## 73 – 75 High Street, Orpington Archaeological Desk Based Assessment

National Grid Reference: TQ 46504 66640

AB Heritage Project Number: 10167

Date: 6<sup>th</sup> June 2013

## 73 – 75 High Street, Orpington, Kent NGR TQ 46504 66640 Archaeological Desk Based Assessment

Commissioned by: Maven Plan Limited

AB Heritage Project Number: 10167

Compiled by: Lara Band & Phil Bethell

Illustrated by: Jon Moller

Reviewed & Approved by: Andy Buckley

Rev Number	Description	Undertaken	Approved	Date
1.0	DRAFT	LB	AB	31/05/2013
2.0	FINAL	PB	AB	06/06/2013

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

#### **Enquiries To:**

AB Heritage Limited (East)

Caerus House, 12 Higham Street, London, E17 6DA

Email: info@abheritage.co.uk

Tel: 03333 440 206



#### **Summary**

AB Heritage was commissioned by Maven Plan Limited to produce an Archaeological Desk Based Assessment covering the proposed redevelopment of land surrounding 73-75 High Street, Orpington. The proposed development involves demolition of four existing structures and the building of a terrace of five three-storey residential units. These would have rear gardens, communal hard standing for parking, car access to and from the High Street and a communal enclosed refuse area.

No impact on any known archaeological remains will arise from the proposed development. No adverse effect on the settings of any Listed Buildings, or the Registered Park/Garden has been identified, as the scale and form of the development will be in keeping with the surroundings. No adverse effect on the Conservation Area will arise, and there may even be a beneficial effect on the Conservation Area as some of the structures on the site are removed. There is consequently nothing revealed by this assessment of its impact on the known historic environment that would preclude the development taking place.

In relation to currently unrecorded buried archaeology, this assessment has identified a Medium potential for below ground archaeological remains to survive within the site. These remains could be from a number of periods, from the Palaeolithic to Modern.

Based on there been a potential adverse impact on such a resource, as a result of proposed works, it is recommended that a staged programme of archaeological investigation is carried out at the site, to determine the nature, extent and value of any surviving archaeology.

An appropriate first stage of this programme would be archaeological monitoring of any geotechnical work carried out in advance of construction, and/or the digging of several archaeological test pits. Depending on the results of this first stage, further stages of archaeological investigation would follow as part of an agreed mitigation strategy, if required.

#### **CONTENTS**

Introduction	1
Report Aims	2
Report Methodology	3
Planning, Legislative Framework and Guidance	8
Baseline Conditions	10
Archaeological and Historic Background	11
Impact Assessment and Mitigation Strategy	16
Conclusion	18
References	19

#### **APPENDICES**

Appendix 1 Gazetteer of Cultural Heritage Features

#### **FIGURES**

Figure 1	Site Location
Figure 2	Existing Site Plan and Proposed Development Plan
Figure 3	Cultural Heritage Features Map
Figure 4	A Topographical map of the County of Kent: Andrews, Dury and Herbert (1769)
Figure 5	Plan of West Wickham, Hayes, Farnborough and Orpington (1798-1799)
Figure 6	Tithe Map for Orpington (1842)
Figure 7	Ordnance Survey 1st edition 25" map (1869)
Figure 8	Ordnance Survey 3rd edition 25" (1909)
Figure 9	Aerial photograph, 1930 (Bromley Local Studies Library and Archives, P8/5)
Figure 10	Aerial photograph, 1930 (Bromley Local Studies Library and Archives, P8/4)
Figure 11	Ordnance Survey 1: 2500 scale map (1960)
Figure 12	Photograph of site – from beside 75 High Street, facing east (AB Heritage, May 2013)
Figure 13	Photograph of site - facing west towards the High Street (AB Heritage, May 2013)
Figure 14	Photograph of site - the two storey building, facing north (AB Heritage, May 2013)
Figure 15	Photograph of site - the garage and lean-to, facing west (AB Heritage, May 2013)

#### 1. INTRODUCTION

#### 1.1 Overview of Works

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) was commissioned by Maven Plan Limited to produce an Archaeological Desk-Based Assessment covering the proposed redevelopment of 73-75 High Street, Orpington, Kent.
- 1.1.2 The report was requested as part of the planning application [13/00943/F] by the Greater London Archaeology Advisory Service in a letter of 12<sup>th</sup> April 2013, due to the site's location within an Area of Archaeological Importance [**AB 22**].
- 1.1.3 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; identifies any known and potential cultural heritage receptor(s) within the application site (hereafter referred to as the site) or within a 250m radius study area around the site and assesses the potential impact of the proposed development on such resources.

#### 1.2 Site Location/Description

- 1.2.1 The site is located at 73-75 High Street in Orpington (NGR TQ 46504 66640), opposite the junction with Chislehurst Road (Figure 1). It includes 73 High Street, the northern half of an early 20<sup>th</sup> century (mock Tudor/Georgian) two storey building with shops at ground floor level and dwellings above, and the land immediately to the north and to the south of 73-75 High Street. It also includes the land to the rear of 73-75 High Street, on which there is a double storey brick-built structure with access to 73 High Street via a single storey structure, and a single storey structure with wooden lean-to attached to its northern side. Three containers occupy the eastern end of the site. The northern part of the site is covered with concrete, the southern half is covered with a gravel/hardcore surface, and an area of concrete to the south of number 75 (Figure 2). The land surrounding 73-75 High Street is currently in use as a second hand car and tyre sales business.
- 1.2.2 The western side of the site is bounded by Orpington High Street, the northern edge of the site is bounded by larch lap fencing, the eastern side by a brick wall both of which run along the perimeter of Priory Gardens. Beyond the wall and fencing, within Priory Gardens, are trees and grassed areas. The southern edge of the site is bounded by the rear gardens of residential buildings; a car park and the side of 77-79 High Street, both residential properties.
- 1.2.3 The site is within Orpington Priory Conservation Area [AB 21], while Priory Gardens [AB 17c] is on the English Heritage Register of Parks and Gardens of Special Interest. The site lies within the ancient parish of Orpington, and lay within Kent before being absorbed into the Greater London Borough of Bromley in 1965.

#### 1.3 Geology/Topography

- 1.3.1 Orpington lies at the southern end of the Cray valley, which is bounded to the west by the pebbly sands of the North Kent Plain and to the south and east by the dip slope of the Lower North Downs.
- 1.3.2 Like the surrounding area, the site is all but level. With only a slight slope down towards the west the height at the eastern end of the site is of c 53m above Ordnance Datum (OD) and

- 52.4m OD at the High Street (HSS, 2012). The nearest water course to the proposed development site is the River Cray, the source of which lies c 230m north-east in Priory Park, where water rising from the chalk aquifer of the North Downs forms a series of ponds, before flowing north into the Darent just before the latter joins the Thames.
- 1.3.3 The underlying solid geology comprises Seaford Chalk Formation and Newhaven Chalk Formation. This is overlain by the sands and gravels of the Taplow Gravel Formation (BGS, 2013a).
- 1.3.4 No geotechnical works have been undertaken within the site; however, boreholes excavated in the vicinity provide some indication of the level of natural ground. Three boreholes dug within Orpington Priory Gardens, c 50m to the north east of the site, recorded natural Gravel at 1.2 metres below ground level (mbgl), 2.1mbgl and 1.9mbgl respectively (BGS, 2013b).

