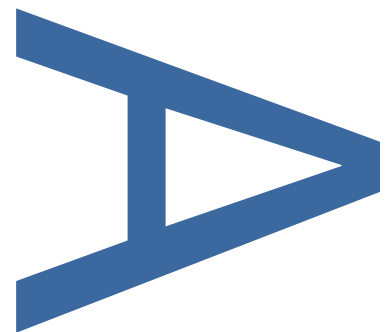
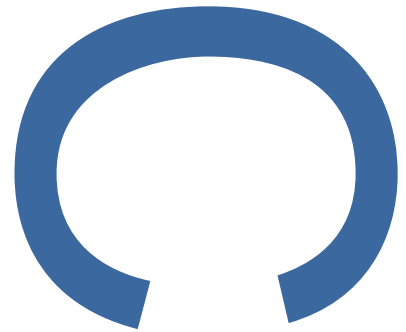


**LANGLEY PARK SCHOOL,  
BECKENHAM,  
LONDON BOROUGH OF BROMLEY  
BR3 3BE**



**AN ARCHAEOLOGICAL  
MONITORING EXERCISE**



**DECEMBER 2017**

**PRE-CONSTRUCT ARCHAEOLOGY**

## DOCUMENT VERIFICATION

Langley Park School, Beckenham, LB Bromley BR3 3BE

Type of project

AN ARCHAEOLOGICAL MONITORING EXERCISE

Quality Control

Pre-Construct Archaeology Limited Project Code		K5285	
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Text Prepared by:	T Jones		08.12.2017
Graphics Prepared by:	R Murphy		12.11.2017
Graphics Checked by:	J Brown	<i>Josephine Brown</i>	12.11.2017
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Revision No.	Date	Checked	Approved
1	15.12.2017	ZP	SB

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**LANGLEY PARK SCHOOL, BECKENHAM, LONDON BOROUGH OF BROMLEY  
BR3 3BE  
AN ARCHAEOLOGICAL MONITORING EXERCISE**

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**Site Code:** HKS17

**Central NGR:** TQ 38074 67210

**Local Planning Authority:** LONDON BOROUGH OF BROMLEY

**Planning Reference:** 17/01652/FULL1

**Commissioning Client:** CGMS LIMITED

**Written/Researched by:** TANYA JONES  
Pre-Construct Archaeology Limited

**Project Manager:** ZBIGNIEW POZORSKI ACIfA

**Version:** 2.0 with CgMs Ltd comments

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**December 2017**

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## **1 ABSTRACT**

- 1.1 This report details the results of an archaeological monitoring exercise undertaken by Pre-Construct Archaeology Limited on land at Langley Park School, Hawksbrook Lane, Beckenham BR3 3BE. The fieldwork was undertaken on 15<sup>th</sup>-23<sup>rd</sup> November 2017.
- 1.2 The investigation comprised the archaeological monitoring of intrusive groundworks located outside the existing footprint.
- 1.3 Natural clay was encountered with the area stripped at the high point of 56.30m OD.
- 1.4 The monitoring exercise revealed the natural clay was sealed by subsoil overlaid by top soil. No archaeological features or finds were encountered.
- 1.5 The completed archive will be deposited with the London Archaeological Archive and Research Centre (LAARC) under site code HKS17.

