

**144 OLD BROMLEY ROAD,  
BECKENHAM, LONDON BR1 4JY**

**AN ARCHAEOLOGICAL WATCHING  
BRIEF**

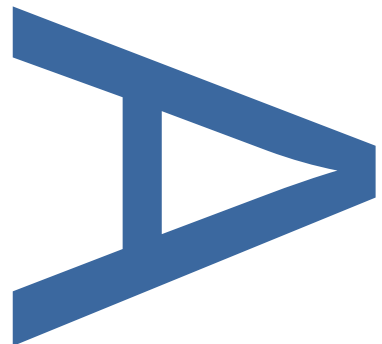
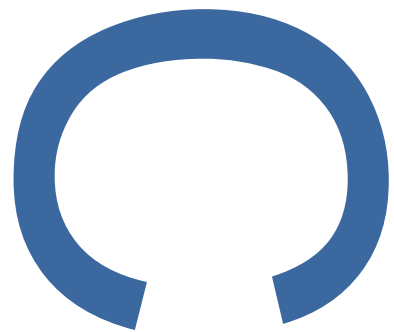
**LOCAL PLANNING AUTHORITY:  
LONDON BOROUGH OF LEWISHAM**

**PLANNING APPLICATION NUMBER:  
DC/14/089534**

**SITE CODE: OBR17**

**PCA REPORT NO: R12973**

**AUGUST 2017**



**PRE-CONSTRUCT ARCHAEOLOGY**



DOCUMENT VERIFICATION

144 OLD BROMLEY ROAD, BECKENHAM,  
LONDON BR1 4JY

AN ARCHAEOLOGICAL WATCHING BRIEF

Quality Control

Pre-Construct Archaeology Ltd	
Project Number	K5073
Report Number	R12973

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**144 OLD BROMLEY ROAD, BROMLEY, KENT BR1 4JY**

**AN ARCHAEOLOGICAL WATCHING BRIEF**

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**Site Code: OBR17**

**Planning Application Number: DC/14/089534**

**Local Planning Authority: London Borough of Lewisham**

**Central National Grid Reference: TQ 38929 71075**

**Written and Researched by: Guy Seddon**  
**Pre-Construct Archaeology Limited, July 2017**

**Project Manager: Chris Mayo**

**Commissioning Client: Moorside Developments**

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**August 2017**

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## **1 ABSTRACT**

- 1.1 An archaeological watching brief was undertaken on land at 144 Old Bromley Road, Bromley, Kent, BR1 4JY. The watching brief was conducted by Pre-Construct Archaeology Limited between 24th and 27th July 2017. The work was commissioned by Moorside developments.
- 1.2 The watching brief was undertaken in accordance with an approved Written Scheme of Investigation (Pozorski 2017) and was commissioned in response to an archaeological planning condition attached to full planning permission for the proposed scheme (application number DC/14/089534).
- 1.3 The watching brief recorded that the natural gravels of the Harwich Formation were overlain by head deposits, which were in turn sealed by topsoil which formed the current day land surface. No finds or features of archaeological interest were witnessed during the course of the exercise.

## **2 INTRODUCTION**

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited at 144 Old Bromley Road, Bromley, Kent BR1 4JY, in response to an archaeological planning condition attached to full planning permission for the proposed scheme (application number DC/14/089534).
- 2.2 The site is located within the London Borough of Lewisham, and centred at National Grid Reference TQ 38929 71075.
- 2.3 Pre-Construct Archaeology Limited was commissioned for the watching brief by Mr Paul Thompson of Moorside Developments. A Written Scheme of Investigation for the watching brief was prepared by PCA (Pozorski 2017) and approved by the archaeology advisor to the local planning authority, Mark Stevenson of Historic England.
- 2.4 The site comprises a rectangular plot of land that until recently was occupied by a single storey extension to 144 Old Bromley Road. The extension has been demolished to allow the construction of the consented scheme.
- 2.5 Site records were compiled using the unique site code OBR17. Following the completion of the project the site archive will be deposited in its entirety with the London Archaeological Archive and Research Centre (LAARC) under that code.
- 2.6 The project was monitored by Mark Stevenson of Historic England and project-managed for PCA by Chris Mayo. The watching brief was supervised by the author.

