

Wessex Archaeology

Land at Gambia Street, London SE1
London Borough of Southwark

Archaeological Desk-Based Assessment

Ref: 54668.01

November 2003

**LAND AT GAMBIA STREET, LONDON SE1
LONDON BOROUGH OF SOUTHWARK
ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

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**LAND AT GAMBIA STREET
LONDON SE1
LONDON BOROUGH OF SOUTHWARK**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

EXECUTIVE SUMMARY

Environ UK Ltd commissioned Wessex Archaeology to undertake an archaeological desk-based assessment of a site at Gambia Street covering an area of c.0.14 hectares.

There is a considerable body of archaeological statute, guidance and policy potentially relevant to this Site, principal amongst which is the DoE's Planning Policy Guidance Notes 15 and 16.

The study consulted the Greater London Archaeological Advisory Service Sites and Monument Record covering a 250 metre radius of the Site, the National Monuments Record for the Listing of buildings on the site as well as other documentary and cartographic sources. It recorded a number of archaeological finds within the Site boundary.

The Site is located between two crossing railway viaducts and two roads, with the Jubilee Line beneath. It has had both residential and commercial properties on the area and the street names have been changed from the original Charlotte Street (now Union Street) and William Street (now Gambia Street). Prior to the roads being in place (before the late 18th century) the area was used as tenter grounds and gardens or cultivated orchards. Finds from the Roman period are selective with pottery from the site having been recovered from the near vicinity. Prehistoric mud flats have been found and peat dating to the Bronze Age, but no evidence has been found for accurately dated finds prior to that period.

Generally the Site is identified as having Low to High levels of archaeological potential for different periods of activity. Subsequent activities may well have impacted upon these archaeological remains. Any proposed development would need to consider whether some of the archaeological remains could be of quality as to be considered by English Heritage, archaeological advisor to the London Borough of Southwark to warrant preservation *in situ*. This could severely reduce options to create site wide basements and restrict the layout and density of piled foundation options. English Heritage would seek to address the issues in response to planning

application through the requirement for predetermination archaeological evaluation supported by geotechnical analysis.

ACKNOWLEDGEMENTS

This report was commissioned by Environ UK Ltd. Wessex Archaeology would like to thank Barry Taylor of the Greater London Archaeological Advisory Service and the staff of the London Borough of Southwark Local Studies Library and at the London Metropolitan Archive and National Monuments Record in London

Lawrence Pontin managed this project for Wessex Archaeology and Mark Roughley produced the illustrations.

**LAND AT GAMBIA STREET
LONDON SE1
LONDON BOROUGH OF SOUTHWARK**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

1 INTRODUCTION

1.1 Project background

1.1.1 Environ UK Ltd commissioned Wessex Archaeology to undertake an archaeological desk based assessment of land at Gambia Street, London SE1 (the Site) in the London Borough of Southwark.

1.1.2 The Site covers an area of c. 0.14 hectares, centred on Ordnance Survey National Grid Reference 531775 180050 (Figure 1).

1.1.3 The aim of the study is to collate the known archaeological and historical information about the Site in the context of its surrounding area, and to assess on the basis of that information and past impacts on the Site, the potential for undiscovered archaeological remains.

1.1.4 The study also aims to assess possible impacts on any archaeological resource likely to be caused by a development scheme and to suggest appropriate strategies to mitigate those impacts.

1.2 Site description, topography and geology

1.2.1 A brownfield site that fronts onto Union Street to the south and Gambia Street to the west. It abuts two elevated railways which run to the north and east of the site, it extends beneath the railway in the north-east corner of the site.

1.2.2 The site has been vacant since 1990 and most recently has been used as a working site for the Jubilee Line Extension Programme. A ventilation shaft for the Jubilee Line is positioned on the northern part of the Site.

1.2.3 Present made ground at the Site overlies a mixture of redeposited Thames Terrace Gravels interleaved with Holocene alluvial deposits given its original proximity to the River Thames. These deposits will have been built up since the end of the last ice age and in turn overlie London Clay.

1.3 Planning background

1.3.1 The following sections summarise the statutes, guidance and policies that may be relevant to archaeological heritage considerations for this development.

Statutory designations

- 1.3.2 There are two principal statutes which are of relevant consideration:
- 1.3.3 Scheduled Monuments - (Ancient Monuments and Archaeological Areas Act 1979)
- 1.3.4 Listed Buildings - (Town and Country Planning (Listed Buildings and Conservation Areas) Act 1991)
- 1.3.5 There are no Scheduled Monuments within the sites boundaries though the potential importance of the probable deposits could warrant them being considered as being worthy of preservation in situ under PPG 16 using the same criteria as equivalent Scheduled Monuments.

National guidance

- 1.3.6 National guidance on archaeological heritage and development is contained in the DOE's Planning Policy Guidance notes series of which the following two are most relevant:
- 1.3.7 Planning Policy Guidance: Archaeology and Planning (PPG16) DoE Nov 1990
- 1.3.8 Planning Policy Guidance: Planning and the Historic Environment (PPG15) DoE Nov 1990

Planning authorities and policies

- 1.3.9 The Borough of Southwark advise on archaeological issues in relation to planning matters from the Greater London Archaeology Advisory Service of English Heritage. The London Borough of Southwark Unitary Development Plan (Adopted July 1995) has policies relating to archaeological matters which broadly reflect the guidance given in PPG15 and PPG16. The policy E.5.1 states:

“The Council will seek to conserve and protect the Borough’s archaeological heritage and to enhance the knowledge of its historical development. The policy will apply to sites of potential archaeological importance, where ancient remains are threatened by development.

- i.* **The Council will expect the applicant to provide information to enable an assessment of the impact of a proposed development on the potential archaeology of the site. This would usually be desk-based information and would be expected prior to the determination of a planning application;**
- ii.* **Where there are likely to be important remains on a site, which may merit preservation in situ, then the results of an archaeological field evaluation will, if feasible, be required prior to the determination of a planning application;**
- iii.* **Where the evaluation reveals important remains their protection and preservation will be the primary objective. This can be**

achieved by redesigning the proposed development and by foundation modification;

- iv. Where important archaeological remains cannot be preserved, or where remains do not merit preservation, then the council will use planning conditions to ensure excavation and recording of the remains prior to redevelopment, i.e. preservation by record;**
- v. Archaeological investigations are to be undertaken by a recognised archaeological field unit to a written specification. These will need to be approved by the Council prior to commencement of any work.**

Reasons

To protect Southwark’s archaeological heritage, which includes remains of national importance. These remains are under constant threat from proposed developments and the policy will ensure their protection through the planning process. The Council considers that the archaeology of the borough is a community asset and that its preservation is a legitimate objective, against which the needs of development must be balanced and assessed.”

