

BE FIRST REGENERATION LIMITED INNOVATIVE SITES PROGRAMME

GARAGE BLOCK AT FAMBRIDGE ROAD, DAGENHAM, RM8 1NS

Archaeological Desktop Appraisal

10046791-AUK-XX-XX-RP-LH-0028-01

APRIL 2021



Garage Block at Fambridge Road, Dagenham, RM8 1NS

Archaeological Desktop Appraisal

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Report No 10046791-AUK-XX-XX-RP-LH-0028-01 Fambridge Road Archaeological Appraisal

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SUMMARY

Arcadis (UK) Limited (Arcadis) have been commissioned by Be First Regeneration Limited on behalf of the London Borough of Barking and Dagenham (the Client) to undertake an archaeological desk-top appraisal for 3 parcels of land (Northern Parcel, Eastern Parcel and Southern Parcel), at Fambridge Road, Dagenham, RM8 1NS ('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 constraints and opportunities at the Site has been made. Recommendations for further heritage work at the site is made based on the assessment provided.

No Conservation Areas, Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens or World Heritage Sites are located within the Site or the Study Area. The Site is not located with an Archaeological Priority Area (APA) but there are 2 within the Study Area.

There are no Listed Buildings within the Site, however 1 is located within the Study Area. This asset is unlikely to have its setting impacted by development within the Site as urban development prohibits views between the Site and their location.

The data provided by the Greater London Historic Environment Record (GLHER) and London Borough of Barking and Dagenham Council revealed that there is 1 non-designated heritage asset located within the Sites' Southern Parcel. Any as-yet unknown archaeological remains associated with this asset is likely to be physically affected by any potential development. There are 17 further non-designated heritage assets, and 4 previous archaeological events within the Study Area.

The assets, together with the APAs, indicate the potential for each Site parcel as follows;

- **Northern Parcel.** A low potential for Modern period remains, a low to medium potential for Prehistoric, Romano-British, Early-Medieval, Medieval period remains and a medium potential for and Post-Medieval period remains within the parcel.
- **Eastern Parcel.** A low potential for Modern period remains, a low to medium potential for Prehistoric, Romano-British, Early-Medieval, Medieval period remains and a medium potential for and Post-Medieval period remains within the parcel.
- **Southern Parcel.** A low potential for Modern period remains, a low to medium potential for Prehistoric and Romano-British period remains, and a medium potential for early-medieval, Medieval and Post-Medieval period remains within the parcel.

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 for 3 parcels of land (Northern Parcel, Eastern Parcel and Southern Parcel) at Fambridge Road, Dagenham, RM8 1NS (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

This report has been prepared for the Client in accordance with the terms and conditions of appointment. Arcadis cannot accept any responsibility for any use of or reliance on the contents of this report by any third party. The copyright of this document, including the electronic format shall remain the property of Arcadis.

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 Fambridge Road, Dagenham, within the London Borough of Barking and Dagenham. The Site comprises of 3 plots of land, the approximate centre of which are located at National Grid References (NGR) TQ 49095 87472 (Northern Parcel), TQ 49187 87407 (Eastern Parcel), and TQ 49142 87359 (Southern Parcel). The 3 parcels are rectangular in shape and currently occupied by parking and garages associated with the residential plots covering a total area of approximately 0.16 ha. The topography of each Site parcel is flat, at approximately 17m above Ordinance Datum (aOD) at the Northern Parcel, 15m aOD at the Eastern Parcel and 18m aOD at the Southern Parcel.

The Site parcels are bounded as follows;

- **Northern Parcel.** This is bounded by residential plots to the east south and west and by Fambridge Road to the north.
- **Eastern Parcel.** This is bounded by allotment gardens to the east, All Saints Catholic School's playing fields to south, and by residential plots to the west and north.
- **Southern Parcel.** This is bounded by All Saints Catholic School's playing fields to the east and south, by Fambridge Road to the west and by residential plots to the north.

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 4, 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.

