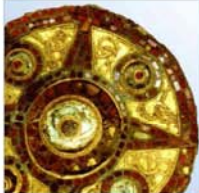


The Plough PH, Gallows Corner, Romford, London Borough of Havering: Archaeological Desk-Based Assessment

Project No: 32369

March 2013



AOC
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ARCHAEOLOGY

HERITAGE

CONSERVATION

The Plough PH, Gallows Corner, Romford, London Borough of Havering: Archaeological Desk-Based Assessment

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This document has been prepared in accordance with AOC standard operating procedures

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1 INTRODUCTION

1.1 Project Background

- 1.1.1 AOC Archaeology has been commissioned by Cunnane Town Planning LLP, on behalf of KFC (GB) Ltd., to undertake an archaeological desk-based assessment covering the proposed redevelopment of land at the former The Plough Public House, Gallows Corner, Romford, London Borough of Havering.
- 1.1.2 This report details the results of the assessment and aims to assess and identify the character and nature of the known and potential heritage resource within the site; assess the impact from past development; and, where possible, summarise the likely impact from the proposed development works.
- 1.1.3 The report will include recommendations for mitigation measures and / or further archaeological works where required. The results of further works, such as evaluation trenching, can be used to inform upon the nature of any subsequent mitigation measures (if needed).

1.2 Site Location & Description

- 1.2.1 The development site is located at Gallows Corner, situated on the junction of Straight Road with Colchester Road (the A12); National Grid Reference (NGR) TQ 5347 9058 (Figure 1).
- 1.2.2 The site is roughly rectangular in plan and measures a total area of c. 3,300sqm. The site is bound by adjacent residential development on the north, Lauceston Close on the east, Colchester Road (A12) on the south and Straight Road / Gallows Corner on the west. At the time of writing the site comprises a part 1 / part 2 storey public house (The Plough) in the western and central thirds of the site with an area of undeveloped scrub in the eastern third.
- 1.2.3 The public house is in a very poor condition and a dangerous, dilapidated state following a fire. A small pub garden is located to the rear (north) of the building with a car park and yard on the west, south and east. The eastern third of the site was recently occupied by terraced development which was demolished in 2008.
- 1.2.4 The proposed development scheme comprises the demolition of the existing public house and the redevelopment of the site into a single storey Kentucky Fried Chicken (KFC) restaurant and drive-through across the western and central areas of the site. Car parking will occupy the eastern third of the site.

1.3 Published Geological Conditions

- 1.3.1 The geological mapping (British Geological Society 2012) indicates that the site is underlain by a London Clay. No superficial deposits are recorded.
- 1.3.2 To the southwest of the site in the area of Gidea Park and to the southeast in the area of Harold Wood Hospital, the geological mapping identifies areas of sand and gravel of the Black Park Gravel Member. This relates to areas of high ground within the surrounding landscape, parts of which have been designated as Archaeological Priority Zones by London Borough of Havering.

1.4 Preliminary Consultation

- 1.4.1 Preliminary consultation was undertaken on 14th March 2013 with Mr. Adam Single, archaeological officer at the Greater London Archaeology Advisory Services (English Heritage), archaeological advisor to the London Borough of Havering.

- 1.4.2 Mr. Single confirmed the presence of several Archaeological Priority Areas / Archaeological Priority Zones within the surrounding study area, the most notable being the area along the route of the London to Colchester Roman road. He confirmed that some of Havering's APAs and APZs are under review.
- 1.4.3 Within the surrounding area Mr. Single identified the recent discovery of Bronze Age / Iron Age transition and Iron Age / Romano-British settlement activity at the Harold Wood Hospital site (c. 750 – 800m to the southwest of the application site) and further prehistoric evidence has been recorded from similarly elevated locations within the wider landscape.
- 1.4.4 The projected route of the Roman road was noted and discussed. There has been a lack of substantial archaeological investigations within urban areas along the length of this section of the road and the likely survival of any associated remains (if present) is uncertain. It was highlighted that the London to Colchester link was an important and well used route, suggesting the road would have been relatively substantial. It was also noted that in the area of Gallows Corner, the route of the road crosses the Ravensbourne, a tributary of the River Rom, which could suggest a greater potential for some kind of roadside or associated activity.

2 ASSESSMENT METHODOLOGY & CRITERIA

2.1 Assessment Methodology

- 2.1.1 The assessment has been carried out in accordance with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (IfA 1990, rev. 2008 & 2011) and with regard to relevant statutory requirements, national, regional and local guidance, including the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework, March 2012; and regional and local planning policy.
- 2.1.2 A study area of a 750m from the approximate site boundaries has been used to assess the likely nature and extent of the archaeological and built heritage resource. The Greater London Historic Environment Record (GLHER) database of archaeological sites, finds, events, monuments, and designations is the primary source of information concerning the current state of archaeological and architectural knowledge in the study area.
- 2.1.3 The assessment has used the sources listed below to identify and map Heritage Assets and other relevant evidence with the site and study area. Heritage Assets are defined in national planning guidance and can include designated assets (scheduled monuments, listed buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.
- 2.1.4 This information forms the description of the heritage baseline conditions, together with:
- Archival and documentary sources held in house and at the Havering Local Studies and Family History Centre;
 - An assessment of topographical, geological, archaeological and historical information from web based and in-house sources;
 - Cartographic evidence for the study area;
 - An assessment of relevant published and unpublished archaeological sources;
 - A site-walk over; and
 - Published sources listed in Section 8

2.1.5 The heritage assets and other relevant find spots or evidence, identified from the sources listed above have been described and presented numerically in the Gazetteer of Heritage Assets (Appendix A) and are displayed on the Heritage Assets Maps (Figure 3).

2.1.6 Where identified finds, features or assets appear within the text, the AOC gazetteer number is shown in round brackets e.g. (AOC X) and can be referenced back to the details listed in Appendix A.

2.2 Assessment Criteria

2.2.1 The assessment aims to identify the known and likely archaeological potential of the site; the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix B.

2.2.2 The criteria for assessing archaeological potential is expressed in this report as ranging between the scales of High, Medium, Low and Uncertain.

2.2.3 Levels of importance in the report are expressed as ranging between the scales of National, Regional, Local, Negligible and Unknown. The value or importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important. For sites where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.

2.2.4 The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the ‘baseline’ conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major; moderate, minor and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied.

2.3 Limitations

2.3.1 It should be noted that the report has been prepared under the express instructions and solely for the use of KFC (GB) Ltd., Cunnane Town Planning LLP and associated parties. All the work carried out in this report is based upon AOC Archaeology's professional knowledge and understanding of current (March 2013) and relevant United Kingdom standards and codes, technology and legislation.

2.3.2 Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AOC Archaeology does not accept responsibility for advising KFC (GB) Ltd., Cunnane Town Planning LLP or associated parties of the facts or implications of any such changes in the future.

2.3.3 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed planning or design purposes.

3 PLANNING BACKGROUND

3.1 Identified Heritage Assets & Key Planning Considerations

- 3.1.1 The site does not contain any previous recorded archaeological sites or finds (from the GLHER database) and does not contain any designated building heritage.
- 3.1.2 The site falls within an Archaeological Priority Area (see Plate A) related to the projected route of the London to Colchester Roman road (AOC 1). Evidence of this road survives within Gidea Park Golf Course, c. 640m to the southwest of the site, and is designated a Scheduled Monument.
- 3.1.3 One further Archaeological Priority Area and two Archaeological Priority Zones are located within the study area. These comprise:
- the area of the medieval to early post-medieval Dycorts moated manor site (AOC 4 & 5) c. 460m to the northwest of the site;
 - the area of high ground and prehistoric activity at Harold's Wood Hospital Site, c. 740m to the southeast;
 - and the area of high ground / geological differences (Black Park Gravel Member) in the vicinity of Gidea Park, c. 370m to the southwest (at its nearest point).
- 3.1.4 These areas and the nearby scheduled monument is shown on Plate A, below.

