

**58 - 68 Church Street,  
Dagenham, London**

**Archaeological Desk  
Based Assessment**

**DRAFT NOT FOR PLANNING**

Client: BE FIRST

AB Heritage Project No:60559

Date:30/11/2018

## 58 - 68 Church Street, Dagenham, London

### Archaeological Desk Based Assessment

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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Be First to produce an Archaeological Desk Based Assessment covering a proposed development at 58 - 68 Church Street, Dagenham.
- 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 and heritage, where such works are deemed appropriate.

### 1.2 Site Location & Description

- 1.2.1 The site occupies numbers 58 to 68 on the northern side of Church Street in Dagenham, East London; approximate NGR TQ 4983, 8452, and covers an area of c.0.17 hectares (Figure 1).
- 1.2.2 The western part of the site is occupied by three derelict terraced properties, formerly in use as commercial properties, with back garden plots to the rear. The eastern part of the site comprises overgrown vacant land bounded by temporary hoarding fronting onto Church Street. The remaining boundaries are formed by brick walls, wire and / or metal palisade fencing and shrubbery.
- 1.2.3 The area surrounding the site is a mix of commercial and residential properties; commercial properties line Church Elm Lane to the west of the site, while Church Street itself is lined by late 20<sup>th</sup> century blocks of flats with some 19<sup>th</sup> century terraced houses.
- 1.2.4 The Grade II\* Listed Church of St Peter and St Paul [AB 20], is located at the eastern end of Church Street, c. 170m to the east of the site.

### 1.3 Geology & Topography

- 1.3.1 Published geological conditions for the area indicate that the bedrock geology of the site is composed of clay, silt and sand deposits belonging to the London Clay Formation of sedimentary bedrock. This is overlain by superficial deposits of sand and gravel of the Taplow Gravel Member (BGS 2018).
- 1.3.2 Trial pits dug in 2016 revealed that ground conditions were generally consistent with the geological records, also containing Made Ground between 0.10m to 0.56m in thickness underlain by sand of the Taplow Gravel Formation (Site Analytical Services Ltd. 2016).
- 1.3.3 The topography of the site is generally level at 8m aOD (Elevation Finder 2018).

### 1.4 Proposed Development

- 1.4.1 The current option for the proposed development involves the demolition of the three terraced buildings (nos. 64 - 68 Church Street) and their rear garages in the western limits of the site, for the construction of 12 houses arranged in two terraces around a mews courtyard.

Provision of parking is proposed in the north-eastern part of the site accessed from St Giles Avenue.

- 1.4.2 The demolition phase will probably include stripping ground deposits to a depth of c. 500mm across the site, and removal of any footings remaining from previous structures. Foundations are likely to be based on 1.5m strip footings and (S. Loynes; Be First, *pers. comm.*).

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## 2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of cultural heritage 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 or historic building 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 Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (January 2017).
- 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 (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 14483. 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](http://www.heritagegateway.org.uk)) for information from Historic England National Monuments Record, PastScape and other research resources, including the The National Archives;
  - The Historic England website professional pages, including the National Heritage List for England;
  - A site-walk over was undertaken on the 7<sup>th</sup> November 2018;
  - A visit to the Archive and Local Studies Centre at Valance House on 7<sup>th</sup> November 2018;
  - 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 HER;

- Readily accessible information on the site's history from readily available historic maps and photographs held at the Archive and Local Studies Centre;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous 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 cultural heritage 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 & Study Area

- 2.3.1 During consultation, Rebecca Seakins (GLHER Officer; Historic England) agreed with Chloe Smith (Heritage Consultant; AB Heritage) that a 500m study area for the project would provide a suitable amount of data to provide an understanding of the historic background of the site and surrounding area.
- 2.3.2 Email consultation between Adam Single (Archaeological Advisor for North and East London; Historic England) and Chloe Smith (Heritage Consultant; AB Heritage) was undertaken on 13<sup>th</sup> November 2018. Adam Single noted that Church Elm Lane is an old road and, while the site is outside the mapped extent of the settlement, there is potential for roadside activity as well as earlier remains on the gravel geology. He also advised that any additional archaeological works that may be required prior to development could most likely be secured by a planning condition and that no further pre-app works would be required aside from this Desk-Based Assessment.

## 2.4 Methodology of Works

- 2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:

- |                |   |   |
|----------------|---|---|
| • No Potential | - | Clear evidence of past impacts / site sterilisation |
| • Low          | - | Very unlikely to be encountered on site             |
| • Medium       | - | Features may occur / be encountered on site         |
| • High         | - | Remains almost certain to survive on site           |

- 2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

- 2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical



significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	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).
<b>REGIONAL</b>	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.
<b>LOCAL</b>	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.
<b>NEGLIGIBLE</b>	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.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.4 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.
- 2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 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
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable 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.
<b>UNCERTAIN</b>	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
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

**Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate**

## 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 Be First, 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 2018) 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.

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### **3. PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Introduction**

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including 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 Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled 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 Digital, 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 (revised) NPPF, 2018, 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.
- 3.3.5 Paragraph 194 states that ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 195 & 196 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### **3.4 London Plan**

#### *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.

### **3.5 Barking & Dagenham Development Plan**

- 3.5.1 The Development Plan is used when assessing planning applications. It consists of a series of documents which are used to plan strategically across the borough:

- The London Plan (2016), relevant policy outlined above; and
- The Barking and Dagenham Local Plan (formally known as the Local Development Framework), which consists of a series of documents called Development Plan Documents (DPDs), including the Core Strategy (DPD).

### 3.6 Core Strategy (Adopted 2010)

#### POLICY CP2: PROTECTING AND PROMOTING OUR HISTORIC ENVIRONMENT

- 3.6.1 Barking and Dagenham has a rich local history. Signs of our fishing, maritime and industrial heritage can still be seen for example at Barking Town Quay, the Ford works in Dagenham, and the Malthouse and Granary buildings on Abbey Road. The Becontree Estate, the Curfew Tower and remains of Barking and Abbey, Eastbury Manor House, Valence House and Dagenham Village are also important symbols of our past.
- 3.6.2 However, compared to many other areas the Borough has relatively few protected historic environment assets such as listed buildings and conservations areas. With this in mind the Council will take particular care to:
- Protect and wherever possible enhance our historic environment.
  - Promote understanding of and respect for our local context.
  - Reinforce local distinctiveness.
  - Require development proposals and regeneration initiatives to be of a high quality that respects and reflects our historic context and assets.

## 4. CULTURAL HERITAGE RESOURCE BASELINE

### 4.1 Known Cultural Heritage Assets

#### Within the Proposed Development Site

- 4.1.1 The site is located within Dagenham Village Archaeological Priority Area (APA) [AB 47], which is a Tier 2 APA, defined by Historic England as 'a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest' (Historic England 2016).
- 4.1.2 Ordnance Survey mapping of 1895 - 7 (Section 4.3; Plate 4) shows the site of a smithy at the western boundary of the site, which may have extended into the western boundary of the proposed development site.

