

Desk-top Archaeological Assessment

**FORMER EDF ENERGY SITE, STOWAGE,
DEPTFORD, SE8**



National Grid Reference: TQ 37602 177688

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**FORMER EDF ENERGY SITE
STOWAGE
SE8**

London Borough of Greenwich

on behalf of Safe Securities Limited

National Grid Reference
TQ 37602 177688

Author
Andrew Francis MA, PIFA



Isambard House 60 Weston Street LONDON SE1 3QJ
Tel: 020 7403 1726 Fax: 020 7403 6279
Email: andrew@isambardarchaeology.co.uk
www.isambardarchaeology.co.uk

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EXECUTIVE SUMMARY

This desk-top assessment has been commissioned from Isambard Archaeology by Safe Securities Limited, in relation to the proposed redevelopment of the former EDF Energy Site, Stowage, Deptford, SE8. The site lies in an Archaeological Priority Zone as designated in the London Borough of Greenwich's Unitary Development Plan. Planning permission has been granted subject to the satisfactory completion of a legal agreement. This desk-top assessment summarises the potential for archaeological remains on the proposed development site and the affect of past and future development on archaeological potential.

A study of the known archaeological remains within 500m of the site has revealed that there is a rich archaeological heritage. The area has been at the centre of Deptford's history for the past 500 years with the importance of the maritime and chemical industries and then more recently as a high density residential area.

Cartographic evidence shows that the site has been developed since 1623, prior to which it lay on the floodplain of the Ravensbourne and then when the river was drained and revetted, open or agricultural fields.

Based on the archaeological and cartographic evidence there is thought to be a low probability of finding any prehistoric, Saxon or Roman remains; a low to medium probability of finding Medieval; and a high probability of finding post-Medieval remains on the site.

The application, the subject of the resolution to grant planning permission, is for the demolition of the existing electricity sub-station and the erection of a part 3/part 4 storey building comprising 26 flats along with ancillary parking and access. The construction of a substantial basement which forms part of the proposal is likely to truncate any remaining archaeological deposits.

Due to truncation of the site from earlier and the current development, the site is thought not to contain any archaeological deposits of importance which should be preserved *in situ*.

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1.0 INTRODUCTION

This archaeological desk-top assessment has been undertaken as part of the redevelopment proposals for the former EDF Energy site, Stowage, Deptford, SE8. A planning application (number: 07/1442/F) is the subject of a legal agreement before planning permission is granted. The application is for the demolition of the existing electricity sub-station and the erection of a part 3/part 4 storey building comprising 26 flats, ancillary parking and access.

The assessment was commissioned by Safe Securities Limited the owners of the site.

The site measures c.50m east/west by 26m north/south with an area of 1,536m² and lies on the south side of Stowage. It is bounded by Gonson Street to the west and new development which fronts onto Creek Road to the south and Glaisher Street to the east (figure 1). The site lies close to the administrative boundary of the London Borough of Greenwich with the London Borough of Lewisham.

The surrounding area is rich in history and there have been a number of archaeological investigations which have contributed to the knowledge on this part of Deptford. Because of this English Heritage have advised that archaeological work, initially in the form of this desk-top assessment, be carried out for this site.

2.0 OBJECTIVES OF THE REPORT

The object of this assessment is to establish the known archaeological potential (if any) and the archaeological research questions (if any) which could be addressed in any fieldwork on the site.

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 the Local Heritage Centre, Artillery Square, Greenwich, SE8 and Lewisham Local Studies Centre, 199-201 Lewisham High Street, SE13. Historical and geological maps and plans were consulted along with aerial photographs, books, reports, property deeds and parish records.

Reports of previous archaeological work in the study area (defined as a distance of 500m from the centre of the site) and which are within the London Boroughs of Greenwich and Lewisham held by English Heritage's Greater London Archaeological Advisory Service were consulted. These included: desk top assessments; and 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 31670 66855 to determine the nature and extent of known archaeological remains in the study area.

A site visit was made and photographs taken to illustrate the current land use and site layout.

Sources are listed in the bibliography 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 subsequent archaeological fieldwork 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, the London Borough of Greenwich with the advice of their nominated archaeological advisors, English Heritage. They are contained in the Unitary Development Plan (UDP) adopted on 20th July 2006 which sets out the authority's policies towards development. The Borough has incorporated the recommendations of PPG16 into its UDP policies. The policies relating to archaeology are:

Policies

D30 *The Council will expect applicants to properly assess and plan for the impact of proposed developments on archaeological remains where they fall within 'Areas of Archaeological Potential' as defined on the constraints Map 10. In certain instances preliminary archaeological site investigations may be required before proposals are considered. The Council 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.*

D31 *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 Council 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.*

Reason

6.50 *Archaeological remains are a finite and fragile resource vulnerable to modern developments. PPG16 gives guidance on how archaeological remains should be preserved or recorded. It recommends that UDP's should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings, as well as a map defining where these policies apply. The Borough's archaeological heritage represents a local community asset that is desirable to preserve and utilise both as an educational and recreational resource. The objectives of new*

development can often conflict with the need to preserve, or to remove and record such remains. Potential developers should be alerted early on in the planning process of likely remains so as to secure their preservation. Early discussion with the Council and English Heritage is encouraged. The support of local archaeological groups is essential to this process. The potential for discovery of significant remains in large areas of the Borough is high, whilst the opportunity to record and preserve such finite resources is usually restricted to one occasion. The Greenwich Heritage Centre is a potential location for the retention of remains.

6.51 The Council will also:

- i) Pursue land use policies which are sensitive to the potential threat development can pose to archaeological remains and adopt a flexible approach to the design of new development in areas where the preservation of archaeological remains is paramount.*
- ii) Encourage co-operation amongst landowners, developers and archaeological groups by promoting the principles laid down in the British Archaeologists and Developers Liaison Group Code of Practice.*
- iii) Encourage developers to allow an appropriate level of archaeological investigation where significant remains are unexpectedly discovered during construction, and if applicable, make provision for the preservation or recording of such finds by a recognised archaeological organisation.*

The site lies within an area of high archaeological potential. 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 the land has been put to. 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).

The River Ravensbourne is the principal influence on the geology of the site. Rising at Ceaser's Well, Keston c.14km to the south east of the site it flows for c.17.5km into the River Thames to the north. The upper reaches of the Ravensbourne become tidal at Deptford Creek c.200m to the east of the site.

Previous studies and excavations have allowed the topography of the study area to be reconstructed. Being at the confluence of the Thames it was known to be low-lying marshland which flooded frequently during the Roman period (Nielsen, 2003, 4). With greater pressure on land the area was drained and revetments constructed just to the north of the site (Sloane, 1997 and Divers, 1997, 14).

According to the British Geological Society the site lies on the boundary between alluvium and river terrace gravels which overlie Woolwich and Reading Beds, the solid geology of the surrounding area (BGS, 1991). The results from a number of archaeological investigations in the surrounding area are available which confirms that the natural geology is alluvium overlying river terrace gravels. The alluvium has been shown to vary in height from 0.0m to 2.0m OD at the Greenwich Reach excavations to the north of the site (Divers, 1997, 8); at the Laban Centre to the west of the site alluvium was found at c.1.2-1.5m OD (Nielsen,

2003, 8-12); and at Berthon Street to the south west of the site, alluvium was found at c.4.6m OD (King, 1994, 24 and Perry, pers comm.).

The study area is characterised by a series of raised sand and gravel eyots rising from the low lying floodplain of the Thames and running in an arc to the south of the site (Hawkins, 1995, 9). St Nicholas Church 300m to the west of the site is known to lie on one of these eyots and excavations near to the Laban Centre 150m to the south east of the site confirms this (Bowsher, 2001, 12 and Perry, pers comm).

An environmental site investigation was undertaken by Taylor Woodrow in 2006 as part of the on-going planning application work for the subject site. Information was collected from six window samples and two boreholes. Made ground was found to exist at a depth of c0.5m OD across the site and underlying this alluvium or river terrace gravels and the solid geology, the Woolwich and Reading Beds. It was not possible to differentiate between the alluvium, river terrace gravels and Woolwich and Reading Beds because of their similar lithology and therefore the depth at which these were encountered could not be determined with any certainty (Hill, 2006, 1).

The site slopes gently, from the south, to the Thames by c.0.4m which is consistent with the general topography of the area.

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, 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 c.1km² with the proposed development site at its centre, at Ordnance Survey grid reference TQ31670 66855 (figure 3 and table 1).

The SMR print out shows that there are 96 records within 500m of the site broken down into: one from the prehistoric period; six from the Roman period; one from the Saxon period; six from the Medieval period; 56 from the post-Medieval period; two which

produced negative results; one undated; and 23 listed buildings or structures.

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 Prehistoric Period (Palaeolithic to Iron Age)

A damaged Neolithic ground flint axe measuring 10mm long, 2mm wide and 0.5mm deep (item number 89 on figure 3 and table 1) was found c.500m to the north east of the site at Brookes Wharf, and is the only find dating to the prehistoric period to be found within the study area.

6.3 Roman Period

Six archaeological items dating to the Roman period have been found within the study area. Except for a bronze lamp (item number 90 on figure 3 and table 1) all the finds were found to the north and north east of the site within c.450m of the site: a possible flood deposit (item number 1 on figure 3 and table 1); an AE box (item number 91 on figure 3 and table 1); 32 pot sherds dating to AD 70-160 (item number 92 on figure 3 and table 1) a coin (item number 94 on figure 3 and table 1); and some abraded pot sherds and tile dating to AD 50–150 (item number 90 on figure 3 and table 1).

Earlier research suggests that Deptford was divided into two distinct areas from the Roman period: the area centred around Deptford Broadway, to the south of the site, where the crossing over the Ravensbourne was at its easiest; and the area fronting onto the Thames, to the north of the site, around Borthwick and Glaisher Streets (Nielsen, 2001, 14).

6.4 Saxon Period

The Saxon settlement of Deptford (item number 3 on figure 3 and table 1) c.400m to the south west of the site and a ditch containing seven pot sherds c.75m to the north of the site (item number 4 on figure 3 and table 1) are the only recorded evidence dating from this period to be found within the study area. The ditch may be evidence for land drainage or field boundaries (Nielsen, 2001, 15).