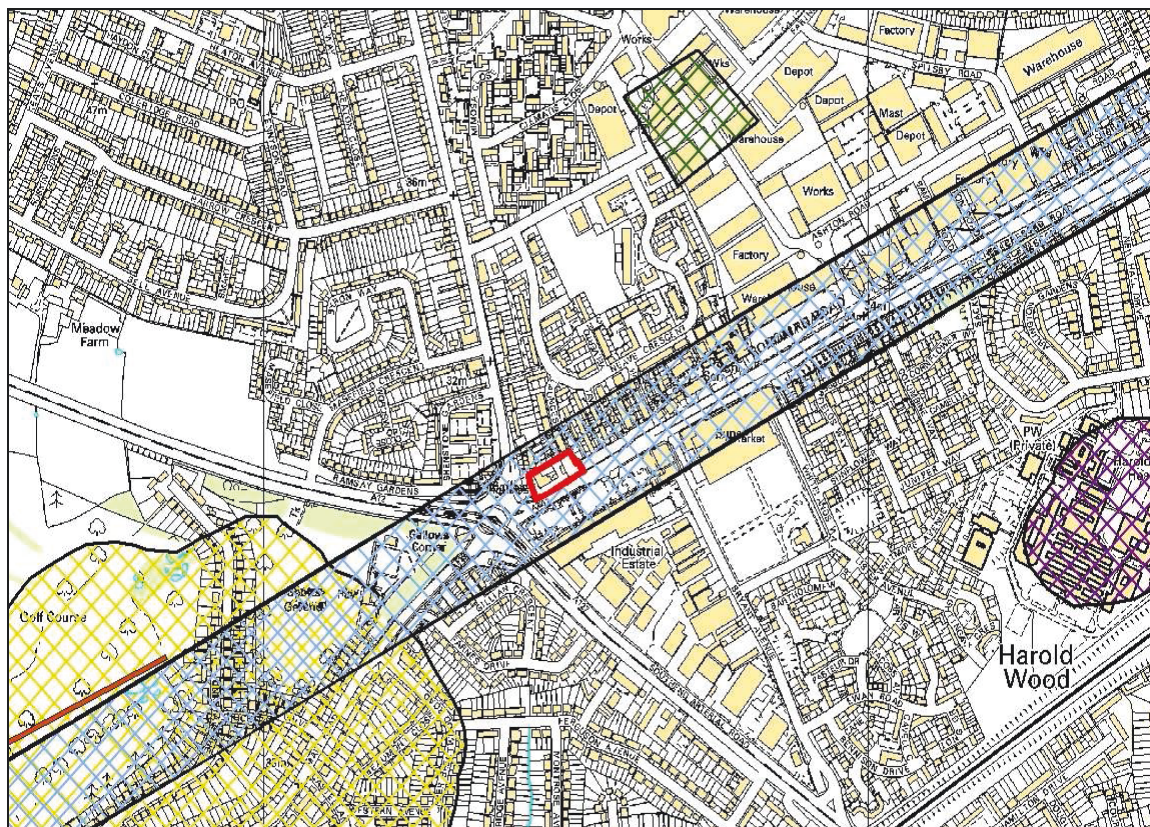


PLATE A: Map showing location of the application site and the nearby APAs/APZs and scheduled monument. This includes the Scheduled Monument section of the London to Colchester Roman road (shaded in orange), the London to Colchester Roman road APA (hatched in blue) the Dycorts moated manor site APA (hatched in green) the Harold's Wood Hospital APZ (hatched in purple) and the APZ of the area of higher ground associated with the Black Park Gravel deposits (hatched in yellow)

- 3.1.5 There are no listed buildings, conservation areas, registered park & gardens; registered battlefields; or world heritage site within the 750m study area.

3.2 National & Local Planning Policy

The National Planning Policy Framework (March 2012)

- 3.2.1 The National Planning Policy Framework (NPPF) was published on the 27th March 2012 and it immediately superseded a number of Planning Policy Statements and Guidance, including *Planning Policy Statement 5: Planning for the Historic Environment* (PPS 5).
- 3.2.2 The NPPF sets out 12 Core Planning Principles of which the conservation of heritage assets is one. Although PPS 5 has been replaced, the accompanying Practice Guide (DCLG, DCMS & EH 2010) has been retained and its information and guidance remains in force and cogent.
- 3.2.3 One of the NPPF's core principles is that *'planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'* Where designated asset's are concerned great weight should be given to the asset's conservation and that loss of significance should require *'clear and convincing justification'*. Impacts upon non-designated heritage assets are also a pertinent planning consideration.
- 3.2.4 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to *'record and advance the understanding of the significance of the heritage asset's [...] in a manner appropriate to their importance and the impact, and should make this evidence publicly accessible.* (Paragraph 141)'.

The London Plan

- 3.2.5 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. The policies relevant to archaeology or heritage and development issues are outlined below:

POLICY 7.8: HERITAGE ASSETS AND ARCHAEOLOGY

Strategic:

- *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- *Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

Planning Decisions:

- *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*
- *New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

POLICY 7.9: HERITAGE-LED REGENERATION

Strategic:

- *Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.*

Planning decisions:

- *The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.*

Havering Local Development Framework Core Strategy and Development Control Policies Development Plan Document (Adopted 2008)

- 3.2.6 The following policies within the Core Strategy and Development Plan Document are relevant to the heritage of the proposed application site:

CORE POLICY CP18 – HERITAGE

- 3.2.7 *All new development affecting sites, buildings, townscapes and landscapes of special architectural, historical or archaeological importance must preserve or enhance their character or appearance. Contributions may be sought towards the preservation or enhancement of historic assets where appropriate.*

DEVELOPMENT CONTROL POLICY DC67 – BUILDINGS OF HERITAGE INTEREST

- 3.2.8 *Planning permission involving Listed Buildings or their setting will only be allowed where:*

- *it does not involve the demolition of a Listed Building*
- *it does not adversely affect a Listed Building or its setting*

- 3.2.9 *A change of use which is contrary to other Development Control policies may be considered more favourably if it is necessary in the interests of conserving a Listed Building. When dealing with planning applications the Council will also take into account the contribution that other buildings of historical and/or architectural interest make to heritage.*

DEVELOPMENT CONTROL POLICY DC70 – ARCHAEOLOGY AND ANCIENT MONUMENTS

- 3.2.10 *The Council will ensure that the archaeological significance of sites is taken into account when making planning decisions and will take appropriate measures to safeguard that interest. Planning permission will only be granted where satisfactory provision is made in appropriate cases for preservation and recording of archaeological remains in situ or through excavation. Where nationally important archaeological remains exist there will be a presumption in favour of their physical preservation. Particular care will need to be taken when dealing with applications in archaeological 'hotspots' where there is a greater likelihood of finding remains.*
- 3.2.11 *Planning permission will not be granted for development which adversely affects the three Ancient Monuments in the Borough or their settings.*

DEVELOPMENT CONTROL POLICY DC71 - OTHER HISTORIC LANDSCAPES

- 3.2.12 *The character of historic parks and Common Land will be protected or enhanced giving particular attention to the protection of views to and from common land and other historic landscapes.*

Heritage Supplementary Planning Document (Adopted 2011)

- 3.2.13 The Heritage Supplementary Planning Document (SPD) aims to ensure appropriate identification, protection, enhancement and management of Havering's heritage. It is one of a suite of documents which provide further guidance on the implementation of those Development Plan Document (DPD) policies contained within Havering's LDF, including the implementation of Core Policy CP18 (Heritage) and Development Control Policies DC67, DC68, DC69, DC70 and DC71.
- 3.2.14 The SPD provides a list of buildings of local historical and/or architectural interest, with regards to Development Control Policy DC67 (Buildings Of Heritage Interest). The list does not include any buildings within or adjacent to the application site.
- 3.2.15 The SPD provides further guidance on the Borough's Scheduled monuments and the Archaeological priority Zones and Areas (APAs and APZs). It states that *All applications where the site is on, or affects an APA should be referred to GLAAS by the Local Planning Authority in the application process, as should applications of 0.4ha (one acre) or above and all major applications in APZs.*
- 3.2.16 It further notes that any planning application for development within an APA or APZ, must be accompanied by a desk based archaeological assessment; and that applications must include information about the Heritage Asset and its significance as part of the Design and Access Statement (if one is required)

4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

4.1 Introduction

- 4.1.1 There has been a notable absence of modern archaeological investigation within the study area surrounding the application site and the wider landscape within this part of Havering. The available data from the Greater London Historic Environment Record has only identified a total of 14 separate sites, finds or features within the 750m study area.
- 4.1.2 Absence of evidence does not necessarily equate to evidence of absence, and it is likely that the lack of information in this area is more of a reflection of the limited amount of archaeological work that has been undertaken, rather than an actual absence of past activity or land use.

4.2 The Prehistoric Periods (c. 500,000 BC– AD 43)

(Palaeolithic c. 500,000 – 10000 BC; Mesolithic c. 10000 to 4000 BC; Neolithic c. 4000-2200 BC; Bronze Age c. 2200-700 BC; Iron Age c. 700 BC - AD 43)

- 4.2.1 There is currently no evidence of substantial prehistoric activity recorded upon the GLHER database within 750m of the application site. Within the wider landscape several sites of later prehistoric settlement activity have been recorded, primarily focused upon areas of higher and dryer ground, sometime underlain by Black Park Gravel deposits.
- 4.2.2 The nearest significant prehistoric activity to the application site is the Bronze Age / Iron Age transition and Iron Age / Romano-British settlement activity noted at the Harold Wood Hospital site (e.g. east of AOC 7) c. 750 – 800m to the southwest.

- 4.2.3 Whilst there is no evidence of significant activity within the site's immediate vicinity, general prehistoric activity and utilisation of the landscape is suggested by the sites in the wider area.

