

**87 Old Road, Lewisham,
London**

**Archaeological Desk
Based Assessment**

Client: KRUSZELNICKI LEETCH
ARCHITECTS

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87 Old Road, Lewisham, London Archaeological Desk Based Assessment

Client Kruszelnicki Leetch Architects
Project Number 10698
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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Kruszelnicki Leetch Architects to produce an Archaeological Desk-Based Assessment to cover a proposed development at 87 Old Road, Lewisham, London.

This assessment has examined all cultural heritage features recorded on the Greater London Historic Environment Record within a 250m radius of the centre of the proposed development site.

Analysis of historic maps dating from the early 18th- early 19th centuries (Plates 3-5) has identified the location of a building [AB 15] in the approximate position of the proposed development site, covering at least the eastern part of the location of the present warehouse building, that may have once formed a part of the Lee Place estate, the mansion house itself located c. 30m to the north-west.

The construction and subsequent demolition and removal of this building [AB 15] during the early 19th century has the potential to have impacted upon any surviving below ground archaeological deposits pre-dating the post-medieval period.

In addition, the construction of the present warehouse building presently occupying the site and any associated drainage, also has the potential to have had an impact upon any surviving below ground archaeological deposits, pre-dating the 19th century.

Given the limited nature of the below ground disturbance associated with the proposed development and the extent of the past impacts within the area of proposed development site, no further archaeological works are recommended on the proposed development site. This recommendation will need to be approved by the GLAAS Archaeological Advisor, Mark Stevenson.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Kruszelnicki Leetch Architects to produce an Archaeological Desk-Based Assessment to cover a proposed development at 87 Old Road, Lewisham, London.
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such a works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site is occupied by a late 19th Century, three storey warehouse building covering an area of c.448m² centred on National Grid Reference (NGR) TQ 39432 75160. The warehouse was formerly used as a furniture depository for Chiesman's department store. The building was last used as an auction house but had recently been vacated. However, there had been recent unauthorised residential occupation of the building.
- 1.2.2 The warehouse building is constructed from industrially made, yellow stock bricks and faces onto Old Road to the east. A small cobbled yard adjacent to the eastern entrance sets the warehouse back from Old Road. Part of the cobbled yard surface has been covered by a concrete ramp. Old Road bounds the warehouse on the southern and eastern sides.
- 1.2.3 A concrete yard that was a former Council depot is present on the southern side of the warehouse building. This is under separate ownership and not included under this assessment.
- 1.2.4 A c. 2m high Flemish bonded brick wall, encircles the yard adjacent to the proposed development site, along the southern and eastern sides. The wall abuts the south-eastern corner of the warehouse building. Gateways with metal security gates are present on the southern and eastern sides of the boundary wall.
- 1.2.5 A narrow access road is present along the northern side of the warehouse building, providing access to number of commercial units and the rear of properties that back onto Lee High Road beyond to the north. The western part of the warehouse building is bounded by a lean to building forming a part of the former Council depot, with the rear of houses that face onto Bankwell Road further to the west.

1.3 Geology & Topography

- 1.3.1 The underlying solid geology comprises clay, silt and sand of the Lambeth Formation. This was laid down between 56 and 66 million years ago in an environment previously dominated by swamps, estuaries and deltas.
- 1.3.2 There are no superficial geological deposits recorded within the bounds of the proposed development site (British Geological Survey (BGS), 2015).

1.4 Proposed Development

- 1.4.1 The planned proposed development will be located almost entirely within the footprint of the existing building and will include the part demolition of the south-west rear corner and remodelling of the remainder of the warehouse building that occupies 87 Old Road. This is in order to convert the building from its present use for storage and distribution, to residential.
- 1.4.2 The proposed residential conversion will include nine self-contained flats with one, two or three bedroom layouts. As well as provisions for refuse and bicycle storage, the proposed alterations to the building include insertion of new windows, doors & balconies as well as the creation of an access ramp and garden areas to the front of the warehouse building, in the area presently occupied by the concrete ramp at the eastern entrance and another at the rear, within the footprint of the demolished south-west corner of the building (See Figure 2).
- 1.4.3 A number of new services will also be inserted across the footprint of the existing warehouse building and within the narrow access road on the northern side of the building, these will join up with existing services in the vicinity of the building.
- 1.4.4 The proposed development does not include the former Council depot yard on the southern side of the warehouse building, as this is currently under separate ownership.

2. AIMS & METHODOLOGY

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

2.2 Methodology 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
- 2.2.3 The Greater London 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 Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The Historic England website professional pages, including the National Heritage List For England
 - A site-walk over on the 9th November 2015
 - Visit to the Lewisham Local History & Archives on the 9th November 2015
 - Additional relevant documentary and online historic sources
- 2.2.4 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 HER

- Readily accessible information on the site's history from readily available historic maps and photographs held at the Lewisham Local History & Archives
- Any information on the 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 site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of 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 Consultation

- 2.3.1 This archaeological desk based assessment has been undertaken at the request of the London Borough of Lewisham Planning Officer, Jan Mondrzejewski.
- 2.3.2 The study area was agreed in correspondence between Hannah Simpson (Heritage Consultant, AB Heritage) and Mark Stevenson (Great London Archaeological Advisor) during October 2015.

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 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

- 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 etc. 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.

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

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 Kruszelnicki Leetch Architects, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (November 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.
- 2.6.3 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 application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 AB Heritage contacted Research Design Architecture Ltd during October 2015, regarding research undertaken by them regarding the surrounding area. Research Design Architecture Ltd was not prepared to share this information with AB Heritage, due to copyright and the perceived competition from Kruszelnicki Leetch Architects. However, a watercolour of the south elevation of Lee Place, located at the London Metropolitan Archives that was recommended by Research Design Architecture Ltd was viewed.
- 2.6.5 The interior of the building was viewed during the site visit, although there was limited access to a ground floor to a degree due to the presence of large amounts of debris and refuse on this floor in particular.

