

**22 – 24 Plumstead High
Street, London**

**Archaeological Desk
Based Assessment**

Client: ALEXANDER SEDGLEY LTD

AB Heritage Project No:10519

Date:10/03/2015

22 – 24 Plumstead High Street, London Archaeological Desk Based Assessment

Client Alexander Sedgely Ltd
Project Number 10519
Prepared By Kerry Kerr-Peterson
Illustrated By Zoe Edwards
Approved By Andy Buckley

Rev Number	Description	Undertaken	Approved	Date
1.0	DRAFT	KKP	AB	10-03-2015

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 (Head Office)
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Email: info@abheritage.co.uk
Tel: 03333 440 206



CONTENTS

1.	Introduction.....	5
1.1	Project Background	5
1.2	Site Location & Description.....	5
1.3	Geology & Topography.....	5
1.4	Proposed Development	5
2.	Aims & Methodology	6
2.1	Introduction.....	6
2.2	Aims of Works	6
2.3	Methodology of Works.....	6
2.4	Assessment of the Cultural Heritage Resource	7
2.5	Impact Assessment Criteria.....	8
2.6	Limitations	10
3.	Planning & Legislative Framework	11
3.1	Introduction.....	11
3.2	Statutory Protection for Heritage Assets.....	11
3.3	National Planning Policy.....	11
3.4	Greater London Authority Planning Policy	12
3.5	Local Planning Policy.....	12
4.	Archaeological Resource Baseline.....	14
4.1	Statutory Designated Features	14
4.2	Non Statutory & Historic Environment Record Data	14
4.3	Previous Archaeological Works in the Study Area.....	15
4.4	Palaeoenvironmental Evidence	15
4.5	Archaeology & History Background	15
4.6	Historic Map Sources.....	18
4.7	Site Visit.....	20
5.	Archaeological Potential & Mitigation	22
5.1	Known Heritage Resource.....	22
5.2	Past Impacts within the Site Boundary	22
5.3	Potential Archaeological Resource.....	22
5.4	Predicted Impact of Proposed Development	23
5.5	Outline Recommendations	23
6.	References.....	24

6.1	Documentary Sources & Cartographic Sources	24
6.2	Electronic Sources.....	24

APPENDICES

Appendix 1	Gazetteer of Cultural Heritage Features	27
------------	---	----

FIGURES

Figure 1:	Site Location
Figure 2:	Map of Cultural Heritage Features

PLATES

Plate 1:	1st edition 25" Kent Map Sheet 11:10, 1869.
----------	---

PHOTOS

Photo 1:	The Proposed Development Site viewed from the south – west
Photo 2:	The yard immediately adjacent to the block of flats, viewed from Orchard Road. Taken from the west
Photo 3:	The Proposed Development Site viewed from the window of the stairwell of the adjacent block of flats. Taken from the north – west
Photo 4:	The Proposed Development Site viewed from the south - east

EXECUTIVE SUMMARY

AB Heritage Limited have been commissioned by Alexander Sedgley to produce an Archaeological Desk-Based Assessment covering the proposed development at 22 – 24 Plumstead High Street, Plumstead, London. The proposed development site is currently occupied by two yards of concrete and block paving, separated by a modern brick wall.

This assessment has reviewed all of the known cultural heritage features within 600m of the proposed development site. Based on the known historical development of the proposed development site, and surrounding study area, the proposed development site has been occupied by a group of 4 terraced 19th century houses.

The main past impacts known to have occurred within the limits of proposed development relate to the construction and subsequent demolition and clearing of the four 19th century terrace houses along the western half of the site.

Where potential archaeology does survive, it is likely to be located within the eastern half of the site and most likely relate to the Roman history of the site. Where proposed development progresses this is likely to result in a low to medium level of impact.

Based on the findings of the assessment, there is concluded to be a Minor Significance of Effect on potential below ground archaeology, at most. It is therefore recommended that an investigation trial trench be opened across the eastern half of the site of proposed development, to confirm the below ground makeup, which would inform the need for mitigation works, should archaeology survive.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Alexander Sedgley Ltd to produce an Archaeological Desk-Based Assessment in support of a forthcoming planning application for a proposed development at 22 – 24 Plumstead High Street, London (see Figure 1).

1.2 Site Location & Description

- 1.2.1 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage features within the proposed development site or its immediate vicinity. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.
- 1.2.2 The proposed development site covers an area of approximately 210 metres square, centred on TQ 44970 78738. The proposed development site is located at the rear of the former public house at 22 – 24 Plumstead High Street, Plumstead, London.
- 1.2.3 The proposed development site is bounded on the west side by Orchard Road and Mount Pleasant Place to the south. The east side of the proposed development site is located adjacent to the rear of 24a Plumstead High Street.

1.3 Geology & Topography

- 1.3.1 The underlying solid geology comprises sand of the Thanet Formation. This was laid down between 56 and 59 million years ago, in an environment previously dominated by a shallow sea environment.
- 1.3.2 Superficial Head deposits consisting of clay, silt sand and gravel cover the area of the proposed development site. These were laid down 3 million years ago in an environment previously dominated by subaerial slopes (BGS 2015).

1.4 Proposed Development

- 1.4.1 The proposed development is to extend the existing block of flats to the south, up to the edge of Mount Pleasant Place.

2. AIMS & METHODOLOGY

2.1 Introduction

- 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 report is to facilitate such a process by understanding the historical development of the proposed development site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

- 2.2.1 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 (1994, latest revision November 2012).
- 2.2.2 This assessment includes relevant information contained in various 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

2.3 Methodology of Works

- 2.3.1 The GLAAS (Greater London Archaeological Advisory Service) Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The English Heritage website professional pages, particularly the National Heritage List for England (NHLE)
 - A site-walk over was carried out on the 4th March 2015
 - A visit to the Greenwich archives held at the Greenwich Heritage Centre was undertaken on the 4th March 2015
 - Additional relevant documentary and online historic sources
- 2.3.2 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Information on heritage assets recorded on the Greater London Historic Environment Record (GLHER)
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the proposed development site boundary
- The impact of the proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3.3 The Archaeological Desk-Based Assessment has examined heritage records within 600m of the centre of the proposed development site.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 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 proposed development 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

2.4.2 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 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. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter 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, though 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).

2.4.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.4.4 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.

2.5 Impact Assessment Criteria

2.5.1 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).

2.5.2 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

IMPACT LEVEL	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.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against 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

IMPORTANCE	MAGNITUDE			
	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.

