BE FIRST REGENERATION LIMITED

INNOVATIVE SITES PROGRAMME

GARAGE BLOCK AT WEST ROAD, DAGENHAM, RM6 6YA

Archaeological Desktop Appraisal

10046791-AUK-XX-XX-RP-LH-0037-01

APRIL 2021

Garage Block at West Road, Dagenham, RM6 6YA
Archaeological Desktop Appraisal

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SUMMARY

Arcadis (UK) Limited (Arcadis) have been commissioned by Be First Regeneration Limited on behalf of London Brough of Barking and Dagenham (the Client) to undertake an archaeological desk-top appraisal of a parcel of land at West Road, Dagenham, RM6 6YA ('the Site').

This involved a rapid information-gathering and review of the known historic environment resource within the Site and a 500m study area around it, using information from publicly held sources. A brief summary of potential heritage/archaeological constraints and opportunities at the Site has been made, based on the data sources reviewed.

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 Listed Buildings, Registered Battlefields, Registered Parks and Gardens, Scheduled Monuments, World Heritage Sites, Conservation Areas or Locally Listed Buildings within the Study Area or the Site. The Site is not located within an Archaeological Priority Area, however there are two APAs within the Study Area. These are the Tier II London to Colchester Roman Road and the Tier II Roman Road (Ilford High Road).

The data provided by the Greater London Historic Environment Record (GLHER) and London Borough of Barking and Dagenham council revealed that there is one non-designated heritage assets within the Site and an additional 12 non-designated heritage assets are located within the Study Area. These, together with the Archaeological Priority Areas, do indicate that there could be medium potential for Prehistoric to Roman remains to be present on 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 medium as no archaeological assets were identified through these intrusive works. However, there is a paucity of archaeological investigations within the study area which is not in itself indicative of an absence of heritage assets.

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 Brough of Barking and Dagenham (the Client) to undertake an archaeological desk-top appraisal of a parcel of land at West Road, Dagenham, London, RM6 6YA (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 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 West Road, Dagenham, at grid reference TQ 47955 88414. The Site comprises one plot of land off West Road which is square in shape and 0.06 ha in size. It is currently occupied by parking and garages associated with the residential plots. The topography of the Site is fairly flat, and it lies at approximately 22-23m above Ordnance Datum (aOD).

The Site is bounded by residential plots to the east, north and south sides. It is bordered to the west by a Sports Court and play area, part of St. Chad's Park.

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 Taplow 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 on 1st March 2021. Non-designated data was received from the Greater London Historic Environment Record (GLHER) on the 8th of March 2021. Information regarding Conservation Areas and locally listed buildings were found on the London Brough 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 Table 1 to Table 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 Listed Buildings, 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.

4.2 Non-designated Heritage Assets

There is one non-designated heritage asset within the Site and 11 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 1 and they are shown on Figure 1.

Prehistoric (500,000 BC to AD 43)

There are three assets dating to this period within the Study Area. Two assets are Palaeolithic in date and have been recorded in Chadwell Heath, approximately 415m south west of the Site. Gravel extraction at 5 Elms Road identified 10 handaxes, one retouched flake implement and 11 unretouched flakes (**1**). Antiquarian gravel extraction at Boyars Pit in the late 19th and early 20th centuries have similarly unearthed 6 finished and one unfinished handaxe, one retouched flake, 4 unretouched flakes and one miscellaneous worked fragment (**2**). These lithics have been subsequently donated to the Passmore Edwards and London museums respectively.

A Neolithic polished stone axe (**3**) was identified during unspecified works in Chadwell prior to 1964. It is described in a Colchester Museum report, where it is now kept. It was found approximately 398m south of the Site.

Romano-British (AD 43 to AD 410)

There is one asset dating to this period within the Study Area. The Roman road from London to Chelmsford (**11**) is a possible Roman road identified using the Antoine Itinery. No structural evidence has yet been identified. It is estimated to run 395m south of the Site.

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 is one asset dating to this period within the Study Area. Documentary sources refer to 'Chaudewell' a cold spring, at a hamlet along the present Ilford High Road (**4**). The road was then referred to as Chadwell Street, and a larger settlement existed here in the Medieval and Post-Medieval periods. East of Chadwell Street is Blackheath Common, known in the 17th century as Chadwell Heath, which became enclosed land in 1860 and subsequently developed on in the late 19th century. This area is approximately 390m south of the Site.