A complete list of designated heritage assets is given in Table 1 and Figure 1.

Listed Buildings

There are no Listed Buildings within the Site but there is 1 Grade II listed asset within the 500m Study Area.

An obelisk on Railway Embankment (**LB1**) is located approximately 260 metres north of the Northern Parcel. The obelisk was constructed in 1861 to mark the extent of the Metropolitan Police District. It comprises a 6 ft (1.8m) high polished red granite tapering obelisk on a stone base with moulded capping, with an inscription facing towards the railway line itself. This asset will not be physically affected by any development within the Site. Views both to and from this asset are also currently obscured by existing urban development and is therefore unlikely to have its setting affected.

4.2 Non-designated Heritage Assets

There are no Locally Listed Buildings or Conservation Areas within the Site or 500m Study Area. There is 1 non-designated heritage assets listed within the Site but there is a total of 18 noted by the GLHER within the 500m Study Area. These date from the Prehistoric to the Modern periods.

A complete list of non-designated heritage assets is given in Table 2 and Figure 1.

Within the Site

Becontree Heath (**12**) is noted by the GLHER as occupying much of the southern half of the Southern Parcel and immediately borders the southern tip of the Eastern Parcel. This area is identified as 'ancient commonland' and may have been a meeting place of the Early-Medieval (Anglo-Saxon) Hundred Court. In 1931 approximately 11 acres of this land were transferred to Dagenham Urban District Council which removed its common rights by special act of Parliament. The land was then levelled, drained and planted for public recreation, with a boating lake created between 1968 to 1971 in the southeast of the area. The Heath was also known as 'Nanny Goat Common' due to animals grazing on the land and the GLHER notes that a number of owners were even imprisoned for not removing their goats from the common after the land had been transferred to the council. This area is now predominantly in private recreational/educational use as school playing fields, children's recreational facilities and a golf club.

Within the Study Area

Prehistoric (500,000 BC to AD 43)

There is 1 non-designated asset which indicates evidence from the Prehistoric period noted within the Study Area. A findspot of multiple Lower Palaeolithic artefacts (**10**) were uncovered during an industrial gravel extraction operation at Becontree Heath approximately 410m south of the Southern Parcel. The findspot comprised of 43 handaxes, 3 unfinished handaxes, 7 retouched flakes and 20 non-retouched flakes found within the gravel at a depth of approximately 26m to 24.4m aOD.

Roman (AD 43 to AD 410)

No non-designated assets of this period were located within the Site or Study Area, however it must be noted that Central Park APA (**APA2**) follows the eastern and southern boundary edge of both the Eastern Parcel and Southern Parcel at its closest points. The APA indicates there is potential for as-yet unknown archaeological remains from this period to survive within the area.

Early- Medieval (AD 410 to AD 1066)

There is 1 non-designated asset of this period located within the Site and Study Area of Becontree Heath (**12**), as discussed above.

Medieval (AD 1066 to AD 1540)

There are 2 non-designated assets which indicate evidence from the Medieval period noted within the Study Area. These assets represent documented Medieval municipal and settlement activity.

Approximately 410m south of the Southern Parcel, the GLHER notes the first reference to the meeting place of the Hundred of Becontree (including the Liberty of Havering) **(5)** in 1086, with the first reference to the heath being made in the 13th century.

Richard Butler is noted by the GLHER as holding land in 1243, at Whalebone Lane South **(9)**, approximately 365m north-west of the Northern Parcel. The farm is noted by the GLHER as located to the southeast of Whalebone Bridge and that the building was renamed several times. The GLHER notes that documentation from 1540 indicates the location of Butlers Farm as "Fordeland near Tripton once William Butlers" and was also known as 'Butlers' or 'Bentry Heath' by 1609. The building was subsequently demolished in 1956, when it was then known as 'The Pines'.

