

# **TFL\_PSF\_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE LAND AT LEYTON ROAD, LEYTON E11 1LP**

## **Archaeological Desktop Appraisal**

MARCH 2019

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# Land at Leyton Road, Leyton E11 1LP

## Archaeological Desktop Appraisal

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## Summary

An archaeological desk-top review for a Transport for London (TfL) site (the Site) located at Leyton Way, London Borough of Waltham Forest 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 known heritage assets located within the Site. There is a **low** potential for unrecorded archaeological remains to be present within the Site.

This potential is based on the limited number of non-designated assets within the study area. A total of 14 heritage assets are located within 500m of the Site, of which the majority of these are historic structures.

Historic mapping has identified the potential for there to be archaeological deposits present within the site relating to the Site's use for recreation in the Modern period as a tennis ground and allotment gardens.

There are no world heritage sites or scheduled monuments within the Site or within the 500m study area. There are no listed buildings within the Site and 11 within the study area, the nearest of which to the Site is Leytonstone House (**LB3**), located 208m south-west of the Site.

There are two conservation areas, three archaeology priority areas and three assets on the heritage at risk register within the 500m study area. There are an additional 10 locally listed buildings within the 500m study area.

For any future planning application, early consultation with GLAAS is recommended to fully understand the requirements to submit a planning application for the Site at Leyton Road.

# 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 Ashbridge Road.

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 sensibly de-risks each of the sites such that unreasonable 'abnormal' development costs are not incurred by developers.

The objective of this archaeological desktop review is to identify potential constraints due to the presence of below ground archaeological remains and above ground heritage assets on 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 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 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 centred at grid reference TQ395879 and covers an area of approximately 2523 square metres. The Site is located to the rear of residential gardens belonging to properties which front Ashbridge Road, Poppleton Road and Teesdale Road. Leyton Way, a dual carriageway is located on the southern Site boundary.

The Site is currently overgrown with scrub and tree planting. The topography of the site is currently unknown but based on historic use as a tennis ground, it is likely to be flat. Access to the Site is possible from the eastern edge of the Site, through a gate off Teesdale Road.

The Site is located on the London Clay Formation – clay, silt and sand with the sedimentary bedrock being formed approximately 48 – 56 million years ago in the Palaeogene Period (British Geological Survey Online Map Viewer, access February 2019). The superficial geology is made up of the Boyn Hill Gravel Member – sand and gravel being formed up to 2 million years ago in the Quaternary Period (*ibid*). Borehole scans confirm these identifications (*ibid*).

# 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 22 February 2019. Non-designated data was received from the Greater London Historic Environment Record (GLHER) on the 25<sup>th</sup> February 2019. Information on Conservation Areas was obtained from the Environment Data Service.

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 and 2 and 3. All heritage assets, Archaeological Priority Areas (APAs) and Conservation Areas are shown on Figure 1.

## 4 Archaeological and historical background

### 4.1 Designated Heritage Assets

There are no world heritage sites or scheduled monuments within the Site or within the 500m study area.

There are no listed buildings located within the site, and 11 located within the 500m study area. These comprise of one Grade II\* (**LB11**) and 10 Grade II listed buildings (**LB1**, **LB2**, **LB3**, **LB4**, **LB5**, **LB6**, **LB8**, **LB9**, **LB10**). The closest to the site is Leytonstone House (**LB3**), located 208m south-west of the Site. It is a mid to late 18<sup>th</sup> Century terraced house.

There are no locally listed buildings within the site and 10 locally listed building located within the 500m study area. The closest to the Site is a Former Methodist Church (**LLB9**) located on Kingswood Road, 101m south west of the Site.

The Site is not located within a Conservation Area. There are two Conservation Areas within the 500m study area. These include Leytonstone (**CA1**) located 282m north of the Site, and Browning Road (**CA2**) located 350m south of the Site boundary.

The Site is not located within a Registered Park and Garden. There is one Registered Park and Garden within the study area. Wanstead Park is grade II\* listed and located 332m south east of the Site.

The study area contains a number of assets that have been designated as Heritage at Risk; Wanstead Park (**HAR1**), 698a High Road Leytonstone (**HAR2**), and 133 Whipps Cross Road (**HAR3**). These are assets that have been identified as being in surviving but poor condition, requiring restoration, and/or experiencing slow decay. The closest, **HAR2**, to the Site is located 346m south.

There are three Archaeological Priority Areas (APAs) within the study area. These comprise Leytonstone High Street (**APA1**), located 170m south of the Site; an area centred on the course of the Roman Road between London and Great Dunmow (**APA2**), 307m south east of the Site; and Wanstead Flats (**APA3**) located 422m south east of the Site.

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://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>).

### 4.2 Non-designated Heritage Assets

There are no non-designated heritage assets within the Site and 15 within the 500m study area. These date from the Palaeolithic period to the Post-Medieval.