- 1.3.10 The Site is not within an Archaeological Priority Zone stated in the UDP.

Implementation during the development process

- 1.3.11 It is most likely that PPG16 will be the principal guidance used in determining the strategy for, and implementation of, archaeological heritage management issues. Significant archaeological discoveries could, in exceptional circumstances, lead to the Site (or part of it) being Scheduled. Certain archaeological material may also be subject to compulsory reporting and compliance with the Treasure Act 1996 or Burial Act 1857.

1.4 Methodology

- 1.4.1 In order to study the Site within the wider context of the River Thames and adjacent archaeological sites, a Study Area with a 250 metre radius around the Site was examined.

- 1.4.2 Research for this report was undertaken between 14th October and the 21st October 2003, and the following sources of information were consulted:

- Greater London Archaeology Service Sites and Monuments Record (SMR) and Historic Buildings Record, held in English Heritage London. The SMR comprises a record of all known archaeological sites and findspots.
- Previous archaeological interventions reported on by other archaeological organisations.

- The National Monuments Record in London for Listed Building information.
- Relevant sites and findspots referred to in the text, including the SMR entries, have been re-ordered and re-numbered with a site-specific Wessex Archaeology (WA) numeration. These are shown in Figure 1, and listed in Appendix 1.

2 RESULTS

2.1 Introduction

2.1.1 There are known archaeological sites and findspots from within the boundaries of the Site itself. The following findings from the wider Study Area are presented chronologically. All sites and finds are shown in appendix 1.

2.2 Palaeolithic (c. 500,000 – 10,000 BC)

2.2.1 There are no recorded Palaeolithic finds from within the Study Area.

2.3 Mesolithic (c. 8,500 – 4,000 BC)

2.3.1 There are no recorded Mesolithic finds from within the Study Area.

2.4 Neolithic (c. 4,000 – 2,400 BC)

2.4.1 There are no recorded Neolithic finds from within the Study Area.

2.5 Bronze Age (c. 2,400 – 700 BC)

2.5.1 An excavation (Site code UNS91) on the Site in 1991 revealed a peat deposit (**WA01**) that was dated to the Bronze Age and represents the Tilbury IV regression.

2.5.2 To the south-east of the Site an excavation (SLAEC 1975) revealed water-lain clays indicative of mudflats (**WA02**), these were of prehistoric date but a more precise date cannot be ascertained.

2.6 Iron Age (c. 700 BC – AD 43)

2.6.1 There is no evidence for any form of Iron Age activity from the Study Area.

2.7 Romano-British (AD 43 – 410)

2.7.1 There is no evidence for major settlement in the immediate area during the Romano-British period, though it has been postulated that the Romans forded the Thames between the modern site of Lambeth Palace to the north and Thorney Island now occupied by the Houses of Parliament to the west.

2.7.2 On the Site, a water channel (**WA03**) filled with Roman pottery was excavated and above this a peat horizon (**WA04**) was also dated to this period. In Union Street during the 19th century a glass cinerary urn with lid and burnt bones were recovered (**WA05**), also some glass unguent vessels (**WA06**) and other vessels (**WA07**) including a strange measuring pot/water pot. It is not certain whether these were found near to one another with the provenance being a generalised Union Street.

2.7.3 To the north of the Site, two other finds from this date were recorded. Fragments of Castor ware (**WA08**) were recovered from Bear Lane and during excavations in Lavington Street, a flagon (**WA09**) dated to between AD 70 and 120 was recovered but from a 17th century dump layer.

2.8 Saxon and Medieval (AD 410 – 1499)

2.8.1 The only physical evidence for the Anglo-Saxon period in the Study Area comes from Borough High Street where ‘some’ coins were found. It is inferred that Ethelred II had a mint in Southwark (**WA10**) and probably held it as a defensible house (VCH, p126).

2.8.2 An early reference for Southwark can be found in the Domesday Book, it states that a ‘monesterium’ existed in ‘Sudwerce’ which is thought to be the site of Southwark Cathedral (**WA11**).

2.8.3 To the north a reference was made to the South Bank as ‘The Banke’ which ran along between parallel water courses (**WA12**). The only other find from the medieval period was the bar and pendant frames of a purse with incised mounts and ‘ICH’ inscribed on the central boss (**WA13**) which was found in Blackfriars Road.

2.8.4 An excavation in 1991 shows that there are a series of ploughsoils, reflecting an arable use for the Site from this period through to the 18th century (MoLAS 2000 p77).

2.9 Post-medieval and Modern (AD 1500 – present)

2.9.1 There is little evidence for early Post-medieval activities with ‘occasional finds’ (**WA14**) of 16th century date being recovered from the Site during excavations in 1991.

2.9.2 From the early 1690’s, the area around Great Suffolk Street was the site of a stoneware and tin glaze pottery (**WA15**) which existed until after 1750. In Lavington Street a dump of stoneware and tin glazed pottery (**WA16**) was recovered and appears to relate to the pottery. Also at 25 Lavington Street, a 17th century dump of pottery (**WA17**) with the Roman flagon (**WA09**) was recovered and is also probably related.

2.9.3 Rocque’s map of 1744 (Fig.2) shows the area occupied by tenter grounds (grounds for laying out cloth and rope during manufacture) with plots of gardens or cultivated orchards depicted. On the map of 1760 Union Street

(originally Charlotte Street) is dotted on the map running west from Duke Street (now Union Street continuing to the east).

- 2.9.4 On the 1753 map (not illustrated) of the area around St George's Fields (not illustrated) a windmill or postmill (**WA19**) is shown, but does not appear on later maps and no details exist of what was being produced there. The Site on this map shows it to be clear land.
- 2.9.5 The excavation (MoLAS 2000) shows that the area had been levelled with buildings which fronted both Union and William Street which date to the middle 1700's.
- 2.9.6 The site of the burial ground of St Saviours Parish (**WA20**) was consecrated in 1780. The area of Great Suffolk Street and Southwark Bridge Road which was formerly Finchs Grotto Garden, a pleasure garden c.1760 was possibly destroyed to make way for Southwark Bridge Road.
- 2.9.7 To the west of the Site is the position of the Evangeleptic Surrey Chapel, an independent circular chapel which was opened in 1783. The last worship took place in 1876 and the new Christ Church (**WA18**) was opened as a replacement in Westminster Bridge Road the same year.
- 2.9.8 The almshouses (**WA22**) which had originally stood at the junction of Borough Road and Borough High Street in 1642 were rebuilt in Glasshill Street (formerly Hill Street) to the south of the Site in 1820 next to the Rowland Hill Almshouses.
- 2.9.9 On Horwood's map of 1792-9 (not illustrated), Charlotte Street (now Union Street) and William Street (now Gambia Street) are shown for the first time. Residential buildings are on the frontage of William Street with block/commercial onto Charlotte Street and a commercial building running east to west through the centre of the land. The 1821 Gardner map (Fig.3) shows Little Charlotte Street and William Street with a hat manufacturer on the land.
- 2.9.10 To the west of the Study Area in Joan Street, evidence for the 18th and 19th centuries was recorded during an excavation (Site code JOA91) with dumping layers (**WA21**), a well dated to the 19th century (**WA24**) and a mid 19th century wall foundation (**WA25**).
- 2.9.11 The Post Office Directory Map of 1854 (not illustrated) shows the intended route of the Charing Cross Line to the north of the site, with the 1866 map (Fig.4) showing the London, Chatham and Dover railway outlined. . The 1st Edition OS map of 1872 (Fig.5) shows a building on the site which is possibly commercial.
- 2.9.12 The Goad Fire Insurance Plan of 1889 (Fig.6) shows the area with residential buildings onto the roads and industrial buildings sandwiched with the viaducts to the north and east. Before 1893 (2nd edition OS, Fig.7) William Street is changed to Gambia Street with Charlotte Street changing to Union Street by 1914 (3rd Edition OS, Fig.8).