Post- Medieval (AD 1540 to AD 1901)

There are 7 non-designated assets which indicate evidence from the Post-Medieval period noted within the Study Area, predominantly situated south of the Site. These assets represent evidence of continued settlement, agricultural, municipal and ecclesiastical activity in the area surrounding the Site and suggest population growth within the area by the 19th century. Becontree Heath **(12)** which lies within the Southern Parcel, and Whalebone Lane South **(9)** approximately 365m north-west of the Northern Parcel, are noted by the GLHER to contain Post-Medieval evidence and have already been discussed above in the Medieval section.

Settlement and associated agricultural activity is evidenced by mid-19th century plough marks **(13)** found during an evaluation **(EV1)** at Robert Clack Comprehensive School approximately 275m southeast of the Southern Parcel. A series of deep, topsoil filled, parallel plough marks were revealed, cut into natural geology. The plough marks contained sherds of late 19th century and Modern pottery, glass and a leather boot.

Further domestic and agricultural evidence is shown by truncated late 18th or 19th century cultivation marks, a wood lined well and a mid-19th century domestic scale cess pit that were identified during an evaluation **(EV2)** at Wood Lane (Becontree Heath Leisure Centre), approximately 490m southwest of the Southern Parcel. The GLHER also identifies a windmill **(17)** at Broadway Becontree Heath, approximately 380m southwest of the Southern Parcel on mapping from 1820. Later mapping then shows that 'Tower Mill' has been converted to Steam power by 1894.

Ecclesiastical evidence comes in the form of 2 chapels as follows:

- The 19th century United Methodist Free Church Chapel at Broadway, Becontree Heath **(3)** approximately 385m south of the Southern Parcel.
- the purpose-built Becontree Chapel at Wood Lane **(8)** was constructed in 1828 approximately 460m south of the Southern Parcel. The GLHER notes that the chapel was visited by Elizabeth Fry in 1831 but that it had seceded from its Wesleyan connection by 1852. The GLHER then notes that the license was cancelled in 1875 when a nonconformist chapel was then built.

Municipal activity is evidenced by stocks **(11)** located near the 'Travellers Inn' approximately 440m south of the Southern Parcel and was constructed in 1819. The GLHER does note however that "they were not remembered by old inhabitants in 1904".

Modern (AD 1901 to Present)

There are 5 non-designated assets which indicate evidence from this period noted within the Study Area. These assets represent evidence of continued occupation within the Study Area. Becontree Heath **(12)** has already been discussed above but also contains evidence of activity from this period.

All 4 remaining assets of this period are located at Robert Clack Comprehensive School and were identified during an evaluation **(EV1)**, approximately 275m southeast of the Southern Parcel. This includes the Modern

pottery and glass from within plough marks (**13** and **16**), 2 concrete bases for a bench (**14**) which respected the plough mark directions, and a land drain (**15**).

Undated

There are 4 non-designated assets which indicate evidence from unknown periods within the Study Area.

Aerial photography records (**4**) from both the 1930s and 1976 approximately 370m north of the Northern Parcel indicate an undated ring ditch which may be Prehistoric in date.

The evaluation (**EV2**) at Wood Lane, Becontree Heath Leisure Centre, approximately 490m southwest of the Southern Parcel identified an undated possible field boundary or natural stream (**1**).

Undated cropmarks have also been identified by aerial photography records at London Road, Romford (**6**), approximately 400m north of the Northern Parcel and Gray Avenue (**7**) approximately 55m to the south of the Southern Parcel.

4.3 Previous Archaeological Events

No archaeological events are recorded within the Site. A total of 4 archaeological investigations have been recorded within the Study Area and comprise of 4 evaluations. A total of 4 DBAs recorded by the GLHER have been scoped out of this assessment as they represent secondary sources.

A complete list of previous archaeological events is given in Table 3 and displayed on Figure 2.

The events broadly represent evidence of Post-Medieval to Modern period archaeological remains surviving to the northwest of the Site, with variable degrees of truncation.

