

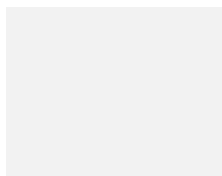
# **TFL\_PSF\_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE LAND AT NEWHAM WAY, LONDON, E13 8PF**

## **Archaeological Desktop Appraisal**

FEBRUARY 2019



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# LAND AT NEWHAM WAY, LONDON, E13 8PF

## Archaeology Desktop Appraisal

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## SUMMARY

An archaeological desk-top review of a Transport for London (TfL) disposal site at Newham Way (the Site) in the London Borough of Newham has been carried out. This involved a rapid information-gathering and review of the Site and a 500m study area using information from publicly held sources. A brief assessment of potential heritage/archaeological constraints and opportunities at the Site has been made.

There are no designated assets within the Site or its study area. There are no known non-designated asset on the Site but there are 12 within the study area as reported by the Greater London Historic Environment Record (GLHER). These range from the Prehistoric to Modern periods. The majority of the assets relate to the Prehistoric, Medieval and Post Medieval eras and are connected with past landscapes, extraction, drainage or dump deposits.

The GLHER has identified that the Site was located close to an island in a marshy and water-logged area in the Prehistoric period. This adds archaeological potential to the Site. However, a historic map regression exercise revealed that the Site was previously residential properties. It is not clear how much of an impact these structures would have had on potential buried archaeology pre-dating their construction. A high explosive bomb was dropped either on the Site or within close proximity during the Blitz in WWII which could have also had an impact to the archaeological remains on the Site. The Modern period is well represented on the Site as it once contained a row of houses. This housing could remain as below ground archaeological remains in the form of brick foundations and occupation debris.

Overall the review has identified that there is medium potential for Prehistoric archaeological remains, low to medium for Roman remains, medium to high potential for Modern and a low potential for all other time periods to survive on the Site.

At present it is not considered that this potential would impinge on any future development. However, it is recommended that an archaeological trial trenching event take place on the Site, in the event of any future planning application. This is mainly due to the close proximity of two archaeology priority areas to the Site, these areas have been recognised for the survival of organic Bronze Age artefacts and structures.

# 1 Introduction

## 1.1 Background

Arcadis Consulting (UK) Limited (Arcadis) have been commissioned by Transport for London (TfL) 'the Client' to undertake an archaeological desk-top appraisal at Newham Way (the Site).

TfL is aiming to divest a number of small sites to enable prospective regeneration. The objective of the Small Sites Initiative is to provide robust and pragmatic advice that de-risks each of the sites such that unreasonable 'abnormal' development costs are not incurred by developers.

The objective of this archaeology desktop review 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 review is to carry out a desk-top search of publicly available information on designated and non-designated heritage assets within the Site boundary and a study area of 500m around it. Using this information, a brief assessment of potential heritage/archaeological constraints and opportunities at the Site has been made, focusing on key constraints. The review 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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# 2 Site Overview

The Site is located along the northern part of Newham Way, East Ham, at grid reference NGR TQ409817. It is bounded by a pathway and Newham Way to the south, rear garden wall of properties along Chalk Road and Solomons Road to the north and framed by Solomon Road to the east and a walkway to Egham Road to the west. The Site is currently occupied by four roughly triangular stretches of grass, trees and shrubs which are criss-crossed by public pathways which have been paved over. The topography of the Site is flat and is c.2m AOD.

The local geology (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) is London Clay Formation which is a mixture of clay, sand and silt with superficial deposits of alluvium which is made out of sand, silt, clay and peat.

# 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 24 January 2019 (Historic England). Non-designated data was received from the GLHER on the 6<sup>th</sup> of February 2019.

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. All heritage assets, including archaeological priority and archaeological events are shown on Figure 1.

## 4 Baseline Conditions

### 4.1 Designated Heritage Assets

There were no designated assets i.e. scheduled monuments, listed buildings, registered park and gardens etc recorded on the data received from Historical England on the Site or within its study area. Newham Councils website was examined to identify if there were any conservation areas or locally listed buildings on the Site or within its study area, there were not.