- 2.9.13 To the east of the Study Area in Ewer Street was the site of the Quaker Burial Ground (**WA23**), this was destroyed during the 19th century to make way for the railway.
- 2.9.14 The production of clay pipes is evident in Union Street (**WA27**) with the recording of pipes and strips of clay and a piece of muffle recorded during a watching brief (Site code 154US82) at number 154. At 206 Union Street (Site code UNS91), small walls (**WA26**) were found dating to the 19th Century.
- 2.9.15 Further along Union Road at 235-241, late Post-medieval burnt deposits and possibly thick flooring (**WA28**) were found (Site code 235US80) though no other evidence was retrieved due to the area having been cellared out.
- 2.9.16 In 1910 the site of the Surrey Chapel was turned into a boxing ring, the Bomb Map of the 1940's (not illustrated) shows a V1 hit 'The Ring' with the surrounding buildings having been destroyed and minor blast damage occurring to the Site.
- 2.9.17 The 1933-9 map (Fig.9) shows the building on the Site to be a bakery, this being held by the wholesale company of Spicers paper and Stationers on the 1950 Goad Fire Insurance Plan (Fig.10) and in 1951 (not illustrated) as a printing works.
- 2.9.18 On the northern side of the Site, a large (15m wide) stepped trench was excavated and the deposits recorded for the construction of a ventilation shaft for the Jubilee Line which runs beneath the Site.

2.10 Undated Activities

- 2.10.1 During the excavation of 206 Union Street (Site code UNS91), a ditch (**WA29**) of unknown date was found truncating the Bronze Age peat deposit (**WA01**).
- 2.10.2 To the west at Joan Street (Site code JOA91) below the 18th and 19th century dumped layers (**WA21**) were a sequence of peats and clays (**WA30**) which were archaeologically sterile.

3 DISCUSSION

3.1 Archaeological potential and significance

- 3.1.1 Evidence for Prehistoric activity is fairly minimal with no recorded finds prior to the Bronze Age in this area. A sequence of peat deposits were recorded from the Bronze Age on the site and a ditch truncating the peat was recorded, but is of an unknown date. No evidence for the Iron Age is recorded.
- 3.1.2 A limited amount of evidence for the Romano-British period is evident in this area with a cinerary urn and other associated vessels recovered from Union Street and to the north in Bear Lane and Lavington Street.

3.1.3 The geotechnical report shows that the interface of the sand and gravel with the London clay is consistent across the site with a deep pocket of peat which goes to a depth of 7.8m in the south-eastern area. The made-ground extends to a depth of up to 3.8m.

3.1.4 The archaeological potential within the Site may be summarised as follows:

- There is a **Low** potential for Palaeolithic, Mesolithic and Neolithic artefacts. This is due to the reworking of the Thames Gravels during the earlier formation processes of the Thames River course.
- There is a **Low to Moderate** potential for Bronze Age material to have once been present on the surface of the gravel terrace. There would be high probability due to later development that this material has been truncated.
- There is a **Low** potential for Iron Age material given the paucity of finds in the area.
- There is a **Low to Moderate** potential for Romano-British material within the area of the Site given the select amount of finds.
- There is a **Low** potential for Anglo-Saxon and medieval material given the paucity of finds in this area.
- There is **Moderate to High** potential for Post-medieval occupation given reference to a number of building foundations and dumps of clay pipe.

3.2 Archaeological remains

3.2.1 Any archaeological remains within the Site could take one of several forms:

- Discrete un-associated artefacts within the natural gravels.
- Occupation evidence from within, or on the surface of, the gravel terrace, or from within any overlying peat and alluvial deposits, in the form of spreads of artefacts, cut features or structures. These may take the form of stratified deposits, with evidence from different periods at different levels in the ground.
- Palaeo-environmental material (e.g. pollen, waterlogged plants etc.) within the peat and alluvial deposits (MoLAS 2000 p77).

3.3 Existing impacts

3.3.1 Recent/Modern activity on the Site, most notably the ground work and construction of the ventilation shaft on the north side of the site is likely to have resulted in the degradation of the Site's archaeological potential.

3.4 Potential scheme impacts

- 3.4.1 The potential scheme for the Site is for the construction of a predominantly residential building with apartments and live/work units. The development would consist of 27 floors with a single basement for parking.

3.5 Conclusions

- 3.5.1 The potential scheme will remove any archaeology on the Site due to the construction of a basement carpark.
- 3.5.2 Given the high level of archaeological potential and the qualified extent of the future impacts on that potential, it is considered reasonable that detailed archaeological intervention would be dealt with by condition of a planning approval (Sarah Gibson, London Borough of Southwark Archaeology Planning Officer pers comm).