A 2-trench evaluation at Robert Clack Comprehensive School (**EV1**) was undertaken approximately 275m southeast of the Southern Parcel. Both trenches encountered natural brickearth geology at approximately 13.6m aOD. The natural geology was cut by deep plough marks containing late 19th century and Modern pottery and glass, 2 concrete bases for a wooden bench and a land drain.

A 4-trench evaluation was undertaken at Wood Lane, Becontree Heath Leisure Centre (**EV2**), approximately 490m southwest of the Southern Parcel. The investigation identified truncated late 18th or 19th century cultivation marks, a wood lined well, a mid-19th century domestic scale cess pit and an undated field boundary. Natural gravel, clay and sand geology were observed between 14.68m aOD and 14.2m aOD.

A 12-trench evaluation at Wood Lane Sports Centre (**EV3**) was undertaken approximately 490m southeast of the Eastern Parcel. Most of the trenches indicated high levels of truncation and contained made ground deposits overlying natural geology. No archaeological remains were therefore identified. Natural geology was encountered between 12.43m and 11.62m aOD.

A further 11-trench evaluation was also undertaken at N^o 288 Crow Lane (**EV4**), approximately 370m northeast of the Eastern Parcel, although no archaeological features or deposits were observed.

4.4 Archaeological Priority Areas

The Site is not located within an APA, although 2 are located within the 500m Study Area.

A complete list of APAs is given in Table 4 and Figure 2.

London Borough of Havering

There is one APA located in the London Borough of Havering Archaeological Priority Zone (APZ). There is limited accessible information concerning this borough, however, this area is due to be reviewed by the Borough in 2021 (<https://historicengland.org.uk/content/docs/planning/apa-havering-pdf/>).

This APZ is known as 'Gravel Sand Deposits (Geology)' APZ (**APA1**), approximately 140m northeast of the Northern Parcel at its nearest point. This APZ follows the western boundary of the London Borough of Havering. The area contains the potential for as-yet unknown Prehistoric deposits to survive beneath alluvial river deposits.

London Borough of Barking and Dagenham

There is 1 APA within the Study Area located within the London Borough of Barking and Dagenham. A review of the APAs was undertaken in 2016 (<https://historicengland.org.uk/content/docs/planning/apa-barking-and-dagenham-pdf/>).

The nearest APA to the Site is the Tier III Central Park APA (**APA2**) and follows the eastern and southern boundary edge of both the Eastern Parcel and Southern Parcel at its closest points. This APA covers Central Park and land to the north of Wood Lane, including the playing fields in Robert Clack School. The APA is noted because it is a large area of land that has not been developed and aerial photography records have indicated the possible survival of as-yet unknown archaeological remains within the area. The land for Central Park was bought by Dagenham Borough Council in 1928 with the park opening in 1932 with little change observed since. The one exception was the creation of the Wantz Boating Lake which has heavily truncated or removed any potential archaeological remains in that location. The APA also notes that the area is located on geology with a high potential for the survival of as-yet unknown archaeological remains dating from the Prehistoric to Modern periods to survive, known as 'Hackney Gravels' when investigated within the London Borough of Havering to the east.

4.5 Historic Maps

A brief high-end historic map regression exercise was conducted to 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, as well as a Groundsure report.

The maps revealed that until the Ordinance Survey (OS) 1:1250 map of 1965 to 1970, all 3 parcels of the Site are previously noted as open field. In the 1965 to 1970 map, all 3 parcels are noted as occupied and remain the same until the current OS map edition. The Site is broken down as follows:

- **Northern Parcel.** The 1965-1970 OS map indicates this parcel is now occupied by 17 garages along the western border of the Site, accessed from Fambridge Road to the north. This Site is now surrounded by a series of properties and their associated gardens.
- **Eastern Parcel.** The 1965-1970 OS map indicates this parcel is now occupied by 20 garages along the western and eastern borders of the Site, accessed from Fambridge Road to the north. This Site now has a series of properties and their associated gardens located to the west, allotment gardens to the east and playing fields to the south.
- **Southern Parcel.** The 1965-1970 OS map indicates this parcel is now occupied by 13 garages along the western border of the Site, accessed from Fambridge Road the west. This Site now bordered by Fambridge Road to the west, a series of properties and their associated gardens to the north, and playing fields to the east and south.

