds (**DBA 5, 6, 7, 8**) and post-medieval remains, chiefly of domestic structures (**DBA 2, 4, 5, 8, 9, 12**) and the cut of the Grand Surrey Canal (**DBA 10, 11**).
- 4.1.3 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area.
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.
- 4.2.4 During the previous investigation in the eastern part of the site, prehistoric finds were recovered from the western part of the evaluation (**DBA 1a**). These finds included worked and burnt flint pieces, a Neolithic scraper and pottery sherds dating to the Late Bronze/Early Iron Age. The pottery had survived later cultivation of the soil in a what was likely a naturally formed depression or possibly a ploughed out feature, alongside shards of later pottery.
- 4.2.5 Prehistoric flint flakes were collected during a previous investigation at 1-83 Peckham High Street (**DBA 6**), 200m north west of the site. A single piece of struck flint, dating to the Mesolithic / Bronze Age was recovered during an excavation at 85-89 Peckham High Street,

Canal Head (**DBA 5**), 45m north of the northern boundary of the site. A small pit was recorded and possibly also dated to the prehistoric period, however it contained no dating material. The finds collected from the site and study area suggest transient prehistoric activity in the area.

Roman period (AD 43–410)

- 4.2.6 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands, 4.0km to the north of the site. It quickly rose to prominence, becoming a major commercial centre and the hub of the Roman road system in Britain. Small settlements, typically located along the major roads, supplied produce to the urban population, and were markets for *Londinium*'s traded and manufactured goods (MoLAS, 2000, 150).
- 4.2.7 The site is located approximately 3.7km to the south-east of the Roman settlement at Southwark at the southern bridgehead of the Roman crossing of the Thames. Watling Street, on the approximate line of Old Kent Road today, lay 1.0km to the north-east of the site; the London to Lewes road led south off Watling Street and lay 950m to the east of the site (Margary, 1967). Most activity during this period would have been focused along the roads, with small isolated farms in the surrounding land.
- 4.2.8 Roman pottery has been collected from the site and two other locations in the study area. Within the site a soil layer was identified appears to have been worked for cultivation from the Roman period until the 18th century, based on the recovery of finds which included Roman abraded pottery fragments (**DBA 1a**). No associated features were observed.
- 4.2.9 During an evaluation at 1-83 Peckham High Street (**DBA 6**), 200m north-west of the site, Roman abraded pottery was recovered. Roman Samian pottery and coins were collected from Kent Street (now Tabard Street) in 1884 (**DBA 22**) approximately 35m north of the northern boundary of the site. An additional findspot of Roman glass vessels, found in the 19th century, is noted in the GLHER, 170m west of the site (**DBA 21**).
- 4.2.10 The site was located some distance from known settlements and roads and was cultivated fields, as suggested by the soil deposits recorded within the site.

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

- 4.2.11 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.
- 4.2.12 Peckham (*Peccheham*) was held at the end of the period by Alflaed of King Harold; the Domesday survey (1086) also states that it belonged to Battersea (*Domesday*, eds Williams and Martin 1992, 75). The name meant 'village among the hills', i.e. the hills of Honor Oak and Nunhead to the south (Weinreb *et al* 1995, 630). The location of the settlement is not known, but it possibly grew up on or in the vicinity of the later medieval hamlet, focused around the junction of the modern Peckham High Street and Rye Lane at the north-west corner of the site (**DBA 17**).
- 4.2.13 The only evidence of early medieval activity in the study area is from investigations at 1-83 Peckham High Street (**DBA 6**), 200m north-west of the site. These recorded residual Saxon pottery and a loom weight fragment recovered from cut features which also contained late medieval remains. Pottery dating between 1050-1150 was also recovered from a medieval pit.
- 4.2.14 Within the site, the 1996 excavation (**DBA 1a**) recorded soil cultivated over a long period. Any possible structures or buildings would have been adjacent to major roadways outside the site.

Later medieval period (AD 1066–1485)

- 4.2.15 After the Norman Conquest of 1066, Peckham had been given by King William to the Bishop of Lisieux (*Domesday*, eds Williams and Martin 1992, 75). In the early 12th century, Peckham was owned by Henry I, who gave it to his illegitimate son Robert, 1st Earl of Gloucester

(Weinreb *et al* 2008, 630). From the early 13th century, the de Bredinghurst family appear to have built up an estate out of various lands in Peckham and Camberwell, which was held by the Worsted family in the 15th century (VCH Surrey iv, 24-36). The manor house was located beyond the study area in the vicinity of Peckham Hill Street, 380m north-west of the site (GLHER ELO11283, MLO8244 and MLO9601). The hamlet of Peckham was situated just to the south, on the road to New Cross (**DBA 17**). In the 14th century the sub-manor of Cold Harbour or Cold Abbey in Peckham was held by the Vaughan family and later the Middleton family; it seems to have been merged with Camberwell Buckingham in the early 16th century (VCH Surrey iv, 24-36).

- 4.2.16 Later medieval remains have been recorded within the site and the study area, principally immediately around Peckham High Street, which was likely established prior to this period, as the nominal focus of the later medieval hamlet. During the 1996 investigation within the site (**DBA 1a**), a late 14th century silver penny of Richard II was recovered from a cultivated soil.
- 4.2.17 Investigations at 1-83 Peckham High Street (**DBA 6**), 200m north-west of the site also revealed evidence of continued occupation of the area. A pit, ditch and other cut features were recorded which containing 12th century pottery as well as earlier remains. Postholes dating to the 14th century were also identified. A metallised surface of 14th century date was recorded during a excavation at 85-89 Peckham High Street/Canal Head (**DBA 5**) 45m north of the northern boundary of the site.
- 4.2.18 There is documentary evidence of a tile kiln in Peckham which supplied tiles to Winchester Palace in the late 14th century (**DBA 18**), the GLHER gives its location along Peckham High Street, 55m north-west of the north-west corner of the site.
- 4.2.19 As with the previous periods, there is evidence that much of the site was cultivated fields during this time, though structures maybe present along the main roads to the north and west.

Post-medieval period (AD 1485–present)

- 4.2.20 Peckham remained predominately rural through the early post medieval period, beyond the urbanisation of areas closer to the River Thames. As with other areas surrounding London, market gardens were established in Peckham and produce transported to the City.
- 4.2.21 Rocque's map of 1746 (Fig 4) shows the site to the south-east of the junction of Peckham Lane (modern Peckham High Street) and South Street (modern Rye Lane). Peckham generally consists of buildings fronting onto the main streets with gardens and orchards to the rear, with much of the surrounding land comprising pasture. Most of the site is occupied by a large orchard, with market gardens along the north boundary and south west corner. There are two buildings, their type and use unknown, along the western boundary of the site. The south west corner of the site is within irregular fields which extend to the south and east.
- 4.2.22 Stockdale's map of 1807 (Fig 5) shows the large orchard which previously dominated the site has been divided into separate market gardens.
- 4.2.23 Greenwood's map of 1828 (Fig 6) shows additional buildings within the site, primarily Hanover House in the north-west part, and a building shown on later maps as Avenue House in the east, both with formal gardens. Much of the site is, however, in cultivation. The fields to the south are marked as brick fields, including the south-east corner of the site: a large pond outside the site to the south-east may be related to clay extraction. Most of the surrounding open land has now become market gardens or garden grounds. During the 1996 investigation (**DBA 1a**), an 18th century 'ha-ha' (a ditch designed as a barrier to animals but which is not visible from the house) was recorded in the centre of the site in trenches 3 and 4 (Fig 3), which appears to
- 4.2.24 The Ordnance Survey first edition 25" scale map of 1874 (Fig 7) shows the site in more detail. Major development had taken place within the site and the area in general. Until the late 19th century, Peckham had remained relatively rural but the arrival of the railway and the canal opened the area up to both industrial and residential development as people sought cleaner air away from the centre of London. Fig 7 indicates that while such development was taking place it had not yet overtaken the site. At this time the central part of the site survives as small orchards and gardens. Several buildings possibly survive also including Avenue House with its associated gardens in the eastern part of the site, and the building in south-west part of the site facing Rye Lane, also adjacent to ornamental gardens. The north-west corner of the site has been completely redeveloped with terraced houses lining Rye Lane. Behind the houses

are several large detached buildings and smaller adjoining buildings in the very north-west corner, which are likely commercial or industrial and accessed via a lane off Peckham High Street to the north. The eastern half of the north boundary overlaps several buildings and outbuildings, located behind those fronting onto Peckham High Street, as well as the two access roads which are now labelled as Red Bull Yard and Avenue Cottages. The former brick field is gone. The southern site boundary is now defined by a new road, Hanover Park, which has been laid out with six semi-detached houses lining the road within the site, with large rear gardens and small outbuildings.

- 4.2.25 The Ordnance Survey 2nd edition 25" scale map of 1896 (Fig 8) shows further change within the site. Avenue House and four of the six semi-detached houses along Hanover Park survive but much of the remainder of the site has been redeveloped. The north-west part of the site is dominated by the Jones & Higgins department store which extends north beyond the site boundary. Based on the BGS historic borehole data (BGS 2022), this building included at least a partial basement. The surviving block dates to 1894 and the locally listed Higgins Clock Tower (**DBA 26**) to the 1930s, both adjacent to the north west corner of the site. Additional smaller buildings are attached and adjacent to the east and south. North of Avenue House, the northern boundary still overlaps several small out buildings and Red Bull Yard, as well as The Avenue, previously Avenue Cottages.
- 4.2.26 The eastern boundary of the site is now defined by McKerrell Road which has been cut through from Hanover Park to the south. The northern half of the eastern boundary is lined with terraced houses with rear gardens. The southern half of the eastern boundary is a pair of semi-detached buildings with long rear gardens and outbuildings. The orchard in the north central part of the site appears to now be an open yard with three buildings in the southern part. Of the six semi-detached buildings along Hanover Park road, the westernmost has been redeveloped or extended and is now the Conservative Club. The third building from the west has also been extended to the west and north. The south-west corner of the site appears to be an open yard with four buildings, likely commercial or industrial.
- 4.2.27 Much of the site has remained unchanged by the time of the 3rd edition Ordnance Survey 25" scale map of 1916 (Fig 9). There is a new building east of Avenue House in the eastern part of the site. The south-western part of the site, along Rye Lane has been redeveloped. The larger late 19th century building has been expanded to Hanover Park to the south. One of the existing buildings along Hanover Park is now shown as two connected buildings with the western one labelled Hanover Hall. This building, which was a male hostel owned by Jones & Higgins, was used as a World War I hospital (**DBA 1b**; Chambers). The hospital consisted of two houses with a large garden.
- 4.2.28 The London County Council Bomb damage maps of 1939–1945 (Fig 10) shows that the site was affected during World War Two to varying degrees. Avenue House and buildings in the south-west corner of the site were completely destroyed. Other buildings were affected by a V1 flying bomb which struck just beyond the north-east corner of the site. The building adjacent to the eastern half of the northern boundary was also damaged beyond repair. Three of the buildings along McKerrell Road within the site and two outbuildings were damaged beyond repair. Four other houses were seriously damaged and the middle three suffered minor blast damage. The buildings in the south east corner were not damaged while the buildings to the west, including Hanover Hall and the Conservative Club, suffered blast damage. The building east of Hanover Hall also has been extended by this period, with the extension surviving the bombings. One of the buildings immediately west of the club was seriously damaged, while the other suffered only minor blast damage. The buildings in the central west and north-west parts of the site also were impacted by blast damage, with serious damage to the north-west corner of the site.
- 4.2.29 The Ordnance Survey 1:1250 scale map of 1950 (Fig 11) shows the building which were destroyed or damaged beyond repair during the War have been demolished. The other damaged buildings have been repaired, except the large building in the western part of the site which appears to have been rebuilt or possibly expanded during repairs. There are a few new buildings in the central part of the northern boundary, they are likely small commercial or industrial units.
- 4.2.30 The open space left by the demolition of Avenue House was covered by the construction of Peckham Garage, part of London Transport, by 1953 (Ordnance Survey 1:1250 scale map of 1953; Fig 12). The building extends north beyond the site boundary and is accessed off

- Peckham High Street and Hanover Park to the south. Three smaller buildings, possibly outbuildings associated with the garage, have been built along McKerrell Road to the east, between nos 22 McKerrell Road and 13 and 15 Hanover Park. An electric substation has also been constructed adjacent to these buildings and McKerrell Road.
- 4.2.31 There are minor changes to the site in the 1960s, as shown on Ordnance Survey 1:1250 scale map of 1969 (Fig 13). The buildings between Peckham Garage, Peckham Conservative Club and the large building in the western part of the site have been redeveloped. Two buildings adjacent to the club have been demolished. A larger building along the northern boundary has replaced several smaller buildings. In the eastern part of the site, the substation is gone, however an additional building has been constructed adjacent to the existing buildings. Two rows of outbuildings have been added to the rear of 9 and 11 Hanover Park. The open space between 3 and 5 Hanover Park is now labelled as a Car Park.
- 4.2.32 By 1989 much of the site has been redeveloped as the Aylesham Centre except for Peckham Garage and a few small buildings along McKerrell Road (Ordnance Survey 1:1250 scale map of 1989; Fig 14). The terraced houses along McKerrell Road have been replaced with an extension of the garage. The semi-detached buildings along Hanover Park, including the Conservative Club are now access roads, a car park and a single building, likely part of Peckham Garage. The Aylesham Centre, a shopping centre of connected retail units, now dominates the western part of the site along Rye Lane.
- 4.2.33 The existing site layout dates to the late 1990s/early 2000s (Fig 1). Peckham Garage has been demolished and the building to the east, which is now a Morrisons supermarket, has been extended. The car park is also expanded, and a petrol station and car wash constructed in the south-eastern part of the site.

5 Statement of significance

5.1 Introduction

- 5.1.1 This section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 This is followed by an assessment of the likely potential for archaeological remains to be present in the site (high, moderate, low, or no potential if it is clear that any archaeological remains will have already been removed by past ground disturbance); and – in accordance with the NPPF – a statement of the significance (high, medium, low, or negligible) of the known or likely remains in the site. This is based on current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Levels of natural geology, and past truncation

- 5.2.1 The local geology comprises bedrock of Thanet Formation Sand overlain by Interglacial Lacustrine Deposits of Clay and Silt (fig). Interglacial Lacustrine Deposits are usually of organic-rich sand, silt and clay, and formed during the Pleistocene, 2.6 million years–11,700 years (BP). They are indicative of warmer periods, and a local environment dominated by lakes and lagoons, possibly represented in the site by deposits classed as 'alluvial'.
- 5.2.2 At the time of the writing of this report no recent geotechnical works have taken place therefore our understanding of the natural geology within the site is based on historic borehole logs held by the BGS and from the 1996 archaeological evaluation in the eastern part of the site (**DBA 1a**; Fig 3).
- 5.2.3 Within the site, there are two BGS boreholes recorded:
- BH 1 (BGS ref: TQ37NW138) was taken in 1893 in the north-west part of the site (2 High Street) on the site of the former Jones & Higgins department store. The borehole recorded road level to basement level as 3.4m below ground level (m bgl), then river drift 2.4 thick, overlying Lambeth Group deposits.
 - BH 2 (BGS ref: TQ37NW387B) was taken from Bull Yard, Peckham High Street in 1949. Below 0.2m of concrete and 0.2m of made ground, natural clay deposits were recorded.
- 5.2.4 Of the five trenches excavated within the eastern half of the site in 1996 (**DBA1a**), trenches 2 and 5 encountered truncated clay deposits immediately below modern made ground. Trench 2 was located within the footprint of the 1950s' bus garage, the construction of which is believed to have removed earlier deposits which overlay the clay.
- 5.2.5 In Trenches 1, 3 and 4, the natural clay was encountered below soil deposits: the natural surface of the London Clay in Trench 4 was at 6.6m–6.4m OD. Two separate soil deposits were identified in Trench 1. The deeper soil was a loamy clay which measured between 0.1 to 0.3m thick. Overlying this was a garden soil into which numerous features had been cut. Some finds from these indicate an early 20th century date.
- 5.2.6 The soil found in Trenches 3 and 4 was between 0.01 and 0.3m thick, and generally became thicker to the north. This deposit contained artefacts dating to the prehistoric period.
- 5.2.7 Table 1 differentiates between modern made ground (i.e. containing identifiably modern inclusions such as concrete and plastic) and undated made ground, which may potentially contain deposits of archaeological interest. This distinction was not apparent in the original report as it was commissioned for engineering purposes. In all likelihood, the undated made ground comprises cultivation soils.