Post-Medieval (AD 1540 to AD 1901)

There are two assets dating to this period within the Study Area. The Church at St. Chad's Gardens (**5**) was constructed in 1884, dedicated in 1886 and consecrated as the parish church in 1895. It is approximately 398m south of the Site.

A rubbish bottle pit was encountered during excavations of strip foundations for a domestic extension, dating from the 19th to the 20th centuries at West Park Close, 256m north of the Site (**6**). The bottles are mostly glass with some stonewear and are of unknown origin.

Modern (AD 1901 to Present)

There are four assets dating to this period within the Study Area. An anti-tank block is recorded south of the junction between Whalebone Lane and Mill Lane (**7**) that was recorded during the Defence of Britain Project between 1995-2001. It is thought to have been constructed in 1939 and abandoned by 1945, therefore, only

in use during the Second World War. It is located approximately 437m east of the Site. A pillbox of comparable date is recorded nearby (**8**) and was identified during the same survey. It is located approximately 439m east of the Site.

A second anti-tank block is recorded in the front garden of 457 Whalebone Lane (**9**). was recorded during the Defence of Britain Project between 1995-2001. It is thought to have been constructed in 1939 and abandoned by 1945, in use during the Second World War. It is located approximately 471m north east of the Site.

St. Chad's Park off of Japan Road (**12**) was opened as a public park in the 1930s, on the same site as previous common land and village green. There have been a series of renovations in the 1950s and 1960s adding sporting facilities. It is located partially within the Site, although what is within the site boundary is no longer parkland.

Unknown

There is one asset dating to this period within the Study Area. A field system of unknown date was identified from aerial photographs in 1935 over modern Park Lane, approximately 165m south west of the Site (**10**). Documentary evidence describes the land use of this area as woodland in 1653, but it is unknown if the field system postdates or predates this.

4.3 Previous Archaeological Events

One archaeological event is recorded partially within the Site. A total of 2 investigations have taken place within the study area, comprising, one unknown assessment and one watching brief. Only the watching brief is discussed below, the unknown has been scoped out due to the paucity of contextual information. The data is presented in Table 2 and Figure 2.

A watching brief was undertaken in 1990 by Passmore Edwards Museum in advance of utility works in St Chads Park (**EV1**). Palaeolithic flints were identified out of situ without associated archaeological deposits. It is located partially within the Site.

4.4 Archaeological Priority Areas

There are two Archaeological Priority Areas within the Study Area. The data is presented in Table 3 and Figure 2. The London to Colchester Roman Road (**APA1**) is a Tier II APA covering the projected route of the London to Colchester Roman road through Barking and Dagenham. It is situated approximately 291m south of the Site. No Roman road features or finds have yet been uncovered within the borough, but they have been found further along the projected route at Newham and Romford. Roman settlement activity is known along the road and within its vicinity, as well as Palaeolithic flints and Medieval to Post-Medieval settlement evidence. The APA has been designated for its age as one of the earlier Romano-British roads, and its importance for linking two of the largest towns in Roman Britain: Londinium and Camulodunum.

The Roman Road (Ilford High Road) (**APA2**) is a Tier II APA covering the Roman road between London and Chelmsford, along which the current Ilford High Road now runs. It is situated approximately 320m south west of the Site. A buffer zone of 100m on either side of the road is included within the APA due to the high potential for Roman settlement activity. The road has been in constant use from the Roman period to the present and thus there is potential for heritage assets from the Roman to Modern periods.

4.5 Historic Mapping

A brief high-end historic map regression exercise was conducted to identify potential 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.

The Site is visible as a plot of land overlying a boundary between two fields south of Mayes Brook and north of Hainault Forest in Ordnance Survey County Series maps between 1864 and 1896. The immediate environs of the Site are rural fields, with the Hainault Forest area comprising a settlement with roads, houses, nursery, mills and recreation grounds. By 1920, the area has been renamed to Chadwell Heath, and remaining forest has been removed and relandscaped into urban green space and allotment gardens or built upon.

Significant urban expansion takes place in the interim until 1938. The previous agricultural fields within and surrounding the Site are relandscaped as St. Chad's Park. The Site, and the area east of it, are built upon in the modern residential and road layout.

From then until the 1962 Ordnance Survey map, St. Chad's Park is altered to include the sporting facilities of miniature gold, bowling greens and tennis courts. Garages are first visible on the Site in the 1974-1975 National Grid map. St. Chad's Park is also no longer within the site boundary. The allotment gardens south of St. Chad's Park are also removed at this time and replaced with a car park associated with the park. 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: Non-designated Heritage Assets within the 500m Study Area

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
1	Chadwell Heath	Find Spot	Prehistoric	MLO1087	547760	188400
2	Chadwell Heath	Find Spot	Prehistoric	MLO2310	547760	188400
3	Chadwell Heath	Find Spot	Prehistoric	MLO3101	548000	188000
4	High Road	Monument	Medieval and Post-Medieval	MLO14507	5147890	188110
5	St. Chads Gardens, Chadwell Heath	Monument	Post-Medieval	MLO14234	548150	187970
6	West Park Close, Chadwell Heath, Romford, Barking and Dagenham, RM6 6XT {19th-20th century bottle pit}	Monument	Post-Medieval and Modern	MLO103646	547990	188670
7	A few yards S of the junction of Whalebone Lane and Mill Lane, Romford	Monument	Modern	MLO105832	548430	188450
8	At the junction of Whalebone Lane and Mill Lane, Romford	Monument	Modern	MLO105833	548430	188470

9	In front garden of 457, Whalebone Lane North, Romford.	Monument	Modern	MLO105837	548430	188600
10	Park Lane – Field System	Monument	Unknown	61327/00/00 - MLO5825	547800	188300
11	Possible Roman road running from London to Chelmsford. {Line of Roman Road}	Monument	Roman	MLO106812	546620	187520
12	Japan Road, [St Chad's Park], Barking, Barking and Dagenham {20th century public park}	Park	Modern	MLO102765	547811	188393

Table 2: Archaeological Events within 500m Study Area

Project ID	Event Name	Event Date	Event Type	GLHER Number	Easting	Northing
EV1	St Chads Park, Chadwell Heath (Watching Brief)	1990	Watching Brief	ELO9325	547798	188461

Table 3: Archaeological Priority Areas within 500m Study Area

Project ID	Asset Name	Designation Grade	GLHER Number	Easting	Northing
APA1	London to Colchester Roman Road	Tier II	DLO37888	548360	188060
APA2	Roman Road (Ilford High Road)	Tier II	DLO38189	545480	187090

5 Key Constraints and Risks

There are no designated heritage assets within the Site or Study Area. There is one non-designated asset partially within the Site and 11 additional assets within the Study Area. The area of land in St. Chad's park that lies within the site boundary has not been developed prior to its current use. Thus, there is the potential for development within the Site to impact on the historic environment.

The Site is not located within an APA but the presence of the London to Colchester Roman Road (**APA1**) and London to Chelmsford Roman Road (**APA2**) APAs within the study area are indicative of Prehistoric and Roman presence within the Site. Additionally, there are several Medieval to Modern features in the Study Area. Consequently, the overall archaeological potential of the Site is medium, for all periods.

The historic map regression exercise revealed that the Site has been impacted by landscaping from parkland into 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. There is, therefore, the potential for any as-yet unknown below ground archaeological remains to survive.

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 the current design is in keeping with the present residential setting of the historic assets.