It must also be noted that between 1939 and 1945, the Bombsite records (<http://bombsight.org/#>) indicate that there was no recorded event associated with WW2 ordnance within the 3 Site parcels.

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

Project ID	Asset Name	Designation Grade	NHLE Entry Number	Easting	Northing
LB1	Obelisk on Railway Embankment	II	1064421	548974	187829

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

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
1	Wood Lane [Becontree Heath Leisure Centre], London, RM10 7RP	Monument	Undated	MLO102528	549089	186851
2	Near the S side of the railway, southeast of railway bridge carrying Whalebone Lane South, Chadwell Heath, Romford.	Monument	World War Two to Modern	MLO105828	548700	187750
3	Broadway, Becontree Heath	Monument	Post-Medieval	MLO10924	549105	186955
4	Crow Lane Romford	Monument	Undated	MLO14314	549015	187855
5	Wood Lane	Monument	Medieval	MLO14506	549185	186935
6	London Rd Romford	Monument	Undated	MLO151	549100	187900
7	Gray Avenue	Monument	Undated	MLO15560	549165	187285
8	Wood Lane, south Side, Becontree Heath	Monument	Post-Medieval	MLO21388	549055	186885
9	Whalebone Lane South	Monument	Medieval to Post-Medieval	MLO26321	548735	187575
10	Terling Road, Becontree Heath, Barking & Dagenham	Findspot	Lower Palaeolithic	MLO5915	549195	186935

11	Wood Lane	Monument	Post-Medieval	MLO5920	549105	186895
12	Wood Lane, (Becontree Heath), Dagenham, Essex, RM8 1JX	Park	Modern	MLO106937	549423	187274
13	Robert Clack Comprehensive School	Monument	Post-Medieval to Modern	MLO76482	549350	187150
14	Robert Clack Comprehensive School	Monument	Modern	MLO76483	549350	187150
15	Robert Clack Comprehensive School	Monument	Modern	MLO76484	549350	187150
16	Robert Clack Comprehensive School	Monument	Modern	MLO76485	549350	187150
17	Broadway Becontree Heath	Monument	Post-Medieval	MLO7994	549025	186975
18	Wood Lane (Becontree Heath Leisure Centre), London, RM10 7RP	Monument	Post-Medieval	MLO102527	549018	186850

Table 3: Archaeological Events within 500m Study Area

Project ID	Event Name	Event Date	Event Type	GLHER Number	Easting	Northing
EV1	Robert Clack Comprehensive School	2000	Evaluation	ELO72	549350	187150
EV2	Wood Lane (Becontree Heath Leisure Centre), London, RM10 7RP	2009	Evaluation	ELO10414	549054	186862
EV3	Wood Lane, (Wood Lane Sports Centre), RM8	2013	Evaluation	ELO15062	549721	187137
EV4	Crow Lane (Nº 288), Romford	2006	Evaluation	ELO6901	549383	187795

Table 4: Archaeological Priority Areas within 500m Study Area

Project ID	Asset Name	Designation Grade	NHLE Entry Number	Easting	Northing
APA1	Gravel Sand Deposits (Geology)	APZ	DLO33198	550196	188266
APA2	Central Park	Tier III	DLO37928	549887	186891

5 Key Constraints and Risks

There are no designated heritage assets and 1 non-designated heritage asset within the Site (Southern Parcel). There is the potential for development within the 3 Site parcels to impact on as-yet-unknown archaeological remains.

The Grade II Listed Building of the obelisk on Railway Embankment (**LB1**) lies within the Study Area. A total of 18 known non-designated heritage assets also lie within the Study Area. Subject to future proposals 17 of the non-designated assets are unlikely to be physically affected or have their setting impacted by development within the Site as their views are currently obscured by urban development.