It was probably during the Saxon period that the area around Deptford Broadway became known as Depeord, the place of a deep ford on the Ravensbourne whilst the area to the north became known as Depeford Stronde (www.british-history.ac.uk, first accessed 16th January 2008). The two settlements would have been connected by drainage channels and paths crossing open fields.

St Nicholas Church 200m to the west is thought to be of Saxon origin, however, this is as yet unproven.

6.5 Medieval Period

The Manor of Deptford was owned by Gilbert de Magimot at the time of the Domesday Survey in 1086 who is said to have built a castle at Deptford, although no archaeological evidence has been found yet. During the 12th Century the manor passed to the de Says family who built a manor house there (later to become Sayes Court) in the 15th Century. The manor house and its estate were separated during the 16th Century with the house being passed by lease to the Evelyn family in the 17th Century and the estate passing to Henry VIII in 1535 (<http://homepages.gold.ac.uk>, first accessed 14th January 2008 and www2.lewisham.gov.uk, first accessed 17th January 2008).

Although its exact origins are unknown, Stowage was known to be a house from at least 1397 where it occupied the eastern end of the lane which ran from St Nicholas Church to Deptford Creek. It may have been used as storage of shipping related goods and is likely that it gave its name to the lane and then subsequently the area (Nielsen, 2001, 16).

Flood defence has been a recurrent theme in the study area up until the 19th Century. The area was regularly flooded and new revetments had to be built and rebuilt. Revetments have been found at Creek Road 300m to the east of the site (item number 41 on figure 3 and table 1) and at Stowage 150m to the north of the site (item number 44 on figure 3 and table 1).

6.6 Post-Medieval Period

The greatest change in Deptford's history occurred in 1513 when Henry VIII established the Royal Docks to the north of the site. Prior to this Deptford was a small settlement whose primary income was derived from the river such as fishing, boat-builders and water pilots (www.deptford.towntalk.co.uk, first accessed 16th January 2008).

There followed a period of expansion as the docks became an important centre for shipbuilding being located reasonably close to the Tower of London where the royal armoury was housed. The East India Company, established by Royal Charter in 1600, re-used Henry VIII's shipyard which was by then in decline following the inability of the docks to cater for the larger warships, before building replacements of their own to the east (item number 45 on figure 3 and table 1)(Divers, 1997, 33). In 1824 The General Steam Navigation Company was founded which used the docks of the now dissolved East India Company and the Stowage house as its headquarters. The General Steam Navigation Company was one of the first to operate a steamship passenger service specialising in services to British and European ports (www.portcities.org.uk, first accessed 17th January 2008).

As the importance of shipbuilding began to decline victualling became prominent. The Royal Naval Victualling Yard which replaced the earlier Red House stores in 1742, was set up to the north west of the dockyard mainly supplying ships' biscuits (Steele, 1999, 267).

After more than 350 years of shipbuilding Deptford Dockyard closed in 1869 whilst the Victualling Yard continued in use until 1961 (www2.lewisham.gov.uk, first accessed 17th January 2008).

As well as shipbuilding and the docks there were a number of other industrial activities, mainly located to the south of the site on the banks of the Ravensbourne, which contributed

to Deptford's economy. At the beginning of the 18th Century Deptford became a centre of a pottery industry and a number of kilns have been found 250m to the south west of the site (item numbers 19, 21, 22 and 23 on figure 3 and table 1).

A 19th Century sewage works (item number 37 on figure 3 and table 1); the foundations of a 19th Century boiler house and the site of a gas works (item numbers 55 and 56 respectively on figure 3 and table 1) have been found during recent excavations.

To the west of the site the Trinity House Almshouses (item number 43 on table 1 and figure 3) were known to be in existence from at least the 16th Century and are the earliest recorded buildings in the study area. 'The Corporation of the Trinity House of Deptford Stronde' was established by Henry VIII by Royal Charter in 1514 to provide navigational aids such as storm-lashed lighthouses, light-vessels and buoys. A further remit was as a pilotage authority and a charitable organisation for the safety and welfare of mariners (www.portcities.org.uk, first accessed 17th January 2008).

The earliest cartographic evidence depicting the study area is the sketch drawn by John Evelyn in 1623 (figure 4). The area is made up of a network of lanes/paths which are surrounded by open fields. St Nicholas Church, Trinity House and Stowage are clearly identifiable. It appears that there may be buildings on the site, however, the accuracy of the sketch is questionable.

Over the next 120 years incremental development has taken place along the streets particularly in the area to the north east of the site near to the docks and St Nicholas Church as shown on John Roque's map of 1746 (figure 5). This area to the west has historically been higher and with the construction of drains and revetments, better drained than the lower lying ground to the north, east and south of the site at the confluence of the Ravensbourne and Thames. Buildings are shown to be occupying the site with open fields surrounding it.

During the 19th Century Deptford began to change from an area of open fields and nurseries to one primarily of bricks and mortar (Fraser, 1997, 39) and this is reflected in the maps of the period (figures 6-8).

The current road layout was largely established by 1861 as shown on John Stanford's map (figure 6). Buildings are clearly shown fronting the south side of Stowage and the east side of Cross Street (now Gonson Street). The area to the north of Stowage remains largely open whilst to the south Deptford Station and the railway line are clearly visible. Deptford Station has the prestige of being the world's first suburban railway station when it opened, along with the London to Greenwich railway, in 1836 (Sturdee, 1905, 8).

The first edition OS map of 1867 (figure 7) shows 12 terrace houses fronting the south side of Stowage with an open area, possibly a courtyard to the rear. Terraced houses occupy the north side of Stowage, the west side of Cross Street and the north and south side of Creek Road.

The building of terraces to house the growing population is reflected in the census statistics for the 19th Century. In 1801 the Borough of Deptford had a recorded population of 17,548 which had increased by 450% to 79,159 in 1901 (Dunkin, 1854, 232).

By 1893/4 (figure 8) the area had become increasingly industrial. A granite paint works has been built on the open area to the rear of the terraces. On the site of the former Royal and East India Company's Docks and the Trinity House Almshouses to the north of the site the

world's first Central Power Station has been built. Opened in 1889 by Sebastian de Ferranti for the London Electric Supply Corporation it supplied power at 10,000 volts to central London and with plans to supply Greater London (Carr, 1984, 62). Today only a set of arches remain (item number 59 on figure 3 and table 1).

Little change is shown on the OS maps of 1914 and 1937 (figures 9 and 10). The granite paint works has been replaced with a garage.

The greatest opportunity for change came as a result of the direct bombing which the area sustained during the World War II. Deptford was one of the most heavily bombed areas of London with 11% of the 1937 housing stock being destroyed, demolished or damaged (Saunders, 2005, 22). The eastern part of the site was totally destroyed and the opportunity was taken to clear the remainder of the site (figure 11).

Following the war the area was redeveloped. By 1958 the site had been developed as an electricity sub-station (figure 12). Terraces and a public house, which are first shown on the OS map of 1867 (figure 7), still remain to the south of the site along with Deptford Power Station to the north.

Little change is shown on the 1970 OS map (figure 13). The terraces to the south and on the east side of Gonson Street have been demolished.

The 1990 OS map shows that the area to the south and east of the site has been cleared and new development has occurred to the north on the former power station site, which has been demolished in the 1980s (figure 14).

6.7 Undated

Holocene alluvium of a pre 18th Century flood deposit (item number 65 on figure 3 and table 1) found at Creekside, c. 150m to the south of the site was the only feature within the study area which could not be dated.

6.8 Negative Evidence

There were two sites within the study area which produced negative results where nothing of archaeological interest was found: a foreshore survey at Deptford Creek (item number 63 on figure 3 and table 1), c.400m to the south of the site and 19th Century walls and modern dumping at McMillan Street (item number 64 on figure 3 and table 1) c.250m to the west of the site.

6.9 Listed Buildings

The prosperity gained from the dockyards is reflected in the buildings of the area. Albury Street to the west of the site contains the majority of listed buildings (12) within the study area and was built to house the artisans and traders who worked at the docks (www2.lewisham.gov.uk, first accessed 17th January 2008). It primarily comprises early 18th Century two storey terraced houses some with attics and sunken basements built with plum-coloured stone bricks with red brick dressings. Laid out by Thomas Lucas, a local bricklayer, more than 40 were built between 1706 and 1717. Pevsner describes it as: "*a remarkable example of the early introduction of urban terrace housing in what was then a village outside the metropolis*" noting that most of the houses had segment-headed windows with sashes and parapets which was the height of fashion in the 1700s (Cherry and Pevsner, 1990, 407).

7.0 POSSIBLE NATURE OF POTENTIAL ARCHAEOLOGY

Based on the information obtained from the SMR search (figure 3 and table 1) and analysis of historic maps (figures 4 - 14) the potential for finding archaeological material can be assessed.

For the majority of its history the site would have been on the floodplain of the Ravensbourne and therefore flooded on a regular basis. Being low-lying and marshy it would have made any sustained occupation difficult. There has been a single stray find, a Neolithic flint axe, found in the Thames. Therefore based on the SMR information the archaeological potential for prehistoric material being found on the site is thought to be low (based on a scale of low, medium or high archaeological potential).

Roman evidence is also limited to stray finds which have been found during excavations and by chance at or near the banks of the Ravensbourne. Watling Street, although its alignment in the area remains as yet undiscovered, is thought to be on the higher, and therefore drier ground, further to the south. Therefore based on the SMR information the archaeological potential for finding Roman material on the site is thought to be low to medium (based on a scale of low, medium or high).

The revetting and draining of the area is thought to have first occurred in the Saxon period. The main settlement of Depeord lies c.400m on the higher ground to the south west of the site, where Deptford Broadway is today. It is thought that St Nicholas Church to the west of the site has Saxon origins and that there may be evidence of occupation activity close by, however, as yet, this remains unproven. Therefore based on the SMR information the archaeological potential for Saxon material being found on the site is thought to be low (based on a scale of low, medium or high).

It is known that the Stowage existed in the late Medieval period although its exact origins are uncertain and that the study area was still largely open fields which, although revetted, was regularly flooded. Therefore based on the SMR and historical development of the study area the archaeological potential for finding Medieval material on the site is thought to be medium (based on a scale of low, medium or high).