#### 1.4 Proposed Development

- 1.4.1 The proposed development (Figure 2) includes:
  - The demolition of a single and two-storey structure attached to the rear of 73 High Street
  - The demolition of a garage attached to the above, built from brick and unidentified corrugated material, possibly asbestos
  - The demolition of a wooden lean-to attached to the garage
  - The removal of three containers at the eastern end of the site
  - The removal of the brick, concrete and hardcore surfaces throughout the site
- 1.4.2 This would enable construction of a terrace of five 3-storey houses on the northern side of the site, with a grassed rear garden, abutting existing gardens south of the site. The area s to the south and north of 73-75 High Street, and the area between this and the terraced houses would be hard landscaped for vehicle access and parking.

#### 2. REPORT AIMS

#### 2.1 Aims of Cultural Heritage Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this Archaeological Desk-Based Assessment is to facilitate such a process by understanding the historical development of the proposed development site and understanding the likely impact upon any surviving archaeological resource resulting from any future proposed development, devising appropriate responses where necessary.
- 2.1.3 The Desk Based Assessment has a number of aims, comprising:
  - Confirmation of designated and non-designated heritage assets within and in close proximity to the site, using information from publicly available sources;
  - Establishing the potential for as-yet unrecorded buried archaeological remains on the site, using professional expertise and reference to the evidence base;
  - Establishing whether the site may have been subject to past truncation, to inform the understanding of archaeological potential;
  - Determining the potential impact of the proposed development on the heritage resource
  - Developing a mitigation strategy, where required, which appropriately targets any future heritage works.

#### 3. REPORT METHODOLOGY

#### 3.1 Methodology of Cultural Heritage Works

- 3.1.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (Revised Nov. 2012).
- 3.1.2 This assessment includes information contained in relevant statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
  - Ancient Monuments and Archaeological Areas Act, 1979;
  - Planning (Listed Buildings and Conservation Areas) Act, 1990;
  - The National Planning Policy Framework, 2012.
- 3.1.3 The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. Data was obtained from this source within a radius of 250m surrounding the centre point of proposed development, in agreement with Mark Stevenson, the Greater London Archaeological Advisor for Orpington (pers. comm. 10<sup>th</sup> May 2013).
- 3.1.4 The information contained in the GLHER was supported by examination of data from a range of other sources, principally:
  - Historical and documentary evidence held by the Bromley Local Studies Library and Archives on the 14<sup>th</sup> May 2013
  - Online resources including: The Heritage Gateway (www.heritagegateway.org.uk), the DEFRA MAGIC website (http://magic.defra.gov.uk/website/magic/) for mapped information on nationally designated sites, and the English Heritage National Heritage List (http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/);
  - A site visit, on the 28<sup>th</sup> May 2013, to understand key cultural heritage issues within the site and surrounding area, including information on areas of past truncation within the site boundary
  - Published & unpublished sources listed in Section 9.
- 3.1.5 All cultural heritage features identified from the sources assessed (above) have been described and presented numerically in the Gazetteer of Cultural Heritage Features (Appendix 1) and are displayed on the Cultural Heritage Features Mapping, based on mapping supplied by the Greater London Historic Environment Record (Figure 3). Where identified features appear within the text, the AB Heritage reference number is given in square brackets e.g. [AB 142].

#### 3.2 Assessment of the Cultural Heritage Resource

- 3.2.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:
  - Low Very unlikely to be encountered on site;
  - Medium Possibility that features may occur / be encountered on site;
  - High Remains almost certain to survive on site.
- 3.2.2 Where there is either a known resource, or an above medium potential for the recovery of archaeological remains within study area, which may be subject to impact by the proposed development, the significance of this resource is assessed.
- 3.2.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE	E IMPORTANCE
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatters of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, but which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.

NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 3.2.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covers a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor is based on professional knowledge and judgement.
- 3.2.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

#### 3.3 Impact Assessment Criteria

- 3.3.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 3.3.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.

NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

3.3.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the Magnitude of Impact against the value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects** 

	MAGNITUDE			
IMPORTANCE	ADVERSE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

#### 3.4 Limitations

- 3.4.1 It should be noted that the report has been prepared under the express instructions and solely for the use of Maven Plan Ltd and associated parties they elect to share this information with.
- 3.4.2 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 3.4.3 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage Limited on current (May 2013) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage Limited does not accept responsibility for advising Maven Plan Ltd. or associated parties of the facts or implications of any such changes in the future.
- 3.4.4 This report has been prepared utilising factual information obtained from third party sources. AB Heritage Limited takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

#### 4. PLANNING, LEGISLATIVE, FRAMEWORK AND GUIDANCE

#### 4.1 Statutory Protection for Heritage Assets

- 4.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 4.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to our within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 4.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

#### 4.2 Planning Policy Statement 5: Planning for the Historic Environment (PPS5)

- 4.2.1 Up until March 27th 2012, PPS5 was the national policy guidance document related to the historic environment, and set out planning policies relating to the conservation of the historic environment. It classified 'heritage assets' as all those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. Its policies covered heritage assets which are designated and those which are undesignated. Policies related to both the treatment of the assets themselves and their settings, both of which are a material consideration in development management decision
- 4.2.2 PPS 5 provided policies (HE6 HE12) that were a material consideration in managing and guiding the decision making process on progressing development works. There is also a range of policies to guide local planning authorities on the preparation of local development documents (HE1-HE5).

#### 4.3 National Planning Policy Framework (NPPF)

4.3.1 On 27th March 2012, previous Planning Policy Statements and other guidance were superseded by the new NPPF. This document has retained the principles of PPS5 in its

- treatment of the historic environment within the planning process, but has a greater emphasis overall on sustainability.
- 4.3.2 The NPPF states that: 'Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements'.
- 4.3.3 On page 6 of the NPPF, the aim relating to the historic environment states there is a need to '...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'.

#### 4.4 The London Plan

- 4.4.1 The London Plan (GLA, 2011) sets out the overarching strategies and policies for development in the Greater London Area. Policy 7.8 contains requirements in relation to Heritage Assets and Archaeology. These contain a number of policies that relate to requirements on developers, that state:
  - 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;
  - 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.

#### 4.5 The London Borough of Bromley Unitary Development Plan

- 4.5.1 The site falls within the London Borough of Bromley. Development control decisions in this area are undertaken in line with the London Borough of Bromley Unitary Development Plan (UDP), which was adopted on 20<sup>th</sup> July 2006 (LBB 2013a).
- 4.5.2 The Planning and Compulsory Purchase Act 2004 introduced a new development plan system, whereby UDPs will be replaced by a Local Development Framework (LDF). This

- change is on going and, until the LDF policies are developed, the London Borough of Bromley UDP contains a number of 'saved' policies that continue to form the basis of local planning decision making.
- 4.5.3 The UDP policy on the historic environment is of relevance to the proposed development. Selected text from this policy is set out below.

#### POLICY BE16: ANCIENT MONUMENTS AND ARCHAEOLOGY

- 4.5.4 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.
- 4.5.5 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.
- 4.5.6 Where in situ preservation is appropriate, suitable designs, land uses and management strategies will be required and the Council's archaeology strategy promoted.
- 4.5.7 Where development is proposed within an Area of Archaeological Significance, or near a site of archaeological potential, the Council will require a preliminary archaeological site evaluation before proposals are considered. Where the Council considers it appropriate, detailed investigation shall be carried out to an agreed written specification of work by a professionally qualified archaeological organisation or archaeological consultant.