4.3 The Roman Period (AD 43 – 410)

- 4.3.1 The only confirmed Roman period settlement activity within (or adjacent to) the study area is the Iron Age / Romano-British evidence recorded at the Harold Wood Hospital site, c. 750m to the southeast of the site. The Roman town of Durolitum is thought to have been located at or near Romford, but exact location is not known (Powell 1978).
- 4.3.2 The most notable evidence of other Roman activity within the study area is the projected route of the London to Colchester Roman Road (AOC 1), a section of which is designated as a scheduled monument and located within Gidea Park Golf, c. 640m southwest of the application site.
- 4.3.3 The exact location and alignment of the road is uncertain, with the APA discussed in Section 3.1 (which is being updated) presumably being based upon the alignment of the road from post-medieval mapping and previous archaeological discoveries further along the route. If a straight line is drawn north-eastwards from the scheduled section of the road, this passes c. 15 – 20m north / northwest of the application site boundary. There is a potential for evidence of the road and / or possible road side activity anywhere within this area between the APA and the projected route.
- 4.3.4 The GLHER records the site of Roman period cremations (AOC 2 & 3). The first set were recorded during works prior to 1839 and were described as being encountered "*in a field behind a farmhouse near the fourteenth mile stone*" on the GLHER record. It included four urns, a bottle and a patera. The location of the mile post and the farmstead are not known fully known, although the GLHER places these c. 360m northeast of the site (AOC 3) close to where buildings area shown on the post-medieval mapping. A second GLHER entry relates to anonymous reference in 1893 of one or more cremation burials being encountered off Main Rd close to the 14th milestone. This could be referring to the same site as discussed above and the GLHER arbitrarily places this point (AOC 2) c. 140 m southwest of the site.
- 4.3.5 Recent evaluation works were undertaken close to the area of the cremations in 2005 (AOC 11), however no significant archaeological remains (cremations or roadside activity) were recorded and the only features and artefacts encountered were of recent origin. The application site lies approximately 14 miles from the City of London and the Tithe and OS mapping suggests the only buildings within this area at this time (c. 1839) were either within the site or further northeast along the road. It is possible that the location of these Roman burials could be anywhere within this vicinity.
- 4.3.6 As is suggested by the possible cremation cemetery, there is a potential for further roadside activity within the Gallows Corner area. The route of the road in this area crossed The Ravensborne, a tributary of the River Rom, and this crossing point may have attracted more significant activity (such as ritual activity) during the Roman period.

4.4 The Early Medieval (AD 410 – AD 1066) & Medieval Periods (AD 1066 – AD 1538)

- 4.4.1 There is little evidence of substantial activity within the area of the site during the early medieval or medieval periods.
- 4.4.2 The site lay within the manor and liberty of Havering-atte-Bower, which included later parishes of Romford, Havering-atte-Bower and Hornchurch. The Victoria County History (VCH) notes that there was a royal residence at Havering in the 11th century, that Romford was a prominent market town from the 13th century onwards, and that there was a medieval priory in Hornchurch (Powell 1978). It is likely that during this time the site lay within the open agricultural hinterland of the nearby

settlements, probably within what later became known as Harold's Wood Common. A 1307 Survey of the Liberty of Havering noted that it contained three 'foreign' woods – Westwode, Haroldswode and Crocleph – out of which the later commons developed (Lingham 1969)

- 4.4.3 Medieval evidence recorded on the GLHER within the 750m study area comprises a possible moated site and late medieval / early post-medieval farmstead (AOC 4 & 5), c. 500 – 550m northeast of the application site, medieval / post-medieval linear features noted during archaeological evaluations at the Harold Wood Hospital site (AOC 7), between 600 and 800m southeast of the site, and the location of some gallows on Gallows Corner (AOC 6).
- 4.4.4 The gallows at Gallows Corner were for the entire Liberty of Havering and the VCH suggest executions were carried out there up to the 17th century (Powell 1978), if not beyond, although their earliest date is not known. It has been suggested that executions had finished by a least 1730 (:Lingham 1969) although the gallows remain until the early 19th century and are mentioned in court leet records in 1791 court leet. The GLHER places them c. 25m northwest of the site; although the OS mapping more accurately places their location c. 90m to the northwest. The early post-medieval mapping (see below) shows two gallows, suggesting their location moved possibly with new gallows replacing the earlier ones.

4.5 The Post-Medieval (AD 1538 – AD 1900) & Modern Period (AD 1900 to present)

- 4.5.1 The post-medieval history of the site is inexorably tied together with the history of pubs and beerhoses in the area and the available historical information suggests application site was formerly occupied by two establishments - 'The Plough' public house (formerly a beerhouse) in the west of the site and 'The Woodman's' beerhouse in the east. Research of readily available historical sources for these two establishments has been undertaken by Simon Donoghue and Don Tait for a forthcoming publication, and some of the pertinent information from this is summarised below.
- 4.5.2 The Plough Public House occupies the western and central areas of the application site (see Figure 2). The current extant building is of 1920s date; however the site was occupied by an earlier establishment of the same name. The eastern third of the site was previously occupied by a group of terraced buildings which were demolished in 2008 (Plate B). These are believed to have originally been built as agricultural workers cottages, Woodman's Cottage, and had a small brewhouse attached on the eastern end of the building (Donoghue & Tait, Forthcoming).



PLATE B: View of the Colchester Road frontage of Woodman's Cottages prior to their demolition in 2008 (Don Tait, courtesy of Havering Local Studies and Family History Centre)

- 4.5.3 The earliest available mapping of this area is a c. 1618 map of the Liberty of Havering (not reproduced) and the 18th century maps of Andrews & Dury (Plate C) and Chapman and Andre (Plate D). The mapping show's the gallows to the east of the site, within the wider area of Harold's Wood Common (later Romford Common). There is no evidence of building or other development within the application site.
- 4.5.4 References to Gallows Corner suggest it was an isolated location, described as a lonely crossroads within the waste of 18th century Romford Common, and favourite haunt of highwayman (Lingham 1969).. The isolated location is further suggested by the records of the 1791 court leet which resolved to remove the gallows to a '*more convenient*' part of the common., The gallows still survived (although disused) in 1815 (Powell 1978).



PLATE C: Extract from Andrews & Dury's A Map Of The Country Sixty Five Miles Round London From Actual Surveys, 1776 – 1777 (left) and Chapman and Andre's Large scale Map of Essex 1777 (right)

- 4.5.5 It is unlikely that there was any substantial activity within the common prior to enclosure, although the potential for earlier activity or occupation should not be completely discounted as enclosure and encroachment of common land was not unheard of. There is anecdotal evidence which suggests The Plough (or an earlier precursor) may have dated back to the 16th century (Donoghue & Tait, Forthcoming) and the site was located upon a important route, close to a landmark and junctions northwards and southwards. There was likely to be a bridge nearby, and documents dated 1768 record one on the Colchester Road at Romford Gallows (Powell 1978).
- 4.5.6 The earliest detailed mapping of this area is the 1814 enclosure map (Plate E) which shows that the site lay within the extent of the newly enclosed common land. The subdivision of the site reflects later property boundaries, but no buildings are shown on the map. Gallows Lane (present day Straight Road) was likely to be no more than a trackway until it was improved following the enclosure of the common. Colchester Road was also widened and improved, becoming a busier route (Lingham 1969)
- 4.5.7 Buildings are first shown within the site on the Hornchurch 1845 Tithe Map (Plate F) and census and directory evidence suggests the site was occupied by two beerhouses by the mid-late 19th century. There are no records of an inn or similar establishment in the available 18th century records and it is possible that the beerhouses grew out of the 1830 Beer Act, which allowed any householder to get a licence to sell beer for two guineas. This often started simply as the front parlours of the licensee's own home but as popularity increased, beerhouses expanded by using more rooms in the property, or expanding to take over neighbouring properties or even into a full row of a terrace, with separate bar, parlour, smoke room, lounge and family room (MidlandsPubs 2013).

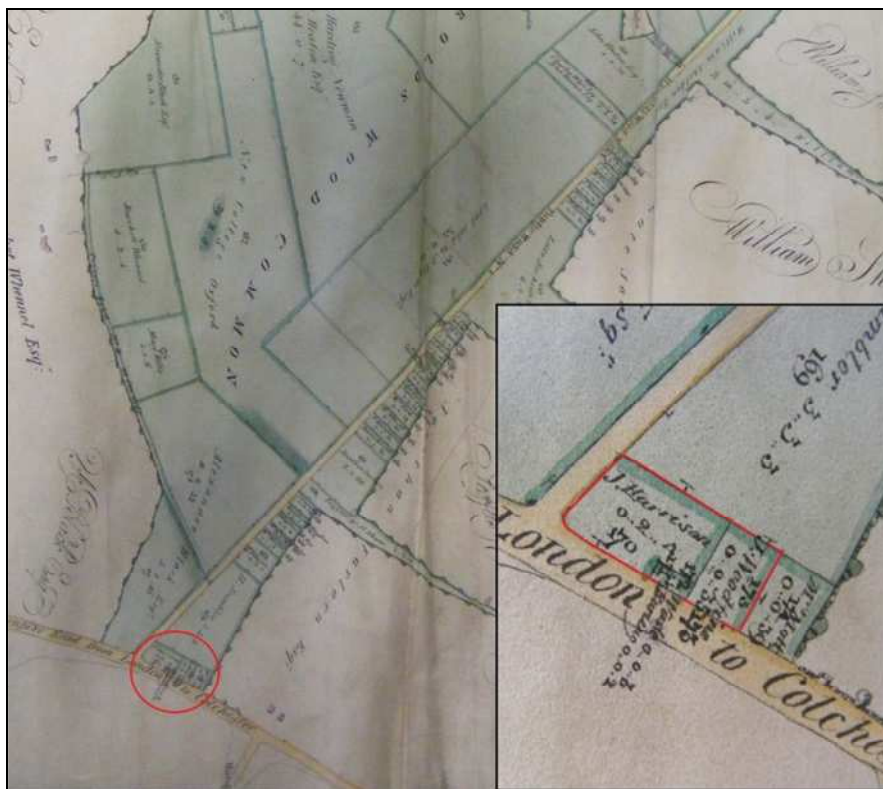


PLATE D: Extract from the Liberty of Havering Enclosure Map, 1814 (Havering Local Studies and Family History Centre)