### **3 PLANNING BACKGROUND**

#### **3.1 National Planning Policy: The National Planning Policy Framework (NPPF)**

3.1.1 In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF), replacing Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment' which itself replaced Planning Policy Guidance Note 16 (PPG16) 'Archaeology and Planning'. It provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets.

3.1.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance NPPF, by current Unitary Development Plan policy and by other material considerations.

#### **3.2 Regional Guidance: The London Plan**

3.2.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the Greater London Authority's London Plan (July 2011, updated 2015) which includes the following statement relating to archaeology.

##### **Policy 7.8: Heritage assets and archaeology**

###### Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

###### Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

#### LDF preparation

F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

### **3.3 Local Policy: London Borough of Lewisham Core Strategy**

3.3.1 The local Core Strategy, adopted in 2011, includes the following policy with regards to heritage in the borough:

#### Core Strategy Policy 16

##### Conservation areas, heritage assets and the historic environment

The Council will ensure that the value and significance of the borough's heritage assets and their settings, which include the Maritime Greenwich World Heritage Site, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.

The Council will work with its partners, including local communities, to ensure that the borough's heritage assets and those yet to be identified will be valued positively and considered as central to the regeneration of the borough as detailed in the Core Strategy spatial policies.

The World Heritage Site buffer zone for the Maritime Greenwich World Heritage Site is identified on the Proposals Map (see also Core Strategy Policy 18). The Council will ensure that its Outstanding Universal Value, integrity and authenticity will be protected and enhanced and will ensure the implementation of the World Heritage Site Master Plan.

The Council will continue to review its conservation areas, designating new ones and preparing associated management plans and policies to conserve their character.

### **3.4 Site Specific Planning Background**

3.4.1 The site is located within an Archaeological Priority Area (APA 20) of the Beckenham Place Park as defined by the London Borough of Lewisham. The proposed development of the site is subject to policies contained within the National Planning Policy Framework (NPPF), The London Plan and the Lewisham Council Local Development Framework.

3.4.2 Planning consent has been granted under reference Ref. DC/14/089534 to demolish the single storey extension at the side of No 144 Old Bromley Road and to erect a part-single, part-two, part-three storey building to provide two one-bedroom, two two-bedroom and one three-bedroom self-contained flats, together with the provision of three car parking spaces and associated landscaping. the planning consent included an archaeological condition as follows:

5) No development shall commence on site until the developer has secured the



implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate access for archaeological investigations in compliance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (July 2011).

- 3.4.3 The client was advised by Mark Stevenson of Historic England that an archaeological watching brief would be an appropriate mitigation strategy to allow the investigation and recording of any archaeological remains which would be impacted by the proposed scheme. Accordingly PCA was instructed by the client to undertake this watching brief, and a Written Scheme of Investigation was prepared by PCA (Pozorski 2017) and approved by Historic England.

## **4 GEOLOGY AND TOPOGRAPHY**

### **4.1 Geology**

4.1.1 The British Geological Survey records the bedrock geology at the site to be sand and gravel deposits of the Harwich Formation, with no superficial deposits above. Nearby to the west, however the BGS records a different sequence of basal clay, silt and sands of the Lambeth Group overlain by the Kempton Park Gravel Formation deposits.

### **4.2 Topography**

4.2.1 The site is bounded to the north by Old Bromley Road, to the east by a fast food restaurant, to the south by Ten Em Bee Sports Development Centre and to the west by the residence of 144 Old Bromley Road.

4.2.2 The area of the site lies at c.31m OD on a slight valley slope of the River Ravensbourne which flows north to the Thames.