From archaeological and documentary evidence it is known that the area north of the site adjacent to the Thames was the focus for shipbuilding and victualling from 1513 when Henry VIII established the Royal Docks here. The East India Company re-used the docks soon after it was founded in the early 17th Century before building new docks to the east. The General Steam Navigation Company used the docks and the Stowage house as its headquarters, in the 18th and 19th Centuries.

Following the decline of shipbuilding activities Deptford Power Station was built in 1889 and demolished some 90 years later in the 1990s.

The shipbuilding and power station activities were contained by Stowage to the south which historically has formed a natural boundary.

There have been no archaeological investigations previously on the site, however, cartographic evidence shows that from at least 1623 the site had some form of development on it (figures 4 - 14).

Therefore based on the SMR and historical development of the study area the archaeological potential for finding post-Medieval material on the site is thought to be high (based on a scale of low, medium or high).

8.0 PREVIOUS TRUNCATION OF POTENTIAL ARCHAEOLOGY

From the cartographic evidence the site has been developed since the 17th Century with terraced houses. This phase of development lasted for over 300 years until World War II when bomb damage resulted in the wholesale clearance of the site. It is not known how often these were rebuilt or if they had basements. If there were basements then these would have truncated any earlier archaeological deposits.

The present development as an electricity sub-station was built following the war in the early 1950s. This is a single storey brick building with a substantial basement and four transformer bays. It is therefore likely that this would have truncated any earlier surviving archaeological deposits (if indeed they remained following the bomb damage clearance).

9.0 THE PROPOSED DEVELOPMENT AND ITS IMPACT UPON REDUCED POTENTIAL ARCHAEOLOGY

The application submitted to Greenwich Council is for a part 3/part 4 storey building comprising 26 flats, ancillary parking and access (figure 2). The main building will occupy the footprint of the former electricity sub-station and the four transformer bays which are to be demolished (figure 16 on front cover). The open area to the rear will remain open, being used for car parking and access (figure 15).

Basements, excavated to a depth of c2.70m, will be constructed which will be significantly deeper than the basement of the sub-station. Therefore any potentially remaining archaeological deposits which remain in this part of the site are likely to be truncated.

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.

Based on this information the following two research questions can be suggested:

- What is the nature, significance and extent of any Medieval occupation with particular reference to the drainage and revetting of the Thames?; and
- What is the nature, significance and extent of any post-Medieval occupation and can they be correlated with the cartographic evidence?

11.0 CONCLUSIONS

The proposed development site of the former EDF Energy site at Stowage, Deptford, SE8 lies within an Archaeological Priority Zone as designated by the London Borough of Greenwich in their Adopted Unitary Development Plan. As such an archaeological desk-top assessment summarising the potential for archaeological remains on the proposed development site and the effect of past and future development on archaeological potential is required to satisfy the conditions of the legal agreement.

The application submitted to Greenwich Council is for a part 3/part 4 storey building comprising 26 flats, ancillary parking and access. The main building will occupy the footprint of the former electricity sub-station and the four transformer bays which are to be demolished. The open area to the rear will remain open, being used for car parking and access. A substantial basement of c2.70m in depth, will be excavated.

A study of the known archaeological remains within 500m of the site has revealed that there is a rich archaeological heritage with human activity evident from the Neolithic period. During the Medieval period the study area has been at the centre of Deptford's history with the establishing of the Royal Docks by Henry VIII in 1513. Maritime and more latterly industrial activities continued the area's importance. Following their decline in the 20th Century the dominant land use was high density residential housing.

For most of its history the site lay on the floodplain of the Ravensbourne then when the river was drained and revetted, possibly in the Saxon period, open or agricultural fields. Cartographic evidence shows that the site has been developed since 1623 with terraced housing which lasted for over 300 years without major alteration. Following the wholesale clearance of the site as a result of bomb damage sustained during the Second World War, the present building as an electricity sub-station was built in the 1950s.

Therefore based on the archaeological and cartographic evidence of the study area the archaeological potential for finding remains dating to the prehistoric, Roman and Saxon periods is thought to be low, although stray, unstratified finds may turn up, whilst those for the Medieval and post-Medieval periods are thought to be low to medium and high respectively.

However, the proposed development of 26 flats has a basement which will be significantly deeper than those of the electricity sub-station. Therefore it is likely that the further excavation will truncate any potentially surviving archaeological deposits.

As the site is located within an Archaeological Priority Zone it is likely that the local planning authority will require an archaeological investigation of some kind to be undertaken. However, the final decision rests with the London Borough of Greenwich as the local planning authority, taking advice from their nominated archaeological advisors, English Heritage.

12.0 ACKNOWLEDGEMENTS

I am grateful to: Paveen Reddy of Safe Securities Limited for commissioning this desk-top assessment; the staff at the Greenwich History Centre and Lewisham Local Studies Archive; and to Stuart Cakebread at English Heritage for providing the SMR data.

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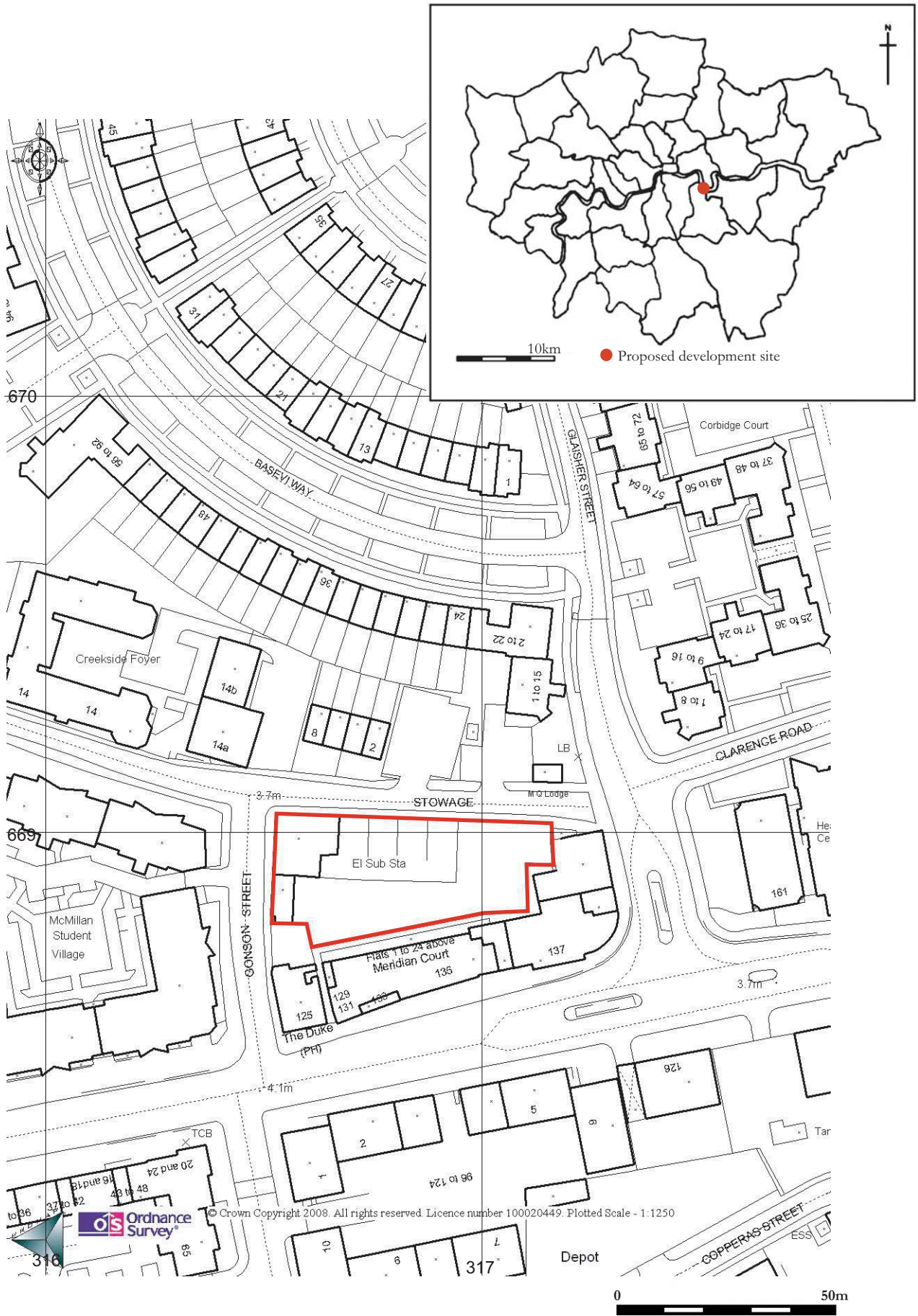
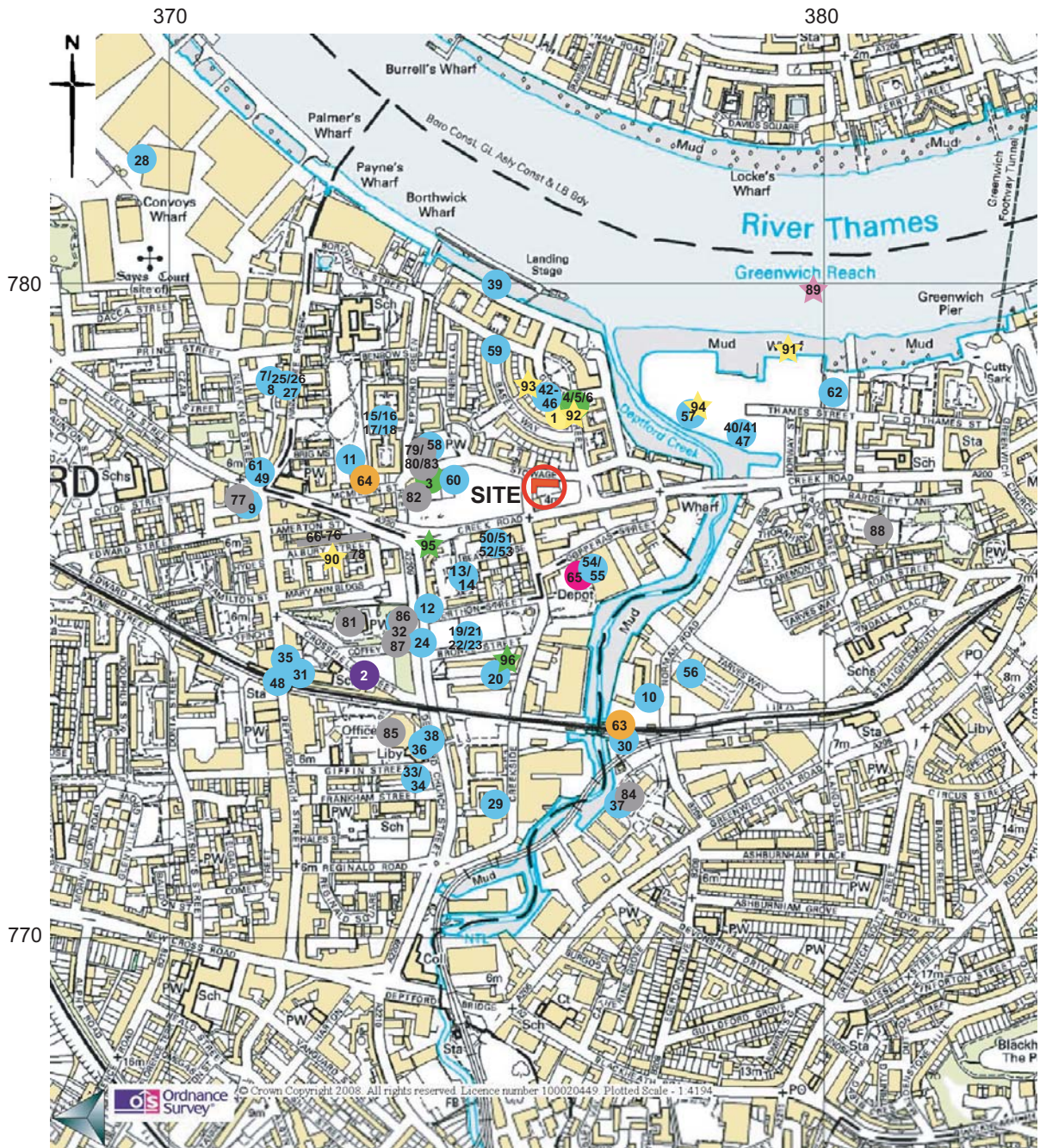


