

BE FIRST REGENERATION LIMITED INNOVATIVE SITES PROGRAMME

GARAGE BLOCK AT HIGHLAND AVENUE, RM10 7AS

Archaeological Desktop Appraisal

10046791-AUK-XX-XX-RP-LH-0046-01

APRIL 2021



Garage Block at Highland Avenue, Dagenham, RM10 7AS

Archaeological Desktop Appraisal

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SUMMARY

Arcadis (UK) Limited (Arcadis) have been commissioned by Be First Regeneration Limited on behalf of London Borough of Barking and Dagenham (the Client) to undertake an archaeological desk-top appraisal of a parcel of land at Highland Avenue, Dagenham, RM10 7AS ('the Site').

The scope of the appraisal is to carry out a desk-top search of publicly available information on designated and non-designated heritage assets within a Study Area of 500m of the Site boundary. Using this information, a brief assessment of potential heritage/archaeological constraints and opportunities at the Site has been made, focusing on key constraints. The appraisal also highlights when a site should be subject to further detailed assessment to support a planning application for any future development.

There are no Registered Battlefields, Registered Parks and Gardens, Scheduled Monuments, World Heritage Sites, Conservation Areas or Locally Listed Buildings within the Study Area or the Site. There are two Listed Buildings within the Study Area, the Grade II Woodlands and the Grade II* Eastbrook Public House. The Site is not located within an Archaeological Priority Area, however there is one APA within the Study Area. This is the Tier III Central Park APA which is noted for being almost exclusively undeveloped.

The data provided by the Greater London Historic Environment Record (GLHER) and London Borough of Barking and Dagenham council revealed that there are no non-designated heritage assets within the Site. 5 non-designated heritage assets within the Study Area. These, together with the Archaeological Priority Area, do indicate that there could be medium potential for Prehistoric to Romano-British and low potential for remains from other archaeological periods (Early Medieval to Modern) to be present within the Site.

The single archaeological event (recorded from previous archaeological assessments and investigations) within the Study Area indicates that the overall archaeological potential for the Site is low. Intrusive investigations within the Study Area have found limited archaeological assets, dating to the Prehistoric to Romano-British and Medieval periods.

Due to the current limited understanding of the complete historic environment resource within the Site, it is recommended that a full Cultural Heritage Desk-Based Assessment (DBA) should be undertaken in the first instance to assist with any future planning application. Due to the potential for uncovering as-yet unknown archaeological remains it is anticipated that further archaeological investigation may also be required to determine their presence or absence. It is recommended that GLAAS should be consulted early in the planning process to negotiate the need for, and scope of, any archaeological inputs that would be required to support any planning submission.

1 Introduction

1.1 Background

Arcadis (UK) Limited (Arcadis) have been commissioned by Be First Regeneration Limited on behalf of London Borough of Barking and Dagenham (the Client) to undertake an archaeological desk-top appraisal of a parcel of land at Highland Avenue, Dagenham, London, RM10 7AS (the Site).

The Client is aiming to divest a number of small sites to enable regeneration. The objective of the Innovative Sites Programme is to provide robust and pragmatic advice that sensibly de-risks each of the sites such that unreasonable “abnormal” development costs are not incurred by developers.

The objective of this archaeological desktop appraisal is to identify potential constraints due to the presence of below ground archaeological remains and above ground heritage assets on or in close proximity to the Site.

1.2 Scope of Works

The scope of the appraisal is to carry out a desk-top search of publicly available information on designated and non-designated heritage assets within a Study Area of 500m of the Site boundary. Using this information, a brief assessment of potential heritage/archaeological constraints and opportunities at the Site has been made, focusing on key constraints. The appraisal also highlights when a site should be subject to further detailed assessment to support a planning application for any future development.

1.3 Limitations

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This report has been compiled from a number of sources, which Arcadis believes to be trustworthy. However, Arcadis is unable to guarantee the accuracy of information provided by others. The report is based on information available at the time. Consequently, there is a potential for further information to become available, which may change this report's conclusion and for which Arcadis cannot be responsible.

