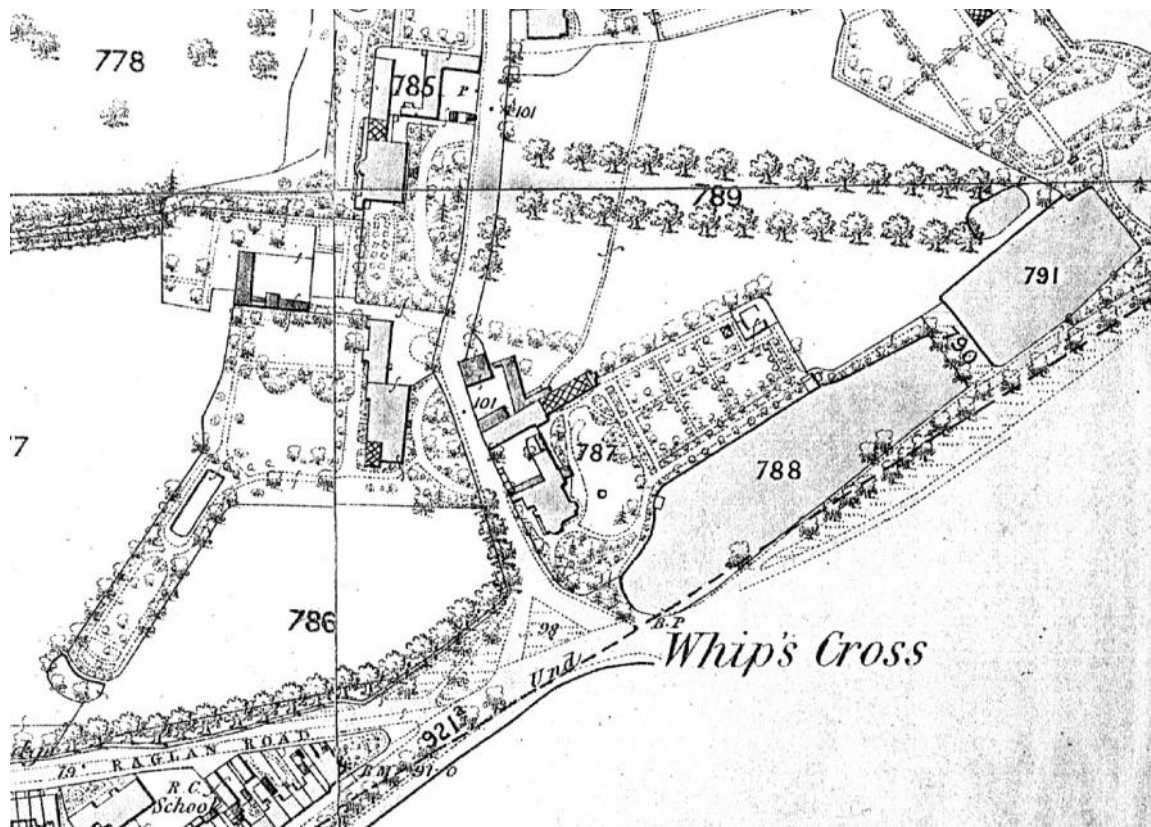


Report 2015/1118

**St George's Court
Waltham Forest
London E17 3NL**

**Archaeological Desk-Based
Assessment**



**Prepared for:
Waltham Forest Council**

June 2015

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Client:	Waltham Forest Council
Location:	St George's Court, Waltham Forest E17 3NL
District:	London Borough of Waltham Forest
Planning Reference:	--
Grid Reference:	TQ 3874 8892
OASIS ID:	no OASIS record
Date of site visit:	11 June 2015

Summary

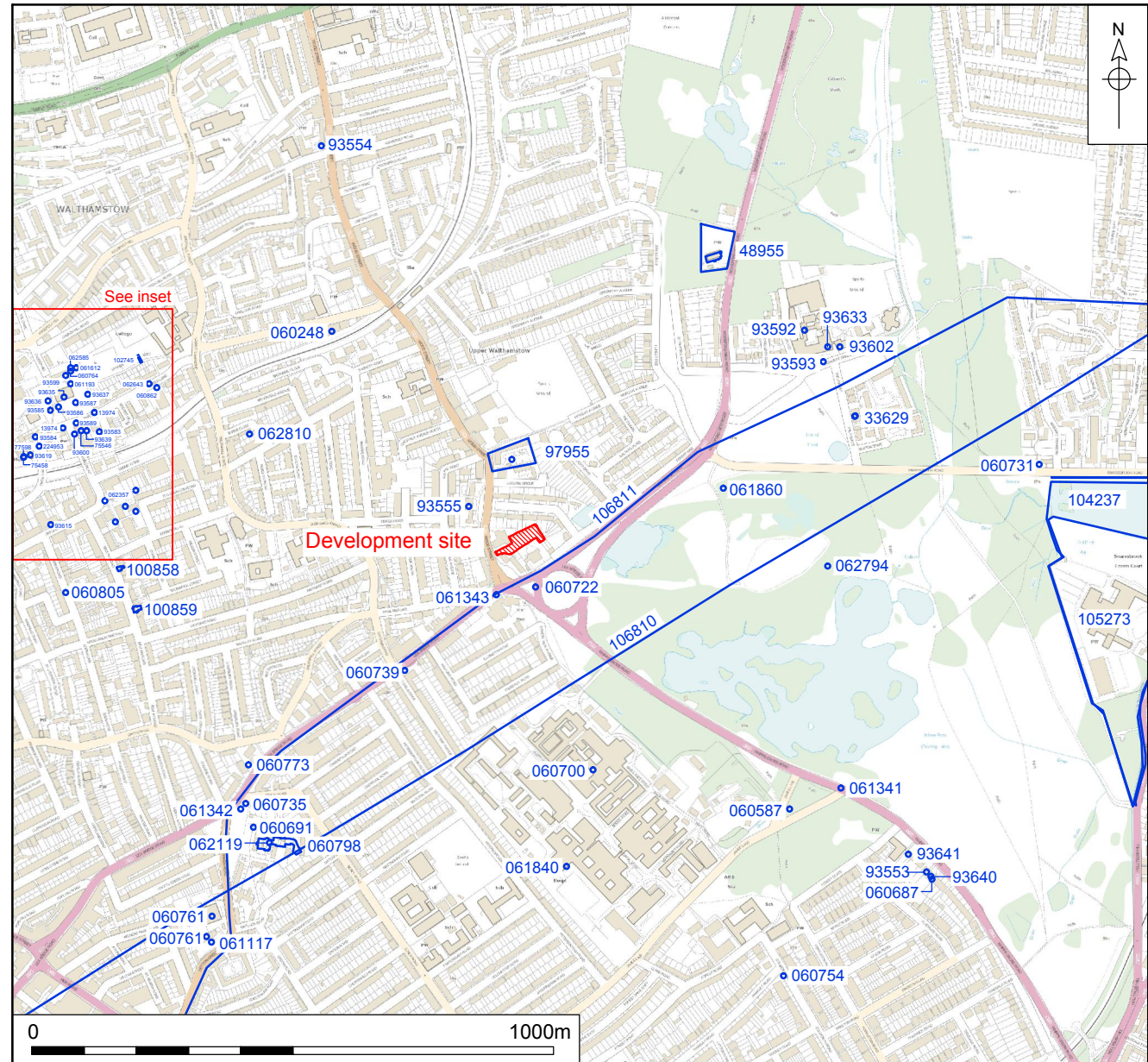
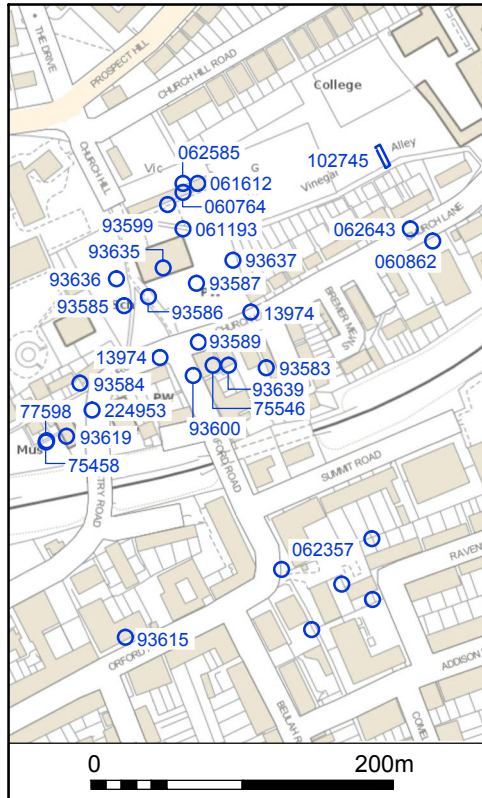
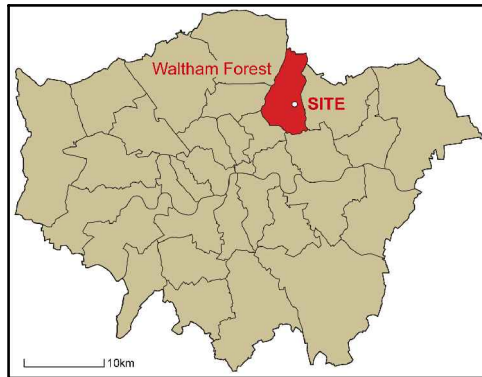
NPS Archaeology was commissioned by NPS London, on behalf of the London Borough of Waltham Forest to carry out an archaeological desk-based assessment as a part of the planning process for the redevelopment of a site at St. George's Court, Waltham Forest, London (NGR TQ 3874 8892). The site currently consists of a set of garages along the north and east boundaries, ranged around a car park for the flats of St. George's Court and Whipps Cross House.