Table 1: summary of geotechnical data (MoLAS 1996 and BGS 2022)

Levels are in except where stated

BH/TP ref.	Approximate ground level (Michael Gallie, 2022)	Modern made ground	Undated made ground	Natural alluvium	Top of natural Clay
Trench 1	7.9m OD	–	<7.0m OD	–	7.0m OD
Trench 2	6.7m OD	<6.2m OD	–	–	6.2m OD
Trench 3	7.8m OD	–	<6.7m OD	–	6.7m OD
Trench 4	7.8m OD	–	<6.6m–6.4m OD	–	6.6m–6.4m OD
Trench 5	7.8m OD	<6.8m OD	–	–	6.8m OD
BH1	7.2m OD	–	<3.4m bgl	3.4–5.8m bgl	5.8m bgl
BH2	-	<0.2m bgl	0.2m–0.4m bgl	–	<0.4m bgl

- 5.2.8 Based on the data from the previous archaeological investigation within the site, it is likely that natural clay will be found immediately below made ground deposits. The overlying alluvium recorded in BH1 is likely to have been removed by the development following the 1996 investigation.

Past impacts

- 5.2.9 The site is located adjacent to the crossroads through the historic village of Peckham and settlement of the area dates back at least to the medieval period.
- 5.2.10 The north-west corner of the site was redeveloped at the end of the 19th century as a department store, which was expanded south in the early 20th century. An 1893 borehole from within this building states that there was a basement which extended 3.4m below the road level. This accords with the locations of the existing basement shown in Fig 20.
- 5.2.11 The existing buildings and structures on the eastern half of the site date to the early 2000s, those on the western half date to the late 20th century. The depth/type of foundations is not known. Based on the 2020 basement assessment (A-Squared), it is assumed that a majority of the foundations of the existing buildings on site are likely shallow spread footings resting on Kempton Park Gravels, with portions of the Morrison supermarket possibly supported by plies.
- 5.2.12 The petrol station includes five below ground tanks which are likely to extend into the underlying natural deposits (A-squared 2020). Any archaeological remains within the footprint of each tank will therefore have been completely removed.
- 5.2.13 Following World War Two, the north-east corner of the site was redeveloped as a bus garage. Evidence from the 1996 evaluation (**DBA 1a**) suggests that construction of this building truncated the top of their underlying clay layer, removing all earlier deposits within its footprint.
- 5.2.14 Several pre-War buildings within the site were considered to have been damaged beyond repair during the Blitz and demolished. Other buildings were damaged but repaired. The depth of ground disturbance from site clearance is not known.

Likely depth and thickness of archaeological remains

- 5.2.15 Where it survives, made ground (modern and/or undated), likely consisting of soil deposits related to cultivation of the site over multiple periods, overlie natural clay deposits. These deposits are most likely to survive within the centre of the site, below the existing carpark and access road.
- 5.2.16 In the north east part of the site, within the footprint of the former bus garage, archaeological remains are likely limited to deeply cut features, such as wells and cellars, based on evidence from the 1996 evaluation.
- 5.2.17 The north-western part of the site survival will be similarly limited between due to the truncation caused by basements.

5.3 Archaeological potential, and significance of likely remains

- 5.3.1 The nature of likely archaeological survival in the area of the Proposed Development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.

Statement of Significance

- 5.3.2 *The site has a moderate potential for prehistoric remains.* The site is located on well-drained gravel possibly close to the resources of a river. Residual prehistoric finds were found in the eastern part of the site during the 1996 evaluation and additional finds have been recorded within the study area. Further isolated finds would be of **low** significance.
- 5.3.3 *The site has a moderate potential for Roman remains.* The site is located away from main roads and known areas of settlement during this period, as such there is a low potential for structural remains. Roman remains were collected from the eastern part of the site during the 1996 evaluation. These finds were residual pottery fragments within a cultivated soil layer. This soil layer likely extended across the site and where surviving could contain similar remains relating to cultivation of the area. Such remains would be heritage assets of **low** significance, based on their evidential and historical value.
- 5.3.4 *The site has a low potential for isolated early medieval remains.* Evidence recorded during the 1996 evaluation in the eastern part of the site suggests that cultivation of the land continued through the early medieval period. This soil layer may extend across the site (although locally removed by development) and could contain residual remains, of **low** significance, based on their evidential and historical value.
- 5.3.5 *The site has a moderate potential for isolated later medieval remains.* The site is located within the medieval Peckham Village, adjacent to the main crossroads within the settlement, as defined by the Peckham Village APA. Evidence of later medieval worked soil was recorded during the 1996 evaluation in the eastern part of the site and it is possible that it may survive in other parts of the site. There is a limited potential for remains directly related to settlement, which would be in areas adjacent to the main roadways which have been subject to subsequent development in the western part and northern extent of the site. Cultivation soils would be heritage assets of **low** significance; any pits or ditches of possibly **medium** significance, as derived from their evidential and historical value.
- 5.3.6 *The site has a high potential for post-medieval remains.* The site continued to be, at least partially, fields, orchards and gardens throughout the 19th century, with development slowly taking place throughout this period also. The remains of cultivated soil, pre-20th century building foundations, cellars or related cut features, such as wells, ditches or pits may survive within the site. Post-medieval soils and a well have been previously identified in the north western part of the site. The significance of any agricultural remains, landscape features, building foundations or cut features of post-medieval period would be of **low** significance.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The Proposed Development comprises the demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works (Fig 21).
- 6.1.2 The proposed developed includes a new basement structure in the eastern half of the site (Fig 22).
- 6.1.3 Given the heights of the proposed buildings, piled foundations are anticipated.

6.2 Implications

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

Preliminary site works

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

Obstruction removal

- 6.2.5 The impact of pile probing and the removal of other buried obstructions such as foundations would depend on the size and density of the existing intrusions, which is currently uncertain. However, such work can have a considerable archaeological impact in disturbing adjacent remains.
- 6.2.6 Removal of piles, secant pile walls, sheet piling would, depending on how the pile/sheet was extracted, cause further lateral damage to archaeological remains.

Excavation of a basement

- 6.2.7 The Proposed Scheme includes the construction of a single level basement within the eastern third of the site. It is assumed for the purposes of this assessment that the basement would extend c 3.5mbgl. The excavation for the basement would cut through the made ground into the underlying natural clay, removing completely previously truncated archaeological features, such as boundary ditches and further deeply cut features such as wells.

Piled foundations

- 6.2.8 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The severity of the impact would therefore depend on the pile size, type and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.

- 6.2.9 However, the impact of the any piling within the basement footprint would also depend on when the piling is carried out as follows:
- If the piling is undertaken prior to basement excavation, then the impact would be as described above.
 - If the piling is undertaken post to basement excavation, then there would be no additional impact.

- 6.2.10 The insertion of pile caps and connecting ground beams, along with the excavation of a pile guide trench, typically extend no more than 1.0–1.5mbgl. The insertion of these would only have an impact outside the basement footprint, in which case their insertion would either truncate archaeological remains within their footprint or have no archaeological impact, depending on the depth of modern made ground.

Shallow impacts; new services, landscaping etc

- 6.2.11 All of these typically extend no more than 1.0–1.5mbgl. Groundworks for these would only have an impact outside the basement footprint, in which case the impact would remove any archaeological remains within their footprint, to the depth of the work.

7 Conclusions

- 7.1.1 The site is located within the Tier 2 Peckham Village APA and the western edge is within the Rye Lane Peckham Conservation Area. There are no nationally designated heritage assets within the site.
- 7.1.2 Archaeological evidence indicates that archaeological survival is likely to vary across the site. It is anticipated to be low in the north-east corner within the footprint of the former mid-20th century bus garage and within the footprint of the existing Aylesham Shopping Centre. The centre of the site is anticipated to have the highest potential for survival, below the existing carpark and access road.
- 7.1.3 Removal/breaking out of the existing foundations would impact archaeological remains directly below the foundations, truncating or removing them entirely. Basement construction, and piled foundations, would remove archaeological remains within the footprint of each. Landscaping and the addition of new services would truncate or remove entirely any remains within their footprint.
- 7.1.4 Table 2 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 2: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Residual prehistoric remains (moderate potential)	Low	Demolition of existing buildings, basement construction, piled foundations Significance of asset reduced to negligible
Residual Roman remains (moderate potential)	Low	
Medieval remains (moderate potential)	Low or possibly Medium for cut features	
Post medieval building remains and cut features (high potential)	Low	

- 7.1.5 Based on advice from Southwark's archaeology advisor, the local authority is likely to request further investigation of the archaeological potential as a condition of planning consent. Although the precise details would need to be agreed with the archaeological advisor, it is considered that the archaeological monitoring of proposed geotechnical investigations would clarify levels of truncation and the depth of deposit survival, although targeted trial evaluation trenches may be necessary to confirm the presence, nature and significance of any archaeological remains in the areas of proposed impact. The results would allow an informed decision to be made regarding an appropriate mitigation strategy for any significant archaeological assets. This might comprise targeted archaeological excavation in advance of construction, and/or a watching brief during groundworks. This would ensure that significant archaeological assets are not removed without record and the opportunity to secure public benefits from the archaeological process.
- 7.1.6 Any archaeological work would need to be undertaken in accordance with a Written Scheme of Investigation (WSI) and could be carried out under the terms of standard archaeological planning condition set out with the grant of planning consent.

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 250m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 28/03/2024 and is the copyright of Historic England 2024.
- 8.1.3 The Historic England GIS Designations Data contained in this material was obtained in March 2024. Historic England statutory designations data © Historic England 2024. The most up to date publicly available Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.
- 8.1.4 Ordnance Survey data © Crown copyright and database right 2024.

Abbreviations

AOC – AOC Archaeology Group
ASE – Archaeology South East
ELO – GLHER event unique identifier
GLHER – Greater London Historic Environment Record
HER – Historic Environment Record
LBS – London Borough of Southwark
MLO – GLHER monument unique identifier
MoLAS – Museum of London Archaeology Service (now MOLA)
NHL – National Heritage List for England (Historic England)
PCA – Pre Construct Archaeology

DBA No.	Description	Site code/ HER/NHL No.
1a	Safeway Store Extension, Aylesham Centre, Hanover Park/McKerrell Road, Southwark, SE15 <i>MoLAS, Evaluation, 1996</i> Five trenches were excavated. Two in the eastern part of the site and three in the western part. A buried soil deposit was revealed in the western part of the site which contained Prehistoric finds including worked and burnt flint pieces, a Neolithic scraper or discoidal knife and pottery sherds dating to the Late Bronze/Early Iron Age. The pottery had survived later cultivation of the soil in a naturally formed depression with shards of medieval or post medieval pottery, or represent a ploughed out feature. The finds suggest transient Prehistoric activity in the area. The soil layer appears to have been worked for cultivation from the Roman period until the 18th century, based on the recovery of abraded pottery fragments and a silver penny of Richard II (late 14th century). The soil was cut by a ha-ha ditch in the late 18th century, then backfilled and recut as a smaller boundary ditch in the 19th century and seems to have remained a landscape feature until 1961. Three rectilinear pits were aligned on the feature, which may represent horticultural activity at the site. On the east side of the site 19th century garden features and property boundary fencelines were recorded; they seem to relate to boundaries in the back gardens of tenements constructed around 1878. Waste pits were found in Trench 1, cut into garden soil and a circular brick well was recorded in Trench 2. Natural clay was encountered at 7.0m OD.	HAN96 ELO10613 ELO3537 MLO67750 MLO67756
1b	Hanover Park V.A.D. Hospital during WWI, Hanover Lodge The site of a male hostel which was converted to a hospital during World War I. The hospital closed in 1919 and is now the carpark for Morrison's supermarket.	MLO106995

DBA No.	Description	Site code/ HER/NHL No.
2	Former Leisure Centre, McKerrell Road/Hanover Park, Peckham SE15 <i>MoLAS, Evaluation, 2003</i> Two trenches were excavated. Evidence of a post medieval fence line was identified in the trenches. A large pit was found, containing evidence of brick making (burnt clay fills and brick fragments) dating to the late 18th/19th century. This was cut by a brick lined drain and small ditch. The most recent feature was a brick lined well lined with concrete. Natural clay was observed between 5.6m OD in the east of the site and 6.6m OD in the south.	HVK03 ELO18517
3	Former Clifton Estate Garages, Clayton Road, Peckham, SE15 <i>AOC, Watching Brief, 2015</i> Natural strata was observed. No archaeological remains or features were identified.	CLY14 ELO21285
4	121-125 Peckham High Street <i>PCA, Watching Brief, 2017</i> Geotechnical investigations were monitored, which revealed natural sands and clays overlaid by silty sandy clay and 19th/20th century made ground.	PHS17 ELO20075
5	85-89 Peckham High Street/Canal Head, SE15 <i>MoLAS, Excavation, 1993</i> Two trenches and two test pits were excavated. The site was located in an area of low lying flood plains gravels with a superficial covering deposit of colluvial clay. A single struck flint, dating to the Mesolithic-Bronze Age, was found. A small pit was also recorded but contained no dating material. A medieval metal surface, measuring at least 3.3m x 10.0m was identified along the eastern edge of the site. This could have been a small trackway coming off what is now Peckham High Street. Pits adjacent to this surface indicate a structure, such as a fence. This structure was later robbed. There is some evidence that the surface became overgrown while in use. During the post medieval period, the medieval surface was overlain by silt and probably because a garden soil. A domestic rubbish pit and a smaller pit containing glass waste were also recorded.	PHS93 ELO10585 MLO59482 MLO59484 MLO59487
6	47-71 Peckham High Street/Melon Road, Canal Head, Southwark <i>MoLAS, Evaluation, 1995</i> Two trenches were excavated, revealing a garden or horticultural soil and a post medieval garden feature. A medieval pit containing pottery dating between 1050-1150 AD. An earlier evaluation in 1990 (site code: PEC90) on the same site discovered three possible early medieval/medieval pits at the southern end of their trench and a possible medieval trench at the northern end. In combination these two evaluations have contributed to the limited evidence of Medieval Peckham and give the impression of a backyard or burgage plots, perhaps with a boundary ditch to the northern side. The medieval land surface has been severely truncated by post medieval and modern activity. Natural Woolwich and Reading beds were encountered at 5.3m to 5.6m OD. 1-83 Peckham High Street, SE15 <i>DGLA, Evaluation, 1990</i> The site is located to the northwest of the medieval village of Peckham and the evaluation was to determine if any evidence of early occupation survived. Some Prehistoric flint flakes and Roman period abraded pottery were recovered. A pit, a ditch and other features contained 12th century and residual Saxon pottery and a fragment of a loom weight. A sequence of post holes was dated to the 14th century via pottery recovered. Most features on the site relate to post medieval market gardening.	PEK95 ELO10635 ELO4265 MLO67511 MLO67512
		PEC90