2 Site Overview

The Site is located at Highland Avenue, Dagenham, at grid reference TQ 50235 86269. The Site comprises one plot of land off Highland Avenue which forms a backwards 'L' shape covering a total area of approximately 0.09 ha. The Site is currently occupied by parking and garages associated with the residential plots. The topography of the Site is fairly flat, and it lies at 13m above Ordnance Datum (aOD).

The Site is bounded by residential plots on all sides. The roads joining Highland Avenue are Hardie Road to the west and Wheel Farm Drive to the east.

The bedrock geology of the Site is London Clay Formation which is formed of silt and clay deposits. The Site also has superficial deposits of Hackney Gravel Member which is a mixture of sand and gravel (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3 Data Sources

Information on designated and non-designated heritage assets that are located within 500m of the Site were assessed. Designated data was derived from the National Heritage List for England (NHLE) on 1st March 2021. Non-designated data was received from the Greater London Historic Environment Record (GLHER) on 8th March 2021. Information regarding Conservation Areas and locally listed buildings were found on the London Borough of Barking and Dagenham website, accessed 26th February 2021 (<https://www.lbbd.gov.uk/conservation-areas-and-listed-buildings>).

Research of the Site and study area also focuses on available online resources and available secondary sources, including historic mapping information provided by a Groundsure report on 9th March 2021.

Numbers in brackets in the text are unique identifiers (Project ID numbers) assigned to heritage assets for the purposes of this report. A list of all heritage assets including relevant archaeological events can be found in Tables 1 to 3, which can all be cross referenced to the official NHLE number (seven-digit number) or HER reference (prefixed with 'MLO and ELO'). All heritage assets and Archaeological Priority Areas (APAs) are shown on Figures 1 and 2.

4 Baseline Conditions

4.1 Designated Heritage Assets

There are no Conservation Areas, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites within the Site or its 500m study area. The Barking and Dagenham Council website was consulted for the presence of Conservation Areas and Locally Listed Buildings, of which there are none within the Site or the Study Area.

Listed Buildings

There are no Listed Buildings on the Site but there are two Listed Buildings within the 500m Study Area: two buildings which are registered under the same Grade II listing (**LB1**) and a second Grade II* asset (**LB2**). The assets are listed in Table 1 and shown on Figure 1.

Woodlands (**LB1**) is located 391m to the north west of the Site, dating to the late 18th century and formed of two buildings under the same Grade II listing. They are built over three storeys out of stock brick with 5 sashes in plain reveals, capped parapets and hipped slate roofs. There is a central doorway with a 6-panel door, pilasters, and side strips, with a modern ornamental headed radiating fanlight. One storey has side wings with ramped up parapets and one round headed sash window. The left-hand side wing has had its window altered and has been extended. The assets setting comprises a main road, the A112, with residential properties opposite the building. As such, the asset is screened from the Site by the interim infrastructure.

Eastbrook Public House (**LB2**) is a Grade II* public house in use since 1937-8, comprising a two-storey, Neo-Georgian, red brick building, located 290m south west of the Site. It was built for the pub company GA Smith and Dunning as an 'improved' public house, serving the rapidly expanding suburbs of Dagenham. It has a rendered upper storey, modillion eaves cornice, a hipped, pan-tiled roof with sprocketed eaves and tall brick chimneys. The interior features are original and preserved well. The four entrances to the building retain their original glazed doors and fanlights, some with tile-lined vestibules. The assets setting comprises a busy residential road and junction, with additional commercial units adjacent to the building. As such, the asset is screened from the Site by the interim infrastructure.

4.2 Non-designated Heritage Assets

There are no non-designated heritage assets within the Site but there are 5 within the study area. These date from the Prehistoric to the Modern period. A complete list of non-designated heritage assets is given in Table 2 and they are shown on Figure 1.

Prehistoric (500,000 BC to AD 43)

There are no assets dating to this period within the Study Area.

Roman (AD 43 to AD 410)

There are no assets dating to this period within the Study Area.

Early Medieval (AD 410 to AD 1066)

No non-designated assets of this period were located within the Site or Study Area.