The site lies within an Archaeological Priority Zone as a Roman bowl was recovered to the south of the site during works around Whipps Cross in the 1930s. However, the earliest activity on the site is likely to have been during the 18th century when a substantial residence, Victory House, was built and its large garden laid out.

The rapid development of the Walthamstow area in the 19th and early 20th century led to the house and garden being sold off and broken up for development, which included terraced houses and, by 1939, a large club that was later converted to a clothing factory. Damage from high explosive bombs dropped during 1940 and 1941 appears to have led to the demolition and removal of Victory House and some of the terraced houses. The greater area of the site was developed into its current form in the 1960s, when the flats of St. George's Court and Whipps Cross House were built.

Proposals for the site include construction of new houses along the north and east boundaries that will replace the existing garages.

The relatively extensive development—and 20th-century redevelopment—of the site, as well as bomb damage, suggests that few or no pre-20th-century features will survive on the site. Given the high level of previous disturbance to the site, including the footprint of the large club and factory building that occupied most of the area currently proposed for development, the potential of the site is considered to be low and the archaeological impact of the scheme will be neutral.



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Figure 1. Site location and GLHER records. Scale 1:12500, inset at 1:5000

INTRODUCTION

Figure 1

- 1 This desk-based assessment considers the archaeological potential of a plot of land at St George's Court, Waltham Forest (TQ 3745 8844) and the likely nature, significance and condition of any archaeological remains within the proposed development site. The potential impacts of the proposed development on those remains are also considered.
- 2 The assessment was conducted in accordance with *Guidelines for Archaeological Projects in Greater London* (2015) issued by the Greater London Archaeological Advisory Service (GLAAS), *Standard and guidance for historic environment desk-based assessment* (2014) issued by the Chartered Institute for Archaeologists (CIfA), and followed guidelines set out in *National Planning Policy Framework* (Department for Communities and Local Government 2012).
- 3 The results of the assessment will inform future planning decisions made by the Local Planning Authority.
- 4 This assessment is funded by the London Borough of Waltham Forest.

Project background

- 5 NPS Archaeology was commissioned by NPS London, on behalf of the London Borough of Waltham Forest, to undertake an archaeological desk-based assessment of land at St George's Court, Waltham Forest (NGR TQ 3874 8892) (hereafter "the site").
- 6 Plans are being progressed for the redevelopment of the site—which is currently occupied by garages—for new housing. This assessment, describing the cultural heritage assets at the site and the potential impacts of the proposed development on those assets, is intended to provide sufficient baseline information to support the proposals through the planning process.

Planning background and the regulatory and advisory framework for cultural heritage

- 7 The assessment was designed to assist in defining the character and extent of any archaeological remains within the proposed development area and the results of the assessment will enable decisions to be made by the Local Planning Authority about the future treatment of any archaeological remains identified.

National legislation

- 8 The assessment was carried out following guidelines set out in *National Planning Policy Framework* (Department for Communities and Local Government 2012)
- 9 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. (Section 12.126).
- 10 It also states:

In determining applications, local planning authorities 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. (Section 12.128).

- 11 The *Framework* discusses the importance of understanding the significance and impact a development may have on any archaeological remains or heritage assets within a site.
- 12 Some weight is also given to 'non-designated' assets, that is, those that have not been assigned a status such as designated Scheduled Monuments or Listed Buildings:

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)

Local guidelines

- 13 The Waltham Forest Local Plan, adopted 2012, sets out the local approach to the management and treatment of the Borough's cultural heritage (Waltham Forest Council 2015a).
- 14 In Policy CS12 – Protecting and Enhancing Heritage Assets, the Local Plan recognises the value of cultural heritage assets and states that:

Heritage assets make a crucial contribution to local identity and distinctiveness. They refer to those parts of the historic environment that have significance because of their historic archaeological, architectural or artistic interest. (CS12 15.1)

- 15 The Plan, whilst setting out the need for continued development, also recognises the Borough's responsibilities in balancing the frequent, and often inevitable, conflicts between development and cultural heritage. It states:

Once lost, heritage assets cannot be easily replaced and their loss has a cultural, environmental, economic and social impact. These assets play an important role in the life of communities. They help to maintain community identity and assist with economic development and tourism initiatives. Over the plan period, Waltham Forest will develop and be recognised as an area where the local heritage is appreciated, conserved and enhanced for the benefit of the local community and future generations. (CS12 15.2)

- 16 This approach has resulted in a focused Strategic Objective to protect and enhance the cultural heritage of the Borough:

Strategic Objective 12: Conserve and enhance the Borough's heritage assets whilst maximising their contribution to future economic growth and community well-being. (CS12 SO12)

- 17 Strategic Objective 12 is supported by detailed policy that sets down the Borough's approach, which states:

In managing growth and change, the Council will promote the conservation, enhancement and enjoyment of the Borough's heritage assets and their settings such as conservation areas, listed buildings, parks and gardens of local historic interest, archaeological priority zones and other buildings and spaces of local historic value by:

A) keeping under review heritage designations and designating additional areas, buildings and spaces for protection where justified by evidence;

B) carrying out, reviewing and implementing Conservation Area Appraisals and management plans;

C) promoting heritage-led regeneration and seeking appropriate beneficial uses and improvements to historic buildings, spaces and areas;

D) ensuring improved access to historic assets and improved understanding of the Borough's history. (Policy CS12)

Aims of the assessment and assessment methodology

- 18 This assessment has a range of aims, but key among them is to provide information to support proposals for the new development and to allow adequate protection of any heritage assets within and surrounding the site. It will seek to provide that information in a way that allows an appropriate assessment of the likely archaeological implications of the proposals and, where appropriate, to devise a programme of further evaluation and mitigation to manage and protect the heritage assets during any future development.
- 19 Other aims of this assessment comprise a combination of general and more specific issues, such as identifying, where possible, areas of high, medium and low archaeological potential, identifying targets for further archaeological investigation, and providing an overview of the historical development of the site in its local context and its position within the wider area.