4.2.3 The land slopes gently from northeast to southwest.

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

The detailed background to the wider area of Beckenham Place Park and its Archaeological Priority Area (APA 20) which includes the 144 Old Bromley site and its surroundings is provided within a desk-based assessment prepared by PCA for the adjacent Beckenham Park (Reade 2017). Below is a summary of that assessment updated for the current site.

### **5.1 Prehistoric, Roman, Saxon/Early Medieval**

5.1.1 No evidence for activity from the prehistoric to early medieval periods has been recorded close to the study site.

5.1.2 During the early medieval period, both the parishes of Beckenham and Bromley lay within the Hundred of Bromley and were recorded as villages within the Domesday Book of 1066. Beckenham was known as Bacheham, or Becceham, with the name deriving either from its location on the river Ravensbourne; Becc signifying river and ham signifying a village or dwelling in Saxon English. Bromley was known as Bromleag or Bromleah, signifying a field or pasture where broom grows.

### **5.2 Medieval**

5.2.1 At the beginning of the medieval period, the area surrounding the study site was characterised by manorial estates, with the majority of the listings in the GLHER search radius comprising manor houses and associated farms. The Beckenham Manor House was located opposite a medieval church which is known to have pre-dated the Grade II\* listed St. George's (which was built on the location in the 14th century and rebuilt in 1885–7). Bellingham Manor was located to the north of the study site, with the Manor House being largely rebuilt in the 19th

century and bombed in 1944. The associated farmhouse and farm was redeveloped into a housing estate in the 1920s. The Manor House of Foxgrove was a moated site located just south of Foxgrove Road.

- 5.2.2 There are features within Beckenham Park that are visible through ground survey and an analysis of LiDAR, aerial, and satellite data which may date to the medieval period include ditches and banks representing former field boundaries and wood banks, traces of ridge and furrow, and historically-significant natural features such as ancient woodland, and coppiced and pollarded trees.

### **5.3 Post-Medieval**

- 5.3.1 The manors and estates continued to develop during the post-medieval period but maintained their rural character.

- 5.3.2 The site appears to have not been developed and remained within open land to the south/southwest of (Old) Bromley Road until the 1930s when a row of terraced houses was built along the road. The eastern end of the terraces only partially occupied the site. By 1955 the still existing semi-detached house had been built.

- 5.3.3 The adjacent site to the southeast, currently occupied by McDonald's restaurant, was developed in the mid 19th century, when a lodge was reported at the crossroads. It appeared to have been in use by various redevelopments ever since.

### **5.4 General Archaeological Potential**

- 5.4.1 The site's main archaeological potential is for medieval remains associated with the medieval manors as well as the late post-medieval and early modern remains potentially linked to the adjacent property at the crossroads.

## 6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The proposed development required the excavation of a series of linear foundation trenches (Figure 2), all approximately 0.8m wide and excavated to solid geological strata.
- 6.2 In accordance with the Written Scheme of Investigation (Pozorski 2017), the foundations were excavated by the contractors under archaeological supervision, using a mini digger fitted with a flat bladed bucket, with the proviso that upon the identification of any significant archaeological horizon, structure or feature, archaeological excavation and recording was to be undertaken.



*Plate 1: Overview of site, looking north*

- 6.3 All investigation of archaeological levels, features and structures was to be undertaken by hand, with cleaning of relevant surfaces with examination and recording both in plan and in section.
- 6.4 The archaeological investigations were to determine, as far as possible, the location, extent, date, character, condition, significance and quality of any surviving archaeological remains.
- 6.5 All archaeological features were to be excavated with hand tools and recorded in plan at 1:20 or in section at 1:10 using standard single context recording methods. Features were to be excavated so as to characterise their form, function and date.
- 6.6 A full digital photographic record of the watching brief was compiled.
- 6.7 The trenches were located to site engineering plans provided by the client which were overlaid in CAD to the Ordnance Survey basemap. Levels were derived from engineering spot heights established by the client using a GPS system.
- 6.8 All recording systems adopted during the investigations were fully compatible with those developed out of the Department of Urban Archaeology Site Manual and presented in PCA's *Operations Manual* (Taylor 2009).

