



## 123 Grove Park, Camberwell, London Borough of Southwark

### Archaeological Desk-Based Assessment



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**123 GROVE PARK  
CAMBERWELL  
LONDON BOROUGH OF SOUTHWARK**

**Archaeological  
Desk-Based Assessment**

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## QUALITY ASSURANCE

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PLANNING APPLICATION REF.					

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\* I= Internal Draft E= External Draft F= Final

**123 GROVE PARK  
CAMBERWELL  
LONDON BOROUGH OF SOUTHWARK****Archaeological  
Desk-Based Assessment****CONTENTS**

Summary	
Acknowledgements	
<b>1 INTRODUCTION .....</b>	<b>1</b>
1.1 Project background .....	1
1.2 The Site, location and geology .....	1
<b>2 METHODOLOGY .....</b>	<b>2</b>
2.1 Aims and scope .....	2
2.2 Study Area .....	2
2.3 Sources .....	2
2.4 Site visit .....	3
2.5 Chronology .....	3
2.6 Best practice .....	4
2.7 Assumptions and limitations .....	4
<b>3 PLANNING BACKGROUND .....</b>	<b>4</b>
3.1 Introduction .....	4
3.2 National legislation and planning guidance .....	4
3.3 Regional and local planning guidance and policy .....	5
<b>4 BASELINE RESOURCE .....</b>	<b>7</b>
4.1 Introduction .....	7
4.2 Statutory and local heritage designations .....	7
4.3 Previous archaeological work .....	7
4.4 Archaeological and Historical Context .....	8
4.5 Cartographic Evidence .....	11
<b>5 DISCUSSION .....</b>	<b>12</b>
5.1 Summary of the Archaeological Potential .....	12
5.2 Previous Impacts .....	14
5.3 Potential Development Impacts .....	14
5.4 Conclusion .....	15
5.5 Further Works and Mitigation .....	15
<b>6 BIBLIOGRAPHY .....</b>	<b>16</b>
6.1 Online Resources .....	16
6.2 Cartographic Sources .....	16
<b>7 APPENDIX 1: GAZETTEER OF GLHER DATA .....</b>	<b>18</b>



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**LIST OF FIGURES**

<b>Cover</b>	As Plate 1
<b>Figure 1</b>	Site location showing Study Area, WA numbers and designated areas.
<b>Figure 2A</b>	John Rocque's Map of the Environs of London, c.1737-1746 (published 1747) showing approximate Site location.
<b>Figure 2B</b>	Greenwoods Map of London, 1830 showing approximate Site location.
<b>Figure 3A</b>	Ordnance Survey 25 inch Series, London Sheet LXVII, 1863-1873 edition
<b>Figure 3B</b>	Ordnance Survey 25 inch Series, London Sheet LXVII 1894-1896 edition
<b>Figure 3C</b>	Ordnance Survey 25 inch Series, London Sheet LXVII, 1933-1939 edition
<b>Figure 3D</b>	Ordnance Survey 1:1250 Series, S1/3376SW, 1950 edition.

**LIST OF PLATES**

<b>Plate 1</b>	Main elevation of 123 Grove Park. Looking north-west.
<b>Plate 2</b>	Rear of 123 Grove Park showing surviving terrace ( <b>WA 21</b> ). Looking south-east.
<b>Plate 3</b>	View across surviving lawn to rear of property. Looking north-west.
<b>Plate 4</b>	Over grown path through woodland towards north-western corner of Site. Looking north-east.
<b>Plate 5</b>	Remnants of garden steps in woodland. Looking south.
<b>Plate 6</b>	View across heavily overgrown woodland from highest point of mound showing change in ground level. Looking south-east.

**123 GROVE PARK  
CAMBERWELL  
LONDON BOROUGH OF SOUTHWARK****Archaeological  
Desk-Based Assessment****Summary**

Wessex Archaeology was commissioned by KSR Architects on behalf of Citrus Healthcare CL Ltd to undertake an archaeological desk-based assessment of land at 123 Grove Park, Camberwell, London Borough of Southwark centred on National Grid Reference (NGR) 533233, 176127 (hereafter 'the Site'). This assessment has been undertaken in advance of submission of a planning application for the proposed redevelopment of the Site. It is proposed that the extant building be refurbished to provide several dwellings. Current outline proposals also include the construction of additional dwellings to the rear of the extant property, construction of a new access driveway and associated garden landscaping and infrastructure.

The recorded cultural heritage resource within a 1km radius of the Site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site. In addition to sub-surface archaeological considerations, information regarding Listed Buildings within a 250m Study Area has also been considered.

Overall, a moderate potential for the recovery of archaeological deposits at the Site has been identified. Available evidence would suggest that the Site occupied a hill top/side location offering a favourable site for transient or permanent settlement from the prehistoric period onwards and likely to be in use as agricultural or pastoral land until the 18<sup>th</sup> century when the Site formed part of the Lettsom's greater Grove Hill estate. The Site was developed in the late 19<sup>th</sup> century when the extant house was built and the gardens to the rear landscaped.

Given the level development proposed at the Site, it is likely that further archaeological investigation will be required by the archaeological advisor to the London Borough of Southwark in those areas proposed for development. This could take the form of trial trenching or test pitting either prior to determination of the planning application or as a condition on any planning consent.

Current design scheme proposals include the retention of the 19<sup>th</sup> century garden terrace to the rear of the main residence and the reinstatement of the heavily overgrown path along the eastern Site boundary as a driveway. In order to retain the historic integrity of the 19<sup>th</sup> century estate, it is recommended that surviving landscape features originating from the 19<sup>th</sup> century garden layout be respected and retained within the proposed development design scheme.

The scope and nature of any further archaeological work will need to be agreed through consultation with the archaeological advisor to the London Borough of Southwark following submission of the planning application. It is advised, however, that any ground investigation works undertaken at the Site are monitored by an archaeologist. This will help to identify the presence/absence of potential archaeological remains on the Site and inform any future mitigation strategy.



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LONDON BOROUGH OF SOUTHWARK**

**Archaeological  
Desk-Based Assessment**

**Acknowledgements**

Wessex Archaeology was commissioned by KSR Architects on behalf of Citrus Healthcare CL Ltd to undertake an archaeological desk-based assessment of 123 Grove Park, Camberwell, London Borough of Southwark. Wessex Archaeology would like to thank Edwina Bland of KSR Architects for commissioning this report and arranging access to the Site. Thanks are also extended to Krysia Truscoe, Greater London Historic Environment Record Officer and the staff at the Southwark Local Studies Library.

This report was researched and compiled by Katharine Barber. The figures were produced by Linda Coleman. The project was managed for Wessex Archaeology by Rob Armour Chelu.

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**123 GROVE PARK  
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**Archaeological  
Desk-Based Assessment**

**1 INTRODUCTION**

**1.1 Project background**

1.1.1 Wessex Archaeology was commissioned by KSR Architects on behalf of Citrus Healthcare CL Ltd to undertake an archaeological desk-based assessment of land at 123 Grove Park, Camberwell, London Borough of Southwark centred on National Grid Reference (NGR) 533233, 176127 (hereafter 'the Site', **Figure 1**).

1.1.2 This assessment has been undertaken in advance of submission of a planning application (Planning Reference not available) for the proposed redevelopment of the Site. It is proposed that the extant building be refurbished to provide several dwellings. Current outline proposals also include the construction of four semi detached and three detached dwellings to the rear of the extant property, construction of a new access driveway and associated garden landscaping and infrastructure. The existing property includes a basement, although no additional basements are currently proposed.

**1.2 The Site, location and geology**

1.2.1 The Site is situated in a residential urban environment between settlement centres at Camberwell Green to the north-west and Peckham Rye to the east.

1.2.2 The property is currently accessed from a driveway off Grove Park to the south. The Site is bounded by residential plots to the east, west and south. The northern declining slope of Grove Hill begins at the northern Site boundary.

1.2.3 The Site comprises a sub-rectangular plot of land covering an area of approximately 0.6ha. The Site is currently occupied by a large vacant residence fronting onto Grove Park (**Plate 1**) with overgrown landscaped gardens and woodland to the rear. The house is sited on raised ground with a turfed terrace (**Plate 2**) breaking the slope to the level lawn to the north (**Plate 3**) and traversed by a flight of brick steps. The northern third of the Site is heavily overgrown by woodland with the remnants of a former woodland path (**Plate 4**) and brick steps (**Plate 5**) noted in the interior. An earthen mound raised approximately 3m above the natural ground level is located at the centre of the woodland (**Plate 6**). Mature trees and remnants of an encircling path occupy the mound.