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Alexander Sedgley Ltd, and any associated parties they elect to share this information with.
- 2.6.2 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.3 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (March 2015) 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 does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.4 This report has been prepared utilising factual information obtained from third party sources. AB Heritage 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 proposed development site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.5 It was not possible to gain full access to the site during the site visit. The yard located adjacent to Mount Pleasant Place was not accessed but viewed from the stairwell of the adjacent block of flats. As a result it was not possible to view the part of the proposed development site that is situated adjacent to the rear of 24b Plumstead High Street.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 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.
- 3.2.2 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 or 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.
- 3.2.3 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.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is 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'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Greater London Authority Planning Policy

The London Plan 2011: Historic Environment and Landscapes, with 2013 amendments

- 3.4.1 Policy 7.8 Heritage Assets and Archaeology of the London Plan states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s archaeology.
- 3.4.2 It highlights the importance of the preservation of the character of heritage assets through the re-use of heritage buildings and their settings, with consideration for sustainable and environmentally friendly development options. Any development which affects the setting of a heritage asset is required to be of the highest quality of architecture and design, in-keeping with local context and character.
- 3.4.3 It also states that new development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made accessible 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 the asset.
- 3.4.4 Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

3.5 Local Planning Policy

Royal Greenwich Local Plan: Core Strategy with Detailed Policies

- 3.5.1 The Royal Greenwich Local Plan: Core Strategy with Detailed Policies was adopted in 2014. The Core Strategy provides a long-term vision for the Royal Borough to 2028 and also contains detailed policies to guide development. The relevant policies are listed below.

Policy DH3 Heritage Assets

- 3.5.2 The Council will protect and enhance the heritage assets and settings of the Royal Borough, preserving or enhancing the character or appearance of the 20 Conservation Areas, applying a presumption in favour of the preservation of statutory listed buildings and their settings, giving substantial weight to protecting and conserving locally listed buildings, protecting the

three registered parks and gardens, as well as the Borough's archaeological remains and areas of special character.

Policy DH (h) Conservation Areas - Character and Setting

- 3.5.3 Planning permission will only be granted for proposals which pay special attention to preserving or enhancing the character or appearance of Conservation Areas.

Policy DH (i) Statutory Listed Buildings - Setting and Proportion

- 3.5.4 Proposals for development which would detract from the setting and proportions of a Listed Building or group will be resisted.

Policy DH (m) Archaeology

- 3.5.5 The Council will expect applicants to properly assess and plan for the impact of proposed developments on archaeological remains where they fall within 'Areas of High Archaeological Potential (AHAPs)'.
- 3.5.6 In certain instances preliminary archaeological site investigations may be required before proposals are considered. Royal Greenwich will seek to secure the co operation of developers in the excavation, recording and publication of archaeological finds before development takes place by use of planning conditions/legal agreements as appropriate.
- 3.5.7 At identified sites of known archaeological remains of national importance, including scheduled monuments, there will be a presumption in favour of the physical preservation of the remains in situ and to allow for public access and display and to preserve their settings.
- 3.5.8 For sites of lesser importance Royal Greenwich will seek to preserve the remains in situ, but where this is not feasible the remains should either be investigated, excavated and removed from the site, or investigated, excavated and recorded before destruction. Appropriate conditions/legal agreements may be used to ensure this is satisfied.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There are no statutory heritage features recorded on the GLHER located within the proposed development site.

Within the 600m Study Area

- 4.1.2 There are a total of 5 statutory designated heritage features identified within the 600m study area [AB 23 - 24, 27 & 28]. These include the Archaeological Priority Area of Plumstead High Street [AB 27], the western boundary of which is immediately to the east of the proposed development. This was designated on the basis that it is the historic core of the settlement.
- 4.1.3 Plumstead High Street runs parallel with the major Roman route of Watling Street. No evidence of Roman settlement has as yet been recovered from the High Street but a significant scatter of Roman coins in the wider area (see section 4.5.5) suggests that such evidence may be present in this locality. It should be noted that the medieval focus of the settlement appears to be located further to the east of the site, centred in the area of St Nicholas Church, where a manor was also located.
- 4.1.4 There is also the Archaeological Priority Area of the Royal Arsenal East [AB 28], the southern boundary of which is located c. 150m to the north – west of the proposed development site. This has been designated to highlight the recovery of prehistoric artefacts from peat deposits in the area of the Royal Arsenal East and the development of the explosives factory.
- 4.1.5 In relation to built heritage there are 2 Grade II Listed Buildings in the study area, comprising a former electricity station on White Hart Road [AB 23], c. 260m to the north of the proposed development site, and a fire station on Lakedale Road [AB 24], c. 365m to the south – east of the proposed development site. Both of these designated heritage features date to the Modern period.
- 4.1.6 Finally, the very northern tip of Plumstead Common Conservation Area [AB 26] is located in the study area, c. 560m to the north - west of the proposed development site. This denotes part of the ancient Common Land of Plumstead Common, with the Victorian houses surrounding the Common forming part of the Conservation Areas setting.

4.2 Non Statutory & Historic Environment Record Data

Within the Proposed Development Site

- 4.2.1 There are no non statutory heritage features recording on the GLHER located within the proposed development site.

Within the 600m Study Area

- 4.2.2 There are a total of 23 non statutory heritage features located within the 600m study area [AB 1 – 22, 25 & 29]. These mostly relate to Prehistoric Palaeoenvironmental evidence, Roman findspots and Modern sites regarding the production of armaments and the defence of the area during World War Two.

- 4.2.3 The proposed development site is located within the Brewery Road Historic Landscape Characterisation Area [AB 29]. This is characterised as an area dominated by late Victorian terrace houses.

4.3 Previous Archaeological Works in the Study Area

- 4.3.1 A large amount of previous archaeological work has been carried out across the study area. The types of investigations include Historic Building Recording [Event ID (ELO), ELO12176, ELO12429 & ELO12706]; Archaeological Desk Based Assessments [ELO9299, ELO9357, & ELO13077]; borehole and geotechnical investigations [ELO8074, ELO8624, ELO11422, ELO13504, ELO13563, ELO13568 & ELO13837]; and environmental analysis [ELO8795], as well as a Field Evaluation [ELO12955]; watching briefs [ELO219 & ELO14353] and an Excavation [ELO10205].
- 4.3.2 The majority of the investigations consist of borehole and geotechnical exploration. These have gathered a large amount of palaeoenvironmental information that will be discussed further in Section 4.4.
- 4.3.3 The previous Archaeological Desk Based Assessments [ELO9299, ELO9357, & ELO13077], centred c. 150m to the south – east, c. 445m to the north – west and c. 600m to the north of the proposed development site respectively, have identified the potential for the survival of Modern archaeological deposits within the wider area to be high. The potential for the survival of palaeoenvironmental remains was also considered to be high (see section 4.4).
- 4.3.4 Apart from the identification of a possible Neolithic trackway [ELO10205 & AB 3], located c. 600m to the north of the proposed development site, the additional fieldwork events have largely recovered Modern archaeological deposits, e.g. at Plumstead High Street, located c. 40m to the east of the proposed development site [ELO14353], or have produced negative results e.g. c. 385m to the south–east of the proposed development site [ELO219].