## 2 INTRODUCTION

- 2.1 An archaeological monitoring exercise was undertaken in land at Langley Park School, Hawksbrook Lane, Beckenham, London BR3 3BE in the London Borough of Bromley. The site is centred at National Grid Reference TQ 38074 67210 (Figure 1).
- 2.2 The fieldwork was undertaken from 15<sup>th</sup>-23<sup>rd</sup> November 2017.
- 2.3 The site is located in the south-eastern part of Beckenham within the sport grounds of Langley Park School to the south of Hawksbrook Lane and is irregular in plan covering c.7000m<sup>2</sup>.
- 2.4 The archaeological monitoring exercise was conducted by Pre-Construct Archaeology Limited under the supervision of Tanya Jones, and the project management of Zbigniew Pozorski. This report was written by Tanya Jones. The archaeological work was commissioned and a DBA (Bryant 2017) was prepared by CgMs Consulting. The archaeological project was monitored by Joanna Taylor of Historic England's Greater London Archaeology Advisory Service (HE GLAAS). PCA were commissioned by CgMs Limited on behalf of B&K Building Services and the work was undertaken in accordance with an approved Written Scheme of Investigation (Pozorski 2017).
- 2.5 The site archive was identified using the unique site code HKS17, issued by the Museum of London. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be deposited with LAARC under that code.
- 2.6 The archaeological desk based assessment (Bryant 2017) identified a moderate archaeological potential for Roman roadside evidence in the south-eastern part of the site and a low potential for the site to contain prehistoric, Anglo-Saxon, medieval and post-medieval remains. The site is not located within an Archaeological Priority Area as defined in the London Borough of Bromley's Local Plan.

### **3 PLANNING BACKGROUND**

3.1 A planning application has been submitted for the construction of two storey building for use as a primary school (Langley Park School for Girls) with landscaping, sports facilities, parking, bin storage, boundary treatment and associated highways works at land adjacent to Langley Park Sports and Social Club, Hawksbrook Lane, Beckenham (LB Bromley Planning Ref. 17/01652/FULL1).

3.1.1 A planning permission for the above application was granted on 20<sup>th</sup> October 2017. The condition No 8 attached to the permission reads as follows:

For land that is included within the Archaeological Written Scheme of Investigation (WSI), no demolition or development shall take place other than in accordance with the agreed WSI by PSA dated Aug 2017. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material shall be carried out in complete accordance with the approved details. The written scheme of investigation will need to be implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. REASON: In order to comply with Policy BE16 of the Unitary Development Plan and in the interest of the archaeological and historic interest of the area.

#### **3.2 National Planning Policy Framework**

3.2.1 National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment.

3.2.2 In considering any proposal for development, including allocations in emerging development plans, the local planning authority will be mindful of the policy framework set by government guidance, existing development plan policy and of other material considerations.

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

3.3.1 Additional relevant planning strategy framework is provided by The London Plan, published January 2011. It includes the following policy of relevance to archaeology within central London:

##### **Historic environments and landscapes**

##### **POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY**

##### Strategic

- A London's heritage assets and historical 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 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 decision

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their setting 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 assets or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that assets.

#### 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 organizations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their setting where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

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

- 3.4.1 The Bromley Council Unitary Development Plan was adopted in July 2006. It contains the following policy relating to archaeology and heritage:

#### **Ancient Monuments and Archaeology Policy BE16**

Planning permission will not be granted for development that would adversely affect scheduled ancient monuments or other nationally important archaeological sites, involve significant alterations to them or harm their settings.

When considering planning applications for development involving excavation or other ground works the council will require that:

(i) Within areas of archaeological significance, as defined on the proposals map and listed in appendix iv, a written statement of the likely is submitted in the form of an archaeological assessment (which can be desk based); where necessary information cannot be obtained by other means, an archaeological field evaluation should be carried out prior to determination;

(ii) At sites of potential archaeological importance (as defined below), where permanent preservation in situ is not justified, provision shall be made for an appropriate level of investigation and recording to be undertaken by a recognised archaeological organisation before any development commences.



Where investigations indicate that in situ preservation is inappropriate, excavation and recovery should be carried out by a reputable archaeological body, before development commences. Any such investigations shall be in accordance with a detailed scheme to be approved in advance by the council and the results shall be subsequently published.

Where in situ preservation is appropriate, suitable designs, land uses and management strategies will be required and the council's archaeology strategy promoted.

