

## Case Study: 30, 32, 33, 37 & 39 Peckham Road

Southwark Council proposed the redevelopment of a group of buildings into student accommodation. All the buildings examined, which were located on either side of Peckham Road, lie within the Sceaux Gardens Conservation Area and were also Grade II Listed, apart from No. 33. The Council needed a robust assessment of the archaeological risks of the development.

AB Heritage was commissioned by Alumno Miller Camberwell Ltd, in advance of the proposed redevelopment, to produce a Cultural Heritage Desk-Based Assessment covering the buildings owned by Southwark Council. The buildings were all built c.1800 as villa residences, with the exception of No. 37 which originated as a school known as Alfred House Academy. From 1833 to 1844 this building was the premises of the Royal Naval School, after which time it became the principal site for the Camberwell House Lunatic Asylum. The other buildings were gradually brought into use as part of the asylum, before becoming the offices for Southwark Council in 1955.

From a below ground archaeological perspective AB Heritage's assessment quickly confirmed that there were no known archaeological remains within the site and a low potential for the recovery of currently unknown archaeological material, as by the late 18th century the site had been subject to development works.

AB Heritage Limited agreed the findings of the report with the Southwark Council Planning Archaeologist, concluding that archaeological issues could be scoped out as a material concern. This allowed attention to focus on mitigating potential adverse impacts on the above ground heritage assets. "As the project progressed, AB Heritage had to ensure work integrated the results of discussions held between Alumno Development and the Southwark Council Planning & Conservation Team, as well as English Heritage and the Georgian Group," says Andy Buckley of AB Heritage.

"Our focus on open communication to develop a solution means AB Heritage was asked to create and manage a programme of Level II Historic Building Recording on the buildings within the site, ensuring the project satisfied all conditions placed on the works at that site. Early intervention meant we could protect the historic value of the site and ensure the project finished without additional costs and delays."



### Key Factors

- **AB Heritage Limited undertook a Cultural Heritage Desk-Based Assessment, allowing known and potential historic features of the site to be understood and identifying the possible impact of the project.**
- **The early risk assessment document led to consultation with the Southwark Council Planning Archaeologist and AB Heritage developed and managed a programme of Level II Historic Building Recording, fulfilling a planning condition on the site and mitigating the effect of redevelopment on the historic value of the buildings.**

<b>Client:</b>	Alumno Miller Camberwell Ltd.
<b>Location:</b>	Camberwell, London Borough of Southwark
<b>AB Heritage Input:</b>	Cultural Heritage Desk-Based Assessment and Level II Historic Building Recording
<b>Date of AB Heritage Works:</b>	August 2010 – March 2011