DBA No.	Description	Site code/ HER/NHL No.
7	79A-89 Peckham High Street/Canal Head, SE15 <i>LBS, Evaluation, 1993</i> Seven test pits were excavated on site at an existing street level of 6.4m to 6.5m OD. TP1 and 2 were placed along the western edge. TP1 revealed 1.8m of post medieval overburden, overlying natural clay. TP2 did not reach natural and contain only made ground with brick throughout. TP3 was in the eastern part of the site, near the High Street frontage. Within this test a late 18th/early 19th century brick-lined well was recorded. Natural was recorded at 1.5mbgl. Another test TP3A was then opened; below 1.0m of modern made ground was 0.4m of undated made ground (with bone and gravel), which sealed 0.1m thick compact gravel surface. This surface overlay 0.2m of clayey-silt which was above the natural. TP4, also located in the eastern part of the site, revealed 1.m of undated made ground (containing mixed brick, gravel and mortar), which overlay 0.2m of sandy silt with charcoal and gravel. This sealed 0.2m of sand silt above the natural. A posthole and possible post hole within, was identified. A single sherd of late medieval pottery was recovered. The other three tests revealed only modern made ground to their excavation depth of 0.5mbgl. The gravel surface in TP3A was provisionally dated as medieval. The post hole and post pit maybe associated with this surface and form part of a fence line.	EL18525
8	Mountview Performing Arts Academy, Peckham Hill Street <i>ASE, Evaluation and Watching Brief, 2017</i> Five trenches were excavated. Natural was observed at 4.3m OD in Trench 1 and between 4.7m and 4.9m OD in Trenches 2-4. Natural deposits were cut by a probable medieval ditch and truncated by 20th century concrete beams, foundations and pads in the western part of the site. These are likely associated with Eagle Wharf. The medieval ditch, of 13th to 14th century date, was sealed by a subsoil, which was truncated by a brick wall (possibly a 19th century garden wall) and a modern basement. The medieval ditch and subsoil deposits (likely associated with gardens) were further observed during the watching brief.	PHL17 ELO19976 ELO19981
9	12 Rye Lane, Peckham <i>PCA, Evaluation, 2011</i> One trench was excavated and revealed modern soils overlying remains of 17th and 18th century garden/horticultural soils, which sealed brickearth. The garden soils were dated using pottery, ceramic building materials and clay tobacco pipe fragments which were recovered. <i>PCA, Watching Brief, 2012</i> The watching brief monitored the excavation of footings and service trenches. Brickearth was recorded at 6.4m OD, overlain by a garden soil type deposit (top of at 6.7m OD). This was underneath mid-19th century deposit, ground made up laid during construction of the 19th century shops fronting Rye Land, suggesting it was a post-medieval date. The remains of a late 19th century brick structure, possibly an outbuilding, were also recorded. As was a late 19th or early 20th century manhole. Above all these features were modern deposits.	RYL11 ELO19690 ELO19585
10	Peckham Canal Head, SE15 <i>PCA, Excavation, 1998</i> The excavation consisted of three trial pits. The south-eastern corner junction of the canal wall and two eastern sections of the wall were located. The internal area of the canal was backfilled with successive levels of building rubble and sand, and the base of the canal was not reached despite excavations continuing to a depth of 4m.	ELO10642
11	Peckham Town Square <i>PCA, Watching Brief, 1998</i> Natural deposits were not observed but the east and south wall of the Grand Surrey Canal, built in 1826 and infilled in 1972, was located. Very little of the surrounding towpath or hardstanding surrounding the canal has survived.	PCL98 ELO4251 MLO72938

DBA No.	Description	Site code/ HER/NHL No.
12	Peckham Bus Garage, Peckham High Street <i>AOC, Watching Brief, 1999</i> Above the natural clay were two 19th century brick garden walls and structures associated with a tram depot on the site, including at tram rail and a supporting wall.	PKM99
13	58 High Street, Peckham <i>Grade II Listed Building</i> The house was building in the 1720s with a later addition of a Victorian shop built to the front which was remodelled in the 20th century.	NHL1393491 MLO102916
14	Baptist Church <i>Grade II Listed Building</i> The building was built in 1863.	NHL1385853 MLO92308
15	Grand Surrey Canal, Old Kent Road The Grand Surrey Canal was authorised in 1801 and ran from the Surrey Commercial Docks to Camberwell. It was originally planned to reach Mitcham, but was never completed beyond Peckham. The entrance lock into the River Thames was opened in 1807. The use of the canal for transport ended in 1836 and it became a line of wharves. The company combined with the Commercial Docks Company to take over the Surrey Commercial Docks in 1864. In 1908 the canal was transferred to the Port of London Authority, who eventually closed it in 1971 and the canal was subsequently drained. The drained canal was partially used for landfill.	MLO98360
16	43-49 Rye Lane The surviving section of a larger terrace of houses and shops, probably designed in 1894 by Henry Jarvis. The development was built on the site of two houses.	MLO103672
17	Peckham High Street The site of the medieval village of Peckham and probably of the Saxon settlement mentioned in Domesday.	MLO13541
18	Peckham Tile Kiln Possible tile kiln located in Peckham. This entry relates to 1000 tiles bought in Peckham and stored at Winchester Place, Southwark in 1378/9.	MLO17314
19	Canal Head Blacksmith The site of a blacksmith shop/smithy located at the Surrey Canal's Peckham branch basin. It was demolished in the late 1980s.	MLO74360
20	Canal Head Mill The site of Eagle Mill, a large 19th century mill, still standing in 1986. The type of mill is uncertain, possibly a corn mill.	MLO74370
21	Peckham High Street Findspot The findspot of Roman period glass vessels found in the 19th century	MLO4226
22	Tabard Street Findspot of Roman coins found in 1884 in Kent Street (now Tabard Street) and Roman Samian pottery.	MLO4228 MLO9513
23	Wesleyan Chapel-ground Stafford Street The Wesleyan Chapel was replaced by a school as of 1896 and the burial ground converted to a playground according to B Holmes. In the 20th century the ground was used as a store yard for a pickle factory, then a car park. Now lost and built over.	BH202 (Appendix A) MLO17321
24	Friends Burial-ground This ground was purchased in 1821, it is behind the meeting-house in Hanover Street. It has some small flat gravestones in it and is closed. It was in use for cremated remains until 1959. Bodies were exhumed in 1963 and moved to Camberwell Cemetery.	BH203 (Appendix A)
25	61-63 Rye Lane (former supermarket) The location of a former branch of J Sainsbury's built in 1931, possibly by G Hamblin Fox. It's historic frontage still survives.	MLO103663
26	Rye Lane, The former Jones & Higgins department store <i>Locally Listed Building</i>	-
27	47-49 Rye Lane <i>Locally Listed Buildings</i>	-

9 Planning framework

9.1 Statutory protection

Listed Buildings and Conservation Areas

- 9.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.2 National Planning Policy Framework

- 9.2.1 The National Planning Policy Framework (NPPF) was revised on the 19th of December 2023 by the Department of Levelling Up, Housing & Communities (DLUHC) in response to the *Levelling-up and Regeneration Bill: reforms to national planning policy consultation*. It sets out the government's planning policies for England and how these are expected to be applied, and replaces the previous NPPF which was first published in March 2012 with revisions in 2018, 2019, 2021, and September 2023.

Conserving and enhancing the historic environment

- 9.2.2 The NPPF section 16, "Conserving and enhancing the historic environment" is reproduced in full below:

Para 195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account:

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

Para 197. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 198. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

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

Para 199. Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.

Proposals affecting heritage assets

Para 200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 203. In determining applications, local planning authorities should take account of:

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

Para 204. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

Para 205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

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

Para 207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Para 208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be

required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 210. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 211. 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.

Para 212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 213. 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 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 214. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.3 Regional policy

The London Plan

9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within *The London Plan: The Spatial Development Strategy for Greater London* (GLA 2021), adopted in March 2021.

9.3.2 Policy HC1 "Heritage conservation and growth" of the *Publication London Plan* relates to London's historic environment.

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.

9.3.3 Para. 7.1.8 adds 'Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.

9.3.4 Para 7.1.11 adds 'Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

9.4 Local planning policy

9.4.1 The *Southwark Plan 2022* is a borough-wide planning and regeneration strategy up to 2033. It was adopted on 23 February 2022. Once finalised and adopted, it will replace the saved *Southwark Plan* policies and the Core Strategy. The final consultation on the *New Southwark Plan* was completed on 17th May 2019 and the plan was submitted to a government planning inspector for examination on 16 January 2020. The updated Archaeological Priority Areas as defined by Historic England are within the new Plan (Southwark Council website, November 2018). The updated policies which will deal with heritage following adoption are as follows:

P19: Listed buildings and structures

1. Development relating to listed buildings and structures will only be permitted where it avoids unjustifiable harm to the special significance of listed buildings and structures and their settings by conserving and enhancing:

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 settling that results from a proposed development must be robustly justified.

4. 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.

P21: Conservation of the historic environment and natural heritage

Development must:

1. Conserve and enhance the significance of the following 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.
- 13.

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 result from the development.

P23: Archaeology

1 Development must conserve the archaeological resource commensurate to its significance; and

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

3. Development must consider the archaeological interest and significance of sites that lie outside of an APA. Sites outside APAs will be assessed against the historic environment record for Southwark. Requirements will be secured by condition where necessary.

P26: Local List

1 Development must take into account locally listed buildings and structures that positively contribute to local character and amenity.

2. The criteria for a building to be locally listed are:

1. Age and rarity; and
2. Aesthetic value and landmark status; and
3. Group value; and
4. Historic, evidential, communal and social values; and
5. Archaeological interest; and
6. Designed landscaping.

10 Determining significance

- 10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):
- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
 - *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
 - *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
 - *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.
- 10.1.2 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).
- 10.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

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

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

11 Non-archaeological constraints

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

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken ‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’, amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Desk-based assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and (in Britain) as the ‘Flandrian’.
<i>Iron Age</i>	600 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

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

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Museum of London Archaeological Archive

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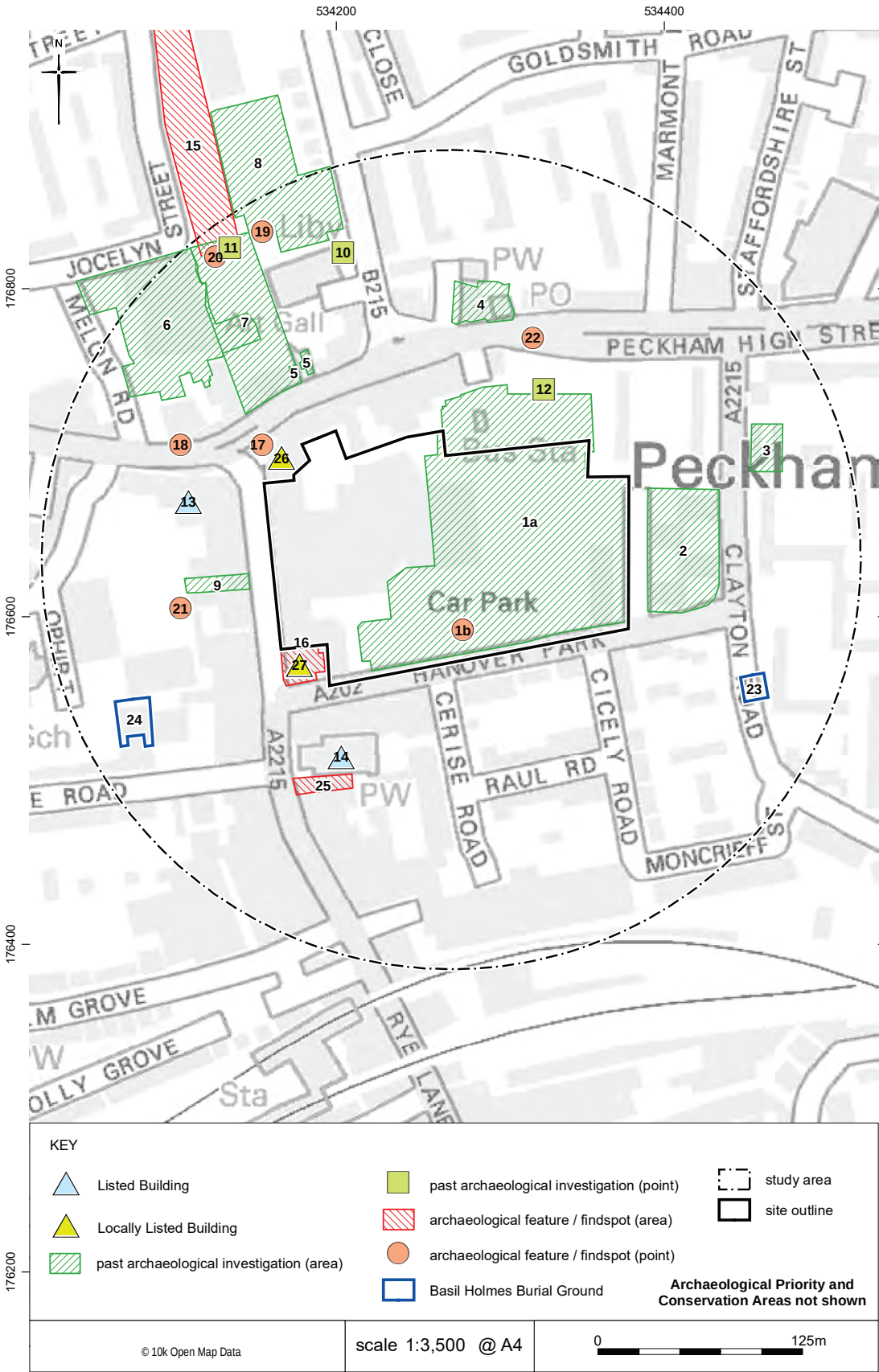
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Ordnance Survey 2nd edition 25" map (1896).
Ordnance Survey 3rd edition 25" map (1916).
Ordnance Survey 1:1250 scale maps (1950, 1953, 1969, 1989, 2003)

Engineering/Architects drawings
dRMM Architects Plan of existing ground floor dwg no. ASCP-DRM-ZZ-00-DGA-A-001040, Rev. P0, 06/2024)
Plan of existing basement dwg no. ASCP-DRM-ZZ-BS-DGA-A-001043, Rev. P0, 06/2024)
Proposed Ground Floor dwg no. ASCP-DRM-XX-00-DGA-A-002000, Rev P08, 19/04/2024)
Proposed Basement dwg no. ASCP-DRM-XX-BS-DGA-A-002030, Rev P07, 19/04/2024)
Michael Gallie, Topographic Survey of Aylesham Centre, dwg 10042/01, 02/2022

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	not known	-	N
Levelled site survey as existing (ground and buildings)	Y	PDF	Y
Contamination survey data ground and buildings (inc. asbestos)	not known	-	N
Geotechnical report	not known	-	N
Envirocheck report	not known	-	N
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	