4.4 Palaeoenvironmental Evidence

- 4.4.1 As mentioned above, a number of archaeological investigations carried out within the study area have identified that the region has a high palaeoenvironmental potential and for the survival of organic material [AB 1 -4].
- 4.4.2 These include the identification of peat deposits to a depth of -3m OD [AB 1 – 2], c. 550m and c. 290m to the north–east of the site respectively, which were formed during the Neolithic and Bronze Ages respectively. An alluvial deposit dating to between the Upper Palaeolithic and Medieval periods [AB 4] was also identified c. 540m to the north–west of the proposed development site.

4.5 Archaeology & History Background

The Prehistoric Periods (c .500, 000 BC – AD 43)

- 4.5.1 There are no known heritage features of prehistoric date located within the bounds of the proposed development site. There are however, 4 heritage features located within the 600m study area that date to the prehistoric period [AB 1 – 4]. These relate to the identification of prehistoric palaeoenvironmental deposits and preserved organic remains (See Section 4.4)

- 4.5.2 Preserved organic remains have been found associated with the peat deposits in the area. A possible Neolithic trackway [AB 3] has been identified c. 600m to the north of the proposed development site.
- 4.5.3 Aside from this, actual human activity during the prehistoric in this area is relatively sparse, with the only other record noted being a concentration of flint, worked stones and a Neolithic polished axe from Plumstead Common, located outside the study area at c. 1km to the south–west of the proposed development site (Elliston-Erwood, 1937).

The Roman Period (AD 43 – AD 410)

- 4.5.4 There are no known heritage features located within the bounds of the proposed development site that date to the Roman period. There are however 4 heritage features of Roman date located within the wider 600m study area [AB 5 – 8].
- 4.5.5 Roman coins have also been found across the area, including one in the garden of No. 137 High Street [AB 5], located c. 440m to the south – east of the proposed development site, another at Kentmere Road [AB 6], situated c. 380m to the south – east of the proposed development site. An additional coin [AB 8], along with a fragment of a Roman key [AB 7], were both found c. 390m to the south – east of the proposed development site. This significant scatter of coins suggests the existence of an as yet unidentified Roman settlement in the Plumstead area.
- 4.5.6 In addition, several of the roads in the region of Plumstead are thought to have Roman origins, these include the High Street, formerly known as Lower Street, which is located c. 15m to the north of the proposed development site. This runs roughly parallel with the major Roman route of Watling Street that is located c. 2.5km to the south of the proposed development site.
- 4.5.7 Finally, Roman burials have been found within the wider area, with old sources listing these as having been recovered ‘near the High Street’ (Ellison –Erwood, 1937), as near Burrage Road, c. 975m to the south – west of the proposed development site. A hoard of Roman coins dating to the reign of Trajan was also found near Burrage Road, c. 975m to the south – west of the proposed development site

The Medieval Period (AD 410 – AD 1536)

- 4.5.8 There are no known heritage features located within the bounds of the proposed development site that date to the Medieval period. There are, however, 2 finds of Medieval artefacts that have been recorded on the GLHER within the 600m study area [AB 9 & 10], these comprise two spurs [AB 9] and a dagger [AB 10], both found c. 360m to the south–east of the proposed development site.
- 4.5.9 Over the course of the one hundred years following the first recording of the manor of Plumstead as *Plumstede*, in AD 960, the manor passed through several hands until it ended up as in the possession of the convent of St Augustine in 1074 where it remained for the rest of the Medieval period. (Cadell *et al*, 1796).
- 4.5.10 The Medieval settlement appears to have focused to the east of the proposed development site, around the area of St Nicholas Church, where the manor was located. These are located outside the study area, c. 950m to the south-east of the proposed development site. The

ribbon nature of the medieval settlement suggests that a smaller manor was located at the west end of the settlement.

- 4.5.11 The area was largely rural in nature at this time, with evidence of this including the draining of marshland in the wider area, c. 3km to the east of the proposed development area, during the medieval period by the Abbey of Lesnes (Cadell *et al*, 1796).

The Post - Medieval Period (AD 1537 – AD 1800)

- 4.5.12 Plumstead remained in the possession of the convent of St Augustine of Canterbury until the Dissolution. In 1539 the manor was given to Sir Edward Boughton. It was bequeathed to the provost and scholars of Queen's College, Oxford in 1736.
- 4.5.13 There are no known heritage features of Post – Medieval date recorded on the GLHER located within the bounds of the proposed development site. There are however, 4 heritage features of Post – Medieval date located within the 600m study area [AB 11 – AB 14].
- 4.5.14 These include a workhouse that later became a hospital [AB 14] on Tewsen Road, c. 650m to the south-east of the proposed development area and documentary evidence for brickfields and a clay pit [AB 11 & 12], located between c. 315m and c. 480m to the south–west of the proposed development site respectively.
- 4.5.15 A Post – Medieval deposit of made ground [AB 13] was also identified c. 400m to the south–east of the proposed development site.

The Modern Period (AD 1801 – Present)

- 4.5.16 There are no known heritage features of Modern date recorded on the GLHER located within the bounds of the proposed development site. There are however, 10 heritage features of Modern date that are located within the 600m study area [AB 15 –24]. These are mostly related the defence of the area during World War Two.
- 4.5.17 The growth of Plumstead was sparked during the 19th century by the construction of Kent Water Works and associated housing at Plumstead in 1850. (Rochard, 1894). Growth continued with the construction of housing for the workers at the Royal Arsenal East factory complex [AB 22]. The region also benefitted from its close proximity to the rapidly expanding area of Woolwich.
- 4.5.18 A narrow gauge railway line [AB 19] was located at the Depot yard to the east of Plumstead station. Several of these lines were constructed in the area and some were linked to the Royal Arsenal complex.
- 4.5.19 Due to the proximity of the Royal Arsenal and the Railway line, the area became a bombing target during World War Two. As a result, defensive features were constructed in the area, including anti tank defences [AB 16], located c. 390m to the south of the proposed development site and several air raid shelters [AB 17 & 18], located c. 545m to the north–east and c. 575m to the south–west of the proposed development site respectively.
- 4.5.20 Other heritage features that date to the Modern period and that are located within the 600m study area include a former cinema [AB 21], located c. 280m to the south – east of the proposed development site on Garibaldi Street, a former landfill site [AB 20], located c. 325m to the north–east of the proposed development site at White Hart Road and a series of

Modern made ground deposits [AB 15] were identified c. 445m to the north–west of the proposed development site.