#### 5. BASELINE CONDITIONS

#### 5.1 Key Planning Considerations

- 5.1.1 The application site is located within the Orpington Priory Conservation Area [AB 21]. The older shops and business premises at the northern end of the High Street, including 73-75 High Street, reflect in their massing, placement and setting, the village form of Orpington. The Church Hill area with Priory, All Saints Church and Barn Hawe forms the historic core of Orpington. The Arts and Crafts style early 20<sup>th</sup> century group of houses on Aynscombe Angle, directly south of the proposed development site, represent early planned residential development of Orpington (LBB 2002).
- 5.1.2 The site also lies within the Upper Cray Valley Area of Archaeological Significance, so designated by the London Borough of Bromley on the basis of the numerous archaeological finds and features, particularly those of prehistoric and Romano-British date. (LBB 2013b, LBB 2007).
- 5.1.3 The site lies immediately to the west of Priory Gardens [**AB 17c**], which is registered Grade II under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest. The core of the gardens dates back to the development of the Priory in the 13<sup>th</sup> century while their present layout dates from the late 19<sup>th</sup> century reflecting the influences of the Arts and Craft Movement and that of Gertrude Jekyll (EH 2013).
- 5.1.4 As indicated above there are listed buildings and structures located near the site of proposed development including the Grade II\* Priory 150m south-east, with its core dating to the 13<sup>th</sup> century [AB 17a], Grade II listed structures associated with the Priory and Priory Gardens, including a gatehouse [AB 18, AB 17d], the Grade II listed All Saints Church 250m south-east of the proposed development site, possibly early medieval in origin [AB 19], and Barn Hawe, a pair of early 19<sup>th</sup> century houses150m south-west of the site [AB 20].
- 5.1.5 This assessment has confirmed that, within the application site or the 250m study area surrounding it, there are no Scheduled Ancient Monuments, World Heritage Site property boundaries or buffer zones, or Registered battlefields.

#### 5.2 Previous Archaeological Works

- 5.2.1 There have been no archaeological investigations within the site itself, though there have been five documented works in the study area.
- 5.2.2 An archaeological evaluation in 1981 [AB 4], directly north of the site at the road entrance to Priory Gardens, revealed a large scatter of Romano-British and medieval pottery as well as a Roman coin.
- 5.2.3 An archaeological evaluation in 2001 at 77-83 High Street [**AB 2**], on land directly south of the site, recorded 19<sup>th</sup> and 20<sup>th</sup> century brick and tile overlying the natural gravels.
- 5.2.4 An archaeological evaluation at 58-74 High Street in 2000 [**AB 5**], c 75m north of the site found no significant archaeological features and suggested that much of the natural land surface had been disturbed in the 19<sup>th</sup> century.

- 5.2.5 An evaluation in 2006 [**AB 3**], c 100m south of the site revealed the foundations of the west boundary wall of Priory Gardens. These were under the 1950s wall and appeared to be 18<sup>th</sup> century in date. It was thought they could be associated with a building marked on the 1842 Tithe map of Orpington.
- 5.2.6 An Archaeological Evaluation carried out in 2003 to the rear of 35-57 High Street [**AB 1**], c 100m north east of the site, found late 19<sup>th</sup> and early 20<sup>th</sup> century pottery and glass directly overlying the natural gravels.

#### 6. ARCHAEOLOGICAL AND HISTORIC BACKGROUND

#### 6.1 The Prehistoric Period (c. 500,000 BC – AD 43)

- 6.1.1 The Lower (c 700,000–250,000 BC) and Middle (c 250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent, perhaps seasonal, human occupation of this area. During the Upper Palaeolithic (c 40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from treeless steppe-tundra to birch and pine woodland. It is probably at this time that England first saw continuous occupation.
- 6.1.2 Palaeolithic flint handaxes and flakes have been recovered from the Upper Cray valley, including some within the study area (Meekums, 2001). A Palaeolithic flake [AB 13] was found at Bruce Grove, c 250m south west of the site, while an unspecified Palaeolithic 'implement' was found c 250m south east of the site [AB 14]. It is not specified in the GHLER whether these finds were residual (outside the context in which they were originally deposited), though Meekums (2001) states that all the tools were found in the upper Cray Valley.
- 6.1.3 The Mesolithic hunter-gatherer communities of the postglacial period (c 10,000–4,000 BC) inhabited a still largely wooded environment. River valleys such as the Cray would have provided a source of food and water, as well as a means of transport and communication. Evidence of human activity for this period is largely characterised by finds of flint tools and waste, rather than structural remains. A possible flint working site has been identified in Priory Garden, centred on the the Rose Garden c 100m south east of the site [AB 15]. More than 400 flint flakes were collected in this area in 1969 and an axe was found in the same area in 1988. A further 3364 flint flakes, including 286 identifiable tools were collected during the laying of a storm drain in 1989 and surface collection in 1991. A large quantity of burnt flint was also found, indicating occupation in the area (GHLER).
- Other archaeological field work within the Upper Cray Valley has produced quantities of Mesolithic material, such as at Poverest Road, c 1km to the north of the site (Meekums 2001). Chance finds dating to the Mesolithic period have been recorded within the study area; these comprise a pick and other implements at Bruce Grove [AB 13] and an axe [AB 16], found c 230m to the north east of the site.
- 6.1.5 The Neolithic (c 4000–2000 BC) is traditionally seen as the time when hunter gathering gave way to farming and settled communities. The dense forests of the Mesolithic were gradually cleared for both arable and pasture-based agricultural activity as well as for the construction of communal monuments. Evidence of Neolithic settlement within the Upper Cray Valley is limited (Meekums 2001) and only one chance find dated to this period has been found within the study area: a flint scraper [AB 9] found c 250m to the south east of the site.
- 6.1.6 The Bronze Age (c 2,000–600 BC) is characterised by technological change when copper, then bronze eventually replaced flint and stone as the main material for everyday tools. It is traditionally seen as a period of increasing social complexity and organised landscapes, possibly due to increasing population and pressure on available resources. Across this area, and into Kent, there appears to have been a greater preference for settlement in coastal areas and on the foreshores of estuaries or major rivers (Lawson & Killingray, 2004). There is

- very little recorded activity from this period within the Upper Cray valley itself, there are no known sites within the study areanand though Meekums (2001) lists two finds a bronze socketed axe and flint scraper both found in Priory Gardens, these do not appear in the GHLER.
- 6.1.7 During the Iron Age (c 600 BC–AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population; this necessitated the utilisation of previously marginal land and is reflected in the intensification of agricultural practices. The Iron Age in lowland Britain saw the emergence of hillforts, probably linked to the possession and utilisation of land within tribal territories. Iron Age settlement was dense in eastern Kent (Lawson & Killingray 2004) but less so in the whole of the Cray Valley region. Stray finds have been recovered, but there is no known evidence of settlement dating to the Iron Age in the Upper Cray Valley (Meekums 2001).

#### 6.2 The Roman Period (AD 43 – AD410)

- 6.2.1 Within a decade of their arrival in 43 AD the Romans established the town of *Londinium* on the north bank of the Thames, where the City of London is now located, c 20 km north-west of the proposed development site. The Thames provided a convenient highway for water transport of the City, opening up a vast range of trade routes (Hill and Merrifield 1993).
- 6.2.2 A network of roads stretched out in several directions from the Roman city including Watling Street, which passes c 10 km north of the site before continuing to Richborough and the road from London to Lewes Way, which passes c. 8km to the west of the site (Margary 1967, p.60). This area of Greater London, and most of North and West Kent was well populated during the Roman period, with substantial villas such as that at Keston and Lullingstone, c 7km to the south west and c 6km to the east of the site respectively.
- 6.2.3 Archaeological evidence from the Upper Cray Valley may suggest increasing population of the area during this period, with evidence of Roman settlement stretching along the river (Meekums, 2001). Crofton Roman Villa lies c 1.5km south west of the site, and several sites including a bathhouse, now a scheduled Ancient monument (EH 2013); a metalled road; corn drying oven and cemeteries have been found between 500m and 1 km north and north west of the proposed development site (Philp & Keller 1995; Drewett et al 1988). Evidence of settlement has also been found c 300m west of the site at Ramsden Road (Meekums 2001).
- 6.2.4 Despite the wealth of evidence for Roman activity in the Upper Cray Valley, little has been found within the study area. The excavation carried out directly to the north of the site [AB 4] revealed a scatter of Romano-British potsherds as well as a silver denarius of Nero and a single Roman coin has been found c 50m south of the site [AB 11]. This seems to suggest that the main areas of settlement in this period lay north-east and east of the site. Some activity may have extended towards the site, though perhaps as agriculture rather than settlement.