There is one building with a certificate of immunity, Plaistow Fire Station (**COI1**) located within the study area, 394m to the north of the Site. Certificates of immunity are guarantees that a building will not be listed and that a preservation notice will not be served in the next five years. This allows potential developers or owners to carry out work without being hindered by the building becoming listed or investigated for listing. The original fire station has now been demolished and a new fire station built in its place. The asset will not be impacted by the proposed development as it is so far away from site and screened from view by buildings.

The Site is not located within an archaeological priority area (APA) but there are three (**APA1-3**) within the study area. Whilst APAs do not receive statutory protection they have been identified in the Borough's Heritage Resource Document as areas where potential for below-ground archaeological remains to survive is high and where archaeological investigations are therefore likely to be required. Historic England's website provides more information about APAs and the different levels of sensitivity to development (<https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>).

The two most pertinent APAs are located immediately south of the Site (**APA1** and **APA3**). The third APA (**APA2**) is located on the periphery of the north western part of the study area and is concerned with the Medieval remains of Plaistow Village. The latter will have little bearing on the Site's archaeological potential as it is so far away.

A large APA (**APA1**) has been created for the preservation of Prehistoric finds and landscape such as wooden walkways (also used as jetties) in the intertidal and marshy areas of this part of London. The area also produced artefacts such as stone tools and organic remains which rarely survive. The area was also recognised for its 19<sup>th</sup> century industrial dock area which transformed the landscape and contributed to the social and economic environment.

The last APA (**APA3**) is a small rectangular area located directly opposite the Site. The area is suspected to have been an island in the waterlogged marshy area. It was accessed by either a wooden bridge or walkway, evidence for which is a series of wooden piles. The island contained a series of linear post holes which have been interpreted as field enclosures which are contemporary with the bridge or walk way. These field systems potentially continued on into the Roman period. The rare and good survival of organic remains and the potential for more has resulted in a Tier 1 rating which recognises that these undesignated assets are equivalent to a scheduled monument.

Both APAs (**APA1** and **APA3**) add archaeological potential to the Site for Prehistoric remains which include organic artefacts and structures.

### 4.2 Non-Designated Assets

There are no non-designated heritage assets within the Site and 12 within the study area. These date from the Prehistoric to Modern periods.

#### Prehistoric (BC500,000-AD42)

There is only one findspot, which comprised of two hand axes (**11**), which related to Palaeolithic period (BC500,000-10001), found 206m to the north of the Site. The find context or type of axes are unknown.

### **Roman (AD43-410)**

There are two assets which relate to the Late Iron Age to Roman period (**6** and **2**), both are located 412m to the north east of the Site. One is a find spot of 62 Upchurch wear pottery fragments (**6**). It is not clear if these relate to a damaged vessel or what sort of context they were found in.

The second asset is the archaeological remains of a 1<sup>st</sup> to 2<sup>nd</sup> century farmstead (**2**). All that was found of the asset, over several interventions dating from 1918 and 1962, was a substantial enclosure ditch. The farmstead was believed to have been located to the north of the A13. The finds recovered demonstrated that the site was domestic in origin. One artefact recovered was a gilt beaker which suggests that the farmstead could have been of high status.

### **Medieval (AD410-1540)**

An archaeological event took place prior to the construction of residential house at Chadwin Road, 310m to the west of the Site. This revealed Medieval cultivation soil (**3**) on the site but these were heavily affected by later activity (**4** and **5**).

A Medieval to Post Medieval farmhouse (**1**) was located 494m to the north west of the Site. The building is reported (in 1742) to have been constructed over two storeys with plastered walls and three rooms on each floor. The outbuildings associated with the property included a barn, cow house and stable. The house was demolished in January 1758 and a new brick property was built in its place. It is not clear when this new building and outbuildings were demolished.

### **Post Medieval (AD1540-1901)**

The archaeological events at Chadwin Road, 310m to the west of the Site, revealed a large ditch or quarry (**4**) on the Site which truncated the pre-existing Medieval cultivation soil (**3**). The ditch could have been for drainage and the quarry for gravel extraction, a 19<sup>th</sup> century map shows that there was once an extraction pit in this location. This feature was then sealed by a dump and finds deposit (**5**) which included occupation debris.