The non-designated asset of Becontree Heath (**12**) is noted by the GLHER as occupying much of the southern half of the Southern Parcel. Any as-yet unknown archaeological remains associated with this asset are likely to be physically affected by any potential development.

The historic map regression exercise revealed that the 3 Site parcels have been impacted by a single phase of development in the form of 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. This is due to the likely shallow truncation level caused by the footings of the existing garages and current ground surface.

Although the Site does not lie within an Archaeological Priority Area, there are 2 located within the Study Area. Although the Site does not lie within an APA itself, the APA classification does not preclude the survival of as-yet unknown archaeological remains associated with them outside of their respective boundaries. The APAs therefore act as an indicator of archaeological potential. Central Park APA (**APA2**) follows the eastern and southern boundary edge of both the Eastern Parcel and Southern Parcel at its closest points. This APA is noted for its potential for as-yet-unknown archaeological remains dating from the Prehistoric to Modern periods to survive.

When the nearby APA evidence is combined with the findings of the previous archaeological events within the Study Area, as well as the likely low levels of truncation caused by the existing development within the Site, this indicates the potential for as-yet unknown archaeological remains to survive within the Site from the Prehistoric period onwards.

The likely potential of archaeological remains that could be located within each Site parcel is as follows;

- **Northern Parcel**
 - Prehistoric - low to medium potential.
 - Romano-British - low to medium potential.
 - Early-Medieval - low to medium potential.
 - Medieval - low to medium potential.
 - Post-Medieval - medium potential.
 - Modern - low potential.
- **Eastern Parcel**
 - Prehistoric - low to medium potential.
 - Romano-British - low to medium potential.
 - Early-Medieval - low to medium potential.
 - Medieval - low to medium potential.
 - Post-Medieval - medium potential.
 - Modern - low potential.
- **Southern Parcel**
 - Prehistoric - low to medium potential.

- Romano-British - low to medium potential.
- Early-Medieval - medium potential.
- Medieval - medium potential.
- Post-Medieval - medium potential.
- Modern - low potential.

There is therefore, the potential for any as-yet unknown below ground archaeological remains to survive.