### 6.3 The Early Medieval (AD 410 - AD 1066) and Medieval (AD 1066 - AD 1536) Periods

- 6.3.1 Following the withdrawal of the Roman army from England in the early 5th century AD, the whole country fell into an extended period of socio economic decline and life became centred on small, nucleated settlements as opposed to towns. Initially conquered from about AD 455, Cantware, or Kent, was the earliest of the Anglo-Saxon kingdoms, and evidence suggests that the Upper Cray Valley was settled at this time (Meekums 2001).
- 6.3.2. The location of Anglo Saxon settlements on Roman sites, and cemeteries on the best agricultural soils is a pattern typical of west Kent (Drewett et al, 1988), and early medieval activity in the Orpington area conforms to this pattern. Archaeological investigations carried out between 1965 and 2007 found 19 cremations and over 100 inhumations located around the Roman bathhouse in Poverest Road, c. 750m north of the proposed development site; finds suggested the burial ground was in use between c. 450 AD and c. 700AD (Drewett et al, 1988). A sunken hut was found cut into a Roman ditch c 1km north-east of the proposed development site; this is thought to be contemporary with the burial site and possibly part of a larger settlement (Drewett et al, 1988).
- 6.3.3 Everitt (1986) suggests that Orpington was created a minster in the second wave of minster creation in Kent from the 8th to mid-10th centuries. Indeed, while Orpington's parish church of All Saints [AB 19], c 250m south east of the site, can be more definitively dated to the 11<sup>th</sup> century, it may have earlier origins: a Saxon sundial was found during the work in 1957 and "in the 19<sup>th</sup> century, Anglo-Saxon long and short work was said to have been visible in the SE corner of the nave before the restoration" (EH 2013). Place-name evidence also attests early medieval settlement, with an Old English origin meaning an enclosure, farmstead, village or estate connected with a man named Orped, according to the Key to English Place-Names; (KEPN 2013), while two Anglo Saxon charters mention grants for land at Craeges Aewlma, which translates as 'source of the cray' (Meekums 2001).
- 6.3.4 The first documentary evidence for Orpington comes from 1032 when Eadsige, a monk and former priest to King Cnut, granted lands at Orpington to Christ Church Priory, Canterbury, as clothing-land for the servants of God (Brooks and Kelly, forthcoming). Given its proximity to the church it is possible that the site lay within church land. However, no archaeological investigations carried out within the study area have found evidence of activity dated to the early medieval period and, other than the sunken hut and cemetery site mentioned above, evidence within the wider Orpington area dating to this period is limited.
- 6.3.5 By the time of Domesday there were at least two manorial estates at Orpington. A small amount of plough, meadow and woodland was held by the Archbishop of Canterbury but the majority of land was held by the monks of the Archbishop of Canterbury (Palmer, 2008). This included two churches, one of which was almost certainly All Saints (GHLER).
- 6.3.6 By 1300 Orpington was one of 22 manors held by Christ Church Priory which, along with other Kentish ecclesiastical institutions, came to dominate land holdings across Kent. The scattered collections of manors led to densely populated areas, manorial farmsteads and peasant holdings dispersed across the countryside, with a characteristic pattern of large fields subdivided into discrete blocks (Drewett et al, 1988), a pattern that can still be seen on maps dating to the 18<sup>th</sup> century.

- 6.3.7 Orpington Priory [AB 17a], c 150m south east of the site is first mentioned in 1270 AD, when Chancellor of the Diocese Hugh de Mortuo Mari, the first rector or Orpington held judgement "in the Hall", on the monks of Horton Priory (Parsons, 1970, LBB 2013b). Parts of the building date back to this time, including the stone arches in the hall (LBB nd). It is likely that the Priory was at the centre of Orpington manor, with the surrounding land farmed by the church (Meekums 2001, LBB nd). As the site abuts Priory Gardens, it is likely that it fell within the lands of Orpington Manor.
- 6.3.8 Medieval remains have been recorded within the study area, nearly all associated with All Saints Church [AB 19] and the Priory [AB 17a]. The church retains much of its medieval fabric including the nave of 11th century origin (EH 2013), and during demolition of Bark Hart [AB 6, discussed below] a hut was found, with furnaces thought to be for melting lead for the church windows [AB 7]. Likewise, the core of the Priory dates back to the 13<sup>th</sup> century (EH 2013, LBB nd) and, according to the English Heritage list entry, the spring fed lakes at the north of Priory Gardens existed in the Middle Ages "when they were used as fishponds" (EH 2013). Despite the above, chance finds are limited to a medieval coin and possible coin weight recovered by metal detector near Aynscombe Angle [AB 12] c 50m south of the site, and the medieval pottery recovered during the excavation directly north of the site [AB 4].

#### 6.4 The Post-Medieval Period (AD 1537 – AD 1900)

- 6.4.1 With the dissolution of Christ Church Priory, Canterbury, in the 1530s, the manor of Orpington, including the Priory became the property of the Crown and was immediately leased to the Hart Dyke family of neighbouring Lullingstone. The Hart Dyke family retained the 'Prior's Apartments' as the Rectory (EH 2013) and within three years Sir Percival Hart Dyke had built a new house, Bark Hart [AB 6] next to All Saints' church.
- 6.4.2. The house was reputedly given its name by Elizabeth I, following her attendance at a promenade performance there (Hasted, 1797). During demolition of the house in 1955 contractors found a shaft under the foundations containing seven or more dismembered skeletons, which were suggested to be victims of the plague that visited Orpington in 1583 [AB 8], though this is unlikely as the house was built in the 1540s. Three almshouses [AB 10] built by Sir Percival Hart were also discovered during the widening of Ramsden Road, c 200m south east of the site.
- 6.4.3 The earliest map consulted, Andrews, Dury and Herbert's 1769 Plan of Kent (Figure 3) is small scale but highlights the general topography of the area, the linear nature of village settlement in the Cray valley, as well as scattered farmsteads and large, though infrequent blocks of woodland.
- 6.4.4 The site lies on flat open land, north of the village and east of the road which became the High Street. Orpington village is centred on the intersection of the main road and a road leading east towards Chislehurst. All Saints Church [AB 19] can be seen to the south east of the site, with Bark Hart [AB 6] to the south and the Priory [AB 17a] to the south east. A faint track can be seen leading north from the Priory towards St. Mary Cray and Cox (1982) notes that an inventory of All Saints Church, dated 1634, refers to 'the road above the Priory' as 'the Highway leading to St Mary Cray'. She suggests that the course of the road may have changed, perhaps due to the frequent flooding in the area, and that this would also explain why the church is now situated some distance from the High Street.

6.4.5 Square, enclosed plots of land are depicted lining both sides of the road. The parallel rows of dots may perhaps symbolise orchards or some form of commercial gardening: north and west Kent has had a history of fruit cultivation since at least the beginning of the 16<sup>th</sup> century and Orpington had developed a reputation as a market gardening area by the 18<sup>th</sup> century (Whibley 1972, Drewett et al 1988). West of the site and the main road, a watercourse is shown running north south; this is likely to be the River Cray.