Abbreviations used in the text

- 20 Known archaeological sites are identified by their Greater London Historic Environment Record (GLHER) reference number and located, where appropriate, by their National Grid Reference (NGR). Resources accessed at Waltham Forest Archives and Local Studies Library (WFALSL), in the Vestry House Museum, Walthamstow, are identified with their relevant repository reference number, where such exists.
- 21 References to previous archaeological reports, published works and documents available on websites are given in brackets throughout the text; bibliographic details are listed at the end of the report.

GEOLOGY AND TOPOGRAPHY

Geology

- 22 The proposed development site considered by this assessment centres on an area of garages and car parking at St George's Court, which encompasses an area of approximately 0.20ha.
- 23 The site is situated in an area of London Clay Formations overlain by sand and gravel of the Boyn Hill Gravel Member (British Geological Survey 2015). Boreholes on and close to the site show that in some places the sand and gravels are overlain by up to 1.00m of made ground.

Topography

- 24 The site consists of an area of hard standing and car parking and is currently a tarmac surface bounded on its north and east sides by brick-built garages and on its south and west side by blocks of flats, which dominate the site.
- 25 The site slopes gently from north–south.
- 26 The site is accessed from the B160 Wood Street on its west side and via public footways on its north, east and south sides.



Plate 1. View west of proposed development site, showing garages and tarmac surfaces along the north boundary.

ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 27 In order to achieve the assessment aims, a wide range of source material was examined. The material included unpublished reports on previous archaeological work, maps, published material, and information held in the Greater London Historic Environment Record (GLHER) and in the Waltham Forest Archives and Local Studies Library (WFALSL).

Sources

- 28 The primary source for archaeological evidence in the Borough is the 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 that fall within a 1.00km radius of the site.
- 29 The GLHER search returned 86 records of archaeological interest, including 28 Listed Buildings. Only one Listed Building is close enough to the site to be considered in this assessment (see Table 4).
- 30 A range of maps and other written and photographic sources were examined at WFALSL in order to establish the nature of more recent land-use within the area. Not all of the maps reviewed are reproduced in this report. The key maps examined were:

John Coe's map of Walthamstow (1822)

The Walthamstow Tithe Map and Apportionment (1842)

The Ordnance Survey edition of 1853

The Ordnance Survey edition of 1896

The Ordnance Survey edition of 1912

The Ordnance Survey edition of 1939

The Ordnance Survey edition of 1953

The Ordnance Survey edition of 1968

HER data

- 31 The GLHER data that are most relevant to the current work are referenced and summarised below, along with details of previous archaeological work in the vicinity. The information presented that is sourced from The Greater London Historic Environment Record remains copyright of Greater London Archaeological Advisory Service.
- 32 The site is within an area identified as an Archaeological Priority Zone (APZ14) because '*Roman finds have been recovered here and roads and land boundaries are recorded from the medieval period*' (information from GLHER). The APZ covers a small area that encompasses the site, Woodside Park Avenue to the north and east, and the area surrounding the roundabout junction of Lea Bridge Road (A104) and Whipps Cross Road (A114), to the south (Waltham Forest Council 2015b).
- 33 The GLHER data is discussed below by period, as given in the GLHER records.

Evidence for prehistoric activity

- 34 There are seven GLHER records of prehistoric evidence within the search area (Table 1, Figure 1).

GLHER number	Site name	Summary description
060587	Forest Drive	The find spot for a Palaeolithic cleaver.
061840	127 Essex Road	The find spot for a flint flake, or a 'crude flake scraper' recovered during works.
061858	No 2 Reservoir, Chingford	The find spot for a bronze spearhead recovered during works to the reservoir in 1940.
061859	No 2 Reservoir, Chingford	The find spot for a flint axe recovered during works to the reservoir in 1940.
061860	No 2 Reservoir, Chingford	Construction of the reservoir in 1940 revealed a "hexagonal oak coffin which contained a small number of human bones". The coffin was uncovered c. 1.80m below ground level and has been dated to the Bronze Age.
062356	Orford Road	The find spot for a broken flint blade and two sherds of pottery recovered during an evaluation in 1994.
MLO102745	Shernhall Street, Holy Family Technology College	A post-hole and a layer of compacted sand of Late Bronze Age–Middle Iron Age date were recorded during an evaluation of the site in 2009.

Table 1. GLHER prehistoric records within the study area

- 35 The Palaeolithic cleaver (GLHER 060587) found to the southeast of the site is one of several Lower Palaeolithic flint artefacts from the Walthamstow area recorded by the GLHER, but these others lie outside the search area for this assessment. The Taplow Gravel Formation that lies some distance to the west of the site has been identified as an area with potential for the recovery of Palaeolithic objects (Lewis 2000, 36).
- 36 Three of the records (GLHER 061840, 061858 and 061859) relate to the same site and include the discovery of a probable burial of Bronze Age date and associated artefacts. The GLHER find spot for these records puts them to the southeast of the site, but the Chingford Reservoirs are located to the northwest of the site.
- 37 Bronze Age features, along with Iron Age features, were recorded during an evaluation on Shernhall Street, c. 500m to the northwest of the site (GLHER MLO102745).

Evidence for Roman activity

- 38 There are five GLHER records of Roman activity within the search area (Table 2, Figure 1).

GLHER number	Site name	Summary description
061117	Leyton Green Road	Part of a possible <i>in situ</i> Roman brick-built structure observed during construction of Knotts Green Special School.
MLO106810	Lambourne–Walthamstow Roman road	The possible line of a Roman road running between Lambourne and Walthamstow.

MLO106811	London–Great Dunmow Roman road	The line of a Roman road running between London and Great Dunmow.
060248	Vallentin Road	The find spot for a medal to "DIUS NEVA TRAIANUS" with a chariot race on its reverse side.
060722	Whipps Cross	A shallow earthenware dish of 2nd- or 3rd-century date recovered during works in the Whipps Cross area in 1933.

Table 2. GLHER Roman records within the study area.