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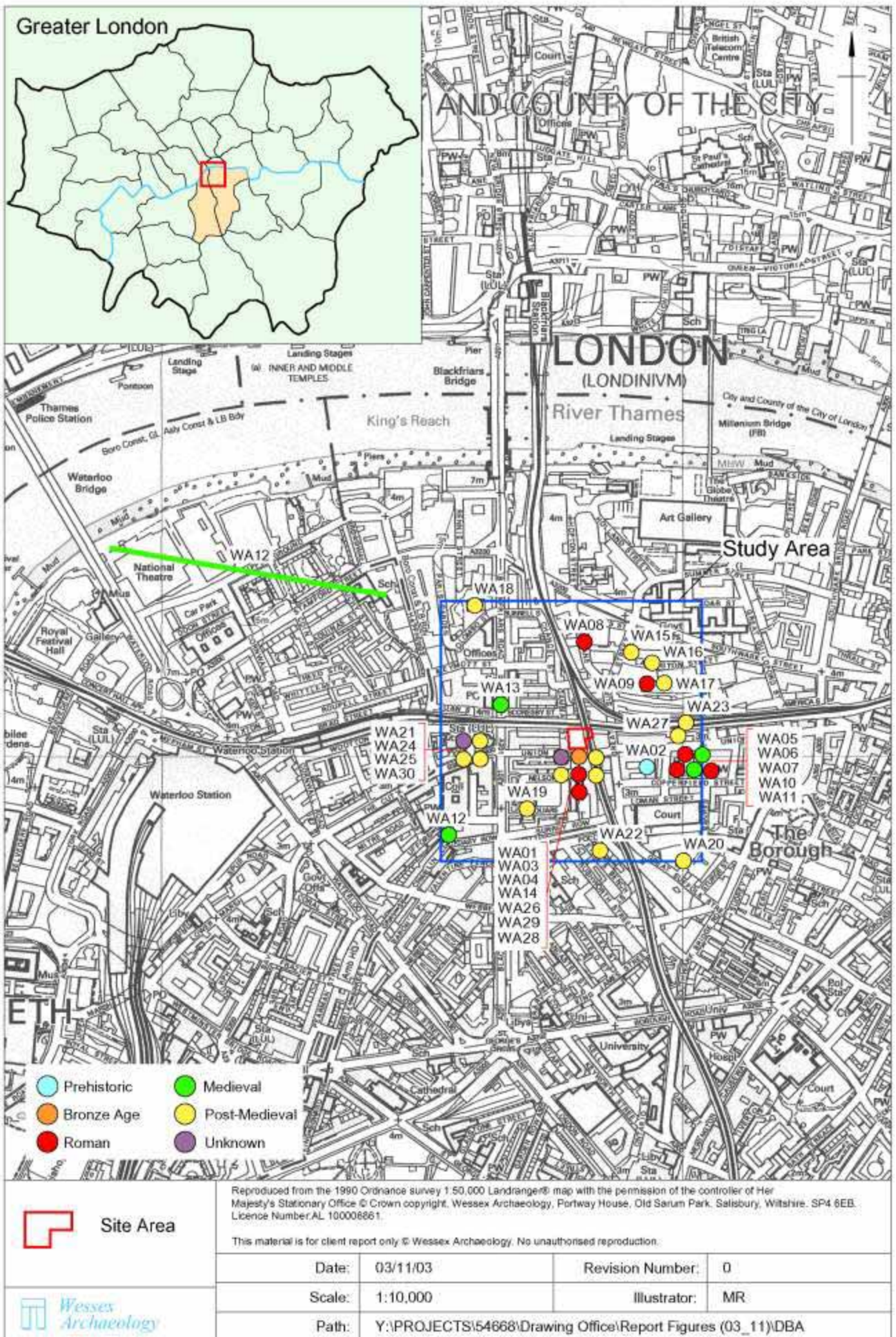
APPENDIX 1

Gazetteer of Sites referred to in the text

WA No	NGR (TQ)		Description	Period	Other References (GLSMR No.)
WA01	53180	18000	Peat deposit	Bronze Age	091459
WA02	53193	17998	Mudflats	Prehistoric	090350
WA03	53180	18000	Water channel with pottery	Roman	091461
WA04	53180	18000	Peat horizon above Roman Material	Roman	091462
WA05	53200	18000	Glass cinerary urn with burnt bones found with WA05	Roman	090791
WA06	53200	18000	Glass vessels ungent bottles? Found with WA04	Roman	090926
WA07	53200	18000	Various vessels	Roman	090579
WA08	53181	18022	Castor ware fragments	Roman	090655
WA09	53193	18014	Roman Flagon	Roman	091441
WA10	53200	18000	Coins – Ethelred II had mint in Southwark	Medieval	090549
WA11	53200	18000	Southwark Cathedral	Medieval	092736
WA12	53090 53143 53155	18040 18031 17985	'The Banke' between parallel water courses	Medieval	090108
WA13	53165	18010	Bar & pendant frames of purse	Medieval	090801
WA14	53180	18000	Occasional finds	Post medieval	091464
WA15	53190	18020	Stoneware & tin glaze pottery works	Post medieval	090622
WA16	53194	18018	Stoneware & tin glaze dump	Post medieval	090621
WA17	53193	18014	Dump layers between a water channel WA09	Post medieval	091442
WA18	53160	18029	Christ Church parish church	Post medieval	090301
WA19	53170	17990	Windmill/postmill	Post medieval	090708
WA20	53200	17980	Burial ground of St Saviours Parish	Post medieval	090531
WA21	53161	18003	Dump layer of 18 th & 19 th centuries	Post medieval	091431
WA22	53184	17982	Almshouses built in 1820	Post medieval	213082
WA23	53200	18006	Site of Quaker burial ground	Post medieval	091219
WA24	53161	18003	Well of 19 th century	Post medieval	091432
WA25	53161	18003	Wall foundation	Post medieval	091433
WA26	53180	18000	Walls	Post medieval	091463
WA27	53199	18004	Clay pipes & strips of pipe clay	Post medieval	091926
WA28	53181	17999	Burnt deposits & ?thick floor	Post medieval	091927
WA29	53180	18000	Ditch truncating Bronze Age peat WA01	Unknown	091460
WA30	53161	18003	Sequence of peats & clays, sterile, below 18 th & 19 th century dump layers	Unknown	091430

APPENDIX 2
CARTOGRAPHIC SOURCES

DATE	SURVEYOR	SCALE	COPIED	WHERE VIEWED
1553-9	Hogenberg	?	YES	Southwark Local Studies Library
1603	Brett-James	?	YES	Southwark Local Studies Library
1676-82	Ogilby & Morgen	?	YES	Southwark Local Studies Library
1744-6	Rocque	?	YES	Southwark Local Studies Library
1753	?	?	YES	Southwark Local Studies Library
c.1760	?	?	YES	Southwark Local Studies Library
1769	?	?	YES	Southwark Local Studies Library
1792-9	Horwood	?	YES	Southwark Local Studies Library
1821	H.Gardner	?	YES	Southwark Local Studies Library
1824-6	Greenwood	?	YES	Southwark Local Studies Library
1831	?	?	YES	Southwark Local Studies Library
1854	Post Office Directory	?	YES	Southwark Local Studies Library
1866	?	?	YES	Southwark Local Studies Library
1872	1 st Edition OS	60":1 mile	YES	Southwark Local Studies Library
1889	Goad Fire Insurance Plan No 246	?	YES	Southwark Local Studies Library
1893	2 nd Edition OS	60":1 mile	YES	Southwark Local Studies Library
1914	3 rd Edition OS	25":1 mile	YES	Southwark Local Studies Library
1933-9	LCC	60":1 mile	YES	Southwark Local Studies Library
1940s	Bomb Map	?	YES	London Metropolitan Archives
1950	Goad Fire Insurance Plan No 246	?	YES	Southwark Local Studies Library
1951	OS	60":1 mile	YES	Southwark Local Studies Library