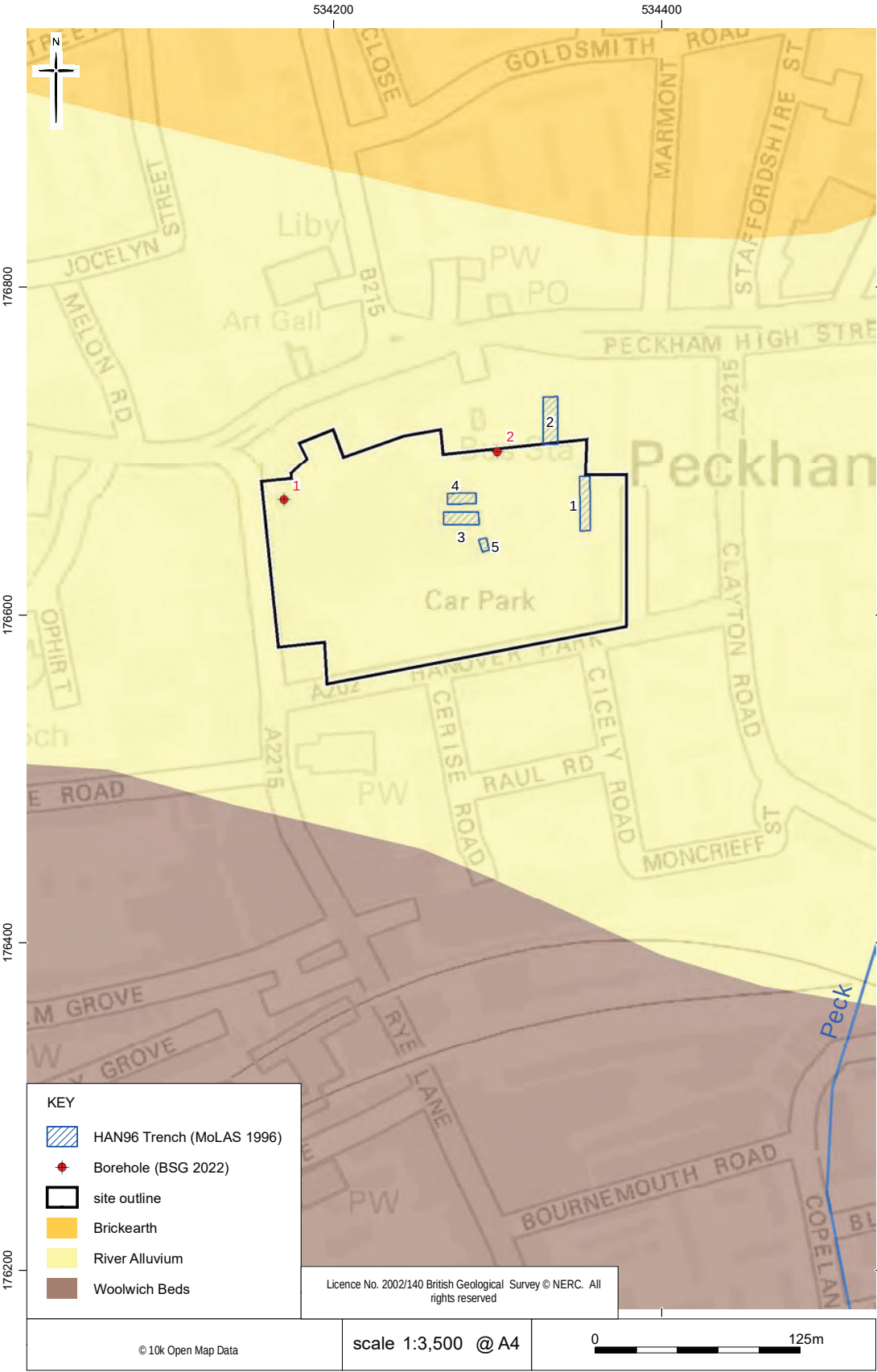


Fig 3 Geology and previous archaeological investigation trench locations (British Geological Survey online digital data, MoLAS 1996)

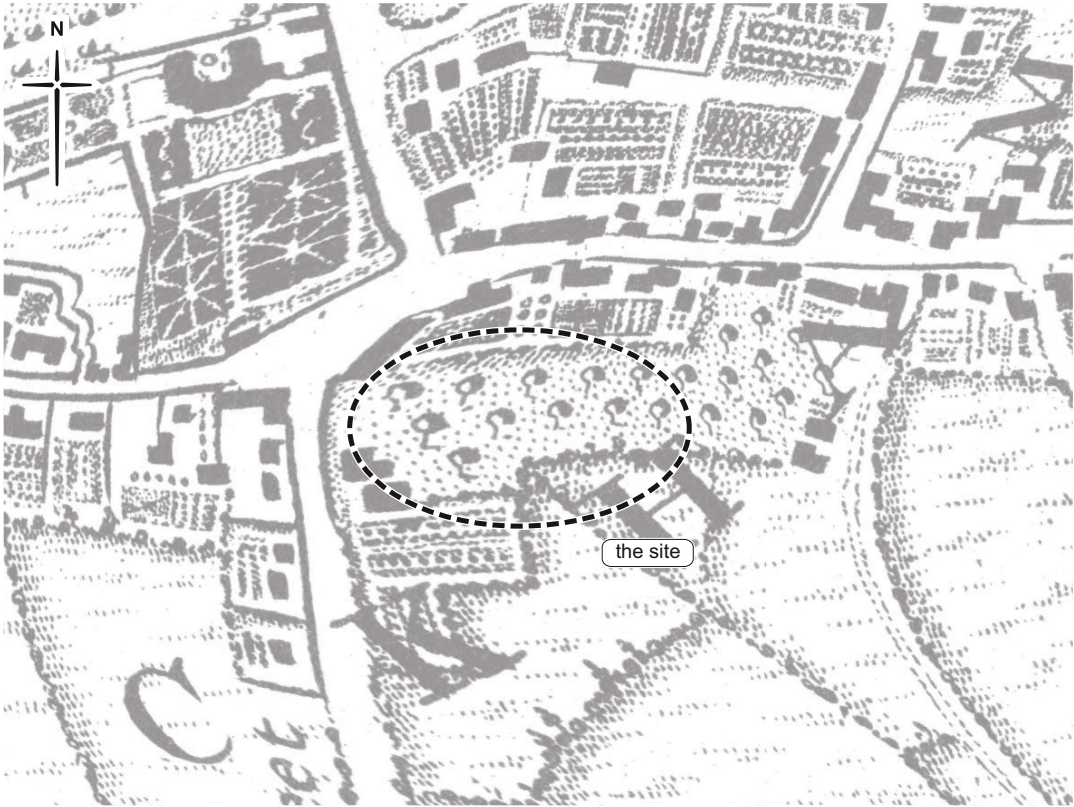


Fig 4 Rocque's map of 1746



Fig 5 Stockdales' map of 1807 (Southwark Local History Library and Archive ref 62)

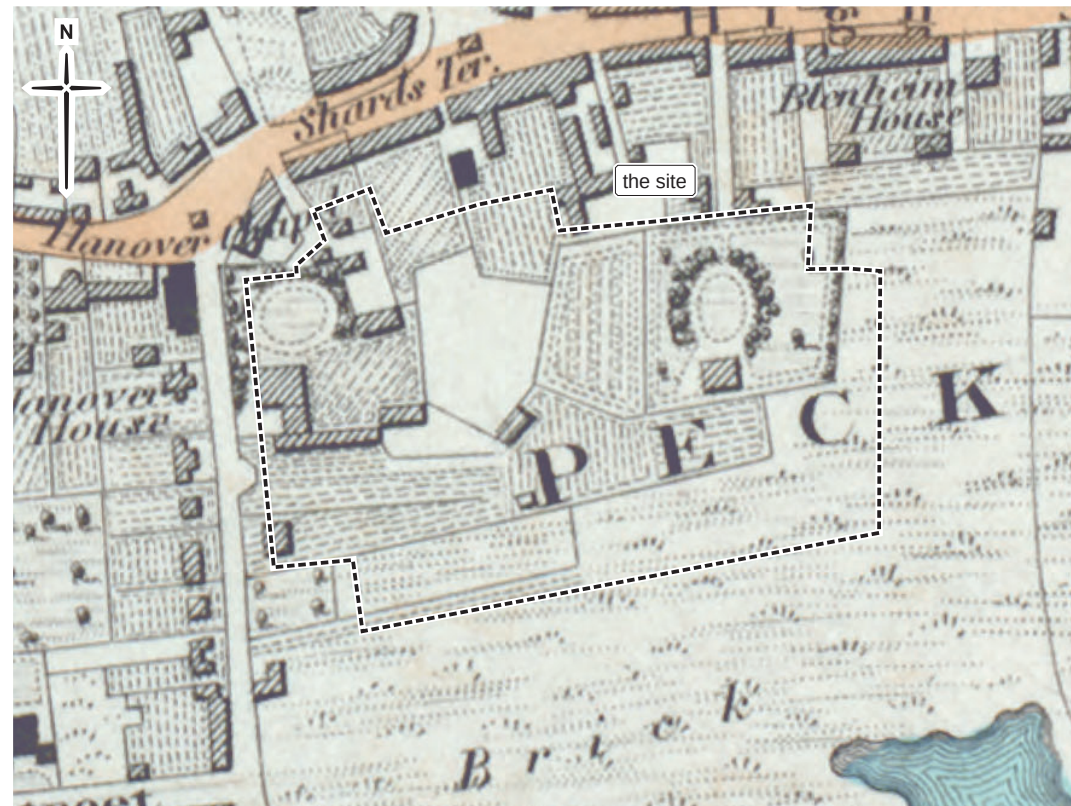


Fig 6 Greenwood's map of 1828

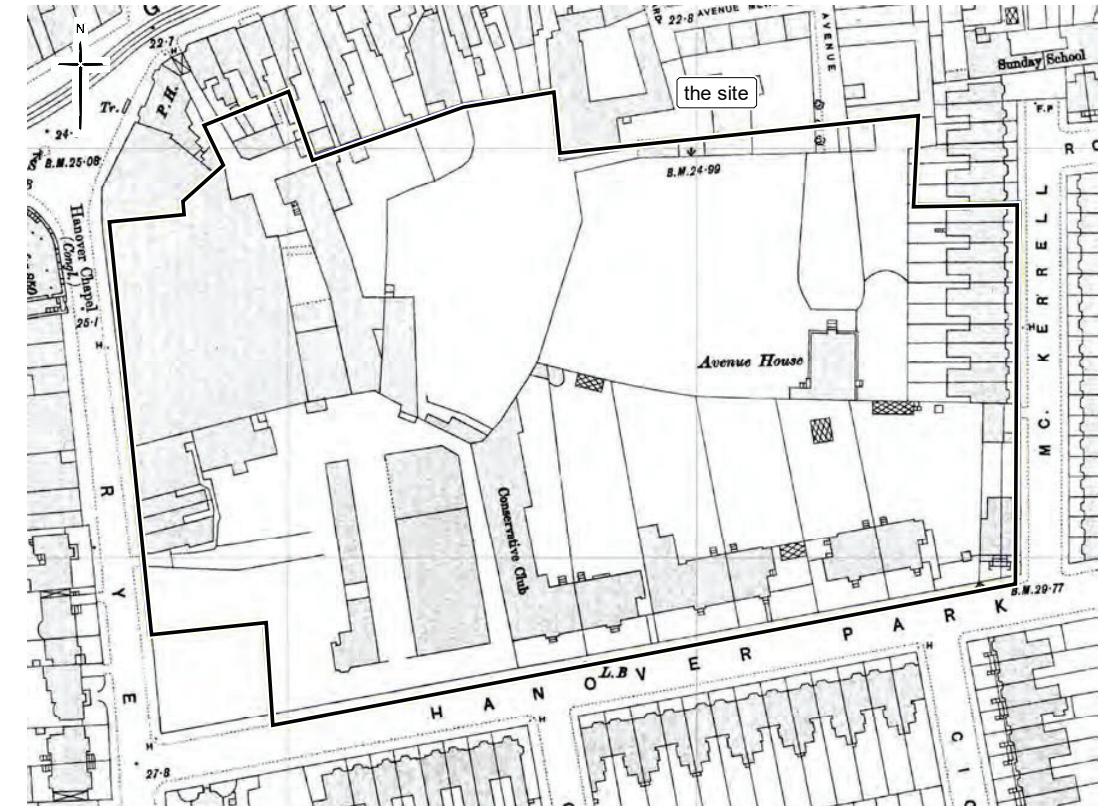


Fig 8 Ordnance Survey 2nd edition 5':mile map of 1896 (not to scale)



Fig 7 Ordnance Survey 1st edition 5':mile map of 1874 (not to scale)