## 7 THE ARCHAEOLOGICAL SEQUENCE

- 7.1 The excavated foundations presented a uniform and basic archaeological sequence across the site consisting of three deposits: topsoil above natural brickearth head deposits above natural gravels.
- 7.2 The earliest deposit seen on site consisted of the gravels of the Harwich Formation, [3], which were recorded at between c.30.40 and 29.65m OD
- 7.3 Overlying the gravels was a 0.60m-thick layer of head deposits, [2], located at c.30.80m OD, comprising firmly compacted light yellowish brown sandy silt.
- 7.4 Directly sealing the head deposits was a layer of garden topsoil, [1] at c.31.00m OD, which formed the current day ground surface.



*Plate 2: Section 1*



*Plate 3: Section 2*





*Plate 4: Section 5*



*Plate 5: Strip footing, looking east*



*Plate 6: Example of modern intrusions to north of site*

## **8 ARCHAEOLOGICAL PHASE DISCUSSION**

### **8.1 Phase 1: Natural Deposits**

8.1.1 Natural gravels of the Harwich Formation were observed across the site at between c.30.40 and 29.65m OD.

8.1.2 The gravels were overlain by head deposits at c.30.80m OD.

### **8.2 Phase 2: Modern**

8.2.1 Sealing the head deposits was a layer of modern garden topsoil at c31.00m OD.

8.2.2 As the topsoil directly overlay the natural deposits, with no subsoil layer present, it is highly likely that extensive horizontal truncation of the natural horizon took place during the construction of 144 Old Bromley Road, effectively removing any potential for archaeological remains within the area of the study site.

8.2.3 In a few location modern intrusions were visible, mostly in the form of relic concrete foundations (Plate 6).

## 9 RESEARCH OBJECTIVES AND CONCLUSIONS

### 9.1 Research Objectives

9.1.1 The watching brief aimed to address research objectives for the project as set out in the written scheme of investigation (Pozorski 2017), as follows:

***The main aim of the works is to preserve 'by record' the extent and significance of any surviving archaeological features and deposits within the site.***

9.1.2 No surviving archaeological features or deposits were observed on the study site. All modern and natural deposits observed were preserved by record.

***The mitigation will seek to establish the presence or absence of archaeological remains on the site and the extent of modern truncation.***

9.1.3 No archaeological remains were observed on the site. It was apparent on site that the natural east – west slope of the topography had been terraced during the construction of 144 Old Bromley Rd. This, coupled with the lack of any subsoil layer between the topsoil and natural deposits, suggests that past heavy horizontal truncation of the study area may have removed any potential archaeological horizons.

***Is there any evidence for medieval remains on the site, relating to the medieval manors previously present in the area?***

9.1.4 There was no evidence for any medieval remains on the site.

### 9.2 Conclusions

9.2.1 The watching brief has demonstrated that the 20th century construction of 144 Old Bromley Rd has had a detrimental effect on any archaeological horizons which may have existed, causing horizontal truncation to the natural deposits. The effect of this has been the total removal of any archaeological deposits or features that may have been present within the area of investigation.

9.2.2 No archaeological finds or features were seen within the area monitored.

9.2.3 Once the project is deemed complete and this report approved by Historic England on behalf of the local planning authority, the completed archive comprising all site records from the fieldwork will eventually be deposited by Pre-Construct Archaeology Limited with LAARC under site code OBR17. Until then the archive will be stored at PCA's headquarters in Brockley, London.

9.2.4 The results of the archaeological investigation will be published as an entry in the *London Archaeologist* 'Round Up'.



## **10 ACKNOWLEDGEMENTS**

- 10.1 Pre-Construct Archaeology Limited would like to thank Paul Thompson of Moorside Developments for commissioning the archaeological work.
- 10.2 Thanks also to Mark Stevenson and Joanna Taylor of the Greater London Archaeological Advisory Service at Historic England for monitoring the project.
- 10.3 The author would also like to thank Chris Mayo for project management and Tilia Cammegh for the illustrations.