Figure 1. Site location, outlined red.



Key

Findspot/Maritime

- ★ Prehistoric
- / ★ Roman
- Saxon
- / ★ Medieval
- Post-medieval
- Listed buildings
- Feature of unknown date
- Negative evidence

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Figure 3. 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 37602 177688).

Item no.	SMR no.	Address	OS Grid Ref	Period	Description
1	MLO7294	The Stowage, Greenwich Reach	TQ 3760 7780	Roman	Flood deposit
2	MLO71960	Deptford Broadway	TQ 3730 7740	Saxon	Settlement
3	MLO71963	Deptford Green	TQ 3740 7770	Medieval	Common land
4	MLO7295	The Stowage, Greenwich Reach	TQ 3760 7780	Medieval	Ditch, seven Saxon potsherds
5	MLO7296	The Stowage, Greenwich Reach	TQ 3760 7780	Medieval	Ditch
6	MLO7297	The Stowage, Greenwich Reach	TQ 3760 7780	Medieval	Flood deposit
7	MLO77540	15-19 Watergate Street	TQ 3715 7785	Post-medieval	17 th /18 th C wall foundation
8	MLO7124	16-19 Lamerton Street	TQ 3715 7785	Post-medieval	Dump dating to 16 th C
9	MLO64262	221-225 Deptford High Street	TQ 3712 7766	Post-medieval	Modern building truncating natural gravels
10	MLO75171	84 Norman Road	TQ 3774 7736	Post-medieval	Dumped chalk deposit poss. surface & other dumps
11	MLO22946	Armada Street (formerly)	TQ 3728 7773	Post-medieval	Cemetery
12	MLO62909	Berthon Street	TQ 3740 7750	Post-medieval	17 th C almshouses foundations & garden soils
13	MLO64181	Berthon Street	TQ 3745 7755	Post-medieval	Robber trenches of 17 th C almshouses
14	MLO64183	Berthon Street	TQ 3745 7755	Post-medieval	19 th Century domestic building foundations cutting natural
15	MLO76202	Borthwick/Gonson/Albury St	TQ 3733 7779	Post-medieval	Wall footings
16	MLO76793	Borthwick/Gonson/Albury St	TQ 3734 7799	Post-medieval	18 th C brick-lined well, cess pit & fireplace
17	MLO76794	Borthwick/Gonson/Albury St	TQ 3734 7799	Post-medieval	18 th C brick culvert truncating two 18 th C walls
18	MLO76797	Borthwick/Gonson/Albury St	TQ 3734 7799	Post-medieval	Poss. 19 th /20 th basement & boundary wall
19	MLO2025	Bronze Street	TQ 3746 7746	Post-medieval	17 th /18 th C pottery kiln
20	MLO24486	Bronze Street	TQ 3750 7740	Post-medieval	19 th C cottages; 19 th C pottery
21	MLO28266	Bronze Street	TQ 3746 7746	Post-medieval	17 th C pottery kiln
22	MLO28267	Bronze Street	TQ 3746 7746	Post-medieval	Brick walls lined with oil jars, chimney pots; prob. kiln
23	MLO30351	Bronze Street	TQ 3746 7746	Post-medieval	19 th C pottery kiln
24	MLO4621	Church Street	TQ 3739 7745	Post-medieval	Inn dating from at least 19 th C
25	MLO4621	Clinton House, Watergate St	TQ 3718 7784	Post-medieval	18 th C structure
26	MLO71042	Clinton House, Watergate St	TQ 3718 7784	Post-medieval	17 th C quarry pit
27	MLO71044	Clinton House, Watergate St	TQ 3718 7784	Post-medieval	Poss. 18 th C well
28	MLO97921	Convoys Wharf	TQ 3696 7819	Post-medieval	Slipway & buildings dating back to 16 th C
29	MLO72934	Creekside	TQ 3750 7720	Post-medieval	Gravel pit on Rocque's plan
30	MLO2120	Creekside	TQ 3770 7730	Post-medieval	19 th C railway bridge
31	MLO71959	Crossfield Street	TQ 3720 7740	Post-medieval	19 th C vicarage
32	MLO7389	Deptford Church Street	TQ 3736 7748	Post-medieval	Nonconformist meeting house
33	MLO71916	Deptford Green	TQ 3738 7724	Post-medieval	19 th /20 th C footpath
34	MLO71917	Deptford Green	TQ 3738 7724	Post-medieval	18 th C churchyd boundary wall

Item no.	SMR no.	Address	OS Grid Ref	Period	Description
35	MLO97924	142 Deptford High Street	TQ 3718 7742	Post-medieval	18 th /19 th C terraced house
36	MLO8216	Giffin Street	TQ 3739 7729	Post-medieval	Unassigned
37	MLO24265	Greenwich High Road	TQ 3770 7720	Post-medieval	19 th C sewage works
38	MLO73969	Greenwich Road	TQ 3740 7730	Post-medieval	Town hall
39	MLO69630	Greenwich Reach	TQ 3750 7800	Post-medieval	Dockyard located on John Evelyn's map of 1623
40	MLO71702	Creek Road, Greenwich Reach	TQ 3788 7777	Post-medieval	19 th C made earth deposits
41	MLO71703	Creek Road, Greenwich Reach	TQ 3788 7777	Post-medieval	19 th C revetments
42	MLO72982	The Stowage, Greenwich Reach	TQ 3760 7780	Post-medieval	Dumped deposits from pottery manufacturing site
43	MLO72978	The Stowage, Greenwich Reach	TQ 3760 7780	Post-medieval	17 th /18 th C almshouses
44	MLO72979	The Stowage, Greenwich Reach	TQ 3760 7780	Post-medieval	Timber revetments
45	MLO72980	The Stowage, Greenwich Reach	TQ 3760 7780	Post-medieval	Two slipways
46	MLO72981	The Stowage, Greenwich Reach	TQ 3760 7780	Post-medieval	Dumps containing waste from shipbuilding industry
47	MLO77904	Greenwich Reach	TQ 3788 7777	Post-medieval	19 th /20 th C brick & metal structures
48	MLO70523	Deptford High Street	TQ 3720 7740	Post-medieval	Cemetery
49	MLO1925	Junction of King St/Evelyn St	TQ 3715 7770	Post-medieval	Inn dating back to 17 th C
50	MLO64269	Mary Ann Buildings	TQ 3750 7760	Post-medieval	Poss. 18 th C gravel pit/quarry
51	MLO64270	Mary Ann Buildings	TQ 3750 7760	Post-medieval	19 th C cellar built through quarry
52	MLO64271	Mary Ann Buildings	TQ 3750 7760	Post-medieval	Poss. burial vault
53	MLO64272	Mary Ann Buildings	TQ 3750 7760	Post-medieval	Two skeletons found relating to nearby church cemetery
54	MLO74889	New Laban Centre, Creekside	TQ 3763 7755	Post-medieval	Two drainage channels
55	MLO74890	New Laban Centre, Creekside	TQ 3763 7755	Post-medieval	19 th C boiler house foundations
56	MLO67320	Norman Road	TQ 3780 7740	Post-medieval	Site of gas works dating from 19 th C
57	MLO67018	Norway Street	TQ 3780 7780	Post-medieval	19 th C gas works
58	MLO75719	St Nicholas's, The Stowage	TQ 3740 7775	Post-medieval	Burial and vault
59	MLO24694	Stowage	TQ 3750 7790	Post-medieval	Central power station, only arches survive
60	MLO77434	Study Group Centre, Stowage	TQ 3744 7770	Post-medieval	18 th /19 th C masonry
61	MLO10477	Jct Watergate St/New King St	TQ 3714 7771	Post-medieval	19 th C inn
62	MLO97854	Wood Wharf, Horseferry Place	TQ 3802 7783	Post-medieval	19 th C cellar
63	MLO75674	Deptford Creek	TQ 3770 7730	Negative evidence	Foreshore survey
64	MLO71613	76-78 McMillan St	TQ 3730 7770	Negative evidence	19 th C walls & modern dumping
65	MLO74888	New Laban Centre, Creekside	TQ 3763 7755	Unknown	Holocene alluvium of pre 18 th C flood deposits