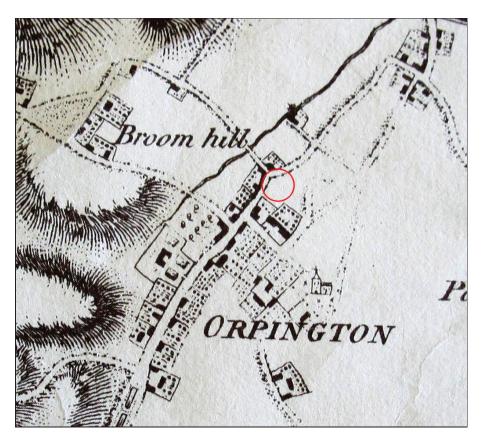


Fig 4: A Topographical map of the County of Kent: Andrews, Dury and Herbert (1769)

6.4.6. By the beginning of the 17<sup>th</sup> century most of west Kent was covered by small, enclosed fields (Lawson and Killingray 2004); as early as the mid 16<sup>th</sup> century Kent had been noted as one of the counties "wheare most inclosures be" (Lamond, 1929 [1581]). The 1798–9 Plan of West Wickham, Hayes, Farnborough and Orpington (Figure 5) depicts numerous regular fields, as well as a meadow to the west of the village, and smaller meadows to the north. Though the depiction of the built environment is less clear, it appears that the land opposite the junction of today's Chislehurst Road, i.e. the immediate vicinity of the site, has been enclosed, and possibly contains one structure fronting on to the High Street, and another at the western end of the plot.

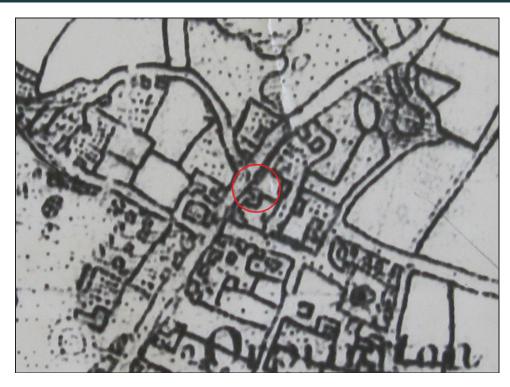


Fig 5: Plan of West Wickham, Hayes, Farnborough and Orpington (1798-1799)

6.4.7. The Tithe map of 1842 (Figure 6) has two similarly placed structures to those appearing in the vicinity of the site on the 1798-1799 map, though these are on plot 78a, directly to the north of plot 79 in which the proposed development site lies. Plot no 79 is still open land, and in the Tithe apportionment is listed as 'Garden' belonging to Mary Harris. There is no house attached to the land so, considering the size of the plot, the fact that the tenant was also renting two other gardens (plots 186 and 184), and that Orpington was still known for its market gardens (PO 1851), it seems possible that these are being used commercially.

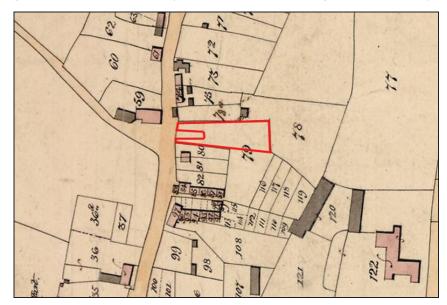


Fig 6: Tithe Map for Orpington (1842) © Bromley Local Studies Library and Archives

6.4.8. Comparison with the Ordnance Survey 1st edition 25" to 1 mile map of 1869 (Fig 7) shows some development within the village in the intervening years. A fairly sizeable structure, possibly a house, has been built across the whole width of the proposed development site, however. Set back from the High Street, it has the land to the rear depicted as orchard, like many others in the village.

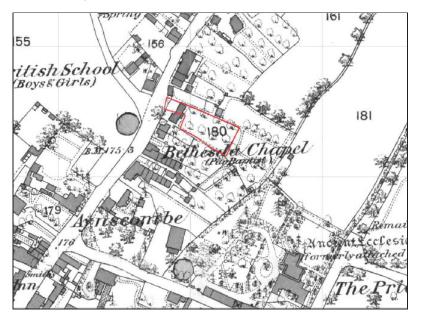


Fig 7: Ordnance Survey 1st edition 25" map (1869)

6.4.9. Until the end of the 19<sup>th</sup> century Orpington was still a small village with local industries centred along the River Cray. Despite the coming of South Eastern Railway's Lewisham -Tonbridge branch in 1868, housing development was slow and consisted mostly of larger properties built to the north and west of the village, catering for wealthier middle class families seeking a rural atmosphere within reach of London. Full scale, urban development of Orpington did not begin to take place until after the First World War (Cox, 1982).

#### 6.5 The Modern Period (AD 1901 - Present)

6.5.1 By 1909 the pair of buildings that today front onto the High Street had replaced the earlier building shown on earlier maps (Figure 8). These occupy a different footprint to the earlier building, and, following the site visit, it appears that the earlier building was entirely demolished. To the rear of 73-75 High Street, though not attached to it, is a block of four structures, with a further detached structure on the southern boundary of the site.

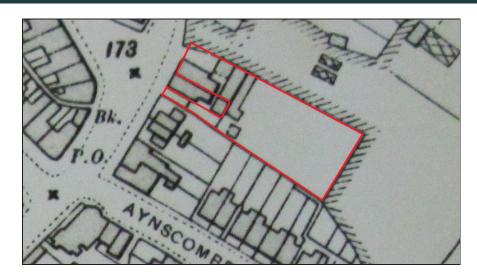


Fig 8: Ordnance Survey 3rd edition 25" (1909)

- 6.5.2 The Orpington Bypass, constructed in 1926, attracted modern industry and provided easier access to London and ports such as Tilbury. Three electrified rail services between London and Orpington arrived between 1925-6, while the Orpington to Sevenoaks line opened in 1935. Between the 1920s and 1960s, the population more than tripled, and Orpington's postwar housing programme was "a massive one" (Cox, 1982).
- 6.5.3 By 1930 an L-shaped structure had been constructed within the limits of proposed development, running the length of the property (Ordnance Survey 25" to 1 mile map, 1930, not reproduced). An aerial photograph, also from 1930, (Figure 9) shows this as a group of single storey structures, terminating in two open fronted sheds towards the eastern end of the the property. Another aerial photograph from the same series (Figure 10) suggests that the area to the north of the L-shaped building is under cultivation. The detached building situated on the southern boundary of the site has presumably been demolished; it does not appear on the 1930 Ordnance survey map, or in the aerial photographs.



Figure 9: Aerial photograph, 1930 (Bromley Local Studies Library and Archives, P8/5)



Figure 10: Aerial photograph, 1930 (Bromley Local Studies Library and Archives, P8/4)

6.5.4 The footprint of the L-shaped structure is clearly defined on the Ordnance Survey 1:2500 map of 1960 (Figure 11), and does not appear to have changed since 1930. Though the buildings directly to the rear of 73-75 High Street now appear attached to the main structure, there is otherwise no change to their general footprint.



Fig 11: Ordnance Survey 1: 2500 scale map (1960)

6.5.5 With reference to later Ordnance Survey mapping the building attached to the north of 73 High Street, and the L shaped group of buildings attached to the rear of 75 High Street were demolished some time between of 1972 and 1982.