Medieval (AD 1066 to AD 1540)

There are two assets dating to this period within the Study Area. Three assets are known off Rainham Road North which are contemporary in date, belonging to the Medieval and Post-Medieval periods. A house known as Scrimpsires or Scrimshaw, existed prior to the Grade II listed Woodlands building in the 17th-18th centuries (1). It was rebuilt as Woodlands in the late 18th century. It is located 351m west of the Site.

A tannery was also part of the settlement complex of Tanners Brook, called Sharps Tannery nearby Wantz Strem (2). It is located 451m west of the Site.

Post-Medieval (AD 1540 to AD 1901)

There are two assets dating to this period within the Study Area. Three assets are known off Rainham Road North which are contemporary in date, belonging to the Medieval and Post-Medieval periods. A second tannery is known on the land called Sparks at modern Ashbrooks in the 17th and 18th centuries (3). It was rebuilt as the present Ashbrooks in the late 18th century. It is located 451m west of the Site.

A landfill site containing 19th century and early 20th century infill is recorded at Eastbrookend Country Park off Dagenham Road (4). It is unknown when exactly it was made. It is located 469m east of the Site.

Modern (AD 1901 to Present)

There is one asset dating to this period within the Study Area. Central Park (5) is a large public park opened in 1932 at the junction between Wood Lane and Rainham Road North. It has been extended and renovated in 1952 and 2006. It comprises a large flat stretch of open grassland with a range of sporting facilities including a bowling green, children's playground, tennis court and miniature golf course. The area is 135 ha in size and is located 115m north of the Site.

4.3 Previous Archaeological Events

No archaeological events are recorded within the Site. A total of 4 investigations have taken place within the Study Area, comprising three desk-based assessments and one evaluation. Only the evaluation is discussed below, the desk-based assessments have been scoped out as sources of secondary information. The data is presented in Table 3 and Figure 2.

Three trenches were excavated at the former transport depot on Eastbrook Avenue by Museum of London Archaeology in 2006, 383m south of the Site (EV1). Cut features, comprising three ditches and a possible pit, were identified during the course of the evaluation; the three ditches are thought to comprise a Post-Medieval field boundary. The paucity of datable finds meant that overall, the site could not be dated.

4.4 Archaeological Priority Areas

There is one Archaeological Priority Area within the Study Area. The data is presented in Table 4 and Figure 2. The Central Park APA (APA1) comprises the extant park and the land north of Wood Lane and Robert Clack School's playing fields and is located 115m north of the Site. The park is situated on archaeologically-productive Hackney Gravels that typically contain Prehistoric and Roman sites as seen elsewhere in London. Such sites usually contain defensive settlements and farmsteads with earthworks and field systems. This APA is located a short distance from the known Roman road that connected London to Colchester and thus the likelihood of Roman assets is very high. Most of the park has remained undeveloped through time and thus there is high potential for archaeological features and artifacts to be in situ.

4.5 Historic Mapping

A brief historic map regression exercise was conducted to identify previously unknown heritage assets and establish if there have been any impacts from past occupation or industrial activities on the Site. These impacts could have a bearing on the survival of any as-yet unknown archaeological remains within the Site.

The historic maps were viewed through freely available mapping sources from the National Library of Scotland and other online services, the links for which are provided in the bibliography, as well as a Groundsure report prepared for the project.

From the Ordnance Survey County Series maps of 1864 until 1950, the Site is located in one of many large fields associated with Eastbrookend Farm. The overall landscape is agricultural and rural with many other farming complexes labelled on the map.

The Site is visible as a plot of land which overlies the field boundary between fields 376 and 407, as labelled on the 1897 County Series Map. The Grade II Listed Building is visible on the map north west of the Site off a road connecting Beacontree Heath to Rush Green.

Between the 1895 and 1921 Ordnance Survey maps an engineering and sterling works is built south west of the Site immediately north of Dagenham village. Urban expansion is visible on the map from 1921: a housing estate at Rush Green is visible north of the Site, a new isolation hospital (Romford Joint Hospital) is visible

north east of the Site and Ilford Park cemetery and the Romford Sewage Works have both been constructed east of the Site. These new features are outside of the Study Area. The Study Area and the Site remains as rural fields and farmland.