Site location and SMR plot

Figure 1

Fig. 2 - Rocque's Plan, 1744-6

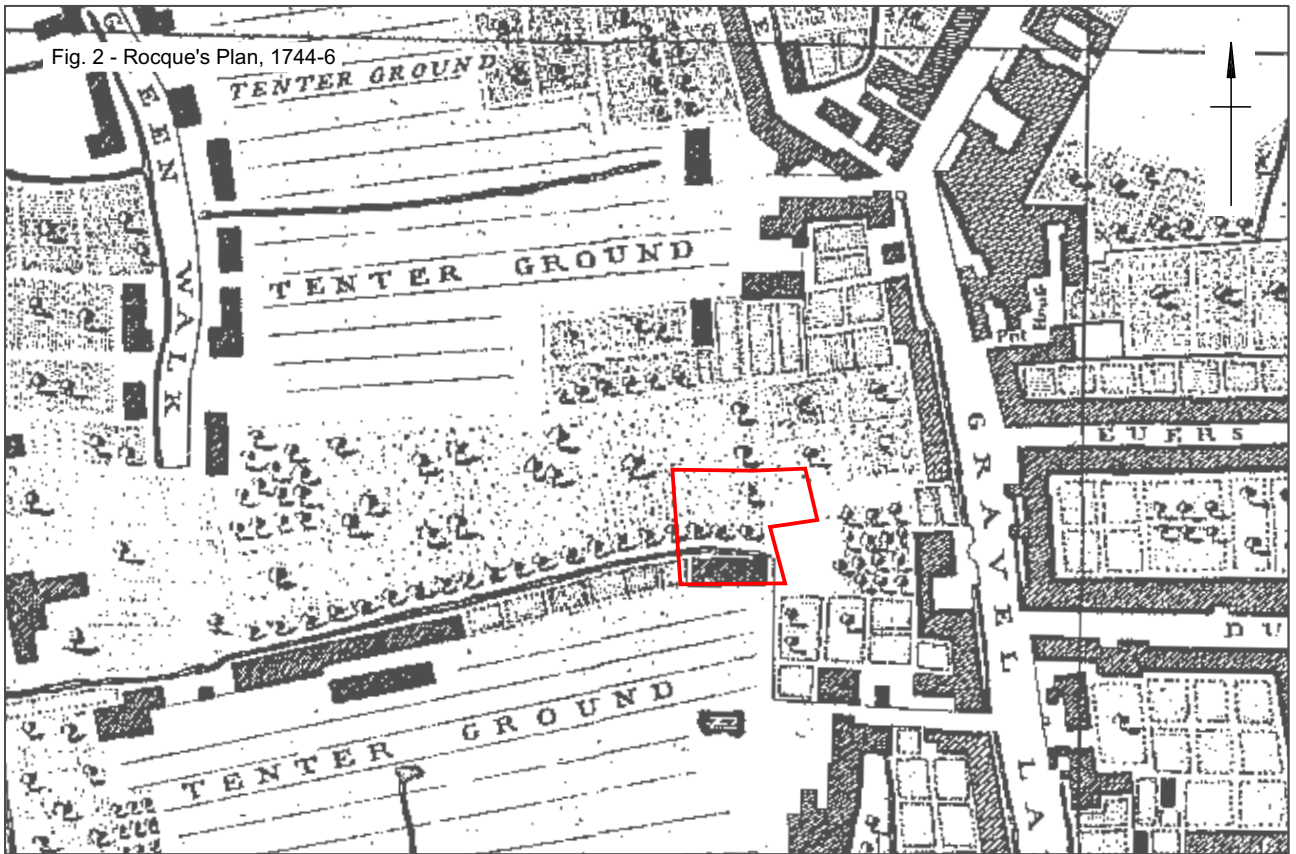
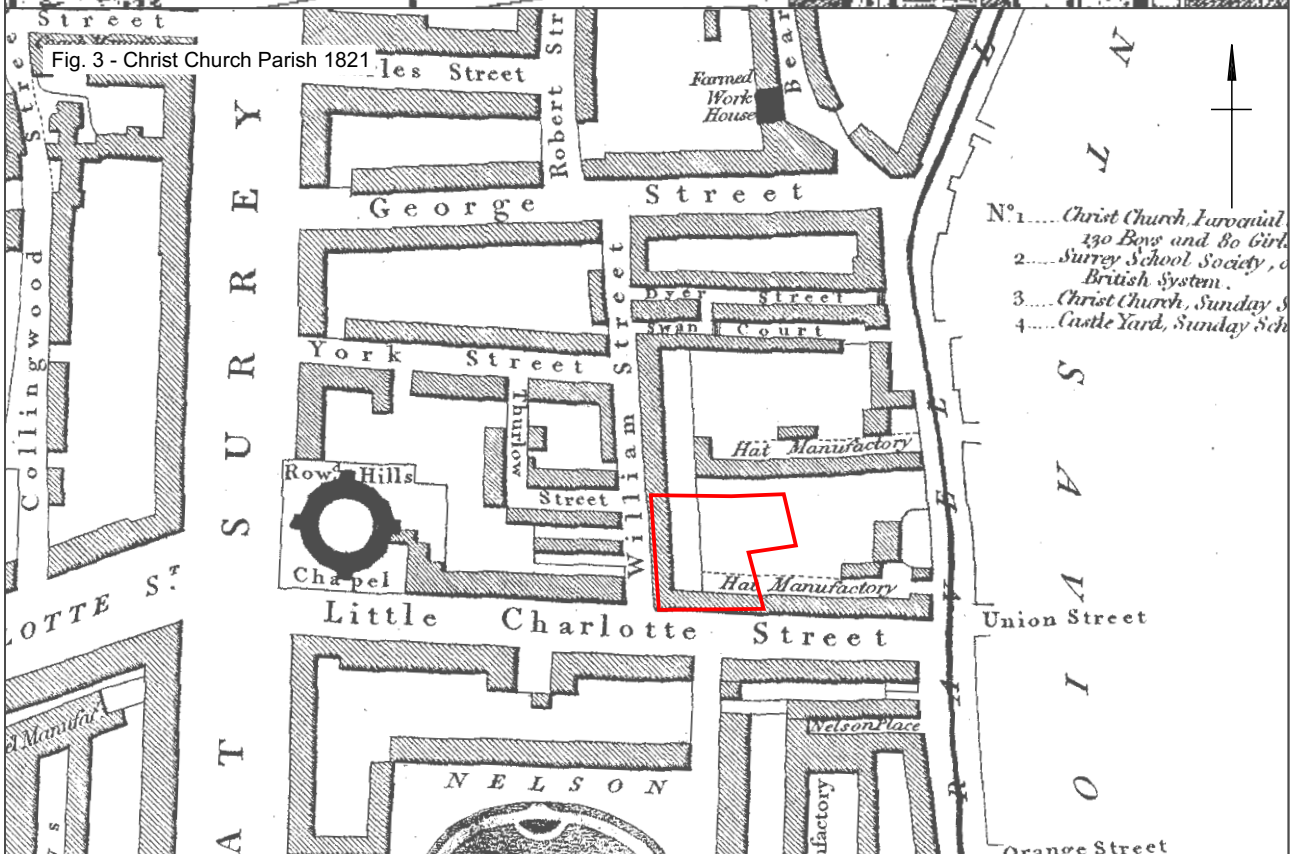