1.2.4 The Site is situated on London Clay laid down in the Eocene period. London Clay covers a large area of South London stretching southwards from the Site across Dulwich and Streatham (British Geological Society Sheet 257).



## **2 METHODOLOGY**

### **2.1 Aims and scope**

- 2.1.1 The aim of this assessment is to establish the known and potential cultural heritage resource within the Site and its environs, which may be affected by development of the Site.
- 2.1.2 For the purposes of this assessment, the cultural heritage resource is taken to encompass archaeological remains (both above and below ground), historic structures, and other elements of the historic landscape.
- 2.1.3 This report assesses the likely impact of the proposed development on the known and potential archaeological remains and the historic landscape and provides recommendations on appropriate mitigation strategies.

### **2.2 Study Area**

- 2.2.1 The recorded cultural heritage resource within a 1km radius of the Site has been considered in order to provide a context for the discussion and interpretation of the known and potential resource at the Site (**Figure 1**). Information regarding Listed Buildings and other nationally and locally designated sites and areas within this Study Area have been considered, with consideration of Listed Buildings limited to those within 250m of the Site. A summary of cultural heritage assets is presented **Appendix 1** gazetteer and plotted on **Figure 1**.

### **2.3 Sources**

- 2.3.1 A number of publicly accessible sources of primary and synthesised information were consulted. A brief summary of the sources consulted is given below.

#### ***Historic Environment Record***

- 2.3.2 The Greater London Historic Environment Record (GLHER) was consulted for information held pertaining to the historic environment assets within the Study Area. The GLHER is a database of all recorded archaeological sites, findspots, events and historic buildings (Listed or otherwise) within Greater London, and was consulted for this study in June 2010. Information from the GLHER has been reviewed and synthesised for the purposes of this report and the data is provided in gazetteer format in **Appendix 1** and plotted in **Figure 1**. Each identified location has been allocated a unique Wessex Archaeology identifier (**WA1- 44**).

#### ***Documentary sources***

- 2.3.3 A search of historic manuscript and Ordnance Survey maps was undertaken at the Southwark Local Studies Library. The study of maps and associated historical sources helps to clarify the archaeological potential of the Site in two ways. Firstly, it suggests aspects of historic land use prior to any modern development. Secondly, it pinpoints areas within the Site that, because of that development, are likely to have become archaeologically sterile. All maps consulted in the preparation of this document are listed in **References**.



2.3.4 A search of other relevant primary and secondary sources was carried out digitally, and in Wessex Archaeology's own library. Recent volumes of local journals and publications were consulted, and archaeological reports relating to excavations and observations in the area of the Site were studied where appropriate and available. The sources consulted are listed in **References**.

2.3.5 Additional information relating to Listed Buildings within the Study Area and wider landscape was obtained through English Heritage online resources. For full website details see **References**.

#### ***Legislative and planning documents***

2.3.6 *The London Plan: Spatial Development Strategy for Greater London* was published in 2004 and sets out the Mayor's strategic plan for "an integrated social, economic and environmental framework for the future development of London, looking forward 15-20 years." The Southwark Unitary Development Plan (UDP) sets out the council's planning policies, and provides the basis for all the council's planning decisions. Southwark's UDP was adopted on 28th July 2007. These plans were consulted to inform of any existing development controls relating to the historic environment.

2.3.7 The results of a review of this legislation and, where relevant, details of any statutory and non-statutory designations are included below.

## **2.4 Site visit**

2.4.1 The Site was visited on the 22<sup>nd</sup> June 2010, access to all areas of the Site was achieved at this time. The aim of the visit was to assess the general aspect, character, condition and setting of the Site. Due to the presence of children at the Site at the time of the Site visit, a limited digital photographic record was undertaken. Images are held in the project archive with certain images included in this report (**Plates 1-6**).

## **2.5 Chronology**

2.5.1 Where mentioned in the text, the main archaeological periods are broadly defined by the following date ranges:

- Modern: AD 1900-present
- 19<sup>th</sup> century: AD1800 -1900
- 18<sup>th</sup> century AD 1700-1800
- post-medieval: AD 1500 -1799
- Medieval: AD1066 -1499
- Saxon: AD 410 - 1066
- Romano-British: AD 43-410
- Iron Age: 700 BC - AD 43
- Bronze Age: 2,400 - 700 BC
- Neolithic: 4,000 - 2,400 BC
- Mesolithic: 8,500 - 4,000BC
- Early Post-glacial: 10,000-8,500BC
- Upper Palaeolithic: 30,000-10,000BC
- Middle Palaeolithic: 150,000-30,000BC
- Lower Palaeolithic: 500,000-150,000BC



## 2.6 Best practice

- 2.6.1 This assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 2008).

## 2.7 Assumptions and limitations

- 2.7.1 The data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 2.7.2 The GLHER is not a record of all surviving elements of the cultural heritage resource, but is a record of the discovery of a wide range of archaeological and historical components of the cultural heritage. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

## 3 PLANNING BACKGROUND

### 3.1 Introduction

- 3.1.1 The following section provides details of the national, regional and local planning and legislative framework governing the treatment of the heritage resource within the planning process.

### 3.2 National legislation and planning guidance

- 3.2.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990.

POLICY NO.	TITLE	SUMMARY
n/a	<b>Ancient Monuments and Archaeological Areas Act 1979 (as amended)</b>	Scheduled Monuments and AAIs are afforded statutory protection and the consent of SoS (DCMS), as advised by EH, is required for any works.
n/a	<b>Planning (Listed Buildings and Conservation Areas) Act 1990</b>	Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs. EH are a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.
PPS5	<b>Planning for the Historic Environment</b>	PPS5 replaces Planning Policy Guidance Notes 15 & 16, <i>Planning and the Historic Environment</i> and <i>Archaeology and Planning</i> . It sets out the Government's national policies on different aspects of spatial planning in England. It identifies heritage assets as those

		parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. The policy covers both the designated and un-designated historic environment.
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### 3.3 Regional and local planning guidance and policy

3.3.1 Local authorities are responsible for the protection of the historic environment within the planning system, and policies for the historic environment are included in relevant regional and local plans. Those policies relevant to the Site are rehearsed below:

3.3.2 The London Plan: Spatial Development Strategy for Greater London was published in 2004 and sets out the Mayor's strategic plan for "an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years". The legislative onus is devolved to unitary borough councils to ensure that the strategic plan is implemented. Sections 4.60-62 deal with the management of the built heritage and archaeology of London. The relevant policies are summarised below:

POLICY NO.	TITLE	SUMMARY
<b><i>The London Plan: Spatial Development Strategy for Greater London, 2004.</i></b>		
<b><i>Archaeology</i></b>		
Policy 4B.10	<b>Protection of the Built Environment</b>	Sets out the Mayor's strategic plan to protect the built environment, stating that "UDP policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy, both through tourism and the beneficial use of historic assets."
Policy 4B.11	<b>Historic Environment</b>	Covers heritage conservation and states that the enhancement of the historic environment is based on a full understanding of the special character of historic assets and their landscape setting.



<b>Policy 4B.14</b>	<b>Archaeological Resource</b>	States that the Mayor in conjunction with borough councils and English Heritage will protect the archaeological resource in London. UDP's are to contain adequate legislative provision to ensure the protection of archaeological remains and the enhancement of their interpretation.
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3.3.3 The London Borough of Southwark Unitary Development Plan (UDP), adopted 28<sup>th</sup> July 2007, contains policies and explanatory text relating to the management of archaeology. The UDP will eventually be replaced by the Local Development Framework. The relevant policies are summarised below:

<b>POLICY NO.</b>	<b>TITLE</b>	<b>SUMMARY</b>
<b><i>London Borough of Southwark Unitary Development Plan, adopted 28/7/2007</i></b>		
<b>Policy 3.15</b>	<b>Conservation of the historic environment</b>	Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted.
<b>Policy 3.16</b>	<b>Conservation areas</b>	Within Conservation Areas, development should preserve or enhance the character or appearance of the area.
<b>Policy 3.17</b>	<b>Listed Buildings</b>	Development proposals involving a listed building should preserve the building and its features of special architectural or historic interest.
<b>Policy 3.18</b>	<b>Setting of listed buildings, conservation areas and world heritage sites</b>	Permission will not be granted for developments that would not preserve or enhance: the immediate or wider setting of a listed building; or an important view(s) of a listed building; or the setting of the Conservation Area; or views into or out of a Conservation Area; or the setting of a World Heritage Site; or Important views of/from a World Heritage Site.
<b>Policy 3.19</b>	<b>Archaeology</b>	Planning applications affecting sites within Archaeological Priority Zones (APZs) shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation <i>in situ</i> , to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The <i>in situ</i> preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development



		begins.
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- 3.3.4 In summary, national, regional and local policy and guidance requires that sufficient information relating to the archaeological and built heritage resource within the Site boundary is obtained by means of archaeological assessment prior to, or as part of, the planning application process. This information should enable an informed decision to be made by the LPA regarding the nature and scope of any mitigation works that may be required to reduce or remove any adverse impacts on the resource identified as part of the assessment process.

