

Report 2014/1027



nps archaeology

**Archaeological Desk-Based Assessment of  
Mayville Primary School, Lincoln Street,  
Leyton, London**

**Prepared for**  
NPS Group  
Avocet House  
Trinity Way  
Chingford  
London  
E4 8TD



Rebecca Sillwood, BA, AIfA

May 2014



[www.nps.co.uk](http://www.nps.co.uk)

<b>PROJECT CHECKLIST</b>		
Project Manager	Jayne Bown	
Draft Completed	Rebecca Sillwood	08/04/2014
Graphics Completed	David Dobson	24/04/2014
Edit Completed	Andrew Crowson	01/05/2014
Reviewed	Jayne Bown	01/05/2014
<i>Issue 1</i>		

## **NPS Archaeology**

Scandic House  
85 Mountergate  
Norwich  
NR1 1PY

T 01603 756150

F 01603 756190

E [nau.mail@nps.co.uk](mailto:nau.mail@nps.co.uk)

W <http://nau.nps.co.uk>

01-04-15-2-1027

© NPS Archaeology

## Contents

---

<i>Summary</i> .....	1
1.0 Introduction .....	1
2.0 Government policy .....	3
2.1 Regulatory and Advisory Framework for Cultural Heritage.....	3
2.2 Local Government Policy.....	4
2.3 Site-specific designations .....	4
3.0 Location, Geology and Topography .....	4
4.0 Sources Used in the Assessment .....	5
4.1 GLHER records .....	5
4.2 Cartographic evidence.....	5
5.0 Archaeological Evidence.....	7
5.1 Sites within the development area.....	7
5.2 Sites within the study area (500m radius).....	7
6.0 Cartographic Evidence.....	10
7.0 Site Potential.....	16
7.1 Valuing the Archaeological Resource.....	17
7.2 Likely condition of archaeological remains .....	17
7.3 Development Impacts.....	18
7.4 Development Effects .....	18
8.0 Conclusions .....	19
<i>Acknowledgements</i> .....	20
<i>Bibliography and Sources</i> .....	20
Appendix 1: Archaeological Evidence.....	21

## **Figures**

- Figure 1 Site location
- Figure 2 Prehistoric and Roman evidence within 500m of the site
- Figure 3 Medieval and post-medieval evidence within 500m of the site
- Figure 4 Listed buildings and negative evidence within 500m of the site
- Figure 5 Ordnance Survey map, 1850
- Figure 6 Ordnance Survey map, 1864-1881
- Figure 7 Ordnance Survey map, 1895
- Figure 8 Ordnance Survey map, 1916
- Figure 9 Ordnance Survey map, 1977

## **Plates**

- Plate 1 Aerial view of Mayville Primary School, looking north

## **Tables**

- Table 1 GLHER records within 500m of the development area
- Table 2 Criteria for assigning value to the archaeological resource
- Table 3 Criteria for assessing the magnitude of the impacts of the proposed development
- Table 4 Significance of effects matrix

Location:	Mayville Primary School, Lincoln Street, Leyton, London
District:	Waltham Forest
Grid Ref.:	TQ 3904 8652
Client:	NPS Group

---

## **Summary**

*An archaeological desk-based assessment was conducted for NPS Group ahead of proposed expansion of Mayville Primary School, Lincoln Street, Leyton, London.*

*The area holds evidence for the Palaeolithic period, with several handaxes recorded in the study area. Bronze Age material, although sparse, has also been found. No Anglo-Saxon material is recorded in the area, but there is likely to have been a manor here in the later part of the period. The site lies in the vicinity of Harrow Green, which may be a medieval green and which could have engendered some kind of settlement along its edges. The current site may lie too far away from the green to have medieval settlement remains associated with this.*

*Prior to the 19th century, the site may have been cultivated land. In the later 19th century, a dramatic rise in population led to the area filling rapidly with closely-packed back-to-back terraced houses. Several cemeteries in the area date to this period. By 1895, much of the site was occupied by roads and terraced housing. A school was present on the east half of the site, which remained part of the school complex until the early 2000s when it was demolished to make way for a sports field. The west half of the site contained terraced housing and associated roads, until this area was remodelled in the 1970s. The current school was constructed before 1988.*

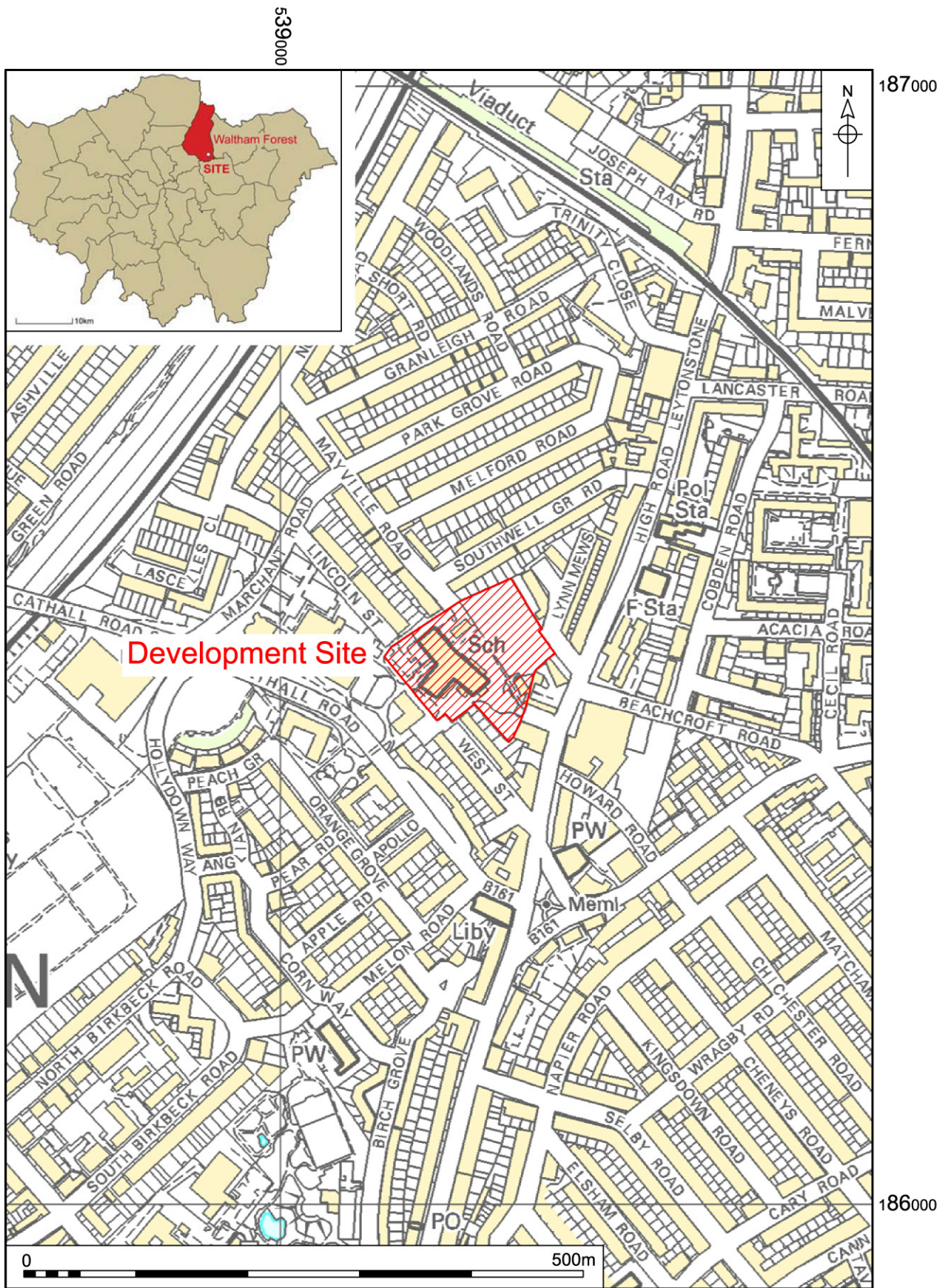
*The whole area is likely to have been disturbed significantly by the 19th-century developments, as has been shown in several excavations that recorded little save for the foundations of Victorian buildings and associated services. Some earlier material has survived in pockets it would seem, and there is some potential for archaeological remains to be recorded on the site.*

*The potential for archaeological remains to be present on the site depends upon the extent to which the school buildings and earlier roads and houses have destroyed subsurface deposits. The proposed development centres on the current school building with a classroom extension and a hall extension, both of which lie in the sector of the site that once contained terraced houses and roads. It seems likely that there will be much below-ground disturbance here.*

## **1.0 INTRODUCTION**

An archaeological desk-based assessment has been commissioned to assess the archaeological potential of Mayville Primary School, Lincoln Street, Leyton, London (TQ 3904 8652; Fig. 1). The work was conducted in accordance with a Written Scheme of Investigation (WSI) prepared by NPS Archaeology (Ref. No: 01-04-15-2-1027/NP).