## **4 GEOLOGY AND TOPOGRAPHY**

- 4.1 According to the British Geological Survey (BGS) of England and Wales (Sheet 270, South London), the geology consists of deposits of the Harwich Formation (previously known as the Blackheath Beds), a sedimentary Bedrock comprising sand and gravel formed in shallow seas formed 34 to 66 million years ago, with bands of the Lambeth Group sedimentary clay, silt and sand formed in an environment dominated by swamps, estuaries and deltas 55 to 66 million years ago.
- 4.2 A borehole adjacent to the west site's boundary recorded c.1.10m of made ground above clay. The made ground contained materials believed to a demolition debris (Bryant 2017).
- 4.3 The area of site lies at 53-54m OD on land gradually sloping up towards the north with the central part of the site landscaped and levelled and occupied by tennis courts.

## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The following background to the site is derived from a desk-based assessment prepared by CgMs Heritage (Bryant 2017) and the site-specific written scheme of investigation (Pozorski 2017).

### 5.1 Prehistoric

5.1.1 No evidence for Palaeolithic, Mesolithic or Neolithic activity has been recorded within 1.5km of site.

5.1.2 The closest Bronze Age remains (metal objects) were found over 700m to the southwest of the site and Iron Age trackway possibly runs some 1.2km away from the southwest.

### 5.2 Roman

5.2.1 The site lies approximately 15km south-south-east of the Roman city of London and is some distance from the extensive settlement sites, for example at Orpington, West Wickham or Keston; however, the route of Roman road from London to Lewes crosses Langley Park northwest/southeast and passes the site only 20m to the east. The road has been identified in numerous locations across the wider area and was built with gravel over pebbles and flint.

### 5.3 Anglo-Saxon and Medieval

5.3.1 No evidence for Anglo-Saxon remains has been recorded within 1.5km of the site.

5.3.2 The manor of *Becheham* (Beckenham) is recorded as a pre-Conquest settlement on the Domesday survey of 1086. The manor has been divided in the 14<sup>th</sup> century leading to establishment of separate estates. The site falls within the Langley Estate which can be dated to the 15<sup>th</sup> century.

5.3.3 The site was likely located within agricultural lands during the Anglo-Saxon and medieval periods with some distance to settlement areas.

### 5.4 Post-Medieval and Modern

5.4.1 The mansion house to the Langley Estate was located to the east. It later became the club house for the golf course and it burnt down in 1913. Post-medieval development within the site comprised a building complex of the 18<sup>th</sup> century date located in the northern part of site. Most of the site remained within the parkland and gardens. The buildings have gradually been removed by early/mid-20<sup>th</sup> century.

## 6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The proposed methodology of the archaeological work was detailed in the site specific Written Scheme of Investigation (Pozorski 2017) and comprised the archaeological monitoring of all groundworks where they extend beyond the footprint of the existing development.
- 6.2 The investigations comprised the monitoring of the soil strip for the proposed new tennis courts, site compound/welfare, site access and operations area (Fig.2). All the works were executed by contractors under archaeological supervision using a flat bladed bucket. The monitoring exercise was discontinued upon reaching the natural ground or project formation level.



*Plate 1. Area of south tennis courts (Area 1), compound and central tennis court (Area 2), facing south.*

- 6.3 If any significant archaeological features were found work would be stopped and time allowed for archaeological investigation to take place.

- 6.4 All recording systems adopted during the investigation were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now presented in PCAs *Operations Manual 1* (Taylor, 2009). Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being at a scale of 1:20 and the sections at 1:10 as applicable. The OD heights of all principle strata were calculated and indicated on the appropriate plans and sections. A digital photographic record was made during the works.
- 6.5 The completed archive produced during the monitoring exercise, comprising written, drawn and photographic records, will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the allocated site code HKS17.

## 7 THE ARCHAEOLOGICAL SEQUENCE

- 7.1 The two main areas monitored were the tennis court area (Area 1) and the central compound area (Area 2). The same sequence was identified in all areas monitored archaeologically (Plate 2).