Fig 9 Ordnance Survey 3rd edition 25'':mile map of 1916

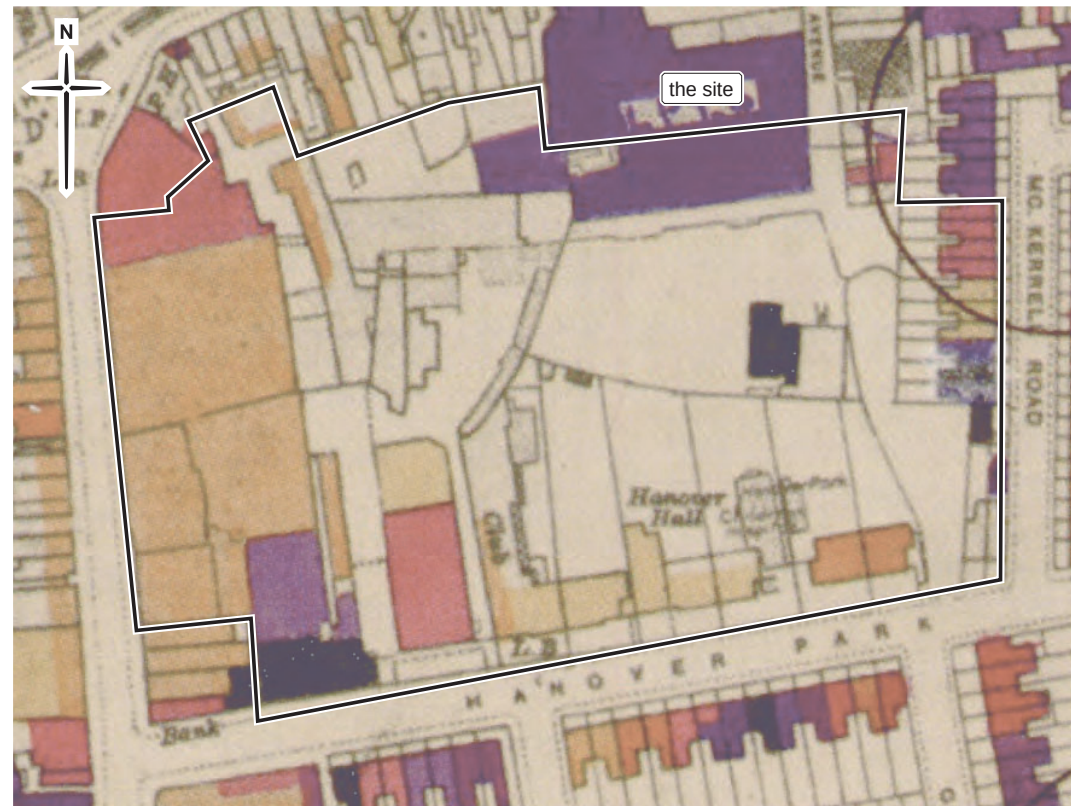


Fig 1 London County Council aerial photograph of 1945



Fig 12 Ordnance Survey 1:1250 map of 1953

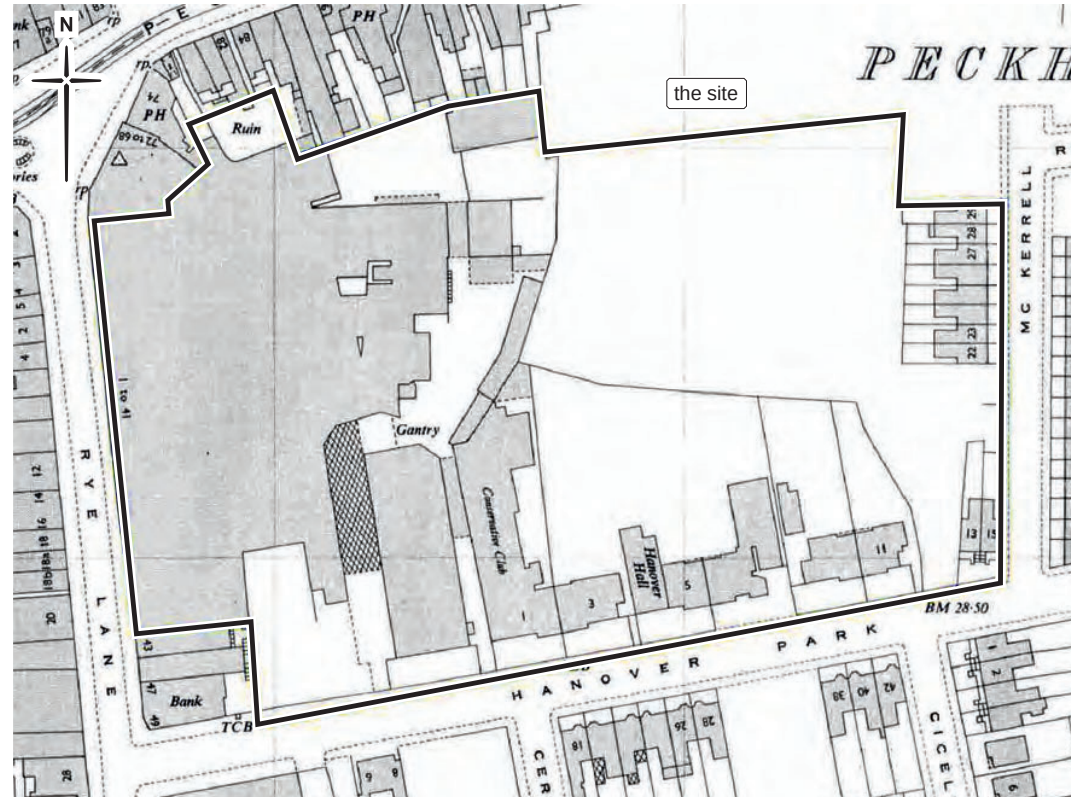


Fig 11 Ordnance Survey 1:1250 map of 1950

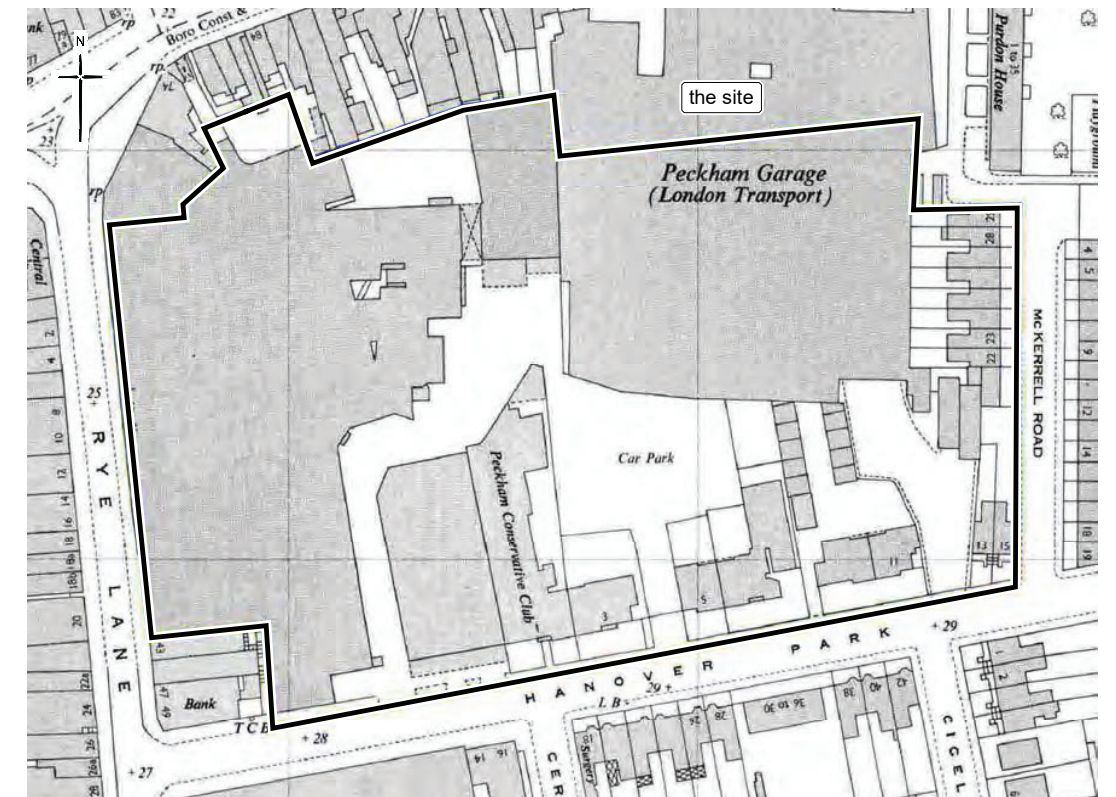


Fig 13 Ordnance Survey 1:1250 map of 1969

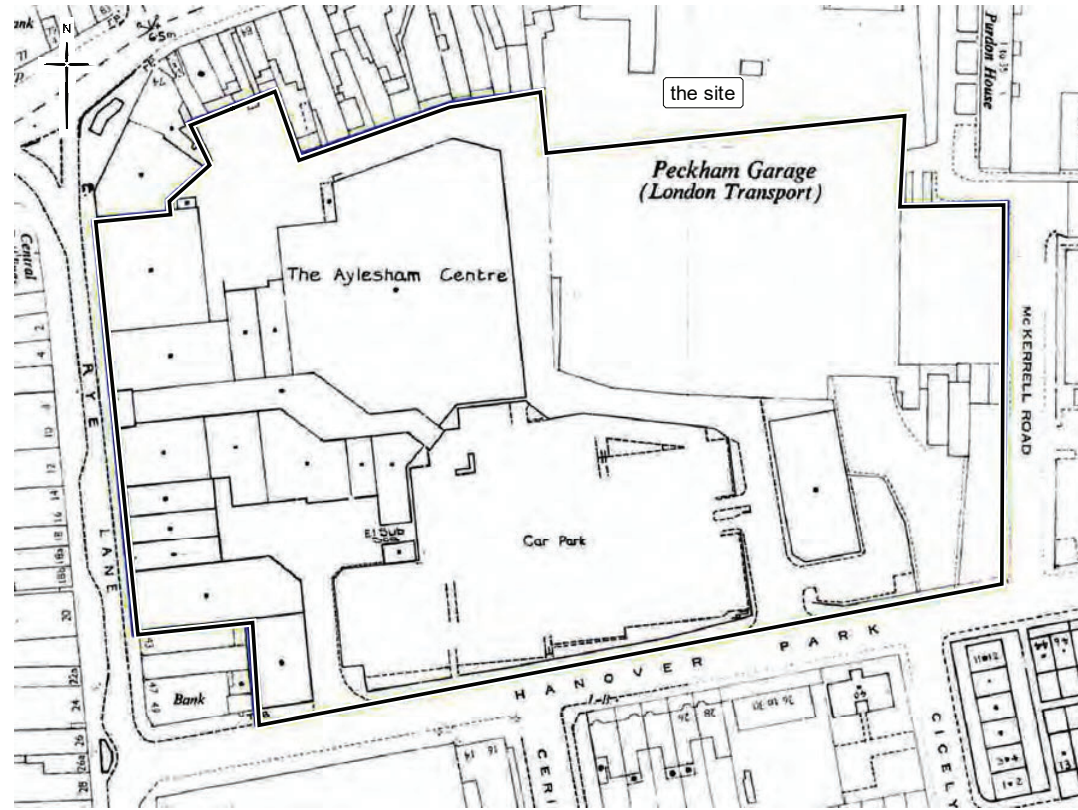


Fig 14 Ordnance Survey 1:1250 map of 1989



Fig 1 ie south east to ylesham Centre retail units facing ye Lane OL 2022



Fig 15 View east to north west part of site (Aylesham Centre retail units facing Rye Lane) and adjacent locally listed Higgins Clock Tower (MOLA 2022)

Fig 1 ie north east across site to ylesham Centre and orrisons supermar et from south east corner of par ing lot OL 2022



Fig 1 ie south east to petrol station in eastern part of the site OL 2022

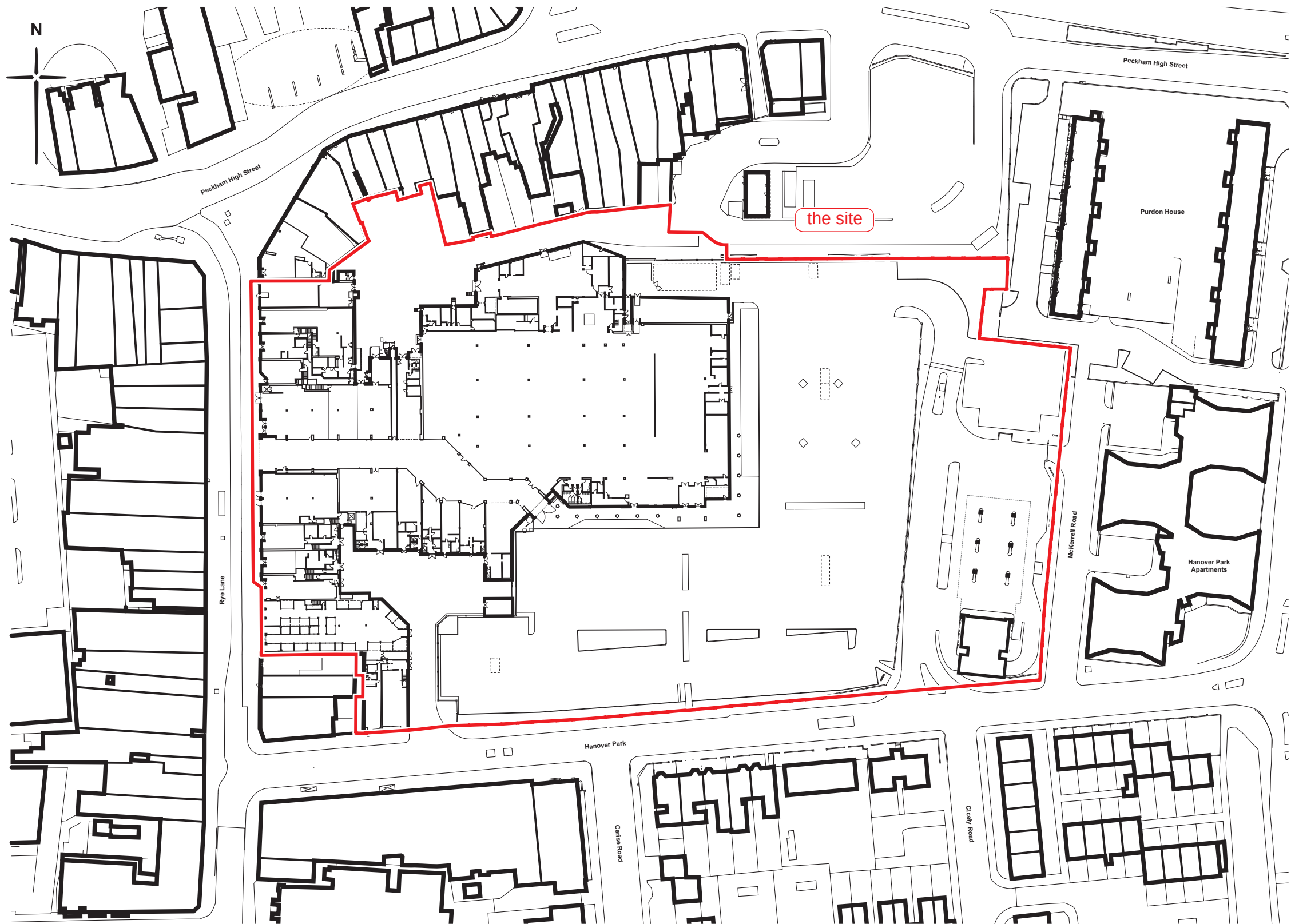


Fig 19 Plan of existing ground floor (dRMM Architects, Proj Aylesham Centre Peckham, dwg no. ASCP-DRM-ZZ-00-DGA-A-001040, Rev. P0, 06/2024)

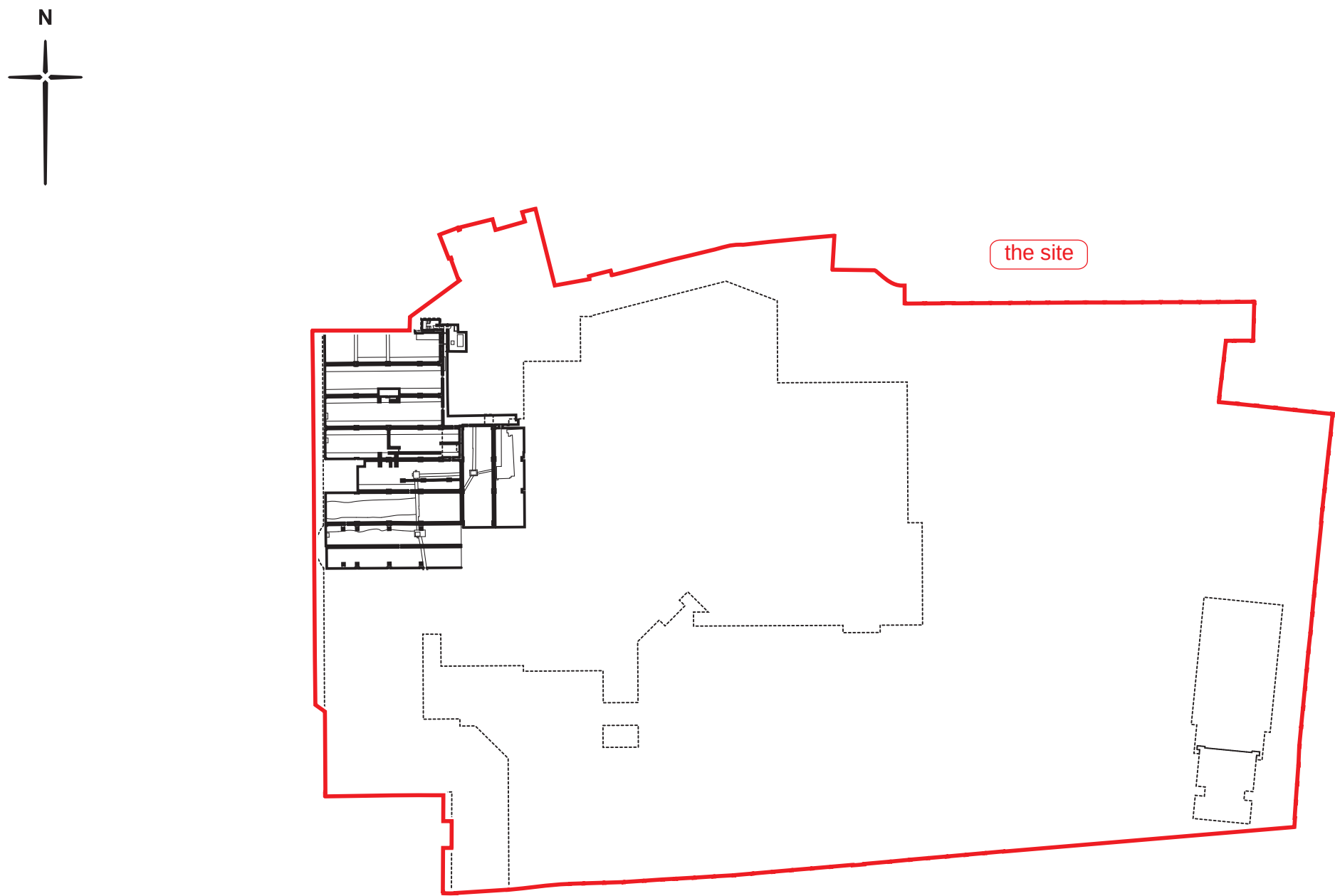


Fig 20 Plan of existing basement (dRMM Architects, Proj Aylesham Centre Peckham, dwg no. ASCP-DRM-ZZ-BS-DGA-A-001043, Rev. P0, 06/2024)