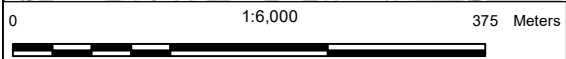
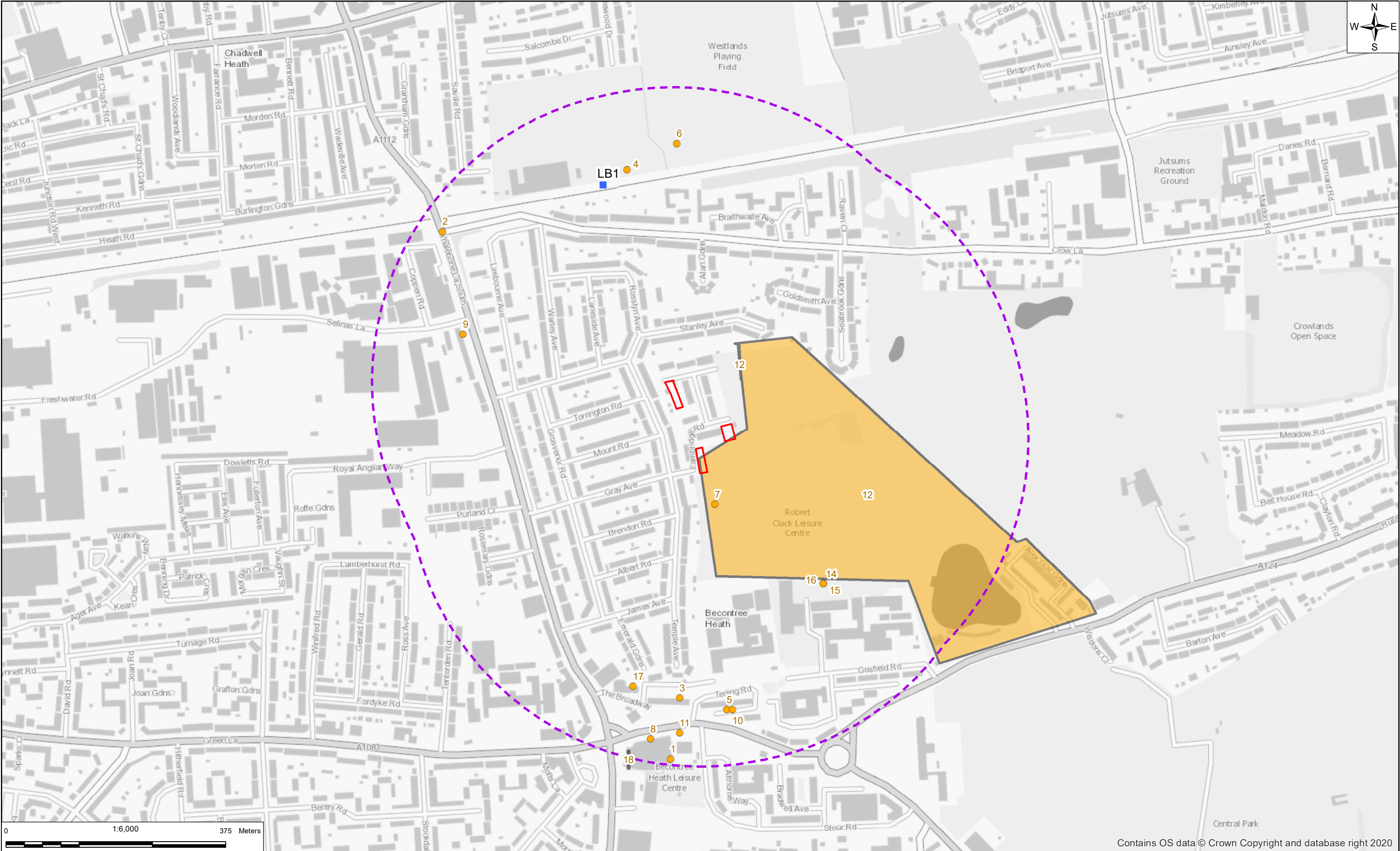
6 Recommendations

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. 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. The DBA should include a Site-specific archaeological walkover, relevant documentary research, a full map regression exercise as well as preparation of distribution maps showing designated and un non-designated heritage assets.

Due to the potential for uncovering as-yet unknown archaeological remains it is anticipated that further archaeological investigation may 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 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.