*Plate 2 East facing section of South Tennis Courts (Area 1).*

### 7.2 Phase 1: Natural



*Plate 3 Natural clay seen in South Tennis Court (Area 1), facing north west.*

7.2.1 The earliest deposits seen were natural mid yellow clay [3] with occasional gravel and root disturbance which was visible across the whole excavation area. This had a high amount of root disturbance due to the undisturbed nature of the site, also due to the surrounding woodland area (Plate 3).

7.3 **Phase 2: Modern**



*Plate 4 South tennis courts (Area 1) reduced to subsoil, facing south east.*

7.3.1 The site was overlain with a mid-yellowish-brown sandy clay subsoil [2] with occasional ceramic building material fragments and occasional charcoal flecks, which appeared to have worked or deposited to raise the ground level to allow for drainage of the site (Plate 4).

7.3.2 The most recent layer which overlaid the whole site was the dark blackish brown silty clay topsoil [1] including the grass which was left as an open field until the current development began.

## **8 RESEARCH QUESTIONS**

### **8.1 Primary Objectives**

- 8.1.1 The Written Scheme of Investigation (Pozorski 2017), prepared prior to the commencement of archaeological work at Langley Park School, highlighted a set of specific objectives to be addressed by the investigation.
- 8.2 The aim of the works was to preserve 'by record' the extent and significance of any surviving archaeological features and deposits with in the site.
  - 8.2.1 The works showed no surviving archaeological features or deposits with in the site.
- 8.3 The mitigation would seek to establish the presence or absence of archaeological remains on the site and the extent of the modern truncation, if applicable.
  - 8.3.1 The mitigation showed an absence of archaeological remains on the site and no modern truncation outside of the existing development.
- 8.4 Was there any evidence for Roman remains on the site, relating to the London to Lewes Road traversing the Langley Park and adjacent to the site?
  - 8.4.1 There was no evidence for Roman remains on the site and none relating to the road traversing the Langley Park and adjacent site.



## **9 CONCLUSIONS**

- 9.1 The archaeological monitoring exercise demonstrated that no significant archaeological features or horizons are present on the site. The subsoil appears to have been managed as part of the previous land use.

## **10 ACKNOWLEDGMENTS**

- 10.1 Pre-Construct would like to thank Suzanne Gailey of CgMs Consulting for commissioning the work. We also thank Mark Stevenson and Joanna Taylor of Historic England's Greater London Archaeology Advisory Service (HE GLAAS) for monitoring the archaeological project.
- 10.2 The author would also like to thank Zbigniew Pozorski for his project management and editing this report, and Ray Murphy for the illustrations.