Fig 22 Proposed Basement (dRMM, dwg no. ASCP-DRM-BS-DGA-A-002030, Rev P0, 1/04/2024)

Appendix: Archaeology

Annex 1: Archaeological Desk-Based Assessment (DBA)

Annex 2: Written Scheme of Investigation (WSI)

**Annex 3: Consultation with Christopher Constable
(London Borough of Southwark's Archaeology Advisor)**

Aylesham Centre
Hanover Park
Peckham
SE15

London Borough of Southwark

Aylesham Centre
Hanover Park
Peckham
SE15

WRITTEN SCHEME OF INVESTIGATION FOR A GEOARCHAEOLOGICAL WATCHING BRIEF

Written scheme of investigation for a geoarchaeological watching brief on
geotechnical investigations

Date 07/06/2024

Project Manager: Christina Holloway

Sign-off History:

Issue No.	Date:	Prepared by:	Checked by:	Reason for Issue:
1	07/06/2024	Paul Riggott (Senior Archaeologist)	Christina Holloway (Project Manager)	Draft to client

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Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED
tel 0207 5509999 email business@mola.org.uk

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Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



Contents

1	Introduction	3
2	Archaeological and historical background	5
3	Objectives of the watching brief	7
4	Watching brief methodology	8
5	Programme, staffing and attendances	11
6	Funding	12
7	Bibliography	13
8	Appendix 1: Data Management Plan	14
9	Appendix 2: Draft Transfer of finds ownership form	18
10	Health and Safety Risk Assessment and Method Statement (RAMS) note	21

Figures

Fig 1 Site location
Fig 2 Proposed geotechnical works to be geoarchaeologically monitored (RPS 2022)

1 Introduction

1.1 Project background

- 1.1.1 This Written Scheme of Investigation (WSI) for an archaeological watching brief at Aylesham Shopping Centre has been commissioned from MOLA by Trium Environmental Consulting LLP on behalf of Berkeley Homes (Capital) PLC.
- 1.1.2 Aylesham Shopping Centre is located at Hanover Park, Peckham, SE15, In the London Borough of Southwark. The centre of the Site lies at National Grid reference 534270 176635 (Fig 1). The proposed development comprises the demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works.
- 1.1.3 The works requiring a geoarchaeological watching brief comprise an initial stage of boreholes and trial pits undertaken by the client’s Contractor as part of a geotechnical Site Investigation (SI, see below Section 4.1). The watching brief is being carried out ‘pre-determination’, i.e. prior to the determination of a planning application, and is therefore not the subject of a planning condition. The results of the investigation will inform the consideration of the archaeological implications of the development by the Archaeological Advisor to the London Borough of Southwark.
- 1.1.4 The potential archaeological interest on the Site is for remains from the prehistoric to post-medieval periods. The Site is located within the Tier 2 Peckham Village Archaeological Priority Area (APA). The potential geoarchaeological interest on the Site is for interglacial Lacustrine Deposits of Clay and Silt. Such deposits are usually of organic-rich sand, silt and clay, and formed during the Pleistocene, 2.6 million years to 11,700 years before present (BP). They are indicative of warmer periods, and a local environment dominated by lakes and lagoons.
- 1.1.5 An archaeological watching brief as defined by the Chartered Institute for Archaeologists as “a formal programme of observation, investigation and recording conducted during works carried out for non-archaeological reasons, where there is a possibility that archaeological deposits may be disturbed or destroyed. This will be within a specified area or site on land, in an inter-tidal zone or under water. This definition and Standard do not cover chance observations, which should lead to an appropriate archaeological project being designed and implemented, nor do they apply to monitoring for preservation of remains in situ” (CIfA 2023a) (see below Section 3.1).
- 1.1.6 The results of the watching brief will be set out in a report to be issued within six weeks of completing the fieldwork. The site archive will be deposited with the Museum of London Archaeological Archive (LAA) within 12 months of issuing the report.
- 1.1.7 This document sets out the methodologies which will be followed during the watching brief and reporting stages. These will follow the Standards and Code of Practice and universal guidance laid down by the Chartered Institute for Archaeologists (CIfA 2023b), London region archaeological guidance from Historic England (GLAAS 2015), and Historic England Centre for Archaeology Guidelines where appropriate. A Health and Safety Risk Assessment and Method Statement (RAMS) for the work will be prepared by MOLA but will be submitted separately.
- 1.1.8 Other relevant documents include:
 - An *Archaeological Desk-Based Assessment* (DBA: MOLA 2024). This presented the initial assessment of archaeological potential on the Site.
 - *Aylesham Shopping Centre: Specifications for Ground Investigation* (RPS 2022)

1.2 Planning and legislative framework

- 1.2.1 The planning and legislative background for the Site has been adequately summarised in the DBA (MOLA 2024, section 9).

1.3 MOLA team and other responsibilities

1.3.1 In the document below the following terms should be understood:

- *MOLA (Museum of London Archaeology)* is a company limited by guarantee registered in England and Wales with company registration number 07751831 and charity registration number 1143574. Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED.
- *Project Manager* - MOLA office based manager who is the client's principal point of contact and who has overall responsibility for the project budget and delivery.
- *Site Supervisor* - MOLA site-based manager who is responsible for the direction of the field team. Site supervisors on larger sites will tend to be *Project Officers* in grade, whilst on other sites they will be *Senior Archaeologists/Geoarchaeologists*. On some sites there may be both a *Project Officer* and/or one or more *Senior Archaeologists/Geoarchaeologists*.
- *Archaeologists/Geoarchaeologists* - MOLA excavation staff responsible on site for archaeological and/or geoarchaeological investigation.
- *Field Services Operations Manager* - MOLA office based manager responsible for allocation of staff and supply of equipment and resources.
- *Health and Safety Compliance Manager* – The MOLA manager with sole responsibility for site inspections, reporting and issuing of recommendations for the Site Supervisor and Project Manager to implement. Reports directly to MOLA CEO.
- *Finds and Environmental specialists* – MOLA (or external) specialists appropriately qualified to record, analyse and report upon artefacts and environmental remains from archaeological sites.
- *Principal Contractor* - appointed directly by the Client with overall responsibility for site H&S under CDM regulations.
- *Attendance Contractor* - the contractor responsible for providing such attendances to MOLA as are deemed necessary to carry out their archaeological work. These might for instance include but not be restricted to shoring, lighting, facilities, fencing, additional labour, spoil removal, etc The Attendance Contractor may be the same as the Principal Contractor, or it may be subcontracted to the Principal Contractor or it may sub-contracted to MOLA.
- *Sub-contractor* – where this term is used in this document it refers to any contractor employed directly by MOLA during the course of its work on the Site.

1.3.2 The SI will be carried out by RPS Group ("the Principal Contractor").

2 Archaeological and historical background

2.1 Introduction

2.1.1 A detailed description of the geology, archaeology and history of the Site was provided in the previous DBA (MOLA 2022). The following background is therefore summarised from that report.

2.2 The Site

2.2.1 The Site is located at the Aylesham Shopping Centre, which currently comprises a Morrisons supermarket and a number of smaller retail units in the western half of the Site and a car park, petrol station and car wash in the eastern half of the Site. The Site area is 2.7ha and is bounded by mixed-use, commercial, and residential buildings fronting Peckham High Street and a Transport for London (TfL) bus station. Between the supermarket and TfL bus station are a housing estate to the north east, McKerrill Road to the east, Hanover Park road to the south and Rye Lane to the west.

2.2.2 Within in the Site, the ground slopes down slightly south to north. The southern end of the car park has a maximum elevation of 8.8m above Ordnance Datum (OD), with the access road between the car park and petrol station at 8.2m OD. The north-east part of the Site, adjacent the bus terminal drops to 8.0m OD. The Morrisons store access road in the north-west corner of the Site, is the lowest point in the Site, at 7.0m OD.

2.3 Natural geology

2.3.1 The underlying natural geology of the Site comprises a bedrock of Lambeth Beds (clay) overlain by interglacial Lacustrine Deposits of Clay and Silt. These may be indicative of warmer periods, and a local environment dominated by lakes and lagoons, possibly represented in the Site by deposits classed as 'alluvial'. A late-19th century borehole record held online by the British Geological Survey (BGS: BGS ref: TQ37NW138) for the north-west corner of the Site included possible alluvial deposits at 3.4m below ground level (mbgl), over clay at 5.8mbgl. Elsewhere, the 1996 investigation recorded clay overlaid by undated made ground.

2.4 Previous archaeological investigation

2.4.1 In 1996, an evaluation was carried out on land that had been Peckham Bus Garage, prior to the extension of an existing supermarket to the west (archive site code: HAN96). Three trenches were originally opened, with two additional trenches excavated to examine more fully the extent of a prehistoric artefact scatter. The artefacts recovered included prehistoric flints and pottery. Cultivation of the Site is believed to have happened from the Roman period until the 18th century, based on the recovery of abraded pottery fragments and a silver penny of Richard II (1367–1400). Late-18th and 19th century cut features, likely related to the horticultural activity taking place on the Site, including ditches and pits, were also recorded (MoLAS, 1996).

2.5 Archaeological overview

2.5.1 Evidence from the 1996 evaluation suggests that there was transient prehistoric activity in the area of the Site. Prehistoric finds were recovered from the western part of the Site including worked and burnt flint pieces, a Neolithic scraper and pottery sherds dating to the Late Bronze/Early Iron Age. Prehistoric flint flakes and a possible prehistoric pit have also been recorded in the vicinity of the Site.

2.5.2 The Site was located some distance from known Roman settlements and roads and it appears

to have been in cultivated fields, as suggested by the soil deposits recorded within the Site. The Site probably remained in fields in the early medieval period. Cultivation soils from this period were recorded on the Site.

- 2.5.3 In the later medieval period the Site was located within the medieval Peckham Village, adjacent to the main crossroads within the settlement. Later medieval worked soil was recorded in the eastern part of the Site.
- 2.5.4 The Site continued to be, at least partially, fields, orchards and gardens throughout the 19th century, with development slowly taking place throughout this period. The remains of cultivated soil, pre-20th century building foundations, cellars or related cut features, such as wells, ditches or pits may survive within the Site. Post-medieval soils and a well have been previously identified in the north western part of the Site.

2.6 Archaeological potential and significance

- 2.6.1 *The Site has a moderate potential for prehistoric remains.* The Site is located on well-drained gravel possibly close to the resources of a river. Residual prehistoric finds were found in the eastern part of the Site during the 1996 evaluation and additional finds have been recorded within the study area. Further isolated finds would be of **low** significance.
- 2.6.2 *The Site has a moderate potential for Roman remains.* Roman remains were collected from the eastern part of the Site during the 1996 evaluation. These finds were residual pottery fragments within a cultivated soil layer. Further such remains would be of **low** significance.
- 2.6.3 *The Site has a moderate potential for isolated early medieval remains.* Evidence recorded during the 1996 evaluation in the eastern part of the Site suggests that cultivation of the land continued through the early medieval period. Further remains of early medieval agriculture would be of **low** significance.
- 2.6.4 *The Site has a moderate potential for isolated later medieval remains.* The Site is located within the medieval Peckham Village. Evidence of later medieval worked soil was recorded during the 1996 evaluation. Cultivation soils would be of **low** significance; any pits or ditches of possibly **medium** significance.
- 2.6.5 *The Site has a high potential for post-medieval remains.* Landscape features, building foundations or cut features would be of **low** significance. Cultivation soils would be of **negligible** significance.

3 Objectives of the watching brief

3.1 General considerations

- 3.1.1 The purpose of an archaeological watching brief as defined by the Chartered Institute for Archaeologists (CIfA 2023a) is “a formal programme of observation, investigation and recording conducted during works carried out for non-archaeological reasons, where there is a possibility that archaeological deposits may be disturbed or destroyed. This will be within a specified area or site on land, in an inter-tidal zone or under water. This definition and Standard do not cover chance observations, which should lead to an appropriate archaeological project being designed and implemented, nor do they apply to monitoring for preservation of remains *in situ*”.
- 3.1.2 A watching brief is not intended to reduce the requirement for excavation or preservation of known or inferred deposits, and it is intended to guide, not replace, any requirement for contingent excavation or preservation of possible deposits.
- 3.1.3 A watching brief may be the appropriate archaeological response outside the planning process (e.g. ecclesiastical development, coastal erosion, agriculture, forestry, and countryside management, works by public utilities and statutory undertakers).

3.2 Site-specific objectives

- 3.2.1 The objective of this watching brief is essentially limited to establishing where, if at all, archaeological deposits, and/or deposits potentially of palaeoenvironmental interest survive (presence/absence), recording where necessary; and to ensuring that the proposed groundworks do not involve the destruction of any archaeological deposits of national significance.
- 3.2.2 The watching brief will involve a MOLA Geoarchaeologist in attendance on the Principal Contractor's boreholes and trial pits (or those of any other contractor employed by the Principal Contractor or the client) and making such records as may be possible *without unduly interrupting the progress of the contractors' activities*. This may typically include taking photographs, making quick sketches or written records, retrieval of finds and taking levels on observations. The primary purpose of watching briefs on geotechnical investigations will normally be the identification of the nature of deposits, and their limits in terms of depth.
- 3.2.3 Bulk finds (Museum of London 2009, 48) are unlikely to be recovered during geotechnical works, but the MOLA Site Supervisor may choose to collect any finds where possible if they are required to help date or interpret deposits, and any finds of specific and unique intrinsic interest may be retained. The MOLA Site Supervisor may choose to seek advice from MOLA Finds and Environmental Specialists as appropriate. See section 4.3.
- 3.2.4 The limited nature of the proposed works and the watching brief upon them makes it unreasonable to establish many specific archaeological research objectives. Nevertheless a few research questions can be outlined:
- What is the nature and level of natural topography?
 - What are the earliest deposits identified?
 - What are the latest deposits identified?
 - What is the extent of modern disturbance?
 - Are any interglacial lacustrine deposits or other deposits of palaeoenvironmental interest present?
 - Is there evidence of organic preservation within the interglacial lacustrine deposits?

4 Watching brief methodology

4.1 Archaeological considerations and on-site methodology

- 4.1.1 A watching brief will cause minimal disruption to site works and will take place within agreed constraints. Watching briefs are not recommended in circumstances where important or complex archaeological remains are liable to be discovered, resulting in a risk of conflict between the need to record archaeological finds and the need to allow site works to proceed.
- 4.1.2 The SI will be undertaken in stages based on the anticipated demolition phasing on site. The watching brief on the SI represents a first phase of archaeological investigation of the Site. The SI will be carried out by RPS Group (“the Principal Contractor”). As currently scoped the SI work involves 10 trial pits (TP101–TP110), and 18 boreholes (BH101–BH118) and 20 window sample boreholes (WS101–WS120) (Fig 2). The window sample boreholes will not be monitored. The SI will be undertaken in three stages, each of which will require archaeological/geoarchaeological monitoring. The trial pits and boreholes in each stage is shown the table below.