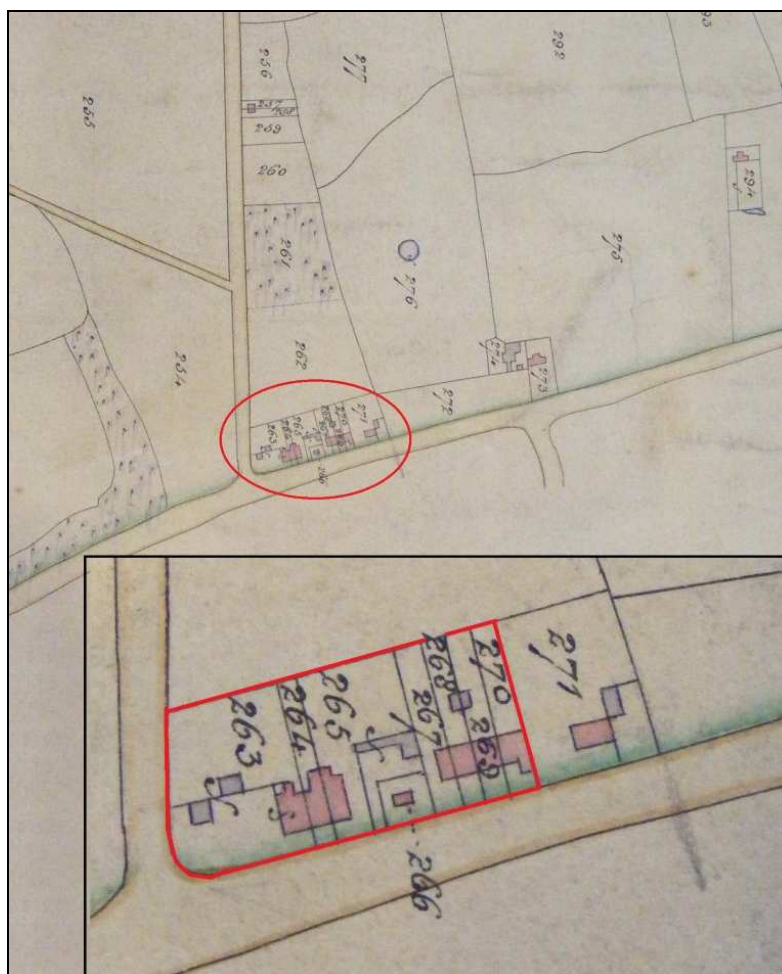


PLATE E: Extract from Hornchurch Tithe Map, 1845 (Havering Local Studies and Family History Centre)

- 4.5.8 The tithe apportionment was not available, so the nature of the site at this time is not certain. Two beerhouses are recorded in the 1863 White's Directory, run by a John Holder (probably The Plough) and a John Burrell (possibly The Woodman). John Holder is recorded on the 1851 census, and his widow as a beerhouse keeper on the 1871 census. By the later 19th century, it is likely that The Plough had evolved into a fully licence Public House.
- 4.5.9 The 1867 -71, 1896 and 1920s Ordnance Survey Maps (Figures 4, 5 & 6) do not suggest any major redevelopments between the mid-19th and early 20th century. As with the earlier tithe map, terraced property occupies the eastern end of the site, with smaller structures and a yard / garden to the rear. A second set of terraced buildings is located in the west of the site, adjacent to a long rectilinear building perpendicular to the road (shown as two smaller structures on the Tithe Map). Another rectilinear building is shown in the centre of the site with a small building (cottage) on the road frontage. The later OS map shows some alterations to the layout and orientation of the buildings to the rear of the terraces, but no major changes or development.
- 4.5.10 A turn of the century photograph of the site (Plate G - Havering Local Studies and Family History Centre) shows the site on the corner of Gallows Lane / Straight Road, with two pub signs on the Colchester Road frontage. The one in the background is unreadable but is located on the southeast corner of the site, opposite the small brewhouse said to have been located on the right hand side of Woodman's Cottages - which may or may not have been part of the beerhouse at this time.



PLATE F: View of the Gallows Corner end of the site around the turn of the 20th century (Havering Local Studies and Family History Centre)

- 4.5.11 The pub sign in the centre of the photograph reads 'The Plough' and probably relates to the terraced property. The white fencing in the foreground is marking the junction with Gallows Lane / Straight Road, with the timber building behind being the long rectangular structure shown on the early OS mapping in the western end of the site. Washing can be seen hanging out at the rear of the timber building and cart wheels are leaned against the fence in the foreground
- 4.5.12 The end building of the terrace is separated from the rest of the group by a fence line. It, and the adjacent timber structure, are adorned with what appears to be advertising posters and signs and the door could be the main entrance into the pub. The horse and cart at the other end of the terrace marks the location of access to the rear and east of the property, as shown on the OS mapping. The position of the pub's sign suggests this and the rest of the terraced was probably all part of The Plough. A small structure with a pitched roof can be seen on the other side of The Plough, possibly a separate dwelling unrelated to the beerhouse

- 4.5.13 A description of the original Plough notes that it consisted of two bars, a tap room, and a saloon bar. It describes beer being served from barrels mounted on trestle tables in the back room and how there was a shed in rear garden where beer bottles were kept - guarded by a vixen the landlord kept there on a long chain (H.J. Crossley in Donoghue & Tait, Forthcoming).
- 4.5.14 The planning application for the rebuilding of The Plough is dated 20th May 1925 and this is visible on a 1930s postcard (Plate H). The terraced property and timber building in the western half of the site has been completely demolished and redeveloped. The building with the pitched roof is still present, although the OS mapping shows that had been removed and become part of the pubs by 1939, at the latest.
- 4.5.15 In the background of the photo the terraced woodsman's cottages can be seen, although the Woodman's pub sign isn't visible. Its popularity declined in the early 20th century, although it is thought to have continued selling ale into the 1930s. One of the cottages former residents recalls that the small building on the end of the terraced (see Plate H) was owned by Hornchurch Brewery (who also owned The Plough) and was a tap room which served beverages through its front window to passing travellers (Romford Recorder 1992)



PLATE G: View of the Gallows Corner end of the site from a 1930s postcard (Havering Local Studies and Family History Centre)

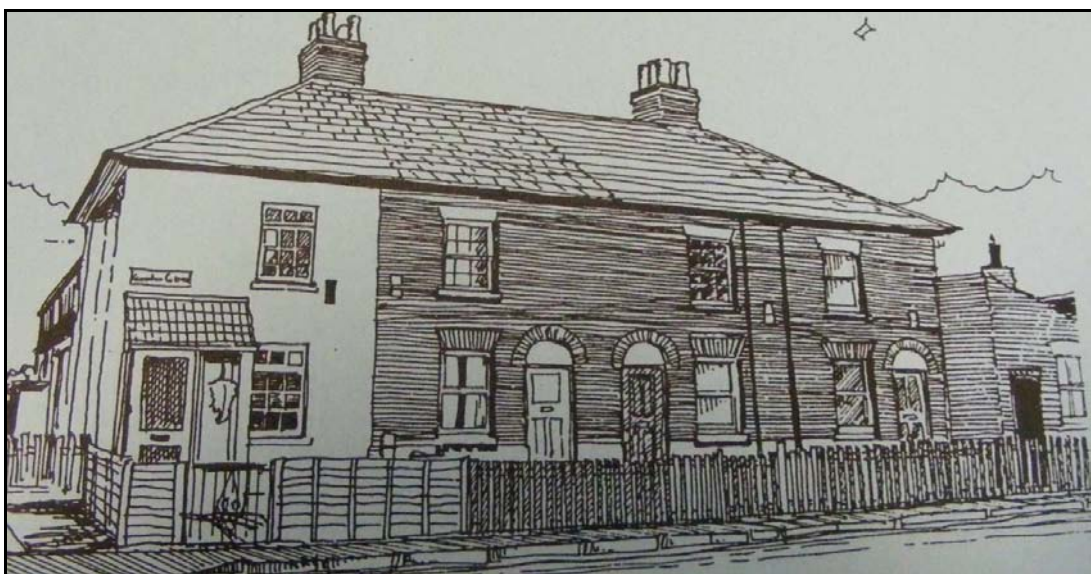


PLATE H: Illustration of Woodman's Cottages, showing 'tap room' on the right hand side of the terrace. Drawn by T. R. Kaufman in December 1991 (Romford Recorder 1992)

- 4.5.16 By 1939 the Gallows Corner junction, and surrounding area, had begun to be developed in earnest. New terraced development is shown on the north side of the application site and further along the roads, such as Harold Wood's Hall to the northeast. The subsequent mapping shows some extensions on the northeast end of The Plough by the late 1960s, when the pub included a restaurant, which was subsequently enlarged following a revamp in the 1970s (Donoghue & Tait, Forthcoming); however there has been no major redevelopments until the demolition of the eastern terrace in 2008. The Plough closed in the mid 2000s. It was damaged by two separate fires in April 2011, the last taking over four hours to put out and resulting in the building's current state.

