

**White Hart Road Depot,  
Plumstead**

**Desk-Based  
Assessment &  
Heritage Statement**

**DRAFT NOT FOR PLANNING**

Client: BLAKENEY LEIGH LTD

AB Heritage Project No:60673

Date:20/02/2019

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## White Hart Road Depot, Plumstead

### Archaeological Desk-Based Assessment & Heritage Statement

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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Blakeney Leigh Ltd. to produce a Combined Archaeological Desk-Based Assessment & Heritage Statement covering the proposed development of the Grade II Listed White Hart Road Council Depot and surrounding land in Plumstead. This report will be used to support a planning submission.

### 1.2 Statutory Designations

- 1.2.1 The Council Depot, White Hart Road [NHLE: 1271530] is Grade II Listed and was first designated on 22<sup>nd</sup> December 2000. Sections of the Listing Description are quoted below:

*'Former electricity generating station, subsequently used as a council depot. Designed by Mitchell and Sumner and opened in 1903 as a combined refuse incinerator and electricity generating station, supplying street lighting and domestic interiors. Power generation ceased in 1923, incineration in 1965. Its architecture survives substantially intact, complete with its fine offices, and is a good example of an early power station, while the combined incineration use is novel. Save that the chimney has gone, this is a very well-preserved power station for this early date.'*  
(Historic England 2019).

### 1.3 Site Location & Description

- 1.3.1 The White Hart Road Depot is located on the eastern side of White Hart Road, Plumstead in the London Borough of Greenwich (NGR: TQ 45490 78933).
- 1.3.2 The western boundary is formed by White Hart Road and adjacent builders' yard; the northern boundary is formed by North Road and White Hart Avenue; the southern limit is defined by the railway track and to the west is another construction site. The site is located c. 330m north of the High Street and c. 540m to the east of Plumstead rail station.

### 1.4 Published Geological Conditions

- 1.4.1 Published geological conditions in the area of the proposed development site indicate that the bedrock geology is composed of Thanet Sands, overlain by superficial Alluvial deposits of clay, silt, sand and peat (BGS 2019).
- 1.4.2 This has been proven within the site through geotechnical investigation and deposit modelling (Crossrail 2011a). This is further discussed in Sections 3.2 and 3.3 (below).

### 1.5 Proposed Development

- 1.5.1 Proposals for development are at the feasibility stage at the time of writing (February 2019) and only outline proposals have been put forward. These relate to the redevelopment of the former 'Plumstead Power Station' (White Hart Road Depot) into a business and workspace hub (RBoG 2019). Current ideas include:

- New workspaces;
- Event spaces;
- A market; and
- Food and drink businesses.

1.5.2 These plans would include (at the very least) change of use from industrial to commercial premises and would require internal changes to the Listed Building, as well as landscaping of the site.

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## 2. AIMS & METHODOLOGY

### 2.1 Aims

- 2.1.1 NPPF 189 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

- 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 heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Consultation & Study Area

- 2.2.1 Email consultation was undertaken between Chloe Smith (Heritage Consultant; AB Heritage) and Mark Stevenson (Greater London Archaeological Advisor for South London; Historic England) between 6<sup>th</sup> and 7<sup>th</sup> February 2019.

- 2.2.2 In his response, Mark Stevenson noted that this report should consider:

*'the archaeological works undertaken for Crossrail on land adjacent to the site, as well as the evidence in the Lower Thames Floodplain Crossrail report that includes a series of buried deposit maps that include the site of proposed development. Equally, archaeological evidence from the Juvenile Detention Centre and Belmarsh will also be key in interpreting the potential of the site'.*

### 2.3 Data Collation

- 2.3.1 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) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

- 2.3.2 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, 2018

- 2.3.3 The Greater London Historic Environment Record 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 14681. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 2.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record;
- The Historic England website professional pages, particularly the National Heritage List for England;
- Additional relevant documentary resources available online, including the Crossrail Archaeology Archive; and
- A site visit, which was undertaken on Monday 11<sup>th</sup> February 2019. During the site visit, an inspection of the building was made and principal areas of the building, any significant architectural details, fixtures and fittings were noted and digitally photographed.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the 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.

## **2.4 Assessment of the Cultural Heritage Resource**

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (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).

2.4.2 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; 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 Blakeney Leigh Ltd., 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 (February 2019) 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 The archive and museum collection at the Greenwich Heritage Centre is in the process of moving to a new store. While this is taking place, the collections are inaccessible but the archivist was able to send several photographs and maps. All efforts have been made to gather sufficient data from other sources.

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### 3. CULTURAL HERITAGE RESOURCE BASELINE

#### 3.1 Known Cultural Heritage Assets

##### Within the Proposed Development Site

3.1.1 The following heritage assets have been identified within the boundary of the proposed development site:

- Grade II Listed White Hart Road Depot [AB 21];
- Prehistoric evidence, comprising remains of a wooden structure and heat fractured foreign stone [AB 2]; and
- Palaeo-environmental evidence, including alluvial and peat deposits [AB 4].

##### Within the Study Area

3.1.2 The GLHER records 64 records for monuments and findspots within the 500m radius (see Appendix 2 & Figure 2), along with two Archaeological Priority Areas, neither of which the site of proposed development falls within.

3.1.3 Immediately to the south of the site, the former location of disused small gauge tracks [AB 52] is recorded. Several other non-listed structures in the surrounding area were recorded in advance of Crossrail works at Plumstead Portal (Crossrail 2011b), including the Network Rail electricity sub-station [AB 67].

#### 3.2 Previous Works within the Site

##### Plumstead Portal Detailed Desk-Based Assessment

3.2.1 A Desk-Based Assessment of the site of proposed development was undertaken in 2008, prior to any on-site investigations (see below). This dealt exclusively with archaeological remains and did not include an assessment of the Grade II Listed Depot building [AB 21] (Crossrail 2008).

##### Non-listed Built Heritage (NLBH) assessment and recording, Plumstead Portal, 2011

3.2.2 Recording of the non-listed built heritage (NLBH) at the 'Plumstead Portal, Worksite West and Worksite East' site was undertaken in 2011, including a photographic record of various railway related, non-listed structures of low significance (Crossrail 2011b). Many of these features were demolished during the Crossrail works

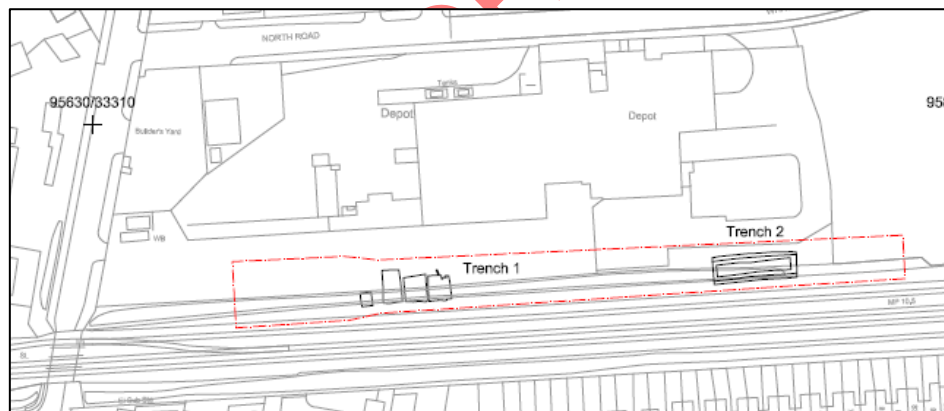
3.2.3 Within the current proposed development site were the surviving sub-surface foundations of the chimney and furnace of the Grade II Listed former Power Station / Depot building [AB 21], along with the lower portions of a cooling tower, which were recorded prior to demolition and removal.

Geoarchaeological deposit model, Plumstead Portal, 2011

- 3.2.4 A geoarchaeological deposit model of the buried sub-surface stratigraphy was undertaken along a transect at the southern site boundary during Crossrail works at 'Plumstead Portal'. A total of 54 sedimentary logs from boreholes, window samples and test pits were included in the deposit model (Crossrail 2011a).
- 3.2.5 The majority of the proposed development site falls within an area categorised as Landscape Zone 2 (LZ2), defined as '*Prehistoric peats and wetland floodplain deposits*' (Plate 2). The eastern edge of the proposed development site falls into Landscape Zone 3 (LZ3) characterised by '*a complex set of deposits infilling a large palaeo-channel feature of Early to mid-Holocene date*'.
- 3.2.6 The report concludes that the sediments in LZ2 have high potential for palaeo-environmental and topographic evidence. Further details are included below (see Section 3.3).

Plumstead Portal Evaluation and Watching Brief, 2014

- 3.2.7 Two evaluation trenches and a watching brief were undertaken in the south of the proposed development site as part of the Crossrail works at 'Plumstead Portal' (Plate 1).
- 3.2.8 Both trenches were excavated to the surface of the floodplain gravels, which marked the baseline for deposits of palaeological/palaeo-environmental interest (Crossrail 2014).



**Plate 1. Trench (black outline) and Watching Brief (red dotted line) Plan**

- 3.2.9 Three postholes were found in Trench 1 and the deposit sequence has been interpreted as representing the seasonal flood deposits of the Thames with evidence for human interaction within the area. The sequence in Trench 2 was also thought to represent the seasonal flood deposits of the Thames, with evidence for human interaction within the area during the prehistoric to early historic period, but this was sealed by a series of late 19<sup>th</sup> / early 20<sup>th</sup> century dumps containing glass and metal fragments.
- 3.2.10 The fieldwork report concluded that relatively full sequences of natural Holocene deposits survive across the site, largely due to the absence of any major development on the site in the late-20th century, and overburden covering the site from the Railway development.

### 3.3 Palaeo-environmental Evidence

3.3.1 Peat deposits were recorded within the proposed development site [AB 1 & 4]. As noted above, the majority of the proposed development site falls within an area categorised as Landscape Zone 2 (LZ2), defined as 'Prehistoric peats and wetland floodplain deposits'. The eastern edge of the proposed development site is on the boundary with Landscape Zone 3 (LZ3) characterised by 'a complex set of deposits infilling a large palaeo-channel feature of Early to mid-Holocene date' (Crossrail 2011a).

The large watercourse (Plate 2) would have been a dominant feature in the prehistoric landscape and provided an important route of access into the wider Thames basin, especially given the close proximity of the valley sides that provided dry areas of ground suitable for occupation and settlement. The peats and organic deposits have the potential to preserve pollen and plant macro fossils, useful for past landscape reconstruction (Crossrail 2011a).

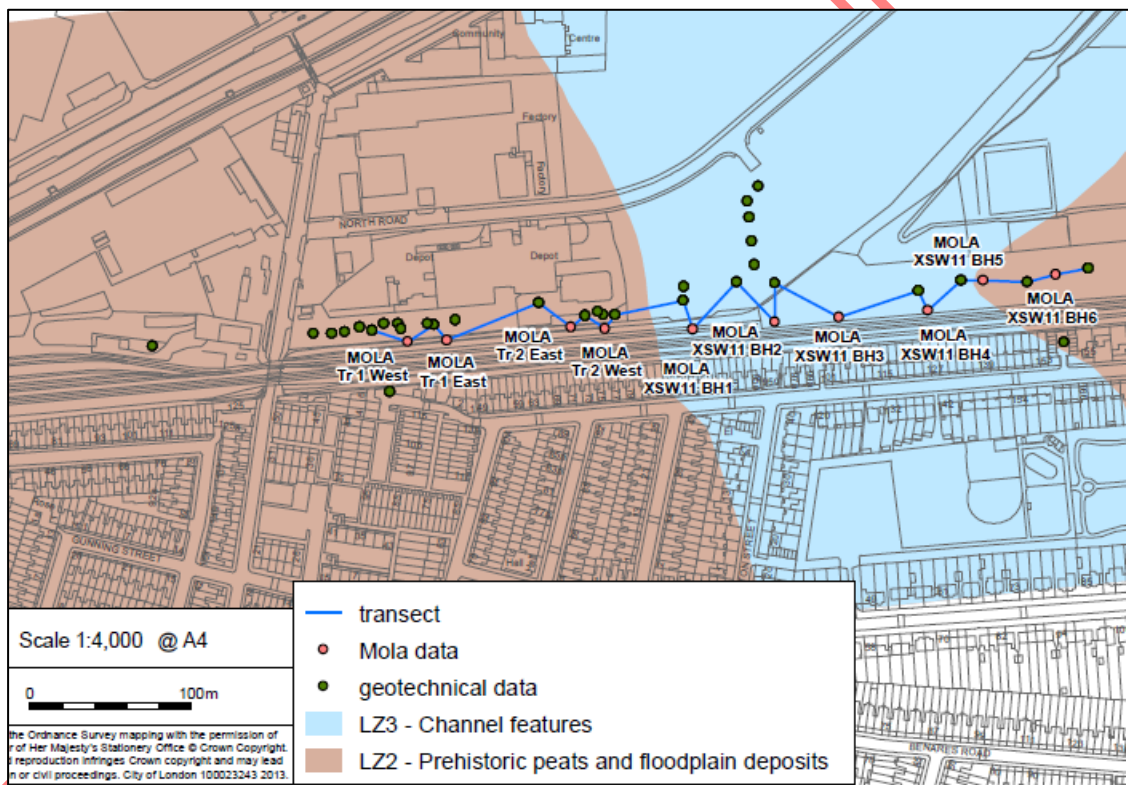


Plate 2. Landscape Zones in the vicinity of the site

### 3.4 Archaeology & History Background

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

3.4.1 Prehistoric remains [AB 1] have been recorded at the southern boundary of the proposed development site. Remains of a preserved wooden structure, thought to represent a temporary platform, was recorded during evaluation works (Crossrail 2014). Analysis of the metal toolmarks suggest a broad date between the early Bronze Age to Iron Age.

- 3.4.2 An early Neolithic possible trackway and associated structure [AB 2] were recorded during archaeological evaluation at Western Way (Belmarsh West), c. 480m to the north-west of the proposed development site. The structure comprised 13 timbers dispersed over an area of around 18m, which may suggest that this was the base of a structure, the rest of which has not survived. If these structures have been correctly identified they have the potential to be some of the earliest structures in London (GLHER).

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

- 3.4.3 A series of findspots [AB 5 - 14] believed to be of Roman origin have been recorded to the south of the study area, generally concentrated around what is now Plumstead High Street. Finds included human remains [AB 12], along with several coins and a key.
- 3.4.4 Plumstead High Street runs approximately parallel to the Roman Watling Street, which is likely to have Iron Age origins. The APA description notes that '*No Roman period settlement evidence has to date been recovered from the High Street area to suggest its origins, but a significant scatter of Roman coins do suggest that the evidence may yet be found*' (GLHER).

*The Medieval Period (AD 410 – AD 1536)*

- 3.4.5 There is no record of Early medieval activity within the study area.
- 3.4.6 Plumstead High Street Archaeological Priority Area is based on the historic ribbon development along the High Street; however, archaeological evidence for medieval activity within the study area is limited to residual finds, including a coin [AB 17] found on Brookdene Road, c. 250m to the south-east of the proposed development site, and a part of a dagger [AB 16] and spur fragments [AB 15 & 18], recorded on Plumstead High Street c. 300m to the south-west of the proposed development site.
- 3.4.7 Medieval fabric has also been recorded within the Grade II\* Church of St Nicholas, just outside the study area c. 520m to the south-east of the proposed development site.

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

- 3.4.8 Eighteenth century mapping (Plate 3) shows that the proposed development site was within the area covered by Plumstead Marshes, which spread north and eastwards. Settlement in the study area at this time was limited to linear development along what is now Plumstead High Street. More dense development is shown at Woolwich, on the southern bank of the Thames, c. 1.2km to the north-west of the proposed development site, which grew due to the dockyards and the Royal Arsenal, which is recorded as a storage facility of ordnance from 1586.





Plate 3. Andrews, Dury & Herbert Map of Kent, 1769

- 3.4.9 Woolwich workhouse [AB 20], c. 490m to the south of the proposed development site was first mentioned in a parliamentary report in 1777.
- 3.4.10 By the mid-19<sup>th</sup> century, the North Kent Railway Line has been constructed with a station in Plumstead, c. 550m to the east of the proposed development site. The 1844 Ordnance Survey Map (Plate 4) shows that, while Woolwich has expanded eastwards to meet Plumstead, the area of the proposed development site remains within the marshes.

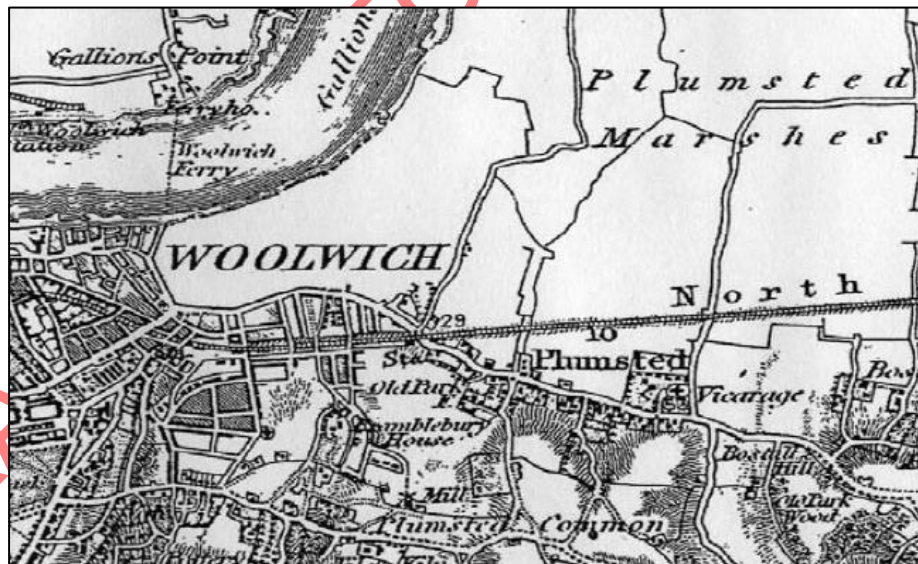


Plate 4. Ordnance Survey Map, 1844

- 3.4.11 The area between Plumstead High Street and the railway lines was gradually infilled with residential housing in the later 19<sup>th</sup> century, as is shown on the Ordnance Survey maps of 1864-7 (Plate 5) and 1894-6 (Plate 6). These maps also show that the land to the north of the railway lines had been divided into smaller plots, with drainage ditches dug along the boundaries to drain the marshland.



Plate 5. Ordnance Survey Map, 1864-7 (NLS 2019)



Plate 6. Ordnance Survey, 1894-6 (NLS 2019)

The Modern Period (AD 1901 – present)

- 3.4.12 Plans began for the combined refuse incinerator and electricity generating station in 1900, as a response to the need for lighting and an economical way to dispose of an increasing volume of waste associated with urbanisation of the area. Before the plant was even opened the need for extension was realised the Electricity Committee of Woolwich Borough Council agreed to a proposal to build in anticipation of future demand in order to save costs (GIHS 2011).
- 3.4.13 The NHLE listing for the depot records that the building was opened in 1903 as a combined refuse incinerator and electricity generating station, supplying street lighting and domestic interiors (Historic England 2019).
- 3.4.14 The Ordnance Survey Map of 1914 is the first map to show the power station (depot) building. The map shows the location of the former cooling tower and chimney (since demolished) to the south of the site, the footings of which were recorded as part of the Crossrail works in 2011. The map also shows part of the building continuing across the centre of the southern

elevation (to the north of the chimney), which has since been demolished and is now recessed. Power generation at the site ceased in 1923 (Historic England 2019).

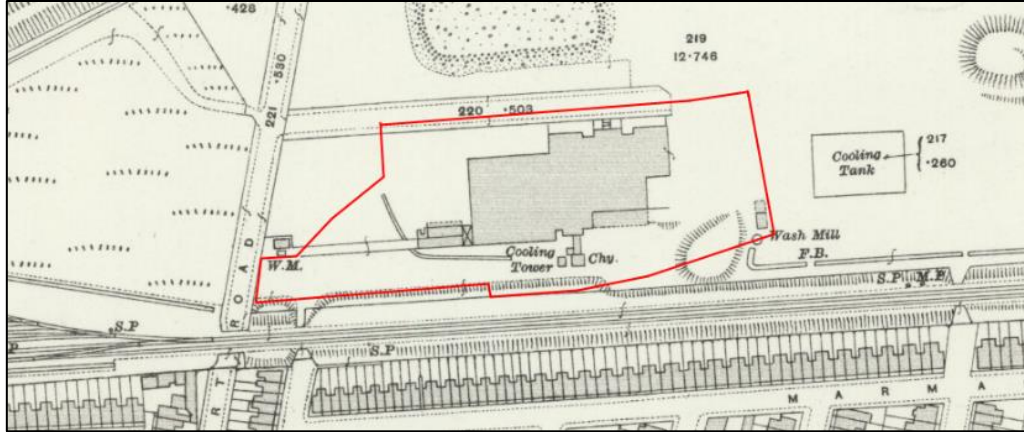


Plate 7. Ordnance Survey Map of 1914 (NLS 2018)

- 3.4.15 A photograph taken c. 1923 shows the building prior to the demolition of the chimney and cooling tower. The southern part of Hall 2 is shown open-sided, and the eastern gable of the generator hall is shown with its original windows (see Section 4.2, below)



Plate 8. Photograph of southern and eastern elevations of power station /depot building [AB 21], c. 1923 (Greenwich Heritage Centre)

- 3.4.16 East London was a regular target during the blitz bombing raids of the 1940s, due to the location of Woolwich Arsenal and the use of the River Thames for navigation by enemy planes. Two air raid shelters [AB 59] were recorded in advance of the Crossrail works at Plumstead Portal, c. 60m to the west and c. 190m to the east of the site.
- 3.4.17 The London County Council Bomb Damage maps from the 1940s (Plate 7) show that a V1 rocket made a direct hit on Hylton Street, c. 190m to the south-east of the proposed development site, leaving several houses totally destroyed (shaded black) and many more

damaged beyond repair (purple). Considerable damage from bombing raids is also recorded along Plumstead High Street. The proposed development site appears to have been unaffected during the bombing raids.



Plate 9. L.C.C. Bomb Damage Map (Royal Arsenal 2019)

- 3.4.18 Incineration continued at the site until 1965 and the building was subsequently used as a council depot (Historic England 2019).
- 3.4.19 The OS plan of 1957-8 (Old-Maps 2019) shows the cooling tower and chimney, although they are no longer marked as such, and the building is simply labelled 'Works'. The part of the building previously shown to the north of the chimney has been demolished and there is now a recess in the southern elevation.
- 3.4.20 A large rectangular building has been added adjacent to the south-eastern corner of the building and a smaller building with rounded front, added adjacent to the north-western corner of the building, linked by a short structure to the northern end of the western façade.
- 3.4.21 By 1970-75, the building is marked as a 'depot' on the OS map. The footprint of the chimney is still shown (but not labelled) but the cooling tower and adjacent linking structure have been removed. Two tanks have been installed- one directly adjacent to the northern elevation of the building at the north-western corner and one to the west of the building in the centre of the open yard area.
- 3.4.22 Many of the structures [AB 24 - 54] of Modern date within the study area relate to the 20<sup>th</sup> century development of the 'Belmarsh West' (former Royal Arsenal East) site, c. 300-500m to the north-west of the proposed development site, which was subject to a programme of Historic Building Recording in 2008.

## 4. HERITAGE REVIEW OF SITE

### 4.1 Site Visit

- 4.1.1 A site visit was undertaken by Chloe Smith (Heritage Consultant; AB Heritage) on the 11<sup>th</sup> February 2019 accompanied by James Chatfield (Senior Estates Property Manager; Crossrail). The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits; an appreciation for the potential survival of below ground archaeological deposits; along with an outline assessment of the Grade II Listed Building and its setting. Photograph locations are illustrated in Figures 3a-c.
- 4.1.2 The site is located immediately to the south of North Road / White Hart Avenue; to the east of White Hart Road, and to the north of the railway tracks. The site is surrounded by hoarding and fencing and the main area is currently being used by Crossrail and Balfour Beatty as a construction site known as 'Plumstead Portal', to facilitate works on the rail lines at the southern boundary of the site. The eastern limit of the site is also within a construction site and the two areas are divided by temporary fencing.
- 4.1.3 As a construction site, the site is mainly occupied by portacabins and is also being used for storage of bulk materials. As a result, some areas of the site were not accessible, and it was not possible to gain visual access to the ground surface over the majority of the site.
- 4.1.4 However, it was noted that the ground level in some parts of the site (e.g. to the east of the depot building) have been built up with made ground (Photo 1). A number of drain covers were noted within the site indicating some truncation related to drainage.



**Photo 1. Made-up ground surface in eastern part of the site (direction: SE)**

- 4.1.5 A cobbled roadway survives in the south of the site (Photo 2 & 3). This was covered over during the main phase of works on the site to protect the surface from damage by heavy vehicles (J. Chatfield; *pers. comm.*).



Photo 2. Western part of site, including cobbled ramp leading into the depot (direction: NE)



Photo 3. Cobbled surface in south of the site (direction E)

## 4.2 Current Condition of White Hart Road Depot

4.2.1 The White Hart Road depot building occupies a large area of the site. It is constructed from red brick with stone dressings and built to a complex plan roughly comprising five halls, a basement level, an access ramp and a management office building.

### Management Offices

4.2.2 In the centre of the northern elevation is the office building, comprising two storeys, attic and basement with five bay frontage and central door in Gibbs surround (Photo 4). External steps provide access to a front door at basement level. This building is flanked by two-bay single-storey side wings, with flat roofs and stone corner decorations. The front of these building is enclosed by iron railings between brick piers.



**Photo 4. Northern elevation (centre): Office frontage**

4.2.3 Internally, the office building has some well-preserved fabric and features, despite suffering from the usual problems of an unoccupied building (such as damp, flooding episodes and weather damage). The NHLE listing describes the interior of the office building as 'elaborate' and makes note of the *'flat balustered timber stair, double doors in timber surround with decorative coloured glazing. Offices with timber doors in eared surrounds, and with fireplaces'* (Historic England 2019).

4.2.4 Features of heritage interest included:

- Original fireplaces;
- Skirting throughout;
- Cornice in most rooms on ground and first floor;
- Dado surviving in some rooms;
- Strong room in the basement, including metal door with multiple bolts, and a secondary metal grill door;
- Front office / reception on ground floor with surviving glazed partition with decorative glazing, and evidence of an enclosed booth on floor and ceiling;
- Original timber doors and surrounds, including remains of painted labels on doors such as *'Private,' 'General Office'* etc.;
- Built-in cupboard;
- Areas of parquet flooring on ground floor; and
- Wooden balusters on basement and ground floor staircases.



**Photo 5. Glazed Partition / reception area**

4.2.5 Modern intrusion and / or damage noted within the office building included:

- Bricked up basement windows;
- Occasional blocked in fireplace;
- Some modern replacement doors;
- Modern toilet facilities on ground floor;
- Damage to locks from forced entry and some replacement door furniture;
- False ceiling and plasterboard walls to small room on first floor;
- Signs of damp (particularly in the basement); and
- Weather damage leading to ceiling collapse

4.2.6 To the west of the main office building is a single storey flat roofed ancillary office (Photo 6). The windows are flattened round stone arches, with glazing similar to those found in Hall 5 on the southern elevation of the complex (see below).

4.2.7 The interior is tiled with glazed brown tiles (Photo 7). Modern intrusions into the room include a false ceiling and subdivisions with stud-walls into office space.





Photo 6. Exterior of ancillary office



Photo 7. Interior of ancillary office

4.2.8 To the west of the main office building is a symmetrical flat-roofed block, but instead of offices, the interior is divided into WC facilities.

Generator Hall

4.2.9 To the rear of the offices is the main generator hall (Photo 8 & 9). This has no window openings in the northern elevation but is broken up by brick piers with stone banding. A single chimney is on the northern side and glazed clerestory runs along the roof ridge.



**Photo 8. Northern elevation, eastern end**

- 4.2.10 The eastern façade is the entrance into the generator hall comprising large round stone arch over double doors in three-bay end walls, with gable window. Stone banding on brick piers. Two inserted rectangular crittel windows are placed on the eastern side of the doorway.



**Photo 9. Eastern elevation, northern side**

- 4.2.11 Internally, the generator hall is decorated with glazed tiles in decorative coloured bands (Photo 10). Walls are articulated by blind arcade and pilasters. Steel truss roof and clerestory running the full length of the ridge.
- 4.2.12 Full-width overhead travelling crane at western end of hall. In some places, a mosaic patterned floor with decorative border survives but in other places it has been replaced / in-filled. Two-storey office insertion of painted brick at north-eastern corner of the hall with crittel windows into hall, corresponding with external crittel windows in the east façade.



**Photo 10. Interior of Generator Hall (direction W)**

- 4.2.13 Below the generator hall is a basement comprising a network of rooms and passages (Photo 11). Large concrete bases survive, thought to be bases for machinery relating to generating electricity along with evidence of hole and in-filled areas that may once have held pipes / wires etc. Lack of lighting in this area prevented further investigation during site visit. Also, in the basement was a pump with manufactured by 'Joseph Evans & Sons (Wolverhampton) Ltd.' (Photo 12).



**Photo 11. Basement below Generator Hall**



**Photo 12. Pump in basement below Generator Hall**

Hall 2

- 4.2.14 The southern side of the eastern elevation is set back from the main entrance to the generator hall entrance, although the gable end is similar in design and features, albeit on a slightly smaller scale (Photo 13). New brick piers have been added by Crossrail to strengthen / protect the façade.



**Photo 13. Set-back eastern elevation, southern side**

- 4.2.15 The southern elevation of Hall 2 (Photo 14) displays brick round-arched windows in bays divided by brick piers, with no stone banding. The windows are boarded up. The southern part of this hall has a flat roof and appears to be a later addition. Access is gained from exterior door at first floor level.



**Photo 14. Southern elevation, eastern end**

- 4.2.16 Internally, the second hall (in the south-east of the complex) has brick walls painted white under similar steel truss roof and clerestory (Photo 15). The ground floor level of this hall corresponds with (and provides access to) the basement level below the generator hall.
- 4.2.17 The southern extension to this hall is not accessible from inside and was not accessible during the site visit. A row of blocked circular openings is visible along the northern wall, possibly to allow light into the adjacent 'basement area' or perhaps for industrial pipes / equipment to feed into the hall. A row of arches leading into a void exist on the southern wall.



**Photo 15. Interior of Hall 2 (Direction W)**

Halls 3 & 4

- 4.2.18 The north-western part of the building comprises a third and fourth hall with round-arched windows in stone surrounds with keystones divided by brick piers with stone banding (Photo 16). The two westernmost windows are boarded over. At ground floor level is a row of smaller windows, all of which are boarded over.



**Photo 16. Northern elevation, western end**

- 4.2.19 The western elevation comprises three gable ends: two round-arched windows with metal glazing bars, in stone surrounds with keystones and gable windows, which mark the end of a two halls (Hall 3 & 4), which may originally have been a single hall but are now sub-divided; and the third- the southern gable- is smaller and less decorated with no gable window and may have been a later addition to the building (see below).
- 4.2.20 On the northern side of the western façade is a metal roller shutter in a square opening. It is thought that this opening was added in the mid-20<sup>th</sup> century, to provide access to an extension seen on the 1957-8 OS plan (now demolished). It leads into Hall 3.



**Photo 17. Western façade of the depot building, northern side**

- 4.2.21 Internally, the northern hall (Hall 3) has a concrete floor, painted brick walls and similar steel truss roof to Halls 2 and 4 (Photo 18). As seen from the exterior, arched windows line the bays in the northern and western elevation. In the eastern wall are bricked up arches at first floor level. At ground floor level is a sliding steel door leading to the 'basement' below the generator hall. A set of steps lead to an external door in the northern façade.
- 4.2.22 Hall 3 is separated from Hall 4 by a brick wall, constructed of yellow brick- rather than the red brick seen elsewhere in the building, and with different styled piers than those on the external walls- perhaps indicating that this may once have been a single large hall, bricked up at a later date. A square opening with a steel lintel at the eastern end of this wall and a roller shutter at the western end also supports a later date.



**Photo 18. Hall 3, (Direction E)**

- 4.2.23 Hall 4, directly to the south of Hall 3, is similar to Hall 3 but does not share the decorative arched windows (Photo 19). In the southern wall of Hall 4 are four large rectangular openings with steel lintels, now bricked up. It has been suggested, based on the location of these openings at the top of the access ramp, that these opening may have been used to empty refuse from trucks into the hall ready for incineration. These openings are bricked up in matching yellow brick to the dividing wall between Hall 3 & 4, which may indicate that these works were undertaken as part of the same phase; perhaps during the conversion from incinerator to depot in the second half of the 20<sup>th</sup> century.



**Photo 19. Hall 4, (Direction E)**

Hall 5 (workshops & office)

- 4.2.24 In the south-western corner of the complex is Hall 5 (Photo 20), which appears to be a later addition. It comprises two storeys but is on a smaller scale than the other halls. It does not retain the same level of architectural detail as other parts of the building complex.
- 4.2.25 An access ramp with brick retaining wall leads from the south-western corner of the site into a double door in the third gable of the western end- at first floor level. The western end of the ramp previously led over the weigh bridge and onto White Hart Road, as shown on the OS map of 1914 (Plate 7). This end of the retaining wall has been dismantled to facilitate site works but will be reinstated before the site is handed back (J. Chatfield; *pers.comm.*).
- 4.2.26 Below the ramp, accessed via doors in the retaining wall, are additional rooms previously used as a laundry (J. Chatfield; *pers.comm.*). These were not accessible during the site visit. The retaining wall leads to the southern elevation of the building.



**Photo 20. Western end of depot building, including retaining wall for ramped access**

- 4.2.27 The southern elevation is much less grand than the other façades (Photo 21); there is no stone decoration, the rounded arch windows have brick arches and the windows do not have decorative glazing bars. A similar style of bays marked by brick piers is followed but with no stone banding.



**Photo 21. Southern elevation, western end**



4.2.28 Internally, Hall 5 has been split into two floors (Photo 22 & 23). The first floor is supported on large steel beams. At ground level, the hall is sub-divided into a number of workshops. Evidence of a ventilation system remains in place and some graffiti was noted. The upper storey comprises a single large room that has previously has a false ceiling put in, wired with strip lighting and had the floor boarded- possibly for office space.



Photo 22. Hall 5, Ground floor (Direction E)



Photo 23. Hall 5, First floor (Direction E)

4.2.29 The central section of the southern elevation is now recessed but elements of the old building survive such as a fireplace at first floor level, with no floor. Based on mapping evidence, this part of the building was removed in the mid-20<sup>th</sup> century.



Photo 24. Southern elevation, central section

#### 4.3 Current Setting of White Hart Road Depot

- 4.3.1 The site is located to the north of the railway tracks in an area characterised by industrial premises, including modern (late 20<sup>th</sup>/ early 21<sup>st</sup> century) sheet metal warehouse structures along with several early 20<sup>th</sup> century brick-built structures, such as the Network Rail electricity sub-station [AB 69].
- 4.3.2 A new brick-built structure has been built to support the Crossrail infrastructure directly to the south of the site (Photo 3). This has been offset to the south-east of the structure, parallel with the retaining wall of the ramped access into the depot, and constructed of similar brick, so it respects the setting of the depot building.
- 4.3.3 The site is visible from the nearby railway bridge. From here the depot and sub-station stand out due to the colour of the bricks which contrast with the grey background of the surrounding industrial buildings. However, neither building is particularly dominant in the townscape due to the distance from the viewpoint and scale of other buildings in the middle-distance and high-rise tower blocks on the horizon.



Photo 25. View from railway bridge at Plumstead High Street.

#### 4.4 Significance of White Hart Road Depot

- 4.4.1 Although the building has been subject to various structural additions and changes to doorways and window openings etc., overall the building displays a good survival of historic features. The Historic England listing for the depot notes that '*architecture survives substantially intact, complete with its fine offices, and is a good example of an early power station, while the combined incineration use is novel. Save that the chimney has gone, this is a very well-preserved power station for this early date*' (Historic England 2019).
- 4.4.2 The primary heritage value of this building is its *aesthetic* value. It is a large building displaying grand façades on three sides. Despite originally being constructed as a functional industrial building the exterior has been designed to include decorative elements, such as arched windows and stone dressings (clearly designed with the purpose of the building being noticed). Internally, the generating hall with glazed coloured tiles is also designed to impress and has survived in good condition. The aesthetic value is considered to make a high contribution to the heritage importance of the building.
- 4.4.3 The building is also considered to have historical value. Information about the function and use of the building can be gleaned from the layout of the halls, access ramp, management offices etc. along with surviving industrial machinery such as the water pump in the basement and the travelling crane in the generating hall. The *illustrative* value is considered to make a medium contribution to the heritage importance of the building.
- 4.4.4 The building has also been used as a filming location for several projects, but the *associative* value is not considered to make a significant contribution to its heritage value.
- 4.4.5 The building is not publicly accessible and is not particularly prominent in the townscape, due to its location by railway tracks and being generally obscured by built development from most directions. However, it has a distinctive aesthetic, is visible from certain viewpoints (e.g. the ridgeway footpath and from passing trains) and is of interest to local history groups such as Greenwich Industrial History Society (e.g. GIHS 2011). The communal value of the building is currently considered to make a low contribution to its heritage value.
- 4.4.6 The historical context of the building was marshland, located adjacent to the railway tracks with residential terraced housing to the south of the railway tracks. Development around the depot is now mainly industrial in character. The setting of the building is not considered to make any significant contribution to its heritage value.
- 4.4.7 Taking the above into account, White Hart Road Depot is considered to be a heritage asset of Regional Importance (in line with Table 1), which include '*assets of a reasonably defined extent and significance, with reasonable evidence of...industrial activity etc*'. This is reflected in its designation as a Grade II Listed Building.

## 5. ARCHAEOLOGICAL POTENTIAL

### 5.1 Known Cultural Heritage Resource

5.1.1 Past archaeological investigations within the site have revealed:

- Palaeo-environmental evidence, considered to be of Local Importance;
- Remains of a prehistoric wooden structure, considered to be of Local to Regional Importance; and
- Buried remains of the demolished features of the 1900s power station; considered to be of Local Importance, at most.

5.1.2 Elsewhere in the study area (and beyond), further alluvial and peat deposits have been recorded, providing background data on the wider landscape and historic environment of the Lower Thames floodplain, including Belmarsh West [AB 3], c. 480m to the north-west of the proposed development site.

### 5.2 Past Impact Within the Site Boundary

5.2.1 Cartographic evidence indicates that the proposed development site was located within an undeveloped area of marshland until the later 19<sup>th</sup> century, when it was drained, most likely to allow the use of the land for farmland.

5.2.2 The main past impact within the site is from the construction of the power station / depot building and any associated excavations for drainage, sewage and services. Outside the footprint of the existing building and former structures (now demolished) there is likely to have been limited impact.

### 5.3 Potential Archaeological Resource

5.3.1 There is a High Potential for the recovery of palaeo-environmental data including alluvial and peat deposits associated with the historic landscape. Deposit modelling of area indicates that the proposed development site falls within an area defined as 'prehistoric peats and wetland floodplain deposits' (Crossrail 2011a). The geoarchaeological sequence recorded on the site has been described as '*typical of the Thames floodplain sequence, and therefore cannot be viewed as rare in itself, but is still of considerable interest when considered as part of the wider landscape*' (Crossrail 2014). Such remains are, therefore, likely to be considered of Local Importance, in line with Table 1, because as noted, such remains have the potential to contribute to current local research objectives regarding the local buried topography of the area and the changing environment.

5.3.2 There is also a Medium Potential for the recovery of prehistoric waterlogged remains of wooden structures such as trackways. Previous archaeological investigations within the site concluded that the proximity of a large watercourse (palaeo-channel), as identified immediately to the east of the site, increases the probability of encountering timber structures and artefacts constructed to utilise, exploit and manage this watercourse (Crossrail 2011a). Such remains are likely to be fragmented but may provide additional information to feed into

research about the use of the wider landscape during this period. As such, these types of remains are likely to be considered of Local to Regional Importance in line with Table 1, as such remains are considered to have reasonably defined significance, and have the potential to contribute to research objectives regarding prehistoric structures and artefacts associated with activity peculiar to this marshland environment (e.g. Royal Arsenal East APA research questions (GLHER) and Framework Objectives in MoLA 2002).

- 5.3.3 There is a High Potential for uncovering early 20<sup>th</sup> century buried remains associated with the construction of the combined refuse incinerator and electricity generating station. Such remains would be considered to be of Local importance, at most, in line with Table 1 as 'evidence...limited in historic value' but with association to the depot.

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## 6. OUTLINE IMPACT ASSESSMENT & RECOMMENDATIONS

### 6.1 Predicted Impact of Proposed Development

- 6.1.1 Given the outline nature of the proposals, an impact assessment cannot be undertaken at this stage. However, based on the potential archaeological resource and the assessment of the condition, setting and significance of the Listed Building, the following is surmised:

#### Potential Archaeological Resource

- 6.1.2 Where groundworks extend beyond the existing footprint of the building or below the current level of impact and / or made ground, there is likely to be an impact upon surviving below ground archaeological deposits.

#### Built Heritage

- 6.1.3 Where the development of this building proposes the removal and / or damage to historic fabric or the insertion of new features, such actions are likely to result in direct adverse impacts.
- 6.1.4 Change of use and wider development of the site (e.g. landscaping, provision of infrastructure etc.) may result in changes to the character and setting of the building.
- 6.1.5 The regeneration of the site also has the potential result in some beneficial impacts through enhancement of the character and setting of the building, through removal of intrusive features, research opportunities and improvement of public access.

### 6.2 Outline Recommendations

#### Potential Archaeological Resource

- 6.2.1 Should any geotechnical investigations be carried out on site, it is recommended that any borehole logs be sent to a professionally qualified archaeologist to inform the below ground conditions within the site. The results could then be used to feed into the existing deposit model.
- 6.2.2 Where groundworks are proposed in areas outside the footprint of previous known impacts, further archaeological investigation and / or mitigation may be required, such as evaluation or watching brief, particularly in areas of the site that have not been subject to previous investigation.

#### Built Heritage

- 6.2.3 The development of the site into a 'business and workspace hub' is likely to require changes to the Listed Building but also provides an opportunity for heritage-led regeneration.
- 6.2.4 Firstly, it is recommended that heritage input be sought during the design phase to minimise the direct impact of any works upon the historic fabric of the building and to identify opportunities for enhancement through the removal of intrusive features.
- 6.2.5 Secondly, it is recommended that that the building be subject to a programme of Historic Building Recording prior to the commencement of any works on site. The level of recording required should be agreed with the archaeological advisor and/or conservation officer for the

LPA and should be undertaken in line with 'Understanding Historic Buildings, A Guide to Good Recording Practice' (Historic England 2016) following the submission and approval of a Written Scheme of Investigation (WSI).

- 6.2.6 Additional opportunities for improvement of public access and dissemination of information may include the provision of interpretation boards.
- 6.2.7 It is recommended that this report be updated with a full impact assessment on completion of the final design. Any recommendations provided are subject to the approval of the LPA.

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### 7.3 Correspondence

- Email consultation was undertaken between Chloe Smith (Heritage Consultant; AB Heritage) and Mark Stevenson (Greater London Archaeological Advisor for South London; Historic England) between 6<sup>th</sup> and 7<sup>th</sup> February 2019.
- Consultation was undertaken between Chloe Smith (Heritage Consultant; AB Heritage) and James Chatfield (Senior Estates Property Manager; Crossrail) during the site visit on the 11<sup>th</sup> February 2019.

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## Appendices

## Appendix 1 Planning Policy

### Introduction

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

### Statutory Protection for Heritage Assets

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.

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.

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.

### National Planning Policy Framework, 2018

The NPPF sets out government policy on the historic environment, which covers all elements (building, monument, site, place, area or landscape), whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

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 existing and future generations'. To achieve this, local planning authorities should 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’.

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’.

With regard to non-designated heritage assets the policy states that ‘a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

Paragraph 194 states that significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. 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 (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites), should be wholly exceptional’.

Paragraph 195 explains 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.

While Paragraph 196 advises that where a proposal leads to 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.

### **Local Planning Policy**

The Royal Borough of Greenwich’s Local Development Framework consists of:

- The Local Plan
- Supplementary Planning Documents and Planning Briefs
- Procedural Documents.

#### Royal Borough of Greenwich Core Strategy

The Local Plan consists of Core strategy, Policies map, and site allocations (not yet adopted). The Core Strategy is a strategic planning document that provides a long-term vision for Royal Greenwich. It also contains detailed policies to guide development and was adopted on 30 July 2014.

The Core strategy Proposals Map shows the site within a Strategic Development Location (see Thamesmead and Abbey Wood SPD, below) but *NOT* in an area of Historic Landscape or an Area of Special Character.

The Core Strategy identifies one of the key features of the spatial strategy as ‘*Protection and enhancement of Royal Greenwich’s heritage assets, and encouraging the positive use of these assets as a catalyst for conservation-led regeneration*’. This is supported by Strategic Objective G. ‘*To*

*protect and enhance Royal Greenwich's rich natural and historic environment and respect its riverside setting, so that it continues to contribute to sustainable growth'.*

The relevant policies associated with heritage are outlined below:

#### Strategic Policy DH3 Heritage Assets

*The Royal Borough will protect and enhance the heritage assets and settings of Royal Greenwich, including the Maritime Greenwich World Heritage Site, preserving or enhancing the character or appearance of the 20 Conservation Areas, applying a presumption in favour of the **preservation of statutory listed buildings and their settings**, giving substantial weight to protecting and conserving locally listed buildings, **protecting** the three registered parks and gardens, as well as **Royal Greenwich's archaeological remains** and areas of special character.*

#### Policy DH(e) Shopfronts and Signs (extract)

*The Royal Borough will require applications for planning permission for shopfronts and express consent for signs to take into account the following criteria: ...vii. Illuminated fascias and external lighting will not be permitted where they affect the character of the building*

#### Policy DH(f) Advertisements (Extract)

*The Royal Borough will normally give express consent for large posters or other advertisement displays provided they:.... are not in a position where they would have an adverse effect on the setting of a listed building.*

#### Policy DH(i) Statutory Listed Buildings

##### *i) Protection of Listed Buildings*

*There will be a presumption in favour of the preservation of listed buildings. Listed building consent will only be granted for demolition in exceptional circumstances, and will be assessed against the following criteria:*

- 1. The condition of the building and the cost of repairs relative to its importance.*
- 2. The adequacy of efforts made to return the building to use.*
- 3. The merits of alternative proposals for the site.*

##### *ii) External or Internal Alterations*

*Proposals for external or internal alterations or additions to Listed Buildings should respect the integrity of the buildings and harmonise with their special architectural or historical character. Where consent is required for internal alterations, features of interest should be respected and left in-situ wherever possible.*

##### *iii) Changes of Use*

*Proposals for changes of use of Listed Buildings will only be granted planning permission if it is no longer in its original or other established historic use and the new use is beneficial to the building and is compatible with its character and features of historic interest. Such a change of use should not conflict with other policies in the Core Strategy.*

##### *iv) Setting and Proportion*

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

#### Policy DH(m) Archaeology

*The Royal Borough will expect applicants to properly assess and plan for the impact of proposed developments on archaeological remains where they fall within 'Areas of High Archaeological Potential (AHAPs)' as shown on Figure 5. In certain instances preliminary archaeological site investigations may be required before proposals are considered. The Royal Borough will seek to secure the co operation of developers in the excavation, recording and publication of archaeological finds before development takes place by use of planning conditions/legal agreements as appropriate.*

*At identified sites of known archaeological remains of national importance, including scheduled monuments, there will be a presumption in favour of the physical preservation of the remains in situ and to allow for public access and display and to preserve their settings. **For sites of lesser importance the Royal Borough will seek to preserve the remains in situ, but where this is not feasible the remains should either be investigated, excavated and removed from the site, or investigated, excavated and recorded before destruction.** Appropriate conditions/legal agreements may be used to ensure this is satisfied.*

#### Supplementary Planning Documents: Thamesmead and Abbey Wood SPD, 2009

The Supplementary Planning Document (SPD) sets out a vision for Thamesmead and Abbey Wood and contains a series of guidance statements, which provide a mixture of general principles and more site-specific guidance as appropriate. The guiding principles amplify and extend guidance set out in the current planning policy framework through a series of Thamesmead-specific statements. The guidance does not replicate or supersede adopted policies elsewhere within the London Plan or local planning policy. The following principle is relevant to heritage:

#### TSD5: Heritage principles

*All development proposals will be expected to take a holistic view of heritage in the Thamesmead and Abbey Wood area. Whilst the study area has experienced radical change in the post-war period, important aspects of the historic environment remain such as the tumps, Crossness and, just outside the core study area, Lesnes Abbey. The historic environment has an important role to play in maintaining community connections, providing a continuing sense of place and identity in areas of change. Historic sites, assets, features and landscapes should be respected within development proposals where appropriate.*

## Appendix 2 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

NHLE - National Heritage List for England

CA – Conservation Area

LB II –Grade II Listed Building

MLO – GLHER monument prefix

DLO – GLHER designation prefix

APA - Archaeological Priority Area

AB NO	PERIOD	MONUMENT TYPE	NAME	SUMMARY	STATUS	REF
1	EARLY BRONZE AGE TO LATE IRON AGE	PEAT	PLUMSTEAD PORTAL, GREENWICH (PEAT AND HOLOCENE/LATE PLEISTOCENE FINDS)	PEAT AND WOOD OF HOLOCENE/LATE PLEISTOCENE DATE WAS UNCOVERED DURING TRIAL TRENCHING AND BOREHOLE INVESTIGATIONS AT PLUMSTEAD PORTAL, GREENWICH IN 2012. TWO TRENCHES AND A WB.		MLO106824
2	EARLY MESOLITHIC TO LATE IRON AGE	PEAT; TRACKWAY; STRUCTURE	WESTERN WAY, LONDON, SE28 {EARLY NEOLITHIC TRACKWAY AND ASSOCIATED STRUCTURE}	AN EARLY NEOLITHIC POSSIBLE TRACKWAY AND ASSOCIATED STRUCTURE WERE UNCOVERED AT WESTERN WAY, GREENWICH DURING TRIAL TRENCHING BY ARCHAEOLOGY SOUTH EAST IN 2009. THE STRUCTURES ARE LOCATED AT THE BASE OF A PEAT SEQUENCE		MLO100519
3	EARLY NEOLITHIC TO EARLY MEDIEVAL/DARK AGE	PEAT; PALAEO-CHANNEL	WESTERN WAY; [HMP BELMARSH - BELMARSH WEST]; GREENWICH {ALLUVIAL DEPOSIT}	ALLUVIAL DEPOSITS SPANNING THE HOLOCENE TO THE MEDIEVAL PERIOD WERE DISCOVERED DURING A GEOTECHNICAL INVESTIGATION AT HMP BELMARSH-BELMARSH WEST.		MLO98704
4	EARLY NEOLITHIC TO LATE BRONZE AGE	PEAT	PLUMSTEAD ROAD; [PLUMSTEAD PORTAL]; WOOLWICH, GREENWICH SE4 {PEAT DEPOSIT}	PEAT DEPOSITS WERE FOUND DURING A GEOTECHNICAL BOREHOLE SURVEY UNDERTAKEN BY CROSSRAIL IN 2008, IN ADVANCE OF THE CONSTRUCTION OF THE PLUMSTEAD PORTAL.		MLO105187
5	ROMAN	FINDSPOT	PLUMSTEAD			MLO1770
6	ROMAN	FINDSPOT	CERES RD SE18			MLO1772
7	ROMAN	FINDSPOT	PLUMSTEAD			MLO1776
8	ROMAN	FINDSPOT	KENTMERE RD SE18			MLO1815
9	ROMAN	FINDSPOT	PLUMSTEAD HIGHST			MLO2062
10	ROMAN	FINDSPOT	PLUMSTEAD HIG HST SE18			MLO2115

## ARCHAEOLOGICAL DESK-BASED ASSESSMENT &amp; DESK-BASED ASSESSMENT &amp; HERITAGE STATEMENT

11	ROMAN	FINDSPOT	137 PLUMSTEAD HIGH ST			MLO23013
12	ROMAN	HUMAN REMAINS; INHUMATION;	PLUMSTEAD HIGH ST			MLO25917
13	ROMAN	FINDSPOT	PLUMSTEAD HIGH ST			MLO2939
14	ROMAN	FINDSPOT	PLUMSTEAD HIGH ST			MLO3147
15	MEDIEVAL	FINDSPOT	PLUMSTEAD			MLO13187
16	MEDIEVAL	FINDSPOT	PLUMSTEAD			MLO1795
17	MEDIEVAL	FINDSPOT	88 BROOKDENE RD SE18			MLO1796
18	MEDIEVAL	FINDSPOT	PLUMSTEAD			MLO1799
19	POST MEDIEVAL	LANDFILL SITE	WHITE HART RD			MLO72541
20	POST MEDIEVAL TO MODERN	WORK-HOUSE	TEWSON ROAD, WOOLWICH, GREENWICH, LONDON, SE18 1BJ {18TH CENTURY WORKHOUSE}	WOOLWICH WORKHOUSE WAS FIRST MENTIONED IN A PARLIAMENTARY REPORT IN 1777. BETWEEN 1838 AND 1868 WOOLWICH WORKHOUSE JOINED THE GREENWICH POOR LAW UNION ALONGSIDE THREE OTHER PARISHES. FURTHER BUILDING DEVELOPMENT TO THE WORKHOUSE, SITUATED IN TEWSON ROAD,		MLO106993
21	MODERN	INDUSTRIAL BUILDING	WHITE HART ROAD, [COUNCIL DEPOT], PLUMSTEAD, {FORMER 1903 ELECTRICITY GENERATING INCINERATOR}	THIS BUILDING WAS BUILT BY MITCHELL AND SUMNER AS AN ELECTRICITY GENERATING INCINERATOR IN 1903, PROVIDING POWER TO STREET LIGHTS AND DOMESTIC INTERIORS. BY 1955 IT COULD DESTROY 40,000 TONS OF REFUSE A YEAR. POWER GENERATION CEASED IN 1923 AND INCINERATION IN 1965.	LB II	MLO64066; DLO18224; NHLE: 1271530
22	MODERN	LIBRARY	232 PLUMSTEAD HIGH STREET [PLUMSTEAD BRANCH LIBRARY], SE18 {PLUMSTEAD LIBRARY}	PLUMSTEAD LIBRARY BUILT 1903-04 TO THE DESIGNS OF FRANK SUMNER IS LISTED AT GRADE II.	LB II	MLO107678
23	MODERN	FIRE STATION	LAKEDALE ROAD (NO 1) [PLUMSTEAD FIRES STATION], PLUMSTEAD, GREENWICH {EARLY 20TH CENTUY FIRE STATION}	PLUMSTEAD FIRE STATION IS A GRADE II LISTED BUILDING. IT WAS CONSTRUCTED IN 1907 BY THE FIRE STATIONS DIVISION OF LONDON COUNTY COUNCIL.	LB II	MLO102957; DLO35242



## ARCHAEOLOGICAL DESK-BASED ASSESSMENT &amp; DESK-BASED ASSESSMENT &amp; HERITAGE STATEMENT

24	MODERN	LABORATORY	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {FORMER METALLURGICAL LAB}	A METALLURGICAL LABORATORY OF EARLY 20TH CENTURY CONSTRUCTION WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106627
25	MODERN	BUILDING	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {20TH CENTURY BUILDING}	A 20TH CENTURY SINGLE-STOREY BUILDING IN POOR CONDITION WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST MOD SITE IN GREENWICH IN 2008.		MLO106628
26	MODERN	LABORATORY	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {EARLY 20TH CENTURY METALLURGICAL LABORATORY}	A METALLURGICAL LABORATORY WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106632
27	MODERN	LABORATORY; WORKSHOP	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {20TH CENTURY LABORATORY AND WORKSHOP BUILDING}	A LABORATORY AND WORKSHOP BUILDING WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106634
28	MODERN	ELECTRICITY SUB STATION	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {SINGLE-STOREY BUILDING OF MID 20TH CENTURY DATE}	A SINGLE STOREY STRUCTURE WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106640
29	MODERN	BUILDING	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {LATER 20TH CENTURY SINGLE STORY BUILDING}	A SINGLE STOREY STRUCTURE WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106642
30	MODERN	BUILDING	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {LATER 20TH CENTURY SINGLE STORY BUILDING}	A SINGLE STOREY RANGE WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106643
31	MODERN	BUILDING	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {LATER 20TH CENTURY SINGLE STORY BUILDING}	AN ART DECO STYLE BUILDING WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106644

## ARCHAEOLOGICAL DESK-BASED ASSESSMENT &amp; DESK-BASED ASSESSMENT &amp; HERITAGE STATEMENT

32	MODERN	LABORATORY	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {LATER 20TH C. LABORATORY AND STORES}	A LABORATORY AND STORES OF LATE 1970'S CONSTRUCTION WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106645
33	MODERN	LABORATORY	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {20TH CENTURY LABORATORY BUILDING}	A LABORATORY OF EARLY 20TH CENTURY CONSTRUCTION WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106668
34	MODERN	STOREHOUSE	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {ROYAL ARMAMENT RESEARCH DEPARTMENT STORAGE HUT}	A STORE BELONGING TO THE ROYAL ARMAMENT RESEARCH DEPARTMENT WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106669
35	MODERN	LABORATORY	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {EARLY 20TH CENTURY RADIOLOGICAL LABORATORY}	A FORMER RADIOLOGICAL AND CHEMISTRY LABORATORY WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106671
36	MODERN	COMPRESSOR HOUSE	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {FORMER COMPRESSOR HOUSE}	A SINGLE STORY TWO BAY BUILDING WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106672
37	MODERN	LABORATORY	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {EARLY 20TH CENTURY LABORATORY BUILDING}	A LABORATORY BUILT JUST BEFORE 1916 WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106674

## ARCHAEOLOGICAL DESK-BASED ASSESSMENT &amp; DESK-BASED ASSESSMENT &amp; HERITAGE STATEMENT

38	MODERN	LABORATORY	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {EARLY 20TH CENTURY CALORIMETRIC LABORATORY}	A FORMER CALORIMETRIC LABORATORY WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.	MLO106675
39	MODERN	OFFICE; MAGAZINE; LABORATORY	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {20TH CENTURY MAGAZINE CARGEMAN'S OFFICE AND SWAB TEST LABORATORY}	A MID-LATE 20TH CENTURY BUILDING WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.	MLO106701
40	MODERN	STOREHOUSE; FIRE STATION	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {EARLY 20TH CENTURY MACHINERY STORE AND ACID STORE}	AN EARLY 20TH CENTURY BUILDING LABELLED AS A MACHINERY STORE AND ACID STORE WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.	MLO106717
41	MODERN	COLD STORE; STOREHOUSE	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {REFRIGERATOR HUT BUILT IN 1929}	A REFRIGERATOR HUT WHICH WAS LATER USED AS A SUGERY STORE WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.	MLO106721
42	MODERN	LABORATORY	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {EARLY/MID 20TH CENTURY LABORATORY}	A LABORATORY OF EARLY-TO-MID-CENTURY CONSTRUCTION WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.	MLO106722
43	MODERN	GAS CHAMBER?	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {C. 1960'S TEST CELL FOR INDUSTRIAL GASSES}	A TEST CELL FOR INDUSTRIAL GASSES BUILT C. 1960, WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.	MLO106723

## ARCHAEOLOGICAL DESK-BASED ASSESSMENT &amp; DESK-BASED ASSESSMENT &amp; HERITAGE STATEMENT

44	MODERN	STOREHOUSE	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH (MID 20TH CENTURY STORE)	A STORE CONSTRUCTED IN 1940 WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106726
45	MODERN	OFFICE	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH (MID 20TH CENTURY STORE)	A BUILDING BUILT C. 1953 AND LATER USED AS AN OFFICE AND WORKROOM WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106729
46	MODERN	STOREHOUSE ?	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH (POSSIBLE STOREHOUSE OF LIKELY MID-CENTURY DATE)	A BUILDING SUPPOSEDLY BUILT C. 1930 WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106739
47	MODERN	ELECTRICITY SUB STATION?	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH (DEMOLISHED PROBABLE POST-WAR STRUCTURE)	AN ELECTRICAL SUBSTATION OF LATER 20TH CENTURY DATE WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106742
48	MODERN	AIR RAID SHELTER?	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH (AIR RAID PRECAUTIONS BUILDING)	A BUILDING CONSTRUCTED IN 1938-9 AND LABELLED ON A PLAN AS "AIR RAID PRECAUTIONS", WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106744
49	MODERN	CHEMICAL STORE?	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH (LATER 20TH CENTURY EXHIBIT AND CHEMICAL STORE)	A LATER 20TH CENTURY BUILDING USED AS AN "EXHIBIT AND CHEMICAL STORE" WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106745

## ARCHAEOLOGICAL DESK-BASED ASSESSMENT &amp; DESK-BASED ASSESSMENT &amp; HERITAGE STATEMENT

50	MODERN	INDUSTRIAL BUILDING?; STORAGE BUILDING?	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {FORMER 20TH CENTURY AUTOCLAVE HOUSE, WORKROOM AND TACKLE STORE}	AN AUTOCLAVE ROOM, BUILT IN 1923 AND LATER USED AS A WORKROOM AND TACKLE STORE, WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106746
51	MODERN	LIBRARY; RUBBER WORKS	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {LIBRARY CONSTRUCTED IN 1921}	A LIBRARY BUILT IN 1921 AND LATER USED AS A RUBBER PROCESS MILL WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106748
52	MODERN	RAILWAY	PLUMSTEAD HIGH STREET [PLUMSTEAD PORTAL], PLUMSTEAD, GREENWICH {NARROW-GAUGE RAILWAY}	DISUSED SMALL GAUGE TRACKS WERE RECORDED AT PLUMSTEAD HIGH STREET IN 2011.	MON	MLO106904
53	MODERN	RAILWAY	PLUMSTEAD HIGH STREET [PLUMSTEAD PORTAL], PLUMSTEAD, GREENWICH {LIGHT RAILWAY}	DISUSED SMALL GAUGE TRACKS WERE RECORDED AT PLUMSTEAD HIGH STREET IN 2011.	MON	MLO106906
54	UNKNOWN	TRANSFORMER BUILDING	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {TRANSFORMER HOUSE}	A TRANSFORMER HOUSE WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106636
55	UNKNOWN	PEAT	HADDEN ROAD [HMP THAMESIDE], THAMESMEAD, GREENWICH {PEAT}	PEAT WAS FOUND DURING GEOTECHNICAL BOREHOLE INVESTIGATIONS AT HADDEN ROAD IN 2014. TWO TRANSECTS INCLUDING 20 BOREHOLES WERE INSPECTED.		MLO106773
56	UNKNOWN	PEAT	WESTERN WAY/HADDEN ROAD [HMP THAMESIDE], THAMESMEAD, GREENWICH, {PEAT}	PEAT WAS FOUND DURING AN ARCHAEOLOGICAL BOREHOLE SURVEY UNDERTAKEN AT HMP THAMESIDE IN OCTOBER 2013.	MON	MLO106886

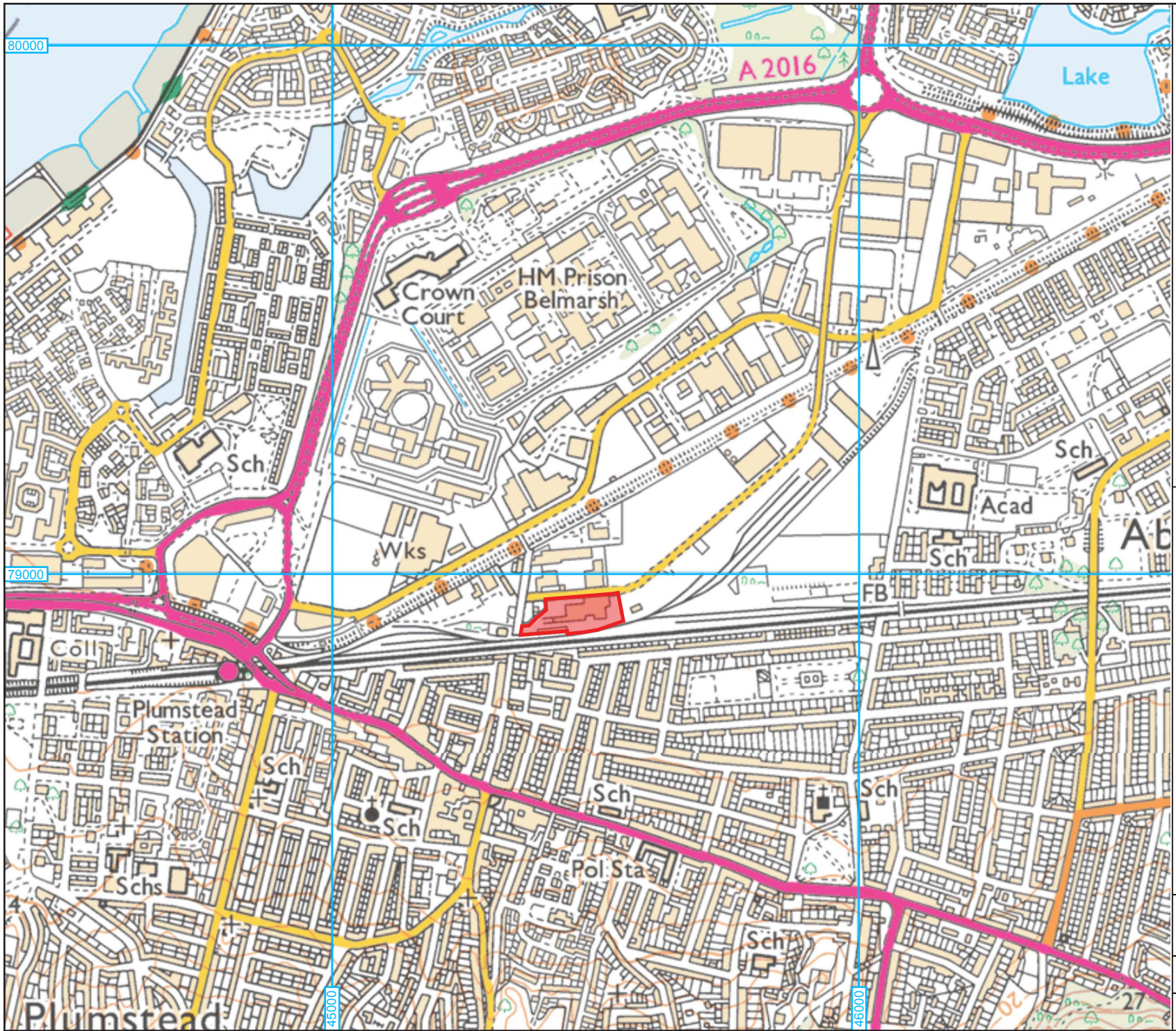
## ARCHAEOLOGICAL DESK-BASED ASSESSMENT &amp; DESK-BASED ASSESSMENT &amp; HERITAGE STATEMENT

57	MODERN	CINEMA	GARIBALDI STREET (NO 1); PLUMSTEAD, GREENWICH {EARLY 20TH CENTURY CINEMA}	A FORMER CINEMA WAS RECORDED ON THE 19TH OF JUNE 2012, DURING BUILDING RECORDING AT 1 GARIBALDI STREET ON THE 19TH OF JUNE 2012.	BLD	MLO105899
58	MODERN	STOREHOUSE; WORKSHOP	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {20TH CENTURY CHEMICAL STORE}	A RECTANGULAR BUILDING LABELLED A "CENTRAL STORE" WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106676
59	MODERN	AIR RAID SHELTER; AIR RAID SHELTER	PLUMSTEAD HIGH STREET [PLUMSTEAD PORTAL], PLUMSTEAD, GREENWICH {TWO WW2 AIR RAID SHELTERS}	TWO AIR RAID SHELTERS WERE RECORDED AT PLUMSTEAD HIGH STREET IN 2011.		MLO106907
60	MODERN	PUBLIC PARK; SUNKEN GARDEN; ORNAMENTAL POND; PAVILION; PADDLING POOL; SKATING RINK	CHURCH MANORWAY/BROOKDENE ROAD [PLUMSTEAD GARDENS], PLUMSTEAD, GREENWICH, SE18 1EL {PUBLIC PARK}	PLUMSTEAD GARDENS IS A SMALL PUBLIC PARK CREATED AFTER WORLD WAR TWO. ITS ORIGINAL LAYOUT INCLUDED A SUNKEN GARDEN WITH ORNAMENTAL POOL, WITH A ROLLER SKATING RINK AND PADDLING POOL AMONG AMENITIES PROVIDED.	PK	MLO104170
61	MODERN	BUILDING; SURGERY	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {20TH CENTURY BUILDING}	A BUILDING CONSTRUCTED IN 1939 AND LATER USED AS A SURGERY AND WELFARE FACILITY WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106719
62	MODERN	STOREHOUSE	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {FORMER PEROXIDE STORE}	A BUILDING CONSTRUCTED IN 1943 AND LATER USED AS A REFRIGERATED PEROXIDE STORE WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106734
63	MODERN	BUILDING?	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH {DEMOLISHED PROBABLE POST-WAR STRUCTURE}	A DEMOLISHED BUILDING OF LIKELY POSTWAR CONSTRUCTION WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106740

## ARCHAEOLOGICAL DESK-BASED ASSESSMENT &amp; DESK-BASED ASSESSMENT &amp; HERITAGE STATEMENT

64	MODERN	AIR RAID SHELTER?; STOREHOUSE ?	GRIFFIN WAY (FORMER ROYAL ARSENAL EAST, BELMARSH WEST), WOOLWICH, GREENWICH (FORMER AIR-RAID SHELTER)	AN AIR RAID SHELTER LATER USED AS A STOREHOUSE WAS RECORDED DURING A PROGRAMME OF HISTORIC BUILDING RECORDING AT THE BELMARSH WEST SITE IN GREENWICH IN 2008.		MLO106743
65	N/A	APA	ROYAL ARSENAL EAST		APA	DLO33543
66	N/A	APA	PLUMSTEAD HIGH STREET		APA	DLO33546
67			NETWORK RAIL ELECTRICITY SUB-STATION			

DRAFT NOT FOR PLANNING



**KEY**

■ Site Boundary

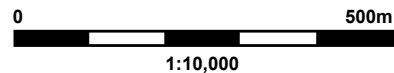


Figure 1: Site Location

Project: White Hart Rd Depot

Date: 15/02/19

Job No: 60673





**KEY**

- Site Boundary
- Search Area (500m)
- Monument
- Listed Building
- Archaeological Priority Areas



Figure 2: Cultural Heritage Features Map

Project: White Hart Road Depot

Date: 15/02/19

Job No: 60673

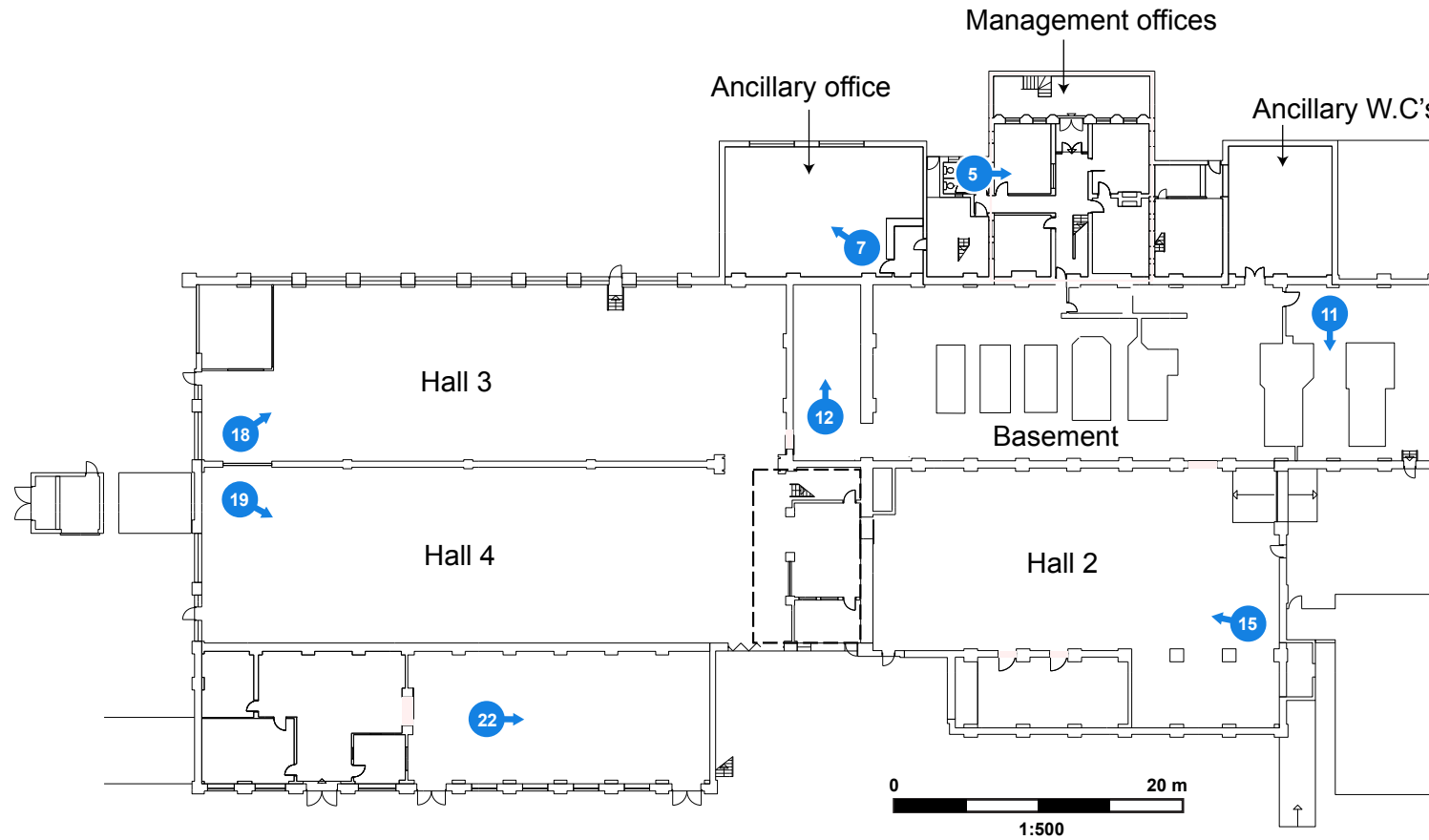


Figure 3a: Ground Floor Photograph Location Plan

Project: White Hart Road Depot

Date: 18/02 /19 Job No: 60673

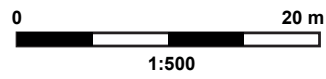
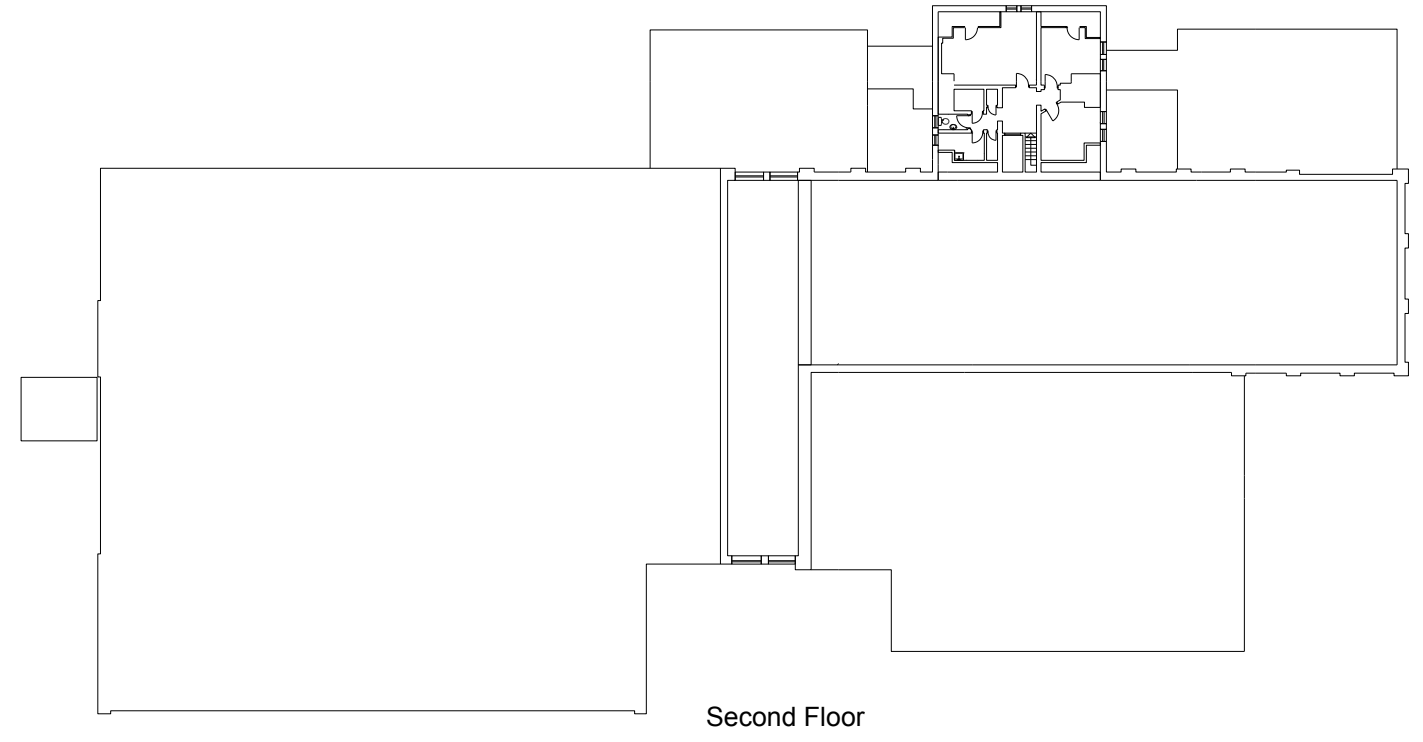
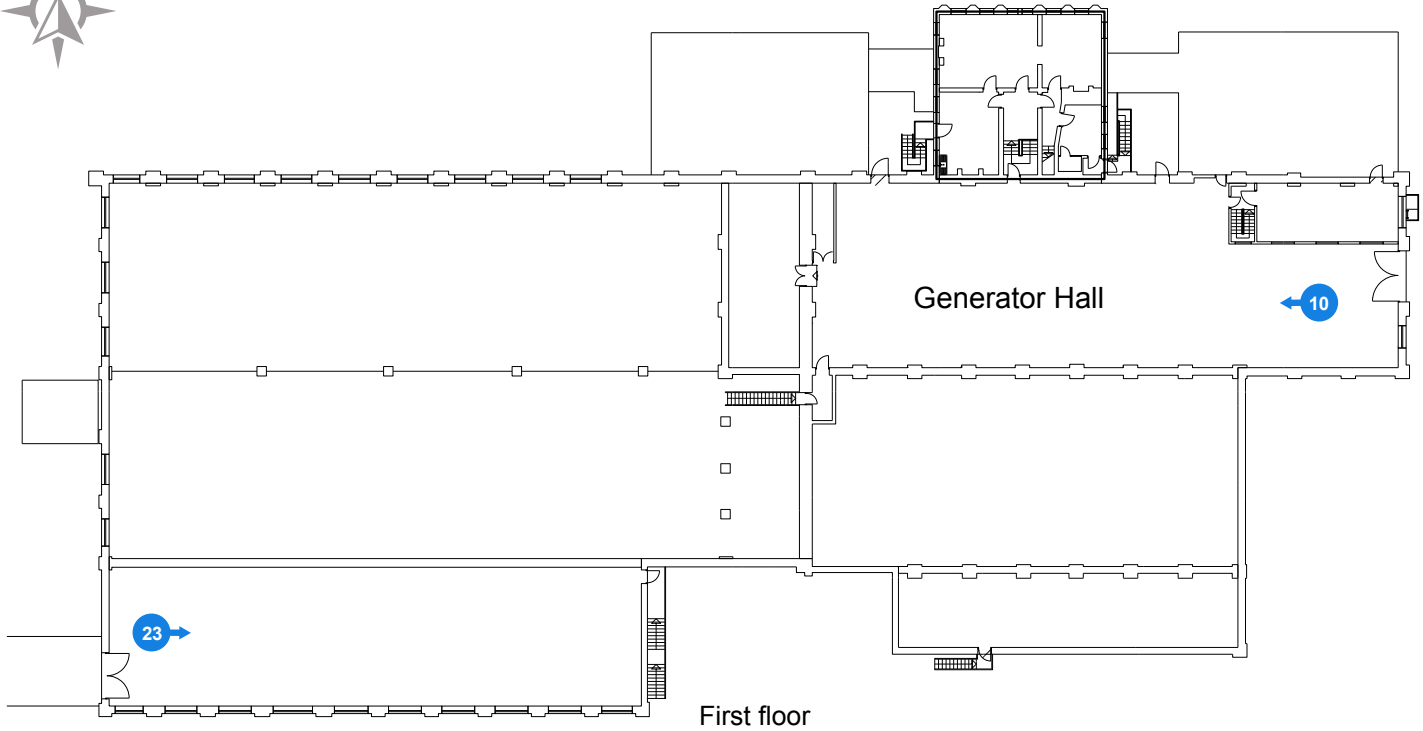


Figure 3b: First and Second Floor Photograph Location Plan

Project: White Hart Road Depot	
Date: 18/02/19	Job No: 60673

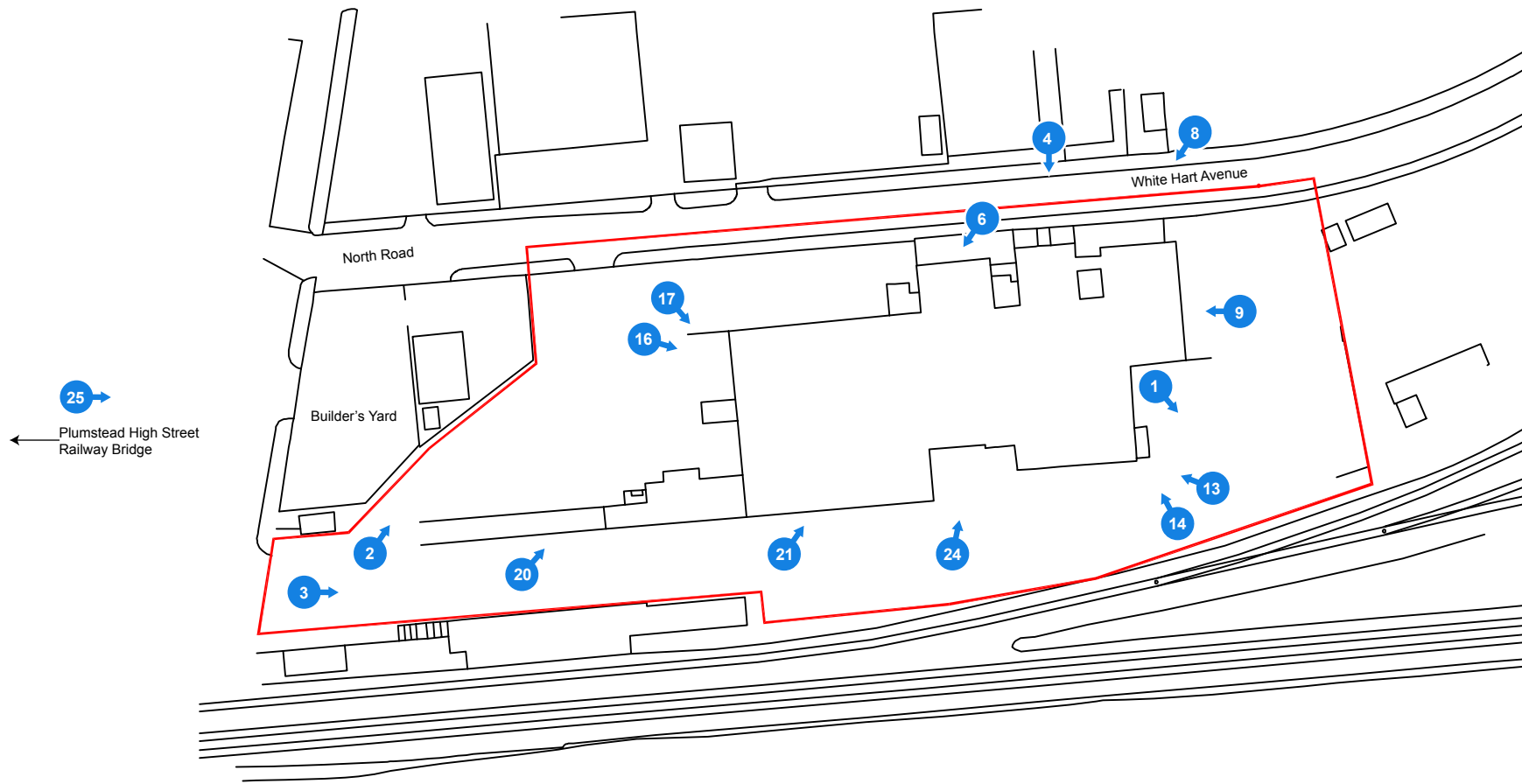


Figure 3c: Exterior Photograph Location Plan



Project: White Hart Road Depot

Date: 18/02 /19 Job No: 60673



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