FIGURES




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

Legend


 Red Line Boundary


 500m Buffer Study Area

Designated Heritage Assets

 Listed Building

Non-Designated Heritage Assets

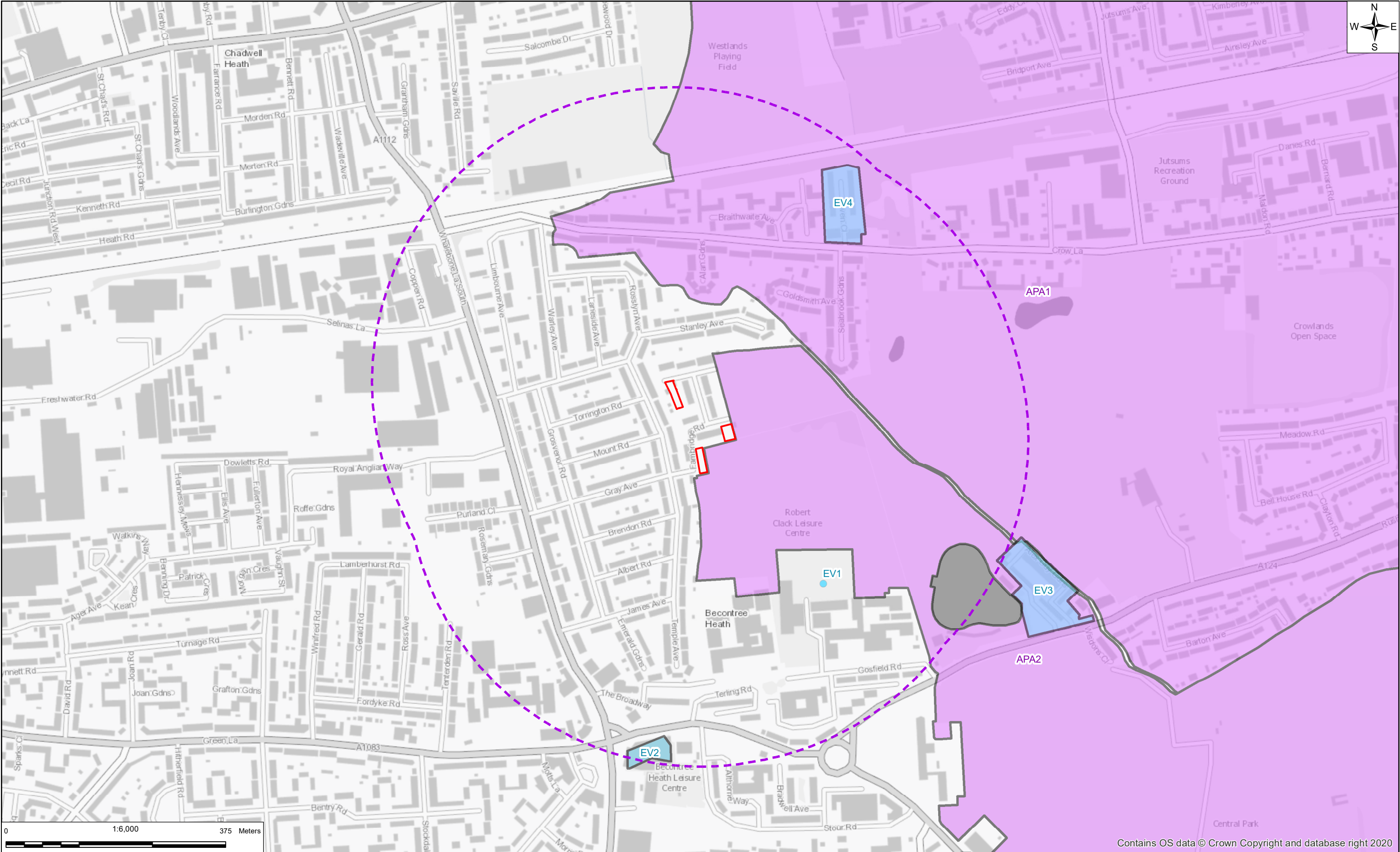
 Point

 Polygons

Client		Suitability Description:	
London Borough of Barking and Dagenham		Issued for information	
Site Fambridge Road, Dagenham London, RM8 1NS	Designed	M.Fleming	Date 01 Apr 21
	Drawn	A. Manivannan	Date 01 Apr 21
	Checked	D. Evans	Date 01 Apr 21
	Approved	J. Wylie	Date 01 Apr 21
	Scale:	1:6,000	Datum: AOD
		Original Size:	A3
		Suitability Code:	S2

PROJECT:	
London Borough of Barking and Dagenham Innovative Sites Programme	
TITLE:	
Figure 1: Designated and Non-Designated Heritage Assets, Site 6 - Fambridge Road	

Registered office: Arcadis House 34 York Way, London N1 9AB	Coordinating office: Level 1 2 Glass Wharf Temple Quay Bristol BS2 0FR
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Drawing Number: 10046791-AUK-XX-XX-DR-LH-0029-01	Revision: 01



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

Legend

Red Line Boundary

500m Buffer Study Area

Archaeological Priority Areas

Archaeological Priority Area

Archaeological Events

● 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

Fambridge Road,
Dagenham
London, RM8 1NS

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:	1:6,000	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 6 - Fambridge Road

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Design & Consultancy
for natural and
built assets

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