Fig. 3 - Christ Church Parish 1821



Approximate area of site

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Date: 03/11/03

Revision Number: 0

Scale: 1:2,500

Illustrator: MR

Path: Y:\PROJECTS\54668\Drawing Office\Report Figures (03_11)\DBA

Fig. 4 - Plan of Freehold Land & Buildings in Charlotte Street 1866

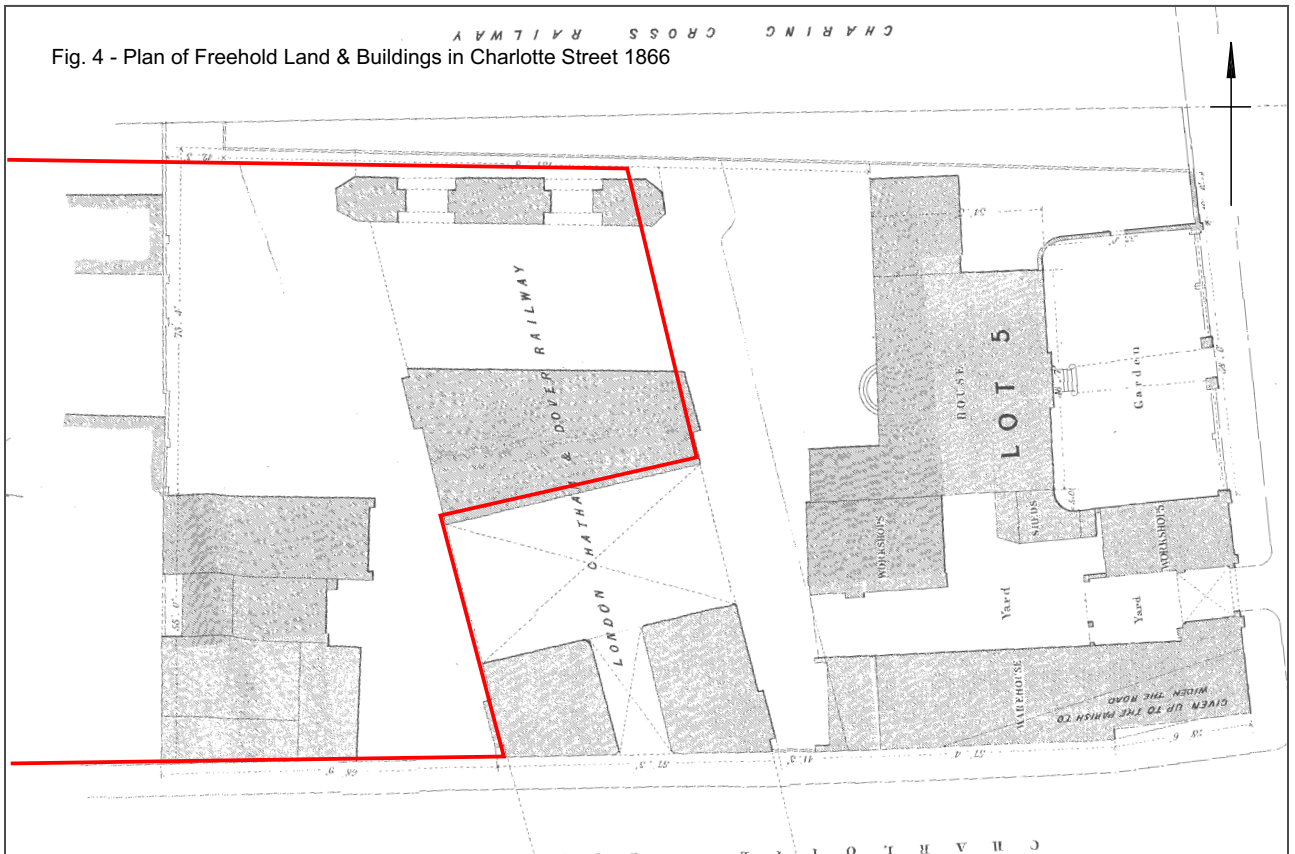
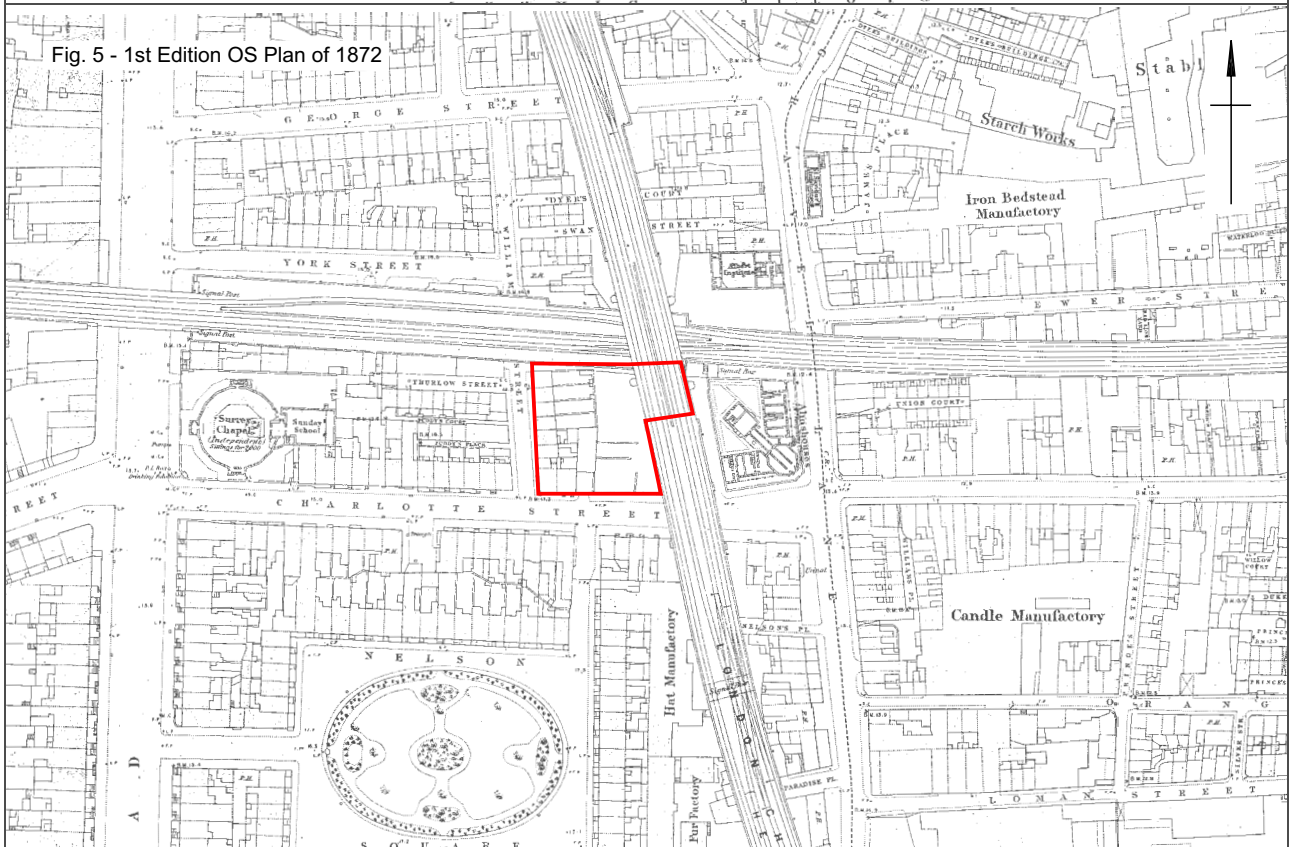


Fig. 5 - 1st Edition OS Plan of 1872



Approximate area of site

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Date: 03/11/03

Revision Number: 0

Scale: 1:500 & 1:2,500

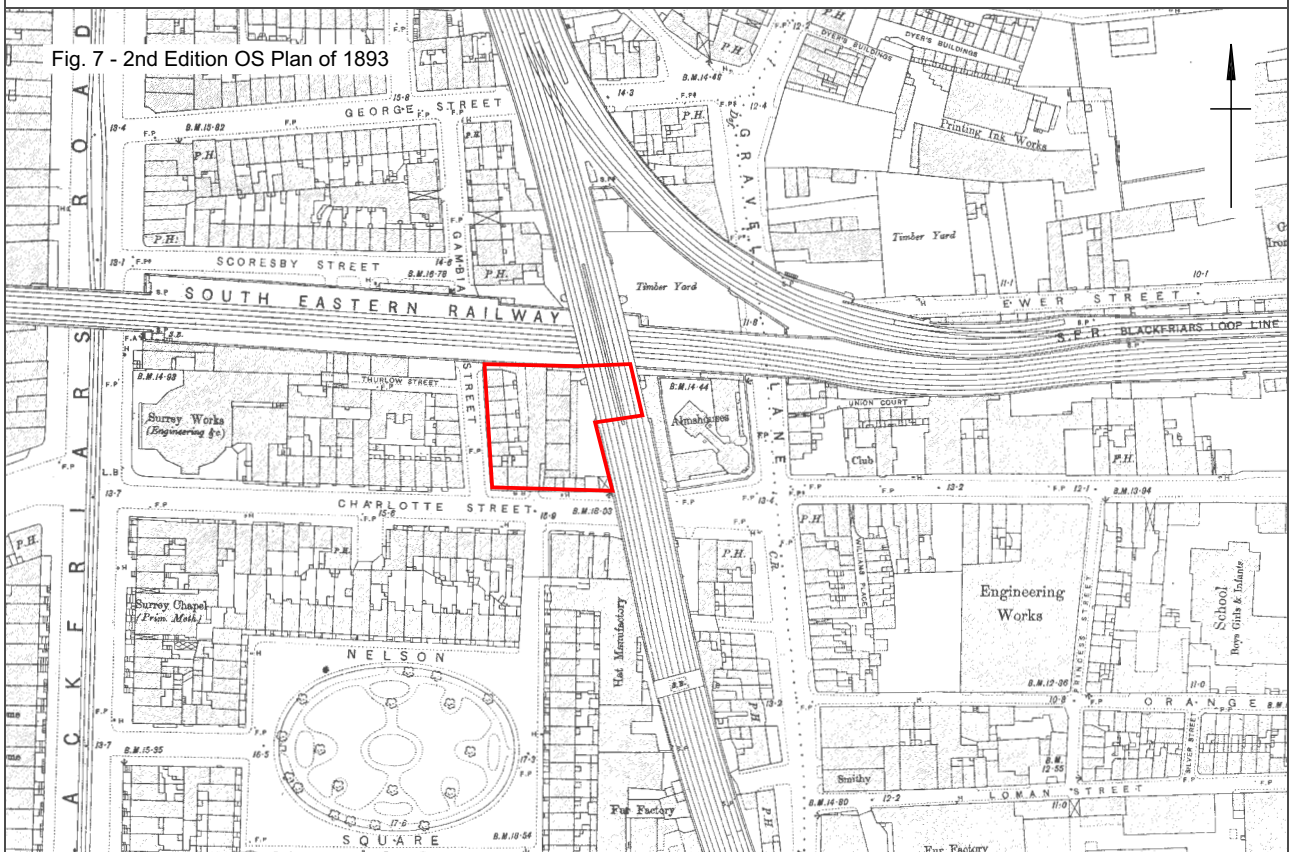
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Fig. 6 - Goad Fire Insurance Plan No 246 of 1889