- 39 Two of the five records of Roman activity are the supposed lines of Roman roads (GLHER MLO106810 and MLO106811) that run east–west just south of the site. The other records include a 2nd- or 3rd-century bowl recovered during works in the area around Whipps Cross in 1933. The exact location of the find is not known, but it is marked on the GLHER 80.00m to the south of the site, and it may have been recovered during works to construct the roundabout at that point.
- 40 The remains of a brick-built building of Roman date were recorded during excavations for the construction of a school on Knotts Green, c. 800m to the southwest of the site (GLHER 061117).
- 41 The presence of the possible Roman roads and the brick built structure suggest that there was some Roman activity within the study area, but the nature or extent of that activity is not certain.

Evidence for medieval activity

- 42 There are five GLHER records of medieval evidence within the search area (Table 3, Figure 1).

GLHER number	Site name	Summary description
061341	James Lane	A road recorded as leading from Frog Row to Buryfield in 1484.
061343	Lea Bridge Road	A continuation to a Wide/Wild Street to Whipps Cross in existence in 1454.
062114	Leyton Green Road	A medieval ploughsoil or cultivation layer identified during an evaluation in 1994.
061612	Temple Farm	A millstone recovered during building work.
061193	Walthamstow	Early settlement of the area.

Table 3. GLHER medieval records within the study area.

- 43 Wood Street, along with some of the other major roads in the area, such as Hoe Street and Shernhall Street was a focus for early settlement in the area, and it was during the medieval period that the current lines of many of the nearby roads, including Lea Bridge Road (GLHER 061343) and James Lane (GLHER 061341) were established, although Lea Bridge Road may have Roman origins.
- 44 The area was agricultural land to the north of London until the 18th, and more significantly until the 19th century, and this is reflected in the only other evidence for medieval activity in the study area, a ploughsoil or cultivation layer recorded in Leyton Green Road to the southwest of the site, and a millstone recovered during building work at Temple Farm to the east of the site.

- 45 Three Listed Buildings in the search area have 15th-century origins, but none are close enough to the site to be a consideration in this assessment.

Evidence for post-medieval and modern activity

- 46 There are 41 GLHER records of post-medieval and modern evidence within the search area, including one Listed Building, which is located almost opposite the site covered by this assessment (Table 4, Figure 1).

GLHER number	Site name	Summary description
060684/01	Leyton Green Road	Documentary sources suggest that an observatory was built in the grounds of the Barclay's Estate in 1854.
060687	Whipps Cross Road	An assembly rooms, but a school by the late 18th century.
060699	James Lane	A house known to have been in existence in the later 16th century and enlarged in the 17th century.
060699/01	James Lane	A parcel of forest waste land that was leased and walled in the later 17th century.
060699/01	James Lane	A section of 17th-century(?) garden wall recorded in 1973.
060700	James Lane	A house under construction in the later 17th century.
060700/01	James Lane	A stable associated with 060700.
060731	Eagle Pond, Snaresbrook	Documentary sources suggest that a farm was in this location, possibly as early as the 12th century.
060754	Hainault Road	Wallwood Farm Estate lands.
060761	Leyton Green Road	Documentary sources record that a thatched cottage was purchased and opened as a school in 1710. It was replaced in the mid-18th century by a larger building, which was destroyed by fire in 1779. The school was rebuilt, and demolished in 1846.
060761/01	Leyton Green Road	Documentary sources record a thatched barn being re-roofed in tiles and converted into a schoolhouse in c. 1760.
060773	Lea Bridge Road	Documentary records of the Wesleyan chapel built alongside Lea Bridge road at Knotts Green in 1823. It was used as a school and closed in 1940. Destroyed by bombing during World War Two.
060819	Church Lane	Houses close to the church, first recorded in the mid-16th century, but they were removed in the 18th century.
060862	Shemhall Street Chapel	Catholic chapel of St George opened in 1849. The present building was opened in 1901 and has an associated clergy house.
061342	Lea Bridge Road	Wide Street mentioned in 1537.
062115	Leyton Green Road	Post-medieval finds recovered during evaluation of the site in 1994 (see also 062115-9).
062116	Leyton Green Road	A structure, consisting of floor surfaces and beam slots of probably 17th-century date was recorded during an evaluation in 1994. The structure was demolished in the mid-18th century.
062117	Leyton Green Road	Pits of 17th- and 18th-century date identified during an evaluation in 1994.
062118	Leyton Green Road	Make-up layers and dumps of material of 17th- and 18th-century date.
062119	Leyton Green Road	Occupation site containing evidence from the mid-18th-century house that replaced the earlier structure (062116). Site also contains 062117-062118.

062357	Orford Road	A 19th-century pit and other features recorded during an evaluation in 1994.
062585	Monoux Almshouses	A watching brief on the site in 1996 recorded a series of dumped deposits, which were probably from the building and rebuilding of the almshouses.
062643	74 Church Lane	Gravel pit or quarry of probable 18th-century date.
062794	Snaresbrook Road	An area of landfill recorded from British Geological Survey data.
062810	89–91 Shernhall Street	Evaluation revealed evidence of 18th-century horticulture and a number of 19th- and 20th-century brick structures.
224953/01	Vestry Road	A watch house or possible cage/prison built against the workhouse wall.
MLO75458	Vestry House Museum	A sherd of medieval pottery and a sherd of post-medieval pottery recovered during a watching brief at the museum in 2002.
MLO75546	Ancient House	A well of probable 17th-century date recorded during a watching brief in 2002.
MLO93555	Clock House	Grade II Listed Building. An early 18th-century house built at the south end of Wood Street. It was one of several houses developed in the Whipps Cross/Wood Street area during the 18th century. Later 18th-century alterations. Bought by the local council in the 1930s and converted into flats.
MLO97955	257–273 Wood Street	An 18th-century drain and soakaway recorded during excavation of the site in 2005.
060805	Beulah Road	An area of common ground first recorded in the mid-14th century.
MLO105273	Hollybush Hill, Snaresbrook	A World War One barrage balloon anchorage and winch site.
060739	Lea Bridge Road	Documentary records of a bridge in 1454, but not mentioned after the later 17th century.
060691	Leyton Green Road	A house is first mentioned on the site in the early 16th century, with expansion in the 17th century. It was demolished in the early 18th century.
060684	Knotts Green House, Matlock Road	The house was first mentioned in the 16th century and became part of the Barclay Estate in the early 19th century. The building was bought by missionaries in 1900 and used as a medical college. During World War One it was known as Livingstone College Relief Hospital, and the site was acquired and redeveloped for housing by the council in 1952.
MLO77598	Vestry House Museum	Two pits and a brick and tile drain containing 19th-century pottery were recorded on the site during a watching brief in 2002.
MLO48955	St Peter's-in-the-Forest, Woodford New Road	St Peter's-in-the-Forest was founded in 1840 as a 'daughter' church to St Mary Walthamstow as a response to the expansion of the parish.
MLO100859	37–39 Beulah Road	Two houses built c. 1850 on former church common land and possibly marked on the OS First Edition as the Castle public house.
MLO100858	13–15 Beulah Road	Two cottages built c. 1850 on former church common land
060764	Monoux Almshouses, Church Hill	The find spot for medieval pottery sherds, post-medieval and modern pottery sherds, clay pipe fragments and a 16th-century lead token recovered during building works in 1955.
MLO104237	Snaresbrook Crown Court, Hollybush Hill	A park created from the grounds of the former Infant Orphan Asylum.

Table 4. GLHER post-medieval and modern records within the study area.