## **11 BIBLIOGRAPHY**

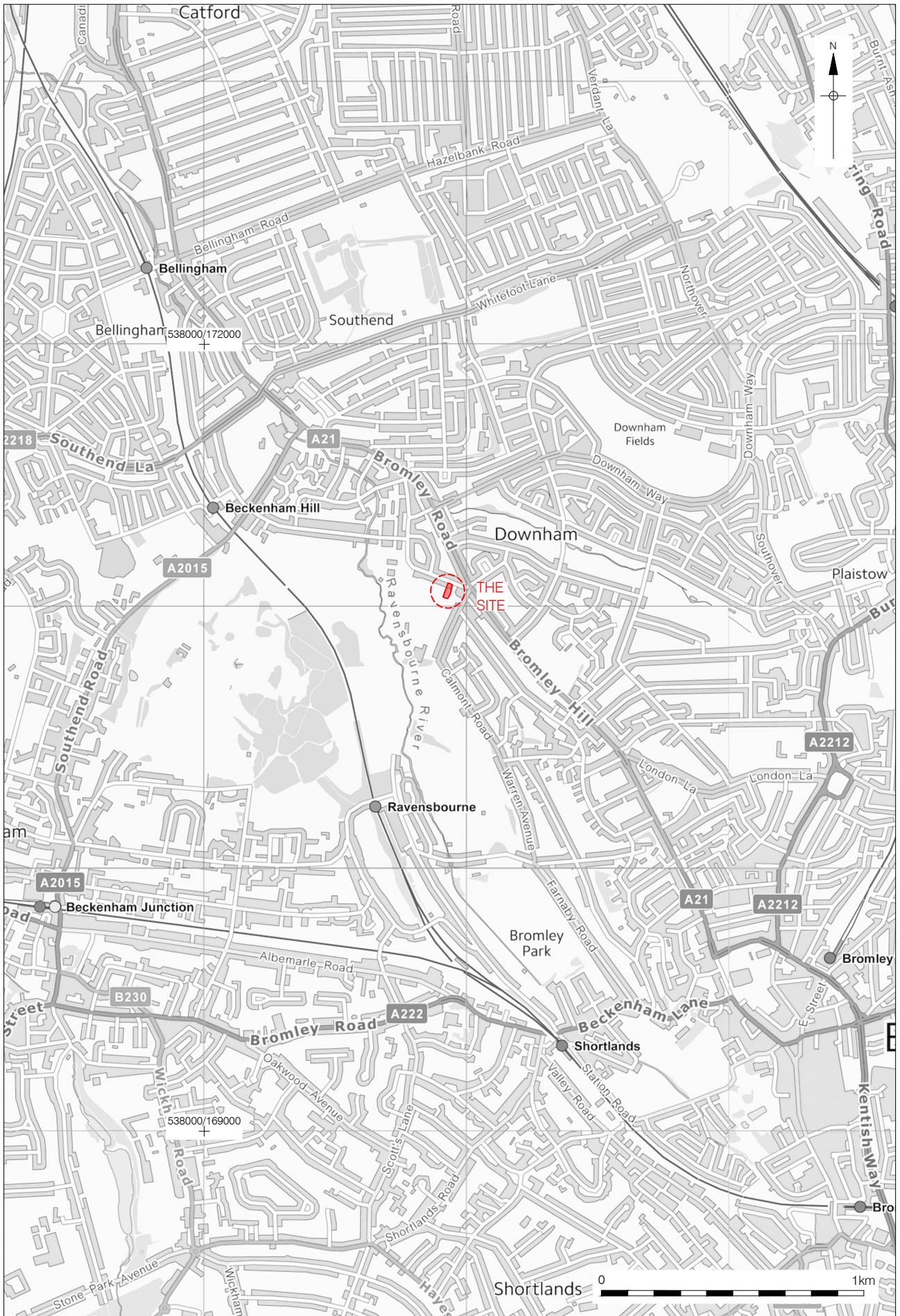
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Greater London Archaeological Advisory Service, Historic England, 2015 Guidelines for Archaeological Projects in Greater London