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 The London Plan 2011: Historic Environment and Landscapes, with March 2015 alterations

Policy 7.8: Heritage Assets and Archaeology

- 3.4.1 This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s heritage assets, whether designated or non-designated.
- 3.4.2 Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.
- 3.4.3 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.
- 3.4.4 The resulted deterioration of deliberate neglect or damage to a heritage asset will be disregarded when making a decision on a development proposal.
- 3.4.5 Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

3.5 London Borough of Lewisham Local Development Framework

- 3.5.1 The Local Development Framework or LDF is the name given to the planning documents which collectively deliver the planning strategy and policies for Lewisham. The core strategy is the key LDF document. This was adopted by us on 29 June 2011 and covers a 15 year period from 2011 to 2026. The policies will help to assess all future planning applications. Policy 16 is relevant to this scheme:

Core Strategy Policy 16 – Conservation Areas, Heritage Assets & the Historic Environment

- 3.5.2 The Council will ensure that the value and significance of the borough’s heritage assets and their settings, which include the Maritime Greenwich World Heritage Site, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non

designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.

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

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory / Non Statutory Designated Features

- 4.1.1 There are no statutory designated heritage features located within the bounds of the proposed development site.
- 4.1.2 There are seven statutory designated heritage features located within the 250m study area. These include:
- 17th century chapel **[AB 11]** (Grade I Listed Building) formerly attached to the Almshouses **[AB 4]** built by Christopher Boone, located c. 170m to the north-west of the proposed development site.
 - 18th century Lee Public Library **[AB 12]** (Grade II*), located c. 100m to the south-east of the proposed development site.
 - 18th century Manor House Gardens (Registered Grade II Park & Garden) & wall to icehouse (Grade II Listed Building) **[AB 16]**, centred c. 250m to the south of the proposed development site.
 - 17th- 19th century Lee Public Library walls, gate piers and Pentland House and walls **[AB 20]** (Grade II), located c. 80m to the south-west of the proposed development site.
 - Early 20th century Lochaber Hall **[AB 21]** (Grade II), located c. 240m to the south-west of the proposed development site.
 - 20th century telephone kiosk **[AB 22]** (Grade II), located c. 80m to the south-west of the proposed development site.
 - Lee Manor Conservation Area **[AB 23]**, located c. 50m to the south-west to the proposed development site.
- 4.1.3 In relation to non-statutory designated heritage features, the proposed development site is located within the Lee Archaeological Priority Area **[AB 17]**.
- 4.1.4 There are an additional two non-statutory designated heritage features located within the 250m study area. These include:
- The Manor House (now the Grade II* Listed Lee Public Library) Archaeological Priority Area **[AB 13]**, centred c. 250m to the south of the proposed development site.
 - 19th century No. 52 Lee Park, designated on the Lewisham Local List 2014 **[AB 18]**, located c. 200m to the north-east of the proposed development site.

4.2 Historic Environment Record Data

- 4.2.1 There are no known heritage features recorded on the Greater London HER that are located within the bounds of the proposed development site.
- 4.2.2 There are a total of thirteen **[AB 1-10, 14, 18 & 19]** known heritage features recorded within the 250m study area. These relate to a medieval moated site and post-medieval - modern mansions and other activity within the region.

- 4.2.3 The Greater London Historic Landscape Character that covering the proposed development site is characterised as Lewisham late Victorian & Edwardian terraces [AB 19].

4.3 Other Sources

- 4.3.1 Analysis of historic maps (see Section 4.7) has identified that a building [AB 15] is shown in the approximate location of the proposed development site, on maps dating from the early 18th – early 19th centuries. This is situated to the east of the mansion of Lee Place and may have originally have formed part of the estate (Plate 3). By 1824 the building appears to be located within a separate plot from Lee Place (Plate 4), although is partly obscured by text on the map. The building is not pictured and assumed demolished by the 1840 tithe map (Plate 5).

4.4 Previous Archaeological Works in the Study Area

- 4.4.1 A number of previous archaeological investigations have been undertaken within the 250m study area. These have included desk based assessments, watching briefs and an evaluation:
- A post-medieval rubbish pit [AB 6] was found during a watching brief undertaken c. 60m to the north-west of the proposed development site.
 - A post-medieval ditch [AB 7] was identified during a trench evaluation, c. 70m to the north of the proposed development site.
 - A crypt containing two coffins, one with a coffin plate displaying the name Christopher Boone [AB 11] were identified during a watching brief at the chapel associated with the Boone Almshouses, located c. 170m to the north-west of the proposed development site.

4.5 Palaeoenvironmental Evidence

- 4.5.1 There is no known palaeoenvironmental evidence recorded on the Greater London HER within the 250m study area.

4.6 Archaeology

Prehistoric & Roman

There are no known heritage features located within the bounds of the proposed development site, or the remainder of the 250m study area, that date to the prehistoric or Roman periods.

Medieval

- 4.6.1 There are no known heritage features of medieval date located within the bounds of the proposed development site.
- 4.6.2 There are however, three known heritage features of medieval date [AB 1 - 3] located within the 250m study area.
- 4.6.3 High status medieval occupation of the region is demonstrated by the site of a medieval moated manor [AB 1], located c. 50m to the south-east of the proposed development site. The site of an additional medieval moated manor, Dacre Park [AB 2] (also known as

Annesley's House, hereafter Dacre Park) was located c. 200m to the north of the proposed development site. Pottery dating from the 13th century onwards [AB 3] has been found c. 100m to the south-west of the proposed development site.

- 4.6.4 The place name Lee is derived from the Old English word *leah* meaning a forest or woodland clearing (Key to English Place Names, 2015). At the time of the Domesday Survey in 1086, the manor of Lee was located within the Hundred of Greenwich and was held by Walter de Doudai for Bishop of Odo of Bayeaux, Earl of Kent (Martin *et al*, 2003).
- 4.6.5 Lee is described by Edward Hasted in 'Parishes: Lee', in The History and Topographical Survey of the County of Kent: Volume 1 (1797), as the residence of the ancient Bankwell family from at least the 12th-13th century. During the medieval period, Lee was split into three principal manors.