#### 6.6 Site Visit

- 6.6.1 A visit to the site was conducted on Tuesday, May 28th, 2012. The purpose of this visit was to gain a greater understanding of existing land use and past impacts within the current site limits, along with an appreciation as to the potential for the survival of below ground archaeological deposits and/or heritage constraints.
- 6.6.2 The site does not appear to have been levelled or built up but lies at the same height as the land outside the site (Figures 10, 11). Where concrete is laid, it appears that it has been laid down onto of the existing ground surface. This suggests good survival potential for any below ground remains, on the areas of the site that have not previously been built on.
- 6.6.3 The site visit established that due to the relative location of Listed Buildings within the study area, the Registered Garden and the general nature of the Conservation Area, the development will not have any adverse effect on the setting of any of these assets. The scale and mass of the proposed new buildings are in keeping with the adjacent dwellings, and the removal of the existing modern structures and activities may have a beneficial effect on any settings.



Figure 12: From beside 75 High Street, facing east



Figure 13: From the eastern end of the site, facing west towards the High Street

6.6.4 It is possible that the two storey building facing south in figure 13 is the same as that depicted on the 1909 OS map. It occupies the same footprint and though the frontage is now rather nondescript (Figure 14) the building can be seen in the photographs from 1930 where it also has a chimney. Presumably it was intended to be a permanent building and so may have fairly substantial footings which will in turn affect archaeological survival of any below ground remains in its footprint.



Figure 14: The two storey building, taken facing north



Figure 15: The garage and lean-to, taken facing west

6.6.5 Figure 15 shows the garage and wooden lean-to. The concrete slopes up to form a ramp at the entrance of the garage, which is built on a substantial concrete raft, c 40cm thick. This may suggest that the footings are not particularly deep, which in turn gives good potential for archaeological survival.

#### 7. IMPACT ASSESSMENT & MITIGATION STRATEGY

#### 7.1 Forms of Heritage Impact

- 7.1.1 An archaeological resource can be affected by development in a number of ways: the removal of material during works, the destruction to sensitive deposits caused by the presence of heavy plant, and the alteration of stable ground conditions that may lead to degradation of the quality, and survival of buried archaeological remains.
- 7.1.2 Equally, the built heritage can be affected by development typically in the form of demolition or loss of part of a structure or its grounds; increased visual intrusion, noise or vibration; changes in the original landscape; severance from linked features such as gardens, outbuildings etc or through the loss of an amenity. The wider settings of historic buildings can be affected by development, and the unity of groups of buildings can be disrupted.

#### 7.2 Proposed Development

7.2.1 The development scheme comprises a terrace of five three-storey residential units. Each unit would have a grassed rear garden, with a strip of hard landscaping. The remainder of the site would be hard landscaped with parking for six cars and one-way access to and from the High Street. There would also be an enclosed refuse area to the rear of 73 High Street and a new drainage run. The sources for the above information are listed in section 9.

#### 7.3 Past Impacts within Site Boundary

- 7.3.1 There is no readily available data on the likely depth or thickness of deposits within the area, or the depth of any archaeological remains that may survive within the limits of proposed development. However, borehole data recorded in the vicinity (see section 1.3) suggests that natural Gravel could lie between c. 1.2mbgl and c. 2.1mbgl and between these deposits and the current ground level there is could be layers containing archaeological remains.
- 7.3.2 However, archaeological investigations in the vicinity [**AB 2, 5 & 1**] show there has been a great deal of disturbance in certain areas, associated with 19<sup>th</sup> and 20<sup>th</sup> century development, although the extent of disturbance would depend on very localised factors. In relation to the site of proposed development cartographic analysis suggests that, until the late 18<sup>th</sup> century, the proposed development site lay on open land (possibly farmland or parkland associated with the Priory).
- 7.3.3 Sometime between the late 18<sup>th</sup> century and 1842 it was formalised into a bounded space. In the later 19<sup>th</sup> century it may have been used as an orchard. If this was so, depending on how extensive or established such an orchard was, there may have been some impact on any surviving below ground remains through planting, root action and finally grubbing up the trees.
- 7.3.4 From at least the late 19<sup>th</sup> century onwards the site has been subject to successive phases of rebuilding and alteration, which may have resulted in varying impacts across the site. More permanent structures on site could have heavily truncated or removed altogether any archaeological features present on site, while the sheds that occupied the eastern half of the site during the mid 20<sup>th</sup> century may have had a lesser impact due to their lighter nature.

#### 7.4 Potential archaeological remains

- 7.4.1 The site lies on a well drained gravel terrace close to a water course, which would have made it an attractive area for settlement. Although no archaeological remains have been reported from within the site boundary, in the surrounding area material relating to the Palaeolithic, Mesolithic and Neolithic periods, Roman, Medieval and Post-medieval have been recorded. The proximity of a major Medieval site (the Priory) adds further to this potential. However, the site has no record of any buildings on it prior to the late 19<sup>th</sup> century. Subsequently, the site has been subject to intensive use, including the erection and demolition of a series of structures over time, resulting in considerable disturbance.
- 7.4.2 Centres of activity for each period have been identified in the vicinity of the site, but the site has remained peripheral to these foci. As a result of this, the potential for finding hitherto unknown archaeological remains from any period within the site can be assessed as Medium. The known use of the site in modern times, allied to its prior use as an open area of gardens/orchard, suggests that any such remains are unlikely to be of high value.

#### 7.5 Predicted Impact of Proposed Development

- 7.5.1 The proposals would have no impact upon *known* archaeological resources within the site of proposed development.
- 7.5.2 No adverse effect on the settings of any Listed Buildings, or the Registered Park/Garden has been identified, as the scale and form of the development will be in keeping with the surroundings. No adverse effect on the Conservation Area will arise, and there may even be a beneficial effect on the Conservation Area as some of the structures on the site are removed.
- 7.5.3 There is, however, a moderate potential for the recovery of remains dating from a number of periods. The proposed scheme would have an impact on such unrecorded remains. Site preparation, including demolition of existing buildings, removal of obstructions and foundations, and any subsequent levelling of the site could cause a partial or complete loss of any archaeological remains.
- 7.5.4 Given that the level of natural Gravels may lie at between 1.2mbgl and 2.1 mbgl, deep cut archaeological features (such as pits and ditches) may have survived past impact but be subject to impact associated with proposed works.
- 7.5.5 Based on the findings of this report, there is a potential for the proposal to have a High adverse impact on below ground archaeological remains.
- 7.5.6 At present, the value of any potential remains is unknown, so the effects on the historic environment cannot be measured.

#### 7.6 Proposed Mitigation

- 7.6.1 In light of the concluded potential for works to impact on previously unrecorded archaeological remains, it is recommended that a staged programme of archaeological investigation is undertaken to characterise the deposits on the site, and to understand the extent, nature and value of any surviving archaeological remains.
- 7.6.2 An appropriate first stage of this programme of investigation would be to establish whether deposits survive with the potential to contain archaeological remains. This could be done by

- monitoring the results of any geotechnical boreholes, and/or excavating a number of test pits in open parts of the site. It would be possible to combine archaeological recording with the recording of geotechnical data from test pits.
- 7.6.3 Based on the results of this first stage, further archaeological investigation and/or mitigation works may be required, such as trial trenching or archaeological excavation, if initial results demonstrate these to be appropriate.

#### 8. CONCLUSIONS

#### 8.1 Overview

- 8.1.1 AB Heritage was commissioned by Maven Plan Limited to produce an Archaeological Desk Based Assessment covering the proposed redevelopment of land surrounding 73-75 High Street, Orpington.
- 8.1.2 The proposed development comprises demolition of four existing structures and the building of a terrace of five three-storey residential units. These would have rear gardens, communal hard standing for parking, car access to and from the High Street and a communal enclosed refuse area.