Between 1921 and 1938, urban redevelopment of the landscape increases exponentially. West of the Site the landscape between Dagenham village and Beacontree Heath has been built up with roads, schools, residential plots and industrial works. Residential roads have extended between Rush Green and Ilford Park Cemetery, leaving only Stockdale Farm, Eastbrookend Farm, Fele Farm and Thornton's Farm as the farming complexes surrounded by new build towns.

By 1951 Dagenham Town has expanded to include Beacontree Heath; population expansion has necessitated several new housing complexes and garage plots. The Site is visible as part of the gardens of 5 terraced houses. The Site is connected to Dagenham town on its western edge. Several new recreational facilities are visible in the landscape in and around Central Park, immediately north of the Site.

In 1967, Eastbrookend Park has been entirely replaced by residential plots and extensions to the previous isolation hospital which has now been re-established as Rush Green Hospital. A gas pipeline and industrial works have also been built on the prior farmland. Surrounding fields have been converted into school ground playing fields and allotment gardens.

Between 1969 and 1972, the road and housing layout between Hardie Road and Highland Avenue is altered, and the Site is built as a parking and garage complex extending off the new iteration of Highland Avenue. The Site then remains much the same until the present day.

It must also be noted that between 1939 and 1945, the Bombsite records (<http://bombsight.org/#>) indicate that there are no recorded events associated with WW2 ordnance within or immediately surrounding the Site. Thus, archaeological assets may be preserved within the Site.

Table 1: Designated Heritage Assets within the 500m Study Area

| Project ID | Asset Name | Designation Grade | NHLE Entry Number | Easting | Northing |
|------------|------------------------|-------------------|-------------------|---------|----------|
| LB1 | Woodlands | II | 1359305 | 549863 | 186302 |
| LB2 | Eastbrook Public House | II* | 1393600 | 549965 | 185842 |

Table 2: Non-designated Heritage Assets within the 500m Study Area

| Project ID | Asset Name | Site Type | Period | GLHER Number | Easting | Northing |
|------------|--------------------------------|-----------|----------------------------|--------------|---------|----------|
| 1 | Rainham Road North - House | Monument | Medieval and Post-Medieval | MLO105602 | 519300 | 178500 |
| 2 | Rainham Road North - Tannery | Find spot | Medieval and Post-Medieval | MLO22185 | 519300 | 178500 |
| 3 | Rainham Road North - Farmhouse | Monument | Medieval and Post-Medieval | MLO22186 | 519300 | 178500 |

| | | | | | | |
|---|--|-----------|---------------|----------|--------|--------|
| 4 | Dagenham Road (Eastbrookend Country Park) | Find spot | Post-Medieval | MLO22187 | 519300 | 178500 |
| 5 | Central Park | Park | Modern | MLO68842 | 520155 | 178340 |

Table 3: Archaeological Events within 500m Study Area

| Project ID | Event Name | Event Date | Event Type | GLHER Number | Easting | Northing |
|------------|---|------------|------------|--------------|---------|----------|
| EV1 | Eastbrook Avenue (Former Transport Depot), Dagenham, Evaluation | June 2006 | Evaluation | ELO7125 | 550261 | 185833 |

Table 4: Archaeological Priority Areas within 500m Study Area

| Project ID | Asset Name | Designation Grade | GLHER Number | Easting | Northing |
|------------|--------------|-------------------|--------------|---------|----------|
| APA1 | Central Park | Tier III | DLO37928 | 549780 | 186930 |

5 Key Constraints and Risks

There are no designated or non-designated heritage assets within the Site, although potential impacts to the historic environment cannot be ruled out in their entirety at this moment.

A total of 5 non-designated heritage assets are within the Study Area. Two Listed Buildings also lie within the Study Area. Subject to any future development design, those assets which are above-ground are unlikely to have their setting impacted by development within the Site as their views are currently obscured by nearby buildings.

The Site is not located within an APA but the presence of Central Park APA within the study area could indicate at a Prehistoric and Roman presence within the Site. However, there are no recorded Prehistoric or Roman remains within the Site or the Study Area. Consequently, the overall archaeological potential of the Site is low.