Post-Medieval

- 4.6.6 There is one known heritage features of post-medieval date located within the bounds of the proposed development site. This is the building [AB 15] identified on early 18th – early 19th century maps (Plates 3-5), in the approximate location of the present warehouse building.
- 4.6.7 The building identified as being located within the approximate location of the proposed development site is located to the east of the building known to be the mansion Lee Place. It is possible that this once formed a part of the Lee Place estate but appears to be separate from the mansion complex and under separate ownership by 1824.
- 4.6.8 There are a total of eight [AB 4-10 & 14] known heritage features of post-medieval date located within the 250m study area.
- 4.6.9 The Lee area became fashionable as a rural location for the estates of wealthy London businessmen during the 17th and 18th centuries, and the dissolution of the Dacre Park [AB 2] estate provided ample available land in the area (Lewisham Borough Council, 2004).
- 4.6.10 Amongst these country seats was Lee Place [AB 10], the mansion house of which was located c. 30m to the north-west of the proposed development site. Built by the London merchant Christopher Boone, the estate incorporated the grounds of Dacre Park [AB 2]. Christopher Boone was also responsible for constructing a row of almshouses [AB 4], located c. 200m to the north-west that were demolished during the 19th century. These almshouses were replaced by a new establishment of almshouses [AB 5], located c. 200m to the south-east of the proposed development site, now used as a Pentecostal church.
- 4.6.11 Lee retained its rural character until sub-urban encroachment began during the 19th century. This development was partially due to a town planning enterprises by wealthy families in the area including the banking Baring family. It was also partly due to the construction of the Dartford loop railway line and opening of a station at Lee in 1856, with the area rapidly filling with houses around this time (Lewisham Borough Council, 2008).

Modern & Undated/Multi-period

- 4.6.12 There are no known heritage features of modern or undated/multi-period heritage features within the bounds of the proposed development site.

- 4.6.13 There are also no additional undated/multi-period heritage features or heritage features of modern date located within the 250m study area.
- 4.6.14 The area continued to expand during the early 20th century and suffered some bomb damage during World War Two. Although the proposed development site does not appear to have received a direct hit, the warehouse building is described as being reinstated and extended after the Second World War following damage. Several high explosive bombs fell in the region of Aislibie Road, the closest of which fell c.90m to the south of the proposed development site.

5. HISTORIC BACKGROUND

5.1 Christopher Boone & Lee Place

- 5.1.1 Christopher Boone was an important figure in the region during the 17th century. He was born in Taunton, Somerset in c. 1615. Boone was a member of the Merchant Taylor livery company and he expanded his commercial reach into East India and Spanish trade.
- 5.1.2 He used the money from the family estates in Herefordshire to build a chapel [AB 11] and four houses for six poor alms-people and for a schoolmistress [AB 4], to teach the poor children of Lee. There was also a garden and twenty-three acres of land in the Blackheath area (Hasted, 1797).
- 5.1.3 Lee Place is mentioned in Christopher Boone's will of 1686: 'to my wife Mrs Mary Boone £10,000 and my mansion house of Lee Place where I now dwell'. Edward Hasted in 1797 describes the building as 'an ancient well-built seat' (Plate 1 & 2).



Plate 1: Lee Place, viewed from the north-west (Gregory *et al*, 1923)



Plate 2: Lee Place, viewed from the south-west (Gregory *et al*, 1923)

5.2 Historic Map Sources

A visit to the Lewisham Local History & Archives was undertaken by Kerry Kerr-Peterson (Assistant Project Officer, AB Heritage) on the 9th November 2015.

John Rocque's Map of the Environs of London, 1740 (Plate 3)

- 5.2.1 The earliest map that shows the area of the proposed development site dates to 1740. However, this map is not of a sufficient scale to show a large amount of detail and is stylised to a degree. The map shows a series of buildings to the north and south of Old Road, which curves off to the south. Lee High Road has not been constructed at this time.
- 5.2.2 Amongst the buildings shown on the north side of Old Road, the mansion house of Lee Place is depicted at the south-western end of a complex of buildings, with trees, possibly representing parkland, to the north. At the north-eastern end of the complex, a rectangular building, oriented north-east – south-west, is shown in the approximate location of the proposed development site.



Plate 3: Extract from John Rocque's map, 1740. Approx. location of proposed development site outlined in red

Plan of Freehold Building Ground at Lee, Kent for sale 1824 (Plate 4)

- 5.2.3 The earliest plan that shows the proposed development site in any detail is associated with the sale of land on the north side of Lee High Road that had formerly been part of the Lee Place estate. The plan shows a rectangular area to the north of Lee High Road that is surrounded by a moat, containing paths, trees and a pond. Part of the course of the moat continues to the south, skirting around the eastern edge of the proposed development site, along what is now part of Old Road.
- 5.2.4 The proposed development site is located within a rectangular plot to the east of, and separated from, Lee Place with several buildings towards the southern end. The name of the owner, Mr Rashleigh, is obscuring part of the buildings, although it seems likely that there is a building on at least the eastern part of the proposed development site.
- 5.2.5 This map shows clearly that the building shown within the approximate area of the proposed development site is not the mansion of Lee Place, as this is clearly located further to the west.

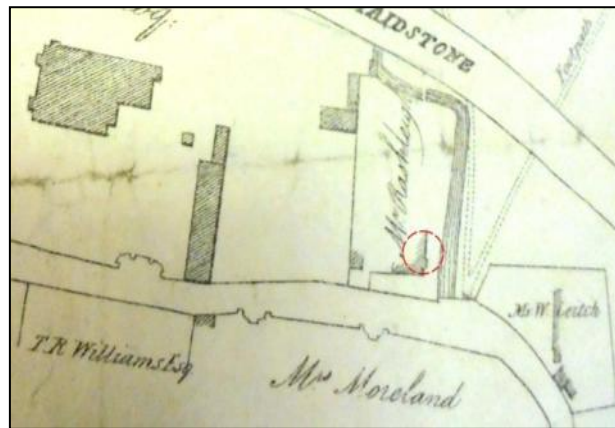


Plate 4: Extract from Plan of Freehold Building Ground at Lee 1824. Approx. location of proposed development site outlined in red

Crutchley's Map of London, 1829

- 5.2.6 This map is not of a sufficient scale to show a large amount of detail. However, it depicts a square building situated in the approximate location of the proposed development site. The moat that formed the eastern boundary of the proposed development site has been replaced by part of Old Road, running north to join Lee High Road.

Lee Parish Tithe Map, 1840 (Plate 5)

- 5.2.7 By the tithe map of 1840, all trace of the mansion of Lee Place and any associated buildings have gone. The area between Old Road and Lee High Road is shown as three sub squared fields, with the eastern most containing the proposed development site. This field is described as a garden.



Plate 5: Extract from Lee Tithe Map, 1840. Approx. location of proposed development site outlined in red

1st edition OS 25-inch London Sheet 79, surveyed 1863, published 1872 (Plate 6)

- 5.2.8 The earliest edition of the OS map shows the proposed development site located within a former garden, with a rectangular series of paths, rows of trees and a pump on the western side.