To the west of the Site, 310m, were two assets, a clay extraction pit (**7**) and a cultivation soil (**8**), the relationship between the two assets are unknown.

To the north east of the Site, 369m, were two assets, a build-up deposit and disturbance layer (**9**) which contained 19<sup>th</sup> to 29<sup>th</sup> century artefacts which lay over Medieval plough soil. The deposit (**9**) contained residual Roman pottery (**10**), the artefacts original find spot is unknown.

### **Modern (AD1901-Present)**

There is only one asset within the study area which dates to the Modern period, a public library (**12**) which is still extant. The red brick and Welsh slate building was opened in 1905 and is located 230m to the south of the Site. It has little bearing on the archaeological potential of the Site and the asset will not be impacted as it is too far away and screened from view by buildings.

### **Historical Maps**

A brief historical 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 archaeological remains within the Site. The websites used for this exercise were the 'Old Maps' website (<https://www.old-maps.co.uk/#/>), a free internet resource, and the National Library of Scotland's online historical map catalogue (<https://maps.nls.uk/>).

The earliest maps of the area, OS Town Plan London 1850 1:5,280 and OS County Series: Essex 1869 1:2,500, shows that the Site was part of a large field with a road to the left, later to become A112. The precursor to Newham Way was established by 1895 and by 1919 Chalk Way, Solomon's Road and Egham Road have been established. The Site has now, during this time period, been populated by a row of terraced houses with gardens to the rear. Between 1995-6 and 1999 the properties on the Site were demolished



when Newham Way was expanded. By 2005 the Site, as it is seen today, had been established and no further alteration, with the exception of more vegetation being planted, has occurred.

According to the Bomb Site website (<http://bombsight.org/#17/51.51770/0.03080>), a website dedicated to the recording of bombs dropped during the Blitz in WWII, one high explosive bomb was dropped on the Site, or in very close proximity. Two other bombs were dropped within close proximity to the Site, one to the east and one to the north. It is not clear how these devices have affected the archaeological remains on the Site.

### Historic Landscape Character

Historic landscape characterisation (HLC) is a systematic way of identifying and mapping different characteristic of land use. This can lead to the recognition of distinctive regional or local identity and help with planning and strategy policies to retain and preserve local character. According to the data provided for GLHER, the Site is located within an area of allotments. To the south west is an area for sports, a primary school and residential properties. To the south east are two areas of residential buildings. To the north east is an industrial area and to the north and north west are three areas of residential properties and one school zone. None of these HLC's have any bearing on the Site or its archaeological potential.

## 4.3 Previous Archaeological Events

No archaeological events have taken place within the Site, but four (**EV1-4**) have taken place within the study area.

To the north west, 441m, of the Site were two events, trial trenching (**EV1**) and a desk-based assessment (**EV4**). The DBA (**EV4**) concluded that there was a moderate to high potential for Late Prehistoric (Bronze Age) archaeological remains, moderate potential for Roman activity, low to moderate potential for Early Prehistoric and Post Medieval remains and low potential for Medieval activity in this area. The trial trenching event (**EV1**) revealed no archaeological finds or features.

To the north east, 94m, of the Site a watching brief (**EV3**) took place over a wide area. No archaeological remains or artefacts were identified or recovered. This was due to the shallow nature of the groundworks and the event only encountered made ground.

To the south, 20m, of the Site a large heritage scoping report (**EV2**) took place. This concluded that there was a high potential for Prehistoric remains and recommended that the Docks area become a conservation area to protect the industrial heritage and architecture of the area.

## 4.4 Gazetteer of Assets

Table 1: Historic England Heritage Assets within the 500m Study Area

Project ID	Asset Name	Designation Grade	NHLE Entry Number
COI1	Plaistow Fire Station	None	1396631

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

Project ID	Asset Name	Site Type	Period	GLHER Number
1	House	Monument	Medieval to Post-Medieval	MLO1418
2	Farmstead	Monument	Late Iron Age - Roman	MLO2400