5 ADDITIONAL BACKGROUND RESEARCH

5.1 Previous Site Investigations

- 5.1.1 There have been no previous archaeological investigations recorded within the application site and no on-site geotechnical works
- 5.1.2 Recent nearby archaeological investigations have included an evaluation in 1995 c. 400m to the northeast of the site (AOC 13) which recorded no archaeological features – although these were potentially destroyed by 20th century factory foundations. A more recent evaluation was undertaken in 2005 c. 300m to the northeast of the site (AOC 11) which was partially aimed at identifying any further evidence of Roman burials, settlement or field boundaries related to the Roman road. No significant archaeological remains were recorded and the only features and artefacts encountered were of recent origin.

5.2 Site Walkover

- 5.2.1 A site walkover was undertaken on 13th March 2013, to assess the site and to gain a greater understanding of existing land use and potential for archaeological constraints within the area of the site. The site is currently hoarded. There is vehicle access from Colchester Road into the centre of the site, although at the time of the site visit this gate was locked.
- 5.2.2 The eastern half of the site was formerly occupied by terraced development on the street front with gardens to the rear. This area is now absent of development although piles of rubble and the disturbed ground surface attests to the recent demolition.
- 5.2.3 The central and western section of the site is occupied by the 1920 'The Plough'. The majority of the building itself appears largely unchanged from its 1920s appearance, although there are modern additions on the eastern end of the building. It has been much damaged by two fires in 2011 and an internal assessment was not undertaken.
- 5.2.4 Views through the broken doorways and windows suggest a cellar is located beneath the eastern end of the 1920s pub building.
- 5.2.5 The building is surrounding by concrete hardstanding on the west, south and east. To the rear is small pub garden which is raised slightly higher than the adjacent building. Some evidence of ground investigation was apparent, although no results are yet available. A small backfilled trench was located in the southwest corner of the site and the thick ness of the modern cconcrete hardstanding in this area was shown to be c. 0.13m.
- 5.2.6 Overall, there is no readily apparent evidence of above ground archaeological features or activity within the application site. The built heritage is in a poor state dilapidated condition following the recent fires. A photographic record of the site visit is shown below.



PLATE I: View of the eastern end of the site, from the southeast corner



PLATE J: View of the eastern end of the site, from the northeast corner



PLATE K: View of the yard area at the eastern end of the extant public house, from the northeast (left) and south (right)



PLATE L: View of The Plough from the southeast



PLATE M: View of the yard / car park on the west and southern sides of The Plough



PLATE N: View of The Plough from the southwest



PLATE O: View of the rear of The Plough, showing the eastern elevation of the original 1920s building



PLATE P: View looking southeast across the raised pub garden



PLATE Q: Views of the northern and eastern elevation of the building



PLATE R: Chimney Stacks within the extant building



PLATE S: Selected views of the interior of The Plough, taken by looking through broken windows or doorways

6 ASSESSMENT OF EVIDENCE

6.1 Past impacts

- 6.1.1 The available mapping and photographic evidence suggests the site was developed by at least the 1840s; although other unrecorded activity may have taken place prior to this. The site remained largely unchanged until the 1920s, comprising brick built properties on the street frontage in the southeast half of the site, with smaller ancillary buildings to the rear in the northwest.
- 6.1.2 Some of the ancillary buildings to the rear, probably comprising timber structures as seen in Plate G, would have had a minimal impact upon buried evidence of past activity (if present).
- 6.1.3 The description of the original Plough, above, suggests it didn't have a cellar or basement and the same may be the same for the similarly dated Woodman's Cottage terrace. The foundations of the brick terraces and cottage on the street frontage may have impacted or truncated potential evidence of past activity; however the presumed size and extent of the buildings would suggest this was unlikely to have been total.
- 6.1.4 The 20th century redevelopment would have caused further impact. The site walkover around the site suggests a cellar in the north-eastern end of the extant 1920s building, and this is likely to be the highest area of past impact or truncation. Outside of this area of impact, truncation would have been less destructive and it is possible that buried archaeological evidence might well survive; albeit probably in a fragmentary state in some places along the foundations etc.
- 6.1.5 The position of drain covers etc. to the southeast, west, south and north of the extant building highlights further areas of impact from existing services. The open drain covers for some of these services suggest they extend well over 1m below current ground level.
- 6.1.6 Parts of the site have avoided major impact, including the southwest corner and the Straight Road frontage, central section of the site (on the eastern side of the extant building), and parts of the area to the rear of the now demolished Woodman's Cottages. Other parts of the eastern end of the site have been impacted by the demolition, which appears to have included the grubbing out of the foundations and any slabs.
- 6.1.7 The garden at the rear of the pub is raised above the adjacent building. This does not appear to be natural and might instead be formed from material excavated for the foundations and cellar of the 1920s building.
- 6.1.8 Across the application site there is likely to have been a moderate degree of impact upon potential below ground archaeological evidence. This evidence, if present, may be piecemeal or fragmentary in the places of higher impact discussed above, however overall it has the potential to survive to a reasonable nature and extent.

6.2 Archaeological Potential

- 6.2.1 There is no evidence of substantial prehistoric evidence within the immediate vicinity of the site, but the evidence from the surrounding landscape clearly testifies to the prehistoric activity and land use in the wider area. This appears to be focused on the areas of higher ground.
- 6.2.2 Apart from the Roman road and cremation, there is currently little evidence for substantial activity within the study area. The projected route of the road passes through or very close to the application site, as suggested by the APA and section of road in recorded in Gidea Park Golf Course. There is potential for evidence of the road or associated road side features within the site. The site's location adjacent to the tributary crossing could add greater potential for evidence of more significant activity.
- 6.2.3 There is currently no evidence of significant medieval or early post-medieval activity within the site and its location within Harold's Wood Common would make substantial activity (like building

development) unlikely. As discussed above, the road and nearby gallows might have attracted other activity. Later post-medieval development is known within the site from the 1840s, and included two beerhouses.

6.2.4 Based on the available evidence there is considered to be:

- Low Potential for evidence of significant activity dated to the prehistoric periods;
- Medium Potential for evidence of significant activity dated to the Roman period;
- Low Potential for evidence of significant activity dated to the early medieval or medieval periods;
- Low – Medium Potential for evidence of significant activity dated to the early post-medieval medieval periods; and
- Medium - High Potential for evidence of significant activity (e.g. in-situ settlement, occupation, industrial etc.) dating to 18th, 19th and 20th centuries, including evidence of the earlier beerhouses and associated structures.

7 IMPACTS & RECOMMENDATIONS

7.1 Development Proposal & Impact

7.1.1 The proposed development scheme comprises the demolition of the existing public house and the redevelopment of the site into a single storey Kentucky Fried Chicken (KFC) restaurant and drive-thru takeaway across the western and central areas of the site. Car parking will occupy the eastern third of the site (Plate T)

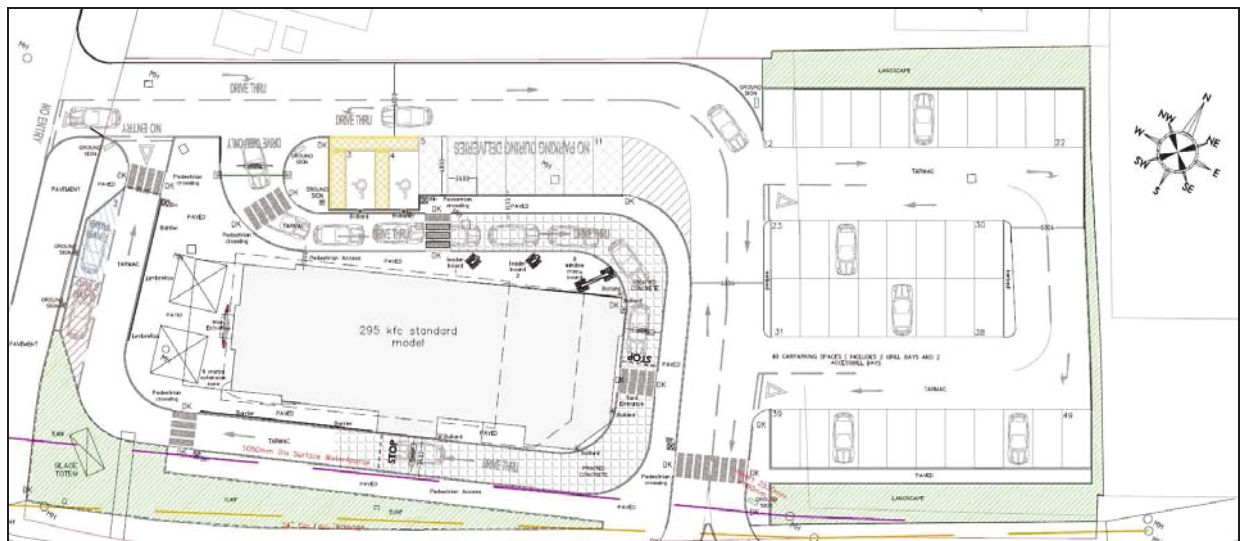


PLATE T: Proposed Site Plan

7.1.2 Final development details have yet to be confirmed and the specific nature, extent and depth of the groundworks for the proposed development are unknown. It has been indicated that the proposed restaurant will be single storey steel frame structure constructed upon pad foundations, with load bearing slab in all other areas. There will be no basement and any previous basements or cellars encountered will be filled in.