Plate 6: Extract from 1st ed OS Sheet 79, published 1872. Approx. location of proposed development site outlined in red

2nd edition OS 25-inch London Map Sheet 119 surveyed 1893-4, revised 1894-6 and published 1897 (Plate 7)

- 5.2.9 The 2nd edition of the OS map shows that the garden depicted on the previous version of the OS map has been removed. A series of terrace houses now face onto Lee High Road to the north. The southern part is occupied by a large, rectangular building labelled as an *Institute*, located at the northern end of an open yard, accessed from Old Road on the eastern side.

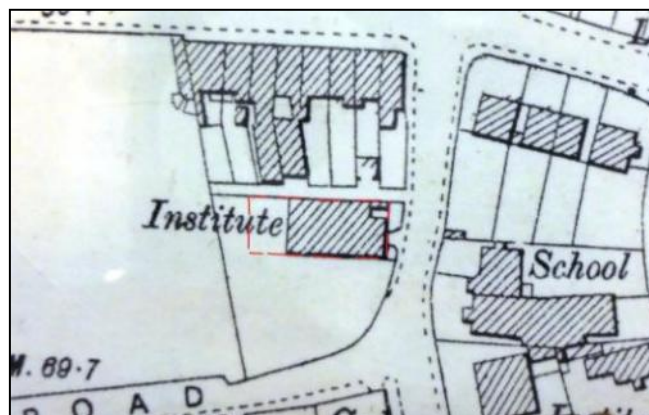


Plate 7: Extract from 2nd ed OS Sheet 119, published 1897. Approx. Location of proposed development site outlined in red

25-inch OS London Map Sheet 10:9 surveyed 1865-6, revised 1914 & published 1916 (Plate 8)

- 5.2.10 The early 20th century edition of the OS map shows the proposed development site much as it is at present. The building formerly labelled as an *Institute* on the 2nd edition of the map has been extended to the west, creating the present footprint of the warehouse building that currently occupies the proposed development site. An additional building is located at the western end of the warehouse, butting up to the western boundary wall.

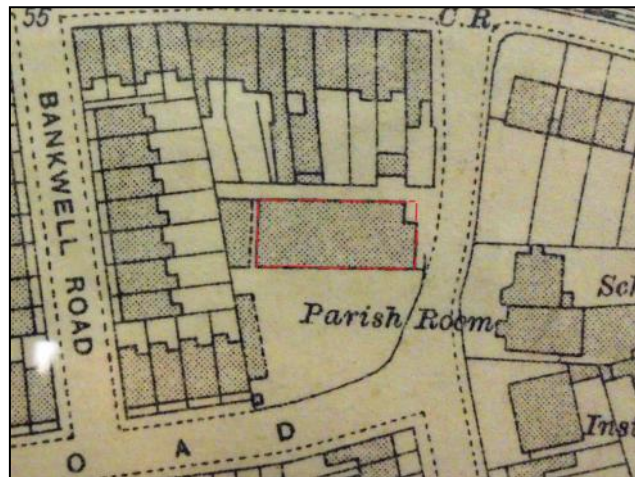


Plate 8: Extract from 25-inch OS Sheet 10:9, published 1916. Approx. location of proposed development site outlined in red

5.3 Site Visit

- 5.3.1 A site visit was undertaken by Kerry Kerr-Peterson (Assistant Project Officer; AB Heritage) on the 9th November 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 1: View from Lee High Road south towards the proposed development site (in the centre background)

- 5.3.2 The proposed development site is occupied by a three storey warehouse building of industrially produced yellow, English Bonded stock bricks (Photo 2). The building fronts onto Old Road on the eastern side. A patch of cobbled yard surface is present outside the eastern entrance of the warehouse building, some of which has been covered by a concrete ramp (Photo 2).



Photo 2: East elevation of the warehouse building, viewed from the north-east

- 5.3.3 A concrete yard is present on the southern side of the warehouse, although this is under separate ownership and is not covered by this assessment. There was limited access to the southern side of the warehouse building (Photo 4) during the site visit, due to limited access to the adjacent yard. A lean to outbuilding is present along the western side of the yard. Manhole covers across the yard suggest evidence for below ground services within the yard area.



Photo 3: Yard on the south side of the warehouse building, form the south



Photo 4: View of the warehouse building from the south-east

- 5.3.4 A narrow access road is located adjacent to the northern side of the warehouse building. This has a tarmac surface and existing services are present along the length of the access road (Photo 5).



Photo 5: View of the northern side of the warehouse building, from the east

- 5.3.5 The interior of the building was viewed during the site visit. There was limited access to the ground floor of the building due to the presence of refuse and debris. The external walls of the building are constructed from English bonded stock bricks. Several of the internal walls are constructed from modern breeze blocks, with concrete pillars throughout (Photo 6).



Photo 6: Interior view of the second floor south-west corner of the warehouse building, from the north-east

- 5.3.6 A brick wall runs along the boundary of the yard adjacent to Old Road, although this does not form a part of the proposed development site.
- 5.3.7 The wall has been constructed from Flemish bond handmade discoloured stock bricks of 17th or early 18th century date (Photo 7) (Yorke, 2011). The reused bricks of the boundary wall may have come from the demolished 17th century Lee Place or associated buildings.



Photo 7: The boundary wall, viewed from south-west

- 5.3.8 This boundary wall is likely to have been constructed sometime during the late 19th century, as the wall abuts the south-east corner of the warehouse building (Photo 8), originally constructed sometime between the 1860s and 1890s.



Photo 8: Boundary wall abutting the warehouse building, viewed from the north-east

6. ARCHAEOLOGICAL POTENTIAL & MITIGATION

6.1 Known Heritage Resource

Within the Proposed Development Site Boundary

- 6.1.1 The proposed development site is located within the Lee Archaeological Priority Area [AB 17].
- 6.1.2 Historic maps of the early 18th – early 19th centuries (Plates 3-5) have identified a building [AB 15] located in the approximate location of the at least the eastern part of the proposed development site. This building appears likely to have originally formed a part of the Lee Place estate; the mansion house itself located c. 30m to the north-west but was under separate ownership by 1824.