Listed Buildings

Item no.	SMR no.	Address	OS Grid Ref	Class	Description
66	MLO830503	17 Albury Street	TQ 3720 7759	Grade II*	Early 18 th C 3 storeys, 3 windows
67	MLO83054	19 & 21 Albury Street	TQ 3721 7759	Grade II*	Early 18 th C 2 storeys & attic
68	MLO83055	29 & 31 Albury Street	TQ 3724 7760	Grade II*	Early 18 th C 2 storeys & sunk basement
69	MLO83056	35 Albury Street	TQ 3726 7760	Grade II*	Early 18 th C 3 storeys & sunk basement
70	MLO83057	37 Albury Street	TQ 3727 7760	Grade II*	Early 18 th C 2 storeys, attic & sunk basement
71	MLO83058	43 Albury Street	TQ 3729 7760	Grade II*	Early 18 th C 2 storeys, attic & sunk basement
72	MLO83066	45 Albury Street	TQ 3729 7760	Grade II*	Early 18 th C 2 storeys & basement
73	MLO83354	39 & 41 Albury Street	TQ 3728 7760	Grade II*	Early 18 th C 2 storeys & attic
74	MLO83371	13 & 15 Albury Street	TQ 3720 7759	Grade II*	Early 18 th C 2 storeys, attic & sunk basement
75	MLO83372	23 - 27 Albury Street (odd)	TQ 3723 7760	Grade II*	Early 18 th C 3 storeys & sunk basement
76	MLO83373	33 Albury Street	TQ 3725 7760	Grade II*	Early 18 th C 2 storeys & sunk basement
77	MLO86135	227 Deptford High Street	TQ 3711 7767	Grade II	19 th C timber framed, brick shop
78	MLO90192	34 - 40 Albury Street (even)	TQ 3727 7758	Grade II*	Early 18 th C terrace of 2 storeys, attics, sunk basements
79	MLO83308	Charnel House, Church of St Nicholas, Deptford Green	TQ 3739 7772	Grade II*	Late 17 th C red brick with stone dressings
80	MLO83376	Church of St Nicholas, Deptford Green	TQ 3739 7774	Grade II*	17 th C main body of church, earliest, west tower to 15 th C
81	MLO90172	Church of St Paul, Deptford High Street	TQ 3728 7748	Grade II	18 th C white ashlar in classical style
82	MLO83246	McMillan Street	TQ 3738 7767	Grade II	20 th C commemorative monument to Margaret McMillan
83	MLO83089	St Nicholas Church, Deptford Green	TQ 3740 7777	Grade II*	17 th C north & east walls to churchyard
84	MLO83225	Greenwich High Road	TQ 3770 7721	Grade II	19 th C pair of beam engine houses & linking boiler house & pumping station
85	MLO83253	Norman Road	TQ 3774 7731	Grade II	19 th C railway viaduct
86	MLO90173	St Paul's, Deptford High Street	TQ 3736 7748	Grade II	Early 18 th C walls & railings of north & east of churchyard
87	MLO90171	St Pauls,, Deptford High Street	TQ 3734 7745	Grade II	18 th c walls to former graveyard of Old Baptist Chapel
88	MLO83352	Bardsley Lane	TQ 3809 7762	Grade II	17 th C walls to recreation ground

Maritime records

Item no.	SMR no.	Address	OS Grid Ref	Period	Description
89	MLO11369	Brookes Wharf, Thames Street	TQ 3795 7790	Neolithic	Ground flint axe
90	MLO1873	Albury Store, River Thames	TQ 3725 7758	Roman	Bronze lamp
91	MLO14902	Brooks Wharf, Thames Street	TQ 3795 7790	Roman	AE box
92	MLO72973	The Stowage, Greenwich Reach	TQ 3760 7780	Roman	32 pot sherds AD70 - 160
93	MLO1887	Stowage Wharf	TQ 3755 7785	Roman	Coin
94	MLO69631	Stowage Wharf	TQ 3780 7810	Roman	Abraded pot & tile, AD50 - 150
95	MLO11369	Addey Street	TQ3740 7760	Medieval	15 th C jug
96	MLO11370	Bronze Street	TQ 3750 7740	Medieval	Fragment of earthenware pot

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 37602 177688).

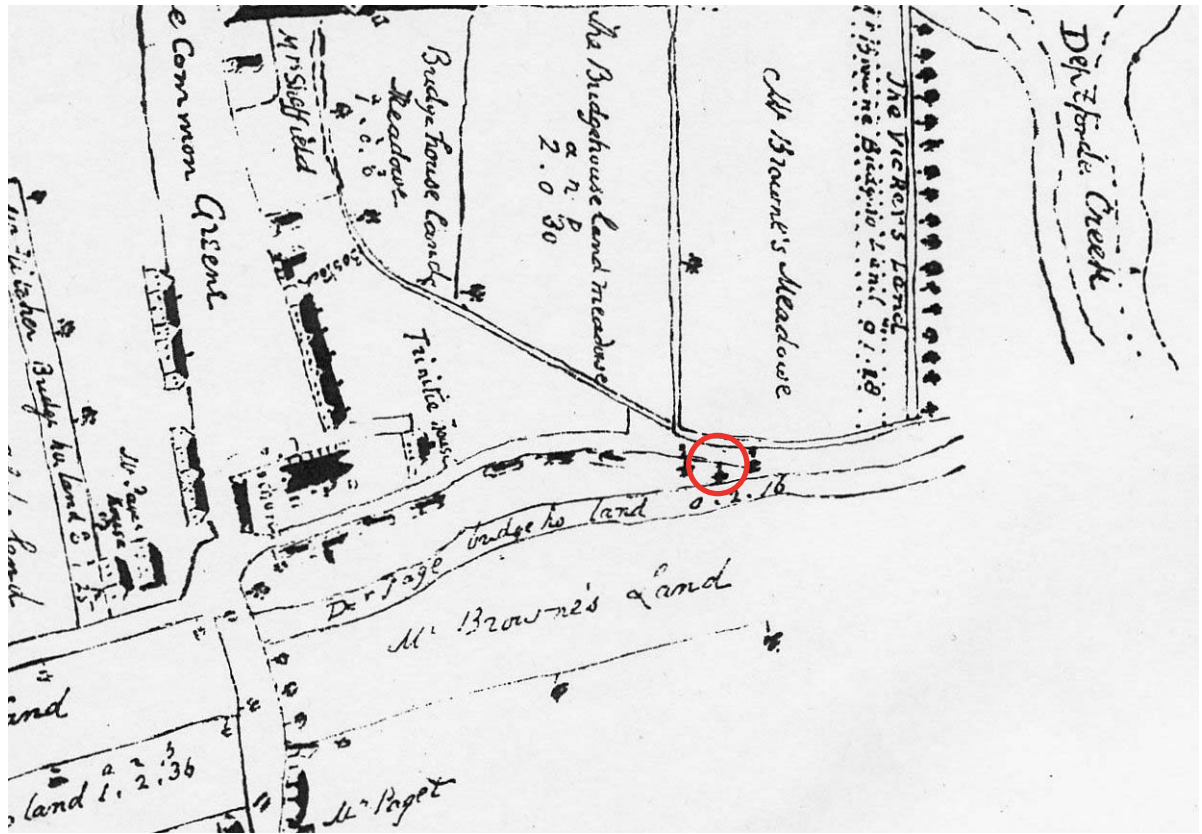


Figure 4. John Evelyn's map of 1623 showing the approximate location of the proposed development site, circled red.

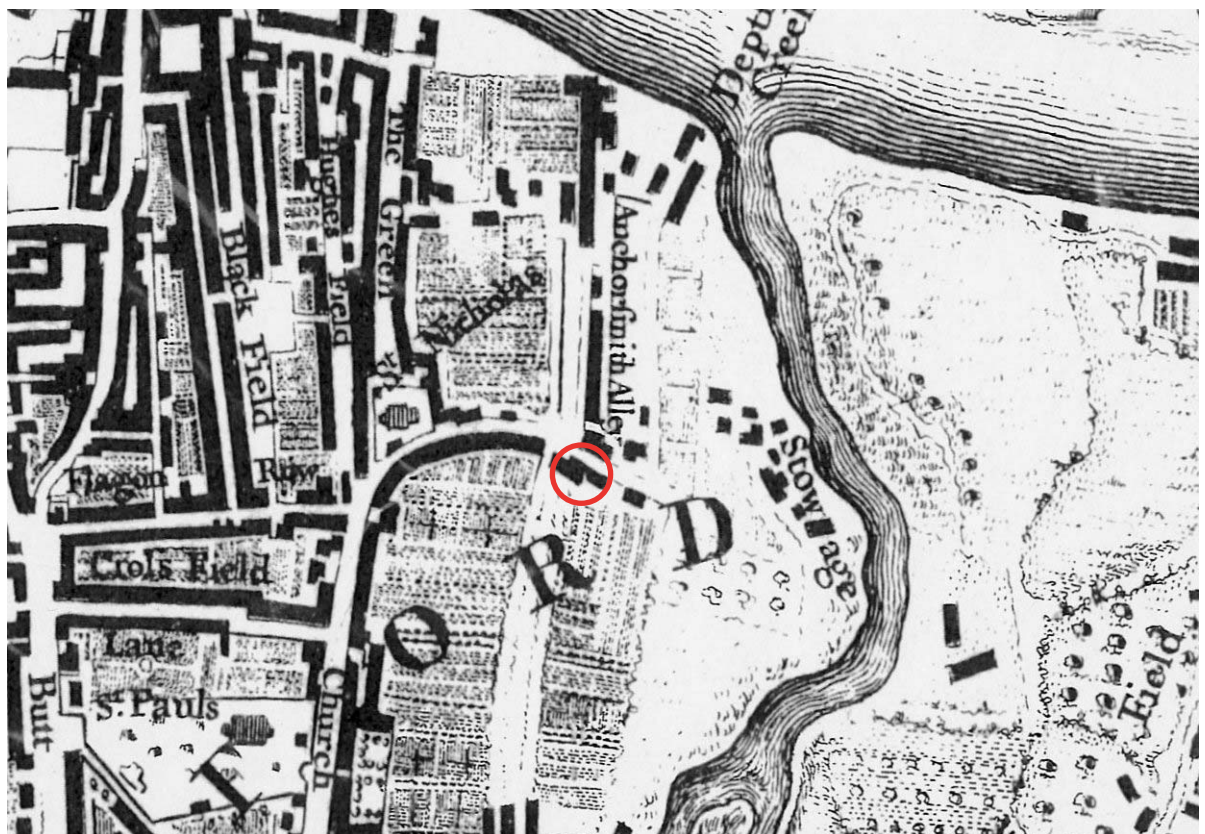


Figure 5. John Roque's map of 1746 showing the approximate location of the proposed development site, circled red.