7.1.3 The proposed works in the rest of the site are also unconfirmed, however it would be envisaged that they would require the removal of existing hardstanding the stripping these areas in order to create level construction gradients for the proposed parking and drive thru access, depending upon the levels of cut and fill required. There will be further works associated to services and attenuation

- 7.1.4 Overall there is likely to be a moderate magnitude of impact from the proposed development upon the potential below ground archaeological resource (if present).
- 7.1.5 The highest area of impact will be within the footprint of the proposed restaurant. The surrounding groundworks (car parking, landscaping and services) will most likely have a lower level of impact; although this will depend on the level of modern made ground and depth of proposed works. Some areas with less evidence of modern development (such as the gardens to the rear of Woodman's Cottages) might be more susceptible to impact.

7.2 Further Works / Mitigations Recommendations

Below Ground Archaeology

- 7.2.1 Based upon the available evidence, nature of past impacts and archaeological potential a programme of further archaeological evaluation is recommended.
- 7.2.2 These works should be targeted within the area of the proposed food store and any other areas where groundworks will impact below the modern made ground (depth currently unknown).
- 7.2.3 It is envisaged that such works be undertaken as a post-determination planning condition. The results of the evaluation will inform upon the need for further mitigation, such as excavation or watching briefs, if required.

Built Heritage

- 7.2.4 Based upon the state and assessed significance of the building, there is not considered to be any major constraints to its demolition and no programmes of building recording are considered necessary.
- 7.2.5 This assessment and recommended programme of works will need to be reviewed and approved by the archaeological officers at the greater London archaeology advisory service, archaeological advisors to the LPA.

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THE PLOUGH PH, GALLOW'S CORNER, ROMFORD, LONDON BOROUGH OF HAVERING:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

FIGURE

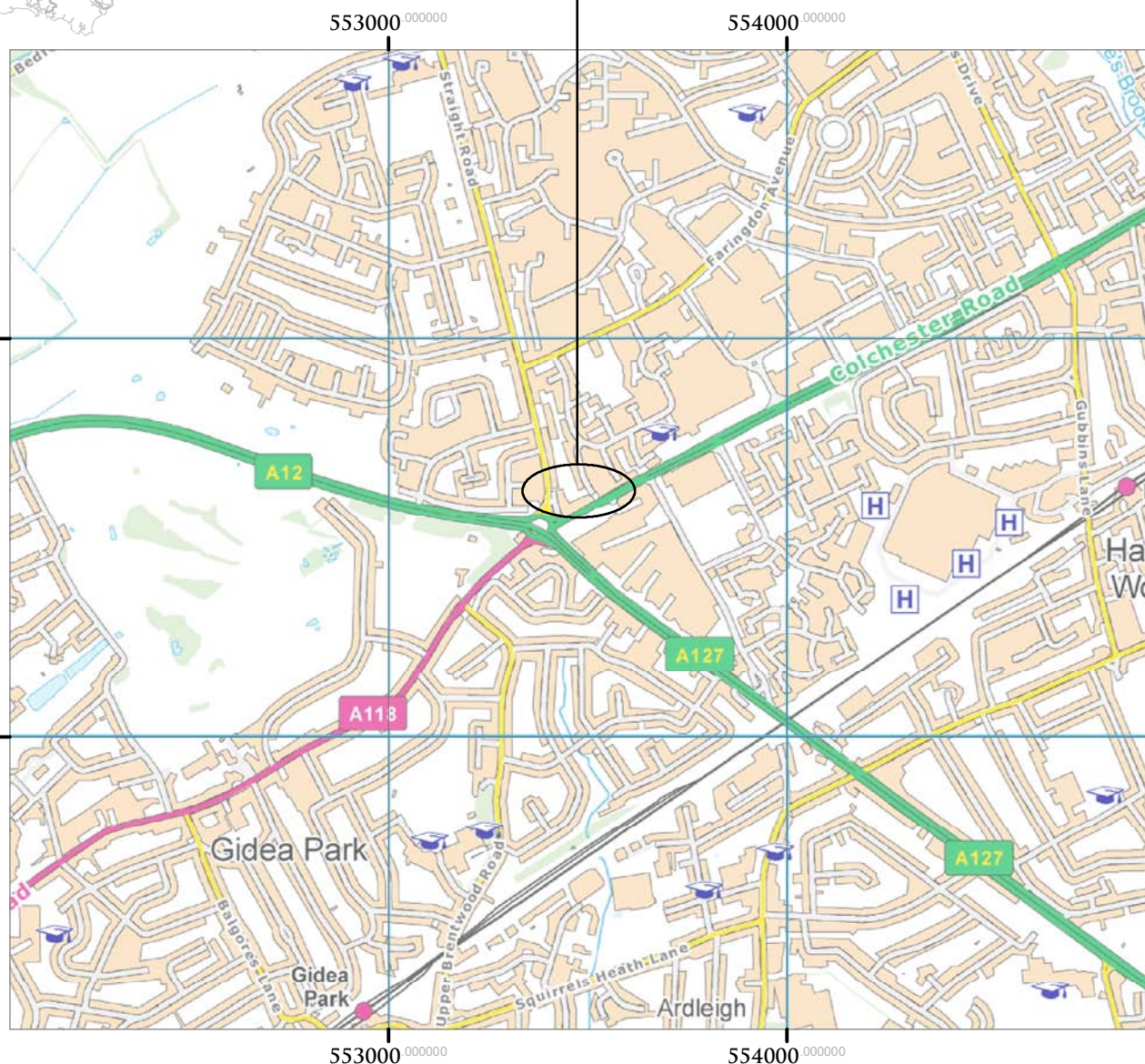
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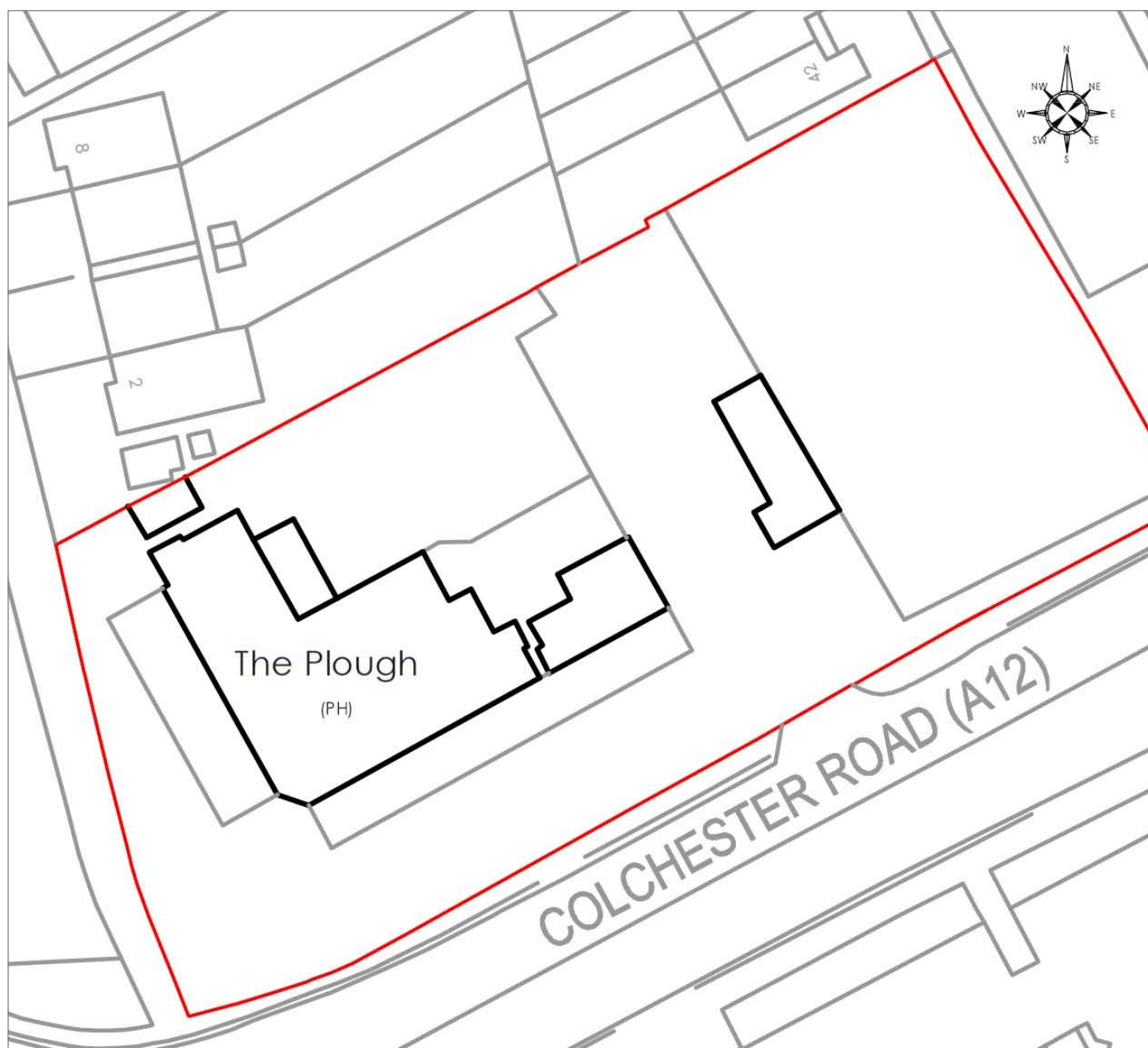


SITE LOCATION

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KM

BASED ON DATA PROVIDED BY THE ORDNANCE SURVEY
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 SITE OUTLINE

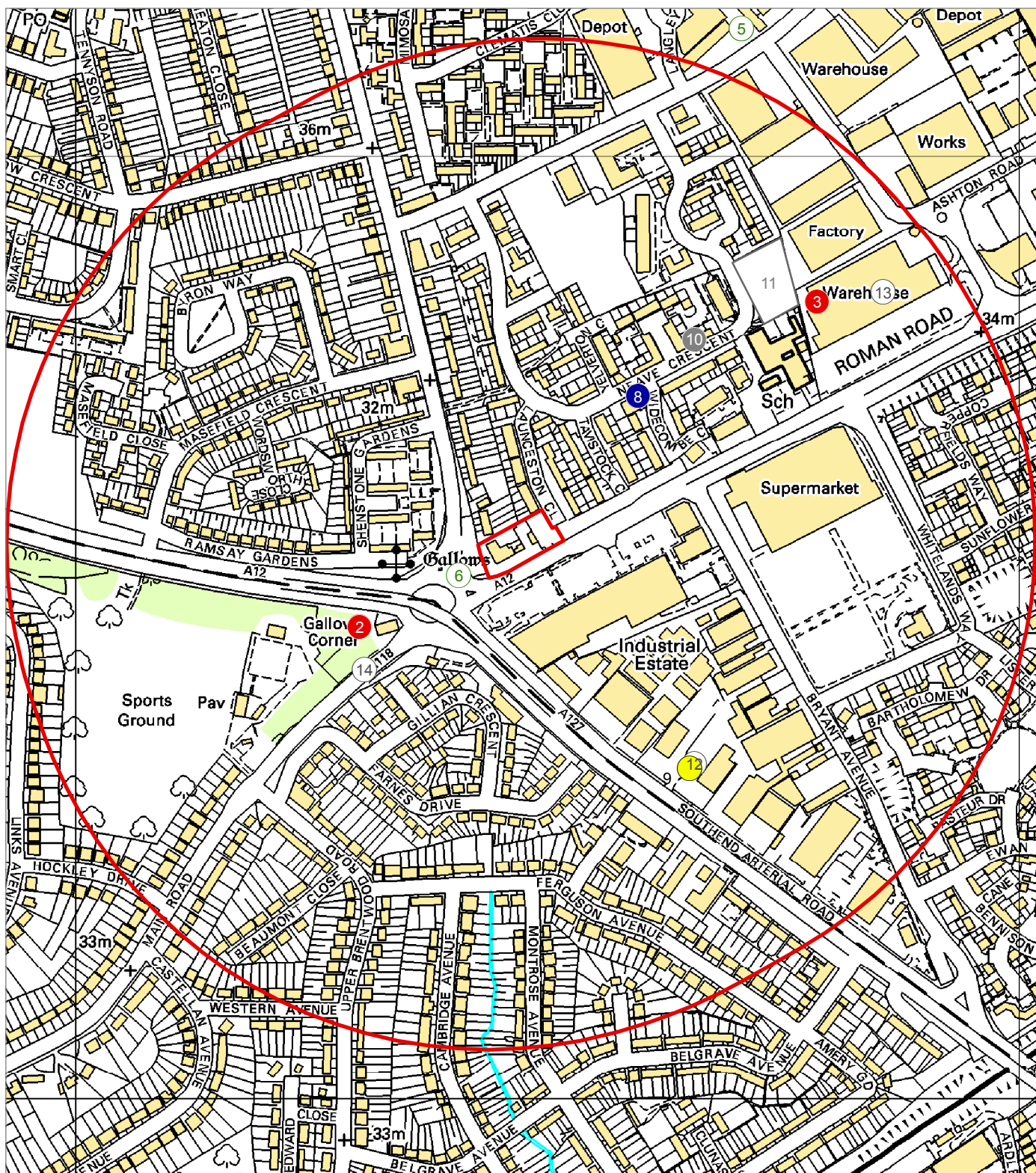
DETAILED SITE LOCATION

FIGURE
2



NOT TO SCALE

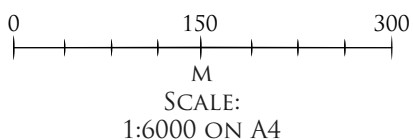


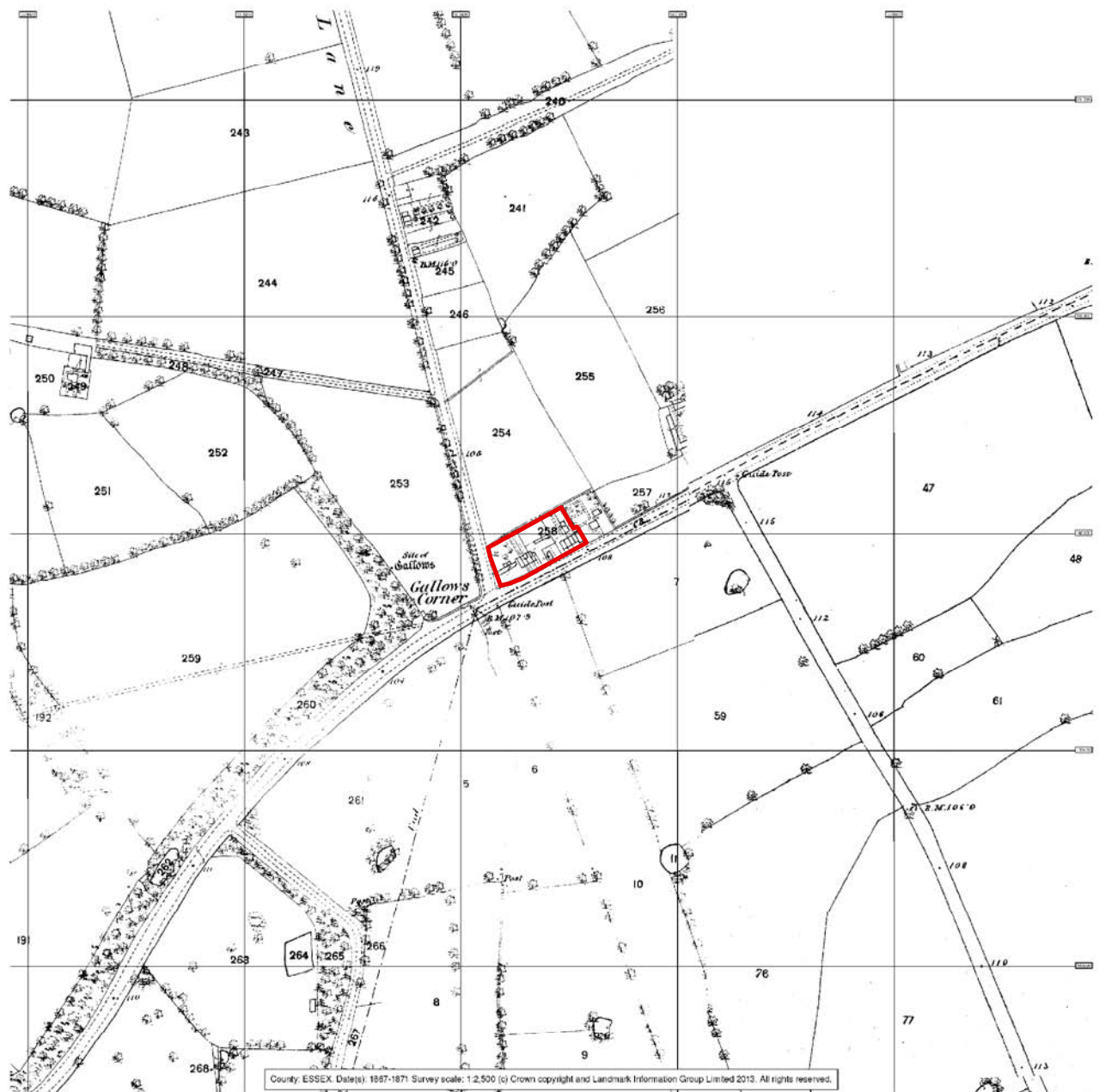


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|---|--|---|
| SITE OUTLINE | MEDIEVAL TO POST-MEDIEVAL | |
| STUDY AREA | MODERN | NEGATIVE EVIDENCE |
| PREHISTORIC | UNDATED | |