Fig. 7 - 2nd Edition OS Plan of 1893



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	Scale:	1:1,250 & 1:2,500	Illustrator:	MR
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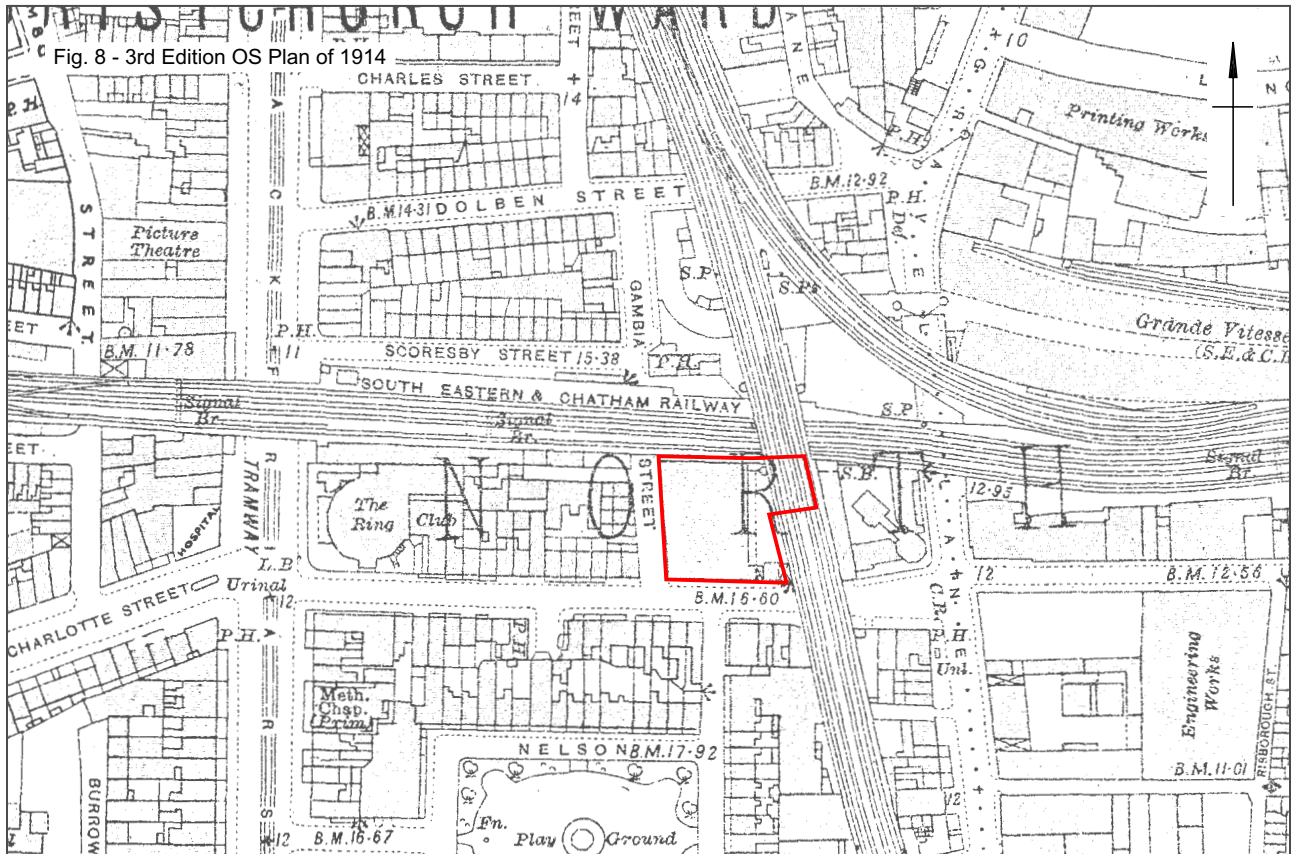


Fig. 8 - 3rd Edition OS Plan of 1914

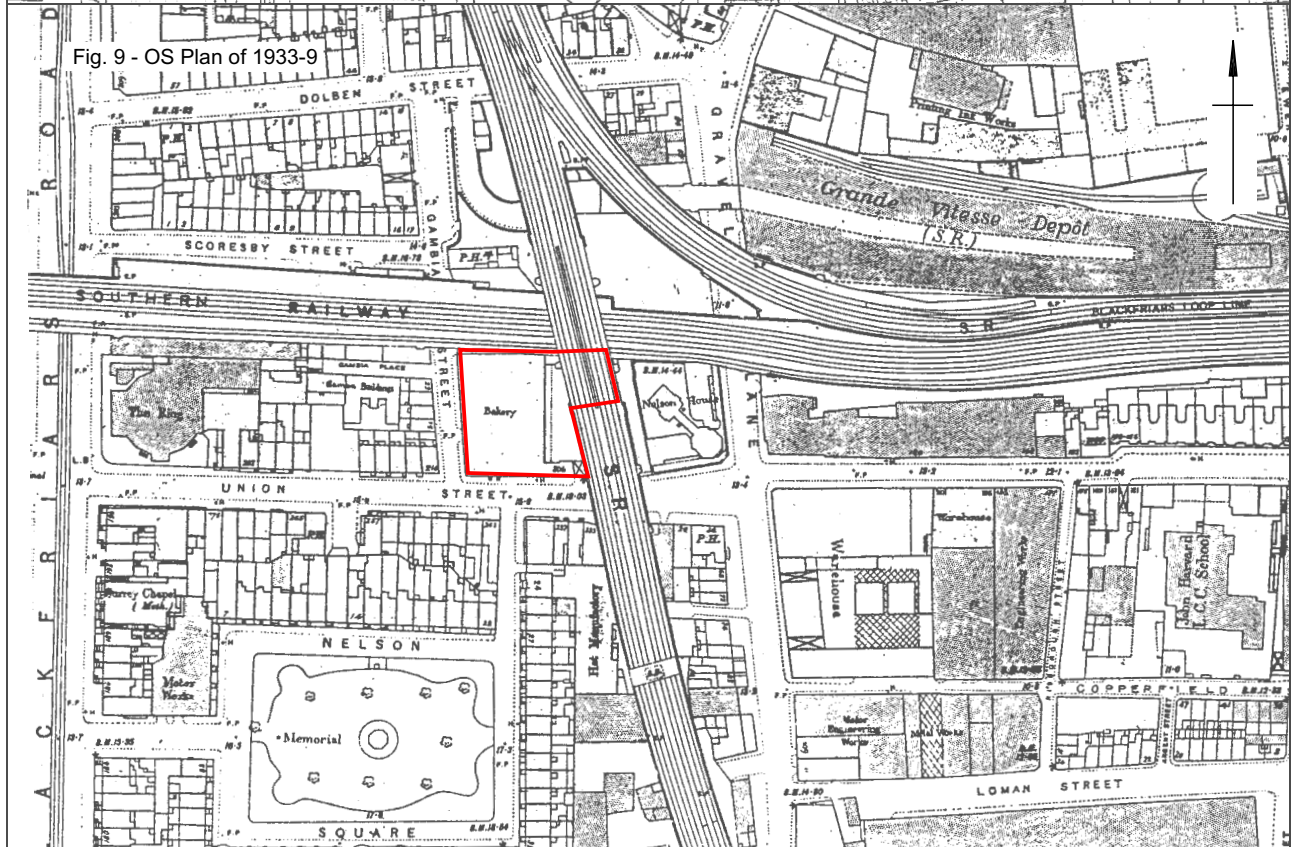






Fig. 9 - OS Plan of 1933-9

	<p>Approximate area of site</p>			
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	Date:	03/11/03	Revision Number:	0
	Scale:	1:2,500	Illustrator:	MR
	Path:	Y:\PROJECTS\54668\Drawing Office\Report Figures (03_11)\DBA		



 Approximate area of site	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.			
	Date:	03/11/03	Revision Number:	0
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Goat Fire Insurance Plan No 246 of 1950

Figure 10



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