© Crown copyright and database rights 2014 Ordnance Survey 100019340

Figure 1. Site location. Scale 1:5000





Plate 1. Aerial view of Mayville Primary School, looking north

This programme of work was designed to assist in defining the character and extent of any archaeological remains within the proposed development area, and also the value of any such remains following the guidelines set out in the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The results will assist decisions to be made by the Local Planning Authority about the treatment of any archaeological remains likely to be affected by the proposed development.

In order to achieve the assessment aims a range of source material was examined. The material included unpublished reports on previous archaeological work, maps, published material, online data and information held in the Greater London Historic Environment Record (GLHER).

The work was commissioned and funded by NPS Group.

## **2.0 GOVERNMENT POLICY**

### **2.1 Regulatory and Advisory Framework for Cultural Heritage**

The treatment of archaeological remains and the Historic Environment is regulated by the *National Planning Policy Framework* (Department for Communities and Local Government 2012). This policy replaces *Planning Policy Statement 5: Planning for the Historic Environment* (2010) and provides advice to planners and developers alike on the treatment and consideration of heritage assets.

The *Framework* states that 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment'.

It also states (Section 12.128):

'In determining applications...should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

The *Framework* goes on to discuss the importance of understanding the importance and impact a development may have on any archaeological remains or heritage assets within a site.

There is also some weight given to 'undesigned' assets, that is, those that are unknown and therefore not assigned a status, such as a Scheduled Monument or a Listed Building. Conservation is the great watchword for those which are designated.

'Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets (Section 12.139).'

## **2.2 Local Government Policy**

The site lies within an Archaeological Priority Zone that is defined in the Waltham Forest Borough Local Plan (2012), Policy DM29:

'Development proposals which may affect the significance of heritage assets in Waltham Forest (both designated and undesignated) or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.'

It continues:

'The Council will ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the borough. Where proposals affect heritage assets of archaeological interest, preference will be given to preservation in situ. However, where loss of the asset is justified in accordance with national policy, the remains should be appropriately recorded, assessed, analysed, disseminated and the archive deposited.'

The most important archaeological remains and their setting should be permanently preserved. Developers can help to achieve this by, for example, preparing sympathetic designs and using foundations which avoid disturbing remains altogether. If the physical preservation of remains is not feasible, an archaeological excavation for the purposes of "preservation by record" may be an acceptable alternative.'

## **2.3 Site-specific designations**

Mayville Primary School is within Archaeological Priority Zone No.18 (APZ18).

No other site-specific designations are known within the school site.

## **3.0 LOCATION, GEOLOGY AND TOPOGRAPHY**

Mayville Primary School is located on Lincoln Street in the Leyton area of the London Borough of Waltham Forest. School buildings and car parking are situated to the southwest of the site whilst in the northeast is a hard-surface playground.

The site is bound to the north, northeast and south by housing and to the west and southwest by a leisure centre and a communications centre. To the southeast there is an access road and a car sales garage. In addition to these, there is a



cemetery c. 200m to the southwest and three churches within a c. 200m radius. The area is flat and the site is located at c. 15m OD.

The bedrock geology is made up of London Clay Formation, a silty clay or clayey silt sedimentary bedrock. The superficial geology is Hackney Gravel, which comprises river deposits of sand and gravel<sup>1</sup>.

## 4.0 SOURCES USED IN THE ASSESSMENT

### 4.1 GLHER records

The primary source for archaeological evidence in Greater London is the Greater London Historic Environment Record (GLHER), which details archaeological discoveries and sites of historical interest. In order to characterise the likely archaeological potential of the site, data was collated from all GLHER records within a 500m radius of the site. This search returned 39 records. The results of the search are synthesised in Table 1, below.

Record type	No. within study area
Events	17
Site of archaeologically- or historically-significant structure or place	12
Find spot	8
Listed building	2
<b>TOTAL</b>	<b>39</b>

Table 1. GLHER records within 500m of the site

### 4.2 Cartographic evidence

A range of maps was examined in order to establish the nature of recent land-use within the proposed development area. The earliest maps were also of some use in tentatively reconstructing the character of the medieval and early post-medieval landscape.

Maps were consulted online, at Old Maps (<http://www.old-maps.co.uk/maps.html>) and at <http://freepages.genealogy.rootsweb.ancestry.com/>. The following maps were examined in detail:

- Ordnance Survey maps from 1850 onwards
- Google Earth images

---

<sup>1</sup> <http://www.bgs.ac.uk/data/mapViewers/home.html>

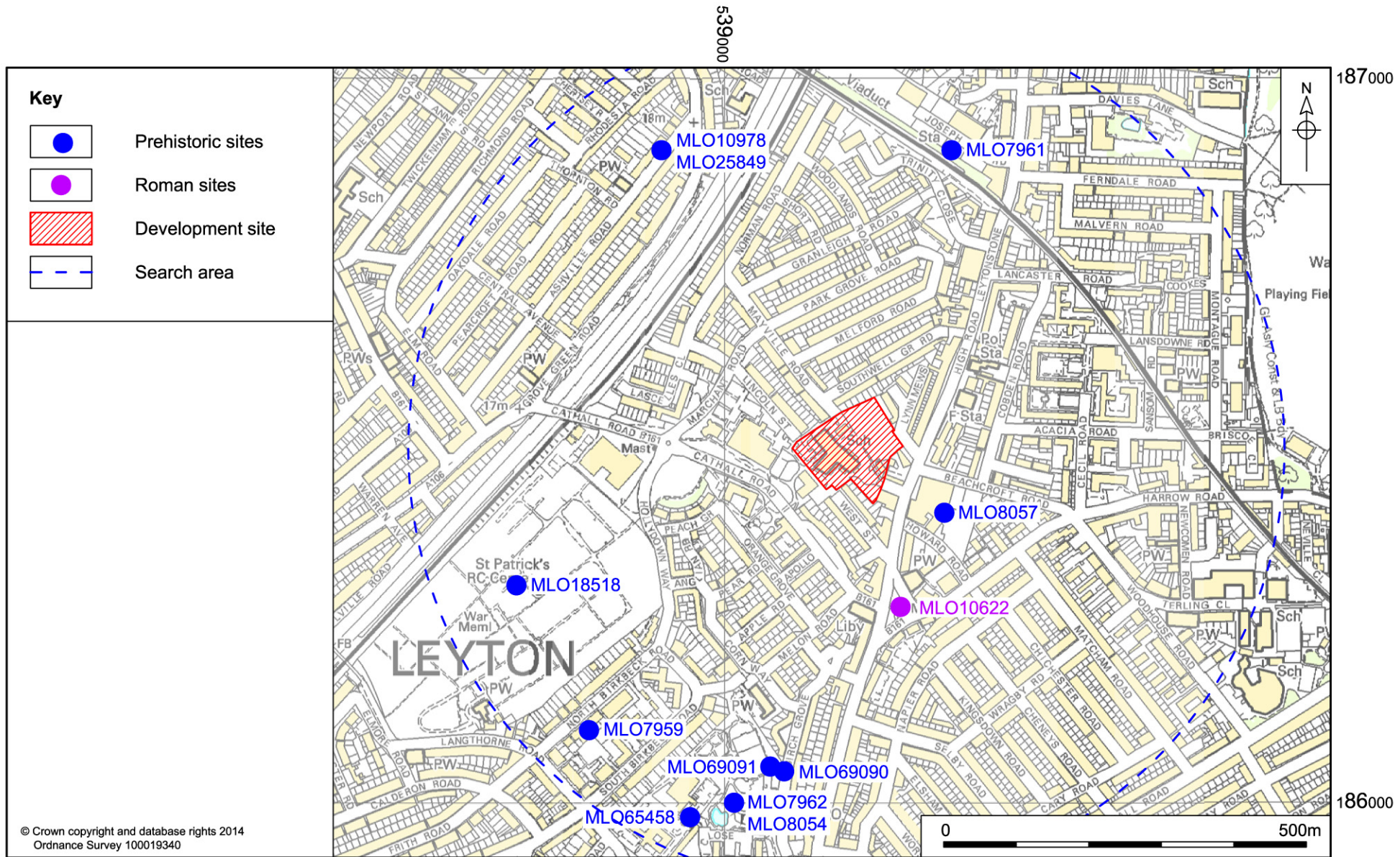


Figure 2. Prehistoric and Roman evidence within 500m of the Site. Scale 1:7500

## **5.0 ARCHAEOLOGICAL EVIDENCE**

(Figure 2)