## 4 BASELINE RESOURCE

### 4.1 Introduction

- 4.1.1 Consideration of the context of the Site is an important element in establishing the nature of potential elements of the cultural heritage resource within the proposed development boundary. The following section provides a brief synthesis of the archaeological and historical development of the Site and Study Area, compiled from the sources detailed above. The aim of the synopsis is to establish the known resource within the Site and to provide context for the identification and understanding of any potential cultural heritage resource which may survive.

### 4.2 Statutory and local heritage designations

- 4.2.1 There are no Scheduled Monuments within the Study Area. The Site lies within the southern boundary of the Camberwell Grove Conservation Area ([www.southwark.gov.uk/info/200023/design\\_conservation\\_and\\_archaeology/672/conservation\\_areas](http://www.southwark.gov.uk/info/200023/design_conservation_and_archaeology/672/conservation_areas); **Figure 1**).
- 4.2.2 The Site lies approximately 350m to the south-east of the Camberwell Archaeological Priority Area centred on Camberwell Green as outlined in the Southwark Unitary Development Plan. There is one Registered Park and Garden within the Study Area; Ruskin Park to the south of Kings College Hospital (**Figure 1**). The closest extent of the designated area lies approximately 500m to the west of the Site and is not visible from any part of it.
- 4.2.3 A total of 16 Listed Buildings are identified within 250m of the Site (**Figure 1: WA 29-44**). The closest of which are numbers 124 and 125 Grove Road which occupy the adjacent plot to the west. Due to the overgrown nature of the western Site boundary, these properties are not visible from the Site interior. None of the remaining 15 Listed Buildings are visible from any part of the Site.

### 4.3 Previous archaeological work

- 4.3.1 No investigations have previously been undertaken within the Site boundary. Several sites within the Study Area have been subject to archaeological investigation. A number of these have recorded activity from more than one period. These investigations are discussed by archaeological period below.



- 4.3.2 Information gained from investigations across the Study Area has been significant in piecing together and quantifying the historical development of the wider locality.

#### **4.4 Archaeological and Historical Context**

##### ***Prehistoric***

- 4.4.1 As a result of wider archaeological investigations, the prehistoric development of northern Southwark closer to the River Thames is well informed. However, the prehistory of the southern area of the borough, including the Camberwell and Denmark Hill, is less well understood.
- 4.4.2 To date, evidence for prehistoric activity within the Study Area has been identified at isolated locations to the east and south of the Site. Investigations at 1-83 Peckham High Street approximately 680m north-east of the Site recovered flint flakes and pottery of prehistoric origin (**WA 1**). No associated features or deposits were identified. To the south at Railway Rise (close to East Dulwich railway station) the findspot of a single worked flint flake is recorded (**WA 2**). Whilst these isolated findspots do not substantiate prehistoric settlement in the area, they do suggest at least a low or background level of prehistoric activity locally.
- 4.4.3 The topography and geology of a landscape can be used to identify the potential for the presence of archaeological deposits. The Site is situated on London Clay on the plateau of Grove Hill and, prior to urbanisation, such a location would have afforded extensive views across the landscape, particularly towards the north and the Thames Valley. Such an elevated (and thus visible) location is likely to have been favoured during prehistoric times for settlement and/or ritual sites as well as being more defensible.
- 4.4.4 In the wider locality, the site of a Bronze Age barrow is marked on a 19<sup>th</sup> century map (Museum of London 2000, 99) at Lordship Lane in East Dulwich approximately 1.75km south of the Site.

##### ***Romano-British***

- 4.4.5 During the Romano-British period, London (*Londinium*) was the centre of Roman communication, with trade focused on the River Thames and fed by a network of roads. The closest known Roman road to the Site is Watling Street which follows the approximate alignment of the modern Old Kent Road, and lies some 1.5km to the north-east of the Site. Roadside settlement and outlying villa sites are commonly found in association with Roman roads, however there is no evidence of this to date within the Study Area.
- 4.4.6 Within the Study Area, Romano-British activity has been identified at a number of locations, with material largely indicative of a human presence in the area during this period, rather than solid evidence for settlement. Two investigations within the Study Area have recorded Romano British activity; these include finds of pottery at 1-83 Peckham High Street (**WA 3**) and roof tile at the Former Mary Datchelor School on Grove Lane (**WA 4**), some 540m to the north-west of the Site.
- 4.4.7 The remainder of the Romano-British evidence is represented by individual findspots and accompanied by minimal information regarding provenance.



The closest known findspot is approximately 250m to the south-west of the Site at 43 Grove Park. Here, a number of Romano-British coins are said to have been recovered from a well (**WA 5**). On Grove Lane, 200m south-west of the Site, reference is made to the findspot of a possible Romano-British vessel (**WA 6**), although the GLHER record questions the dating of this artefact. The final findspot refers to Romano-British glass (**WA 7**) recovered from Peckham High Street to the east during the 19<sup>th</sup> century.

#### ***Saxon and medieval***

- 4.4.8 From the Saxon and medieval periods, settlement in the wider area developed around dispersed manorial sites and churches.
- 4.4.9 One of the first references to Camberwell (*Cambrewelle*) is in the Domesday Survey of 1086, where it is recorded as a village or manor with its own church (now rebuilt as St. Giles; **WA 8**), plough land, meadows and woodland. The manor was divided soon after the Conquest and eventually became several distinct manors (Lysons 1792): Camberwell Buckingham (sometimes called Camberwell and Peckham), Milkwell, Freren, Uvedale, Camberwell, Colde Abbey, and Deptford Strond. Milkwell manor (**WA 9**) was situated closest to the Site at the northern extent of Grove Lane south of Camberwell Green. By 1609, the manor comprised a manor house, 8 cottages, 5 barns, gardens and 400 acres of land.
- 4.4.10 Throughout the medieval period, settlement at Camberwell developed around Camberwell Green (**WA 10**), 800m north-west of the Site. The green became well known for its fair which was first held in 1279 and eventually abolished in 1855. The village of Camberwell had its own mill and supported itself by growing barley and supplying the growing metropolis of London with market produce. As dispersed settlement expanded, so did the interlinking lanes, with Denmark Hill (**WA 11**) and Coldharbour Lane (**WA 12**) providing a route between Camberwell, Coldharbour and Clapham likely to date from this period.
- 4.4.11 Within the Study Area, evidence for medieval occupation has been recorded from two archaeological investigations. Investigations at the former Mary Datchelor School, Camberwell (which lies within the Archaeological Priority Area defining medieval Camberwell Green) recorded medieval evidence in the form of horticultural soils and field boundaries (**WA 13**). Such evidence suggests that the Site lay on the periphery of settlement activity during this period.
- 4.4.12 Further from the Site, at the eastern end of Peckham High Street, medieval ditches, pits and postholes were recorded in 1990 (**WA 14**).

#### ***Post-medieval***

- 4.4.13 During the post-medieval period, settlement at Camberwell continued to be focused to the north of the Site, around Camberwell Green. The Site lay beyond the focus of the settlement, and was likely to have been occupied by pasture or agricultural land during this period. A number of archaeological investigations across the Study Area have revealed evidence of post-medieval activity. In the vicinity of Camberwell, investigations at Wren Road approximately 700m north-west of the Site (**WA 15**) recorded a series of post-medieval pits possibly the result of gravel quarrying. Sites on the



periphery of the post-medieval settlement at Kimpton Road (**WA 16**), north of Camberwell Church Street, the Odeon cinema at the junction of Denmark Hill with Coldharbour Lane (**WA 17**) and on Denmark Hill (**WA 18**) identified settlement related activity comprising garden soils and pits at Kimpton Road and post-medieval rubbish middens at the Odeon cinema and Denmark Hill sites.