Stage 1 Pre-demolition	Stage 2 Post-Demolition Phase 1	Stage 3 Post-Demolition Phase 2
BH101	BH112	BH116
BH102	BH114	BH117
BH104	BH115	BH118
BH105		TP101
BH106		TP102
BH108		TP103
BH111		TP104
		TP105
		TP106
		TP107
		TP108
		TP109
		TP110

Boreholes

- 4.1.3 The boreholes will be drilled by the Client’s Sub-Contractor, using a Cable Percussion Dando rig.
- 4.1.4 Initial breaking out and/or ground clearance will be carried out by the Client’s Sub-Contractor, and if considered necessary will be monitored by MOLA staff.
- 4.1.5 Following breaking-out, a MOLA Geoarchaeologist will monitor the boreholes noting the changes in deposits encountered and the depths at which they are located. The geoarchaeologist will keep a field log of the boreholes and a photographic record of the trial pits and cores.
- 4.1.6 Preliminary interpretation of the soil and sediment characteristics of the cores will be made on site and an overview of the stratigraphy produced that will characterise the deposit sequence and identify soil/sediment processes.
- 4.1.7 Because the timing of the work is dependent on the client and their sub-contractor it remains the client’s responsibility to give adequate notice to MOLA of when access is possible. Sufficient time and access should be made available for the MOLA Geoarchaeologist to carry out the recording.

Trial pits

- 4.1.8 Stage 3 will include ten machine-dug trial pit locations up to 4mbgl. Following breaking out and/or ground clearance by the Principal Contractor (or any other contractor employed by the Principal Contractor or the client), and removal of overburden, each trial pit will be inspected by

the MOLA Senior Archaeologist/Geoarchaeologist who will record any archaeological remains revealed in the appropriate manner (plans, sections, photographs, field notes and/or pro-forma ‘context sheets’).

4.2 Recording systems

- 4.2.1 A unique-number site code will be agreed with the LAA.
- 4.2.2 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in London, and those required by the Archive Receiving Body, the Museum of London.

4.3 Treatment of finds and samples

- 4.3.1 Where necessary, a strategy for sampling archaeological and environmental deposits and structures (which can include soils, timbers, animal bone and human burials) will be developed in consultation between MOLA, the client and Southwark’s Archaeological Advisor. Subsequent on-site work and any appropriate analysis of the processed samples and remains will be undertaken by MOLA Finds and Environmental specialists.
- 4.3.2 Any retained finds and samples will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in a proper manner and to standards required by the Museum of London (Museum of London 2009).
- 4.3.3 All environmental samples will be collected, labelled inside and outside the container and processed following Historic England guidance (2011) and to standards required by the Museum of London (2009).
- 4.3.4 Any finds of gold and silver, or other objects definable as ‘treasure’, will be removed to a safe place and reported to the local Coroner according to the procedures of the Treasure Act 1996 and the Treasure (Designation) Order 2002. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.
- 4.3.5 Advice will be sought from Southwark’s Archaeological Advisor and the Historic England Regional Archaeological Science Advisor throughout the project, as appropriate.

4.4 Ownership of finds

- 4.4.1 Whereas ownership of any finds on the Site lies with the landowner, it is necessary that the landowner gives the necessary approvals, licences and permissions to donate the finds to the Museum of London, to enable that body to carry out its obligations to curate the finds, in perpetuity, as part of the archaeological Archive from this Site.
- 4.4.2 These approvals, licences and permissions shall be *either* confirmed in the Agreement and Contract regulating the archaeological works *and/or* confirmed by the completion of the relevant Deed of Transfer form (draft appended).
- 4.4.3 The client (or their agent) will make arrangements for the signing of the Deed of Transfer Form by the client or, if the landowner is different to the client, by the landowner.
- 4.4.4 Notwithstanding the above, subsequent arrangements may be made if required between the landowner and/or the client and the Museum for the conservation, display, provision of access to or loan of selected finds in or near their original location.

4.5 Reports and archives

- 4.5.1 A *Watching Brief report* will be made available to the client and the Local Planning Authority within six weeks of the completion of fieldwork.
- 4.5.2 A short summary of the results of the watching brief will be submitted to the Greater London Historic Environment Record (GLHER), using the appropriate OASIS archaeological report form, and for publication in an appropriate academic journal.
- 4.5.3 Details of the project will be submitted to the online database maintained by the Online Access

to the Index of Archaeological Investigations (OASIS) Project.

4.5.4 GIS data will also be made available to the GLHER.

4.5.5 Finds and records will be curated by the Museum of London and be available for public consultation in a site archive compatible with other archaeological archives in the Museum of London and adhering to standards set out in the following:

- Archaeological Archive Forum, Archaeological Archives: a guide to best practice in creation, compilation transfer and curation (2011),
- Museum of London, General Standards for the preparation of archaeological archives deposited with the Museum of London, (2009),
- Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992),
- Society of Museum Archaeologists' draft Selection, Retention and Dispersal of Archaeological Collections (1992),
- Society of Museum Archaeologists (1995) Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales,
- United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990),
- Chartered Institute for Archaeologists, By-Laws, Standards and Policy Statements of the Chartered Institute for Archaeologists, Standard and guidance: the creation, compilation deposition and transfer of archaeological archives (CIfA 2014b).

4.5.6 Copyright of the written archive will be vested in the Museum of London.

4.5.7 Pursuant to these agreements the archive will be presented to the archive officer or relevant curator of the Museum within 12 months of the completion of fieldwork (unless alternative arrangements have been agreed in writing with the local planning authority).

4.5.8 A Digital Management Plan (DMP) which outlines the types of data created during the archaeological works and how they will be managed at this stage, stored, accessed and archived is included in Appendix 1. The DMP can be updated to reflect any changes which may occur during the project delivery stage.

5 Programme, staffing and attendances

5.1 Timetable and staffing

- 5.1.1 The timing and overall duration of the geoarchaeological watching brief on the groundworks will be determined by the contractor's programme and the nature and extent of any surviving remains.
- 5.1.2 It is envisaged that a MOLA Geoarchaeologist will monitor the groundworks. Other archaeological specialists may be called in if necessary.

5.2 Attendances

- 5.2.1 For monitoring the SI works the attendances required by MOLA would be during drilling but not during breaking-out (unless considered necessary) or reinstatement.
- 5.2.2 Provision for welfare and safe working conditions will need to be anticipated, and supplied by the client or Principal Contractor.
- 5.2.3 All investigation locations are outdoors and MOLA staff will only enter buildings designated as welfare facilities by the Principal Contractor and agreed by MOLA.
- 5.2.4 Safety guard-rails and suitable access points into the Site and areas of excavation, away from any site traffic and machinery, should be provided by the client or Principal Contractor.

6 Funding

- 6.1.1 The developer has already agreed to fund the appropriate geoarchaeological watching brief coverage and the costs will be agreed in a separate document.

7 Bibliography

- Archaeological Archive Forum, 2011 *Archaeological Archives: a guide to best practice in creation, compilation transfer and curation*
- Chartered Institute for Archaeologists, (CIfA), 2014a *Standard and guidance for the collection, documentation, conservation and research of archaeological materials*, (updated 1st October 2020)
- Chartered Institute for Archaeologists, (CIfA), 2014b *By-Laws, Standards and Policy Statements of the Chartered Institute for Archaeologists, Standard and guidance for the creation, compilation, deposition and transfer of archaeological archives* (updated 1st October 2020)
- Chartered Institute for Archaeologists, (CIfA), 2023a *Standard for archaeological monitoring and recording* (published December 2023)
- Chartered Institute for Archaeologists, (CIfA), 2023b *Universal guidance for archaeological monitoring and recording* (published December 2023)
- Historic England, 2011 *'Environmental Archaeology. A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-excavation* (second edition) Portsmouth
- Historic England, Greater London Archaeology Advisory Service (GLAAS), 2015 *Guidelines for Archaeological Projects in Greater London*
- MOLA, 2024 *Aylesham Shopping Centre: Archaeological Desk based Assessment*, MOLA unpub report
- MoLAS, 1996 *Safeway Store Extension, Aylesham Centre, Hanover Park, London SE15, An Archaeological Evaluation and Excavation*. Mark Birley and Portia Askew for Museum of London Archaeology Service, July 1996
- Museum of London, 2002 *A research framework for London archaeology 2002*
- Museum of London, 2009 *General Standards for the preparation of archaeological archives deposited with the Museum of London*
- Museums and Galleries Commission, 1992 *Standards in the Museum Care of Archaeological Collections*
- RPS Group, 2022 2024 *Aylesham Shopping Centre: Specifications for Ground Investigation*
- Society of Museum Archaeologists, 1993 *Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland*.
- Society of Museum Archaeologists, 1995 *Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*
- Treasure Act 1996 *Code of Practice* (2nd Revision) 1996, DCMS
- Treasure (Designation) Order 2002
- United Kingdom Institute for Conservation, 1990 *Guidelines for the preparation of excavation archives for long term storage*

8 Appendix 1: Data Management Plan

Project details				
Project Name	Aylesham Shopping Centre, Peckham, SE15			
Project Manager	Christina Holloway			
Project Site code	TBC	ADS Ref	TBC	
Accession Code	N/A	Oasis ID	TBC	
Project covered stages	Aylesham Shopping Centre: geoarchaeological watching brief on geotechnical investigations			
Related Policies	CIFA DigDigital guidance, MOLA Forthcoming Digital Preservation Policy, DM01; MOLA Forthcoming Digital Data Selection, Appraisal and Discard Policy, DM08, MOLA			
Version control				
Version	Author(s)	Date:	Status	Summary of Changes
1	Paul Riggott	30/05/2024	Draft	For comment
Data Collection/Creation				
Data to be Collected/Created	All file formats created will meet the standards set out in MOLA's Data Management Procedure and Fieldwork Manual. - The digital documentary archive for this phase of works will consist of: - Text: PDF/A documents comprising completed site report, WSI, Brief - Spreadsheets: extracted ORACLE data, including site records and registers - Survey data: GIS shp files - Illustration files: AutoCAD DWG, PDF/A, MapInfo files - Image files: JPEG and high quality non-proprietary raw files (DNG) /TIFF and - Metadata files for the above - On-site recording of trenches, horizons, and archaeological contexts will be undertaken using a combined method of digital/paper records as appropriate. - The recording of all archaeological contexts encountered will be made as paper/digital records on site as appropriate. Digital registers will be made to record contexts, digital photos, samples, levels, burials, small finds, as appropriate. - Plans and sections will be hand drawn and created digitally during post excavation. All planning will be recorded digitally, and data will be stored as .shp or similar file types. Overall photographic shots of the Site and each excavation area will be			

	taken prior to excavation and after completion, with detailed shots being made of individual features and groups as appropriate. The photographic record will consist of high-quality digital uninterpolated images. Digital photographs intended for archive purposes will comply with best practice i.e. high quality non-proprietary raw files (DNG) or TIFF images.
How Data will be Collected/ Created	The data will be created according to MOLA's Fieldwork Manual, MOLA'S Data Management Procedure, and in accordance with project specific agreements within the Written Scheme of Investigation (WSI) and best practice guidance. Drawings, plans and sections will be drawn as appropriate on 5m grid 'permatrace' and then captured digitally if necessary during post excavation and added to the digital archive. On-site drawings will be used as appropriate to create digital illustrations using AutoCAD, ArcGIS, CorelDraw X7 and/or MapInfo software. File structure will be created automatically by Union Square Knowledge Management System and ORACLE CDE databasing. Version control will be managed by a strict file-naming structure and by Union Square Knowledge Management System's inbuilt version control manager.
Documentation and Metadata	
Metadata	Metadata will be created to the standard set out in MOLA's Data Management Procedure. Metadata tables will be updated throughout the course of the project and will be archived along with the digital data at the end of the project.
Documentation	The data will be accompanied by the site report, polyester film sheets, databases, survey data and processed illustrations as PDFs.
Ethical and Legal Compliance	
Data Security Issues	The dataset may contain commercially sensitive data. MOLA will not make data available to any persons outside of the approved MOLA project team without discussion and approval with the client. MOLA will communicate data and updates to the client who will be responsible for distributing any relevant data to any other third parties.
Intellectual Property Rights	The copyright of any written, graphic or photographic records and reports will be transferred to the Museum of London. The data and reports created by any external specialists will be MOLA Copyright; this will be managed through their contracts. Other data not owned by MOLA, such as OS data, HER datasets or historic maps, will be used under license.
Data Storage	
Storage and Backup	- Quality assurance processes will include regular review of the collected data on site. - Records will be checked in the office during post-excavation procedures. - MOLA will retain a back-up of the digital data of the project for a minimum of five years following the deposition of the site archive, in accordance with MOLA's Digital Management Procedure. - Paper archives and documentation will be deposited with the relevant Museum Archive - All data collected digitally will be backed up at the end of each day on the MOLA server.

Access and Security	- Data recording platforms used (including iPad Pro tablets, tabletop computers and laptops) will be password protected to prevent unauthorised access. - Data will be made available to the project team through the Union Square knowledge management system and controlled via password access, maintained and managed by MOLA IT support.
Selection and Preservation	
Selection	It is understood that not all data accumulated needs to be retained and deposited with the Archaeological Archives. The physical and digital archives will be constructed in accordance with local and national guidelines, and specifically with reference to MOLA's Physical and Digital Data Retention/Discard policies. Discarded data that has been identified for deletion will be recorded as such within the metadata and site records, as appropriate. A minimum this will include is: - All relevant on-site and Post-excavation images - All relevant copies of on-site recording sheets (including any relevant sketches or explanatory notes) - All relevant survey data - All relevant copies of reports associated with the life of the project
Preservation Plan	The physical and digital archives will be constructed in accordance with local and national guidelines, and specifically with reference to MOLA's Physical and Digital Data Retention/Discard policies. Discarded data that has been identified for deletion will be recorded as such within the metadata and site records, as appropriate. The physical site archive for this phase of works will be temporarily stored at MOLA offices. Upon completion of full analysis, the physical project archive, and hard copies, will be deposited with the relevant Museum. An archive site code will be obtained. Upon completion of full analysis, the physical archive, hard copy of the reports and paper records will be deposited with the Museum of London Archaeological Archive. The digital project archive, ORACLE database, digital photographs, survey data and metadata tables will be deposited with the appropriate repository in line with the MOL guidelines. Further archiving decisions will be made in discussion with the client, the Museum and Southwark's Archaeological Advisor at the project completion stage.
Data Sharing	
Data Sharing Plan	Information regarding current excavation data and site progress will be provided on a weekly basis to the client's agent and the Archaeological Consultant in a suitable digital format. During the project, site data is likely to be shared with Southwark's Archaeological Advisor and possibly the landowner or their representative. Photographs may also be shared. Site data may also need to be shared with external persons who will be given access to copies of data and not original documentation. The data generated from this project will be made publicly available through submission to the Museum of London Archaeological Archive. A

	digital report will be uploaded to ADS and an OASIS form will be submitted to the Online Access to the Index of archaeological investigations (OASIS). The file types submitted will comply with the designated digital repository guidelines in-line with the FAIR principles. Proposals for publication and dissemination of the archaeological remains are at this stage restricted to Grey Literature style report.
Data Sharing Restrictions	There are no known restrictions on the use of this data after project completion although data will be kept confidential during the project.
Responsibilities and Resources	
Responsibilities	A dedicated Digital Data Officer, the Project Manager and the Senior Archaeological Archivist are responsible for ensuring the data management plan is followed.
Resources	Guidance on digital data will be given throughout the project by the Chief Digital Officer, supported by MOLA IT and Geomatics staff. Requirements for training in digital data collection techniques will be managed by MOLA. The costs of deposition of the digital archive will be covered within the project budget.
References	ClfA, 2014 Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives, Chartered Institute for Archaeologists Archaeological Archives Forum, 2011 Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation, Second edition Museums and Galleries Commission, 1992 Standards in the museum care of archaeological collections Museum of London, 2009 General Standards for the preparation of archaeological archives deposited with the Museum of London Society of Museum Archaeologists, 1993 Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland United Kingdom Chartered Institute for Conservation, 1990 Guidelines for the preparation of excavation archives for long term storage

9 Appendix 2: Draft Transfer of finds ownership form

DATED

[]

-AND-

THE BOARD OF GOVERNORS OF
THE MUSEUM OF LONDON

TRANSFER AGREEMENT
of Finds excavated at

Site Code

THIS TRANSFER AGREEMENT is made on the day of 20

BETWEEN: -

[], whose registered office is situated at [] ("the Site Owner");

AND

THE BOARD OF GOVERNORS OF THE MUSEUM OF LONDON an exempt charity established under the Museum of London Acts 1965-1986, whose principal place of business is located at 150 London Wall, London EC2Y 5HN, ("the Museum") which expression shall include any Governors appointed from time to time acting in accordance with the powers vested in them under the Museum of London Acts 1965-1986.