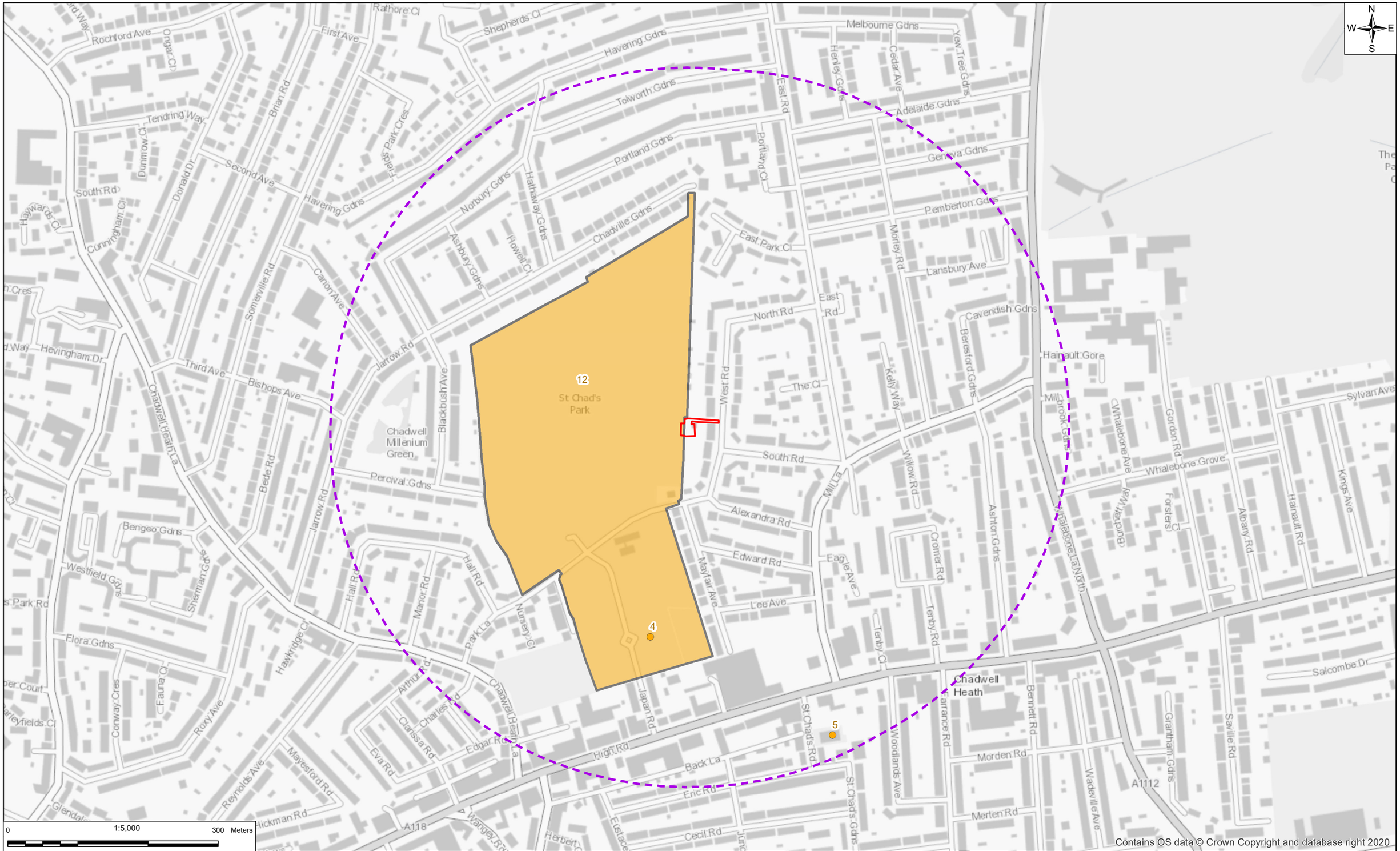
6 Recommendations

Due to the current limited understanding of the complete historic environment resource within the Site, it is likely that it is recommended that a full Cultural Heritage Desk-Based Assessment (DBA) should be undertaken 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 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 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

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Legend

Red Line Boundary

500m Buffer Study Area

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

**West Road,
Chadwell Heath,
London RM6 6YA**

Suitability Description:

Issued for information

		Date	Signed
Designed	M.Fleming	01 Apr 21	
Drawn	A. Manivannan	01 Apr 21	
Checked	D. Evans	01 Apr 21	
Approved	J. Wylie	01 Apr 21	
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Suitability Code:	S2	Project Number:	10046791

PROJECT:

London Borough of Barking and Dagenham Innovative Sites Programme

TITLE:

Figure 1:
Non-Designated Heritage Assets,
Site 9 - West Road

ARCADIS Design & Consultancy for natural and built assets

Registered office: Arcadis House 34 York Way, London N1 9AB

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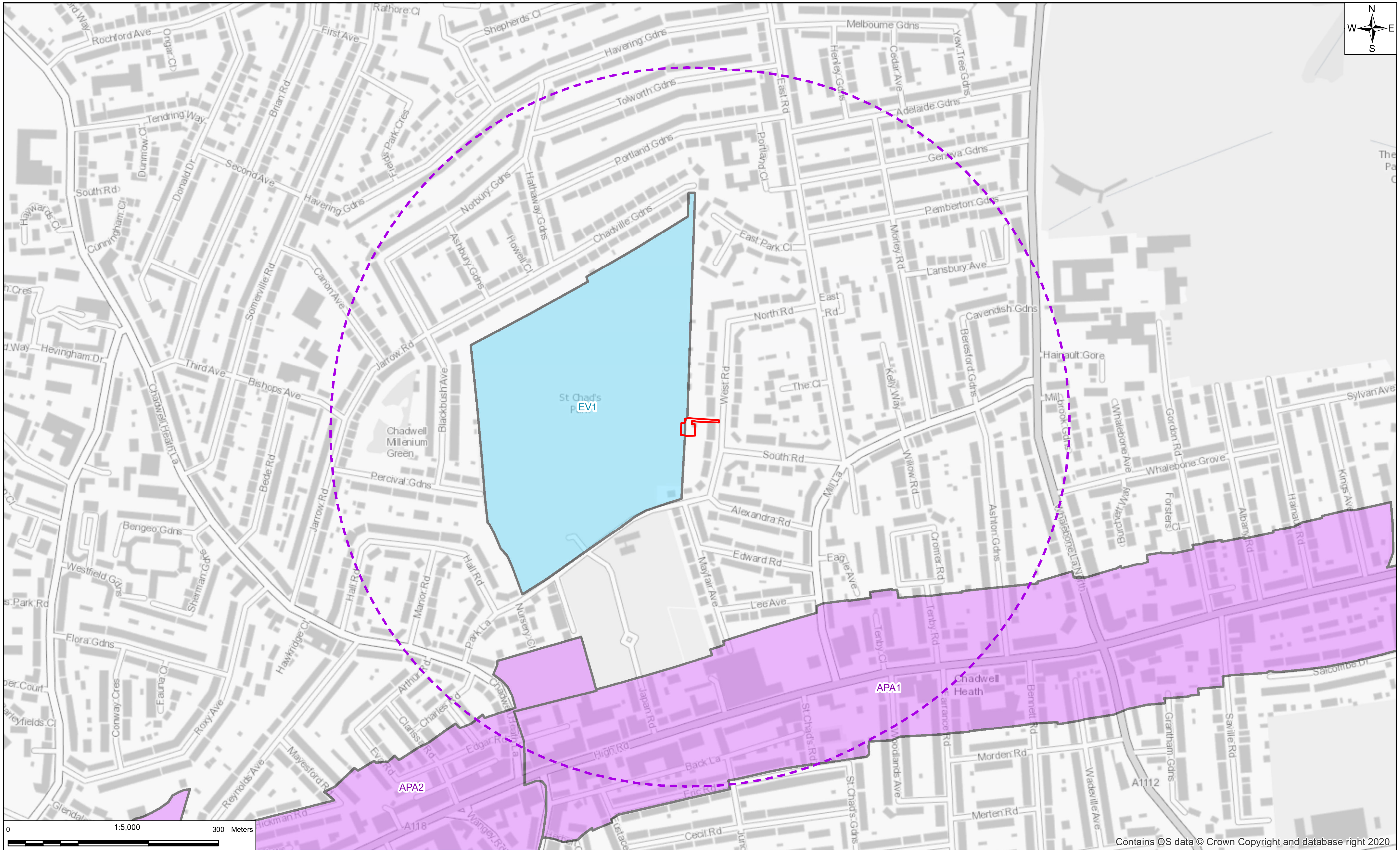
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Legend

- Red Line Boundary
- 500m Buffer Study Area

Archaeological Priority Areas

- Archaeological Priority Area

Archaeological Events

- Polygons

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

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Client

London Borough of Barking and Dagenham

Client

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

Site

West Road,
Chadwell Heath,
London RM6 6YA

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 9 - West Road

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