The historic map regression exercise revealed that the Site has been impacted by post-war terrace gardens and modern garages. The below-ground impact of these events, however, indicate that there is likely to have been little truncation to any as-yet unknown archaeological remains. Additionally, the map regression identified that a historic field boundary passes through the site, as an unrecorded and undesignated heritage asset. There is, therefore, the potential for any as-yet unknown below ground archaeological remains to survive, including the field boundary.

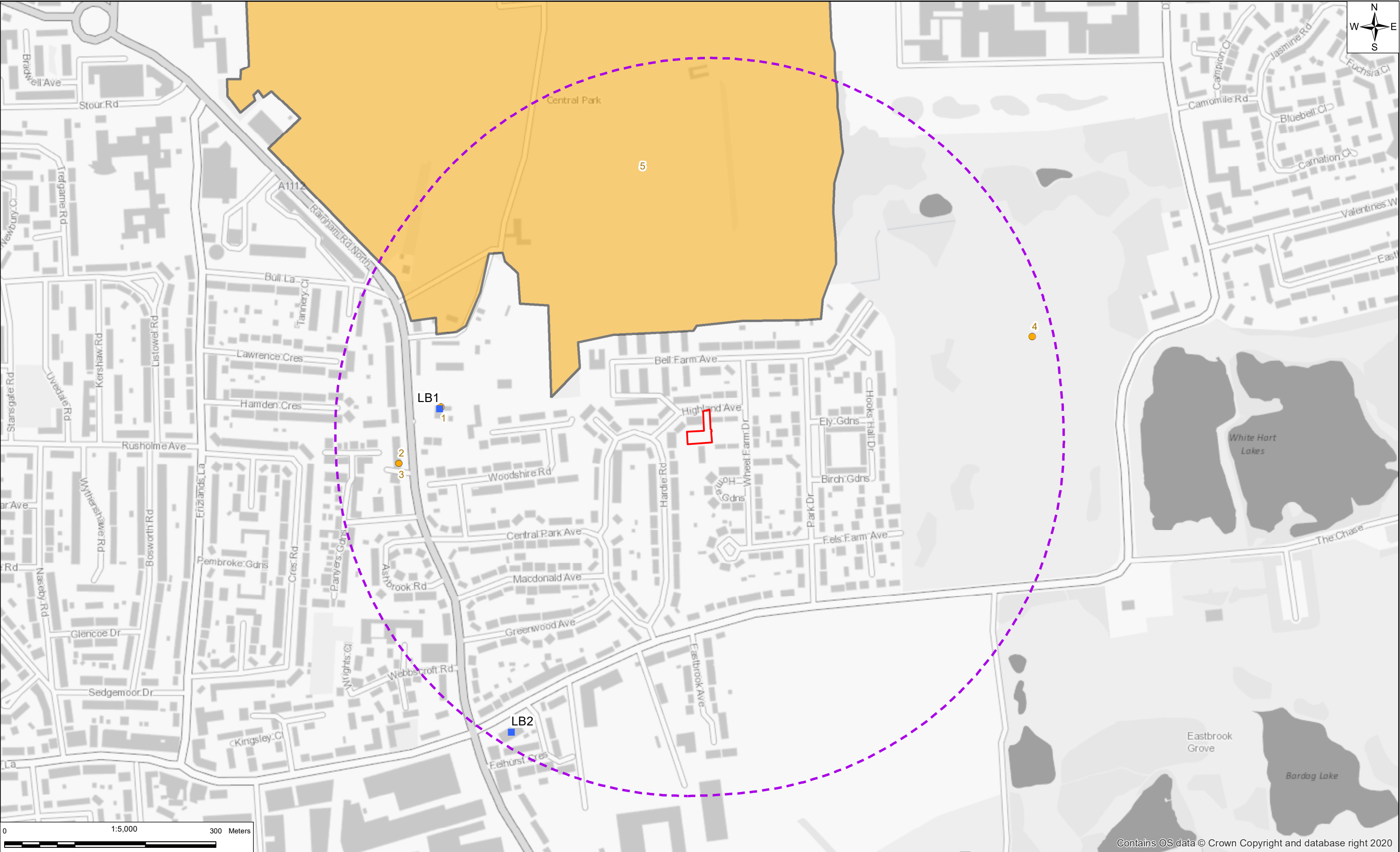
6 Recommendations

Due to the current limited understanding of the complete historic environment resource within the Site, it is likely that a full Cultural Heritage Desk-Based Assessment (DBA) will be required in the first instance to assist with any future planning application. The final scope of the DBA would be subject to recommendations made through consultation and negotiation with the Greater London Archaeological Advisory Service (GLAAS), who advise the local planning authority, and their final approval. The DBA would be likely to include a Site-specific archaeological walkover, relevant documentary research, a full map regression exercise as well as preparation of distribution maps showing designated and undesignated heritage assets.

Due to the potential for uncovering as-yet unknown archaeological remains it is anticipated that further archaeological investigation is likely to be required to determine their presence or absence. The archaeological works, if required, may consist of a programme of archaeological trial trenching and subsequent reporting, to confirm the nature of any archaeological remains within the Site after the demolition of the current garages within the Site to ground level. If heritage assets of significance are encountered during the archaeological works, there may be a requirement for archaeological mitigation, which would be determined through a relevant planning condition. The archaeological works, for either trial trench evaluation or for any further mitigation requirements, would be subject to further consultation with, and the final approval of, a Written Scheme of Investigation (WSI) with GLAAS.

It is recommended that GLAAS should be consulted early in the planning process to negotiate the need for, and scope of, any archaeological inputs that would be required to support any planning submission. Any planning submission could also be required to address any settings issues arising from nearby designated and non-designated heritage assets, in more detail.