Undated

- 4.5.21 There are no undated heritage features located within the bounds of the proposed development site. There are 2 undated heritage features located within the 600m study area. These include an undated peat deposit [AB 25] located c. 590m to the north–east of proposed development site. The proposed development site is located within the Brewery Road Historic Landscape Characterisation [AB 29]. This character area is dominated by late Victorian terraced houses.

4.6 Historic Map Sources

OS 1st series, Sheet 1 1805

- 4.6.1 This map shows the area of Plumstead, although not in a large amount of detail. The main roads of the town are depicted, including Plumstead High Street, and the areas of buildings are shown, although individual buildings are not depicted. Buildings are shown along Plumstead High Street within plots that extend towards the south.
- 4.6.2 Griffin Road, located c. 70m to the west of the proposed development site and Lakedale Road, located c. 340m to the south – east of the proposed development site are depicted, although Orchard Road, that is situated along the western boundary and Mount Pleasant Place, located along the southern boundary of the proposed development site, do not appear to be in existence at this time.

1st edition 25" OS Kent Map Sheet 11:10 1869 (Plate 1)

- 4.6.3 This is the earliest map that depicts the proposed development site in any detail. Orchard Road is depicted as a wide street with rows of terrace houses running down both sides. This continues further to the south of the proposed development site. The area of the proposed development site is occupied by 4 of the terraced houses that were situated on the eastern side of Orchard Road. The houses fronted onto the street, with the back gardens and associated boundaries to the east. The public house building is already in existence on the corner of Orchard Road and Plumstead High Street.

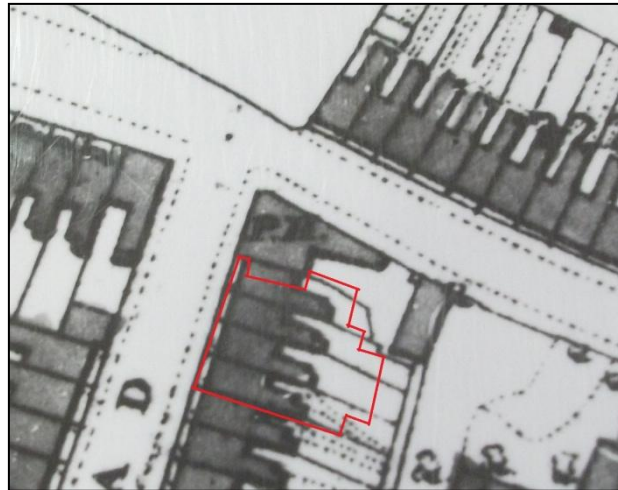


Plate 1: 1st edition 25" Kent Map Sheet 11:10, 1869. Site outlined in red

2nd edition 25" OS London Map Sheet 110:5 Revised 1893 -84 & Published 1897

- 4.6.4 The 2nd edition of the OS map shows the area much as it was depicted on the 1st edition. The proposed development site is occupied by 4 terraced houses with the associated gardens extending to the east. The east end of the public house on the corner of Orchard Road and Plumstead High Street has been extended to the south.

25" OS London Map Sheet 110:5, Surveyed 1862-63, Revised 1914 & Published 1916

- 4.6.5 This edition of the OS map again shows the area much as it was shown on the 1st & 2nd editions of the map. A terrace of 4 houses occupied the proposed development site.

25" Bomb Damage map

- 4.6.6 This map shows the extent of bombing damage in the area of the proposed development site. The map suggests that 2 of the terraced houses directly opposite the public house on Plumstead High Street, are likely to have suffered a direct hit during the Blitz as they were damaged beyond repair. The adjacent houses were also badly damaged and the public house is suggested to have suffered some minor damage.

1957-58 1: 1,250 OS map (Online Source)

- 4.6.7 The 1950's edition of the OS map shows the area much as it was depicted on the earlier editions of the map. The proposed development site is occupied by a terrace of 4 houses and associated outbuildings located in the southern part of the proposed development site.

1973 – 1975 1:1,250 OS Map (Online Source)

- 4.6.8 In the 1970's edition of the OS map, the vicinity of the proposed development site has undergone a dramatic alteration. The terraces of houses that formerly occupied both sides of Orchard Street as well as the proposed development site have all been removed. Orchard Road has been renamed as Ancona Road.

4.7 Site Visit

- 4.7.1 A site visit was undertaken by Kerry Kerr-Peterson (AB Heritage) on the 4th March 2015. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.



Photo 5: The Proposed Development Site viewed from the south - west

- 4.7.2 The proposed development site is currently in use as two yards, separated by a modern brick wall, located to the south of an existing block of flats. The yard immediately adjacent to the rear of the flats has a concrete surface with evidence of the existence of modern buried services beneath the concrete (Photo 2). This yard is accessed from the west directly from Orchard Road.



Photo 6: The yard to the rear of the block of flats, viewed. west

- 4.7.3 The rear yard was viewed from the windows of the stairwell of the adjacent flats (Photo 3). The yard is block paved with a high modern brick wall along the north boundary, low modern

brick walls along the west and east boundaries and a modern wooden fence along the south boundary.



Photo 7: The Proposed Development Site viewed from the stairwell of the flats. Taken from the north - west

- 4.7.4 A wooden shed with a corrugated metal roof is located adjacent to the southern boundary of the proposed development site, on the eastern side of the fence (Photo 4).



Photo 8: The Proposed Development Site viewed from the south - east

- 4.7.5 It was not possible to view the part of the proposed development site that is situated adjacent to the rear of 24b Plumstead High Street.

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 There are no statutory or non statutory heritage features recorded on the Cultural Heritage Gazetteer within the bounds of the proposed development site. However, in relation to this site, the proposed development site is located immediately adjacent to the Archaeological Priority Area of Plumstead High Street [AB 27], indicating that it is situated on the edge of the historic core of the settlement of Plumstead.
- 5.1.2 In addition, map evidence dating from the 1st edition Ordnance Survey map onwards has identified that a group of four 19th century terrace houses extended through the limits of proposed development. No above ground evidence of these former houses now survives within the site limits.