Within the wider study area there is one non-designated heritage assets of Prehistoric date. This is a Palaeolithic hand axe (**3**) recovered 343m south of the Site.

The route of a Roman road encroaches into the eastern edge of the 500m study area. The route of the road is best shown as part of **APA2**. However, remains of the road are believed to have been observed at the junction of Whipps Cross Road and New Wanstead (**2**), 210m south east of the Site. No other non-designated assets, of Roman date, are located within the 500m study area.

There are no known Early Medieval non-designated assets catalogued in the 500m study area. Leyton is listed in the 1086 domesday book as Leintuna, with the name deriving from the meaning for a settlement or farmstead close to the River Lea (<http://kepn.nottingham.ac.uk/map/place/Essex/Leyton> ). The potential for previously unrecorded Early Medieval remains to be present in the Site is **negligible**.

The Site of a Medieval to Post-Medieval gallows (**4**) is located 163m south of the Site. No other known assets of Medieval date are located within the 500m study area.

There are 10 Post Medieval (**1, 5, 6, 7, 9, 10, 11, 12, 13, 14**) non-designated assets within the 500m study area. The majority of these assets are built assets (**1, 5, 6, 7, 10, 11, 12**); whilst two are historic landscape features (**13, 14**); one is a tunnel (**6**); and the final is a landfill site (**9**). The closest known Post-Medieval asset to the site is the Wallwood Farm estate (**11**), which was built upon in the 1870s.

There are no known Modern assets located within the Site or 500m study area. Records gained from <http://bombsight.org/#> indicate that the site was not subject to bombing during the second world war.

Undated cultivated soils (**8**) were found during an evaluation at Leytonstone Hospital Site, 124m south east of the Site. No other undated assets have been identified within the 500m study area.

### 4.3 Historic Mapping Analysis

A brief appraisal of OS historic mapping, through the Old Maps website (<https://www.old-maps.co.uk/#/Map/539500/187500/13/100683>) shows that in 1850, the Site was rural land. Leytonstone as a settlement comprised a church (**LB8**) and little housing. The routes of the A106 High Road Leytonstone, A114, A1199 and Cambridge Park Road are all present.

By 1876, Leytonstone has evolved significantly with housing built either side of High Road and the presence of the railway. The Site is enclosed but remains pasture.

The Site remains enclosed in 1895. However, the Site is located within a likely farmyard, which contains an L-shaped building on the northern edge, outside of the Site boundary. This appears to be a complex associated with Wallwood House, located within 100m north east of the Site.

By 1921, the dense residential housing to the north of the Site has been developed. The Site is labelled as a Tennis Ground with a small square building located on the southern edge of the Site. These conditions continue into 1939 OS mapping, where the Site remains a tennis ground, until it then becomes allotment gardens in 1968.

In 1971 the route of Leyton Way becomes more established on the southern edge of the Site boundary.

In 1988, the label of the Site as an allotment is removed from mapping.

The Site remains unaltered at the end of the 20<sup>th</sup> century in 1990 OS mapping. The dual-ing of Leyton Way on the southern edge of the site occurs post 1995.

Archaeological remains within the Site will likely include deposits related to its historic recreational use as a tennis ground and allotment gardens, as identified through historic mapping.

### 4.4 Previous Archaeological events

Previous archaeological investigation has not taken place within the Site. However, three archaeological events have occurred within the 500m study area. This includes a desk-based assessment (**EV1**); an archaeological watching brief (**EV2**) and an evaluation (**EV3**)

Intrusive archaeological works (**EV2, EV3**) located no deposits of archaeological significance.



Table 1: Designated Heritage Assets within the 500m study area.

Project ID	Asset Name	Designation Grade	NHLE/GLHER Entry Number
Listed Buildings			
LB1	143, WHIPPS CROSS ROAD E11	II	1065567
LB2	THE HIGH STONE	II	1065570
LB3	LEYTONSTONE HOUSE	II	1065588
LB4	GATES, GATEPIERS AND RAILINGS TO CHURCH OF ST JOHN THE BAPTIST	II	1191016
LB5	WEAVERS' ALMSHOUSES	II	1300507
LB6	133 AND 135, WHIPPS CROSS ROAD E11	II	1357621
LB7	153, 155 AND 157, WHIPPS CROSS ROAD E11	II	1357622
LB8	CHURCH OF ST JOHN THE BAPTIST	II	1357631
LB9	694A, 696A AND 698A, HIGH ROAD E11	II	1357632
LB10	Church of St Andrew	II	1391544
LB11	Leytonstone Library	II*	1418380
Registered Parks and Gardens			
RPG1	Wanstead Park	II*	1000194
Heritage at Risk			
HAR1	Wanstead Park	-	1000194
HAR2	698a High Road Leytonstone	-	1357632
HAR3	133 Whipps Cross Road, Leytonstone	-	1357621
Conservation Areas			
CA1	Leytonstone Conservation Area	-	-

Project ID	Asset Name	Designation Grade	NHLE/GLHER Entry Number
CA2	Browning Road Conservation Area	-	-
Locally Listed Buildings			
LLB1	Leytonstone Underground Station (includes the listing of several features such as The Cobbler's Kiosk and Mosaics and advertising.	-	-
LLB2	Mosque, Dacre Road	-	-
LLB3	Leytonstone High School	-	-
LLB4	Red Lion Public House, 640 High Street, E11	-	-
LLB5	742 High Road, E11	-	-
LLB6	883/885 High Road	-	-
LLB7	676-678 High Road	-	-
LLB8	Welsh Moreia Church, 881 High Road	-	-
LLB9	Former Methodist Church, Walwood Road/Colworth Road	-	-
LLB10	The Gables, 85,85a, 87 Whipps Cross Road	-	-
Archaeology Priority Areas			
APA1	Leytonstone High Street	-	DLO35944
APA2	Roman Road (London-Great Dunmow)	-	DLO38190
APA3	Wanstead Flats	-	DLO38198

*Table 2: Non-Designated Heritage Assets within the 500m study area*

Project ID	Asset Name	Site Type	Period	GLHER Number
1	High Road, Leytonstone E11	Chapel	Post-Medieval	MLO13943
2	Junction of Whipps Cross Road and New Wanstead, Leytonstone	Road	Roman	MLO18491
3	High Road, Leytonstone	Findspot (Axe)	Palaeolithic	MLO18513
4	Hainault Road Gallows, Leytonstone	Gallows (site of)	Medieval to Post-Medieval	MLO18793
5	High Road, Leytonstone	Public House	Post-Medieval	MLO19160
6	High Road, Leytonstone	Tunnel	Post-Medieval	MLO35477
7	Colworth Road, Leytonstone	House	Post-Medieval	MLO456
8	Leytonstone High Street (Hospital Site)	Cultivation Soil	Unknown	MLO67796
9	Whipps Cross Road	Landfill Site	Post-Medieval	MLO72820
10	Whipps Cross Road, Leyton	School	Post-Medieval	MLO8035
11	Hainault Road, Leytonstone	House	Post-Medieval	MLO8076
12	Teesdale Road, Leyton	House	Post-Medieval	MLO8078
13	Bush Road, Wanstead Park- Historic approach to Wanstead House	Avenue (Landscape)	Post-Medieval to Modern	MLO105195
14	Quinicunx arvenue between Wanstead House and Leytonstone	Tree Avenue (Landscpae)	Post-Medieval	MLO105193

Table 3: Archaeological Events within 500m study area

Project ID	Event Name	Event Date	Event Type	GLHER Number
EV1	Beckton Sewage Works, Beckton:	2004	Desk-based Assessment	ELO2514
EV2	Thames Gateway Water Treatment Plant Distribution Pipeline London Boroughs of Redbridge, Newham and Waltham Forest	2008	Archaeological Watching Brief	ELO17564
EV3	Kirkdale Road, Leytonstone	2004	Evaluation	ELO2460

## 5 Key Constraints and Risks

The potential for buried archaeological remains to survive at the Site can only be borne out through detailed assessment and archaeological investigation. However, it is likely that what archaeological remains that exist, will likely include those relating to modern landscaping deposits from the Site's use for recreation as a tennis ground and then allotment gardens.

In summary, there are no designated assets within the Site. There are eleven designated assets within the study area, the nearest of which is Leytonstone House (**LB3**). The setting of that asset is already constrained and there is no visual relationship between the Site and the asset because of surrounding buildings and major roads. Other built heritage assets, such as locally listed or non-designated historic structures, are either some distance from the Site or screened from it.

For any future planning application, the Greater London Archaeological Advisory Service (GLAAS) who advise the local planning authority will need to be consulted at an early stage in the planning programme. GLAAS might recommend a full archaeological desk-based assessment (DBA) for the Site as well as an archaeological evaluation (non-intrusive and/ or intrusive investigation) to be undertaken prior to planning permission being determined. The DBA would include a specific archaeology Site walkover, documentary research, a map regression exercise as well as preparation of distribution maps showing designated and undesignated heritage assets. Should it be required, an evaluation would likely consist of a programme of trial trenching and subsequent reporting. If heritage assets of significance are encountered during the evaluation stage, there may be a requirement for mitigating the removal of such remains through a condition of planning consent.

## 6 Recommendations

It is recommended that consultation with Greater London Archaeology Advisory Service is undertaken at the earliest opportunity to understand the likely requirements of planning submission for the Site.

## Figures

*Figure 1: Heritage Asset Location Plan*







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