#### 8.2 Archaeological Resource & Impacts

- 8.2.1 No impact on any known archaeological remains will arise from the proposed development. No adverse effect on the settings of any Listed Buildings, or the Registered Park/Garden has been identified, as the scale and form of the development will be in keeping with the surroundings. No adverse effect on the Conservation Area will arise, and there may even be a beneficial effect on the Conservation Area as some of the structures on the site are removed. There is consequently nothing revealed by this assessment of its impact on the historic environment which would preclude the development taking place.
- 8.2.2 This assessment has identified, within the limits of proposed development, a Moderate potential for below ground archaeological remains to survive within the site. These remains could be from a number of periods, from the Palaeolithic to Modern.
- 8.2.3 Site preparation, the general construction process, and the foundations and service trenches for the proposed for the residential units could have a high adverse impact on below ground archaeology lying between the current land surface and the natural Gravel, and may have an adverse impact on features or deposits lying at the deeper levels.

#### 8.3 Recommended Mitigation Strategy

- 8.3.1 Based on the likely adverse impact of proposed works it is recommended that a staged programme of archaeological investigation is carried out at the site, to determine the nature, extent and value of any surviving archaeology.
- 8.3.2 An appropriate first stage of this programme would be archaeological monitoring of any geotechnical work carried out in advance of construction, and/or the digging of several archaeological test pits.
- 8.3.3 Depending on the results of this first stage, further stages of archaeological investigation may follow as part of an agreed mitigation strategy, if required.

#### 9. REFERENCES

#### 9.1 Documentary Sources

Brooks, N and Kelly, S (eds.). Forthcoming. *Charters of Christ Church, Canterbury: 153,* S1465 http://people.ds.cam.ac.uk/rjr20/details/Pelteret/Ccc/Ccc%20153.htm [Accessed 14.5.2013]

Cox, D. 1983 The Book of Orpington. Barracuda Books, 1983.

Department of Communities and Local Government (DCLG). 2012. *National Planning Policy Framework (NPPF)* 

Drewett, P; Rudling, D and Gardiner, M. 1988 The South East to AD 1000. London: Longman

Everitt, A. 1986 *Continuity and colonization: the evolution of Kentish settlement.* Leicester: Leicester University Press

GLA (Greater London Authority) 2011 *The London Plan.* http://www.london.gov.uk/priorities/planning/publications/the-london-plan [Accessed 17.5.2013]

Hasted, E. 1797 The History and Topographical Survey of the County of Kent: Volume 2 'Parishes: Orpington' pp. 97-112 http://www.british-history.ac.uk [Accessed 14.5.2013]

Hill, J and Merrifield, R. 1993 Roman London London.

Institute for Archaeologists 1994; rev.2001 & 2008 Standard and Guidance for Desk-Based Assessment

Kelly's Directory of Kent, 1909

Kelly's Directory of Kent, 1938

Lamond, E (ed.) 1929 [Thomas Hale, 1581] A Discourse of the Common Weal of this Realm of England. http://www.archive.org [Accessed 17.5.2013]

Lawson, T and Killingray, D (eds.) 2004 An Historical Atlas of Kent Chichester: Phillimore

LBB (London Borough of Bromley) 2013a *Unitary Development Plan (UDP)* http://www.bromley.gov.uk/info/1004/planning policy/162/unitary development plan udp,

LBB (London Borough of Bromley) 2013b *Unitary Development Plan (UDP) Appendix IV:* Areas of Archaeological Significance http://www.bromley.gov.uk/UDP/written/cpt20.htm

LBB (London Borough of Bromley) 2013c The *Priory Revisited Project: History of the Priory* http://www.bromley.gov.uk/info/200070/museums\_and\_galleries/842/the\_priory\_revisited\_project/3 [Accessed 15.5.2013]

LBB (London Borough of Bromley) 2007 *Proposals Map.* http://www.bromley.gov.uk/UDP/map\_index.htm

LBB (London Borough of Bromley) 2002 Supplementary Planning Guidance for Orpington Priory Conservation Area

LBB (London Borough of Bromley) No Date *Bromley Museum: The Priory Revisited* (Museum Exhibtion, visited 28.5.2013)

Maloney, C and Holroyd I. 2007 London Fieldwork and Publication Round-up 2006 London Archaeologist, Volume 11:supplement 03 http://archaeologydataservice.ac.uk/archives/[Accessed 16.5.2013]

Maloney, C and Holroyd, I. 2002 London Fieldwork and Publication Round-up 2001. London Archaeologist - Volume 10:supplement 01 http://archaeologydataservice.ac.uk/archives/ [Accessed 16.5.2013]

Margary, I. D. 1967. Roman Roads in Britain London: John Baker

Parsons, J. 1970. Orpington Priory. Council for Kentish Archaeology

Philp, B and Keller, P. 1995. *The Roman site at Fordcroft, Orpington* Kent Archaeological Rescue Unit

Pigot's Directory, 1839

PO (Post Office) London and Country Directory, 1851

Whibley, V. 1972. A bibliography of Orpington, in the County of Kent. Unpublished thesis submitted for Fellowship of the Library Association

#### 9.2 Cartographic Sources

Mudge Map of Kent (1801) in The Old Series Ordnance Survey Maps of England and Wales [Facsimile Edition]. Volume I: Kent, Essex, Suffolk and Sussex. Harry Margary, Lympne Castle, Kent 1981

Ordnance Survey 2" to 1 mile maps (1819, 1876, 1904) in The Village London Atlas, The Growth of Victorian London 1822-1903. The Village Press Ltd, 1986

Kent Bromley Local Studies Library and Archives:

A Topographical map of the County of Kent, in twenty five sheets, on a scale of two inches to a mile: Andrews, Dury and Herbert (1769), Kent Bromley Local Studies Library and Archives Acc 68/52972

The Plan of West Wickham, Hayes, Farnborough and Orpington (1798-1799), Kent Bromley Local Studies Library and Archives 912.42178

Tithe Map and Apportionment book for Orpington (1842) Kent. Bromley Local Studies Library and Archives, P/277/27

Ordnance Survey 1st edition 25" map (1869)

Ordnance Survey 2nd edition 25" map (1896)

Ordnance Survey 3rd edition 25" (1909)

Ordnance Survey 25" to 1 mile map (1930), (1933)

Ordnance Survey 2st edition 6" map (1897)

Ordnance Survey 6" map (1910)

Ordnance Survey 6" revised edition (1938)

Ordnance Survey 1: 2500 scale map (1960, 1982, 1992)

GOAD Fire Insurance map (1967)

#### 9.3 Electronic References

BGS (British Geological Society) 2013a. Geology of Britain viewer http://mapapps.bgs.ac.uk/geologyofbritain/home.html

BGS (British Geological Survey) 2013b. Borehole record viewer http://www.bgs.ac.uk/data/boreholescans/

DEFRA Magic http://magic.defra.gov.uk/

EH (English Heritage) 2013. The National Heritage List for England http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/

GLHER (Greater London Historic Environments Record) 2013. Accessed via http://www.heritagegateway.org.uk/gateway/

KEPN (Key to English Place-names) 2013. University of Nottingham: Key to English Place-names http://kepn.nottingham.ac.uk/map/county/Kent

LAARC (London Archaeological Archive and Research Centre) http://www.museumoflondon.org.uk/laarc/catalogue/

Office of Public Sector Information (1979) The Ancient Monuments and Archaeological Areas Act 1979. http://www.statutelaw.gov.uk/content.aspx?activeTextDocId=444101 [Accessed 4.3.2011]

Ordnance Survey Get a Map http://www.getamap.ordnancesurveyleisure.co.uk/

Palmer, J. 2008 Domesday dataset: Domesday text translation version 1b . https://hydra.hull.ac.uk/resources/hull:461 [Acessed 17.5.2013]

#### 9.4 Other Sources

db architects, March 2013, Design and Access Statement - TRI-0237 - Orpington High Street

db architects, Orpington High Street residential development - existing site and location plan

db architects, Orpington High Street residential development - existing elevation, south

db architects, Orpington High Street residential development - proposed site plan

db architects, Orpington High Street residential development - proposed ground floor plan, units 1-5

db architects, Residential development plan, Orpington - location plan

HSS [Harry Skinner Surveys], Sept. 2012, 73 High Street, Orpington, Topogrpahic Survey, 1:200, HSS/MP/TS/501

Aerofilms, Aerial Photographs: Lib 32121. 25.5.1930. Bromley Local Studies Library and Archives, P8/4 and P8/5

Personal communication between Hannah Simpson (AB Heritage) and Mark Stevenson, the Greater London Archaeological Advisor for Orpington (10.5.2013)

# Appendix A - Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the Greater London Historic Environment Record and other sources within a radius of 250m around the site.