5.2 Past Impacts within the Site Boundary

- 5.2.1 The main past impacts known to have occurred within the limits of proposed development relate to the construction and subsequent demolition and clearing of the four 19th century terrace houses along the western half of the site.
- 5.2.2 The construction/demolition of these structures, as well as the laying of the various yards and services associated with these development are likely to have partially and/or totally truncated any archaeology pre-dating the construction of the houses that may have survived within the limits of proposed development.

5.3 Potential Archaeological Resource

- 5.3.1 The heritage resources within the 600m study area surrounding the proposed development site primarily date to Modern period. There are also palaeoenvironmental deposits in and around the wider study area, some of which date to the early prehistoric onwards. The Archaeological Priority Area of Royal Arsenal East [AB 28], c. 150m to the north-east of the site, was designated to notify of such areas of high potential in relation to palaeoenvironmental evidence, due to the presence of prehistoric peat deposits [AB 1 & 2] and a Neolithic track way [AB 3] in that location.
- 5.3.2 However, within the limits of proposed development, subsequent construction and demolition, are concluded to have reduced the potential for archaeology to survive, certainly across the western half of the site, with the only area likely to have suffered more minimal impacts over the 19th and 20th century likely to be the eastern half of the site (where no previous permanent structures have been identified).
- 5.3.3 Due to the proximity of the site to the Plumstead High Street Area of Archaeological Priority [AB 27] there is anticipated to be low to medium potential for the recovery of remains dating to the Roman period in the eastern half of the site. Should such remains survive they are likely to be of local importance, comprising 'evidence of human activity limited in historic value...or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives', in-line with Table 1.

5.4 Predicted Impact of Proposed Development

- 5.4.1 In relation to the site, where potential archaeology does survive, it is likely to be located within the eastern half of the site and most likely relate to the Roman history of the site. Where proposed development progresses this is likely to result in a low to medium level of impact, whereby the baseline condition of any receptor present would be changed materially (i.e. damaged or removed) to a certain degree in-line with Table 2. This would result in a Minor Significance of Effect, in-line with Table 3.
- 5.4.2 There is not considered to be any significant impacts upon any of the statutory designated heritage features located within the study area, such as the Grade II Listed Buildings, due to the distance from the proposed development site and the interrupted views created by the existing townscape.

5.5 Outline Recommendations

- 5.5.1 Based on the findings of the assessment, there is concluded to be a Minor Significance of Effect on potential below ground archaeology, at most. It is therefore recommended that an investigation trial trench be opened across the eastern half of the site of proposed development, to confirm the below ground makeup, which would inform the need for mitigation works, should archaeology survive.
- 5.5.2 This conclusion would need to be reviewed and approved by the local planning authority.

6. REFERENCES

6.1 Documentary Sources & Cartographic Sources

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

Elliston – Erwood. F. C & Mandy. W. H, 1937 *The History of the Church, Manor & Parish of Plumstead with East Wickham, Kent, in the Middle Ages*

GLAAS Heritage Environment Record

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

Rochard. I. S, 1894, *Woolwich & Plumstead Illustrated Historical & Commercial*

OS 1st edition 25" Kent Sheet 11:10 surveyed 1869 (Greenwich Heritage Centre)

OS 2nd edition 25" London Sheet 110:5 revised & resurveyed 1893 -94 & published 1897

OS 25" London Sheet 110:5 surveyed 1862 -63, revised 1914 & published 1916

6.2 Electronic Sources

BGS (British Geological Society) 2014. Geology of Britain viewer
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Cadwell. T & Davies. W, 1796, *The Environs of London: Volume 4, Counties of Herts, Essex and Kent* [online] Available from: <http://www.british-history.ac.uk/london-environs/vol4/pp537-545>

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

Greater London Authority 2011. *The London Plan: Spatial Development Strategy for Great London* [online] Available from:

<https://www.london.gov.uk/sites/default/files/London%20Plan%2022%20July%202011.rtf>

Greater London Authority 2013. *Revised Early Minor Alterations to the London Plan* [online] Available from:

https://www.london.gov.uk/sites/default/files/REMA%2011%20October%202013_0.pdf

Heritage Gateway 2014. Greater London [online] Available from:

<http://www.heritagegateway.org.uk/gateway/>

Open Buildings [online] Available from: http://openbuildings.com/buildings/royal-arsenal-profile-6633?_show_description=1

Royal Greenwich Local Plan: Core Strategy with Detailed Policies [online] Available from:

http://www.royalgreenwich.gov.uk/info/1004/planning_policy/869/local_development_framework/2