### **5.1 Sites within the development area**

There are no archaeological sites recorded on the GLHER for the area of the development.

### **5.2 Sites within the study area (500m radius)**

#### **5.2.1 Prehistoric**

(Figure 2)

Eleven sites were recorded on the GLHER that relate to prehistoric material. Many of the entries are confused, especially those concerning Palaeolithic artefacts (principally handaxes) found in the late Victorian period. It may be that one handaxe has been recorded several times, or it may be that several different handaxes have been found in the area (MLO 7959, 7961, 7962, 10978, 18518). What is clear, however, is that there is evidence in the vicinity for activity from the earliest period of prehistory: the local gravels appear to have been conducive to such activity, however fleeting. The Palaeolithic finds are most likely to be the remains of temporary activity, flint knapping or perhaps hunting, which will have left few traces save possibly for the finds themselves.

A Neolithic flint flake (MLO 25849) was found in the area, although the exact location of this is not known. A sherd of Late Neolithic to Early Bronze Age pottery was recovered during an evaluation at Langthorne Hospital (MLO 65458). Evidence for the Bronze Age includes *in situ* archaeological features. During an archaeological evaluation at Langthorne Hospital, three post-holes of possible Bronze Age date were recorded (MLO 69090) along with a ditch also thought to be Bronze Age (MLO 69091). These sites were located to the northwest of the site, c. 410m away. Close to the sites mentioned above, a Middle Bronze Age hoard was recovered (MLO 8054). This hoard was found in c. 1910 and comprised nine “low flanged bronze palstaves [axes]” from the “Union Field” (doubtless belonging to Union Workhouse, now Langthorne Hospital). A Late Bronze Age socketed axe is also described. Towards the north of the search area, a Middle Bronze Age rapier [sword] was recovered (MLO 8057) during “unspecified works”.

It thus appears that there are two main elements to prehistoric activity in this area: Palaeolithic and Bronze Age. Palaeolithic material is typically ephemeral, with no subsurface features or structures associated with it. For the Bronze Age, however, the presence of post-holes may indicate settlement close-by, although the extent of any such Bronze Age occupation is uncertain.

#### **5.2.2 Roman evidence**

(Figure 2)

Only one record of Roman evidence was recorded in the search area. This relates simply to the tradition that Leytonstone was a Roman settlement that developed close to a milestone (hence *Leytonstone*) on the Roman road from London to Epping Forest (MLO 10622).



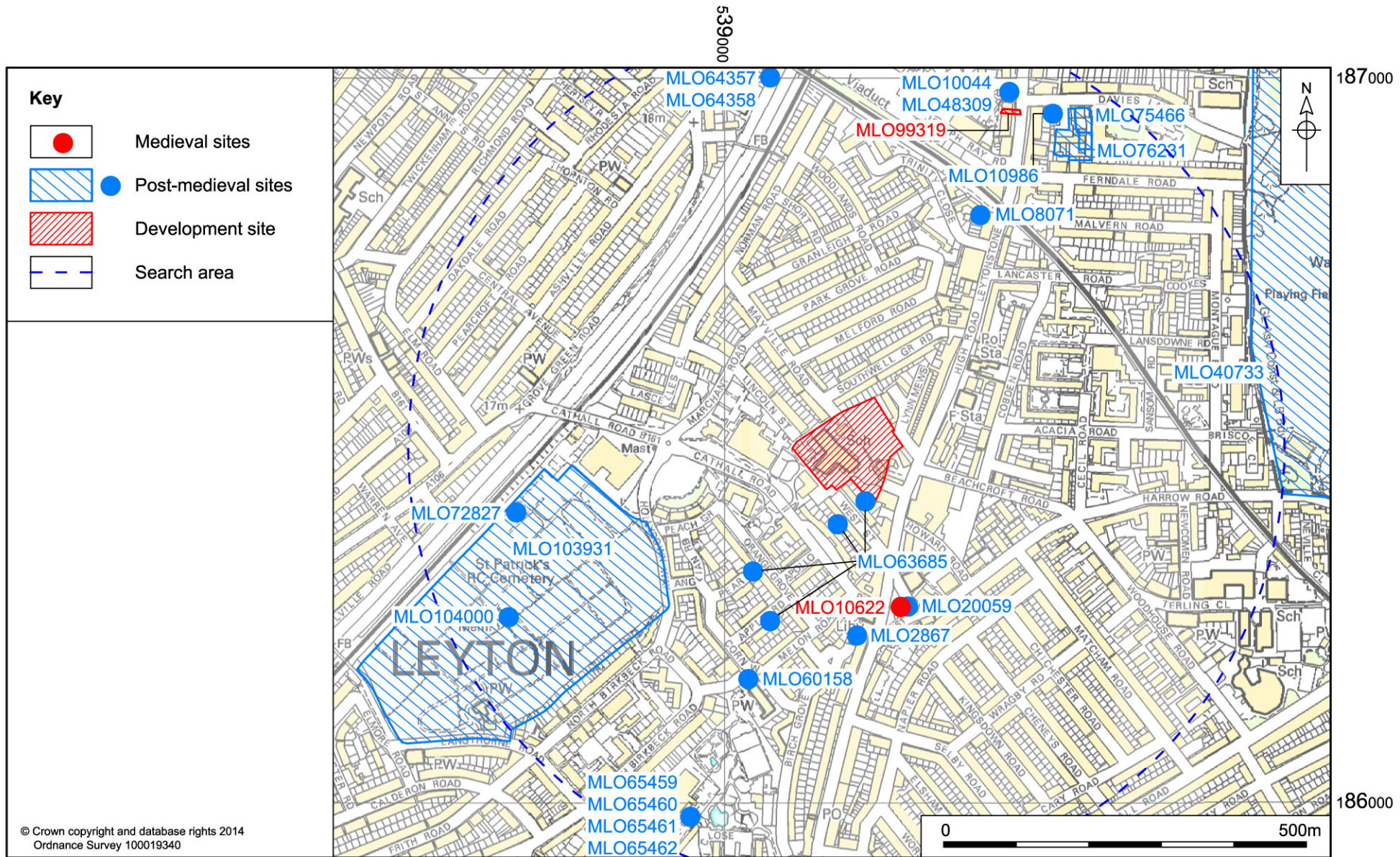


Figure 3. Medieval and Post-medieval evidence within 500m of the Site. Scale 1:7500

### **5.2.3 Medieval evidence**

(Figure 3) Two records relating to medieval evidence were found for the study area. The first is documentary evidence of the medieval origins of Leytonstone, and is mentioned above in regard to the Roman period (MLO 10622). Leytonstone is apparently first mentioned in 1426 as *Leyton atte Stone* and is traditionally associated with a Roman milestone.

The second record is an archaeological evaluation (MLO 99319) at 675-683 High Road, Leytonstone. The base of a large medieval quarry pit dated to the 11th-12th centuries was revealed. This may have been for the extraction of brickearth to use in daub.

### **5.2.4 Post-medieval evidence**

(Figure 3)

Twenty records with post-medieval material were returned within the area. Much of the post-medieval material relates to Victorian disturbance and development, although some earlier material was also recorded.

In 1651, an inn named *Le Harrow* was mentioned as having been assessed for church rates, and between 1715-1776 it became the *Plough and Harrow* (MLO 2867). This building was last mentioned in 1826; what became of it is not recorded. A "prison cage" (MLO 20059), known via documentary evidence, was erected on land in Leytonstone in 1812. In 1833 the cage was removed to "a piece of land at the Harrow Green of 30 square feet", and was abandoned by 1859.

A standing building survey was undertaken on seven former service buildings ancillary to a small country house prior to their demolition and redevelopment (MLO 75466). The house is documented as having been built in 1686-7 and was demolished in the 1960s. The service buildings continued in use with minor alterations, extensions and various functions until 1998. Near to these buildings, an evaluation was undertaken (MLO 76231) that recorded the presence of natural sand and gravel deposits overlain by brickearth and subsoils. A 17th-century garden wall of the post-medieval mansion *The Pastures* and later brick drains were also found.

Wanstead Park is a large Grade II\* Registered Park (MLO 40733), and includes the remains of 18th-century formal gardens, landscaped parkland and lakes associated with Wanstead House which was demolished in 1823-4. In the later 17th century, a formidable garden layout was undertaken for Sir Josiah Child, Governor of the East India Company. The gardens were added to by his successors with the Palladian Wanstead House built by 1722. By sale to the Corporation of London, in 1882, the gardens became a municipal park.

An erstwhile school known as "Andrew's" (MLO 10044), became a Royal Lodge in 1821. The house was apparently badly damaged by fire in 1878 and subsequently rebuilt, before falling derelict by the mid-1920s and eventually demolished in 1932. The Rex Cinema and car park were later built on the site. A stable range to the south of the house had already been demolished in 1890 to make way for the Tottenham and Forest Gate Railway Line. A house traditionally held to have been inhabited by Nell Gwynne (a mistress to King Charles II) is located in the study area (MLO 10986), and was purportedly linked to the Royal Lodge by a tunnel



(MLO 48309). Another historic building, of three storeys with its elevation towards Granleigh Road is noted on the GLHER (MLO 8071).

Excavations at Langthorne Hospital (South Acute Unit) revealed a 19th-century boundary ditch (MLO 65459), 19th-century ploughsoil (MO 65460), 19th-century brick foundations (MLO 65461) and three almost-square post-holes sealed by the 19th-century ploughsoil (MLO 65462). A watching brief and evaluation at Cathall Estate revealed only Victorian disturbance (MLO 60158 and 63685). An auger survey at Dyers Hall Road recorded a 19th-century horticultural layer (MLO 64357) disturbed by later 19th-century housing (MLO 64358).

The 19th century was a time when development of the study area expanded. As part of this, a Catholic cemetery (St. Patrick's Cemetery; MLO 103931) was opened in 1868 to keep pace with the rate of population growth: between 1861-1871 numbers of residents increased from 38,000 to 125,000. Names on headstones indicate a predominantly Irish, Italian and Polish population. The cemetery includes a small yellow-brick chapel in the Gothic style as well as an office. They were designed by S.J. Nicholl, who also designed St. Mary's, Kensal Green. Both sites are owned by St. Mary's Catholic Cemetery Company. Notable interments include Mary Kelly (1864-88), the last of the Whitechapel Murderer's (Jack the Ripper's) victims. Her grave is unmarked. The site is densely packed and in the 1980s the cemetery contained 168,000 burials. It remains in demand, and is being 'reclaimed' by adding a six-foot layer of earth above the old ground. It holds a memorial commemorating the First World War (MLO 104000). Near to the cemetery on its northwest side, a 19th-20th-century landfill site (MLO 72827) is recorded.

### **5.2.5 Listed buildings**

(Figure 4)

There are only two listed buildings in the study area: the church of St. Margaret of Antioch (MLO 93654) and its parish hall (MLO 93655), the church dated to 1892 and the hall to 1910. Both buildings are Grade II listed.

### **5.2.6 Negative evidence**

(Figure 4)

Five sites with negative evidence were recorded in the study area, relating to results from watching briefs or evaluations and one desk-based assessment (see Appendix for full details).

The desk-based assessment was for Leytonstone Fire Station, 458 High Road (ELO 12528). This concluded that there was potential for post-medieval remains, along with moderate potential for Roman material and low-to-moderate potential for the prehistoric period.

## **6.0 CARTOGRAPHIC EVIDENCE**

(Figures 5-9)

The earliest map consulted for the area is an Ordnance Survey (OS) map dated 1850 (Fig. 5), and whilst it shows the area to be undeveloped, this picture may be inaccurate as it is likely that the map merely shows the road pattern of the time.

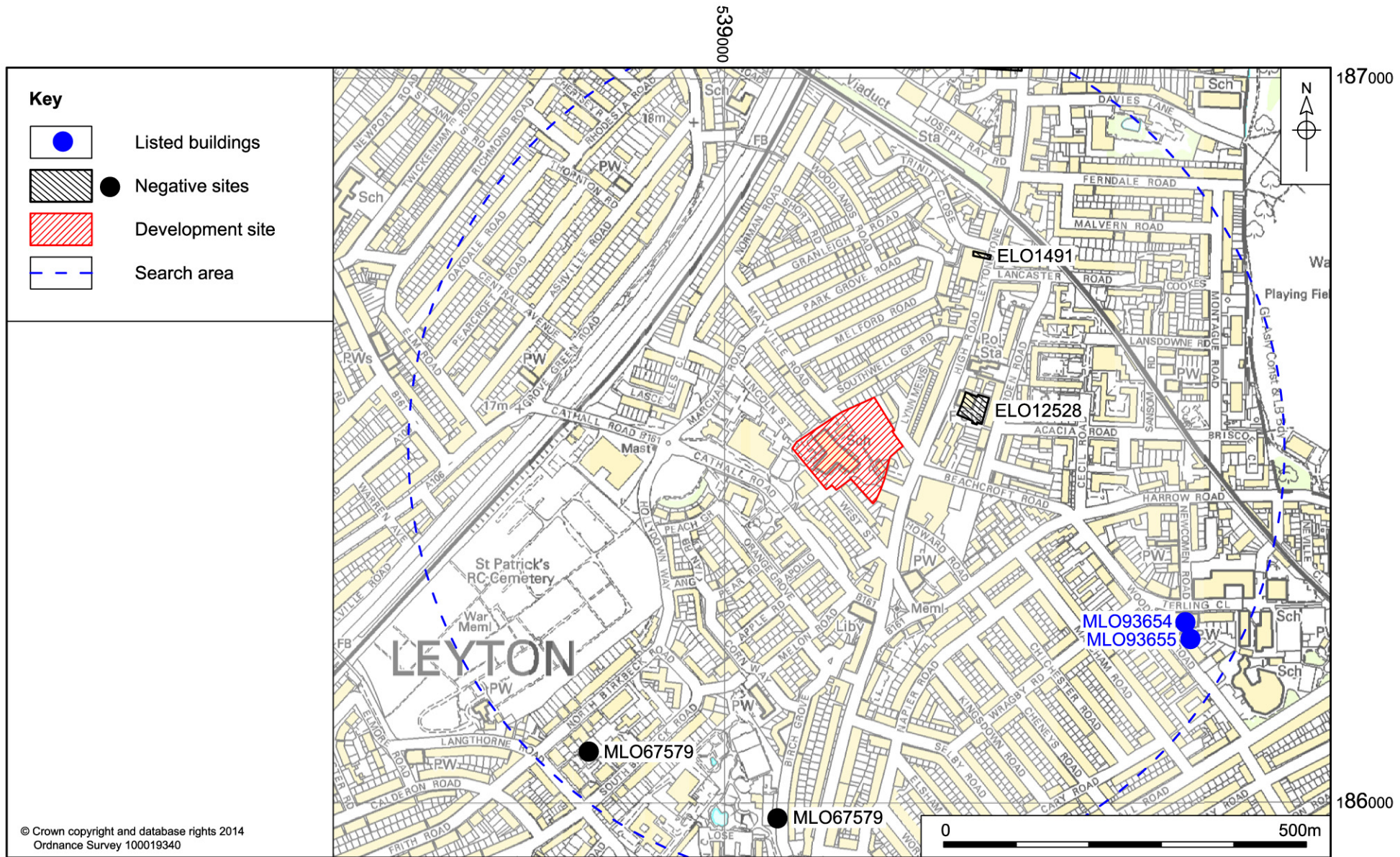


Figure 4. Listed buildings and Negative evidence within 500m of the Site. Scale 1:7500