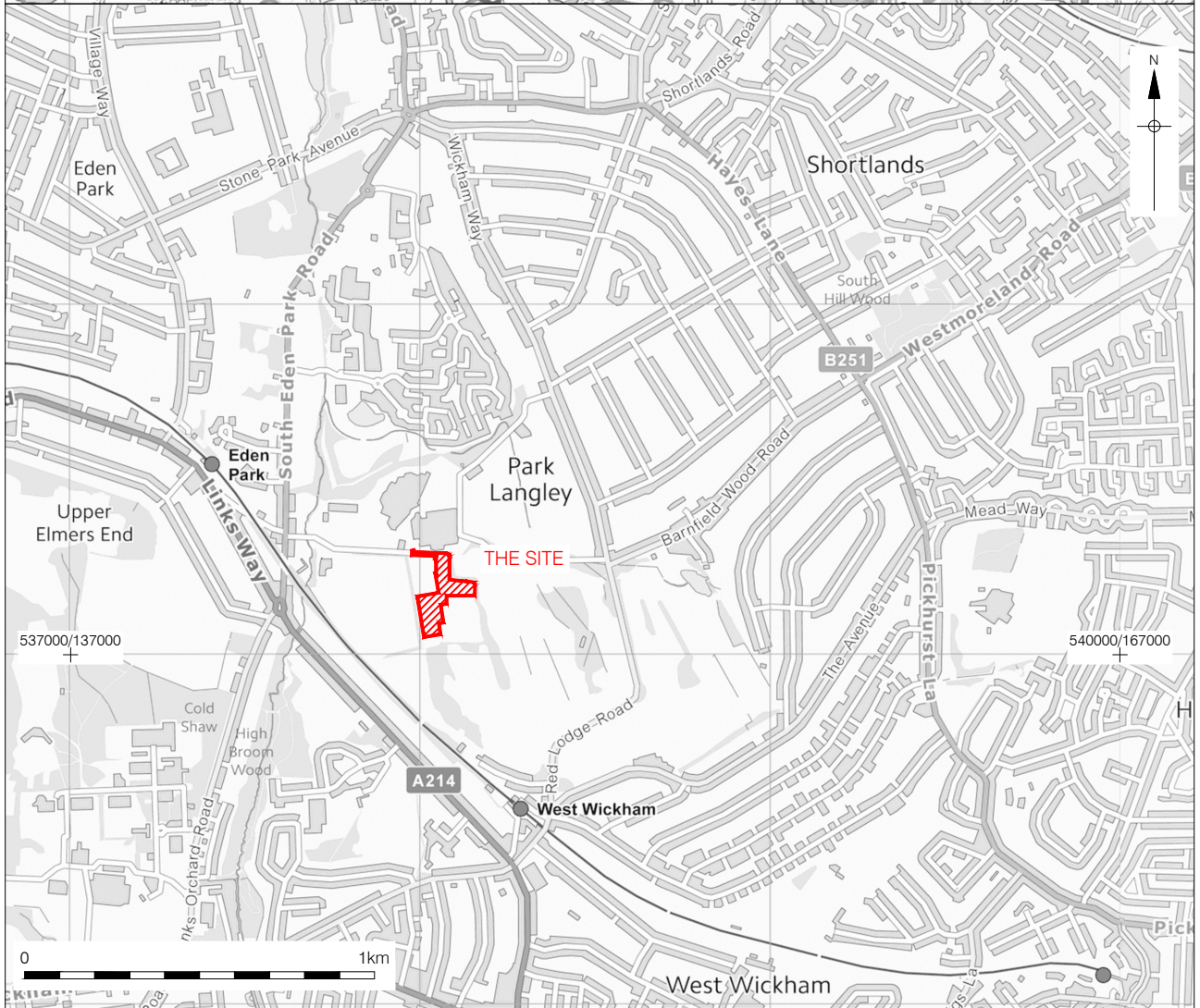
## **11 BIBLIOGRAPHY**

Bryant, A. 2017. 'Archaeological Desk Based Assessment: Langley Park Primary School, Beckenham, Greater London', CgMs Heritage, Ref AB/22650

Historic England Greater London Archaeology Advisory Service, 2014, Standards for Archaeological Work

Pozorski, Z. 2017. 'Langley Park School, Beckenham, London Borough of Bromley BR3 3BE: WSI for An Archaeological Watching Brief', unpublished report for PCA