<http://list.english-heritage.org.uk/mapsearch.aspx>

<http://www.visionofbritain.org.uk/>

www.pastscape.english-heritage.org.uk

www.british-history.ac.uk

www.magic.gov.uk

<http://www.old-maps.co.uk>

<http://www.gridreferencefinder.com/>

<http://www.heritagegateway.org.uk/>

<http://bombsight.org/bombs/>

<http://www.royalgreenwich.gov.uk>

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

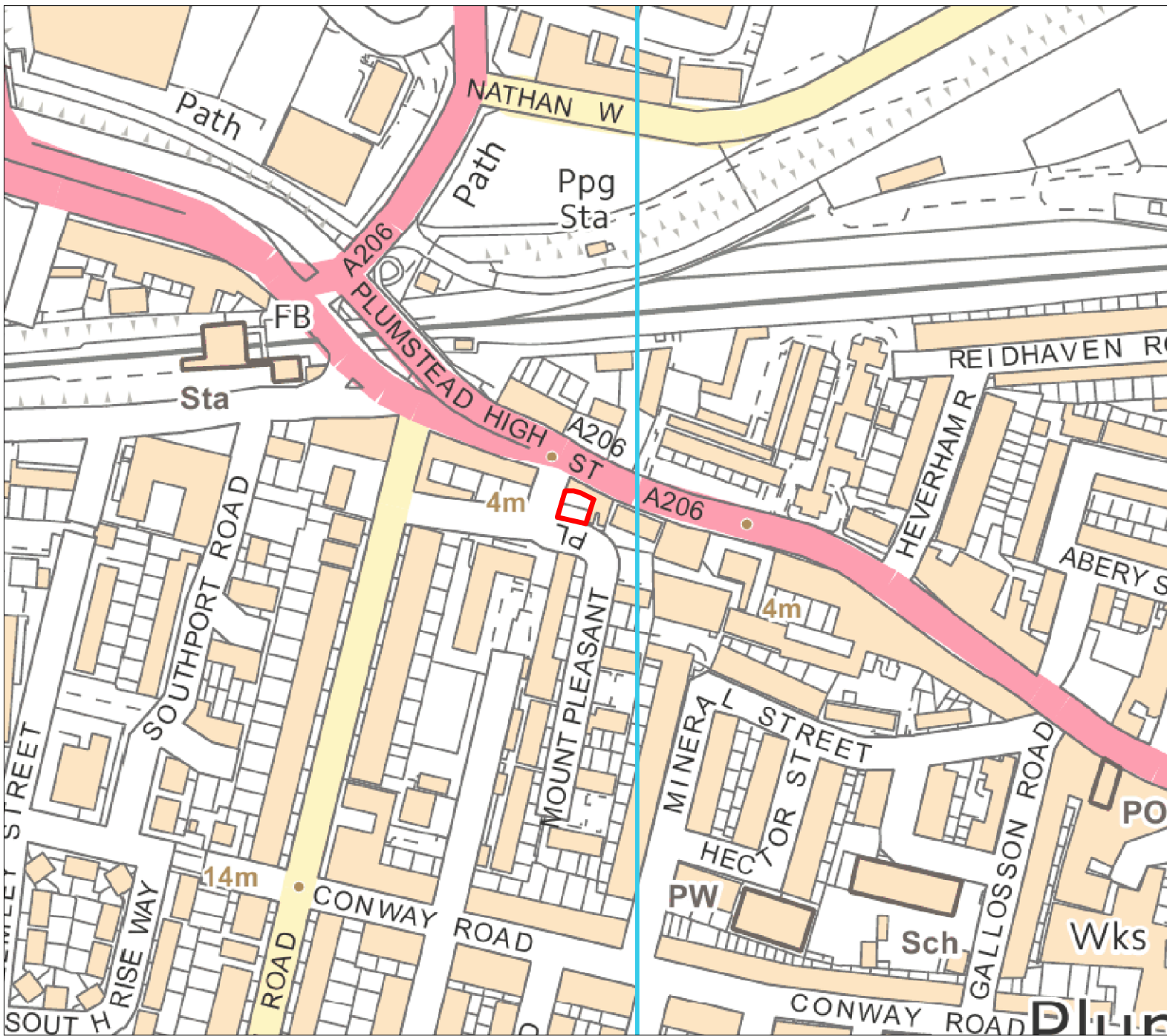
AB NO.	Period	Type	Name & Description	Status	NGR	Reference
1	Prehistoric	Deposit/Structure	Plumstead Road Peat Deposit - Peat deposits were identified during a geotechnical borehole survey. They are typical of the more extensive peats found across the Thames floodplain that date to the Neolithic/Bronze Age. Within the peat and also at the interface with the underlying gravels, tree fragments and vertical 'stakes' were found. Parallel sites have indicated that these deposits contain a similar range of worked timber, mostly of the Bronze Age period. There is some evidence of humanly worked material, worked with a metal axe. This woodworking evidence indicates that there was clearly some human activity on the site but it appears to have been low key perhaps the remains of something like a temporary platform.		TQ 45491 78933 & TQ 45427 78894	MLO105187 & MLO106824
2	Prehistoric	Deposit	Pettman Crescent Peat Deposit – Peat was found during a geotechnical investigation at Pettman Crescent, Woolwich. The results of the borehole survey found the peat to be discontinuous and largely absent from the south part of the site. Radiocarbon dating on the peat concluded that two periods of peat formation took place during the Neolithic - Middle Bronze Age.		TQ 4483 7909 & TQ 44884 79028	MLO100521 & MLO106909
3	Prehistoric	Deposit	Western Way Neolithic Track - An early Neolithic possible trackway and associated structure were uncovered at Western Way, Greenwich during trial trenching. The structures are located at the base of a peat sequence. The timbers were dated to the Early Neolithic period. The structure comprised 13 timbers aligned north-south and were dispersed over an area of around 18m. The dispersed nature of the timbers may suggest that this was the base of a structure, the rest of which has not survived. A further two posts were recorded, which had been driven into the peat at an angle. These timbers may have been retaining the deck of the possible trackway.		TQ 4519 7929	MLO100519
4	Prehistoric - Medieval	Deposit	Western Way Alluvial deposits - Alluvial deposits spanning the Upper Palaeolithic to the Medieval period were discovered during a geotechnical investigation. Pollen, peat and a palaeochannel were found during the investigation.		TQ 45129 79255	MLO98704
5	Roman	Findspot	Plumstead High Street Roman coin - A coin of Constantius II minted in Constantinople between AD 351 – 354 was found in the garden of No. 137 Plumstead High Street.		TQ 4539 7858	MLO23013
6	Roman	Findspot	Kentmere Road Roman coin - A coin of Constantine I (AD 308 - 357) found in 1950.		TQ 4535 7865	MLO1815
7	Roman	Findspot	Fragment of Roman slide key found in Plumstead.		TQ 4530 7850	MLO1776
8	Roman	Findspot	Coin of Antonius Pius (AD 138 - 161) found at Plumstead.		TQ 4530 7850	MLO1770
9	Medieval	Findspot	Two fragmentary rowle spur found Plumstead, dating to the 13th - 16th century.		TQ 4530 7855	MLO13187 & MLO01799
10	Medieval	Findspot	Rondel dagger with rivetted handle tang, rest of the handle is missing, found at Plumstead dating to the 14th - 16th century.		TQ 4530 7855	MLO1795
11	Post - Medieval	Documentary	Brickfield & clay pit identified on 1st edition OS map at Ann Street, Plumstead.		TQ 4450 7860 & TQ 4450 7850	MLO72880 & MLO72881