- 4.4.14 Approximately 900m east of the Site, investigations at 16-18 Bellenden Lane (**WA 19**) identified post-medieval cultivation soils, ridge and furrow and postholes showing that this location and the general area was in use as agricultural land during this period.
- 4.4.15 During the 18<sup>th</sup> century, Camberwell began to expand initially as a place for the city gentry to enjoy the health benefits of the clean air and later with the development of transportation links as a market garden supplying the burgeoning city. In 1725, Camberwell had a population of 1520 including several resident gentlemen (Malden 1912) and by 1787, this had risen to 3762 (Lysons 1792).
- 4.4.16 Amongst the gentry that flocked to Camberwell was one Doctor John Croakley Lettsom who bought part of the manor of Camberwell Buckingham which included the Site and Grove Hill stretching north to modern Lettsom Street. He established a house (**WA 20**) and estate on Grove Hill between 1779 and 1810, the house formally stood at the site of 9-12 Grove Park. The estate included a museum and library, a kitchen garden, orchard, hothouses, follies and statues with parkland laid out to the north of the Site. A natural spring (from which Camberwell takes its name) was channelled to feed a large brick reservoir (**Figure 2B**) which provided piped water for the estate and a boating lake. Greenwood's Map of 1830 (**Figure 2B**) shows that the Site lay partially within the landscaped parkland associated with the estate. Lettsom, suffering financial problems, was forced to sell in 1810 and the estate was soon built over.

### **19<sup>th</sup> and 20<sup>th</sup> centuries**

- 4.4.17 Camberwell was still a village in 1842, but by then comprised an unbroken series of streets connecting it with London. Market gardens existed in great numbers in the lower lying areas to the north. In 1848, the Lettsom estate was bought by William Chadwick who had made his fortune as a railway engineer. He moved into 8 Grove Park and set about the wholesale development of the remainder of the road, the earliest houses being 13, 14 and 129, all built before 1862 (Boast 1996, 21). Development intensified with construction of small scale terraced housing on the fields east of Camberwell Grove and Lyndhurst Way and semi-detached housing on the central gardens of Grove Park. The Site itself was developed between 1863 and 1888 with the construction of the extant house (originally known as 'Inglewood') and the landscaping of associated gardens to the rear (Refer **Figure 3A**). The original garden terrace (**WA 21**) upon which the house stands survives in the present day. The house is first referenced in Kelly's Directory of the London Suburbs in 1888, when it is noted as the property of Frederick A. Crisp (116). The house is Listed under this name until 1902 by which date it is referred to as 113 Grove Park (114).



- 4.4.18 During the Victorian period, urbanisation of the area was rapid, fuelled by the coming of the railway which brought middle and lower classes to the area. Stations were established at Peckham Rye (**WA 22**), Denmark Hill (**WA 23**) and East Dulwich (**WA 24**) during the 1860s.
- 4.4.19 A brick making industry also evolved during the 19<sup>th</sup> century to feed increasing urbanisation, and a brick field is referenced on the London clay at the base of Grove Hill on Lettsom Street (**WA 25**) approximately 300m north of the Site. In the wider locality brick fields are also known at Peckham.
- 4.4.20 Three investigations within the Study Area have identified material of 19<sup>th</sup> century date; these include 19<sup>th</sup> century drains at Dog Kennel Hill (**WA 26**) approximately 750m to the South, dumped deposits at St Giles Church (**WA 27**) at Camberwell approximately 700m to the north and cellarage, drains and gravel pits at the former Mary Datchelor School on Grove Lane (**WA 28**). These records reflect the intensification of activity across the developing suburb during this period.
- 4.4.21 By 1933, Inglewood House was in use as a nursing home and remained as such until at least the 1960s. Study of the London Council Bomb Damage Maps indicate that neither the Site or its immediate environs suffered any bomb damage during the Second World War.

#### ***Built environment***

- 4.4.22 The locations of Listed Buildings within the Study Area were assessed to identify any potential visual impacts related to the proposed development. A total of 16 Listed Buildings lie within 250m of the Site. These buildings are all Listed Grade II and comprise 124-125 Grove Park (**WA 29**), immediately adjacent to the Site, No. 8 Grove Hill House (**WA 30**) and Fontenoy House (**WA 31**) both on Grove Park, with Grove Crescent Terrace (**WA 32**) to the north-west. On Camberwell Grove, west of the Site, a number of properties are also Listed, including numbers 167, 187-189, 191-193, 197-211, 144-156, 158 and 158A, 162, 163, 168-174, 180, 184-196 (**WA 33-43**) and Grove Chapel (**WA 44**).

### **4.5 Cartographic Evidence**

#### ***18<sup>th</sup> century***

- 4.5.1 John Rocque's map of Greater London (c.1737-1746; **Figure 2A**) illustrates the Site prior to the establishment of Lettson's estate on Grove Hill. By this date, the Site is situated in enclosed green field east of a tree lined avenue leading from the top of the hill northwards to the manor house at Camberwell.

#### ***19<sup>th</sup> and 20<sup>th</sup> century***

- 4.5.2 Greenwood's Map of 1830 (**Figure 2B**) offers a detailed picture of the Site and its environs which reflects the gradual urbanisation of the area. The alignment of Grove Park is depicted as a track running from the Grove across Lettson's estate to Grove Hill House (not named). The elaborate estate gardens are laid out largely to the south of the house with parkland to the north. The Site is depicted as pasture on the verge of the north declining slope of Grove Hill on the edge of the landscaped park.



- 4.5.3 The 1863 edition of the 25" Ordnance Survey Map (**Figure 3A**) reflects the increasing urbanisation of the area with high class terraces lining both sides of Camberwell Grove west of the Site. By this date 124 and 125 Grove Park are extant to the west of the Site. The Site itself remains vacant, although the alignment of the southern, western and northern Site boundaries is in place as visible today. The alignment of Grove Park immediately south of the Site has been formalised, leading south to Grove Hill Lodge and east to Peckham Rye.
- 4.5.4 By the time of the Second Edition OS map (1894-96, **Figure 3B**), the Site has been developed. The property at 123 Grove Park is depicted on a similar footprint to that which survives in the modern day and named as 'Inglewood House', and is set within landscaped gardens. The surviving landscaped terrace to the rear of the property (**WA 21**) is also in place, whilst a circular pond is illustrated towards the rear of the plot with a greenhouse to the east just beyond the current eastern boundary. The greenhouse appears to have been removed by the 1914 (map not reproduced), but the pond and terrace remain in place on the 1933-39 OS Revision (**Figure 3C**). At this date the house is named as 'Inglewood House (Nursing Home)'.
- 4.5.5 The 1950 Ordnance Survey map (**Figure 3D**) shows a number of changes within the Site boundary. The area formally occupied by the pond is now covered by woodland. In the modern day, the northern portion of the Site is occupied by an area of artificially raised ground surmounted with trees and featuring an encircling path. It is likely that the mound covered over the pond by this date and a small free-standing greenhouse is noted towards the centre of the plot. Closer to the house, a detached rectangular structure (possibly a garage) is shown to the east of the main building. The modern eastern Site boundary is still not in place and 124-125 Grove Park are in use as a nurses' home to service Inglewood House.
- 4.5.6 By 1966 (OS 1:2500 Series; not reproduced), the eastern Site boundary is in place and the plot to the east formally part of the Inglewood House estate is occupied by the residential blocks extant in the present day. The property is still named as a nursing home. By 1977 (OS 1:2500 Series; not reproduced), two ancillary buildings have been added to the east of the main house, the northernmost of which along with the south wall of an earlier building first shown on the 1950 edition are still extant in the modern day. The greenhouse towards the centre of the plot was still shown on the 1995 OS edition (not reproduced). At the time of the Site visit, this area was noted to be heavily overgrown and virtually impenetrable.

## 5 DISCUSSION

### 5.1 Summary of the Archaeological Potential

- 5.1.1 Archaeological evidence reflects human presence in the wider Study Area from the prehistoric period onwards. The GLHER records a small number of archaeological investigations in the immediate locality, and as a consequence, understanding of the historic development of the area prior to the medieval period is limited.