Within the 250m Study Area

- 6.1.3 There are 21 additional heritage features located within the 250m study area. These include:
- One Grade I Listed Building [AB 11]
 - One Grade II* Listed Building [AB 12]
 - Four Grade II Listed Buildings [AB 16 & 20-22] & one Grade II Registered Park and Garden [AB 16]
 - Lee Manor Conservation Area [AB 23]
 - The Manor House & Lee Archaeological Priority Areas [AB 13 & 17]
 - Thirteen additional non designated heritage features recorded within the 250m study area. These relate to a medieval moated site and post-medieval - modern mansions and other activity within the region.

6.2 Past Impacts within the Site Boundary

- 6.2.1 Analysis of historic maps from the early 18th – early 19th century has identified that there was a building [AB 15] in the approximate location of the proposed development site (Plate 3-5) during this period, covering at least the eastern part of the location of the present warehouse building.
- 6.2.2 The construction and subsequent demolition and removal of this building during the early 19th century has the potential to have impacted upon any surviving below ground archaeological deposits pre-dating the post-medieval period.
- 6.2.3 In addition, the construction of the present warehouse building presently occupying the site and any associated services, also has the potential to have had an impact upon any surviving below ground archaeological deposits, pre-dating the 19th century.

6.3 Potential Archaeological Resource

- 6.3.1 There are no heritage features of prehistoric, Roman or modern date located within the 250m study area. Therefore, the potential for the survival of below ground archaeological deposits dating to these periods is considered to be low (in line with Section 2.4).

- 6.3.2 Given the location of known medieval - post-medieval heritage features within the proposed development site [AB 15] and the study area surrounding the proposed development site, and taking into consideration with the extent of the past impacts within the bounds of the proposed development site, the potential for the survival of any below ground archaeological deposits dating from these periods, is also considered to be low.
- 6.3.3 Should any archaeological deposits survive dating from the medieval - post-medieval periods, these are considered to be of local importance (in line with Table 1).

6.4 Predicted Impact of Proposed Development

- 6.4.1 The proposed development of the warehouse building will be undertaken almost entirely within the footprint of the existing building (See Figure 2), along with some additional below ground drainage.
- 6.4.2 The predicted impact upon the warehouse building itself is considered to be positive, as the proposed development will bring the currently vacant building back into use.
- 6.4.3 Given the limited nature of the below ground disturbance associated with the proposed development, the predicted magnitude of impact upon any below ground archaeological deposits, should they survive, is considered to be low (in line with Table 2).
- 6.4.4 Therefore, the overall significance of effects upon any surviving below ground archaeological deposits is thought to be minor at most (in line with Table 3).

6.5 Outline Recommendations

- 6.5.1 Given the extent of the past impacts upon the proposed development site, no further archaeological works are recommended.
- 6.5.2 These recommendations will need to be approved by the GLAAS Archaeological Advisor.

7. REFERENCES

7.1 Documentary & Cartographic Sources

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Pan of Freehold Building Ground at Lee, Kent, 1824 (Lewisham Local History & Archive Centre A/67/13/1)

Rocque's Map of the Environs of London, 1740 (Lewisham Local History & Archive Centre)

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25-inch OS London Map Sheet 119 surveyed 1893-4, revised 1894-6 & published 1897 (Lewisham Local History & Archive Centre)

25-inch OS London Map Sheet 10:9 surveyed 14865-6, revised 1914 & published 1916 (Lewisham Local History & Archive Centre)

7.2 Online Sources

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Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the Greater London Historic Environment Record (GLHER) and other sources within a radius of 250m from the boundary of the proposed development site.

Abbreviations

SAM	Scheduled Ancient Monument	LB	Listed Building	P&G	Park & Garden
NGR	National Grid Reference	HLC	Historic Landscape Characterisation Area	C14 etc.	14th Century etc.
APA	Archaeological Priority Area	CA	Conservation Area	MLO & DLO	Greater London HER reference