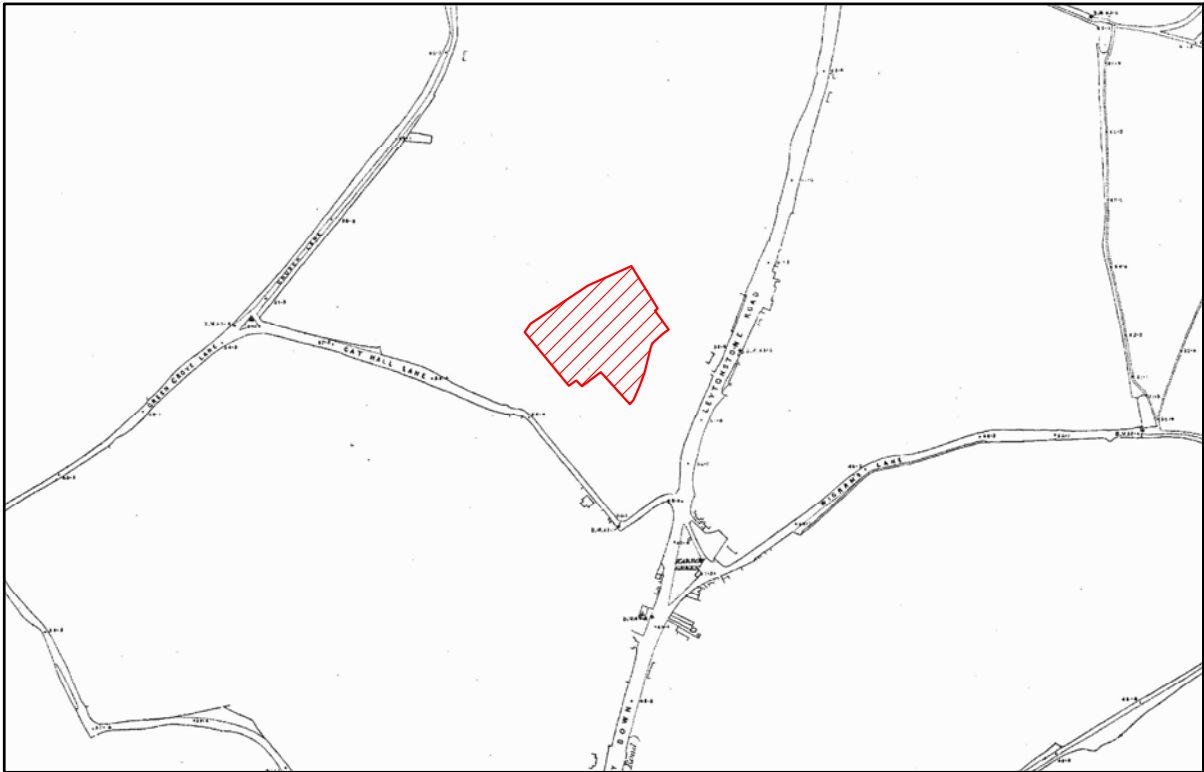


Figure 5. Ordnance Survey Map of 1850

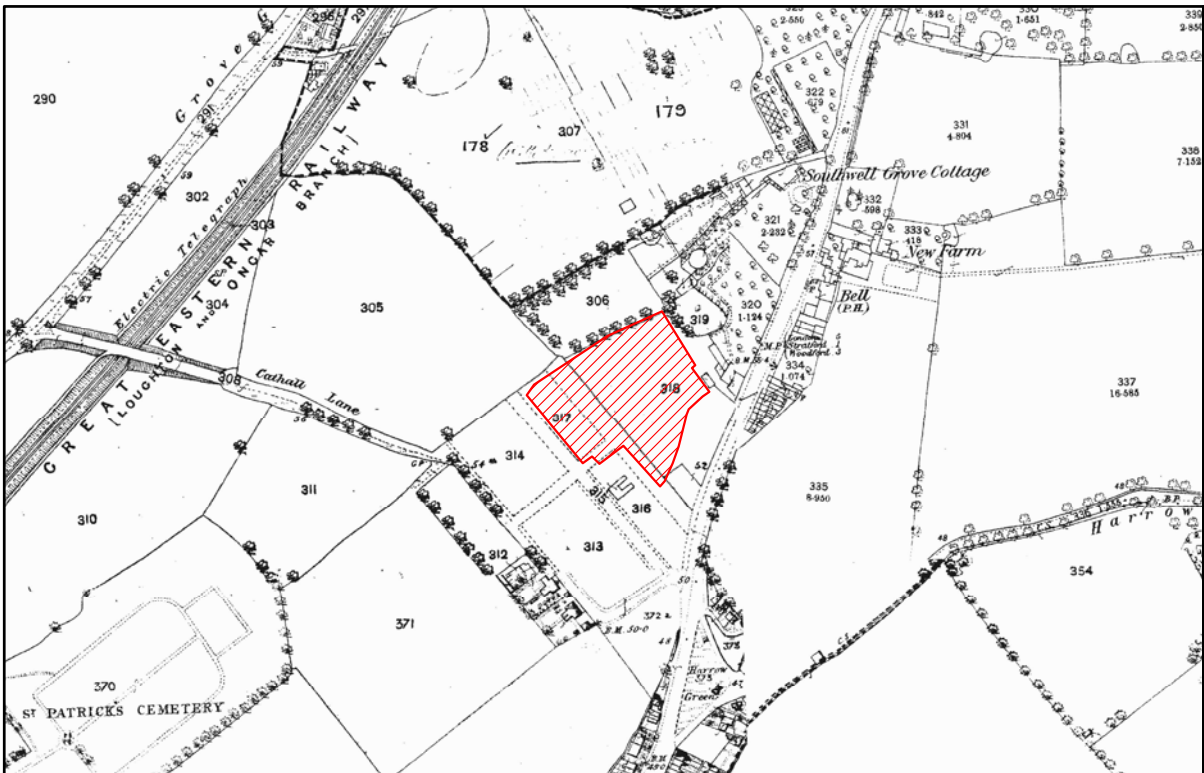


Figure 6. Ordnance Survey Map of 1864-1881



Cat Hall/Cathall Lane/Road is depicted running to the south of the site, but this road has been re-routed in more recent times as it now joins Leytonstone Road further south than shown in the 1850 map. Leytonstone Road, now the A11 is depicted, and to the west of the site is a road that runs parallel to the modern A12, here named as Green Grove Lane and Church Lane; this is now Grove Green Lane (the A106). The area has a little settlement around Harrow Green, and along some of the roads.

The next OS map consulted dates from between 1864-1882 (Fig. 6), and it is somewhat difficult to exactly place the site within this map as the area has changed so completely: few modern landmarks existed at this time. The author has attempted to place the site in its relative position using the *Bell* public house (still present today) and a mile post on the Leytonstone Road, as well as using the location of Cathall Lane and Harrow Green, although it remains non-definitive. The primary change witnessed on this map is the presence to the northwest of the Great Eastern Railway (Loughton and Ongar Branch). This line was opened in 1865, and is now part of the London Underground Central Line. Grove Green Lane is present to the west of the railway line. More settlement along Leytonstone Road is evident, including Southwell Grove Cottage, which would later give its name to the road (Southwell Grove Road) that succeeded this phase of activity and contained terraced housing. The area appears very leafy and gardens and trees are depicted around houses, giving the impression of a village rather than a suburb of London. Much was to change in the next 20 or so years.

A map dating to 1895 (Fig 7), shows the area having completely changed in character. The area is almost entirely filled-in with back-to-back terraced houses and short roads. A school building (for boys, girls and infants) is depicted within the development site at this time, though this is not the current Mayville Primary School, but is located adjacent to the modern building, to the east where there is now a sports field. A few ancillary buildings appear to be associated with the school, lying around the edges of the small plot. Where the current school is sited, there is terraced housing and roads, including Beulah Road, Lincoln Street, West Street and Mayville Road. All of these roads were later truncated by the building of the current school and various other modern buildings. Beulah Road, in fact, has completely disappeared. Lincoln Street, Mayville Road and West Street were all cut through by the modern school site, and have become stubs of roads with a few terraced houses surviving. Empty spaces remain on the 1895 map, showing that the extensive building work was still ongoing. A triangular area northeast of the site is depicted as it was on the earlier map, filled with trees. Various public buildings are depicted in the vicinity of the site, including public houses (such as the *Bell*), a post office, a fire station, a mission hall and a smithy. The Leytonstone High Road is depicted with tram lines running along its length.

The next map consulted, dated 1916 (Fig. 8), shows the infilling of the area, mainly with terraced houses, although the triangle of land to the northeast of the school site contains a large rectangular building labelled 'Engineering Works'. The west part of the site is completely occupied by housing and associated roads, with the east half containing the school building as well as an extra smaller and other ancillary buildings. The tramway still runs along Leytonstone High Road, and this appears to be the case until the early 1920s. Public buildings, including the smithy, fire station, and several public houses are still present in the area, and there is also the addition of public baths to the southwest of the site.