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



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 11/12/2017 RM

Figure 1  
 Site Location  
 1:200,000 & 1:20,000 at A4

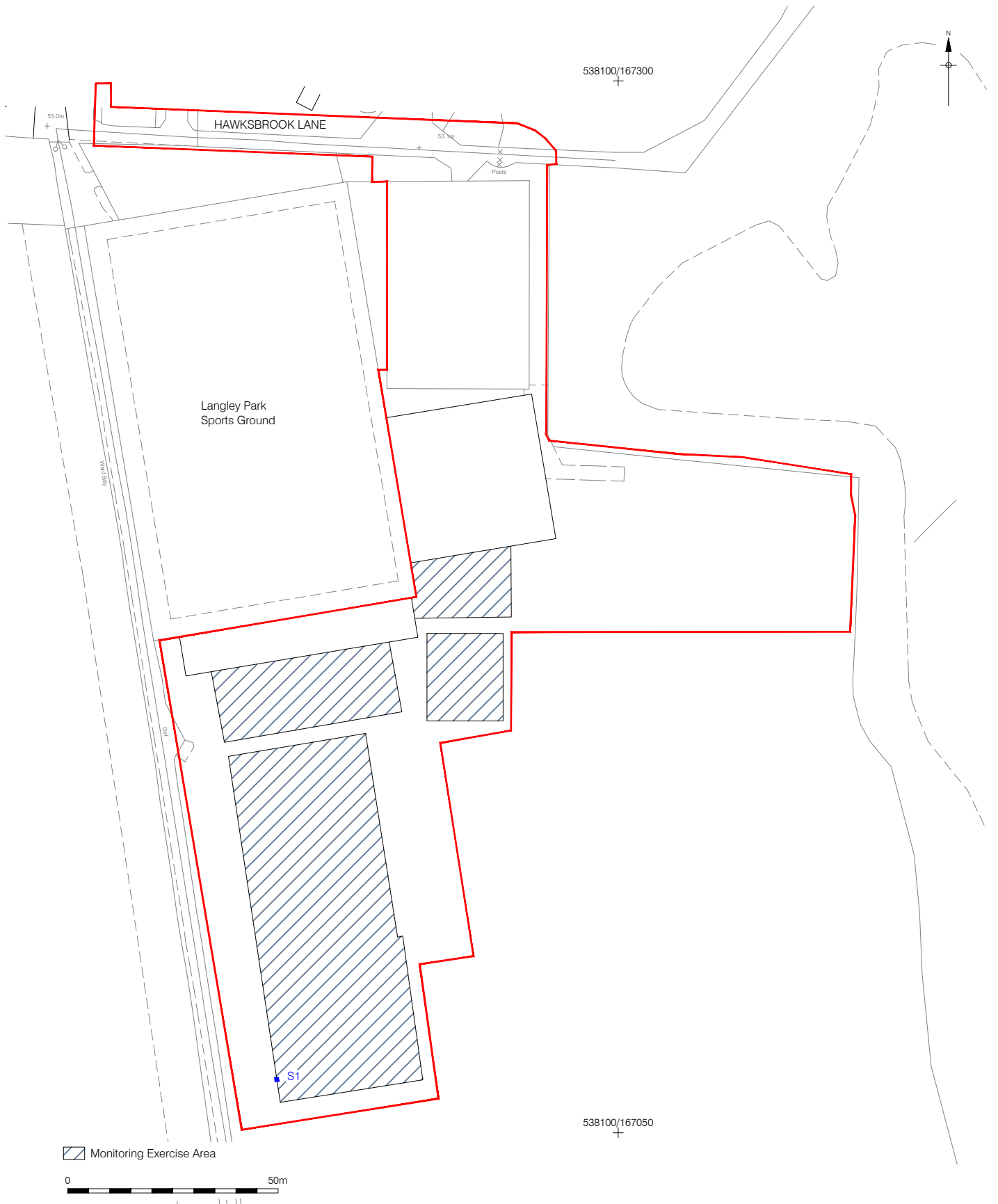
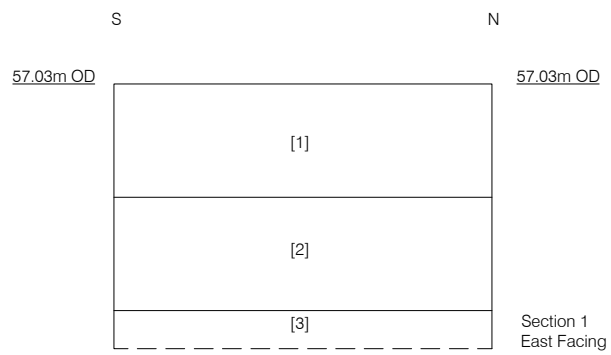