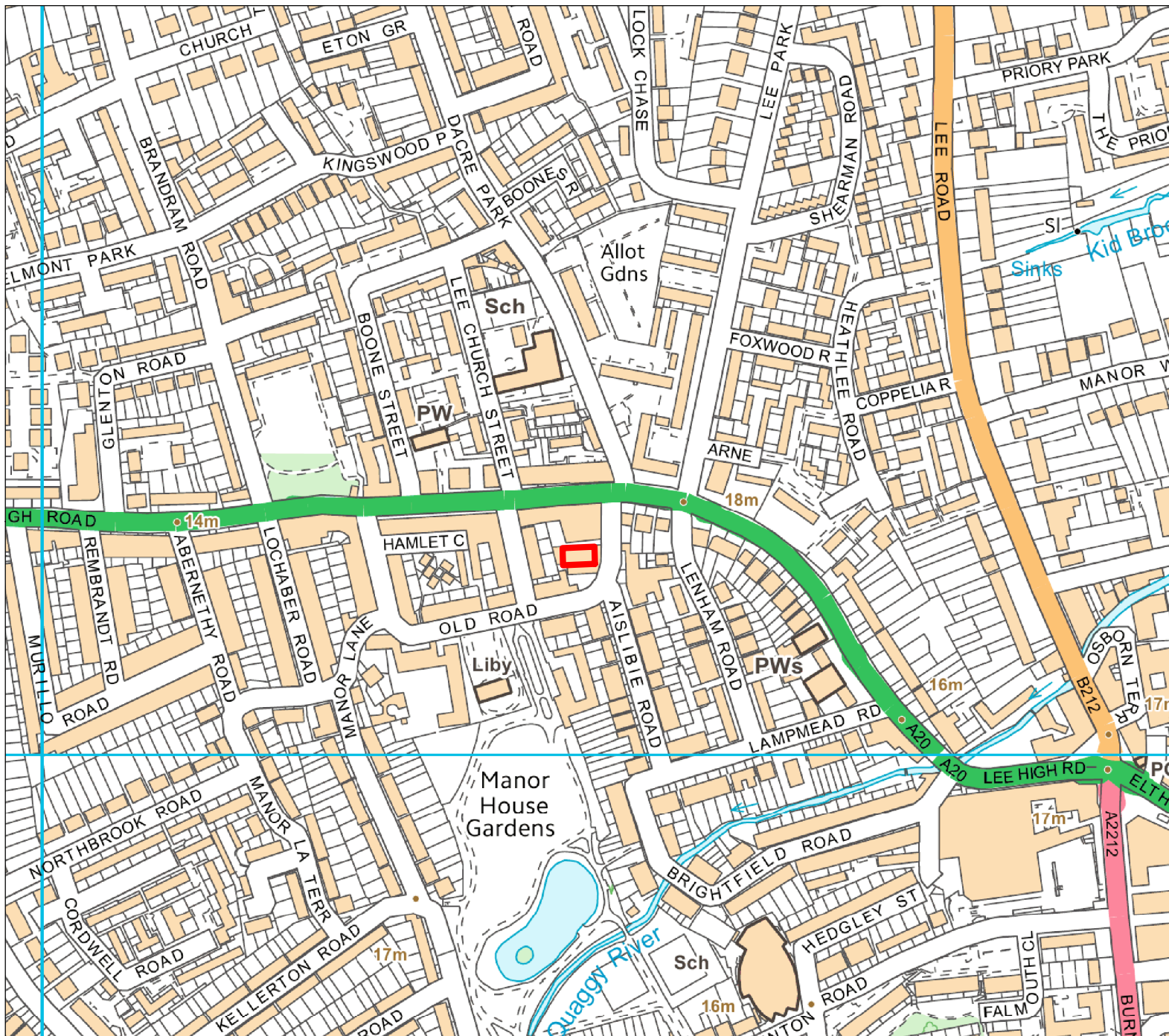
AB No.	Period	Type	Description	Status	NGR	GLHER Ref No.
1	Medieval- Medieval - Post	House	Mansion, owned by William Bechar in 1504. Mostly rebuilt c. 1768 by Henry Pelham, entirely rebuilt by Sir Francis Bernard Morland in 1830s. Demolished 1886.		TQ 3949 7513	MLO25568
2	Medieval - Post Medieval	House, Moated Site	Dacre Park (also known as Annesley's House) was the home of the Annesley family in C16, incorporated into the grounds of Lee Place, with moat intact, which replaced it in C17. Possibly still standing in 1662. Shown on map of 1824.		TQ 3938 7537	MLO4021 & 11387
3	Medieval - Modern	Findspot	Pottery, various 13th century to modern wares.		TQ 3937 7506	MLO2009
4	Post Medieval	School, Almshouse	Lee High Rd, Boone's Almshouses. Built c. 1683 for 6 poor plus a schoolmistress. Demolished 1876-7.		TQ 3923 7521	MLO2030
5	Post Medieval	Almshouse, Chapel	Lee High Rd, almshouses built c. 1875 to replace Boone's Almshouses. New Merchant Taylors' Company Almshouse erected with chapel, now a Pentecostal church.		TQ 3962 7506	MLO9989
6	Post Medieval	Rubbish Pit	Rubbish pit found during watching brief. C19 century finds from upper fill, photographed but not excavated.		TQ 39353 75180	MLO98208
7	Post Medieval	Ditch, Moat	C18 ditch reinforced with timber planking and raked wooden uprights. Possible relief channel for drainage or moat for manor house.		TQ 39409 75230	MLO99114
8	Post Medieval	House, Wall	Early C18 walls pre-dating present building.		TQ 3937 7506	MLO1881
9	Post Medieval	House	A house, also known as Lee Place, built by the Papillion family, owned later by the Sladen family and J W.Larking. Demolished c. 1892.		TQ 3922 7515	MLO25567
10	Post Medieval	House	Boones mansion (Lee Place), red brick house built in the C17 for the Boone family. Incorporating moat of Annesley house. Contained internal wood carving by Grinling Gibbons. Demolished 1825.		TQ 3938 7517	MLO16801


ARCHAEOLOGICAL DESK BASED ASSESSMENT

11	Post Medieval	Wall, Crypt, Chapel, Almshouse	Chapel formerly attached to Boone's almshouses. Built c. 1680-3. Red brick with stone dressings including door surround. A crypt was found during a watching brief containing two coffins, one with a coffin plate with the name Christopher Boone.	Grade I LB	TQ 39248 75209	MLO90150
12	Post Medieval	House, Public Library, Steps	Lee public library, yellow stock brick. Built 1771-2, probably by Richard Jupp.	Grade II* LB	TQ 39362 75052	MLO90137 & DLO025095
13	Post Medieval	APA	The Manor House (now the Grade II* Listed Lee Public Library [AB 12]) was built in 1771 and owned by the Baring banking family between 1796 and 1901. The layout of the gardens (Registered Grade II) is essentially 18th/19th century with a winding path surrounding a sweeping central lawn and descending to an artificial pond.	APA 19	TQ 3940 7488	DLO35857
14	Post Medieval	Findspot	Pottery, Lambeth ware, and glass.		TQ 3925 7521	MLO1896
15	Post Medieval	Building	A building is shown in the vicinity of the proposed development site on the Rocque map of 1740, sales particular of 1824 & Crutchley's map of 1829. The building has gone by the Lee tithe map of 1840.		TQ 39443 75156	
16	Post Medieval - Modern	Park	Manor House Gardens. Late C18 private garden, public park since 1902. C18 red brick wall to icehouse.	Grade II P&G & Grade II LB	TQ 3940 7490	MLO100534 & DLO25080 & 35857
17	Post Medieval - Modern	APA	Lee APA. The Lee place-name is associated with former woodland or a woodland clearance. Of the three principal manors, Lee retained its rural character until the encroachment of 19th century sub-urbanism.	APA 11	TQ 3921 7518	DLO35849
18	Post Medieval - Modern	House	52 Lee Park. Mid C19 villa, Yellow stock brick with stucco first floor. Locally designated on Lewisham's Local List 2014.		TQ 39538 75339	
19	Post Medieval - Modern	HLC	Lewisham - Late Victorian/Edwardian Terraces	HLC		
20	Post-Medieval - Undated / Multi-period	Wall	Low forecourt walls at Lee public library of multicoloured stock brick with stone coping, gate piers & Pentland house (now the Goldsmiths College Hotel), the later built between 1691 and 1699 with C19 additions and boundary walls of C17 - C19 red brick. Lee Public Library Walls, Gate Piers and Pentland House and Walls form a group.	Grade II LB	TQ 39350 75096	MLO90138, 90260, 90328, 90378 & 9 & DLO025218, 86 & 96
21	Modern	Church Hall	Lochaber Hall, Multicoloured stock brick. Built 1910 by Ernest Newton.	Grade II LB	TQ 39224 75028	MLO90123
22	Modern	Telephone box	K2 Telephone kiosk outside manor house.	Grade II LB	TQ 39358 75099	MLO90275
23	Undated - Multi-period	CA	Lee Manor Conservation Area. Designated in 1975. Houses were built from the 1860s on land owned by the Baring family, who lived in the manor house (now Lee Public Library [AB 12]).	CA		



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Legend
 Site Boundary



UK

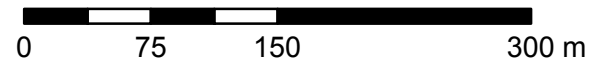
London

Figure 1: Site Location

Project: 87 Old Road, London

Date: 06/11/15 Job Number: 10698

Drawn by: ZE Approved by: HS



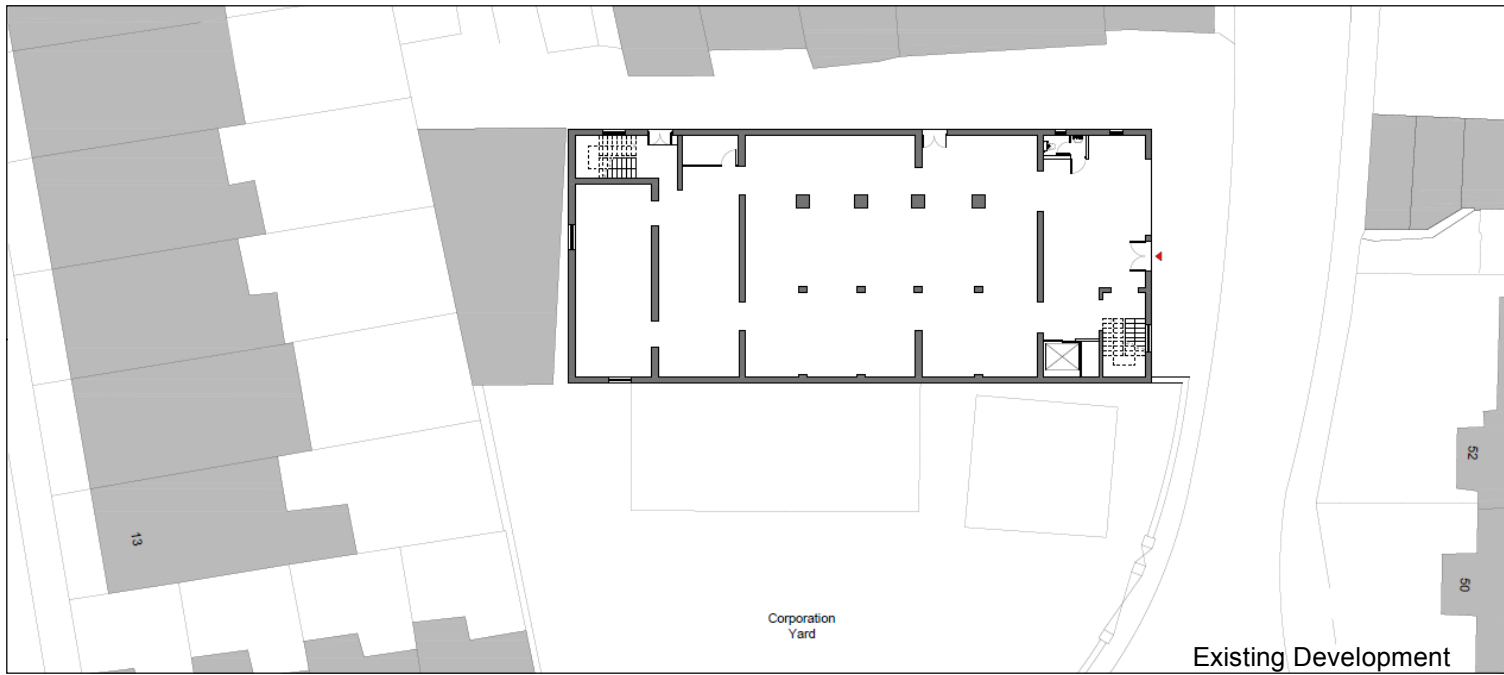


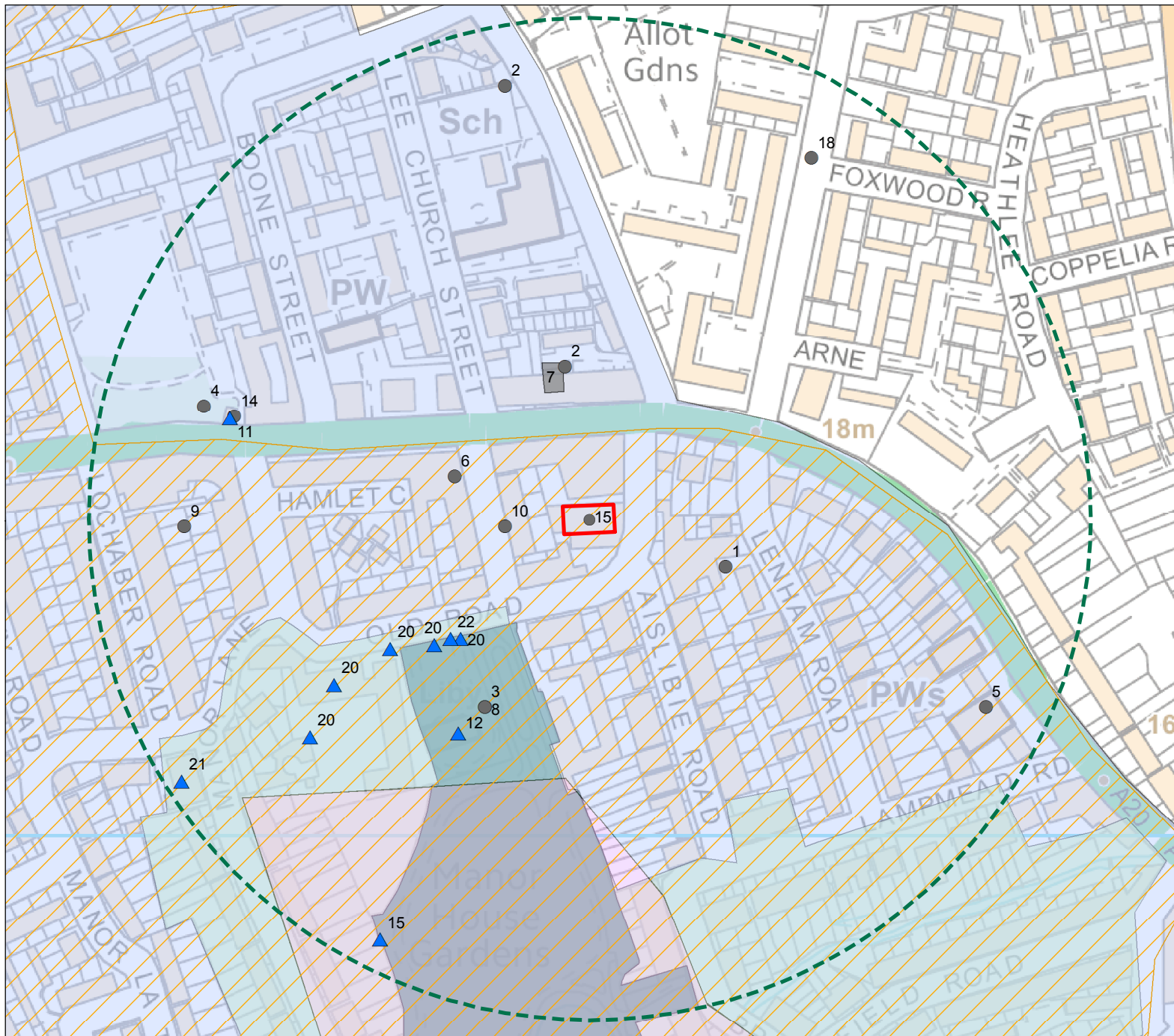
Figure 2: Existing and Proposed Development Plans