Project ID	Asset Name	Site Type	Period	GLHER Number
3	Cultivation soil, Chadwin Road	Monument	Medieval	MLO2636
4	Quarry or Ditch	Monument	Post-Medieval	MLO2636
5	Dump/ findspot	Findspot	Post-Medieval	MLO2636
6	62 pottery fragments	Findspot	Late Iron Age - Roman	MLO3889
7	Cultivation soil, Cumberland School	Monument	Post-Medieval	MLO5880
8	Clay pit	Monument	Post-Medieval	MLO5880
9	Build up deposit	Monument	Post-Medieval	MLO6357
10	Residual Roman pottery sherds	Findspot	Post-Medieval	MLO6357
11	Two axe heads	Findspot	Prehistoric	MLO7966
12	Prince Regent Lane Public Library	Building	Modern	MLO89977

Table 3: Archaeological Events within 500m Study Area

Project ID	Event Name	Event Date	Event Type	GLHER Number
EV1	Cumberland Road Playing Fields	5-7 March 2001	Trial trenching	ELO933
EV2	Royal Docks	1-30 September 2010	Heritage scoping report	ELO13150
EV3	Prince Regent Lane	28 February – 24 July 2008	Watching brief	ELO8805
EV4	Cumberland Road Playing Fields	1-28 February 2000	Desk-based assessment	ELO10201

Table 4: Archaeological Priority Areas within the 500m Study Area

Project ID	Asset Name	Tier Number	Periods Represented	GLHER Number
APA1	Canning Town/ Newham Way	3	Prehistoric and Industrial (Post Medieval)	DLO35895
APA2	Plaistow	2	Medieval	DLO35901

Project ID	Asset Name	Tier Number	Periods Represented	GLHER Number
APA3	Prince Regent Lane	1	Prehistoric	DLO36016

## 5 Key Constraints and Risks

This review has indicated that there could be a medium potential for buried Prehistoric archaeological remains, low to medium for Roman remains, medium to high for Modern and a low potential for all other time periods to survive on the Site. This potential mainly resides in the close proximity that the two APAs (**APA1** and **APA3**) are to the Site and the artefacts and archaeology found within the study area. However due to the construction and demolition of the row of terraced housing and the bomb damaged inflicted during the Blitz, it is not clear how well the remains would have survived. The Modern period is well represented on the Site as it once contained residential housing. This housing could remain as below ground archaeological remains in the form of brick foundations and occupation debris.

None of the assets recorded by Historic England or GLHER will be impacted by the proposed development as they are either non-extant, removed from their original find location, too far away or screened from view by well-established vegetation or buildings. However, the APAs could indicate at a Prehistoric presence on the Site.

In summary, there are no designated assets within the Site or its study area. There are no non-designated assets on the Site but there are 12 within the study area. These mainly relate to Medieval to Post-Medieval landscapes and activities such as quarrying or occupation deposits. The Prehistoric axes and Roman remains and APAs add to the archaeological potential of the Site and its study area. There is a high potential for Modern remains from the residential properties to be on the Site.