Pozorski, Z. 2017 '144 Old Bromley Road, London Borough of Lewisham, BR1 4JL: Written Scheme of Investigation for an Archaeological Watching Brief', unpublished report for Pre-Construct Archaeology Limited

Reade, C. 2017 'Beckenham Place Park, London Borough of Lewisham, BR3 5DE: An Archaeological Desk-Based Assessment', unpublished report number R12780, for Pre-Construct Archaeology Limited

Taylor, J with Brown, G 2009, *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construct Archaeology Limited



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 03/08/17 TC

Figure 1  
 Site Location  
 1:20,000 at A4

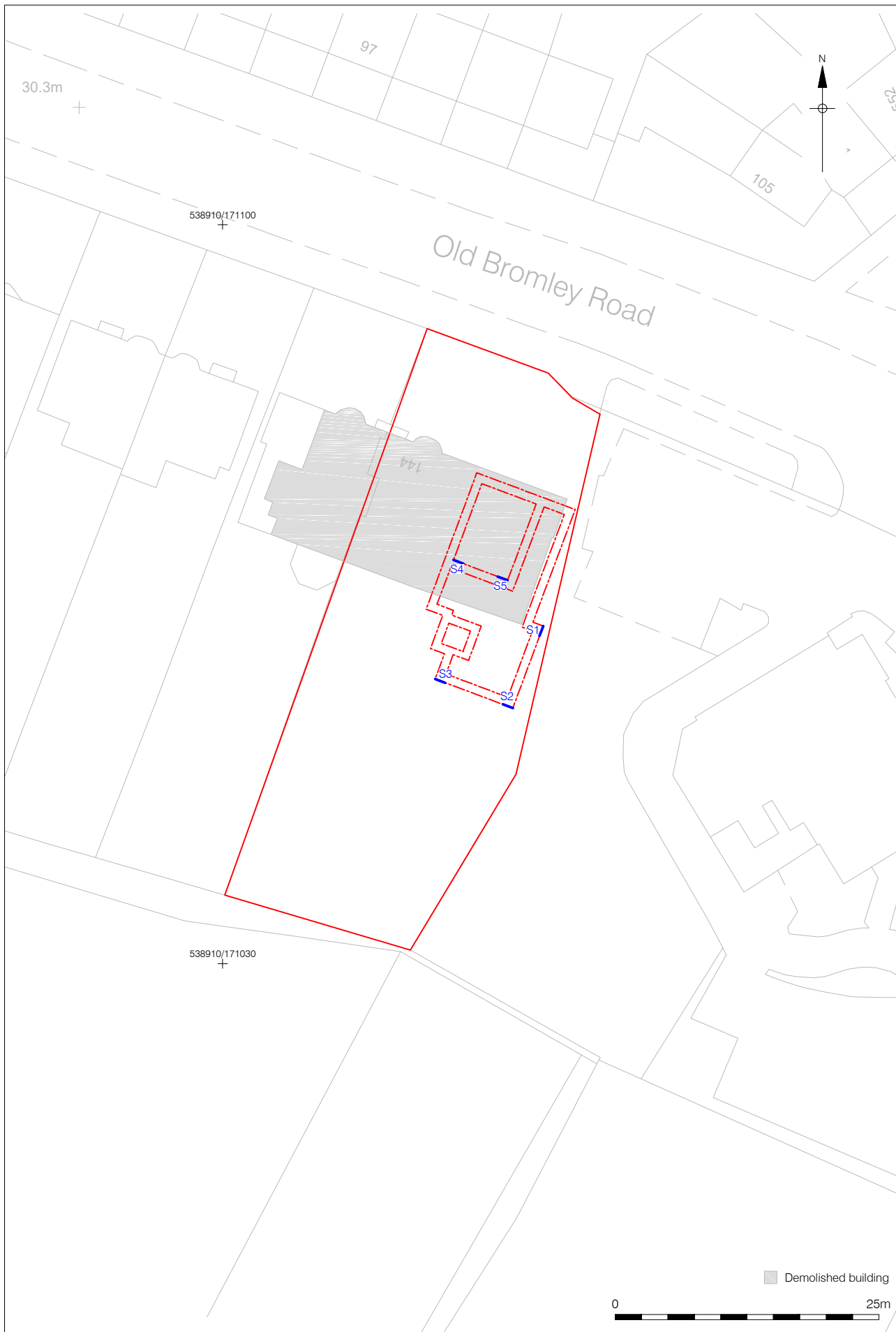
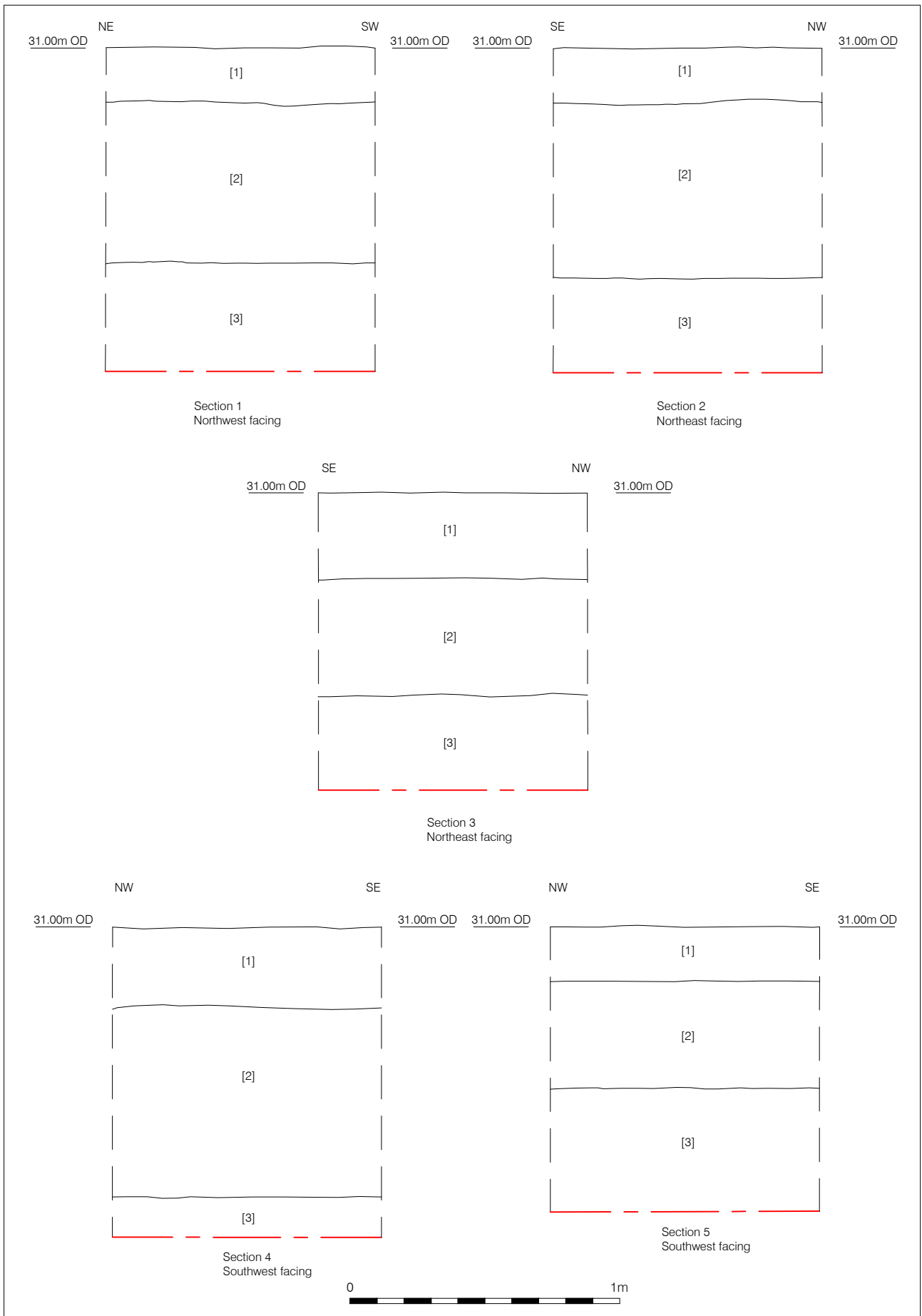