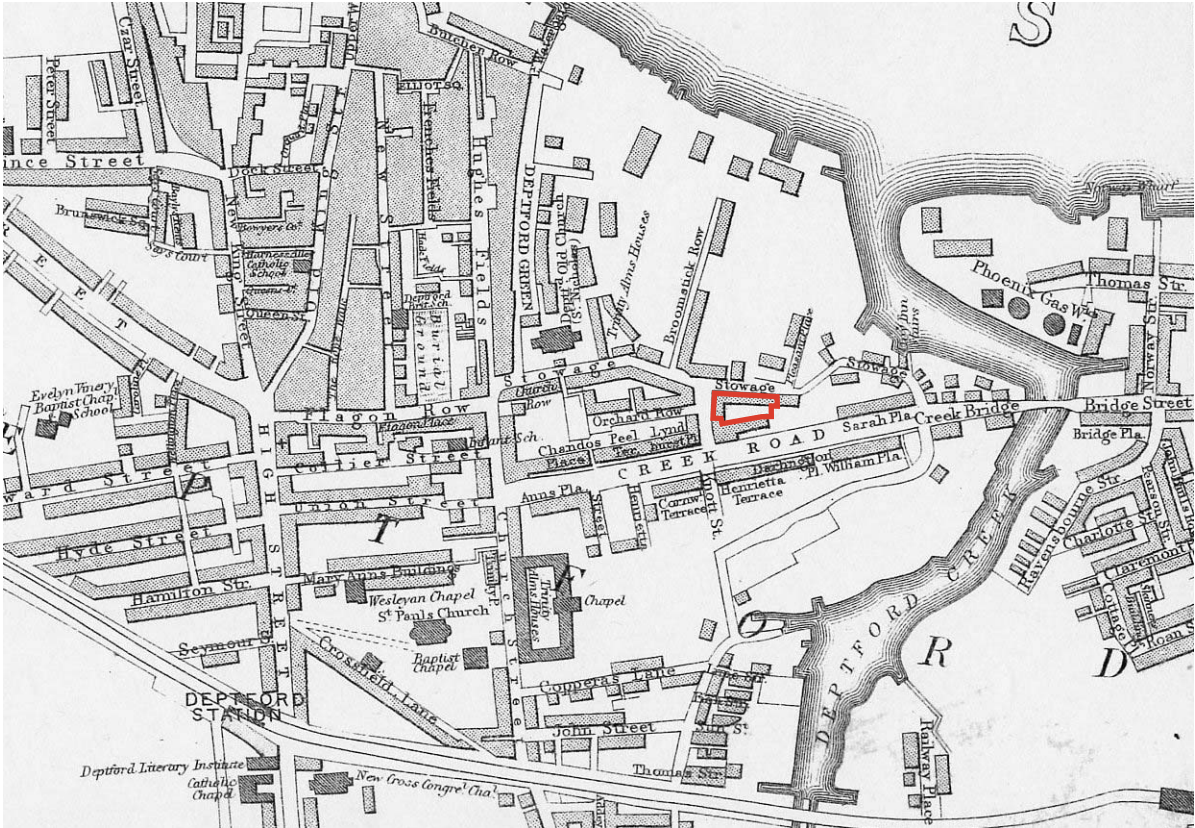


Figure 6. John Stanford's map of 1861/2 showing the location of the proposed development site, outlined red.

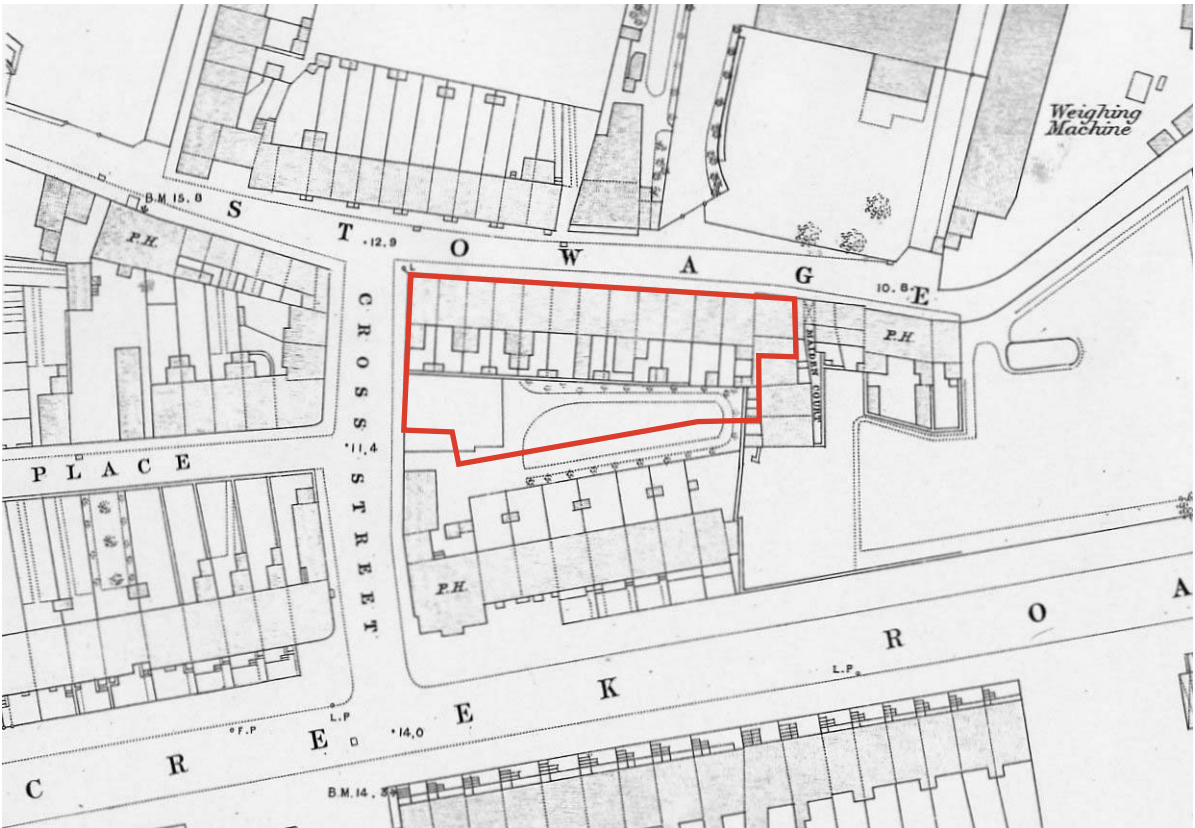


Figure 7. OS 60" to 1 mile map of 1867 showing the location of the proposed development site, outlined red.

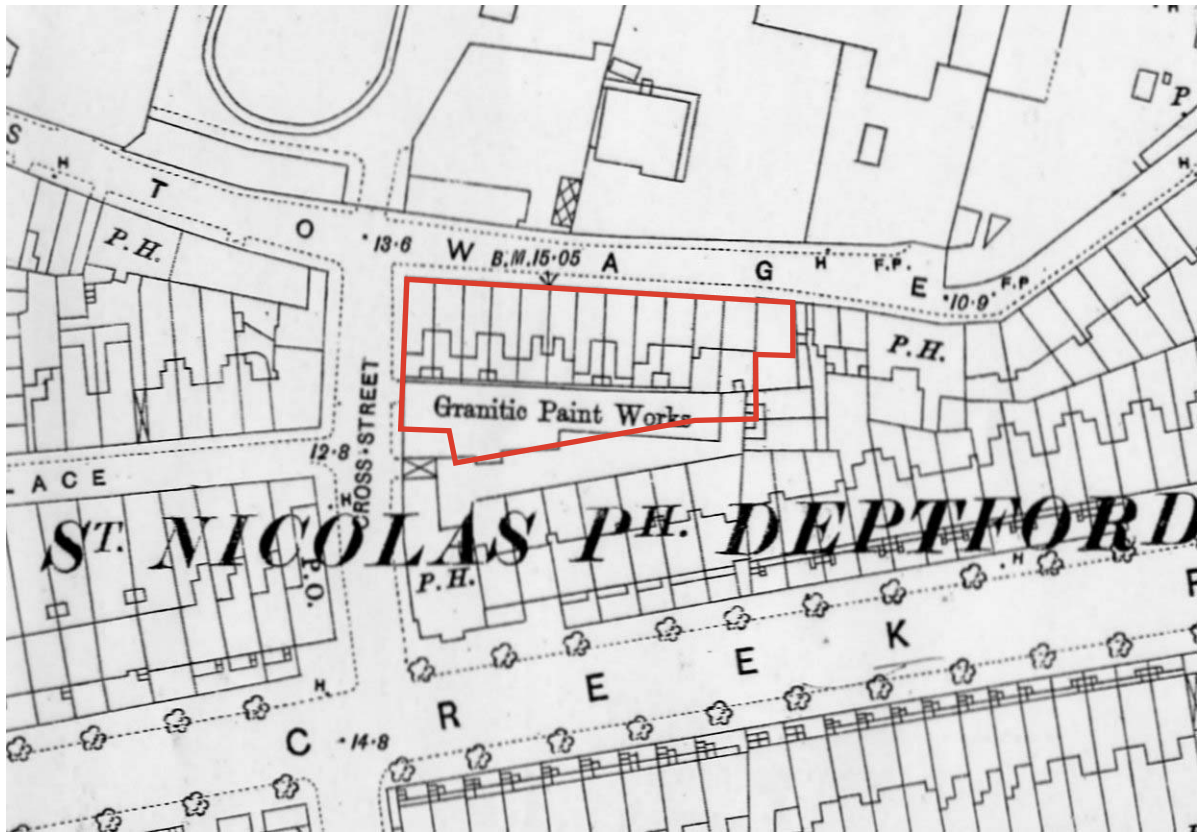


Figure 8. OS 60" to 1 mile map of 1893/4 showing the location of the proposed development site, outlined red.

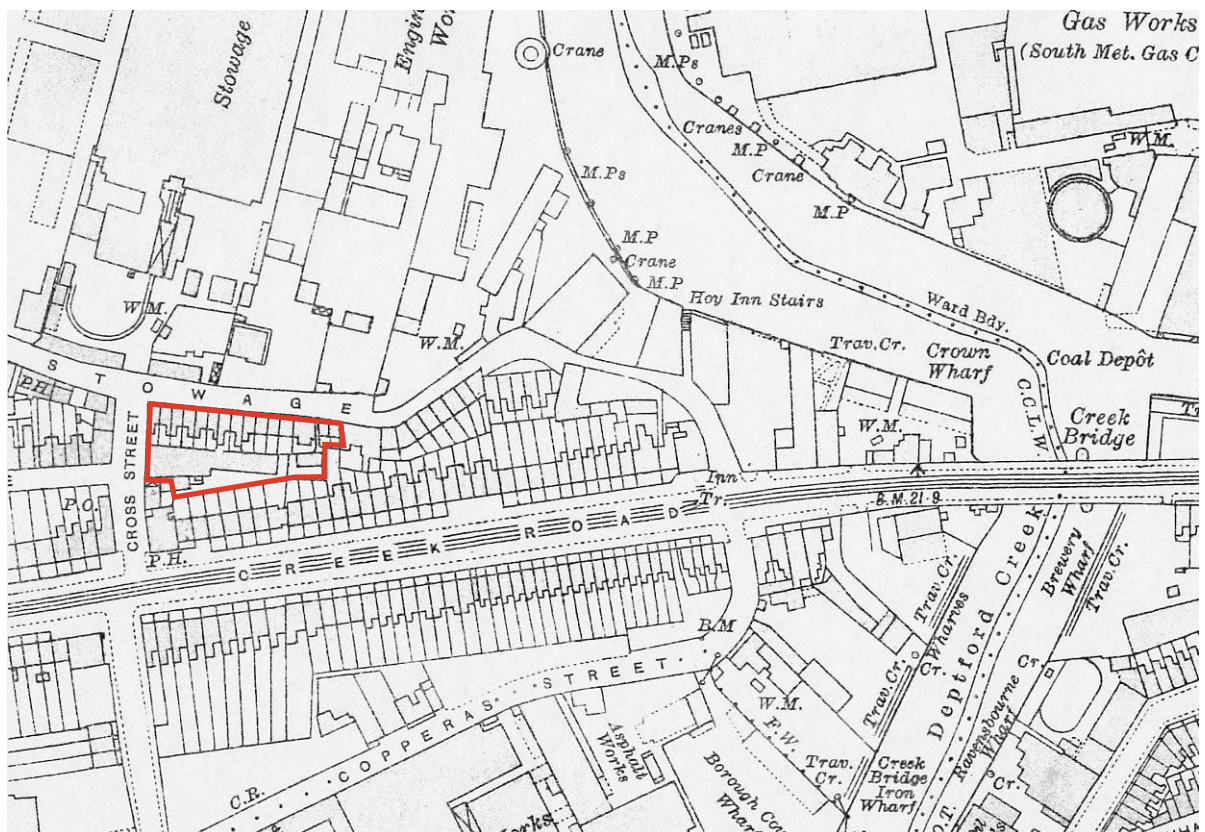


Figure 9. OS 1:2500 map of 1914 showing the location of the proposed development site, outlined red.

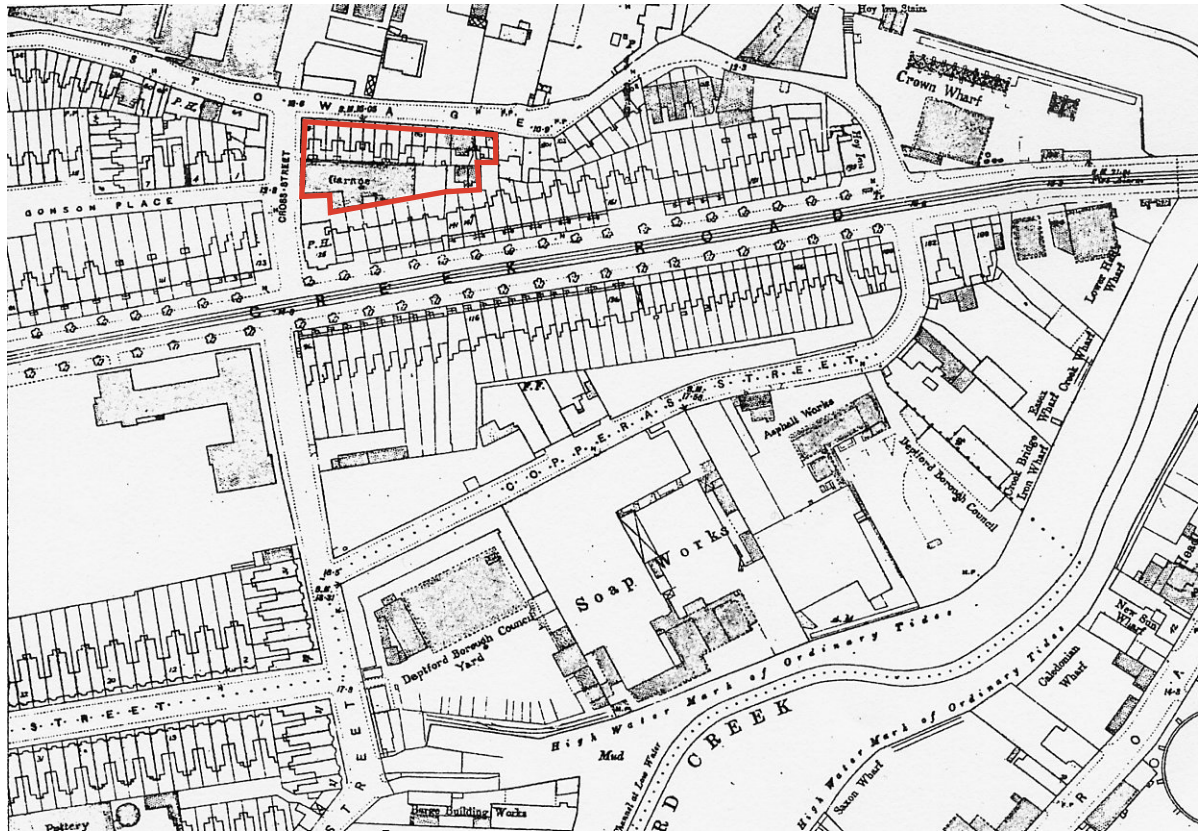


Figure 10. OS 1:2500 map of 1937 showing the location of the proposed development site, outlined red.

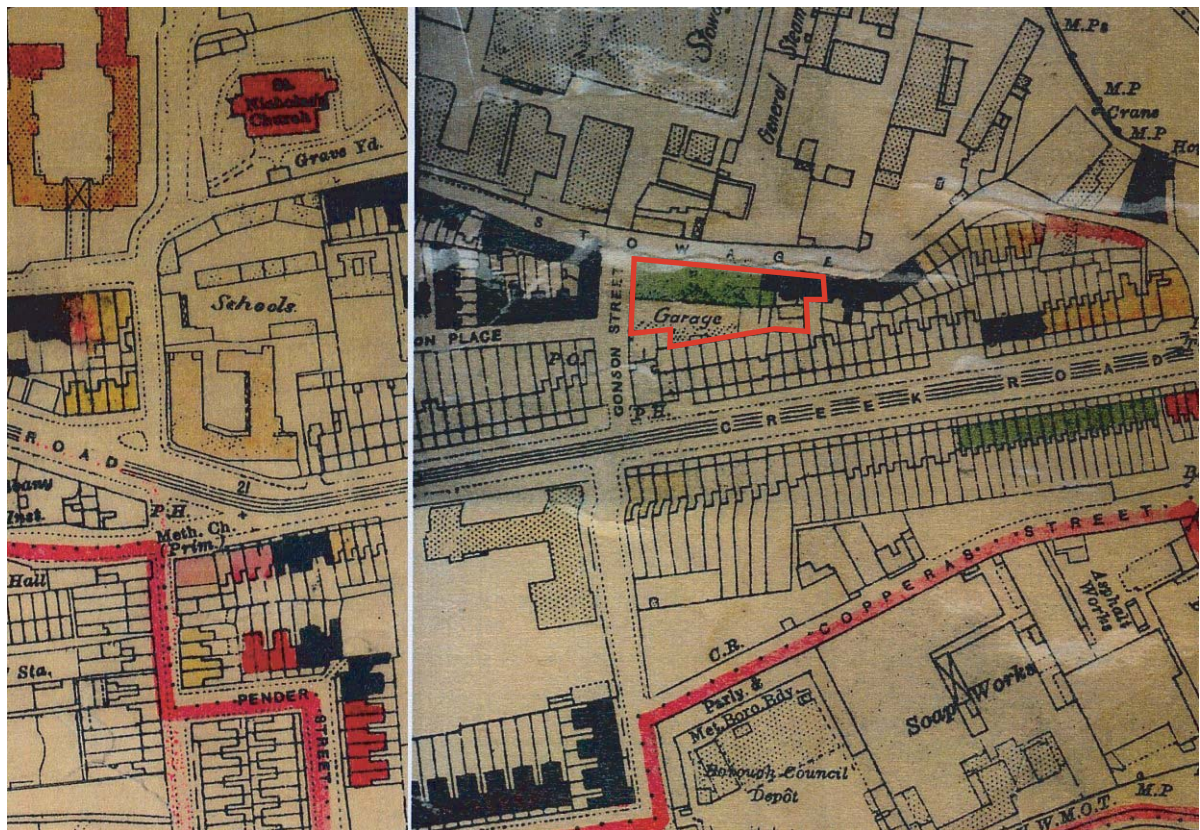


Figure 11. OS 1:2500 map showing bomb damage suffered by the study area during World War II (1939-1945) and the proposed development site, outlined red.

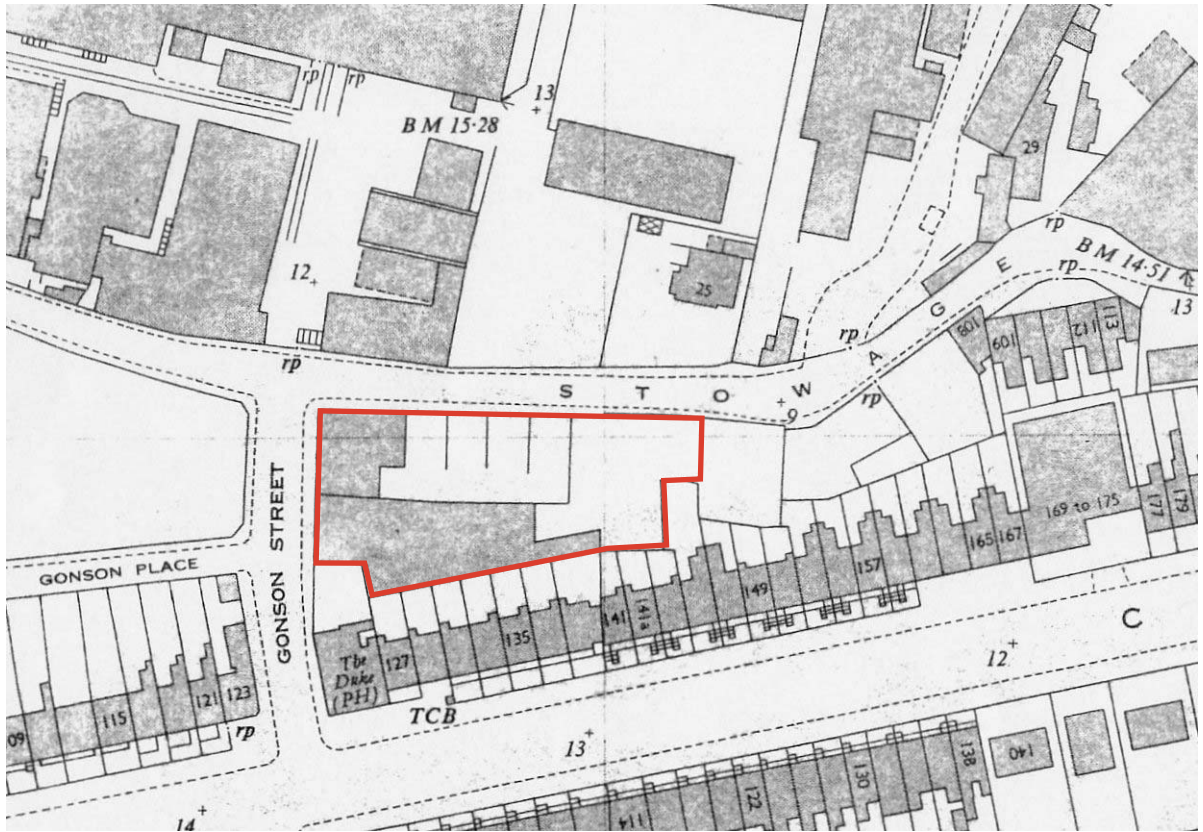


Figure 12. OS 1:1250 map of 1958 showing the location of the proposed development site, outlined red.

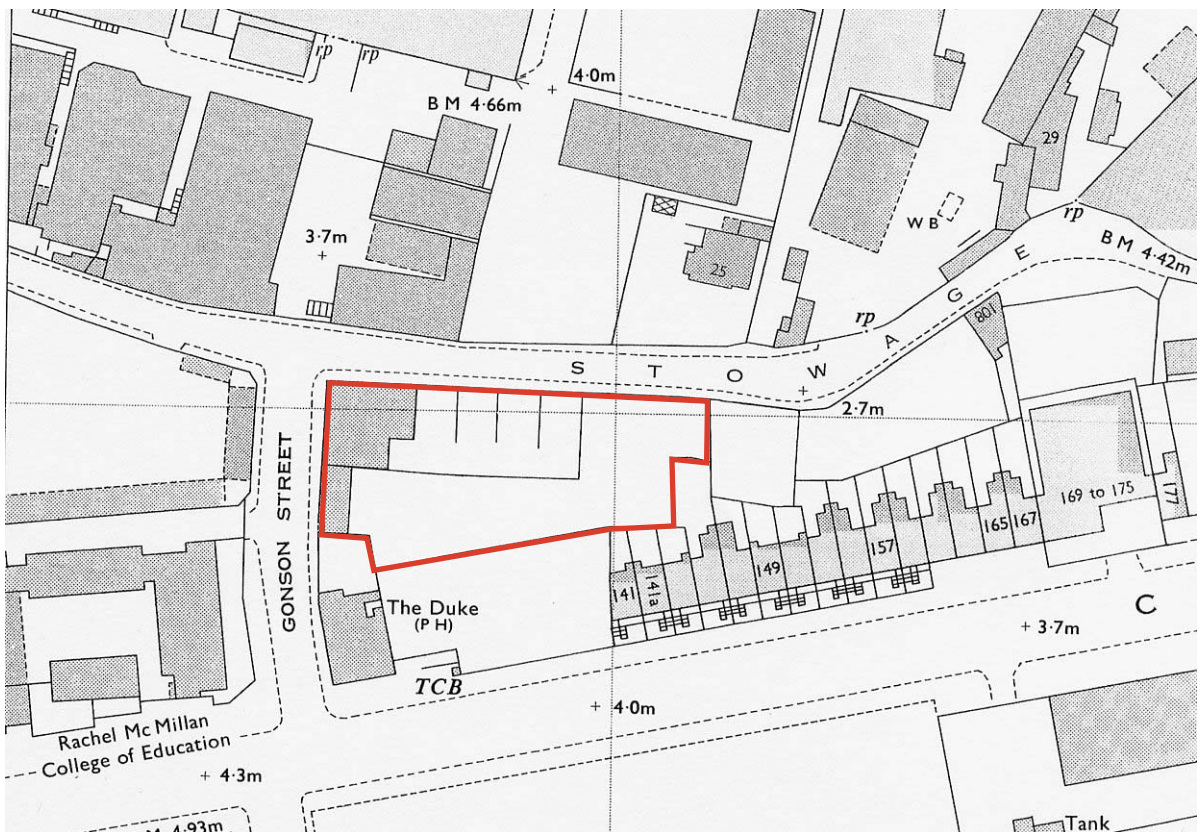


Figure 13. OS 1:1250 map of 1970 showing the location of the proposed development site, outlined red.

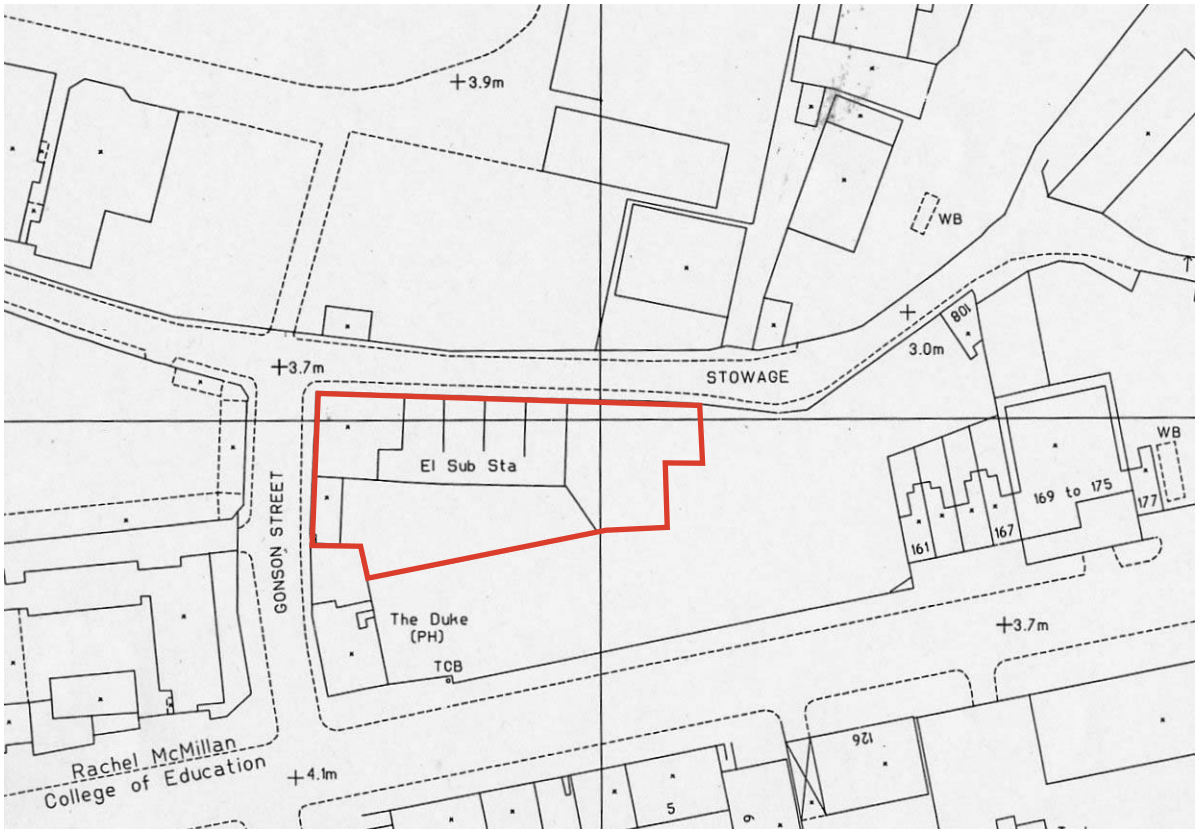


Figure 14. OS 1:1250 map of 1990 showing the location of the proposed development site, out red.



Figure 15. Photograph looking west at the interior of the site showing the four transformer bays to the right (courtesy of Clements and Porter Architects).