AB NO.	Period	Type	Name & Description	Status	NGR	Reference
12	Post - Medieval	Documentary	Brickfield identified on 1st edition OS map at Ann Street, Plumstead.		TQ 4475 7850	MLO72883
13	Post - Medieval	Deposit	Parkdale Road made ground deposits- A watching brief identified that the Post - Medieval made ground below the modern road make up was extensively disturbed by recent service trenches. Localised deposits over natural probably represent a truncated soil profile.		TQ 4526 7847	MLO75717
14	Post - Medieval - Modern	Structure	Woolwich Workhouse, Tewsen Road - Woolwich workhouse was first mentioned in 1777. Between 1838 and 1868 Woolwich workhouse joined the Greenwich Poor Law Union. Further building development to the workhouse was undertaken in 1870. In 1872, a separate infirmary was erected to the south of the workhouse for inmate use. An additional separate infirmary to the north of the site was built. In the 1920's the workhouse complex was split into two separate sites, the central and northern blocks were renamed 'Woolwich Institution' and the southern block became the 'Plumbstead and District Hospital'. In the 1930's control of the site was handed to the London County Council, where the whole site was converted into a hospital. During World War II, the entire Northern block was destroyed by a bomb. Due to the damage caused the whole site was demolished and a new hospital replaced it.		TQ 4543 7827	MLO106993
15	Modern	Deposit	Tom Cribb Road made ground deposit - A series of layers of 19th century made ground were observed. In trench 3 the made ground was truncated by the fragments of two north – east south - west running wall foundations and a north – east south - west running 20th century drain cut. A 19th/20th century basement was also found.		TQ 4460 7900	MLO76843 & MLO76844
16	Modern	Anti - Tank Defences	66 - 70 Brewery Road, Plumstead anti - tank block - 1 concrete anti - tank block, 1 steel rail & 2 sockets located.		TQ 4493 7834	MLO105783 & MLO105784
17	Modern	Air Raid Shelter	Air Raid Shelters - Two air raid shelters were recorded at Plumstead High Street. The structures had been built within an excavated trench and were formed from pre-cast concrete, which supported a double pitched roof with concrete slabs forming the roof and walls. Once the shelter was built the trench was backfilled and the structure buried. Both shelters had evidence for escape hatches.		TQ 45494 78915	MLO106907
18	Modern	Air Raid Shelter	Air Raid Shelter, Waverley Road - although an exact date of construction is unknown, the air raid shelter at the former Kent Water works on Waverley Road, Plumstead, was probably built just prior to the start of World War II. The good quality of the materials also indicates a pre-war construction since materials became scarcer as the war progressed. The shelter is set slightly below ground level. It is rectangular in plan with an entrance at either end reached via a short flight of steps and protected by blast walls.		TQ 44571 78315	MLO89240
19	Modern	Railway	Railway Line, Plumstead High Street - Disused small gauge tracks were recorded at Plumstead High Street. The gauge was 2 feet in width and it is likely to have been for the transport of coal or similar materials through the Depot yard. From their easternmost extent the tracks progressed westwards and included a set of points towards the eastern end, sending a branch off to the north west, which had been truncated after a short distance. The tracks were set within concrete.		TQ 45164 78925 & TQ 45480 78895	MLO106904 & MLO106906
20	Modern	Landfill Site	Landfill Site, White Hart Road - Site of landfill. It is not known whether this site was made or worked land, and the date of infill is unknown, although all of finds are 19th/20th century date.		TQ 4530 7880	MLO72541

AB NO.	Period	Type	Name & Description	Status	NGR	Reference
21	Modern	Cinema	Former Cinema at No 1 Garibaldi Street - The cinema building comprised two distinct elements: the rectangular, tall, single storey volume of the auditorium, and a narrow two-storey range at the southern end providing the entrance foyer, offices and service areas, with projection room above. The building contained few fixtures and fittings directly associated with its original function. The cinema closed in 1960, and the later uses of the building as a warehouse and then training centre. The building was due for demolition in 2012.		TQ 45252 78661	MLO105899
22	Modern	Factory	Former Royal Arsenal East, Belmarsh West complex, Griffin Way -. After the closure of the Woolwich Royal Ordnance Factories, the chemical laboratories were moved to Royal Arsenal East site. Various MOD departments had their headquarters at the factory until its closure in 1967. A programme of Historic Building Recording identified a series of laboratory buildings including metallurgic laboratories a swab test laboratory, radiological laboratories, magazines, storehouses air raid shelters electricity substations offices a compressor house, cookhouse, a guardhouse, a library, a transformer building and additional demolished & extant buildings of unknown function. These were constructed between c.1901 and c.1980.		TQ 45083 79041	MLO106618, MLO106620 - 24, MLO106626- 28, MLO106632, MLO106634, MLO106636, MLO106640, , MLO106642- 45, , MLO106668, MLO106669, MLO106671- 72 , MLO106674, MLO106677, MLO106679, MLO106701, MLO106706, MLO106709, MLO106738- 40, MLO106742- 46, & MLO106748
23	Modern	Building	Former electricity generating station, White Hart Road -, subsequently a council depot. Constructed 1903 by Mitchell and Sumner. Red brick construction with stone dressings and slate roof.	Grade II Listed Building	TQ 4549 7893	MLO64066, DLO18224 & NHLE1271530
24	Modern	Building	Fire station, Lakedale Road - constructed in 1907 by Fire Stations Division of London County Council, with minor later alterations. Red brick building with stone dressings, stone corner and stone return, and slate roof.	Grade II Listed Building	TQ 45309 78575	MLO102957, DLO35242 & NHLE1393508
25	Undated	Deposit	Hadden Road, Thamesmead Peat Deposit – An undated peat was found during geotechnical borehole investigations at Hadden Road.		TQ 45268 79251	MLO106773 & MLO106886

AB NO.	Period	Type	Name & Description	Status	NGR	Reference
26	Undated	Conservation Area	Plumstead Common Conservation Area - The Plumstead Common Conservation Area was designated to protect and enhance an area of ancient Common Land together with those Victorian houses and other buildings on its rim which contribute to its setting. This area has substantial historic interest. As well as including the sites of Bronze Age Barrows, it is focused on the Common Land of the medieval village of Plumstead gifted by the Saxon King Edgar to the Lesnes Abbey in AD 960. The medieval settlement pattern survives with the shapes of many building plots having medieval origins – for example the layout of the village high street and its relationship with former local farms and the Common. Formerly the Common was more extensive and it is this wider area, including land now built on, which forms the historical basis for local character evaluation.	Conservation Area	TQ 45079 77835	
27	Undated	Archaeological Priority Area	Plumstead High Street Archaeological Priority Area - includes various areas north and south of the east-west line of Plumstead High Street, the historic heart of the settlement. The road runs approximately parallel to the Roman Watling Street which is likely to have Iron Age origins, the road when projected west would connect with the cemetery and riverside settlement in the area north of the 'Teardrop', the area between Plumstead Road and Beresford Street. No Roman period settlement evidence has to date been recovered from the High Street area to suggest its origins but a significant scatter of Roman coins would suggest that the evidence may yet be found. To the east of the settlement was the medieval church of St Nicholas. The church was established close to a manor. In fact at the east end of the present church traces of the manor fabric can be seen. Given the ribbon nature of the settlement there was a lesser manor at the west end. The expansion of Woolwich that began to gain momentum between the Napoleonic and Crimean Wars resulted in Plumstead becoming surrounded by development but its local character is still present. Despite encroachment, the two southern areas of Plumstead Common remain.	Archaeological Priority Area 27	TQ 45548 78550	DLO33546
28	Undated	Archaeological Priority Area	Royal Arsenal East Archaeological Priority Area - Historically Royal Arsenal East immediate west of today's Belmarsh Prison. It respects the extensive areas to the east of the historic core of the Arsenal. Prehistoric artefacts have been recovered from the peat that occurs across much of the area. Archaeological work undertaken to the immediate west of Belmarsh Prison has produced evidence of a platform dating to 3900BC. There is limited evidence to indicate the area was utilised during the Iron Age and Roman period. Attempts to control flooding had varying success despite major breaches in the seventeenth century known as the 'Great Inundation'. Following the 1850s the Arsenal expanded further eastwards. The isolation of the land meant it could be used for handling explosives. It was linked by a network of broad and narrow gauge railways. The extensive ranges became Thamesmead in 1967 following the sale of the land to the Greater London Council. The current site represents the historic western core of the complex. The foreshore is a significant element of the area.	Archaeological Priority Area 26	TQ 4574 8023	DLO33543