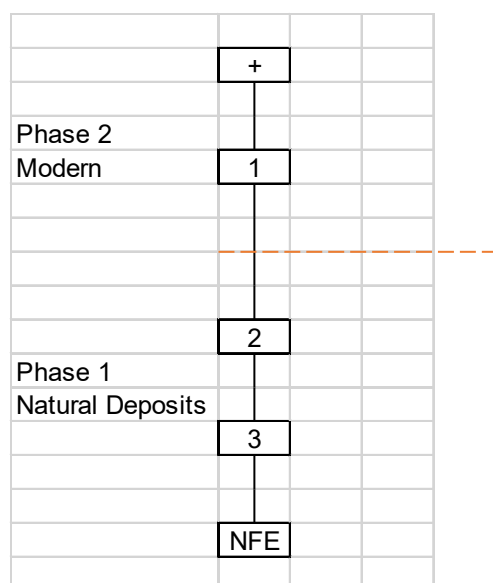
Figure 2  
 Area of Watching Brief  
 1:500 at A4



## 12 APPENDIX 1: CONTEXT INDEX

Site_Code	Context	CTX_Type	Trench	CTX_ Interpretation	CTX_Category	CTX_Depth	CTX_Levels_high	CTX_Levels_low	Phase
OBR17	1	Layer	Foundation	Topsoil	Garden Soil	0.2	31	-	2
OBR17	2	Natural	Foundation	Head Deposits	Natural	0.6	30.8	-	1
OBR17	3	Natural	Foundation	Natural Gravels	Natural	0.4	30.4	29.65	1

## 13 APPENDIX 2: PHASED MATRIX



## 14 APPENDIX 3: OASIS FORM

**OASIS ID: preconst1-291610**

### Project details

Project name	144 Old Bromley Road, Bromley, Kent BR1 4JY: An Archaeological Watching Brief
Short description of the project	The watching brief recorded that the natural gravels of the Harwich Formation were overlain by head deposits, which were in turn sealed by topsoil which formed the current day land surface. No finds or features of archaeological interest were witnessed during the course of the exercise.
Project dates	Start: 24-07-2017 End: 27-07-2017
Previous/future work	No / No
Any associated project reference codes	OBR17 - Sitecode
Any associated project reference codes	DC/14/089534 - Planning Application No.
Type of project	Recording project
Site status	Area of Archaeological Importance (AAI)
Current Land use	Other 5 - Garden
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

### Project location

Country	England
Site location	GREATER LONDON LEWISHAM LEWISHAM AND BLACKHEATH 144 Old Bromley Road
Postcode	BR1 4JL
Study area	200 Square metres
Site coordinates	TQ 38929 71075 51.421126678711 -0.001672615432 51 25 16 N 000 00 06 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 30.8m Max: 30.8m

### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Pre-Construct Archaeology Limited
Project director/manager	Chris Mayo
Project supervisor	Guy Seddon
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Moorside Developments

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	OBR17
Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography", "Spreadsheets", "Database", "Survey", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	OBR17



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Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Drawing", "Photograph", "Plan", "Report", "Section", "Survey ", "Unpublished Text"

#### **Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	144 Old Bromley Road, Bromley, Kent, BR1 4JL: An Archaeological Watching Brief
Author(s)/Editor(s)	Seddon, G.
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Description	A4 grey literature report with PCA covers

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