# **Abbreviations**

REF Greater London Historic Environment Unique Identification (UID)

NGR National Grid Reference

LAARC London Archaeological Archives Resource Centre

AB no.	PERIOD	TYPE	NAME & DESCRIPTION	REF	STATUS
-	Post-medieval / Modern	Feature / Findspot	Archaeological Evaluation at 35-57 High Street by Pre-Construct Archaeology in 2003. Made ground encountered on the site contained late 19 <sup>th</sup> / early 20th century pot and glass, directly overlaying natural gravels.	MLO76314	
2	Post-medieval / Modern	Feature / Findspot	Archaeological Evaluation at 77–83 High Street by Sheppey Archaeological Society, 2001. Recorded natural gravels overlaid by 19th/20th century brick and tile.	HGP01 (in LAARC)	
8	Post-medieval / Modern	Feature / Findspot	Archaeological Evaluation at The Priory, by Bromley Museums Service and Orpington and District Archaeological Society, 2006. Uncovered foundations under the 1950s west boundary wall of Priory Gardens. Thought to be 18 <sup>th</sup> century, and part of a building marked on the 1842 Tithe map.	PIR06 (in LAARC)	
4	Roman, Medieval	Feature / Findspot	Archaeological Excavation in Priory Gardens by Orpington and District Archaeological Society, 1981. Revealed a scatter of Romano-British potsherds; recovered a silver denarius of Nero minted in Rome and some medieval pottery. Location listed in the GLHER as "on the site of the new road entrance to Priory Gardens adjacent to 60 High Street"; the newest road entrance to the park is opposite number 60.	MLO20498, MLO3360	

AB no.	PERIOD	TYPE	NAME & DESCRIPTION	REF	STATUS
Ŋ	Post-medieval / Modern	Feature / Findspot	Archaeological Evaluation at 58-74 High Street by Archaeology South East, 2000. No significant archaeological features were found although modern disturbance to the natural, associated with Victorian buildings, and a possible post-medieval pond were noted.	ML074991	
9	Post-medieval	Feature / Findspot	Site of Bark Hart, a manor house built by Sir Percival Hart after acquiring the manor of Orpington in the 1540s. Possibly on the site of an earlier house. Demolished 1955.	MLO18911	
7	Medieval	Feature / Findspot	Remains of a small hut found under the Tudor foundations of Bark Hart House. Contained two furnaces and thought possible that these were for smelting lead for the church windows. Pottery gave a date of c. 1275-1300	MLO17272, MLO45963	
ω	Post-medieval	Feature / Findspot	Shaft containing seven or more dismembered skeletons; shallow grave with human skeletal Both discovered during demolition of Bark Hart House. In the GHLER it says of the dismembered skeletons "suggested they were remains of victims of plague which visited Orpington in 1583".	MLO20613; MLO50115	
6	Prehistoric	Feature / Findspot	Neolithic scraper "found on the site of Bark Hart"	MLO23411	
10	Post-medieval	Feature / Findspot	Site of three almshouses built by Sir Percival Hart, discovered during the widening of Ramsden Road.	MLO18034	
11	Roman	Feature / Findspot	Roman coin found in the garden at 9 Aynscombe Angle, probably Domitian 86AD.	MLO16029	
12	Medieval / Post-medieval	Feature / Findspot	Medieval short cross penny, a Commonwealth half groat and part of a coin weight, probably medieva recovered by metal detector.	MLO20506	
13	Prehistoric	Feature / Findspot	Palaeolithic flake, Mesolithic pick and implements from Bruce Grove.	MLO3159, MLO3168	

AB no.	PERIOD	TYPE	NAME & DESCRIPTION	REF	STATUS
14	Prehistoric	Feature / Findspot	Palaeolithic implement "found a quarter of a mile south of Orpington Church".	MLO14752	
15	Prehistoric	Feature / Findspot	417 flint flakes collected from the surface of rose beds in 1969; in 1988 an axe was found in the same area. A further 3364 flakes were recovered in 1989 and 1991. A large quantity of burnt flint was found, indicating occupation. All dated to the Mesolithic.	MLO19310	
16	Prehistoric	Feature / Findspot	Mesolithic axe found in 1961 in a garden "a few feet from the River Cray".	MLO23412	
17a	Medieval / Post-medieval	Structure	The Priory, Church Hill Described in the GLHER as 15th century house, but with 13 <sup>th</sup> century origins (Parsons 1970). Originally Orpington Rectory.	MLO79386	Grade II*, list entry number 1064330
17b	Post-medieval	Feature/findspot	When adapting the Priory to a library and museum the 17 <sup>th</sup> century kitchen block was demolished and a quantity of pottery was found.	MLO38599,	
17c	Medieval / Post-medieval	Park	The Priory Gardens on the English Heritage Register of Parks and Gardens of Special Historic Interest.	ML0103742	Grade II, list entry number 1001444
17d	Post-medieval	Structure	Late16th or early 17th century wall and arch Within Priory Gardens	MLO79645	Grade II, list entry number 135932
18	Post-medieval	Structure	Gatehouse Timber framed building of unknown date but associated with the Priory.	MLO79469	Grade II, list entry number 1084403

AB no.	PERIOD	TYPE	NAME & DESCRIPTION	REF	STATUS
19	Medieval	Structure	Church of All Saints Grade II* listed building with Anglo-Saxon origins. Principle features include a 12th century door, 13th century tower and chancel, 14th century porch and a 15th century chapel. Fixtures within the church include an Anglo-Saxon sundial, late 12th century font and 14th century tomb recess.	MLO79466 MLO24793	Grade II*, list entry number 1083559
20	Post-medieval	Structure	Barn Hawe, Church Hill  Two early 19th century L-shaped two-storey houses. With hipped tiled roofs, stuccoed exteriors and windows in moulded architrave surrounds with glazing bars intact.	MLO79387	Grade II, list entry number 1064331
21	N/A	Conservation Area	The site is located within the Orpington Priory Conservation Area which comprises the older shops and business premises at the northern end of the High Street, the Church Hill area with listed buildings the Priory, All Saints Church and Barn Hawe and the Arts and Crafts style early 20 <sup>th</sup> century housing development on Aynscombe Angle.		Area Designation
22	N/A	Area of Archaeological Significance	The site also lies within the Upper Cray Valley Area of Archaeological Significance, so designated by the London Borough of Bromley on the basis of the numerous archaeological finds and features, particularly those of prehistoric and Romano-British date (Not shown on Figure 3, as the outline lies outside the area depicted).		Area Designation