AB NO.	Period	Type	Name & Description	Status	NGR	Reference
29	Undated	Historic Landscape Characterisation	Brewery Road Historic Landscape Characterisation – this Historic Landscape Character is dominated by late Victorian terraced houses.		TQ 44970 78738	2559



Legend
 Site Boundary



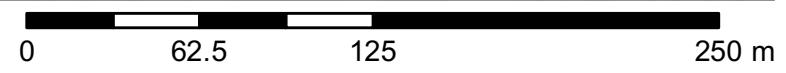
UK

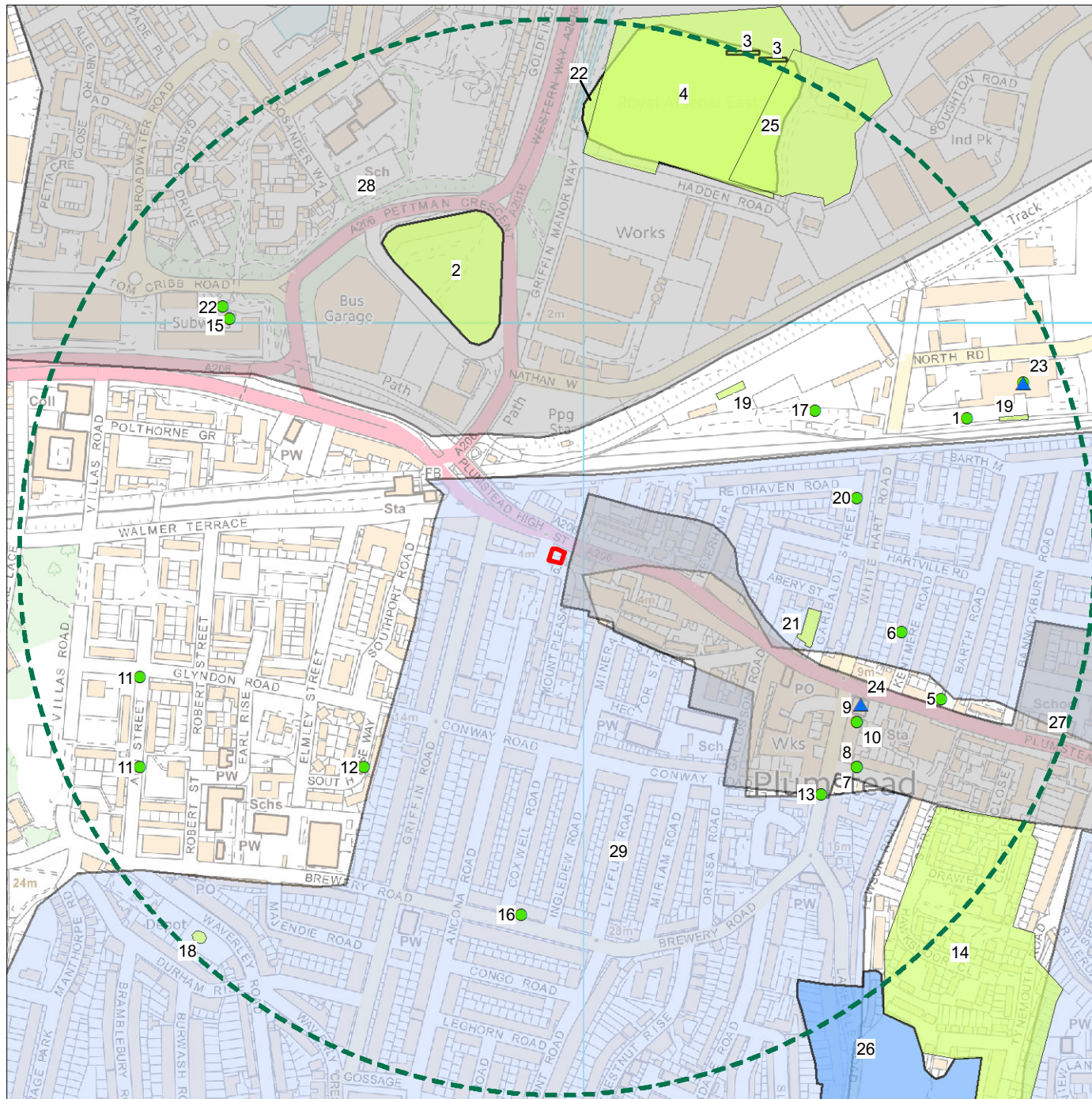
Figure 1: Site Location

Project: 22 - 24 Plumstead High Street, London

Date: 9/3/15 Job Number: 10519

Drawn by: ZE Approved by: AB





Legend

- ▲ Listed Building
- Monument Point
- Monument Polygon
- Archaeological Priority Areas
- Plumstead Common Conservation Area [AB26]
- Brewery Road Historic Landscape Character Area [AB29]
- Site Boundary
- 600m Study Area

Figure 2: Map of Cultural Heritage Features

Project: 22 - 24 Plumstead High Street, London

Date: 9/3/15	Job Number: 10519
--------------	-------------------

Drawn by: ZE	Approved by: AB
--------------	-----------------





AB Heritage Limited
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk