

## Desk-top Archaeological Assessment

# 335-337 BROMLEY ROAD, SOUTHEND LONDON SE6



National Grid Reference: TQ 38212 71900

April 2006



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A Desk-top Archaeological Assessment of

**335-337 BROMLEY ROAD, SOUTHEND  
LONDON SE6**

London Borough of Lewisham

on behalf of Overstrand Limited

National Grid Reference  
TQ 38212 71900

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Project number: 4

## **EXECUTIVE SUMMARY**

This archaeological desk top assessment has been prepared in advance of the planning application for the redevelopment of 335-337 Bromley Road, Southend, London SE6. Currently vacant and last used as a retail warehouse the planning application will be for a residential development involving building works across the majority of the site.

The assessment was commissioned on 20 March 2006 by West & Partners, chartered architects and town planning consultants, on behalf of Overtstrand Limited, the current owners of the site.

The proposed development site lies within an Archaeological Priority Zone as defined by the London Borough of Lewisham in their Unitary Development Plan which they adopted in July 2004 and as such a desk-top assessment is required to support any planning application.

Located c.1.6km to the south of Catford town centre the site is situated on the east side of Bromley Road to the north of the junction with Whitefoot Lane (figure 1). The site is rectangular in nature, measuring c.84m east/west by c.64m north/south at its widest point with an area of c.5,360m<sup>2</sup>. The River Ravensbourne is c.120m to the west of the site.

A search of the local archaeology within the study area (defined as a 500m square centred on the site) has produced 19 records held on English Heritage's Greater London Sites and Monuments Record: one Roman; seven Medieval; seven post-Medieval; and five listed buildings.

This assessment concludes that there is a low potential of finding archaeological material dating to the Roman period based on the low occurrence of finds and features within the study area from this period; that there is a low to moderate potential of finding archaeological material dating to the Medieval period based on the Sites and Monuments Record and the location of the proposed development site within the confines of the Medieval village of Southend; and that there is a moderate to high potential of finding archaeological material dating to the post-Medieval period based on the Sites and Monuments Record and the historic map evidence.

It is likely that the current development would have truncated any surviving archaeological deposits from the 19<sup>th</sup> Century, or earlier and therefore it is thought that the proposed development site is unlikely to contain archaeological deposits that would require preservation in-situ. It is therefore suggested that any future archaeological work such as fieldwork could be secured through the imposition of archaeological planning conditions as part of the granting of planning permission.

However the ultimate decision for future archaeological work on this site rests with English Heritage as the appointed archaeological advisers to the London Borough of Lewisham.

Archaeological fieldwork may show that the proposed development site's archaeological potential has been largely destroyed when the current retail warehouse was built in the 1980s.

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## **1.0 INTRODUCTION**

This archaeological desk top assessment has been prepared in advance of the planning application for the redevelopment of 335-337 Bromley Road, Southend, London SE6. Currently vacant and last used as a retail warehouse the planning application will be for a residential development involving building works across the majority of the site.

The assessment was commissioned on 20 March 2006 by West & Partners, chartered architects and town planning consultants, on behalf of Overtstrand Limited, the current owners of the site.

Located c.1.6km to the south of Catford town centre the site is situated on the east side of Bromley Road to the north of the junction with Whitefoot Lane (figure 1). The site is rectangular in nature, measuring c.84m east/west by c.64m north/south at its widest point with an area of c.5,360m<sup>2</sup>. The River Ravensbourne is c.120m to the west of the site.

## **2.0 OBJECTIVES OF THE REPORT**

The object of this assessment is to establish the known archaeological potential (if any) and to suggest the level, if any, of archaeological mitigation in relation to the proposed development.

## **3.0 METHODOLOGY**

This assessment follows the guidelines established by English Heritage (1998) and the Institute of Field Archaeologists (2001).

Two visits were made to Lewisham Local Studies and Archive Centre held in Lewisham Library, Lewisham High Street, SE16. Historical and geological maps and plans were consulted along with aerial photographs, books and reports held in the local library. An internet search was also undertaken for historical information on the area.

Reports of previous archaeological work in the study area (defined as a distance of 500m from the centre of the site) and generally within the London Borough of Lewisham held by English Heritage's Greater London Archaeological Advisory Service were consulted. These included: desk top assessments; reports on watching briefs, evaluations; and excavations.

A print out was obtained from English Heritage's Greater London Archaeological Advisory Service of all entries held on the Sites and Monuments Record within a distance of 500m from the centre of the site, taken to be TQ 38212 71900 to determine the nature and extent of known archaeological remains in the study area.

Sources are listed at the end of this assessment.

## **4.0 ARCHAEOLOGY AND PLANNING**

### **4.1 Central Government Advice**

Central Government advice relating to archaeology is contained in Planning Policy Guidance 16 (PPG16) published by the Department of the Environment in 1990. This sets out the Secretary of State's policy on archaeological remains on land and provides recommendations, many of which have been incorporated into local development plans. The key points of PPG16 can be summarised as follows:

- *Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism (paragraph 6).*
- *Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation (paragraph 8).*
- *The key to informed and reasonable planning decisions...is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal. When important remains are known to exist, or when archaeologists have good reason to believe that important remains exist, developers will be able to help by preparing sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure, or by careful siting of landscaped or open areas. There are techniques available for sealing archaeological remains underneath buildings or landscaping, thus securing their preservation for the future even though they remain inaccessible for the time being (paragraph 12).*
- *If physical preservation in situ is not feasible, an archaeological excavation for the purposes of "preservation by record", may be an acceptable alternative. From the archaeological point of view this should be regarded as a second best option (paragraph 13).*
- *The key to the future of the great majority of archaeological sites and historic landscapes lies with local authorities, acting within the framework set by central government, in their various capacities as planning, education and recreational authorities, as well as with the owners of sites themselves. Appropriate planning policies in development plans and their implementation through development control will be especially important (paragraph 14).*
- *Development plans should reconcile the needs for development with the interests of conservation including archaeology. Detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings (paragraph 15).*
- *Planning authorities should not include in their development plans policies requiring developers to finance archaeological works in return for the grant of planning permission (paragraph 25).*
- *Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such excavation and recording should be carried out before development commences, working to a brief prepared by the planning authority and taking advice from archaeological consultants (paragraph 25).*
- *Planning authorities should seek to ensure that potential conflicts are resolved and agreements with developers concluded before planning permission is granted. Where the use of planning condition is necessary, authorities should ensure that, in accordance with DOE Circular 1 / 85, they are fair, reasonable and practicable (paragraph 29).*

In summary PPG16 advises that archaeological remains should be considered as early as possible in the development process, ideally prior to the submission of a planning application to the local planning authority, in order that there is time to deal with any unexpected complications should significant archaeological remains become apparent.

A desk-based assessment such as this, is the most appropriate method of achieving this because it assesses the archaeological implications of any potential remains. Based on the assessment further archaeological evaluation may be recommended, which PPG16 states is normally a *rapid and inexpensive operation* (paragraph 21).

## 4.2 Local Government Policy

At a local government level archaeological matters are determined by the local planning authority, in this case the London Borough of Lewisham with the advice of their nominated archaeological advisors, English Heritage. The relevant policies are set out in the Unitary Development Plan (UDP) which was adopted in July 2004. The Borough has incorporated the recommendations of PPG15 and PPG16 into its UDP policies. The policy relating to archaeology is:

### *Policy URB21 Archaeology*

*The Council will promote the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation and presentation to the public by:*

- (a) requiring applicants to have properly assessed and planned for the archaeological implications where development proposals may affect the archaeological heritage of a site. This may involve preliminary archaeological site evaluations before proposals are determined;*
- (b) advising where planning applications should be accompanied by an evaluation within Archaeological Priority Areas as shown on the Proposals Map. This should be commissioned by the applicants from a professionally qualified organisation or archaeological consultant;*
- (c) encouraging early co-operation between landowners, developers and archaeological organisations, in accordance with the principles of the British Archaeologists and Developers Liaison Group Code of Practice, and by attaching appropriate conditions to planning consents, and/or negotiating appropriate agreements under S106;*
- (d) encouraging suitable development design, land use and management to safeguard archaeological sites and seeking to ensure that the most important archaeological remains and their settings are permanently preserved in situ with public access and display where possible and that where appropriate they are given statutory protection;*
- (e) in the case of sites of archaeological significance or potential where permanent preservation in situ is not justified, provision shall be made for an appropriate level of archaeological investigation and recording which should be undertaken by a recognised archaeological organisation before development begins. Such provision shall also include the subsequent publication of the results of the excavation;*
- (f) seeking to ensure their preservation or record in consultation with the developer in the event of significant remains unexpectedly coming to light during construction; and*
- (g) in the event of the Scheduling of any Ancient Monuments and Sites of National Importance, ensuring their protection and preservation in accordance with Government regulation, and to refuse planning permission which adversely affects their sites or settings.*



### Reasons

*The Council wishes to protect its archaeological heritage and to ensure that any important remains are preserved and in suitable cases effectively managed as an educational, recreational tourist resource. Archaeological remains are a community asset and they provide a valuable picture of the history and development of the local area as well as London as a whole. They are a finite and fragile resource, vulnerable to modern development. The Council endorses the DETR's advice as set out in PPG 16 (1990) and that of English Heritage (Development Plan Policies for Archaeology, 1992) upon which this Policy has been based.*

*The requirements of the Policy generally come into force when extensive redevelopment is proposed involving excavation or foundation work which may disturb or expose relatively undisturbed remains below the level of current building development. Schedule 3 'Areas of Archaeological Priority' explains the significance of the various designated Areas of Archaeological Priority and gives an indication of the type and age of archaeological remains that might be discovered.*

The site lies within a designated Archaeological Priority Zone. The policy therefore requires that an archaeological desk top study be submitted to support any planning application involving redevelopment on this site and that such a study should outline the impact of the development on any potential archaeological remains.

## **5.0 GEOLOGY AND TOPOGRAPHY**

Environmental factors such as geology, topography, hydrology and flora and fauna have always played an important role in influencing man's decision to settle in a particular location. The fact that these influences have not been constant over time is reflected in the different uses of land and intensity of utilisation. Favourable environmental conditions and climate generally results in greater land utilisation and conversely inclement conditions result in lower land utilisation. The differing types of land use is reflected in the archaeological deposits as layers (stratification).

According to the British Geological Society the solid geology of the site and the area immediately surrounding is Taplow Gravel overlying clay (Woolwich and Reading Beds).

The results from previous archaeological investigations in the surrounding area confirms the natural geology to be Taplow Gravel in the vicinity of the development site.

No access has been available to any previous geotechnical work on the site and no survey is currently being undertaken. The nature, type and depths of any geological deposits cannot therefore be determined at this stage. It is anticipated that geotechnical work will be commissioned prior to commencement of any development involving ground excavation.

From data obtained from the Ordnance Survey (2001) the proposed development site lies at approximately 24-25m AOD.

## **6.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **6.1 Introduction**

The potential for finding archaeological activity on a site and its surrounding area is determined by a number of factors. For the earliest period, the prehistoric, there is no documentary evidence to help determine the previous use. Instead the archaeological record, particularly other sites with similar geological, topographical and hydrological characteristics, can be used to determine the potential for any archaeological remains.

The appearance of maps and documents can help trace the historical development of a site and its surrounding area. Maps can trace the topography as well as the building, demolition and alteration of settlement indicating changes in ownership, fashion, affluence and politics.

Likewise, documents can be used to trace the changing development and fortunes of a site and its surrounding environment. Past owners, the value of the land, its use (whether for agriculture, uncultivated or developed *etc.*) can be ascertained all of which can be used as supporting evidence for the historical maps.

It is therefore essential to examine the archaeological record as well as the historic maps and documents in order to build up as comprehensive a picture as possible

An important source of archaeological information is the Sites and Monuments Record (SMR), a database of all known archaeological sites and finds, scheduled ancient monuments, listed buildings and aerial photographs in Greater London, held by English Heritage. A print out of all entries held on the SMR was obtained for an area of 1km<sup>2</sup> with the proposed development site at its centre, at Ordnance Survey grid reference TQ 38212 71900 (figure 2 and table 1).

The SMR print out shows that there are 19 records within 500m of the site broken down into: one from the Roman period; seven from the medieval period; seven from the post-medieval period; and four listed buildings.

The timescales used for archaeological remains and used in this report are as follows:

Palaeolithic	-	450,000 - 12,000 BC
Mesolithic	-	12,000 - 4,000 BC
Neolithic	-	4,000 - 2,000 BC
Bronze Age	-	2,000 - 600 BC
Iron Age	-	600 BC - AD 43
Roman	-	AD 43 - 410
Saxon	-	410 - 1066
Medieval	-	1066 - 1485
Post-medieval	-	1485 - present

The periods are commonly grouped into prehistoric (Palaeolithic to the Iron Age) and the historic (Roman to the present).

## 6.2 Roman Period

One archaeological item dating to the Roman period has been found within 500m of the site (item number 1 on figure 2 and table 1). A coin, probably a copy, of Antonius Prius was found in Southend Lane c.350m to the south west of the site.

## 6.3 Medieval Period

There are seven items dating to the Medieval period within 500m of the proposed development site, all of which are structures of some sort.

The proposed development site lies on the eastern limits of Bellingham Manor, which, along with Catford, Brockley, Sydenham and Shroffolds, was a sub-manor of Lewisham ([www2.lewisham.gov.uk](http://www2.lewisham.gov.uk), first accessed 11 April 2006).

Lewisham is recorded in the Domesday Survey of 1086 as:

*VIII The land of St Peter of Ghent  
IN GREENWICH HUNDRED  
The Abbot of Ghent holds Lewisham of the king and held it of King Edward, and then, as now,  
it was assessed at 2 sulungs [a Kentish unit of assessment usually equivalent to two  
hides]. There is land for 14 ploughs. In lordship are 2 ploughs, and 5 villans with 9 bordars  
have 17 ploughs. There are 3 slaves and 11 mills with the rent from the peasants render £,8 12s.  
From the profits of the market, 40s. There are 30 acres of meadow. From the woodland 50 pigs  
as pannage. The whole manor at the time of King Edward was worth £,16 and afterwards £,12;  
now £,30 (Williams and Morris, 2003, 32).*

The entry in Domesday suggests that Lewisham was a small community.

Since Domesday the water of the River Ravensbourne has been harnessed with 11 mills being recorded. At least one can be identified on the Sites and Monuments Record: Upper Mill (item number 6 on figure 2 and table 1) is recorded as Lithyngsmille in Medieval documents and was used as a cornmill by its owners, the Lords of the Manor of Southend. It was then used to generate electricity by its last tenant, Jacob Perry, until 1880, after which it continued to stand for ‘many years’.

Approximately 200m upstream of Upper Mill was Lower Mill (item number 3 on figure 2 and table 1). Although it is unclear whether Lower Mill is mentioned in Domesday it is known to have been used as a cornmill from at least the 17<sup>th</sup> Century. During the early 18<sup>th</sup> century the mill’s new owners John and Ephraim How made cutlery there. It reverted back to being used as a cornmill during the 19<sup>th</sup> Century where it continued to operate until the First World War when it was demolished (Weinreb and Hibbert, 1987, 801).

The millpond associated with the Lower Mill still survives as Peter Pan’s Pool and can clearly be seen on figure 2 (marked as ‘8’).

An outbuilding (item number 2 on figure 2 and table 1) of Lower Mill is known to have survived, being used as a warehouse in the early part of the 20<sup>th</sup> Century.

A watermill (item number 2 on figure 2 and table 1) owned by the Cistercian monks of Stratford Langthorne in Essex is recorded as Freresmille (Friar’s Mill in Medieval documents). Located on the River Ravensbourne the watermill is c.500m to the north west of the proposed development site.

Lying within the ancient manor of Bellingham a farm building (item number 5 on figure 2 and table 1) lies c.250m to the north west of the proposed development site.

## 6.4 Post-medieval Period

There are seven items dating to the post-medieval period, the majority of which, six, are remains of structures such as buildings and walls. The one item which is not is number 15 (on figure 2 and table 1), a subsoil containing 19<sup>th</sup> Century artefacts and a struck flint dating to the Mesolithic period, which was found c.500m to the north west of the site during investigations there.

One of the earliest maps depicting the study area was produced by John Roque in 1766 (figure 3) which shows the early layout of Southend village with Bromley Road and Southend Lane already established. The nucleus of Southend village is to the south of the

proposed development site located around the junction of Bromley Road and Beckenham Hill Road/Southend Lane. One or two buildings are shown to be beneath the footprint of the proposed development site.

Thomas Milne's land use map of 1800 (figure 4) shows that Whitefoot Lane to the south of the proposed development site has been built during the past 45 years. The road layout remains largely unaltered for the next c.140 years. The proposed development site is shown to be predominantly surrounded by open fields/pasture land.

The Tithe Award map of 1843 (figure 5) shows Jane Iredale owned most of the land which the modern development is now built on. The other major landowners were Samuel Forster and William Holmes.

From the late 18<sup>th</sup> Century to the early 20<sup>th</sup> the Forster family owned much of the land and buildings in and around Southend village. Their home was at Southend Hall to the south of Whitefoot Lane (marked as 'The Hall' on the OS plans of 1868 (figure 6), 1897 (figure 7), 1907 (figure 8) and 1916 (figure 9)) from the late 18<sup>th</sup> Century (item number 9 on figure 2 and table 1). They increased their landholding during the 19<sup>th</sup> Century and The Hall was extended and added to. They were driven away by the arrival of the trams in 1914. The Hall was then to become a film studio and social club before being demolished in 1937 to make way for a wider and straighter Whitefoot Lane ([www.ideal-homes.org.uk](http://www.ideal-homes.org.uk), first accessed 11 April 2006).

The Park or Park House (item number 4 on figure 2 and table 1) to the north of the proposed development site was also owned by the Forster family from the 1850s. It was originally the manor house of Bellingham. Until the Forsters acquired the house it was owned by a succession of different families including Francis Motley Austen (a cousin of Jane Austen). It was rebuilt in the late 18<sup>th</sup>/early 19<sup>th</sup> Centuries by Robert Saunders before acquisition by the Forsters. A flying bombed wrecked The Park in 1944 and the Falkland House flats now occupy the site (Coulter, 2005, 35).

The Forster's family chapel (item number 17 on figure 2 and table 1) was built in 1824 as a chapel of ease to save parishoners the long trip to St Mary's in Lewisham. When St John's (item number 19 on figure 2 and table 1) was built in 1926 the chapel was used as a parish hall (Weinreb and Hibbert, 1987, 801 and [www.ideal-homes.org.uk](http://www.ideal-homes.org.uk), first accessed 11 April 2006).

Stanford's library map of London of 1868 (figure 6) shows the village of Southend to the south of the proposed development site around Whitefoot and Southend Lanes. The majority of the site is lying in open fields (to the north and east) whereas there is some development occurring in the south west of the footprint.

Elm Cottage (item number 14 on figure 2 and table 1) was the home of Francis Flower from c.1750. In the 19<sup>th</sup> Century the estate was acquired by the Forster family who set about enlarging it over the years. It became a lunatic asylum in the early 20<sup>th</sup> Century and was another victim of the flying bomb to hit Southend in 1944. Following the Second World War Elm Cottage was demolished and the Flower House Estate built by the London County Council ([www.ideal-homes.org.uk](http://www.ideal-homes.org.uk), first accessed 11 April 2006).

The remaining four items on figure 2 and table 1 (10, 11, 12 and 13) are farmhouses which belonged to the estates owned by the major landholders: namely the Forster family. They would have been contemporary with the estates therefore dating to between the late 18<sup>th</sup> to early 20<sup>th</sup> Centuries.

The OS map of 1897 (figure 7) shows nine buildings, probably cottages or houses fronting Bromley Road and their rear gardens or yards are underneath the footprint of the modern building. These may have been ‘tied’ to the Park House estate to the north.

The OS map of 1907 (figure 8) shows the same group of properties fronting Bromley Road, one of which is now identified as a ‘smithy’ and that a pavilion belonging to the Waywood Athletic Ground was built sometime after 1897 and is contained within the footprint of the proposed development site. Apart from the pavilion there is little change from the OS map of 10 years earlier.

Around the footprint of the modern retail warehouse Southend village shows little sign of change since the maps of the 19<sup>th</sup> Century (figures 6 and 7): Park House (to the north); The Hall and infant’s school to the south; the Tiger’s Head public house, Lower Mill and Mill Bridge to the south west; and open fields/pasture land to the west all remain. Bromley Road, Whitefoot Lane and Southend Lane are still the only roads in the vicinity of the proposed development site.

The arrival of the trams just before the First World War in 1914 signalled the start of the transformation of the village which would leave it unrecognisable within the next 30 years. The breaking up and demolishing of the large estates owned by the Forsters such as Southend Hall and The Park made way for large scale developments by the London County Council to house the increasing population of London: Langthorne Court now occupies the site of The Park.

The OS plan of 1916 (figure 9) shows little sign of building on the proposed development site for sometime during the proceeding nine years the majority of the buildings fronting Bromley Road were demolished and the site was once again open land. The pavilion is still shown together with some outbuildings and the northernmost pair of semi-detached houses.

Bomb damage during the Second World War also left its mark. The Tiger’s Head public house, which was originally founded as the George Inn in the early 18<sup>th</sup> Century and was re-built in 1901-02, was destroyed by the flying bomb which hit The Park in 1944. The Tiger’s Head was re-built in its current form in 1958 ([www.ideal-homes.org.uk](http://www.ideal-homes.org.uk), first accessed 11 April 2006).

Development of a substantial scale is shown for the first time on the OS plan of 1948 (figure 10) which shows the outline of the site as it is today with a building occupying the south west portion of the site and two parallel rows of garages or small units to the rear running in a north west/south east direction. All traces of the earlier surrounding development have gone.

The OS plan of 1970 (figure 11) appears to show an infill of the space between the rows of garages and the OS plan of 1991 (figure 12) shows the subsequent redevelopment to the form of the retail warehouse building on site today erected pursuant to the planning permission granted in the 1980s.

#### **6.4.1 Listed Buildings**

There are four listed buildings or structures within 500m of the proposed development site. Three of these are to the south of Whitefoot Lane and comprise: Forster’s family chapel built in 1824 (item number 17 on figure 2 and table 1) comprises a single stuccoed storey of three bays under a cornice and pediment with clock in a tympanum; three gate piers (item

number 16 on figure 2 and table 1) associated with the chapel built in the early 19<sup>th</sup> Century and are made of brick with gabled stone caps and are square in cross-section; and St John's, the Baptist church, (item number 19 on figure 2 and table 1) was built in 1926 and became the main place of worship in Southend, replacing the Forster's family chapel. The church is of modified Perpendicular style with plain parapets built in red brick with stone dressings.

Some considerable distance to the north is the fourth listed building: a five storey block of 24 maisonettes, five bed sits and 36 one-bed flats (item number 18 on figure 2 and table 1) was designed by Fry, Drew and Partners in 1948-50 for Lewisham Metropolitan Borough. Comprising of two L-shaped blocks of concrete box the facades are clad in yellow brick.

## 7.0 POSSIBLE NATURE OF POTENTIAL ARCHAEOLOGY

Based on the information obtained from the SMR search (figure 2 and table 1) and analysis of historic maps (figures 3 - 12) the potential for finding archaeological material can be assessed.

For the majority of its history the proposed development site lay in open or agricultural land which would have had very little impact on any potential archaeological remains or the underlying geology. The underlying geology, Taplow Gravel overlying clay (Woolwich and Reading Beds), has been historically attractive to early settlers because of the ease of working the well drained soil. In other parts of Greater London there has been a positive correlation between potential archaeological deposits and Taplow Gravel where archaeological remains have been found dating to the prehistoric period.

One gold coin has been the only find from the Roman period within the study area. Therefore based on this information the potential for finding archaeological material dating to the Roman period is thought to be low.

There are seven records dating from the Medieval period on the SMR within the study area, all of them being structures or features of some form. The earliest maps show that the village of Southend was to the south of the proposed development site and that the proposed development site lies within its confines. Therefore based on this information the potential for finding archaeological material dating to the Medieval period is thought to be low to moderate.

There are seven records dating from the post-Medieval period together with five listed buildings on the SMR within the study area. Only one record is for artefacts, the remaining six are all remains of structures.

The earliest map available, John Roque's of 1766 (figure 4), shows that there is some development on the proposed site, however, the majority of the site, remains largely open. The maps of the 19<sup>th</sup> and early 20<sup>th</sup> Centuries (figures 6 to 9) show that development has taken place and that some of the structures together with gardens or yards lie beneath the footprint of the modern warehouse development. This trend continued until 1948 when a single large building then occupied the majority of the site (figure 10).

Therefore based on the information contained in the SMR together with the historical maps the potential for finding archaeological material dating to the post-Medieval period is thought to be moderate to high.

## **8.0 PREVIOUS TRUNCATION OF POTENTIAL ARCHAEOLOGY**

It appears from the map evidence that there are buildings on the proposed development site from at least 1766 (figure 3). It is unlikely that these buildings had any substantial foundations therefore there would have been no truncation (or very little at the most) of earlier archaeological deposits from this phase of development.

More substantial buildings were built during the latter part of the 19<sup>th</sup> Century (figure 7) and these may have included more substantial foundations. It is therefore possible that these foundations would have truncated any archaeological deposits surviving from earlier periods.

The proposed development site was then largely cleared (figure 9) and remained so until the 1940s (figure 10) when the current phase of development was largely established.

It has not proved possible, so far, to access any record drawings of this and the later development of the retail warehouse. Further research is therefore necessary to establish whether the foundations of the developments shown on the OS plans of 1948, 1970 and 1991 (figures 10, 11 and 12 respectively) truncated any surviving deposits from the 19<sup>th</sup> Century.

## **9.0 THE PROPOSED DEVELOPMENT AND ITS IMPACT UPON REDUCED POTENTIAL ARCHAEOLOGY**

At the time of preparing this desk-top assessment a preferred scheme has yet to be decided on. However, it is envisaged that a residential development extending across the majority of the site which may involve excavation to provide low level car parking.

## **10.0 ARCHAEOLOGICAL RESEARCH QUESTIONS**

Based on the preceding information archaeological research questions can be formulated which provides a focus for any future work which may be required on the site. In formulating the research questions due regard is given to the nature of existing archaeology in the surrounding area based on data recorded from previous investigations and the nature and extent of any disturbance found on the proposed site.

The research questions suggested for this site are:

- The topography of the River Ravensbourne rises steeply towards the proposed development site. The site has been levelled at some time. Therefore to what extent has the later developments of the 20<sup>th</sup> Century damaged or destroyed the potential archaeological remains?
- The map evidence shows that there are a number of buildings underneath the footprint of the current development dating to the 19<sup>th</sup> Century. Therefore what is the nature, type and extent of these deposits?
- The nucleus of Southend village lies just to the south of the proposed development site around Whitefoot Lane. There was a village of some sort from the Medieval period. Therefore what is the nature, type and extent of the original foundations of Southend village?

## 11.0 CONCLUSIONS

This draft desk-top assessment has been prepared in advance of a planning application to be submitted on behalf of Overstrand Limited for the redevelopment of 335-337 Bromley Road, Southend SE6.

The proposed development site lies within an Archaeological Priority Zone as defined by the London Borough of Lewisham in their Unitary Development Plan which they adopted in July 2004 and as such a desk-top assessment is required to support any planning application.

A search of the local archaeology within the study area (defined as a 500m square centred on the site) has produced 19 records held on English Heritage's Greater London Sites and Monuments Record: one Roman; seven Medieval; seven post-Medieval; and five listed buildings.

The potential for finding archaeological material dating to the Roman period is thought to be low on account of the single gold coin found.

The proposed development site is thought to lie within the suggested area of the Medieval village of Southend. Although no remains of the Medieval village have been unearthed the site is thought to have low to moderate potential for Medieval material on account of its location and the fact that there are Medieval remains within the study area.

From documentary evidence contained in the SMR it is known that large estates surrounded the proposed development site in the 19<sup>th</sup> Century. Analysis of the historic maps shows that post-Medieval buildings dating to at least the 19<sup>th</sup> Century are known to have stood on the proposed development site. There is therefore thought to be a moderate to high potential of finding archaeological material dating from the post-Medieval period on account of the SMR and historic map evidence.

Until further research has been undertaken on the depths of the foundations of the later developments it cannot be determined whether these would have truncated any surviving archaeological deposits from the 19<sup>th</sup> Century, or earlier periods. However, it seems unlikely that if deposits from the 19<sup>th</sup> Century, or earlier, did survive then preservation in-situ would be necessary. Accordingly any further archaeological measures such as fieldwork could be secured through the imposition of archaeological planning conditions as part of the granting of planning permission.

Based on the information contained in this desk-top assessment it is thought that further archaeological investigation would be required in the form of fieldwork to answer the research questions proposed in section 10.0 above. However the ultimate decision rests with English Heritage as the appointed archaeological advisers to the London Borough of Lewisham.

Archaeological fieldwork may show that the proposed development site's archaeological potential has been largely destroyed when the current retail warehouse was built in the 1980s.



## 12.0 ACKNOWLEDGEMENTS

I am grateful to: West & Partners for commissioning this desk-top assessment on behalf of Overstrand Limited; the staff at Lewisham Local Studies and Archive Library; and to Steve Ellwood at English Heritage for providing the SMR data.

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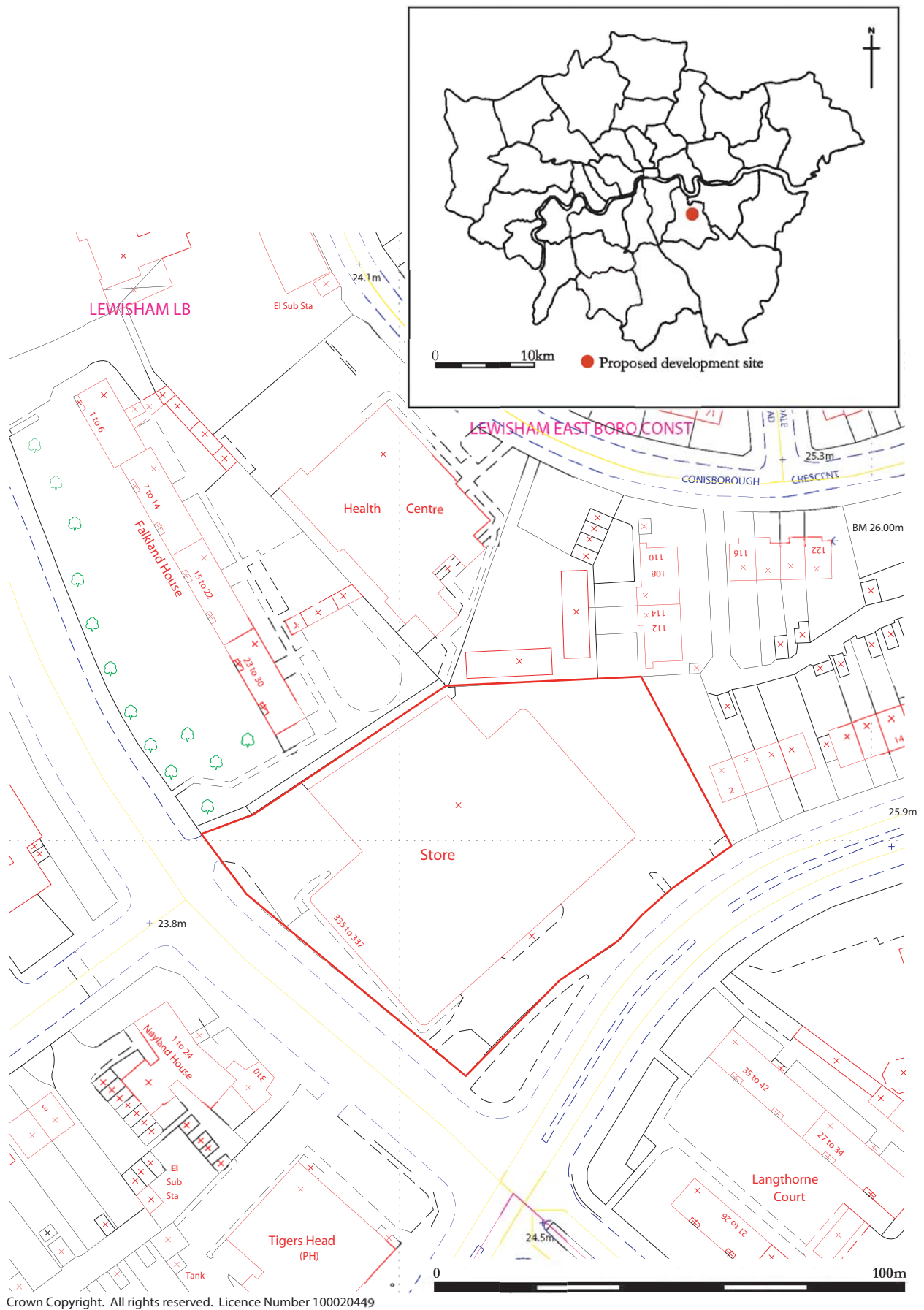
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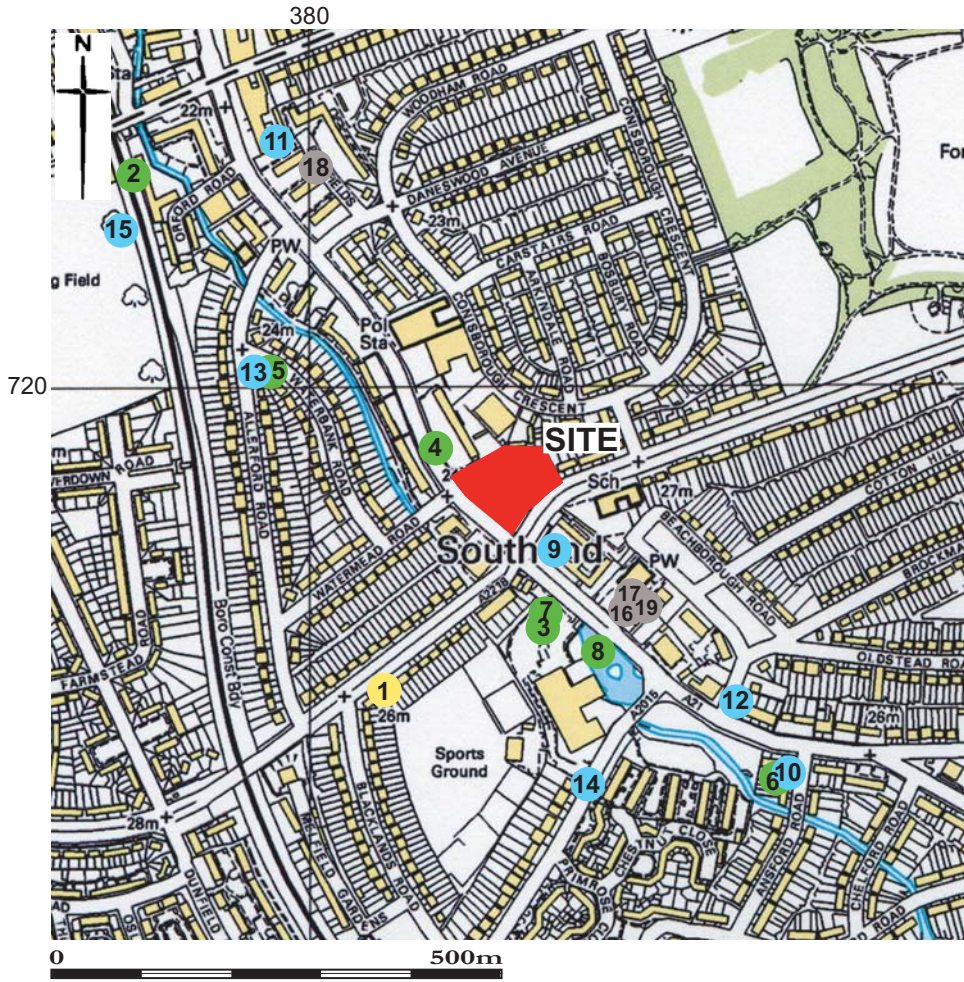
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Figure 1. Site location, outlined red.



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- Key**
- Roman
  - Medieval
  - Post-medieval
  - Listed buildings

Figure 2. Archaeological entries held on English Heritage's Sites and Monuments Record which are within a distance of 500m from the centre of the site (taken to be TQ 38212 71900).

Item no.	SMR no.	Address	OS Grid Ref	Period	Description
1	MLO11359	Southend Lane	TQ 3810 7160	Roman	AE coin of Ant. Pius. Probably ancient copy
2	MLO1901	Randlesdown Road	TQ 3777 7228	Medieval	Watermill owned by Cistercians of Stratford Langthorne, Essex
3	MLO1902	Bromley Road	TQ 3823 7179	Medieval	Cornmill into 17 <sup>th</sup> Century then watermill. Continued in use until First World War
4	MLO10232	Bromley Road	TQ 3817 7192	Medieval	Original manor house of Bellingham Manor. Rebuilt 19 <sup>th</sup> Century; bombed in 1944
5	MLO11344	Allerford Road, Bellingham	TQ 3795 7202	Medieval	Farm of Bellingham Manor
6	MLO11371	Bromley Road	TQ 3862 7148	Medieval	Cornmill mentioned in Domesday. Ceased to be used 1880
7	MLO28273	Bromley Road	TQ 3823 7179	Medieval	Outbuilding of medieval cornmill surviving as furniture warehouse
8	MLO30359	Bromley Road	TQ 3832 7170	Medieval	Millpond surviving as pool
9	MLO25565	Bromley Road	TQ 3835 7181	Post-medieval	House part of Bellingham Manor Estate c.1796. Demolished 1937
10	MLO1914	Bromley Road	TQ 3862 7158	Post-medieval	Farmhouse part of 40 acre farm part owned by Cator family and the Forster family
11	MLO1922	Bromley Road	TQ 3797 7233	Post-medieval	Farmhouse part of 140 acre farm east and west of Bromley Road owned by Lord Dartmouth and Forster family
12	MLO1933	Bromley Road	TQ 3860 7165	Post-medieval	House of the Knapp family early 18 <sup>th</sup> Century. Demolished between 1834 and 1843
13	MLO8644	Allerford Road	TQ 3795 7202	Post-medieval	Farmhouse of Bellingham Manor
14	MLO19916	Flower House Estate	TQ 3837 7148	Post-medieval	Originally Elm Cottage c.1750. Used as lunatic asylum in 19 <sup>th</sup> Century and fire depot in 1940s. Demolished 1944 and Flower House Estate built
15	MLO76322	Bellingham Recreation Centre	TQ 3775 7221	Post-medieval	Subsoil containing 19 <sup>th</sup> Century artefacts and a Mesolithic struck flint

### LISTED BUILDINGS

16	MLO90201	St John the Bapist's, Bromley Road	TQ 3833 7174	Post-medieval	Gate piers. Early 19 <sup>th</sup> Century
17	MLO90339	St John the Babist's, Bromley Road	TQ 3835 7175	Post-medieval	Church hall. Mid 19 <sup>th</sup> Century
18	MLO90303	69 Bromley Road	TQ 3800 7229	Post-medieval	Block of 24 maisonettes, five bedsits and 36 one-bed flats designed by Fry, Drew and partners, 1949-50
19	MLO90200	St John the Babist's, Bromley Road	TQ 3835 7179	Post-medieval	Church. Mid 20 <sup>th</sup> Century

Table 1. Archaeological entries held on English Heritage's Sites and Monuments Record which are within a distance of 500m from the centre of the site (TQ 38212 71900).



Figure 3. John Roque's map of 1766 showing the approximate location of the proposed development site, circled red.

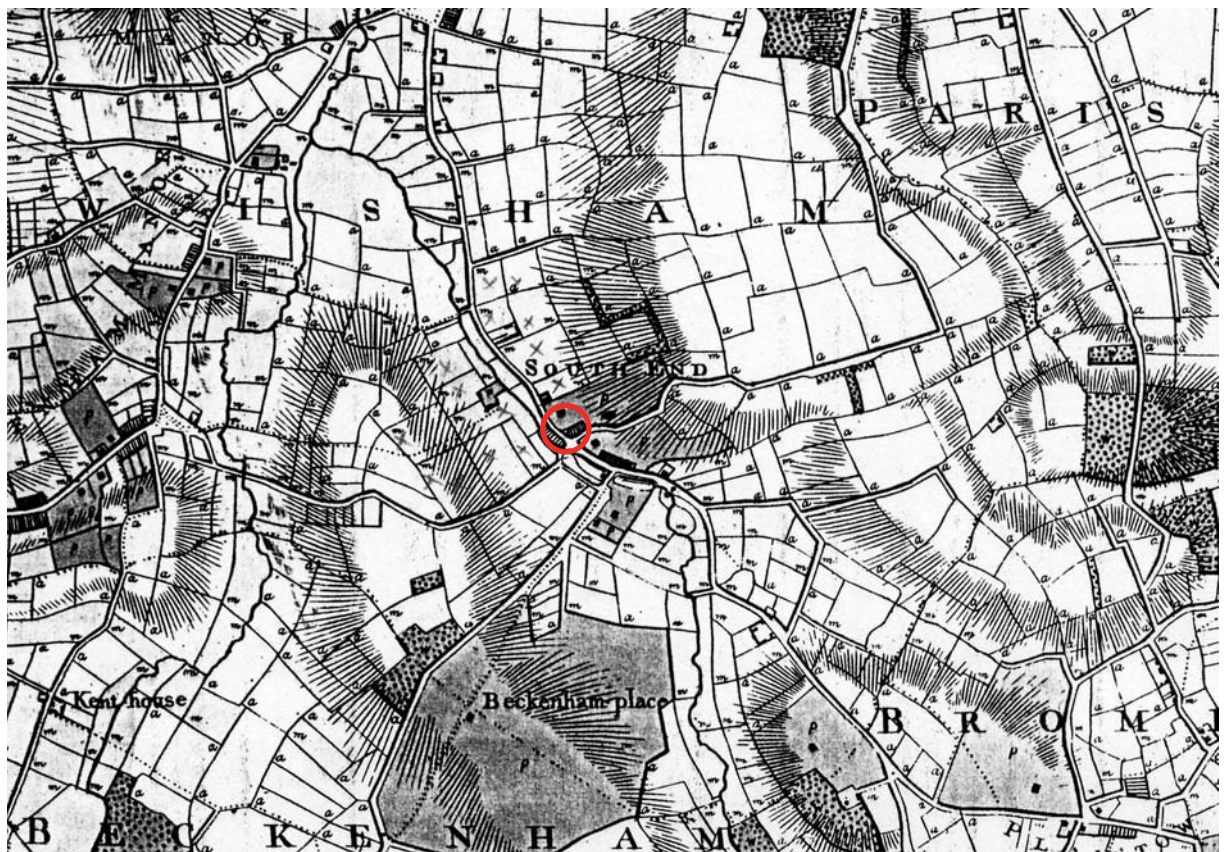


Figure 4. Thomas Milne's land use map of 1800 showing the approximate location of the proposed development site, circled red.



Figure 5. Tithe Award map of 1843 showing the location of the proposed development site, outlined red.

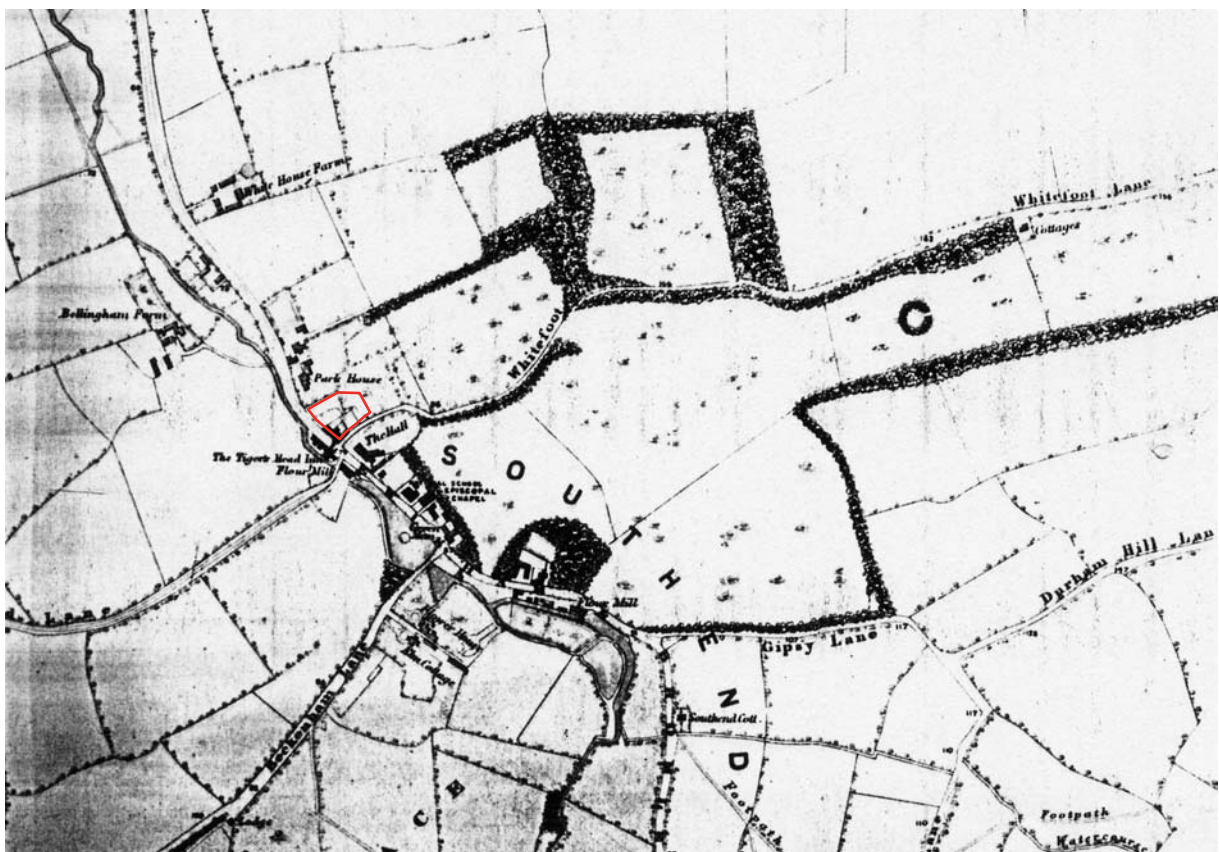


Figure 6. Stanford's library map of London of 1868 showing the location of the proposed development site, outlined red.

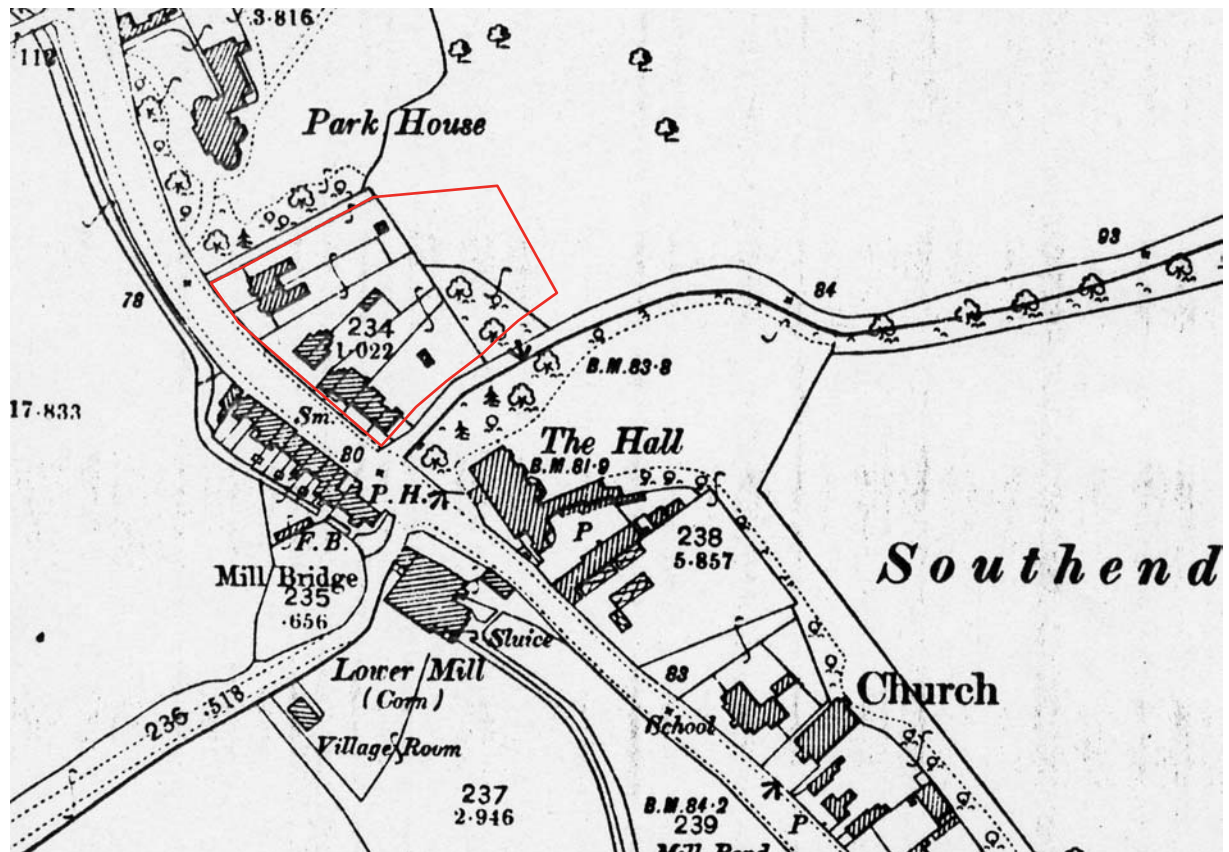


Figure 7. OS 1:2500 map of 1897 showing the location of the proposed development site, outlined red.

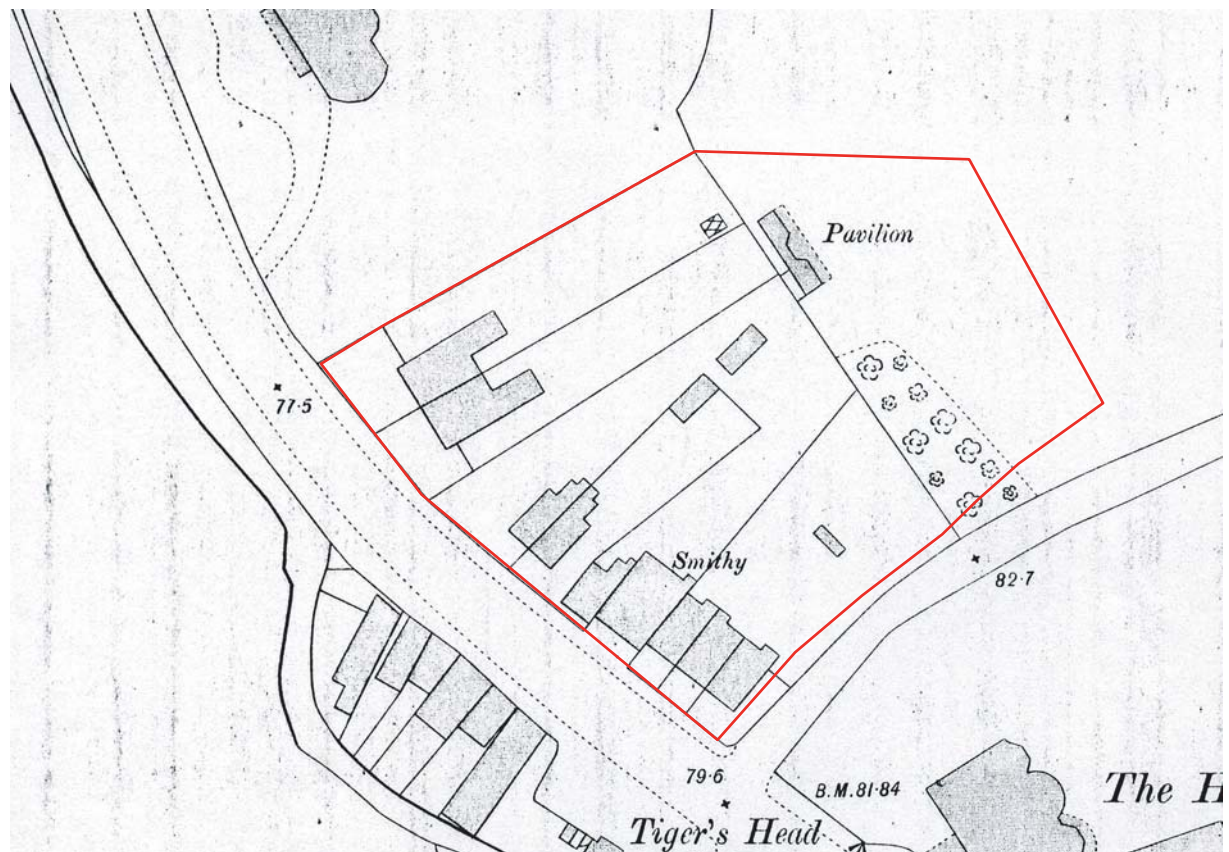


Figure 8. OS 1:1250 map of 1907 showing the location of the proposed development site, outlined red.

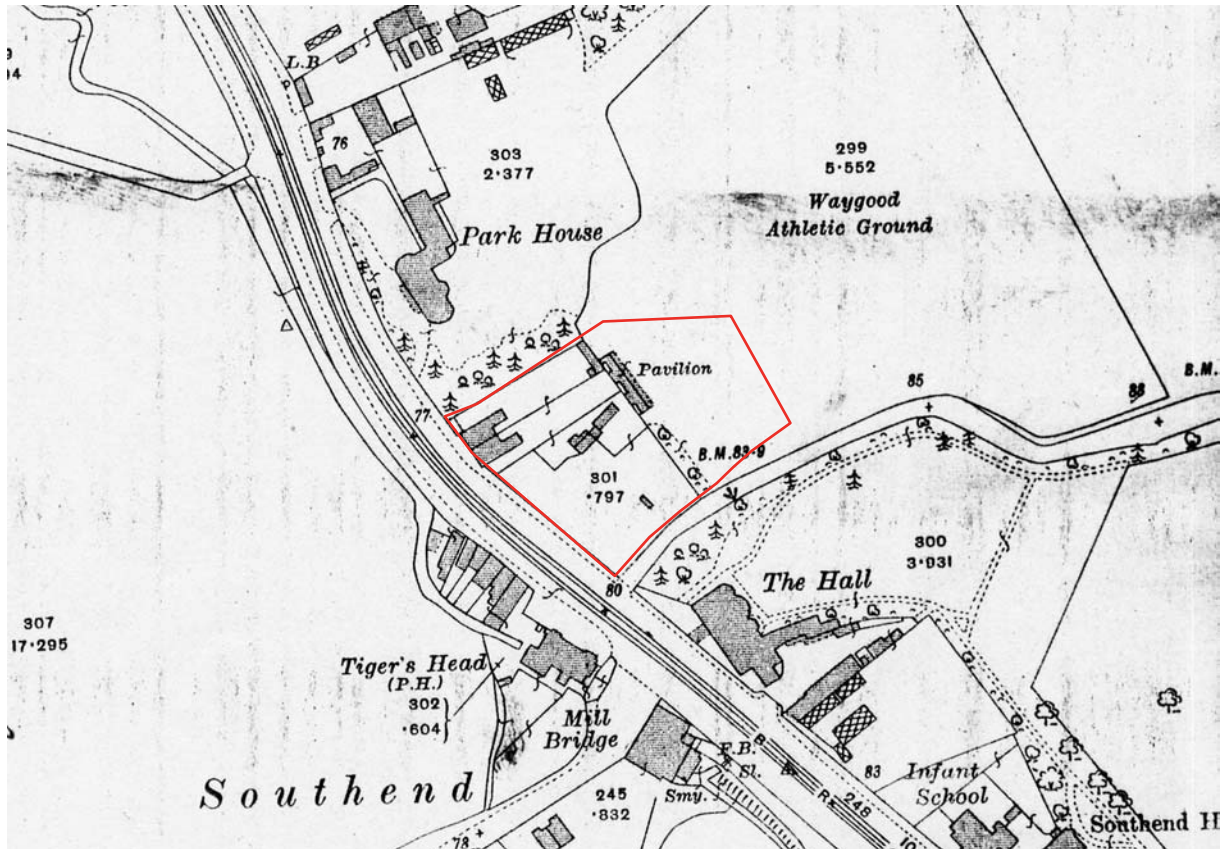


Figure 9. OS 1:2500 map of 1916 showing the location of the proposed development site, outlined red.



Figure 10. OS 1:1250 map of 1948 showing the location of the proposed development site, outlined red.





Figure 11. OS 1:1250 map of 1970 showing the location of the proposed development site, outlined red.

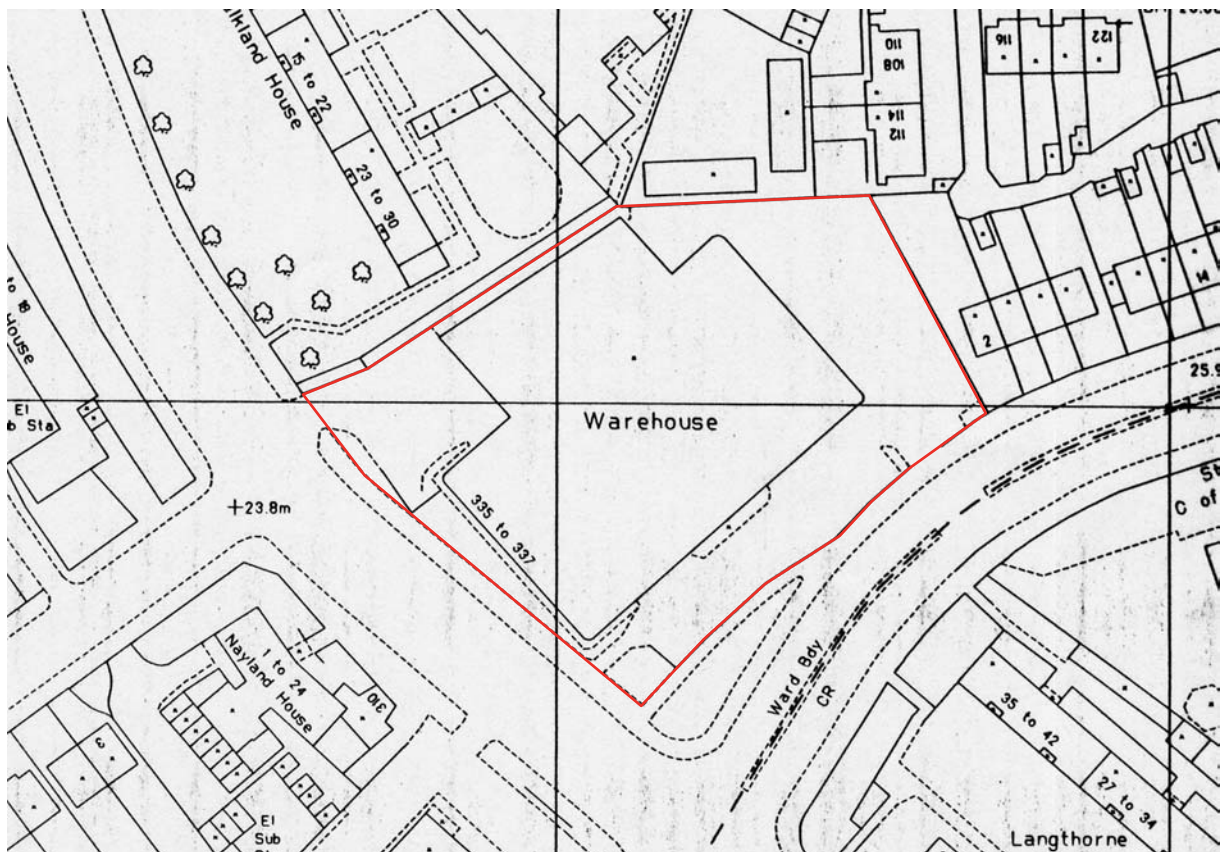


Figure 12. OS 1:1250 map of 1991 showing the location of the proposed development site, outlined red.