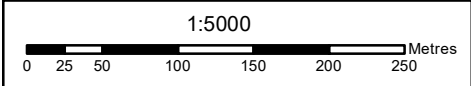
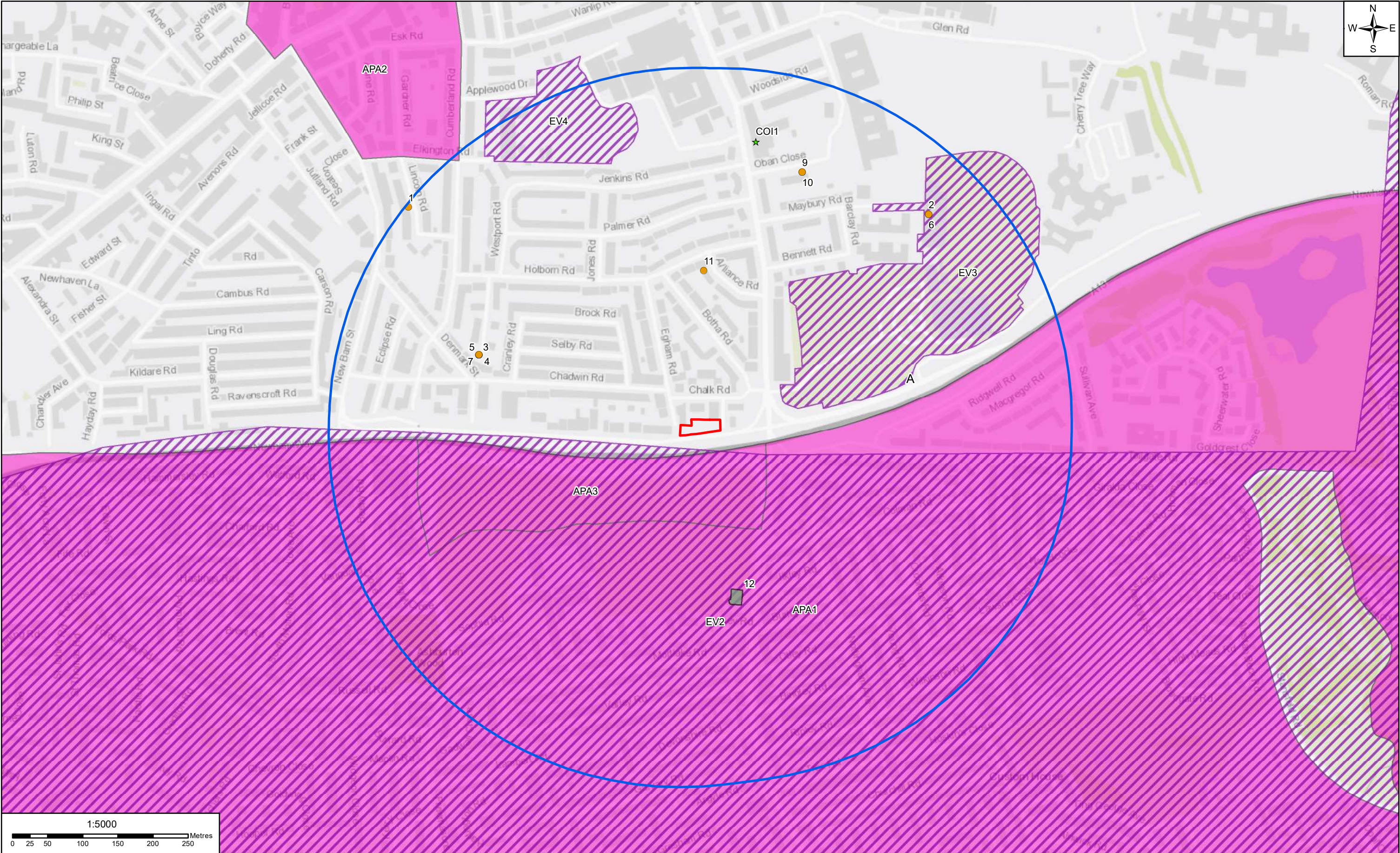
## 6 Recommendations

It is recommended that a trial trenching event take place on the Site to establish the absence or presence of archaeological remains in the event of a planning application. If archaeological features are encountered the event could identify, date, characterise and, to a certain degree, identify the extent of the new assets and inform a mitigation programme covered by a condition of planning consent. The event would also identify if there were any organic remain and how well they survive. The trenches would also reveal the level of impact from previous occupation and bomb damage on the Site.

Prior to any planning application for this site, early-stage consultation with the Greater London Archaeological Advisory Service (GLAAS) is recommended. GLAAS advise the local planning authority on archaeological matters. The earlier in the planning process this is undertaken the less risk archaeology and other historic environment matters will pose to any planning application.

## Figures





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REV	Date	Description	Drawn	Check	Approv
01	14/02/19	Initial Issue	MS	JN	JG

- LEGEND:**
- Site Boundary
  - 500m Buffer
  - ★ Plaistow Fire Station (CO11)
  - Non-Designated Assets
  - Non-Designated Assets
  - ▨ Archaeological Events
  - Archaeological Priority Areas

Client



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PROJECT:

TFL - SMALL SITES PROJECT  
DUE DILIGENCE

TITLE:  
TFL SMALL SITES  
NEWHAM WAY



Drawing Number: 10024781-ARC-XX-XX-DR-EC-0001-00 Issue 01



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