- 47 The large number of records of post-medieval and modern date is unsurprising as during this period, especially the later post-medieval period, the area around Walthamstow was growing and eventually becoming a part of Greater London.
- 48 The records include a number of buildings, some of which have been removed and are only recorded by documentary sources, such as a possible observatory built in the grounds of the Barclay's Estate in 1854 (GLHER 060684/01), a thatched barn that was re-roofed in tiles and converted into a schoolhouse in Leyton Green Road c. 1760 (GLHER 060761/01), and the Wesleyan chapel built alongside Lea Bridge Road at Knotts Green in 1823, which was later used as a school before being destroyed by bombing in World War Two (GLHER 060773).
- 49 Other records describe the results from a number of previous archaeological works, such as the beam slots and floor surfaces of a former structure, and associated pits and finds recovered by an evaluation in Leyton Green Road (GLHER 062115-062119). Pits containing post-medieval pottery have also been recorded during an evaluation on Orford Road (GLHER 062357), and drains and other structures have been recorded during various archaeological works on Wood Street (GLHER MLO97955), Shernhall Street (GLHER 062810), at the Monoux Almshouses (GLHER 062585), and at Ancient House (GLHER MLO75546).
- 50 There is one Listed Building close enough to the assessment site to be a consideration, Clock House (GLHER MLO93555). Clock House was built by a Dutch merchant, Sir Jacob Jacobson on the west side of Wood Street in the early 18th century as a square three-storey brick building, although the front was rebuilt in the later part of the century. A bowed projection was added to the rear of the house during the late 18th century, which had a decorative canopied balcony added in the mid-19th century (Victoria County History 1973).
- 51 Clock House had extensive grounds, which included gardens to the rear and, on the east side of Wood Street, an avenue of trees leading to a lake known as 'Sir Jacob's Water', part of which still exists alongside Lea Bridge Road to the east of the site.
- 52 Clock House was bought by the borough council in 1938 and converted into flats. By 1939, the gardens on the east of Wood Street had been developed, with Woodside Park Avenue laid out along the line of the former avenue of trees.
- 53 Modern extensions have been added to both sides of the surviving house, but the late 18th-century facade is still prominent alongside Wood Street, although it is now partially hidden behind a small line of trees.

Previous archaeological investigations

- 54 The GLHER holds 12 records of archaeological investigations in the study area.
- 55 The works include excavations, evaluations and watching briefs, two of which were within 450.00m of the proposed development site and are therefore close enough to be considered in this assessment.
- 56 An evaluation carried out in 2005 (Hawkins 2005) of a former transport depot on the east side of Wood Street, c. 170.00m to the north of the assessment site, revealed a brick-built drain and a soakaway of the 19th century, which were superseded by 20th-century activity including pits and brick-built tanks.

- 57 The depot site was formerly occupied by a large residence, Buck House, which was one of the houses built alongside Wood Street in the later 18th century, but the evaluation did not reveal any evidence for the house as the 20th-century activity appeared to have truncated the site and removed any traces of the building.
- 58 A watching brief was carried out during the redevelopment of the former British Rail Goods Yard on the west side of Wood Street, c. 420.00m to the north of the assessment site (Pickard 2004).
- 59 The site had seen little development following the construction of the railway and the establishment of the goods yard, and the watching brief revealed no archaeological features and no deposits earlier than the 20th century.
- 60 Both sites showed evidence of 20th-century truncation during their redevelopment, which suggests that the assessment site may also have been heavily modified when the current flats were built in the 1960s.

Cartographic and documentary sources

- 61 The Walthamstow area, like much of London has a long history of mapping and documentary records. However, the first reliable mapping of the site is John Coe's Map of Walthamstow published in 1822 (displayed in Vestry House Museum, Walthamstow), which shows the area around the south end of Wood Street occupied by a few large, late 18th-century houses, including a substantial house and garden owned by Thomas Warner Esq on the assessment site.
- 62 The house on the assessment site is shown as a large square structure with a yard surrounded by buildings on three sides to the north, with large gardens to the south and east, including a pond alongside Forest Rise (now Lea Bridge Road) in the area now occupied by St George's Court flats.
- 63 This arrangement is also depicted on the Walthamstow parish tithe map and apportionment of 1842, when the house was shown as being owned and occupied by Robert Barker (WFALSL ref: W88.01). The house and gardens are shown in great detail on the Ordnance Survey map of 1865 (Figure 2), which reveals the house had bay large windows on its south and east elevations that would have looked out across the gardens and pond. The gardens were laid out with a grid of paths, beds and lawn areas and there was a glasshouse against the north wall and a walled area in the northeast corner, which may have been a small kitchen garden.
- 64 On the Ordnance Survey map of 1896, the house is named Victory House and a second glasshouse had been added in the garden (Figure 3). The layout of paths and beds in the garden was not shown, but that is more likely to have been a consequence of the reduced level of detail in the mapping than the clearing of the garden. The house is recorded as Victory House in the 1900 Kelly's Directory with a John Billings as the owner. The Billings family were still at the house in 1909, at which time Maria Billings of Victory House was buried (WFALSL name index).
- 65 Significant changes had taken place by the time the Ordnance Survey published the 1912 edition (Figure 4), as the property had clearly been broken up and parts of it sold off, which seems to have taken place as part of a widespread selling of large houses in the district for redevelopment, including those along Wood Street (Victoria County History 1973).