Project: 87 Old Road, London

Job Number: 10698

Reproduced from client's plans, dated 21/11/14





Legend

- Monument Point
- ▲ Listed Buildings
- Monument Area
- Historic Parks & Gardens [AB 16]
- ▨ Lewisham HLC [AB 19]
- The Manor House APA [AB 13]
- Lee APA [AB 16]
- Lee Manor Conservation Area [AB 23]
- ▭ Site Boundary
- ▭ 250m Study Area

HLC: Historic Landscape Character Area
 APA: Archaeological Priority Area

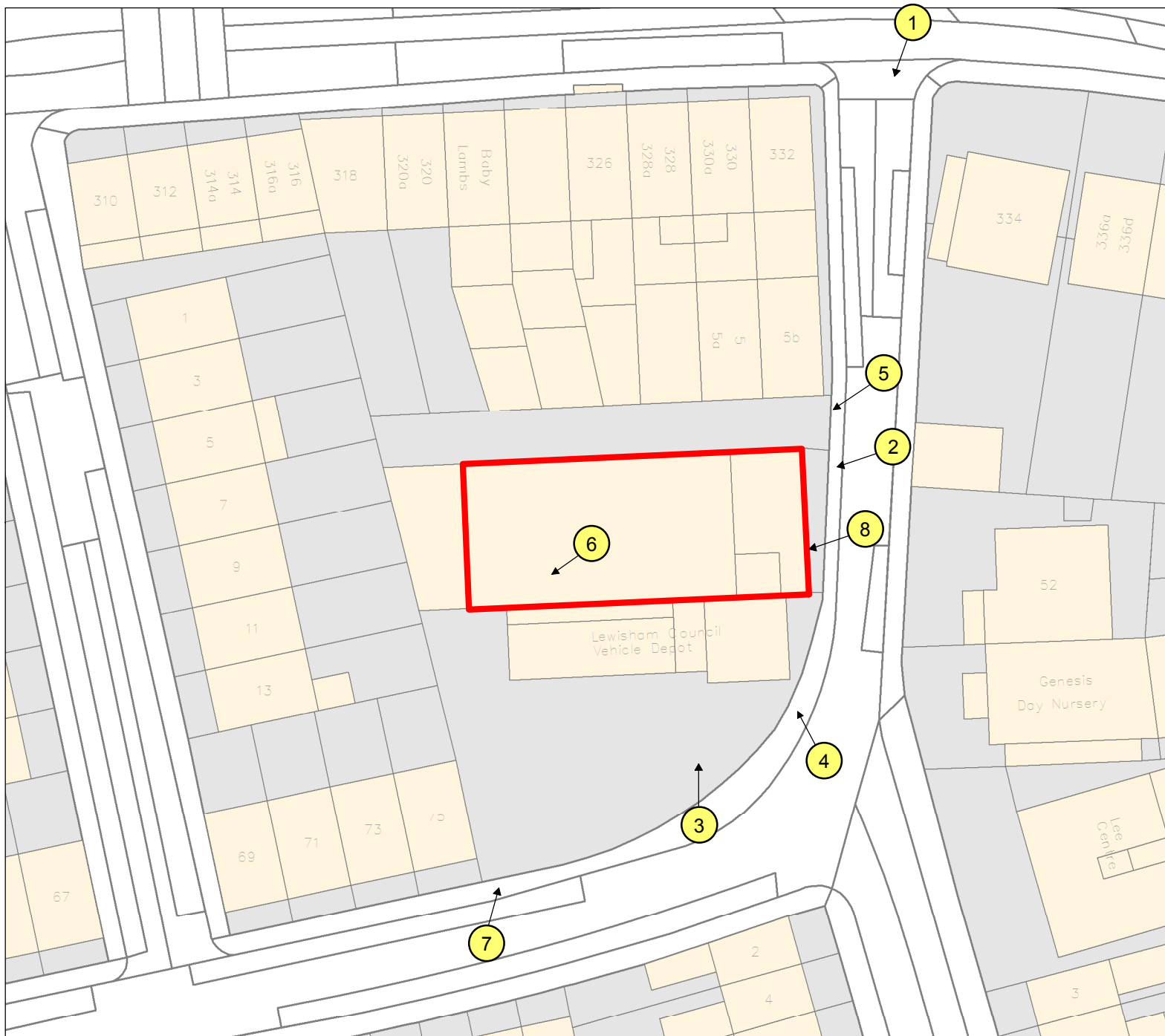
Figure 3: Map of Cultural Heritage Features

Project: 87 Old Road, London

Date: 09/11/15 | Job Number: 10698

Drawn by: ZE | Approved by: HS





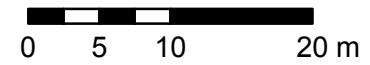
Legend
 Site Boundary

Figure 4: Site Visit and Photograph Orientations and Positions

Project: 87 Old Road, London

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