- 5.1.2 Recorded prehistoric activity within the Study Area is limited to two findspots located approximately 900m south and east of the Site. Whilst there is little evidence for prehistoric settlement in the area, these findspots are at least indicative of human presence during this period. The location of the Site on the edge of a plateau would have afforded extensive views across the landscape, particularly towards the north and the Thames Valley. Such an elevated (and thus visible) location is likely to have been favoured during prehistoric times for settlement and/or ritual sites as well as being more defensible. It is considered that there is a low potential for the recovery of prehistoric material within the Site footprint.
- 5.1.3 An elevated archaeological potential associated with the hilltop location applies to human exploitation of the landscape throughout subsequent periods.
- 5.1.4 Evidence for Romano-British activity in the Study Area is again limited to residual and unstratified artefacts. The Site lies over 1.5km away from the closest known Roman road and from known centres of Romano-British activity. As such, a low potential for the identification of Romano-British material within the Site boundary is identified.
- 5.1.5 During the medieval and post-medieval periods the Site lay peripheral to settlement activity which was focussed on Camberwell Green and the site of 'Milkwell' Manor to the north-west and Peckham to the east and it is likely that the Site comprised enclosed farmland during this period. It is considered that there is a moderate potential for the recovery of evidence relating to medieval and post-medieval land management (e.g. field boundaries, land drainage, cultivation evidence) within the Site boundary.
- 5.1.6 The identification of medieval/post-medieval-medieval cultivation soil at the Mary Datchelor School (**WA 13**) approximately 540m to the north-west confirms that the area was under cultivation during this period.
- 5.1.7 From the late 18<sup>th</sup> century, the Site formed part of Lettsom's estate, focussed on Grove Park House which occupied the site of the modern 9 and 10 Grove Park. The Site was situated on the edge of the landscaped park, with the alignment of Grove Park marking the driveway to the property from Camberwell Grove. It is considered that there is a moderate potential for the recovery evidence relating to the 18<sup>th</sup> century parkland estate within the Site boundary.
- 5.1.8 The extant property was constructed between 1863 and 1891, with cartographic evidence suggesting that the grounds were landscaped at this time. It is considered that there is a moderate to high potential for the recovery of evidence relating to late 19<sup>th</sup> century landscaping associated with Inglewood House, most likely relating to the pond, paths and glasshouses shown on Ordnance Survey mapping dating from the 1890s. Further unmapped landscape related features such as terraces, steps, pathways, flower beds and ornamental features dating from this period may also survive within the Site footprint.



## **5.2 Previous Impacts**

- 5.2.1 The Site appears to have remained relatively undisturbed until the 19<sup>th</sup> century, with the Site likely to have been under cultivation through historic periods prior to the 18<sup>th</sup> century. It is possible that activities associated with this activity (e.g. drainage or ploughing) may have impacted upon any surviving earlier archaeological remains within the Site boundary. Any landscaping associated with the Lettsom estate that may have been undertaken at the Site during the 18<sup>th</sup> century is likely to have been limited to the planting of parkland trees.
- 5.2.2 From the 18<sup>th</sup> century onwards the wider area underwent significant residential urbanisation and the plot was developed in the late 19<sup>th</sup> century to accommodate Inglewood House and associated gardens and ancillary buildings. Ground excavation associated with this activity, including foundation and basement excavation and garden landscaping, is likely to have impacted upon archaeological remains, if present. This impact is particularly applicable to the existing basement which has been excavated to a depth of c.3m below present ground level, and excavation of the pond (no longer visible) identified on Ordnance Survey mapping towards the north of the plot.
- 5.2.3 During the Site inspection, it was noted that a large portion of the northern part of the garden was occupied by an earthen mound surmounted with well established trees and an overgrown circulating path. Ordnance Survey mapping suggests that this mound was introduced between 1939 and 1950 over the Site of the former pond. It is unclear whether the importation of this ground was preceded by ground levelling. It is possible that this activity may have impacted upon surviving archaeological deposits, although conversely it should be noted that ground build-up can also act as a protective buffer, effectively preserving archaeology *in situ*.

## **5.3 Potential Development Impacts**

- 5.3.1 Redevelopment at the Site is proposed to include the refurbishment of the existing detached building and the construction of several residential units to the rear of it. Development activity would also include the construction of an access drive, infrastructural works, ground levelling and garden landscaping. The following outlines general construction activities that are likely to be undertaken as part of this redevelopment, which may impact on buried archaeological remains within the Site boundary:
- Groundworks associated with any ground levelling works (build up and reduction and excavation to facilitate the foundations of any new structures or surfaces).
  - Groundworks associated with the construction of access roads and infrastructure (drainage, electric supply etc.).
  - Groundworks associated with garden landscaping.
- 5.3.2 The extent of any impact on buried archaeology will depend on the presence, nature and depth of any archaeological remains, in association with the depth of the proposed groundworks. Details of excavation depths associated with the development were undetermined at the time of writing.



- 5.3.3 The Site lies immediately adjacent to 124-125 Grove Park (**WA 29**; Grade II Listed). At the time of the Site visit, the Listed property was not visible from the Site boundary. Given that development of 123 Grove Park is limited to refurbishment and new housing hidden from view to the rear of the existing property, it is considered that the proposed development will have no impact upon the setting of any Listed Building.

#### **5.4 Conclusion**

- 5.4.1 Overall, a moderate potential for the recovery of archaeological deposits at the Site has been identified. Available evidence would suggest that the Site occupied a hilltop/hillside location in use as agricultural or pastoral land until the 18<sup>th</sup> century when the Site formed part of the wider Grove Hill estate. The Site was developed in the late 19<sup>th</sup> century when the extant house was built and the gardens to the rear landscaped.

#### **5.5 Further Works and Mitigation**

- 5.5.1 Given the high level of ground intrusive redevelopment proposed across the Site, it is likely that further archaeological investigation will be required by the archaeological advisor to the London Borough of Southwark, in those areas proposed for development. This could take the form of trial trenching or test pitting either prior to determination of the planning application or as a condition on any planning consent.
- 5.5.2 Such an approach would be in line with research objectives set out by The Museum of London and English Heritage in '*A Research Framework for London Archaeology 2002*'. Of particular relevance is Framework objective L2, '*contributing to our understanding of the creation of the London suburbs and the meanings and values of domestic as well as public gardens*' (Museum of London 2002, 69).
- 5.5.3 Current design scheme proposals include the retention of the 19<sup>th</sup> century garden terrace to the rear of the main residence and the reinstatement of the heavily overgrown path along the eastern Site boundary as a driveway. In order to retain the historic integrity of the 19<sup>th</sup> century estate, it is recommended that surviving landscape features originating from 19<sup>th</sup> century garden layout be respected and retained within the proposed development design scheme.
- 5.5.4 The scope and nature of any further archaeological work will need to be agreed through consultation with the archaeological advisor to the London Borough of Southwark following submission of the planning application. It is advised, however, that any ground investigation works undertaken at the Site are monitored by an archaeologist. This will help to identify the presence/absence of potential archaeological remains on the Site and inform any future mitigation strategy.



## 6 BIBLIOGRAPHY

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### 6.1 Online Resources

<a href="http://www.english-heritage.org.uk/lbonline">www.english-heritage.org.uk/lbonline</a>	Listed Building information
<a href="http://www.british-history.ac.uk">www.british-history.ac.uk</a>	Secondary source material
<a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>	London Borough of Southwark website
<a href="http://www.magic.co.uk">www.magic.co.uk</a>	GIS Mapping, Statutory and land designations

### 6.2 Cartographic Sources

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

**John Rocque's Map of the Environs of London, c.1737-1746 (published 1747)**

A Plan of Grove Hill, Camberwell Surrey, 1792.

Parish map of Camberwell, 1842

**Greenwoods Map of London, 1830**

Dewhirst's map of the Parish of St Giles, Camberwell. 1842.

Suburbs of London Sheet 5, Peckham C. 1861

Edward Stanford's Map of London, 1862

**Ordnance Survey 25 inch Series, London Sheet LXVII, 1863-1873 edition**

**Ordnance Survey 25 inch Series, London Sheet LXVII 1894-1896 edition**

Ordnance Survey 25 inch Series, London Sheet LXVII, 1914-1916 edition

Ordnance Survey 60 inch to 1 mile Series, London Sheet X146, 1914-1916 edition

**Ordnance Survey 25 inch Series, London Sheet LXVII, 1933-1939 edition**

**Ordnance Survey 1:1250 Series, S1/3376SW, 1950 edition.**

Ordnance Survey 1:1250 Series, S1/3376SW, 1966 edition.

Ordnance Survey 1:1250 Series, S1/3376SW, 1977 edition.

Ordnance Survey 50 Inch Series, 1995.

Geological Survey of Great Britain, 1974. Sheet 257.





## 7 APPENDIX 1: GAZETTEER OF GLHER DATA

WA no.	GLHER Ref.	Record type	Address	Description	Easting	Northing	Period
1	MLO9199	Investigation	1-83 Peckham High Street	Site code PEC90 find unclassified (prehistoric), pot (prehistoric), flake (prehistoric)	534045	176745	Prehistoric
2	MLO4268	Findspot	Railway Rise, East Dulwich	Flake (prehistoric)	533404	175305	Prehistoric
3	MLO9200	Investigation	1-83 Peckham High St	Site code PEC90 abraded pottery (Romano-British)	534045	176745	Romano-British
4	MLO98440	Investigation	Grove Lane [former Mary Datchelor school], Camberwell, Southwark {horticultural soil layer}	Residual Romano-British roof tile.	532797	176641	Romano-British
5	MLO35529	Findspot	43 Grove Park	Coins recovered from well	533375	175975	Romano-British
6	MLO4227	Findspot	Grove Lane	Vessel use to hold water. Date or provenance of pot is uncertain. May not be Roman.	533155	175905	Romano-British (possible)
7	MLO4226	Findspot	Peckham High St	Glass vessels recovered during the 19 <sup>th</sup> century.	534105	176604	Romano-British
8	MLO18897	Monument	Camberwell Church St	Site of medieval church	532965	176634	Medieval
9	MLO3853	Monument	Wren Rd	Milkwell Manor house. Part of the larger manor referenced at Domesday. Documented from the 13 <sup>th</sup> century.	532664	176655	Medieval
10	MLO13537	Monument	Camberwell Green	Village/fair	532534	176504	Medieval
11	MLO14967	Monument	Denmark Hill	Road	532554	176504	Medieval
12	MLO7621	Monument	Coldharbour Lane	Road	532550	176510	Medieval

13	MLO98440/41	Investigation	Grove Lane [Former Mary Datchelor School], Camberwell, Southwark {Horticultural Soil Layer}	A medieval or post-medieval horticultural soil layer and a probable field boundary cut by post-medieval quarry pits was found through excavation at the site of the former Mary Datchelor School, Grove Lane, Camberwell.	532797	176641	Medieval/post-medieval
14	MLO9226	Investigation	1-83 Peckham High St	Site code PEC90 DITCH, PIT, POST HOLE	534045	176745	Medieval
15	MLO58591/92	Investigation	Wren Rd	Site code WRE 91. A series of post-medieval pits possibly the result of gravel quarrying. The pits cut an undated gravel filled ditch.	532644	176655	post-medieval
16	MLO59665	Investigation	Kimpton Rd SE5	Site code KRS93 post-medieval garden soils and pits identified.	532854	176724	post-medieval
17	MLO63955/57/58	Investigation	Odeon Cinema	Site code OCS92 Undated features in part succeeded by post-medieval dumps.	532525	176504	post-medieval
18	MLO60147	Watching brief	Denmark Hill	Site Code OCS92. Dump containing 17 <sup>th</sup> and 18 <sup>th</sup> century pottery, building ,cellar, music hall	532534	176465	post-medieval
19	MLO58931	Investigation	16-18 Bellenden Rd SE15	Site Code BEL 93. DITCH running NE-SW across the Site, posthole, ridge and furrow and cultivation soils also identified.	534015	176634	post-medieval
20	WA Site	Monument	9 and 10 Grove Park	Site of Lettsom's house and estate.	533336	175991	18th century
21	WA Site	Landscape Feature	Terrace and steps to rear of 123 Grove Park identified during Site visit	Landscape feature	533221 533264	176097 176117	19th century



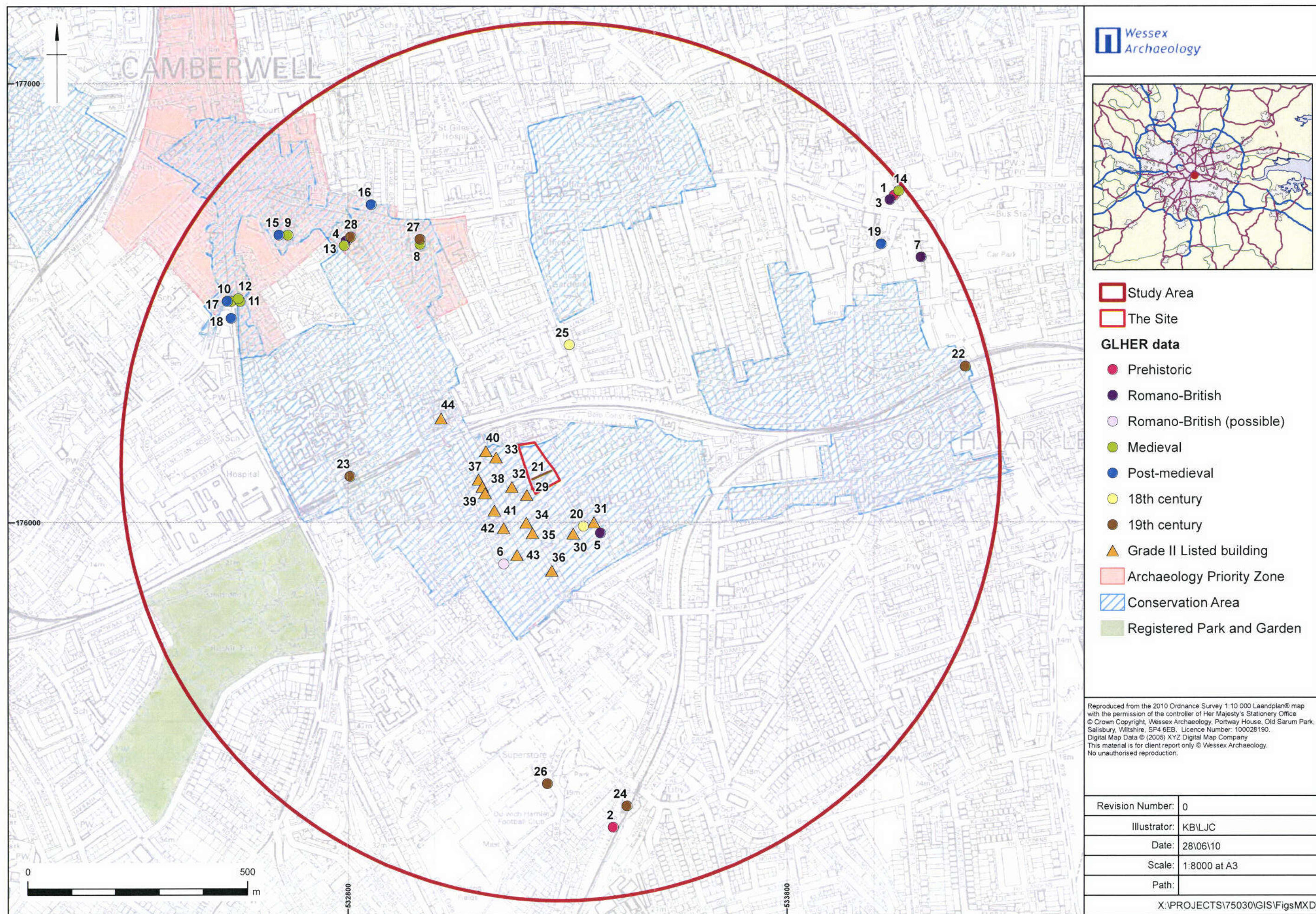
22	MLO74374	Monument	Station Way, Peckham Rye {Peckham Rye Station}	Peckham Rye railway station built 1864-6 by Charles Henry Driver for the London, Brighton and South Coast Railway. Later altered in the mid 20 <sup>th</sup> century. The approximately H-shaped building is in a Continental Renaissance style and is built with stock bricks.	534205	176355	19th Century
23	MLO74382	Monument	Champion Park, Camberwell	Denmark Hill railway station	532805	176105	19th Century
24	MLO74384	Monument	Balfour Rd East Dulwich	East Dulwich Railway Station	533435	175354	19th Century
25	MLO72911	Monument	Lettsom Street	Brickfield site located on the First Edition of the OS map.	533304	176404	18th century
26	MLO58380	Watching brief	Dog Kennel Hill	Site Code DKH 91. Field system, drains containing 19th century clay pipe and coal fragments	533255	175405	19th Century
27	MLO74067	Investigation	St Giles Church, Church Street	Site code CSA99 18th-19th century dump deposit	532965	176645	19th century
28	MLO98442	Investigation	Grove Lane [Former Mary Datchelor School], Camberwell, Southwark {post-medieval cellars and drains}	Cellar, drain, sump, ditch, gravel pit	532797	176641	19th Century
29	Listed Building no. 470993	Listed Building	124-125 Grove Park	Semi detached villas including balustraded wall, gates and railings. Grade II Listed	533208	176062	19th century
30	Listed Building no. 470991	Listed Building	Grove Hill House, 8 Grove Hill	House. Grade II Listed.	533313	175974	18th century

31	Listed Building no. 470992	Listed Building	Fontenoy House, Grove Park	House and Iron gate. Grade II Listed	533360	176000	19th century
32	MLO91841	Listed Building	Grove Crescent (Terrace) And Attached Railings	House, railings Grade II Listed	533174	176080	19th Century
33	MLO91839	Listed Building	Number 167 And Attached Railings Camberwell Grove	Villa, railings Grade II Listed	533138	176148	19th Century
34	MLO91844	Listed Building	Numbers 187 And 189 Camberwell Grove And Attached Railings	House, railings, house Grade II Listed	533207	175999	19th Century
35	MLO91845	Listed Building	Numbers 191 And 193 Camberwell Grove And Attached Railings	Railings, semi-detached house Grade II Listed	533221	175975	19th Century
36	MLO91846	Listed Building	Numbers 197-211 And Attached Railings To Numbers 197, 198 And 201, Camberwell Grove	House, railings Grade II Listed	533265	175889	19th Century
37	MLO91834	Listed Building	Numbers 144-156 And Attached Railings Camberwell Grove	Terrace, terraced house, railings Grade II Listed	533098	176097	18th Century to 19th Century
38	MLO91835	Listed Building	Number 158 And 158a And Attached Area Railings Camberwell Grove	Terraced house, railings, house Grade II Listed	533107	176081	18th Century to 19th Century
39	MLO91836	Listed Building	162 Camberwell Grove	House Grade II Listed	533113	176066	19th Century
40	MLO91837	Listed Building	163 Camberwell Grove	Semi-detached house Grade II Listed	533115	176162	19th Century



41	MLO91840	Listed Building	Number 168-174 And Attached Railings Camberwell Grove	Terraced house, railings Grade II Listed	533134	176027	18th Century to 19th Century
42	MLO91842	Listed Building	180 Camberwell Grove	House Grade II Listed	533155	175987	19th Century
43	MLO91843	Listed Building	Numbers 184-196 Camberwell Grove And Attached Hand Railings, Iron Lampholder And Plaque	House, railings, house, plaque, lamp bracket Grade II Listed	533186	175925	18th Century to 19th Century
44	MLO91849	Listed Building	Grove Chapel, Camberwell Grove	Chapel grade II listed	533013	176237	19th Century

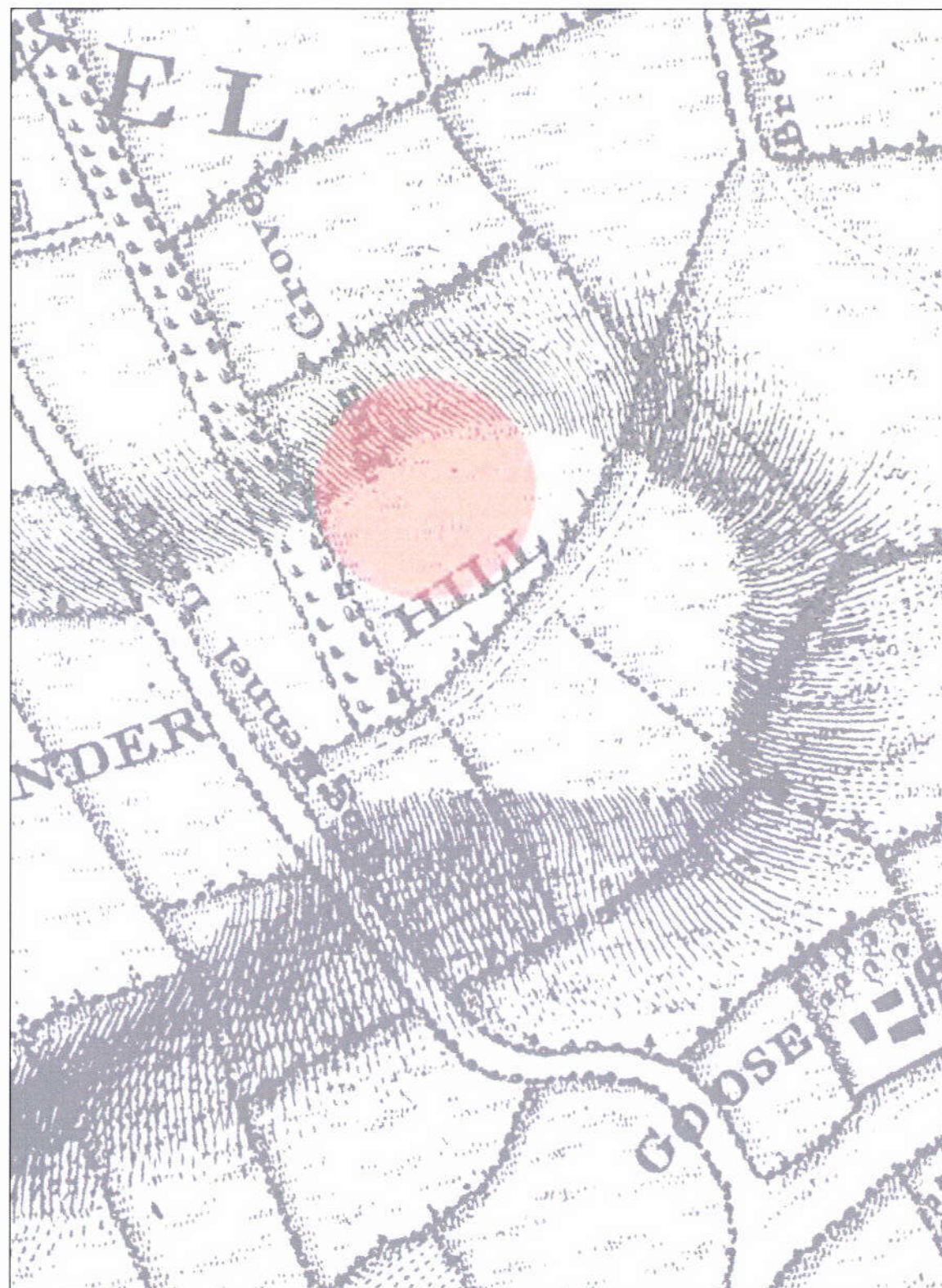




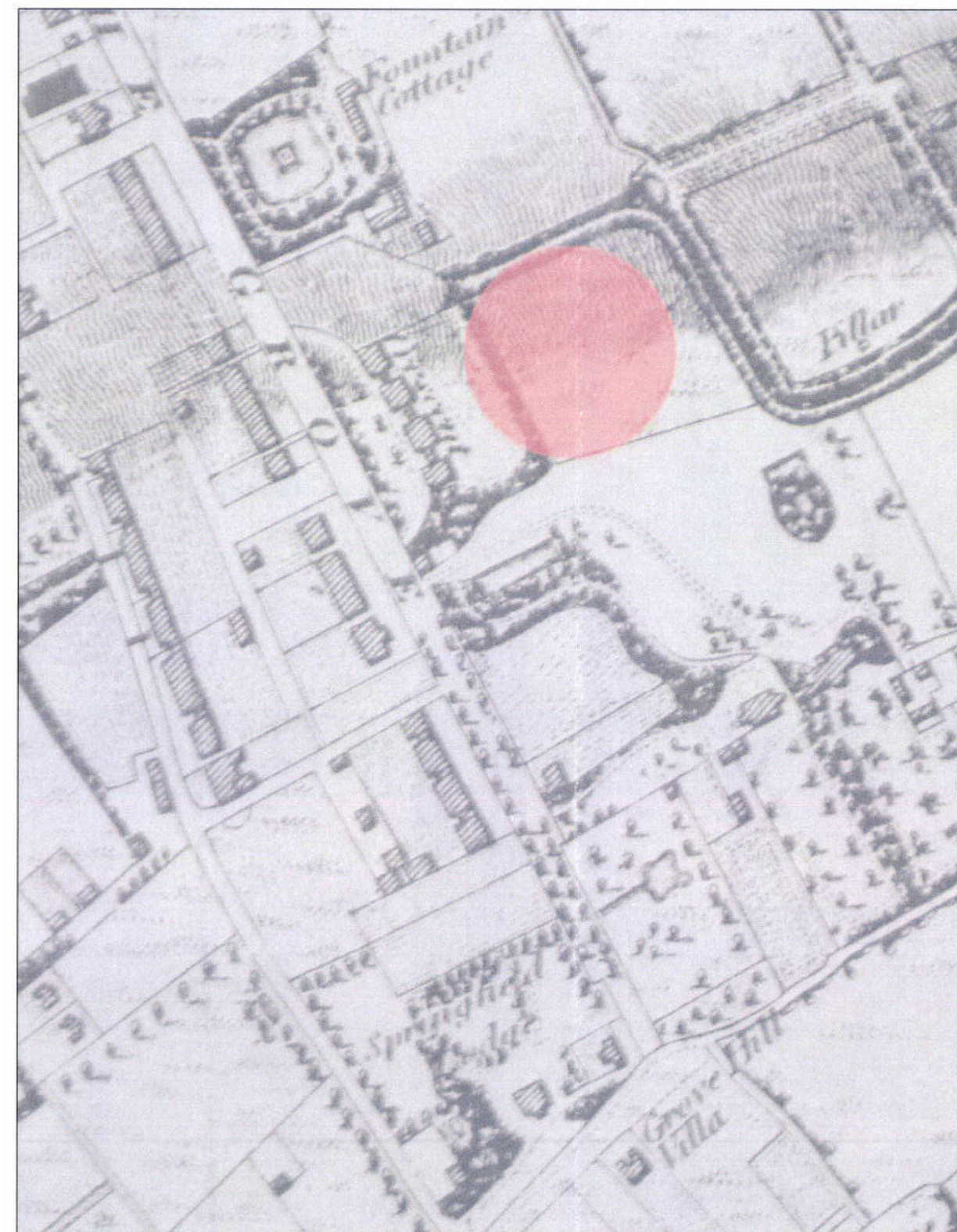
Site location showing Study Area, WA numbers and designated areas

Figure 1



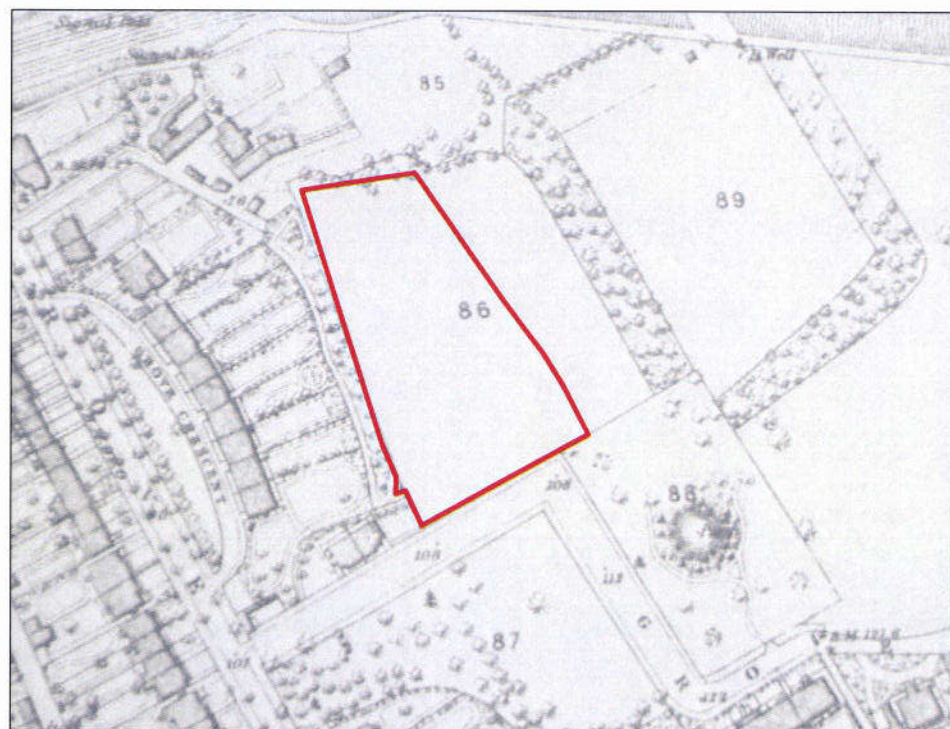


2A: John Rocque's Map of the Environs of London, c.1737-1746 (published 1747) showing approximate Site location



2B: Greenwoods Map of London, 1830 showing approximate Site location

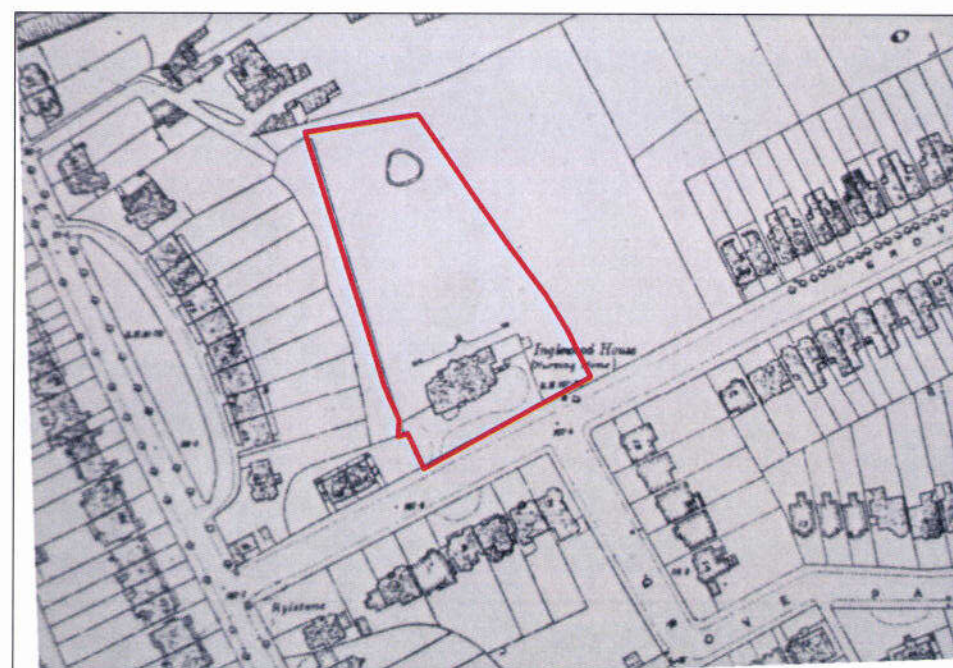




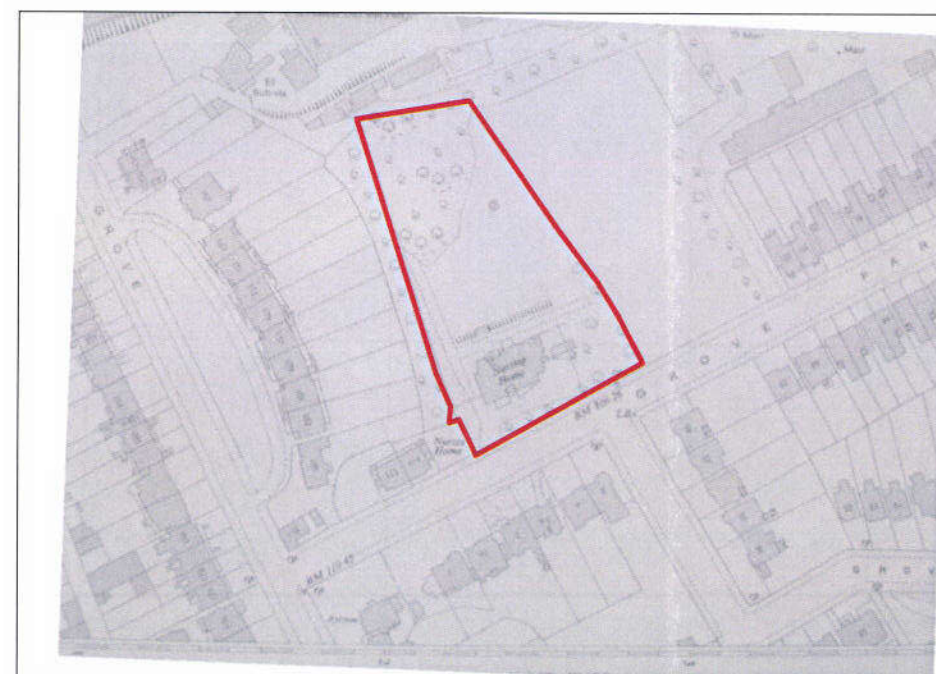
3A: Ordnance Survey 25 inch Series, London Sheet LXVII, 1863-1873 edition



3B: Ordnance Survey 25 inch Series, London Sheet LXVII 1894-1896 edition



3C: Ordnance Survey 25 inch Series, London Sheet LXVII, 1933-1939 edition



3D: Ordnance Survey 1:1250 Series, S1/3376SW, 1950 edition





Plate 1: Main elevation of 123 Grove Park. Looking north-west



Plate 2: Rear of 123 Grove Park showing surviving terrace (WA 21). Looking south-east.





Plate 3: View across surviving lawn to rear of property. Looking north-west.



Plate 4: Over grown path through woodland towards north-western corner of Site. Looking north-east.






Plate 5: Remnants of garden steps in woodland. Looking south.



Plate 6: View across heavily overgrown woodland from highest point of mound showing change in ground level. Looking south-east.

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