FIGURES



| | | | | | |
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| 01 | 01 Apr 21 | INITIAL ISSUE | MA | DE | JW |
| REV | Date | Description | Drawn | Check | Approv |

Legend

Red Line Boundary

500m Buffer Study Area

Designated Heritage Assets

■ Listed Building

Non-Designated Heritage Assets

● Point

Polygons

Client

London Borough of Barking and Dagenham

Client

London Borough of Barking and Dagenham
Civic Centre
Rainham Road North
Dagenham
RM10 7BN

Site

Highland Avenue,
Eastbrook,
Dagenham RM10 7AS

| | | | |
|--|---------------|-------------------|----------|
| Suitability Description: Issued for information | | | |
| Designed | M.Fleming | Date 01 Apr 21 | Signed |
| Drawn | A. Manivannan | Date 01 Apr 21 | Signed |
| Checked | D. Evans | Date 01 Apr 21 | Signed |
| Approved | J. Wylie | Date 01 Apr 21 | Signed |
| Scale: | 1:5,000 | Datum: | AOD |
| Original Size: | A3 | Grid: | OS |
| Suitability Code: | S2 | Project Number: | 10046791 |

PROJECT:

London Borough of Barking and Dagenham
Innovative Sites Programme

TITLE:

Figure 1:
Designated and Non-Designated
Heritage Assets,
Site 12 - Highland Avenue

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for natural and
built assets

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Legend

- Red Line Boundary
- 500m Buffer Study Area
- Archaeological Priority Areas**
- Archaeological Priority Area
- Archaeological Events**
- Polygons

Client

London Borough of Barking and Dagenham

Client

London Borough of Barking and Dagenham
Civic Centre
Rainham Road North
Dagenham
RM10 7BN

Site

Highland Avenue,
Eastbrook,
Dagenham RM10 7AS

| | | | |
|--|---------------|-------------------|----------|
| Suitability Description: Issued for information | | | |
| Designed | M.Fleming | Date 01 Apr 21 | Signed |
| Drawn | A. Manivannan | Date 01 Apr 21 | Signed |
| Checked | D. Evans | Date 01 Apr 21 | Signed |
| Approved | J. Wylie | Date 01 Apr 21 | Signed |
| Scale: | 1:5,000 | Datum: | AOD |
| Original Size: | A3 | Grid: | OS |
| Suitability Code: | S2 | Project Number: | 10046791 |

PROJECT:

London Borough of Barking and Dagenham
Innovative Sites Programme

TITLE:

Figure 2:
Archaeological Priority Areas and
Previous Archaeological Events,
Site 12 - Highland Avenue

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