#### Within the Study Area

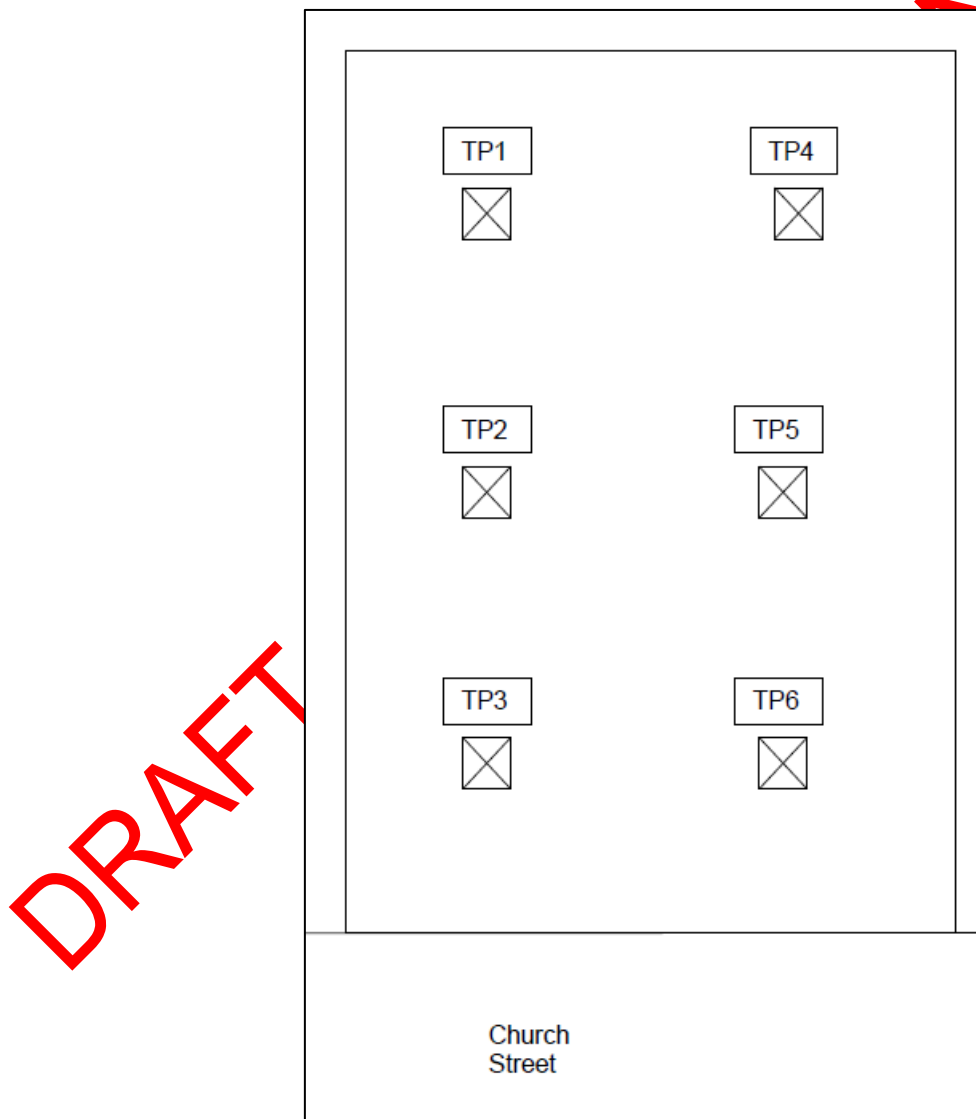
- 4.1.3 Dagenham Village Conservation Area [AB 50] is located c. 65m to the east of the site. The area was designated in 1995 due to its early medieval origins and historical associations. The Conservation Area appraisal notes that *'the premises on the northern side of Church Street are a mixture of shops including a general store, newsagents, and some vacant premises. The shops are in a two storey Victorian terrace and contribute to the setting of the conservation area being older style properties but could be improved to further enhance it.'* (Barking & Dagenham Council 2009a). While this does not include those buildings within the proposed development site (which are of 20<sup>th</sup> century date) but refers to the earlier buildings further to the east (*within* the Conservation Area), which but may be a relevant consideration in terms of their contribution to the character of the wider area (See Section 5.4.2).
- 4.1.4 There are three Listed Buildings within the 500m study area, comprising:
- Church of St Peter and St Paul [AB 20] (Grade II\*), c. 170m to the east of the site;
  - Cross Keys Inn (Grade II), c. 150m to the east of the site; and
  - The Vicarage (Grade II), c. 210m to the north-east of the site.
- 4.1.5 There are two additional Archaeological Priority Areas within the wider study area. These comprise Beam Valley Country Park [AB 48] and Old Dagenham Park [AB 49].
- 4.1.6 Previously recorded archaeological remains within the study area include: prehistoric features [AB 1, 2 & 4], evidence of Medieval settlement [AB 5 - 17] and post-medieval activity [AB 23 - 30]. The closest to the site or most relevant of these are discussed below.

### 4.2 Previous Works in the Study Area

- 4.2.1 Ground investigations comprising six hand-dug trial pits to a depth of 1m were undertaken within the eastern part of the proposed development site in 2016. The location of these trial pits is shown in Plate 1.
- 4.2.2 Made Ground was recorded across the area to a depth of between 0.10m to 0.56m in thickness, underlain by sand of the Taplow Gravel Formation. Concrete slab to a depth of

0.10m was recorded in TP2 in the centre of the proposed development site, to the north this slab was underlain by an additional 0.10m of brown sandy silty clay with fragments of brick in TP1.

- 4.2.3 Tarmac was recorded to a depth of 0.20m overlying an additional 0.17m of dark brown silty sand with fragments of brick in TP3 in the central / southern area of the proposed development site.
- 4.2.4 The deepest extent of Made Ground, comprising dark brown gravelly clayey silty sand with fragments of brick and concrete rubble was recorded in TP5, on the eastern side of the proposed development site. Contamination testing revealed that the north-eastern part of the site would likely require some form of remediation prior to development, depending upon the final development design (Site Analytical Services Ltd. 2016).



**Plate 1. Test Pit Location Plan, showing eastern part of proposed development site only (Site Analytical Services Ltd. 2016)**



- 4.2.5 No previous archaeological investigations are recorded within the boundary of the proposed development site.
- 4.2.6 Previous archaeological work has been conducted at a site on Church Street, c.110m to the east of the proposed development site. These works comprised the excavation of six evaluation trenches in 1998. Archaeological features recorded included a prehistoric ditch [AB 1] containing a single sherd of Bronze Age pottery; a number of medieval quarry pits [AB 9], boundary ditch and the remains of the rear yards (gravel surfaces and postholes) [AB 10] associated with medieval buildings fronting onto Church Street; a 17<sup>th</sup> century brick building with 19<sup>th</sup> century additions [AB 25]; two post-medieval walls and an 18<sup>th</sup> century boundary ditch [AB 26] (MoLA 2000).
- 4.2.7 Excavations at 2-16 Church Street, c.140m to the east of the proposed development site, in 1976 revealed evidence of occupation from the 13<sup>th</sup> century; a 14<sup>th</sup> century timber house [AB 16] (surveyed prior to demolition); industrial activity probably associated with a wheelwright in the 14<sup>th</sup> and 15<sup>th</sup> centuries [AB 15]; and a 16<sup>th</sup> century brick working floor superseded by an 18<sup>th</sup> century timber framed house [AB 23] (GLHER).

#### 4.3 Palaeoenvironmental Evidence

- 4.3.1 The potential for the survival of palaeoenvironmental remains is not explicitly mentioned in the description of Dagenham Village Archaeological Priority Area GLHER entry (GLHER).

#### 4.4 Archaeology & History Background

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

- 4.4.1 A Bronze Age ditch and associated pottery [AB 1] has been recorded in Church Street, c. 110m to the east of the site.
- 4.4.2 Archaeological investigations at Dagenham School, c. 500m to the south-west of the proposed development site, uncovered evidence of a Late Bronze Age to Early Iron Age buried landscape [AB 2], thought to be associated with Late Bronze Age to Early Iron Age salt production. Numerous sherds of Late Bronze Age and Early Iron age pottery were recorded and a probable Late Bronze Age to Early Iron Age ditched enclosure was found at the western edge of the site.
- 4.4.3 A small pit containing two sherds of Late Bronze Age to Early Iron Age pottery [AB 4] was found at Blackbourne Road, c. 500m to the north-west of the site.

##### The Roman Period (c. AD 43 – AD 410)

- 4.4.4 There is no recorded evidence of Roman activity within the 500m study area.
- 4.4.5 Beyond the study area, evidence of Roman activity has been found across the borough in Barking, Marks Warren, along the Ripple Road and just south of Dagenham. Evidence in most of the borough tends to be of rural settlement and cremation burials, with settlements at Marks Warren, and to the south of Dagenham (Historic England 2016).

The Medieval Period (AD 410 – AD 1536)

- 4.4.6 The Dagenham Village Archaeological Priority Area (APA) appraisal cites the village of Dagenham [AB 3] as one of the earliest documented Saxon settlements in Essex:

*'Although it is not listed in the Domesday Book, its name indicates a Saxon origin. Dagenham derives its name from Deccanhamm ('Daecca's home') and is first recorded in charter from 687 AD.'*

- 4.4.7 The Dagenham Village APA states that:

*'As Dagenham remained relatively undeveloped until the 20<sup>th</sup> century, and has consequently had relatively few phases of development, there is the potential for archaeological deposits which could enhance our knowledge of villages of Saxon origin in the Thames' (Historic England 2016).*

- 4.4.8 However, to date, no archaeological evidence from this early Medieval period has been recovered from the village, but the potential for the retrieval of such remains must be considered.
- 4.4.9 The medieval village formed a linear settlement surrounded by agricultural land and common fields focussed along Crown Street and around St Peter and St Paul's Church [AB 20], which lies c. 170m to the east of the site. Throughout the medieval period the manors within Dagenham parish were all free tenements of the manor of Barking, and there was no capital manor of Dagenham (Historic England 2016). The existence of the Manor of Gallance is recorded in documentary sources from 1412, and a later manor house [AB 17] is recorded 'to the east of Broad Street, c. 500m to the south-west of the site, which is thought to have had a medieval predecessor.
- 4.4.10 St Peter and St Paul's Church [AB 20], c. 170m to the east of the site, is the oldest surviving building in Dagenham. It is thought to have been the site of a church from at least the 11<sup>th</sup> century, although all that remain of the medieval building are the 13<sup>th</sup> century chancel and 15<sup>th</sup> century north chapel. A medieval inhumation [AB 7] was uncovered during works to the nave in the 19<sup>th</sup> century. The churchyard [AB 13 & 14] dates back to the early 13<sup>th</sup> century and was in use for 800 years (GLHER).
- 4.4.11 The Grade II Listed Cross Keys public house [AB 21], c. 150m to the east of the site, comprises a 15<sup>th</sup> century timber framed hall house over two stories with gabled jettied cross wings. It was built as a one storey domestic residence with a second floor was added at a later date. It was converted into a public house in the late 17<sup>th</sup> century and has remained as such until the present day.
- 4.4.12 Archaeological evidence of medieval occupation has been recorded during excavations at 2-16 Church Street [AB 6, 12, 15 & 16], c. 140m to the east of the site, including an area of industrial activity immediately adjacent to a 14<sup>th</sup> century timber framed house [AB 12]. A circular brick plinth found adjacent to the pits suggests that wheel making took place on the site. It is suggested that the house was occupied by a wheelwright who established his workshop as near as possible. Several pits & hearths [AB 15] were excavated & found to

contain coal & iron slag and rubbish pits [AB 6] containing 13<sup>th</sup> century pottery were also recorded. A house [AB 16] was built over this workshop in the 16<sup>th</sup> century.

The Post Medieval Period (AD 1537 – AD 1900)

- 4.4.13 Cartographic sources indicate that by the 17<sup>th</sup> century the proposed development site was located within the rural glebe lands on the periphery of the historic settlement.
- 4.4.14 The 1653 map of Dagenham indicates that the houses were concentrated along the two main roads, forming a T shape, with the majority of the houses constructed on the north side of Crown Street. The modern Church Street and Crown Street running east to west and Rainham Road South running north to south approximately follow the trajectory of these historical roads. The proposed development site is located in a large field named Great Busfield, with the houses indicated to the east. By 1670, Dagenham consisted of 150 houses (ibid.).

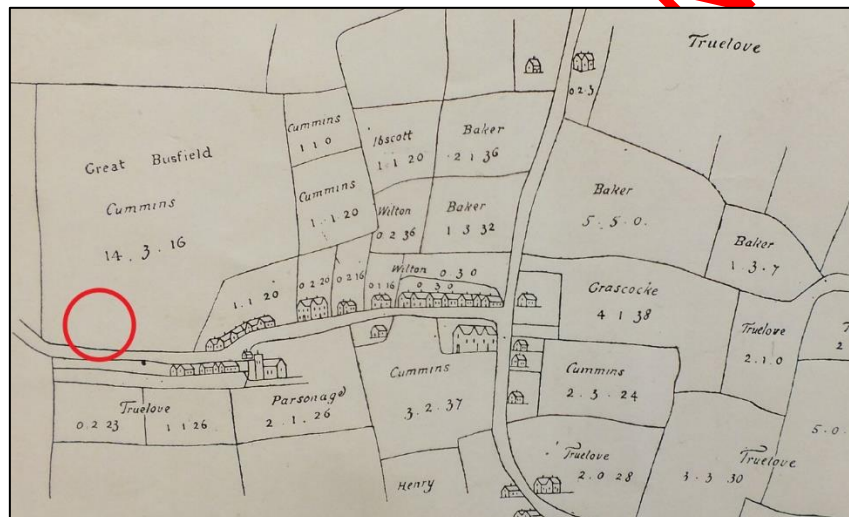


Plate 2. Dagenham from the Map of Barking Manor made in 1653 for Thomas Fanshawe Esq.

- 4.4.15 The Tithe Map, surveyed in 1844, records that the proposed development site is within vicarial glebe lands, owned by the church and each strip being occupied by a different tenant. No buildings or features are illustrated within the proposed development site. The map also shows that the development of the village has spread westwards along the southern side of Church Street. No significant changes are shown within the proposed development site on the First Edition Ordnance Survey map of 1866, which indicates the continuation of the area as glebe lands.

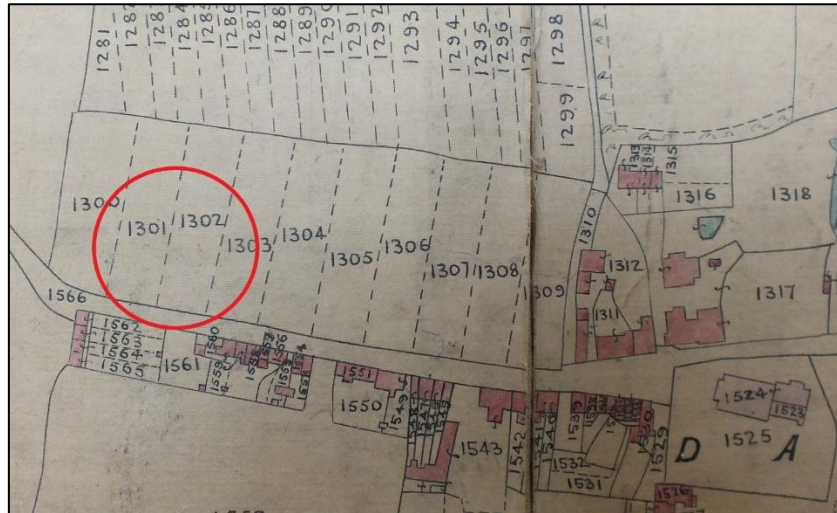


Plate 3. Dagenham Tithe Map, 1844

- 4.4.16 Dagenham remained as a rural village until the early 20th century, with the population steadily increasing from 1,057 in 1801 to 4,324 in 1891 (Historic England 2016).
- 4.4.17 The Ordnance Survey Map of 1895 - 7 reflects the expansion in population, with new streets laid out and lined with terraced housing, including the western side of Station Road (now Exeter Road), which was formerly within the area of glebe lands. The majority of the proposed development site remains undeveloped, and the narrow strip plots fronting onto Church Street have been amalgamated into two larger plots. The smaller plot is occupied by a cluster of buildings marked as a smithy, which is shown at the western boundary of the proposed development site and a well is also indicated in the proximity of this this boundary. One of these structures may extend partially into the western limit of the site.



Plate 4. Ordnance Survey 1895 - 7



The Modern Period (AD 1901 – present)

- 4.4.18 The Ordnance Survey Map of 1915 - 20, shows a row of terraced housing has been built fronting onto the northern side of Church Street, three of which are located within the eastern part of the site. In the eastern part of the site is a long rectangular structure (marked on later mapping as 'works'). The southern part of Glebe Road has been laid out to the east of the site and is lined with terraced houses. Terraced housing is also shown fronting the southern side of Church Street.

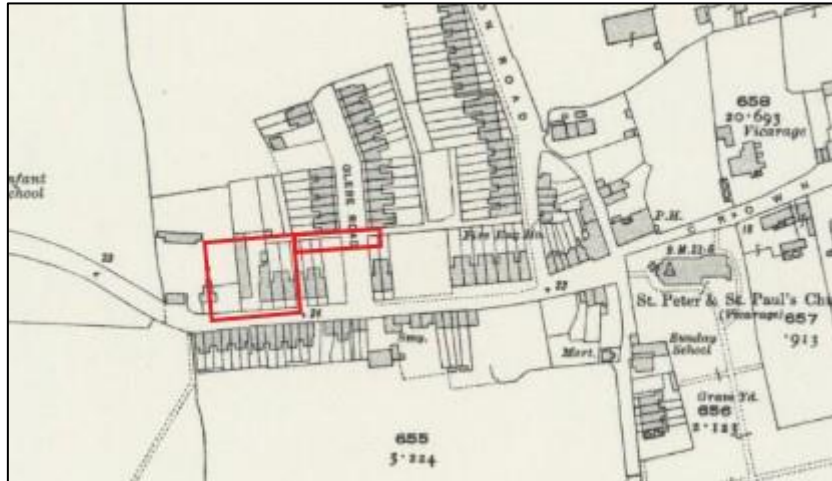


Plate 5. Ordnance Survey Map, 1915-20

- 4.4.19 The population expanded rapidly in the early 1920s with a population of 9,127 and became increasingly urbanised with the construction of the Becontree Estate nearby (Historic England 2016).
- 4.4.20 By 1939 - 46, the Ordnance Survey shows the smithy at the western boundary has been cleared and replaced with terraced housing which continues westwards from Church Street along Church Elm Lane. Three of these houses are within the western part of the site. Houses have also been built in the eastern extension of the site on Glebe Road.



Plate 6. Ordnance Survey Map, 1939 - 46

- 4.4.21 During the Second World War, the borough of Barking and Dagenham was significantly affected during the German bombing raids over London. Some 1,297 properties had to be demolished as a result of bombing and a further 12,743 properties were badly damaged across Barking and Dagenham. A bomb map of the borough was produced by A. E. Strickland, the Borough Engineer and Surveyor, to record the location and types of missiles which fell (Valence House 2018). This records that an A.A shell exploded in the vicinity of the proposed development site, along with an unexploded A.A shell.
- 4.4.22 Anti-tank blocks **[AB 37 - 38]** at 54 Crown Street and on the forecourt of 50 Crown Street, c. 160m to the east of the proposed development site were recorded as part of the Defence of Britain project.
- 4.4.23 The character of the village changed dramatically in the 1960s and 1970s when Crown Street, the main street of the village was largely destroyed in preparation for the building of the Ibscott Estate, c. 270m to the north-east, and the traffic was re-routed via the newly constructed Siviter Street which acted as a by-pass for the village (Barking & Dagenham 2009a).
- 4.4.24 The Ordnance Survey Maps of 1961 and 1974 chart the 'modernisation' of the village of Dagenham. By 1974, Glebe Road, at the eastern limit of the site, has been cut-off and the older style terraced housing cleared for the development of blocks of flats along Salisbury Road, which has been extended eastwards to meet Exeter Road. Several outbuildings / garages have been built in the rear gardens of the houses.

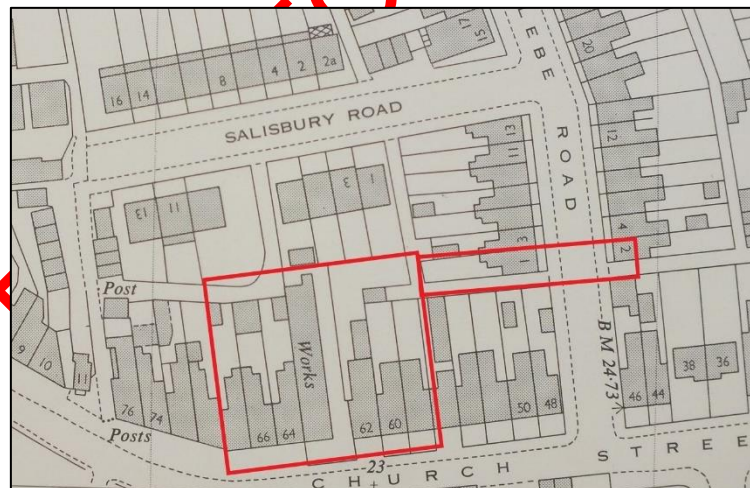


Plate 7. Ordnance Survey, 1961

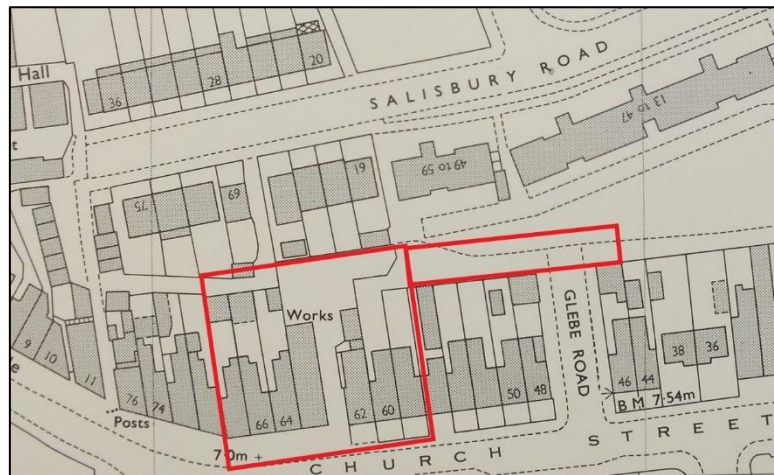


Plate 8. Ordnance Survey Map, 1974

- 4.4.25 The eastern part of the site was subject to a phase of demolition sometime between 2003 - 2005 (Google Earth Pro 2018) and is now secured behind hoarding (see Section 4.5, below).

#### 4.5 Site Visit

- 4.5.1 A site visit was undertaken by Chloe Smith on the 7<sup>th</sup> November 2018. 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.
- 4.5.2 The eastern part of the site is currently a vacant plot of land, which has become very overgrown. Access across this area was restricted due to vegetation but it was noted that some areas of ground were covered by concrete slab (supported by previous ground investigations within the site; see Section 4.2, above). Some structural remains including part of a possible garage structure and some concrete fence posts remain within this area but no features of archaeological or heritage interest were identified.



Photo 1. View of eastern part of the site from southern boundary, looking north-west





**Photo 2. Eastern part of site from southern boundary, looking north-east**

- 4.5.3 The eastern extension of the site, leading eastwards from the north-eastern corner of the site to Glebe Road occupies a parcel of land between the rear of the houses fronting onto Church Street and the rear of the properties fronting onto Salisbury Road. There is a paved path, and the rest of the ground is covered by grass. There is currently a metal palisade fence dividing this area.



**Photo 3. Eastern extension of site, looking west**

- 4.5.4 From here, an informal grassed pathway leads between two properties fronting onto Salisbury Road, forming the northern extension of the site.





**Photo 4. Northern extension of site, looking north**

- 4.5.5 The western part of the site is occupied by a terrace of three buildings at nos. 64 - 68 Church Street, which appear to have been unoccupied for a considerable amount of time. These two-storey structures are built of red brick with tiled roofs and shop fronts at ground floor level. Each building has two first floor windows on the front façade facing onto Church Street, which are not original (except possibly no. 64) and are different on each building. The shop fronts at ground level are covered by security shutters (no 64) and grills (no 66 & 68).



**Photo 5. Nos. 64-68 Church Street, looking north**

- 4.5.6 A visual inspection was made of the interior of no. 66 to gain an understanding of the potential for the survival of features historical / architectural interest, since nos. 64 & 68 were of unknown structural safety.
- 4.5.7 The ground floor of no. 66 comprises a large open room to the front, with a smaller room to the rear and a kitchen and bathroom at the back. The front room was previously used as commercial premises and has no visible historic features, although the chimney was boxed in at the time of site visit so may conceal a fireplace. Similarly, the room to the rear had no

surviving features of interest. The kitchen retains an original metal-framed casement window but no other features of interest, while the WC facilities are housed in a later brick-built extension to the building.



Photo 6. Ground floor, front room of no. 66

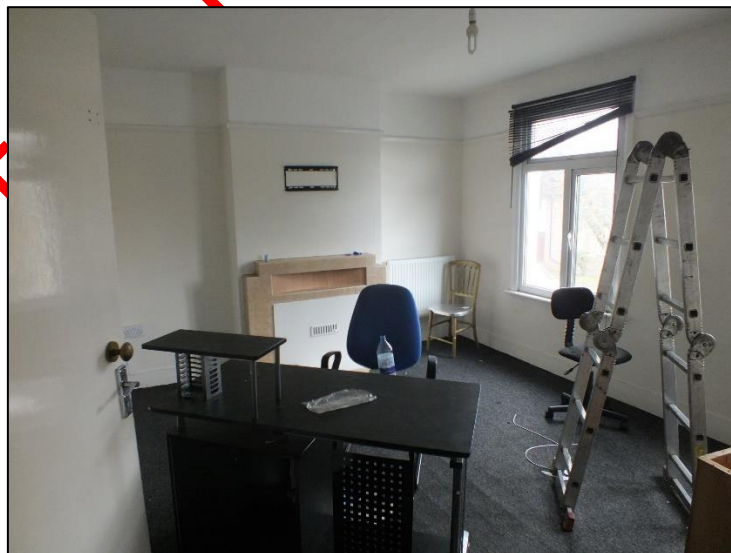


Photo 7. Ground floor, rear room of no. 66



**Photo 8. Metal casement window in rear kitchen of no. 66**

- 4.5.8 The first floor was divided into three rooms plus a small bathroom, which retained an original metal casement window. The front bedroom retained a picture rail but had a replacement tiled fireplace (probably of mid-20<sup>th</sup> century date) and plain modern skirting boards.
- 4.5.9 The middle and rear bedrooms retained fireplaces, which appeared to be original but had modern skirting boards and no picture rails. The windows in all rooms were modern replacement windows inserted into older frames, which appeared to have been repaired or changed as they were not uniform throughout and some were missing sills. None of the doors upstairs were original. The banister on the stairs was also a replacement as shown by the holes for the previous vertical balusters visible on the landing floor.



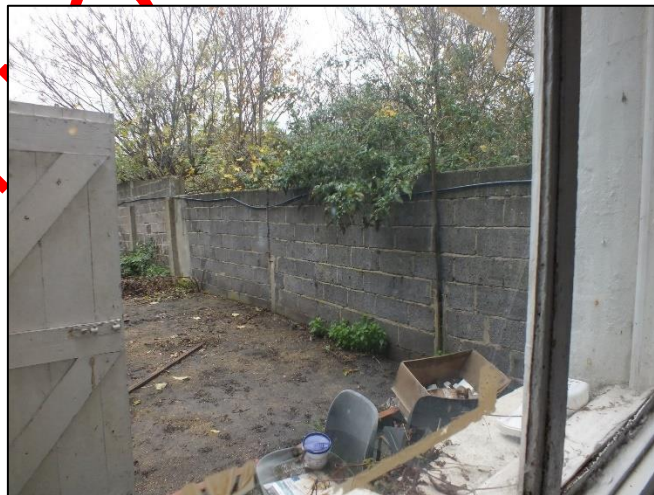
**Photo 9. Front bedroom of No. 66 showing surviving picture rail and replacement fireplace**





**Photo 10. Middle bedroom of no.66 showing original fireplace**

- 4.5.10 Physical access into the rear gardens was not possible during the site visit; however, views from the window indicate that the gardens of 64 & 66 are divided by a breeze block wall and that nos. 64 & 68 are overgrown with vegetation. No archaeological features were noted but areas of previous impact include former garages at the northern end of the gardens (now demolished).



**Photo 11. Rear Garden of no. 66**

## 5. CULTURAL HERITAGE POTENTIAL & MITIGATION

### 5.1 Known Cultural Heritage Resource

- 5.1.1 There are three buildings within the site boundary, constructed at some time between 1915 and 1939. These reflect the historical street pattern prior to the revision of the layout of the village in the 1960s and 70s (e.g. prior to the construction of Siviter Way); however, the buildings themselves are not particularly well-preserved and are considered to be of negligible interest from a heritage perspective. They are not considered further.
- 5.1.2 Although the site lies within an area of archaeological potential as indicated by the Dagenham Village Archaeological Priority Area (APA) [AB 47], there are no known archaeological remains within the site boundary, and none were suggested in the results of geotechnical investigations on the site (Site Analytical Services Ltd. 2016). These investigations were, however, not monitored archaeologically.
- 5.1.3 The site of a smithy, identified on the Ordnance Survey map of 1895 - 7, appears to extend into the western boundary of the site. As late post-medieval industrial remains, these deposits are likely to be considered of Local Heritage Importance.

### 5.2 Past Impact Within the Site Boundary

- 5.2.1 A review of historic mapping shows that the site was within rural glebe lands from at least the mid-17<sup>th</sup> century until the late 19<sup>th</sup> century. As such the main impact within the site has been construction works associated with the late 19<sup>th</sup> or early 20<sup>th</sup> century terraced housing.
- 5.2.2 These houses are not thought to have had basements. Their impact will be limited to foundations and below ground drainage and other services.
- 5.2.3 Ground investigations within the eastern part of the site (Site Analytical Services Ltd. 2016) exposed modern deposits directly above the natural geology suggesting that to some degree potential earlier deposits in this location had been truncated.
- 5.2.4 The northern part of the site has been occupied by the rear gardens associated with the terraced houses and has been subject to the construction and demolition of various outbuildings - most likely garages, which generally have shallow or slab foundations with little potential below ground impact.
- 5.2.5 Overall, the main area of impact appears to be in the south of the site, within the footprint of the 20<sup>th</sup> century terrace where some truncation of deposits is likely to have occurred as a result of their construction.

### 5.3 Potential Archaeological Resource

- 5.3.1 Although there are no known archaeological remains within the site boundary, the site is located within Dagenham Village Archaeological Priority Area (APA) [AB 47] which is significant for its documented origin as a Saxon Village.
- 5.3.2 The core of this settlement was focussed along Crown Street and around St Peter and St Paul's Church [AB 20], which lies c. 170m to the east of the site. Cartographic sources

indicate that the proposed development site was located within the rural glebe lands on the periphery of the historic settlement by the time of the 17th century. Medieval remains in this area are likely, therefore, to relate to agricultural activity (field boundaries etc.), which may be considered of Local Importance.

- 5.3.3 Remains associated with the site of a smithy, identified on the Ordnance Survey map of 1895 - 7, may survive close to the western boundary of the site. As late post-medieval industrial remains should these deposits survive, they are likely to be considered of Local Importance.
- 5.3.4 The site has been subject to a varying degree of impact across the site from construction associated with late 19<sup>th</sup> century and early 20<sup>th</sup> century houses. However, there is a potential for below ground deposits to survive, outside and below the areas of previous impact, although such remains may be truncated.
- 5.3.5 Overall, there is considered to be a:
- Medium potential for the recovery of Medieval remains within the proposed development site. Due to the peripheral location of the site at the edge of the historic settlement, such remains are likely to relate to agricultural activity (field boundaries, ditches etc.), which may be considered of Local Importance (in line with table 1).
  - Low - Medium potential for the recovery of Post-medieval remains, including evidence relating to the smithy and the well which may extend into the western boundary of the site, and / or agricultural activity in the eastern part of the site. Such remains are likely to be considered of Local Importance, depending on the nature and extent of surviving remains (in line with table 1).
  - Low potential for the recovery of remains of all other periods.

## 5.4 Predicted Impact of Proposed Development

- 5.4.1 The proposed development consists of the construction of 12 new dwellings on the site and will include the demolition of existing buildings and removal of existing footings, hard standing and made ground layers (S. Loynes; Be First, pers. comm.).
- 5.4.2 While impacts upon any surviving archaeological remains may already have occurred during the construction of the existing buildings on the site, it is possible that features do still survive within the footprint of such buildings and in garden areas. This would mean that the demolition / construction process associated with the development of the new dwellings would be likely to result in impact on below ground archaeology should it be present.
- 5.4.3 Overall, while the archaeological resource does remain to be qualified, based on the potential for remains to survive it is possible that the proposed development may partially remove any surviving archaeological features within the site boundary, and therefore is perceived to be a Direct Low Adverse Magnitude of Impacts (in line with Table 2). Overall, when compared and contrasted against the potential resource considered to be present on this site, the development would result in a Minor Significance of Effects on any surviving below ground archaeology, were it does survive (in line with Table 3). In NPPF terms this equates to Less Than Substantial Harm.

## 5.5 Outline Recommendations

- 5.5.1 Due to the potential for survival of below ground archaeological remains within the site and the currently unqualified nature of the surviving archaeological resource, it is recommended the stripping of the site be undertaken as an Archaeological Watching Brief.
- 5.5.2 During consultation, Adam Single (Archaeological Advisor for North and East London; Historic England) advised that any additional archaeological works that may be required prior to development could most likely be secured by a planning condition in this case.
- 5.5.3 This approach would be in line with Policy CP2 of the Barking and Dagenham Core Strategy by protecting and enhancing the historic environment by preserving by record any remains encountered within the site, and to promote the understanding of the local context through archaeological investigation.
- 5.5.4 All recommendations are subject to the approval of the from the Local Planning Archaeologist.

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## 6. REFERENCES

### 6.1 Documentary and Cartographic Sources

Chapman & Andre, A Map of the County of Essex from an actual survey, 1777 (Barking & Dagenham Archives)

Dagenham from the Map of Barking Manor made in 1653 for Thomas Fanshawe Esq. in Shawcross, 1904, A History of Dagenham.

Dagenham Bomb Damage Map (Barking & Dagenham Archives)

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MoLA, 2000, Church Lane / Church Street Dagenham: An Archaeological Post-Excavation Assessment and Updated Project Design (Unpublished report; August 2000)

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Ordnance Survey 1895-7, 1915-50, 1939-46 (National Library of Scotland: <https://maps.nls.uk/os/>)

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Ordnance Survey Map sheet TQ 48 SE, 1974 (Barking & Dagenham Archives)

### 6.2 Online Sources

Ancient Monuments and Archaeological Areas Act 1979  
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**Appendices**

## Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the Greater London HER, and other sources within the 500m study area.

### Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

MLO – GLHER monument prefix

APA - Archaeological Priority Area

AB NO	PERIOD	TYPE	NAME	STATUS	REFERENCE
1	BRONZE AGE	DITCH	CHURCH ST RM10		MLO75013
2	MIDDLE BRONZE AGE TO EARLY IRON AGE	DITCH; POST HOLE; PIT; RUBBISH PIT; ENCLOSURE; BURIED LAND SURFACE; GULLY; DRAINAGE DITCH; SALT WORKS; BOUNDARY DITCH	SCHOOL ROAD (DAGENHAM PRIORY COMPREHENSIVE SCHOOL), DAGENHAM, BARKING AND DAGENHAM {LATE BRONZE AGE TO EARLY IRON AGE FEATURES}		MLO98232
3	EARLY MEDIEVAL/DARK AGE	SETTLEMENT			MLO24813
4	LATE BRONZE AGE TO EARLY IRON AGE	PIT	BLACKBORNE ROAD, DAGENHAM		MLO77909
5	MEDIEVAL	HOUSE	CROWN ST JUNCTION BULL LA		MLO20164
6	MEDIEVAL	RUBBISH PIT; PIT	2-16 CHURCH ST		MLO25175
7	MEDIEVAL	INHUMATION	CROWN ST		MLO35468

8	MEDIEVAL	FONT	CROWN ST		MLO35531
9	MEDIEVAL	QUARRY	CHURCH ST RM10		MLO75014
10	MEDIEVAL	SURFACE; POST HOLE; YARD	CHURCH ST RM10		MLO75015
11	MEDIEVAL	DITCH; CULTIVATION SOIL	CROWN STREET [FERRY HOUSE], DAGENHAM {MEDIEVAL DITCHES}		MLO59889
12	MEDIEVAL TO MODERN	HOUSE; TIMBER FRAMED HOUSE	CHURCH STREET (NOS.2-16), DAGENHAM {SITE OF FORMER TIMBER FRAMED BUILDING}		MLO24110
13	MEDIEVAL TO MODERN	CHURCHYARD; WAR MEMORIAL; NATURE RESERVE; GRAVE SLAB; GRAVESTONE; CHEST TOMB	CHURCH LANE, [ST PETER AND ST PAUL'S CHURCHYARD], DAGENHAM, RM10 9YX {THIRTEENTH CENTURY CHURCHYARD NOW MAINTAINED FOR WILDLIFE}		MLO106977
14	MEDIEVAL TO MODERN	CHURCHYARD	CHURCH LANE [ST PETER AND ST PAUL'S CHURCHYARD] DAGENHAM, BARKING & DAGENHAM, RM10 9YX {MEDIEVAL CHURCHYARD}		MLO38427
15	MEDIEVAL TO POST MEDIEVAL	WORKSHOP; HEARTH; PIT; PIT; HEARTH; WORKSHOP	2-16 CHURCH ST		MLO24111
16	MEDIEVAL TO POST MEDIEVAL	HOUSE; HOUSE	2-16 CHURCH ST		MLO24112
17	MEDIEVAL TO POST MEDIEVAL	MANOR HOUSE; MANOR HOUSE	BROAD ST EAST SIDE		MLO26325

18	MEDIEVAL TO POST MEDIEVAL	ALTAR	CROWN ST		MLO35466
19	MEDIEVAL TO POST MEDIEVAL	TOMBSTONE; STRUCTURE	CROWN ST		MLO35467
20	MEDIEVAL TO POST MEDIEVAL	CHURCH; STATUE; CHURCH; DATE STONE; NAVE; TOWER; COMMEMORATIVE BRASS	CHURCH OF ST PETER AND ST PAUL, CROWN STREET, DAGENHAM {11TH CENTURY MEDIEVAL CHURCH}	II*	MLO78440; DLO13434
21	MEDIEVAL TO POST MEDIEVAL	TIMBER FRAMED HOUSE; HALL HOUSE; JETTIED HOUSE; CROSS WING HOUSE; CASEMENT WINDOW; ROOF; PUBLIC HOUSE; PANEL	CROSS KEYS INN PUBLIC HOUSE, CROWN STREET, DAGENHAM {15TH CENTURY PUBLIC HOUSE}	II	MLO78425; DLO13419
22	POST MEDIEVAL	DATE STONE; VICARAGE; BUILDING	CROWN STREET, THE OLD VICARAGE, DAGENHAM {MID 17TH CENTURY BUILDING}	II	MLO78426; DLO13420
23	POST MEDIEVAL	HOUSE	2-16 CHURCH ST		MLO24113
24	POST MEDIEVAL	CHAPEL	RAINHAM RD SOUTH		MLO25083
25	POST MEDIEVAL	BUILDING; CELLAR	CHURCH ST RM10		MLO75016
26	POST MEDIEVAL	DITCH	CHURCH ST RM10		MLO75018
27	POST MEDIEVAL	PUBLIC HOUSE	RAINHAM RD SOUTH		MLO8023

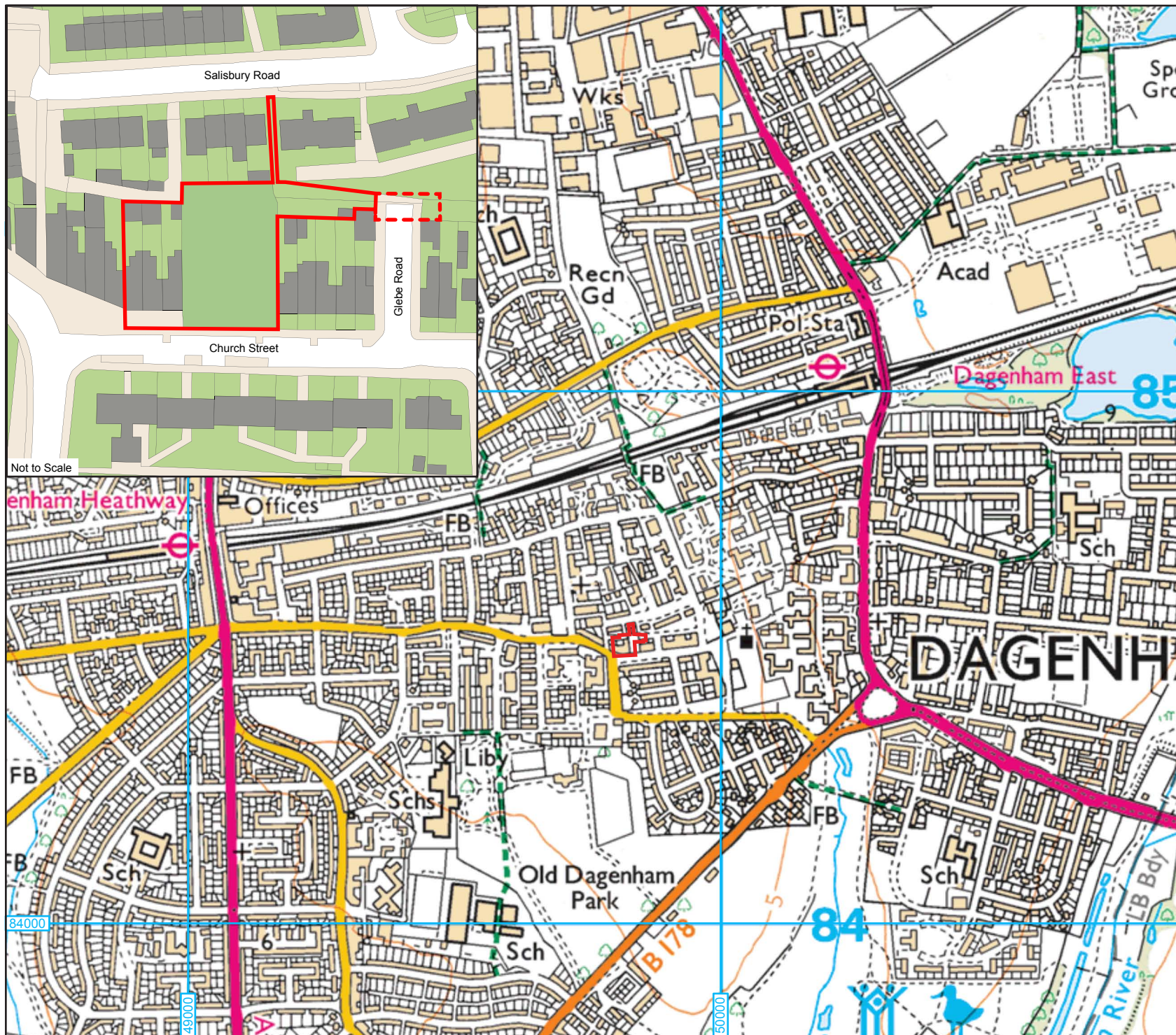
28	POST MEDIEVAL	CHAPEL; MISSION HALL	RAINHAM RD SOUTH		MLO8027
29	POST MEDIEVAL	DITCH; DRAINAGE DITCH?; HEDGE?; POST HOLE; FENCE?; PIT	SCHOOL ROAD [DAGENHAM PARK COMMUNITY SCHOOL], DAGENHAM, BARKING AND DAGENHAM, RM10 {POST MEDIEVAL DITCHES AND ASSOCIATED FEATURES}		MLO103503
30	POST MEDIEVAL	POST HOLE; PIT; RUBBISH PIT	CROWN STREET [FERRY HOUSE], DAGENHAM {POST MEDIEVAL PITS AND POSTHOLE}		MLO59890
31	MODERN	CULVERT; STREAM	SHAFTER ROAD, LAND ADJACENT TO 162-168, DAGENHAM		MLO78366
32	MODERN	PUBLIC PARK; CHILDRENS PLAYGROUND; POOL; DRINKING FOUNTAIN; TREE AVENUE; PATH; PLAYING FIELD; ROSE GARDEN; CHILDRENS PLAYGROUND	PONDFIELD ROAD/READE ROAD, [PONDFIELD PARK], DAGENHAM, BARKING AND DAGENHAM {20TH CENTURY PARK}		MLO102764
33	MODERN	PUBLIC PARK; CHILDRENS PLAYGROUND; POOL; DRINKING FOUNTAIN; TREE AVENUE; PATH; PLAYING FIELD; ROSE GARDEN; CHILDRENS PLAYGROUND	PONDFIELD ROAD/READE ROAD, [PONDFIELD PARK], DAGENHAM, BARKING AND DAGENHAM {20TH CENTURY PARK}		MLO102764

34	MODERN	PUBLIC PARK; CHILDRENS PLAYGROUND; DRINKING FOUNTAIN; BANDSTAND; FLOWER GARDEN; BOWLING GREEN; STADIUM	VICARAGE ROAD/BALLARDS ROAD/SIVITER WAY, [OLD DAGENHAM PARK], DAGENHAM, RM10 {20TH CENTURY PUBLIC PARK}		MLO106943
35	MODERN	PARK; OUTDOOR SWIMMING POOL	BALLARDS ROAD, [THE LEYS], DAGENHAM, RM10 {20TH CENTURY PUBLIC PARK}		MLO106950
36	MODERN	CULVERT; STREAM	SHAFTER ROAD, LAND ADJACENT TO 162-168, DAGENHAM		MLO78366
37	WORLD WAR TWO TO MODERN	ANTI TANK BLOCK	54, CROWN STREET, DAGENHAM.		MLO105622
38	WORLD WAR TWO TO MODERN	ANTI TANK BLOCK	50 [NOW FERRY FREIGHTING], CROWN STREET, DAGENHAM.		MLO105820
39	UNKNOWN	DITCHED ENCLOSURE	OLD PARK		MLO58226
40	UNKNOWN	TRACKWAY	OLD PARK		MLO58232
41	UNKNOWN	RING DITCH	OLD PARK		MLO58243
42	UNKNOWN	TRACKWAY	DAGENHAM OLD PARK		MLO58320
43	UNKNOWN	WATER CHANNEL	BLACKBOURNE RD		MLO62985
44	UNKNOWN	POST HOLE	BLACKBOURNE RD		MLO62988

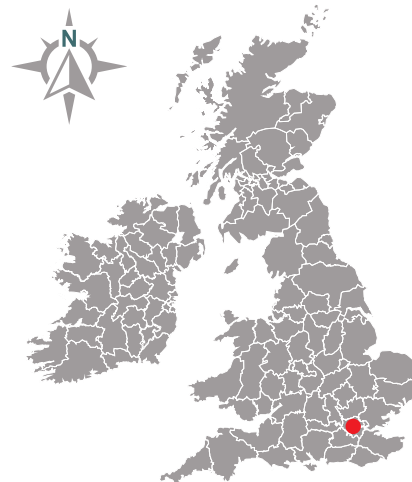
45	UNKNOWN	BEAM SLOT	BLACKBOURNE RD		MLO62989
46	UNKNOWN	PIT	FORMER ALLOTMENTS, BLACKBORNE ROAD, DAGENHAM		MLO77999
47	N/A	ARCHAEOLOGICAL PRIORITY AREA	DAGENHAM VILLAGE	TIER II APA	DLO37889
48	N/A	ARCHAEOLOGICAL PRIORITY AREA	BEAM VALLEY COUNTRY PARK	TIER II APA	DLO37898
49	N/A	ARCHAEOLOGICAL PRIORITY AREA	OLD DAGENHAM PARK	TIER II APA	DLO37899
50	N/A	CONSERVATION AREA	DAGENHAM VILLAGE	CA	

DRAFT NOT FOR PLANNING





Not to Scale



## KEY

Site Boundary

0 500m  
1:10,000

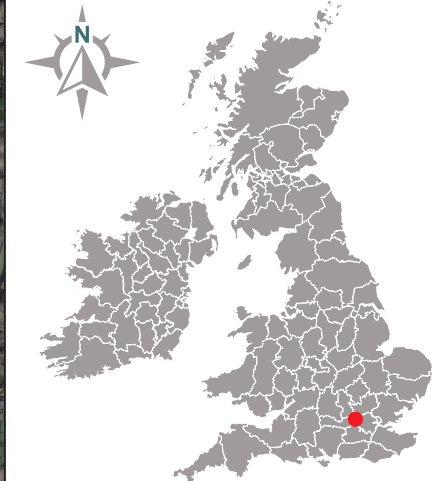
Figure 1: Site Location

Project: 58-68 Church St, Dagenham

Date: 13/11/18

Job No: 60559





### KEY

- Site Boundary
- Search Area (500m)
- Monument point
- ▭ Monument poly
- Historic Building
- ▨ Archaeological Priority Areas
- ▨ Dagenham Village Conservation Area

0 200 m

Figure 2: Cultural Heritage Features Map

Project: 58-59 Church St, Dagenham

Date: 13/11/18

Job No: 60559





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