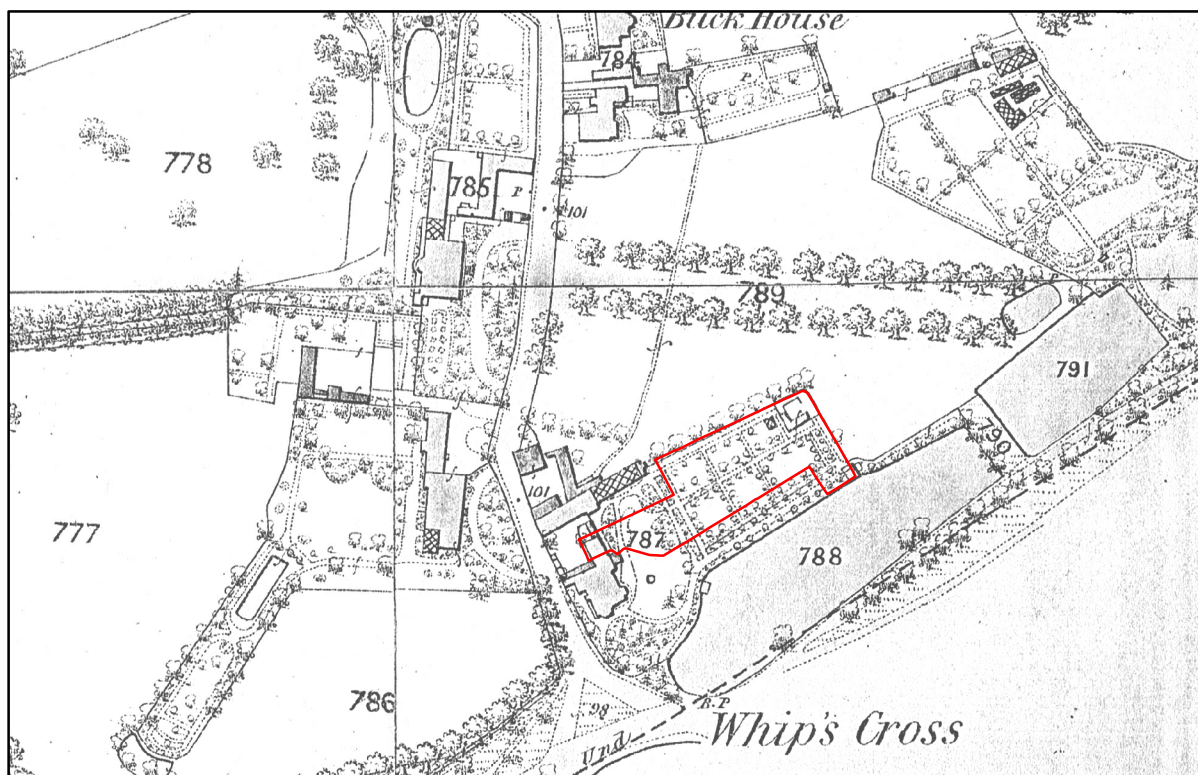


Figure 2. Ordnance Survey map of 1865 showing site location

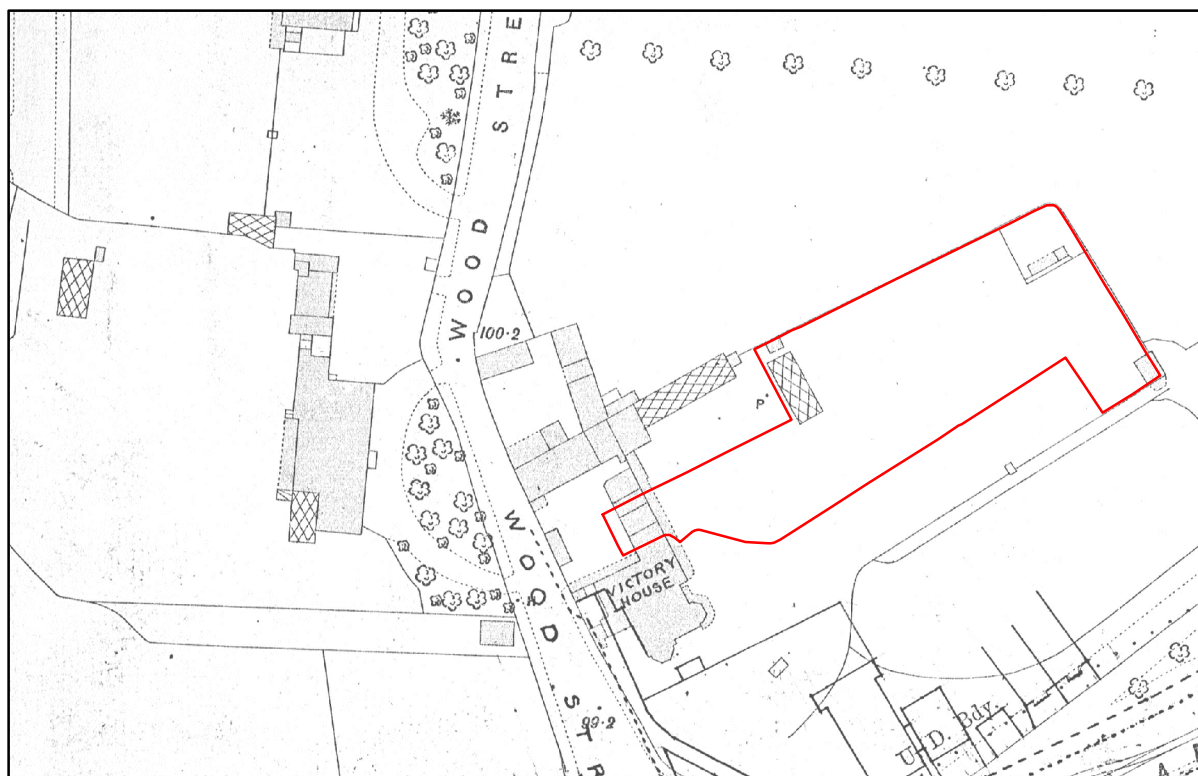


Figure 3. Ordnance Survey map of 1894-96 showing site location

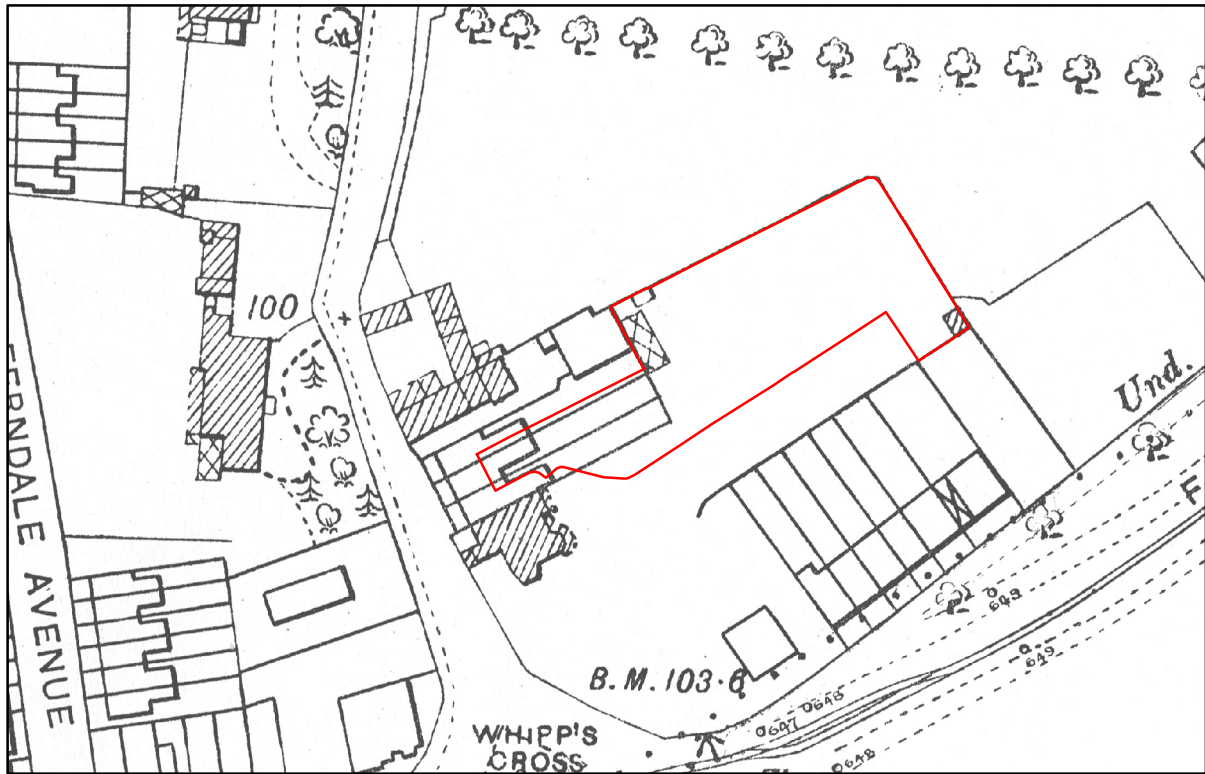


Figure 4. Ordnance Survey map of 1912-14 showing site location



Figure 5. Ordnance Survey map of 1939 showing site location

- 66 The most significant changes were the development of the yard area to the north of the house as a terrace of three houses, and the infilling of the large pond in the south of the garden to build a terrace of six properties. Some of the outbuildings along the north side of the former yard were still shown; it is likely they were being used as workshops, and one of these buildings may survive today as a works building alongside the Wood Street entrance to the site.
- 67 Further massive changes had taken place on the site by 1939, when a large building labelled 'Club' is shown by the Ordnance Survey occupying a large part of the remaining garden (Figure 5). It is not known what the club was, or who built it, but it appears from the map to have been a substantial building.
- 68 A large group of buildings had also been built in the southwest corner of the former garden area, and two more in the southeast, which meant that virtually the whole of the garden had been developed.
- 69 Substantial development had also taken place in the wider area, with the former avenue of trees for Clock House, which crossed the area to the north of the site, developed as the current Woodside Park Avenue, which followed the line of the original avenue of trees.
- 70 Walthamstow was heavily bombed during World War Two and a number of high explosive bombs were recorded around the Whipps Cross end of Wood Street in 1940 (Holland 2015; WFALSL ref: W64.1). One high explosive bomb is recorded directly on the site (Bomb Sight 2015), which appears to have destroyed Victory House, the small terrace of houses in the former yard area of the house, and the buildings in the southwest corner of the site.
- 71 In 1958, the area of the former house is shown by the Ordnance Survey as open space and the club building is marked as 'Clothing Factory' (Figure 6), but it had been removed by 1968 and the area was laid out as parking for the flats of St George's Court and Whipps Cross House that had been built by that time.
- 72 The north end of the Whipps Cross House flats appears to have been built on the site of Victory House, and the current access road into the site crosses the line of the former terraced houses in the yard area.

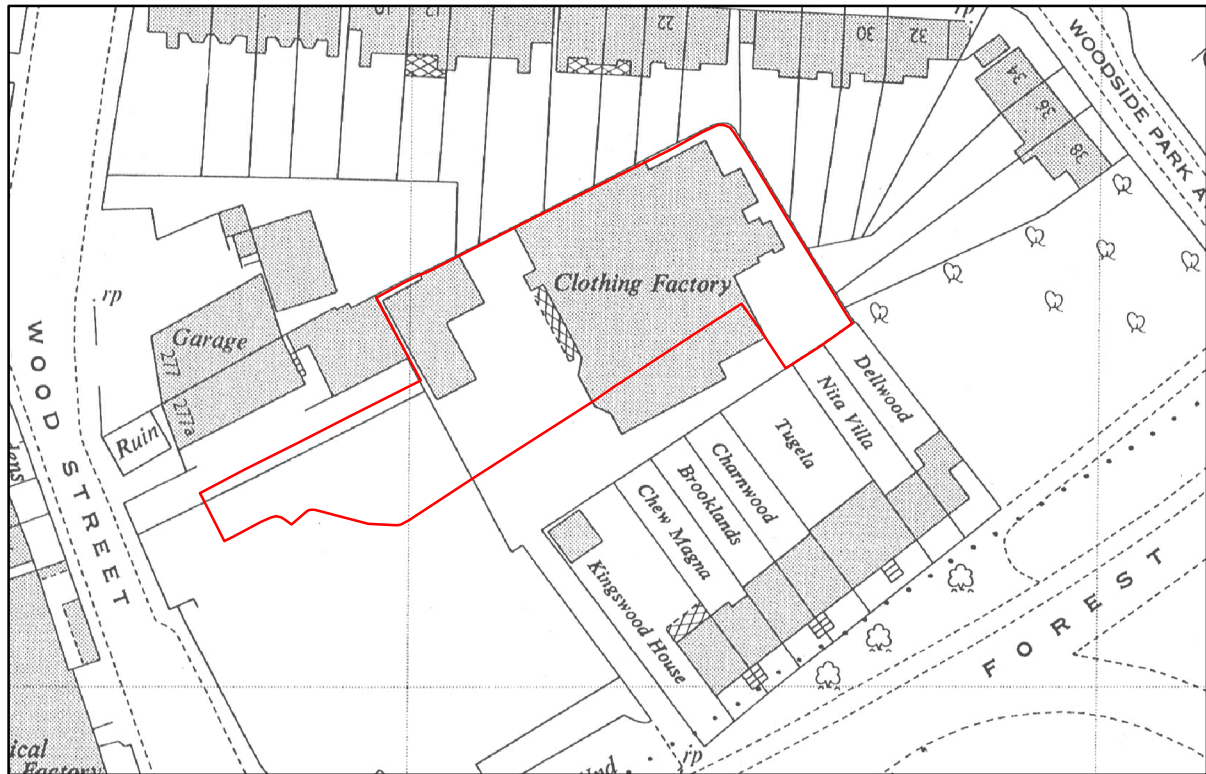


Figure 6. Ordnance Survey map of 1958 showing site location

SITE VISIT

- 73 A site visit (in June 2015) revealed that the site now consists of an access road from Wood Street leading into a parking area for the flats in St George's Court. Brick-built garages are ranged along the north and east boundaries: both boundaries are on the lines of the 18th-century garden boundaries.
- 74 The parking area is a tarmac surface, although some cobbling and raised planting beds have also been constructed (Plates 1 and 2). There is some drainage and street lighting installed on the site, which will have required some excavation, although the extent and the lines of any underground cables or drains is not currently known (Plate 2).
- 75 The site slopes from north–south and the north part may have been built up, possibly to aid drainage.
- 76 There are no above ground traces of any of the earlier buildings on the site.