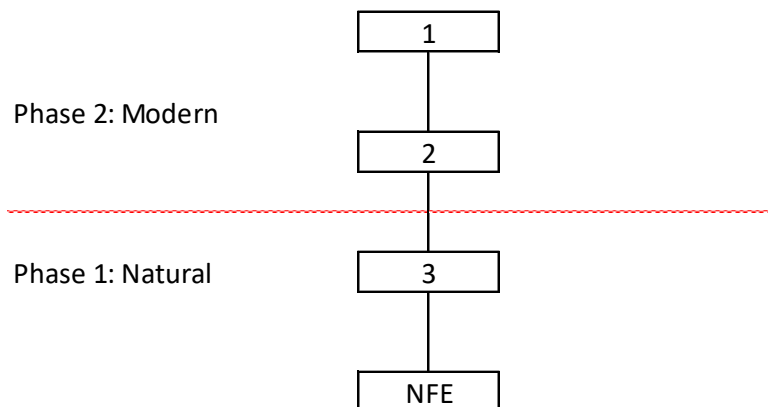
Figure 2  
 Detailed Site Location  
 1:1,250 at A4



## APPENDIX 1: CONTEXT INDEX

Site_Code	Context	CTX_Type	Area	CTX_Interpretation	CTX_Category	CTX_Depth	CTX_Levels_high	CTX_Levels_low	Phase
HSK17	1	Layer	1	Topsoil	Garden Soil	0.3	56.49	55.51	HSK17- PH02
HSK17	2	Layer	1	Subsoil	Make-up	0.4	56.9	54.75	HSK17- PH02
HSK17	3	Layer	1	Natural Clay	Natural	0.1	56.23	54.35	HSK17- PH01

## APPENDIX 2: PHASED MATRIX



## APPENDIX 3: OASIS FORM

### OASIS ID: preconst1-303018

#### Project details

Project name	Langley Park School, Beckenham, London Borough of Bromley BR3 3BE
Short description of the project	An archaeological monitoring exercise was undertaken in land at Langley Park School, Hawksbrook Lane, Beckenham, London BR3 3BE in the London Borough of Bromley. The monitoring exercise monitored the ground reduction on the south tennis courts and the central area of site for the site compound and additional tennis courts. Natural clay was encountered in the base of the trench at the high point of 56.30m OD. The monitoring exercise revealed the natural clay were sealed by subsoil overlaid by top soil. No archaeological features of interest were identified.
Project dates	Start: 15-11-2017 End: 23-11-2017
Previous/future work	No / Not known
Any associated project reference codes	HKS17 - Sitecode
Type of project	Recording project
Site status	None
Current Land use	Other 14 - Recreational usage
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Monitoring exercise"
Prompt	Planning condition

#### Project location

Country	England
Site location	GREATER LONDON BROMLEY BECKENHAM Langley Park School, Beckenham
Postcode	BR3 3BE
Study area	7000 Square metres
Site coordinates	TQ 38074 67210 51.386600433219 -0.015467404133 51 23 11 N 000 00 55 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 54.35m Max: 56.3m

#### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	CgMs Consultants Ltd
Project design originator	Zbigniew Pozorski
Project director/manager	Zbigniew Pozorski
Project supervisor	Tanya Jones
Type of sponsor/funding body	Developer
Name of sponsor/funding body	B&K Building Services

---

#### **Project archives**

Physical Archive Exists?	No
Physical Archive recipient	LAARC
Physical Archive ID	HKS17
Digital Archive recipient	LAARC
Digital Archive ID	HKS17
Digital Contents	"none"
Digital Media available	"Database","Images raster / digital photography","Spreadsheets","Text"
Paper Archive recipient	LAARC
Paper Archive ID	HKS17
Paper Contents	"none"
Paper Media available	"Context sheet","Photograph","Plan","Section","Unpublished Text"

---

#### **Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Langley Park School, Beckenham, London Borough of Bromley BR3 3BE: An Archaeological Evaluation



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Date 2017  
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