WHEREAS

- A. The Site Owner is the owner of a property at [] known by its site code [] whereupon an archaeological intervention has been carried out ("Excavation") and the Site Owner has granted a developer permission to undertake works on the Site ("the Developer").
- B. The Site Owner is the owner of any items of archaeological interest found during the Excavation.
- C. The Site Owner wishes to transfer to the Museum title to the items referred to in Recital B.
- D. The Museum has agreed to provide facilities for the accommodation and, at its discretion, the display of the items referred to in Recital B on condition that the same are assembled as an archive in accordance with the provisions of this Agreement

each a "Party" and together the "Parties".

NOW IT IS HEREBY AGREED as follows: -

1. PREPARATION AND DELIVERY OF THE ARCHIVE

- 1.1 The Parties acknowledge and agree that the Developer shall:
 - 1.1.1 procure the preparation of the items of archaeological interest found during the Excavation in accordance with the requirements of the Museum's *General Standards for the Preparation of Archaeological Archives deposited with the Museum of London*, a copy of which is available to the Site Owner for inspection, and generally in accordance with best archaeological practice; and
 - 1.1.2 prepare a full inventory of the items of archaeological interest discovered during the Excavation ("the Finds Inventory") and a list of the boxes and other containers in which those items will be transported to the Museum ("the Final Transfer Summary"). The items of archaeological interest listed in the Finds Inventory are hereinafter referred to as "the Finds".
- 1.2 The Site Owner is content for the Museum in coordination with the Developer to arrange for delivery of the Finds, Finds Inventory and the Final Transfer Summary to the Museum without cost to the Site Owner, in accordance with the Museum's preferences as to the method and time of delivery.
- 1.3 In consideration of £1 (whether demanded or not) title to the Finds will, with full title guarantee, pass to the Museum on delivery of the Finds to the Museum in accordance

with clause 1.2. Risk in the Finds will also pass to the Museum on completion of delivery of the Finds to the Museum in accordance with clause 1.2.

2. GENERAL

- 2.1 **Governing law and jurisdiction.** This Agreement will be governed by and construed in accordance with the Laws of England and Wales regardless of the place of execution or performance. The English Courts will have exclusive jurisdiction to deal with any dispute or other difference arising out of or in connection with this Agreement unless the Museum chooses to invoke, or voluntarily submits to, the jurisdiction of some other tribunal.
- 2.2 **Further assurance.** The Site Owner at its own expense shall, and shall use all reasonable endeavours to procure that any necessary third party shall, promptly execute and deliver such documents and perform such acts as may reasonably be required for the purpose of giving full effect to this Agreement and to cure any defects in the title to the Finds.
- 2.3 **Applicable laws.** The Parties agree to comply with all applicable laws. The Site Owner acknowledges that the Museum as a leading museum of the United Kingdom and centre of archaeological research encourages reporting of all archaeological material and compliance with the Treasure Act 1996 and Treasure Act Code of Practice both as amended from time to time, and where reasonably applicable agrees to facilitate the Museum in the aforementioned.

IN WITNESS of which the Parties hereto have signed this agreement on the date first written above:

Signed by Name.....
Job Title..... Date
for and on behalf of the **Board of Governors of the Museum of London**

Signed by Name.....
Job Title..... Date
for and on behalf of the **Site Owner**

10 Health and Safety Risk Assessment and Method Statement (RAMS) note

- 10.1.1 A *Health & Safety Risk Assessment and Method Statement* (RAMS) will be prepared by MOLA to accompany this WSI prior to MOLA attendance on site and will be printed out and submitted separately as appropriate.

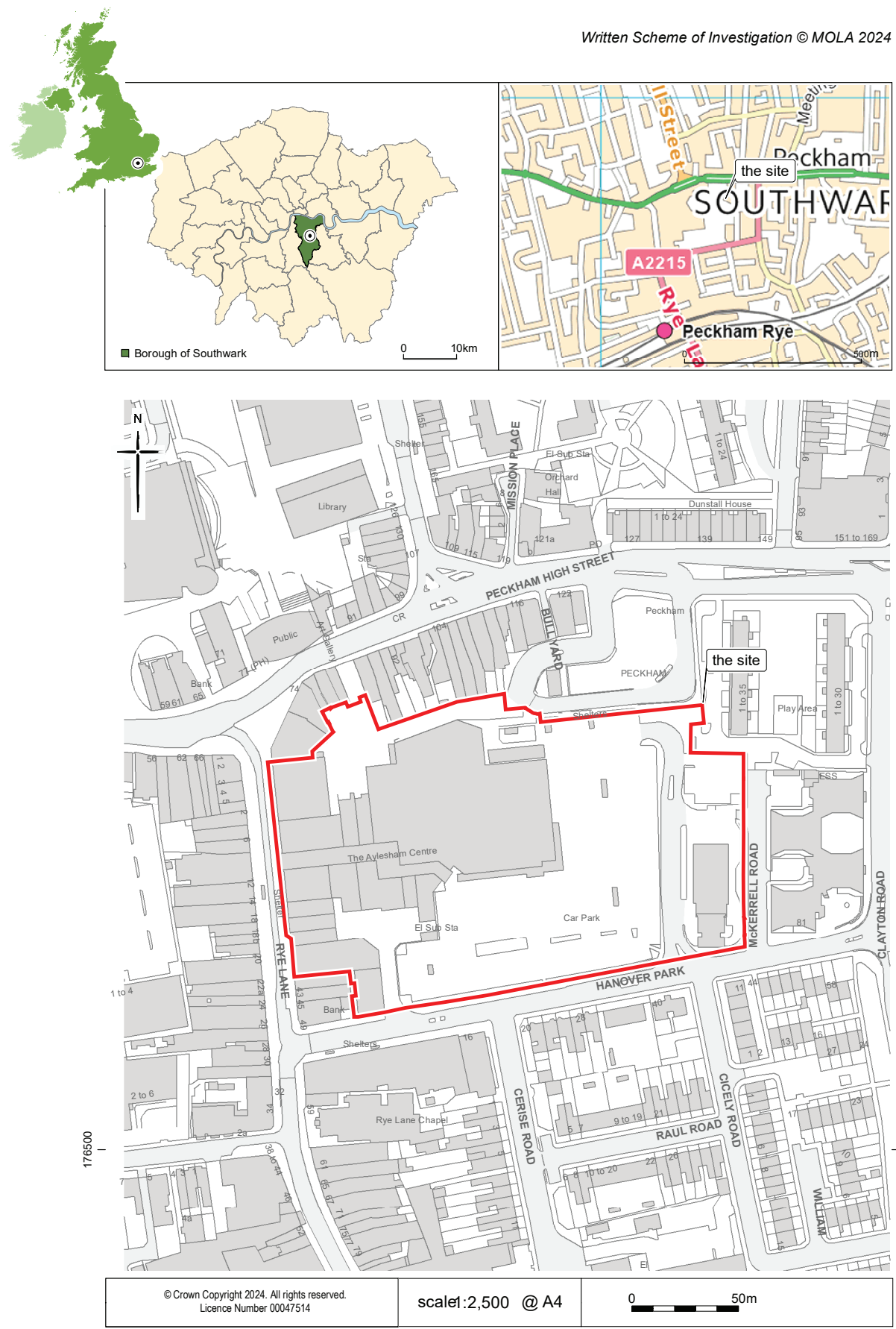
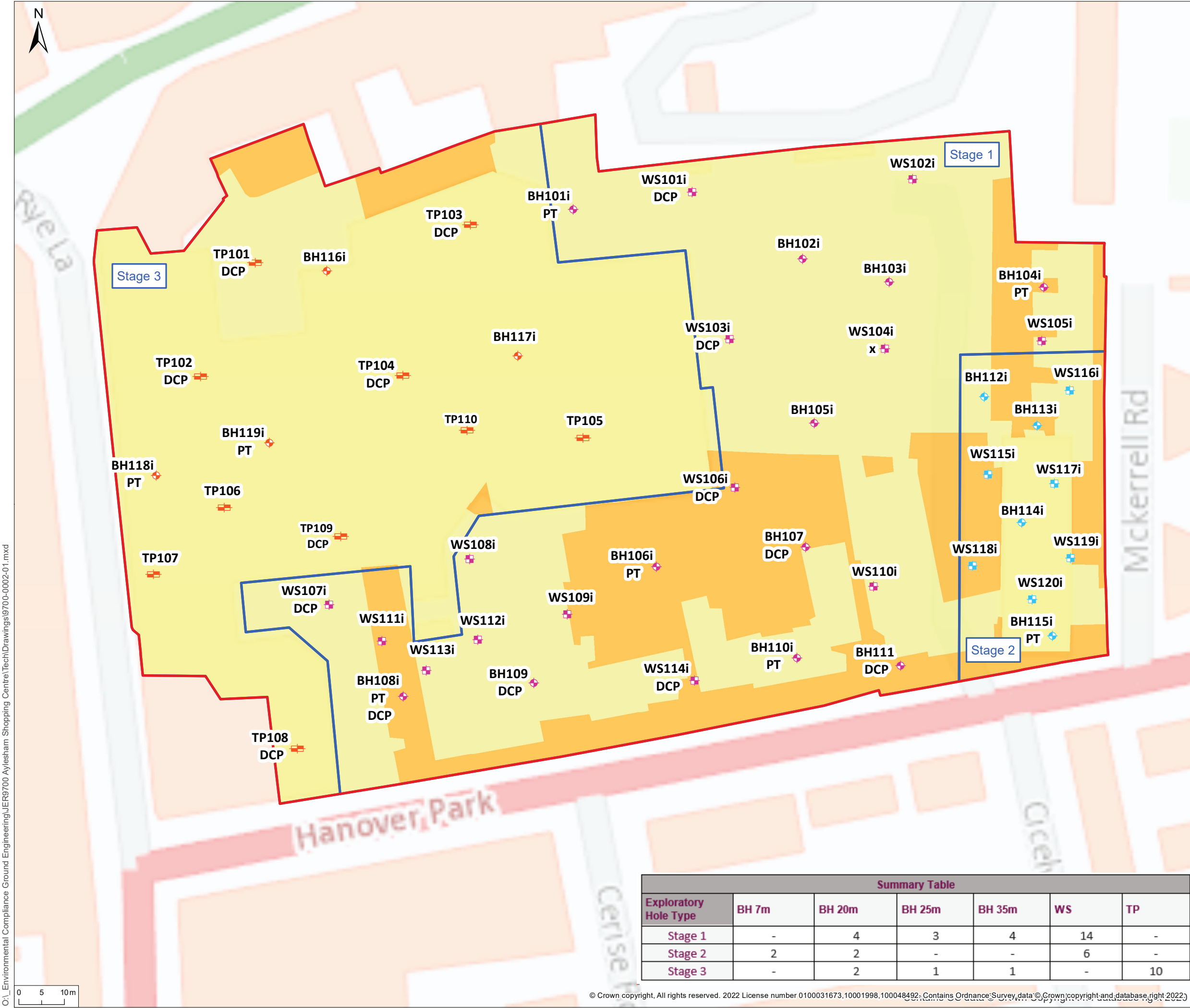


Fig 1 Site location



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Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

Legend

- Site Boundary
- Stages
- Exploratory Hole Locations
 - Stage 1 - Cable Percussive
 - Stage 1 - Windowless Sampler Borehole
 - Stage 2 - Cable Percussive
 - Stage 2 - Windowless Sampler Borehole
 - Stage 3 - Cable Percussive
 - Stage 3 - Trial Pit

UXO Risk Zoning

- Low UXO Risk
- Moderate UXO Risk

i – Installation
PT – Permeability Testing
DCP – Dynamic Cone Penetrometer Testing

Rev	Description	By	CB	Date



20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
T: +44(0)1235 821 888 E: rps@rpsgroup.com

Client Berkeley Homes North East London Ltd

Project Aylesham Shopping Centre

Title Site Investigation Stages Plan & Approximate Exploratory Hole Location Plan

Status ISSUE Drawn By JM PM/Checked By SP

Project Number JER9700 Scale @ A3 1:800 Date Created NOV 2022

Figure Number - Rev -

rpsgroup.com

Summary Table						
Exploratory Hole Type	BH 7m	BH 20m	BH 25m	BH 35m	WS	TP
Stage 1	-	4	3	4	14	-
Stage 2	2	2	-	-	6	-
Stage 3	-	2	1	1	-	10

Appendix: Archaeology

Annex 1: Archaeological Desk-Based Assessment (DBA)

Annex 2: Written Scheme of Investigation (WSI)

**Annex 3: Consultation with Christopher Constable
(London Borough of Southwark's Archaeology Advisor)**

From: [Featherby, Rupert](#)
To: [Featherby, Rupert](#)
Subject: Annex 3: Aylsham Shopping Centre - LBS advice for study area and WSI
Date: 10 July 2024 08:25:44
Attachments: [image001.jpg](#)

Rupert Featherby | Lead Consultant (Archaeology) | 07936 359 574 | rfeatherby@mola.org.uk
MOLA (Museum of London Archaeology) | Mortimer Wheeler House | 46 Eagle Wharf Road | London N1 7ED | www.mola.org.uk

From: Constable, Chris <Chris.Constable@southwark.gov.uk>
Sent: Tuesday, March 12, 2024 5:22 PM
To: Featherby, Rupert <rfeatherby@mola.org.uk>; Holloway, Christina <cholloway@mola.org.uk>
Subject: RE: Aylsham Shopping Centre

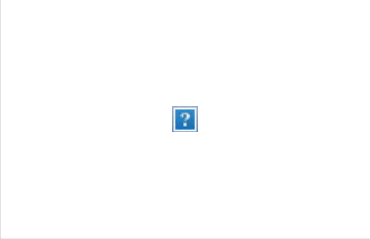
This Message originated outside your organization.

Afternoon all, yes 250m radius is suitable, and I'd expect a WSI for the monitoring of SI works to come in with the application. What details do you have at the moment? Can you supply a plan.

Chris

Dr Chris Constable MifA FSA
Borough Archaeologist | Design and Conservation | Planning Division
Environment, Neighbourhoods & Growth | London Borough of Southwark
160 Tooley Street | London SE1P 5LX

T: please email for a call | E: chris.constable@southwark.gov.uk



[Conservation Maps of Southwark](#)
To find out more about your planning applications in your area area and register for Planning Alerts please go to:
<https://planning.southwark.gov.uk/online-applications/registrationWizard.do?action=start>