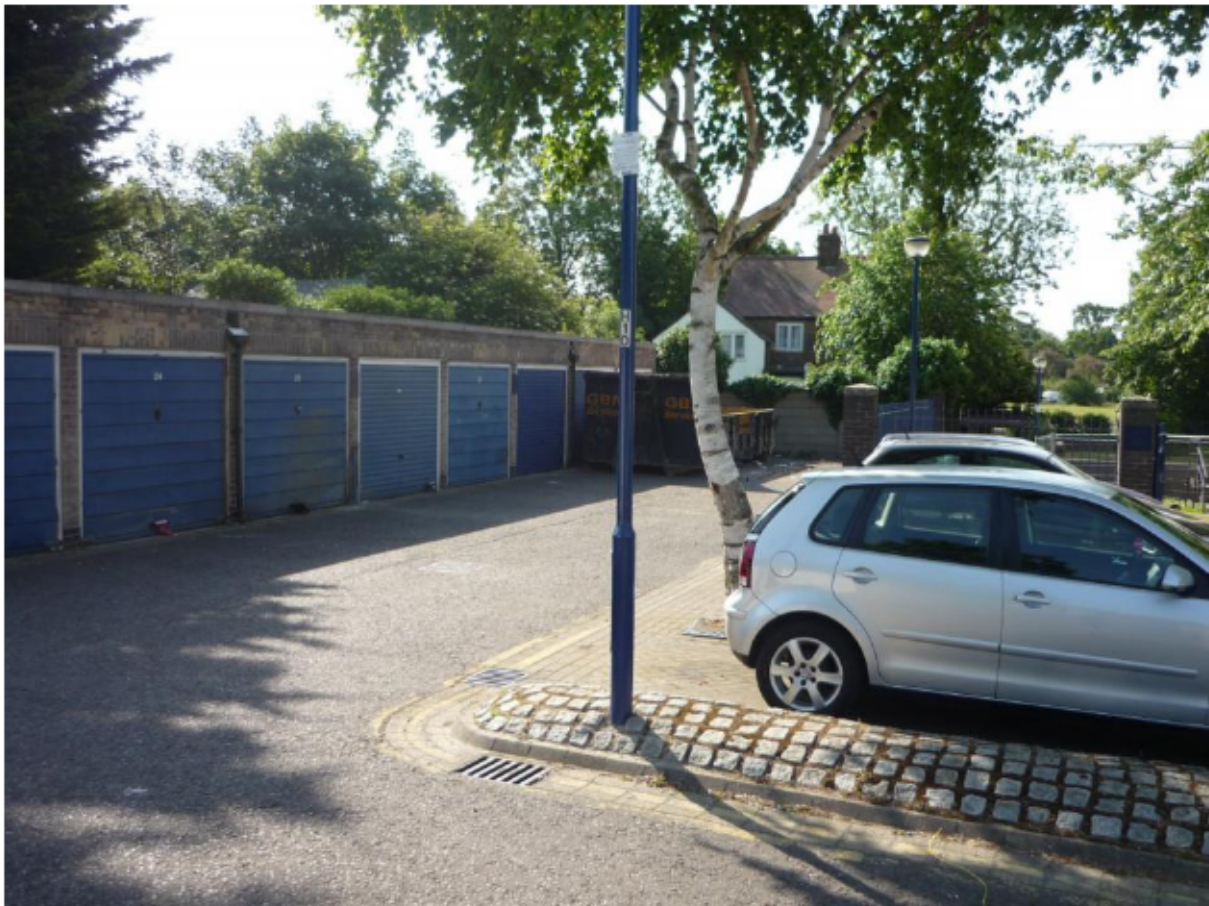


Plate 2. View southeast across proposed development site showing garages and car parking along the east boundary and the modern drainage and lighting at the site.

DISCUSSION

Site potential

- 77 There are no known recorded heritage assets on the GLHER within the development site, although it is situated in an Archaeological Priority Zone (APZ14) based on the recovery of a 2nd- or 3rd-century Roman bowl from the Whipps Cross area and the possible line of one or two Roman roads that run south of the site. However, the relatively few known archaeological sites or finds in the area do not suggest that the site has great potential for unknown buried archaeological features or deposits pre-dating the later post-medieval/modern period.
- 78 Any remains that do survive will have been affected by the World War Two bombs that fell on and close to the site, and by the previous development of the site as a club and later factory building.
- 79 The access road into the site from Wood Street crosses the line of the terraced houses built in the former yard area to the north of Victory House, but it is not known how much, if anything of the houses survives below ground.
- 80 The site of Victory House lies under the flats of Whipps Cross House and the proposed development lies within the former garden of the house.
- 81 The construction of the former club and later factory building would have required substantial excavations for the foundations and the services into and out of the building, although the lines of the service runs are unknown.
- 82 The extent of the development on the site following the break-up of the Victory House estate in the early 20th century suggests that any features from the original house and garden will have been removed, or at the very least severely truncated.

Valuing the archaeological resource

- 83 The categories used to assign a value to the archaeological resource are those in the Department for Transport's *Design Manual for Roads and Bridges (DMRB)* Volume 11 Section 3 Part 2 Cultural Heritage Interim Advice Note 92/07 (2007). Even though the proposed development is not a road scheme, the use of the value criteria in the *DMRB* is considered to be an appropriate approach (Table 5).

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.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.

Table 5. Criteria for assigning a value to the archaeological resource

- 84 The value of the archaeological resource within the assessment site is based on the potential of the site.
- 85 The known archaeological records in the area show a landscape that has seen activity since the early prehistoric period, although none of that activity appears to have been within or particularly close to the site.
- 86 Given the development history of the site and the damage caused by bombing in World War Two, the value of the archaeological resource within the assessment site is considered to be **Negligible**.

Development impacts

- 87 All built developments have a range of potential impacts from the direct, including construction and landscaping, to the indirect, which includes changes to the setting of a monument. The impacts can occur either during the construction or operation phases.
- 88 The direct impacts during the proposed scheme are likely to be during the early phases of construction, from demolition of the existing garages and their removal, to the excavations required for the construction of the new buildings and the associated services.
- 89 There will be no indirect impacts on any heritage assets within the site or the study area, so the operation phase, in this case the occupation by the new housing, will have no impact.
- 90 The extent of any likely magnitude of impacts is set out in Table 6. It is worth noting that development impacts can be either negative or beneficial. The criteria for the impacts are taken from *DMRB* (2007). The impact of development on heritage assets is generally adverse.

Impact	Description
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting
Moderate	Considerable changes to some archaeological materials that affects the character of the asset or their setting
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting
Negligible	Very minor changes to archaeological materials or their setting
No Change	No change to any archaeological materials or their setting

Table 6. Criteria for assessing the magnitude of impacts of the proposed development.

- 91 The construction impacts will be the loss or damage of any surviving below ground archaeological remains in areas of the site affected by earth moving operations.
- 92 The Listed Building—Clock House—on the opposite side of Wood Street is not visible from within the site because of surrounding buildings, so there will be no impacts on its setting.
- 93 Given the already compromised nature of the area because of the likely bomb damage and previous developments, in combination with the low archaeological potential of the site, the constructions impacts will be **Negligible/No Change** and could be fully mitigated through a programme of archaeological recording if required.

Development effects

- 94 The Significance of Effects of the proposed development is set out in Table 7. The criteria for the impacts are taken from *DMRB (2007)*.
- 95 An assessment of the significance of the effects of the development on the archaeological resource has been reached by combining the assessments of value (Table 5) and magnitude of impacts (Table 6) using a matrix similar to that in *DMRB (2007, 5/6)* (Table 7).
- 96 Given the low archaeological potential of the site, the redevelopment that has already taken place on the site and the relatively small-scale of the proposed development, the overall significance of effects of the proposed development is considered to be **Neutral**.

Value	Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Moderate/ Slight
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No Change	Negligible	Minor	Moderate	Major
Magnitude of Impact						

Table 7. Significance of Effects Matrix

CONCLUSIONS

- 97 An archaeological desk-based assessment carried out by NPS Archaeology at St George's Court, Waltham Forest, established that there are no known recorded heritage assets within the proposed development site, although it does lie within an Archaeological Priority Zone as a Roman bowl was recovered from the Whipps Cross area in the 1930s. The lines of two possible Roman roads are also recorded to the south of the site. However, the few known archaeological sites or finds in the area suggests that the potential for previously unknown buried archaeological features or deposits at the site is low, but it is noted that the archaeological resource can be unpredictable and the presence of early features cannot be ruled out entirely.
- 98 The assessment site was developed in the 18th century as a large residence with gardens, Victory House, which was broken up and sold off in the early 20th century. Parts of the property were developed for terraced housing—to the south and west of the assessment site—and by 1939 a large club building had been constructed over the remaining parts of the original garden, occupying most of the northeast part of the current site.
- 99 The site and its immediate environs were affected by aerial bombing during World War Two and Victory House and some of the terraced housing were destroyed, and parts of the site were levelled.
- 100 The club was converted after the war into a clothing factory, which has since been demolished, and in the 1960s the site of Victory House and the southwest portion of its former gardens were developed into the extant flats of St George's Court and Whipps Cross House.
- 101 Given the extensive development on the site following the break-up of the original Victory House estate, it is considered unlikely that any pre-20th-century features or structures will survive within the proposed development footprint.

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