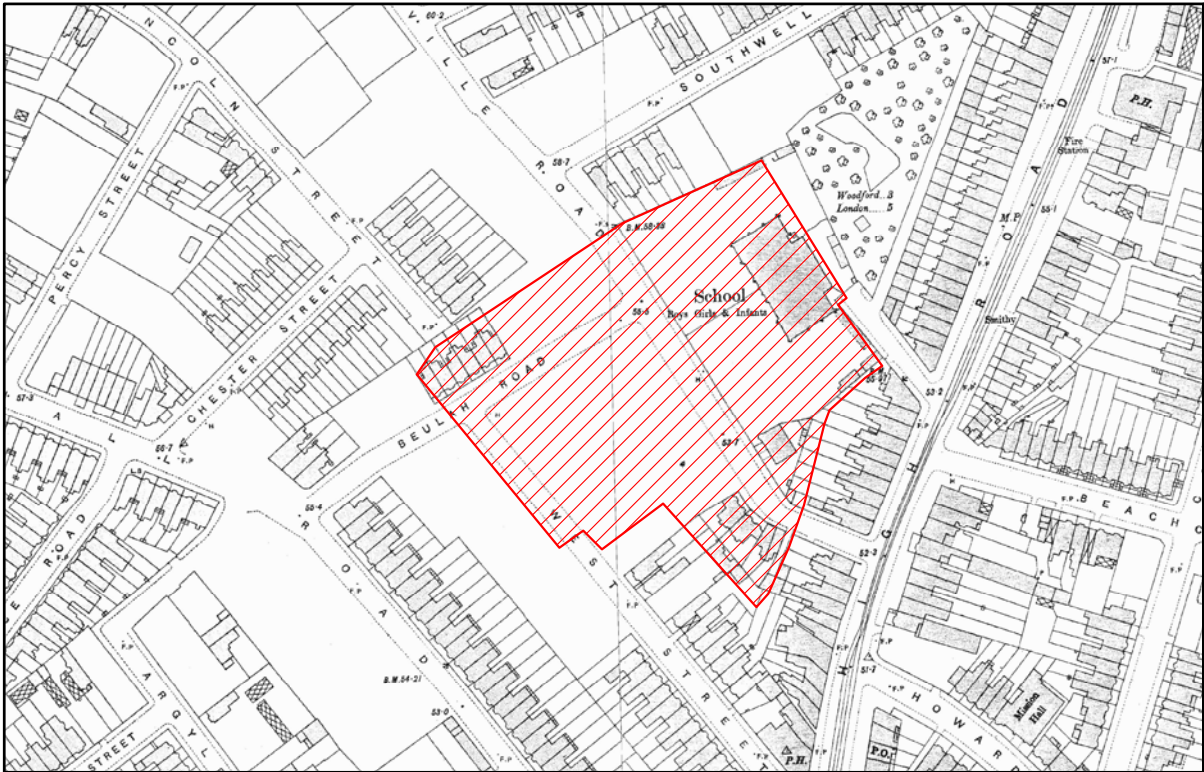


Figure 7. Ordnance Survey Map of 1895

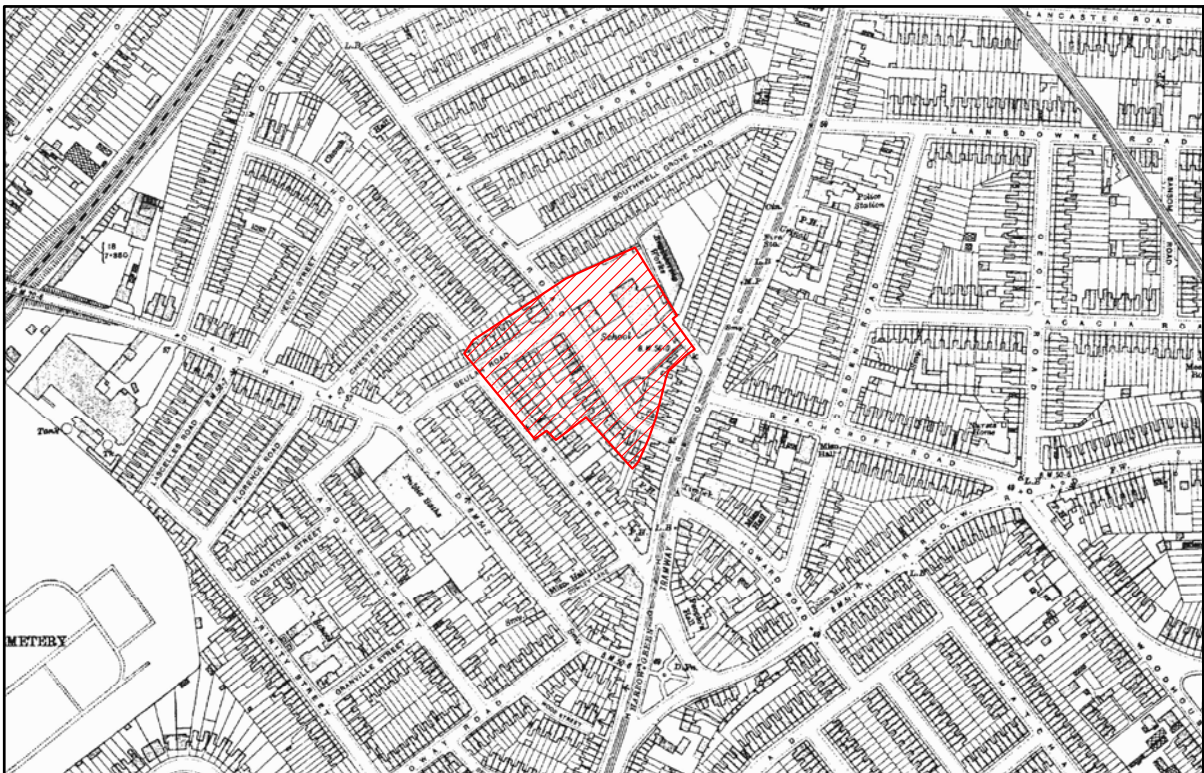


Figure 8. Ordnance Survey Map of 1916



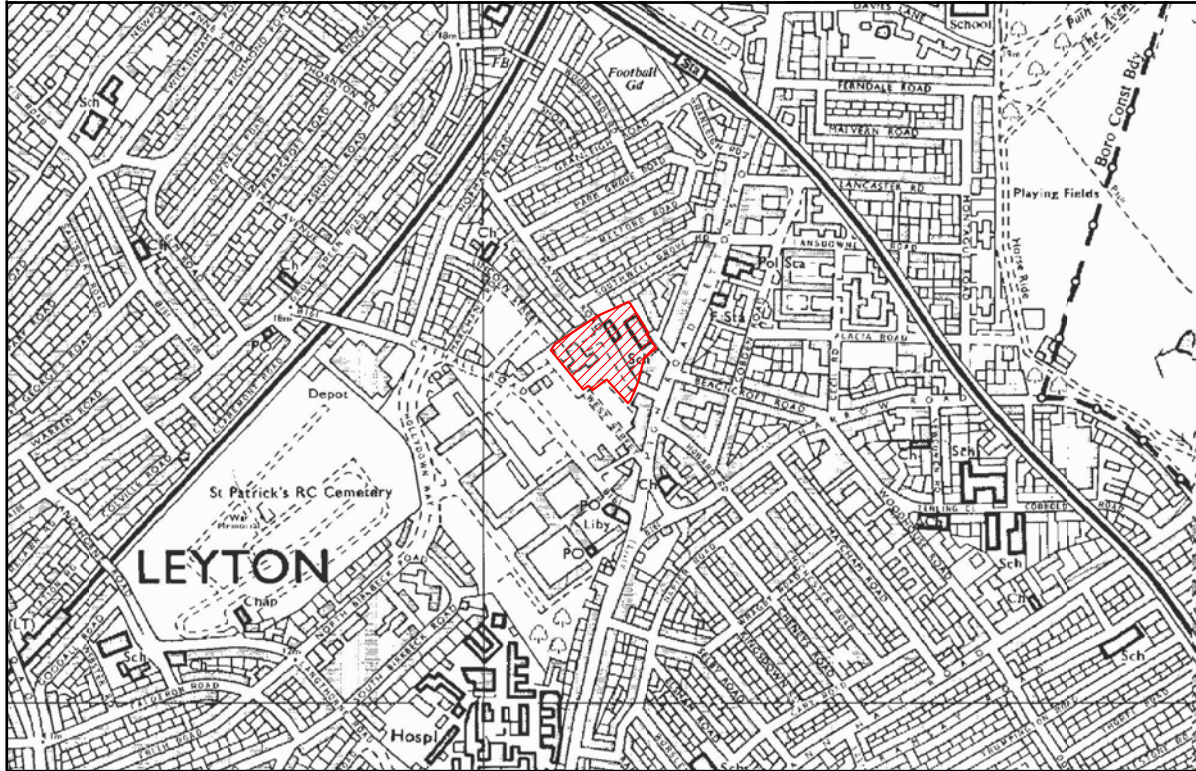


Figure 9. Ordnance Survey Map of 1977

The Second World War bomb impact map of London (accessed at: <http://bombsight.org>) does not identify any direct bomb strikes on the site, with the nearest falling on Cathall Road to the south. Here, two high-explosive bombs fell during the London Blitz, 7th October 1940-6 June 1941.

There are no further significant changes to the study area, certainly up until 1977 (Fig. 9) when it appears that a section of the terraced houses in the west half of the site and an area to the southwest were demolished for redevelopment. Mayville Road continues through the site at this point in time, although West Street and Lincoln Street have been truncated and Beulah Road is completely absent. On the south side of Cathall Road a new road layout has been introduced: although none of the roads are named at this time, it appears to be the area where Melon Road, Apple Road, Peach Grove, Grange Grove and Corn Way now exist. On the north side of Cathall Road there are some newly-constructed smaller buildings, and a building where the modern school now lies. This building is not likely to be the modern school currently occupying the site. There are still buildings in the east half of the site at this time, and this may be the old Engineering Works, or its successor, though this is the last time this structure appears on the mapping.

By the 1988 OS map (accessed at: <http://www.old-maps.co.uk>), the current school is present along with the school buildings that were located on the east side of the site since the Victorian period, whilst the whole complex is named as 'Schools'. The Leisure Centre located close by is also present on the north side of Cathall Road. Mayville Road is now truncated.

The earliest historical imagery of Google Earth dates from 1945, and although the aerial photograph is in very soft focus and it is difficult to decipher distinct buildings, the general layout of the area seems to be as described previously. The next image available dates to 1999 and depicts the old Victorian school buildings in the east part of the site with the modern school alongside to the west. Between 2003 and 2005 the Victorian building was evidently demolished to make way for a sports field. Between 2006 and 2008 the triangle of land, upon which the old Engineering Works once stood (outside the site to the east), was built on.

## **7.0 SITE POTENTIAL**

The school site is located in an area with low potential for archaeological remains of most periods, with some prehistoric, Roman, medieval and post-medieval activity in the area. Prehistoric finds of Palaeolithic date were discovered in the locality, but it is unlikely that substantial remains would be associated with this period. There are also Bronze Age structural remains in the area, which are limited to a few post-holes and a possible ditch.

The main north-south artery road through the area is the A11, the Leytonstone Road, and is thought to have Roman origins. There is some potential for roadside remains of Roman date, although considering the paucity of Roman material recorded in the area to date this is not thought to be highly probable. No Anglo-Saxon material has been recorded in the study area, although there is likely to have been a manor here, at least in the later part of the period. Harrow Green is lies very close to the south of the site, and there may have been early settlement along the edges of the green. It is probable, however, that the site is just too far

away from the green to have served as useful development land at this time, so the potential for medieval remains to be present on the site is also considered low.

In the later 19th century, the area experienced a boom in population numbers. Prior to this, Leyton and Leytonstone were probably still little more than a country hamlet and a gentleman’s retreat from the stews of central London. The site itself was developed from around the 1860s, with a school building that was present until the early 2000s on the eastern side. The west side of the site was under Victorian terraced housing and roads, at least until around the 1970s when the area appears to have been remodelled. It is likely that any archaeological remains present on the site will relate to the intensive Victorian-period development of the area, so the potential for post-medieval evidence is moderate.

## 7.1 Valuing the Archaeological Resource

The categories used to assign value to the archaeological resource are based on those outlined in the Highways Agency *Design Manual for Roads and Bridges* (2007):

Value	Criteria
Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives. Listed Buildings (including proposed buildings).
Medium	Designated or undesignated assets that contribute to regional research objectives.
<b>Low</b>	<b>Designated and undesignated assets of local importance.</b> <b>Assets compromised by poor preservation and/or poor survival of contextual associations.</b> <b>Assets of limited value, but with potential to contribute to local research objectives.</b>
Negligible	Assets with very little or no surviving archaeological interest.

Table 2. Criteria for assigning value to the archaeological resource

It is thought likely that any archaeological remains within the development area will be of **low** value, as they are very likely to have been ‘compromised by poor preservation’ and have been disturbed significantly.

## 7.2 Likely condition of archaeological remains

It is important to consider the condition and stability of any archaeological remains that may be present in the development area.

The site is likely to have been untouched for some time prior to the 19th century, and may have been either pasture or cultivated arable land. In the later 19th century, the site was developed with a school building and terraced housing and associated roads. This picture altered over time, and the site was remodelled with some older buildings demolished. These events will leave a trace in the form of rubble and disturbance.

### 7.3 Development Impacts

The extent of any likely impacts is set out in the table below. It is worth noting that the impacts can be either adverse or beneficial and direct or indirect. The criteria for impacts are taken from the *Design Manual for Roads and Bridges (2007)*. Development impact on subsurface heritage assets is generally seen as adverse.

Impact	Description
Major adverse	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting
Moderate adverse	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset
<b>Minor adverse</b>	<b>Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting</b>
Negligible	Very minor changes to archaeological materials, or setting
No Change	No change

Table 3. Criteria for assessing the magnitude of the impacts of the proposed development

Any below ground disturbance associated with development of the site will have a direct affect on archaeological remains in the area, and although the extent of the archaeological resource is currently unknown, it is likely that the development would have a **minor adverse** impact on remains (should they be present).

### 7.4 Development Effects

An assessment of the significance of the effects of the development on the archaeological resource can be reached by combining the assessments of value (Table 2) and development impact (Table 3) using a matrix similar to that in the *Design Manual for Roads and Bridges (2007, 5/6)* (Table 4, below).

The value of the archaeological resource is on balance considered to be **low** and the impact to be **minor** resulting in a **neutral to slight** effect.

<b>Value</b>	<b>Very High</b>	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	<b>High</b>	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
	<b>Medium</b>	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	<b>Low</b>	Neutral	Neutral/ Slight	<b>Neutral/ Slight</b>	Slight	Slight/ Moderate
	<b>Negligible</b>	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		<b>No change</b>	<b>Negligible</b>	<b>Minor</b>	<b>Moderate</b>	<b>Major</b>
		<b>Magnitude of Impact</b>				

Table 4. Significance of effects matrix

## 8.0 CONCLUSIONS

Leyton is defined as an Archaeological Priority Zone. The area has recorded evidence for the Palaeolithic period, with several handaxes recorded in the study area. Bronze Age structural material has also been found. No Anglo-Saxon material is recorded, although there is likely to have been a manor here in the later part of the period. The site itself lies in the vicinity of Harrow Green, which may be a medieval green, and may have engendered some kind of settlement along its edges. The current site may lie too far away from the green to have medieval settlement associated with this.

In the later 19th century, an explosion in population numbers saw the area rapidly fill with closely-packed back-to-back terraced houses. Several cemeteries in the area date to this period. By 1895, much of the site was filled-in with roads and terraced housing whilst a school was present in the eastern half of the site. This remained part of the school complex until the early 2000s when it was demolished in favour of a sports field. The west half of the site contained terraced housing and associated roads until remodelling in the 1970s. The current school was constructed at some point prior to 1988.

The area is likely to have been disturbed significantly by 19th-century development, as witnessed in several excavations nearby that recorded little but the foundations of Victorian buildings and their associated services. Some earlier material has survived in pockets, it would seem, and there is some potential for archaeological remains to be recorded on the site. Prior to the 19th century, the site may have been cultivated land.

The potential for archaeological remains to be present on the school site depends largely upon the degree of destruction caused by the school buildings, and former roads and housing, to earlier subsurface deposits. The proposed development centres on the current school building, with a classroom extension and a hall extension, both of which lie in the sector of the site that once contained terraced houses and roads. It is considered likely that there will be significant disturbance here.



## **Acknowledgements**

The author would like to thank NPS Group for commissioning and funding this work.

Greater London Historic Environment Record provided the HER data.

This report was illustrated and produced by David Dobson and edited by Andrew Crowson.

## **Bibliography and Sources**

Department for Communities and Local Government      2012      *National Planning Policy Framework* TSO, London

Highways Agency      2007      *Design Manual for Roads and Bridges: Cultural Heritage* (HA 208/07 Volume 11, Section 3, Part 2)

Kennedy, J.      1894      *A History of the Parish of Leyton, Essex*. Phelp Brothers

Waltham Forest Borough Local Plan 2012

Geology: [http://maps.bgs.ac.uk/geologyviewer\\_google/googleviewer.html](http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html) Accessed 08.04.14

Historic mapping: <http://www.old-maps.co.uk/index.html> Accessed 08.04.14

Historic mapping: <http://bombsight.org> Accessed 08.04.14

Historic mapping: <http://freepages.genealogy.rootsweb.ancestry.com/> Accessed 08.04.14

## Appendix 1: Archaeological Evidence

Key to colours: □ Listed buildings □ Find Spots □ Events □ Other Sites

GLHER No.	Description
ELO 876	Evaluation at 703-713 High Road revealed no archaeological finds or features
ELO 1491	Watching brief at 631 High Road, Leytonstone revealed no archaeological finds or features
MLO 2867	Post-medieval inn, first mentioned as 'Le Harrow' in 1651, and became the 'Plough & Harrow' between 1715 and 1776, last mentioned in 1826
MLO 7959	Palaeolithic handaxe found during the building of the Birkbeck Estate
MLO 7961	At least one Palaeolithic handaxe from this area
MLO 7962	A possible Palaeolithic flake found here
MLO 8054	Hoard of Middle Bronze Age palstaves found here, also a Late Bronze Age socketed axe is mentioned
MLO 8057	Finds spot of a Bronze Age rapier
MLO 8071	Three storey square building, elevation to Granleigh Road, given verandah balcony early 19th century
MLO 10044	Site of house used as a boarding school in the 18th century, became a Royal Lodge in 1821, burnt down in 1878 and was rebuilt and subsequently became a cinema, was finally demolished in 1932 having become derelict
MLO 10622	Roman and medieval settlement at Leytonstone – documentary evidence mentions the place in 1426, although is associated with Roman road from London to Epping Forest
MLO 10978	Unspecified works in Grove Green Lane in 1889 recorded Palaeolithic flints found at depth of 6ft (2m)
MLO 10986	House – tradition says was inhabited by Nell Gwynne, ?connected by tunnel to the Royal Lodge
ELO 12528	Desk-based assessment of Leytonstone Fire Station, where potential for post-medieval remains was identified, along with moderate potential for Roman evidence and low to moderate for the Late Neolithic through Bronze Age
MLO 18518	Works at the Roman Catholic cemetery recovered a Palaeolithic implement, a pick head, flints and pounder stones are also mentioned
MLO 20059	Documentary evidence reveals that a prison cage was erected here in 1812, was moved in 1833 and abandoned by 1859
MLO 25849	Unspecified works in Grove Green Lane prior to 1900 revealed a Neolithic flake, location unknown
MLO 40733	Wanstead Park – Registered Park Grade II* - landscape park on site of 16th century deer park, mainly of 17th/18th century date
MLO 48309	Documentary sources reveal that a tunnel was present running from the Royal Lodge to The Cedars in the late 19th century
MLO 60158	Evaluation at Cathall Road Estate revealed nothing of archaeological interest apart from pits and soakaways associated with Victorian terraces once located here
MLO 63685	Watching brief on Cathall Road Estate, Oliver Close Estate and Chingford Hall Estate showed much of the site was disturbed by 19th/20th century activity, although towards the south of the estate undisturbed strata was seen
MLO 64357	Auger survey showed evidence for 19th century horticulture disturbed by later deposits (MLO64358)

GLHER No.	Description
MLO 64358	Auger survey recorded evidence of 19th century housing disturbing an earlier horticultural layer (MLO64357)
MLO 65458	Langthorne Hospital (South Acute Unit) evaluation recorded a sherd of Late Neolithic to Early Bronze Age pottery
MLO 65459	Langthorne Hospital (South Acute Unit) evaluation revealed a possibly boundary ditch of 19th century date
MLO 65460	Langthorne Hospital (South Acute Unit) evaluation revealed a 19th century ploughsoil
MLO 65461	Langthorne Hospital (South Acute Unit) evaluation revealed brick foundations dating to the mid/late 19th century and were associated with make ups and service trenches
MLO 65462	Langthorne Hospital (South Acute Unit) evaluation revealed three nearly square post-holes, sealed by the 19th century ploughsoil
MLO 67579	Watching brief at the Cathall Shortfall site revealed no archaeological deposits
MLO 69090	Langthorne Hospital evaluation revealed three Bronze Age post-holes
MLO 69091	Langthorne Hospital evaluation revealed a possible Bronze Age ditch
MLO 72827	Hollydown Way, St. Patrick's Cemetery landfill site – 19th/20th century date
MLO 75466	The Stables, 7a-7b Davies Lane, seven standing buildings were identified and investigated before demolition and redevelopment, they were formally service buildings ancillary to a small country house nearby, which is documented as having been built in 1686- 7 for van Mildert, and demolished in the 1960s; they continued to be in use with minor alterations, extensions and several differing functions until 1998
MLO 76231	Evaluation at the Acme Seals Site revealed a 17th century garden wall relating to the mansion 'The Pastures' and later brick drains
MLO 93654	Church of St. Margaret of Antioch and associated railing – Grade II listed building – foundation stone of 1892
MLO 93655	Church Hall/Parish Institute to the church of St. Margaret of Antioch – Grade II listed building – dates to 1910
MLO 99319	Evaluation at 675-683 High Road revealed the base of a large medieval quarry pit of 11th-12th century date
MLO 103931	St. Patrick's Catholic Cemetery – opened in 1868
MLO 104000	War memorial in St. Patrick's Catholic Cemetery