HERITAGE ASSETS MAP

FIGURE
3

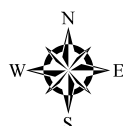




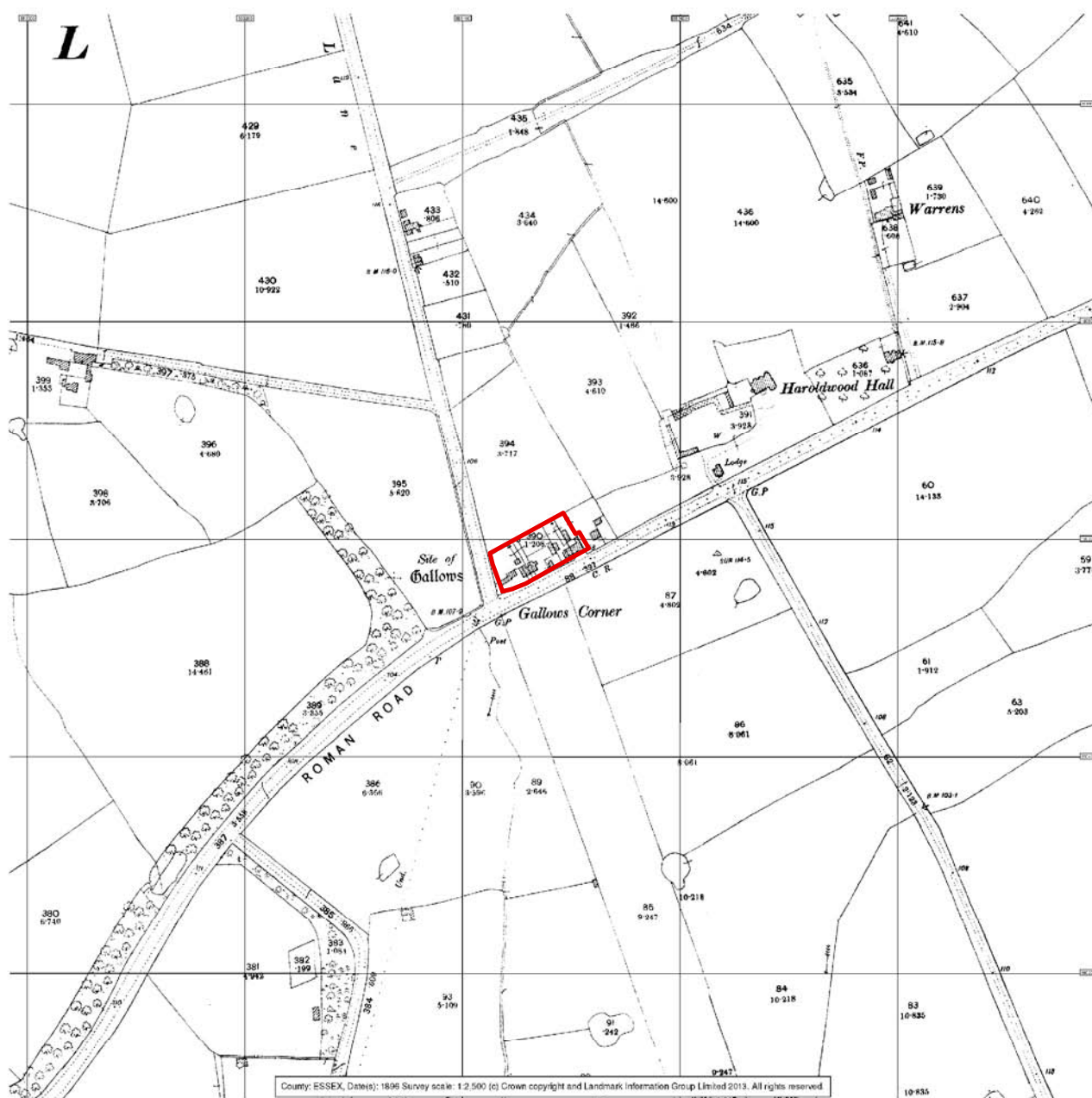
SITE OUTLINE

ORDNANCE SURVEY MAP OF 1867-71

FIGURE
4



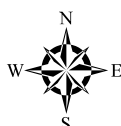
THE PLOUGH PH, GALLOW'S CORNER, ROMFORD, LONDON BOROUGH OF HAVERING:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT



— SITE OUTLINE

ORDNANCE SURVEY MAP OF 1896

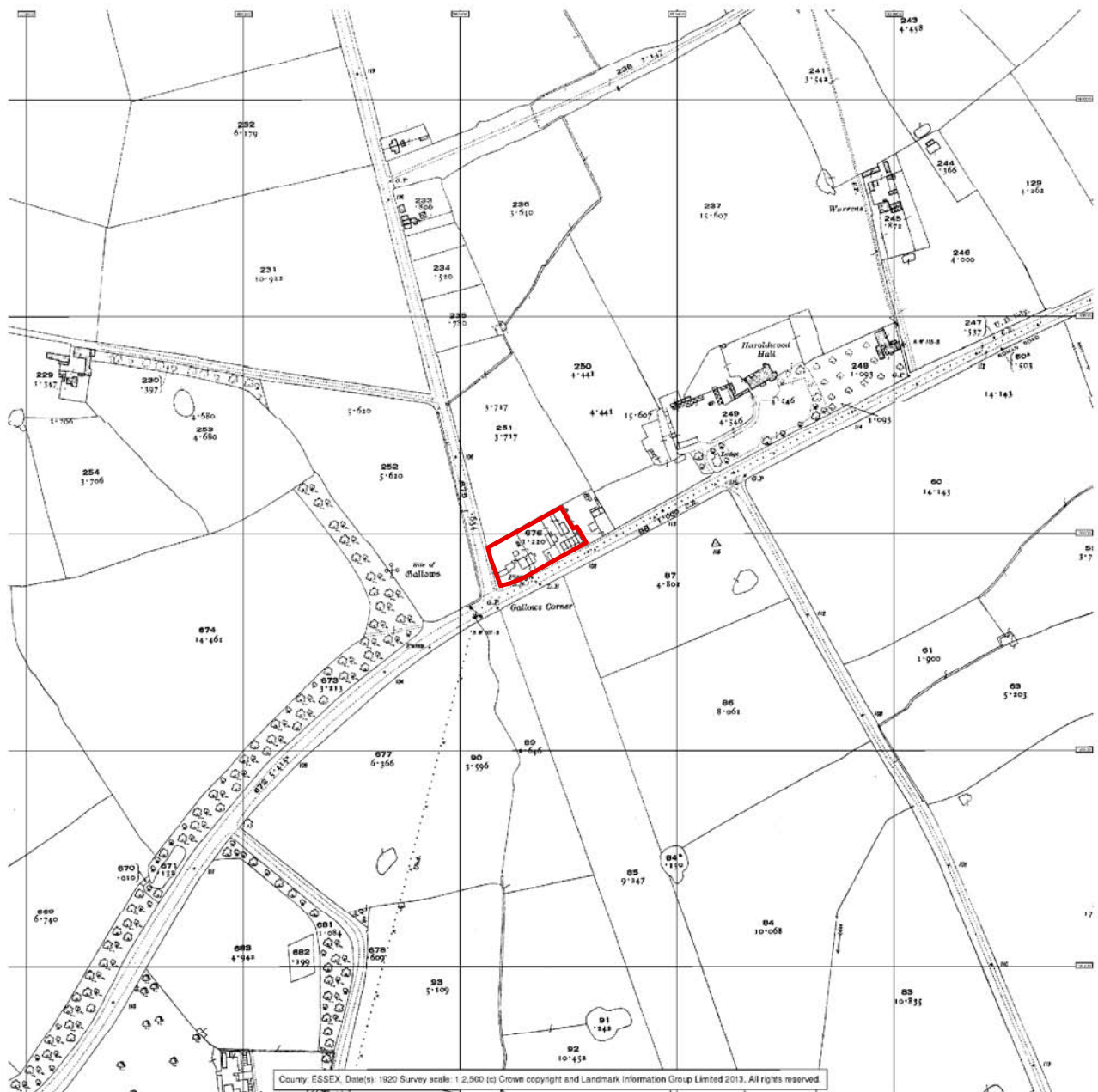
FIGURE
5



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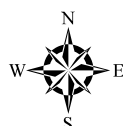
THE PLOUGH PH, GALLOW'S CORNER, ROMFORD, LONDON BOROUGH OF HAVERING:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT



SITE OUTLINE

ORDNANCE SURVEY MAP OF 1920

FIGURE
6



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THE PLOUGH PH, GALLOWES CORNER, ROMFORD, LONDON BOROUGH OF HAVERING:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT



SITE OUTLINE

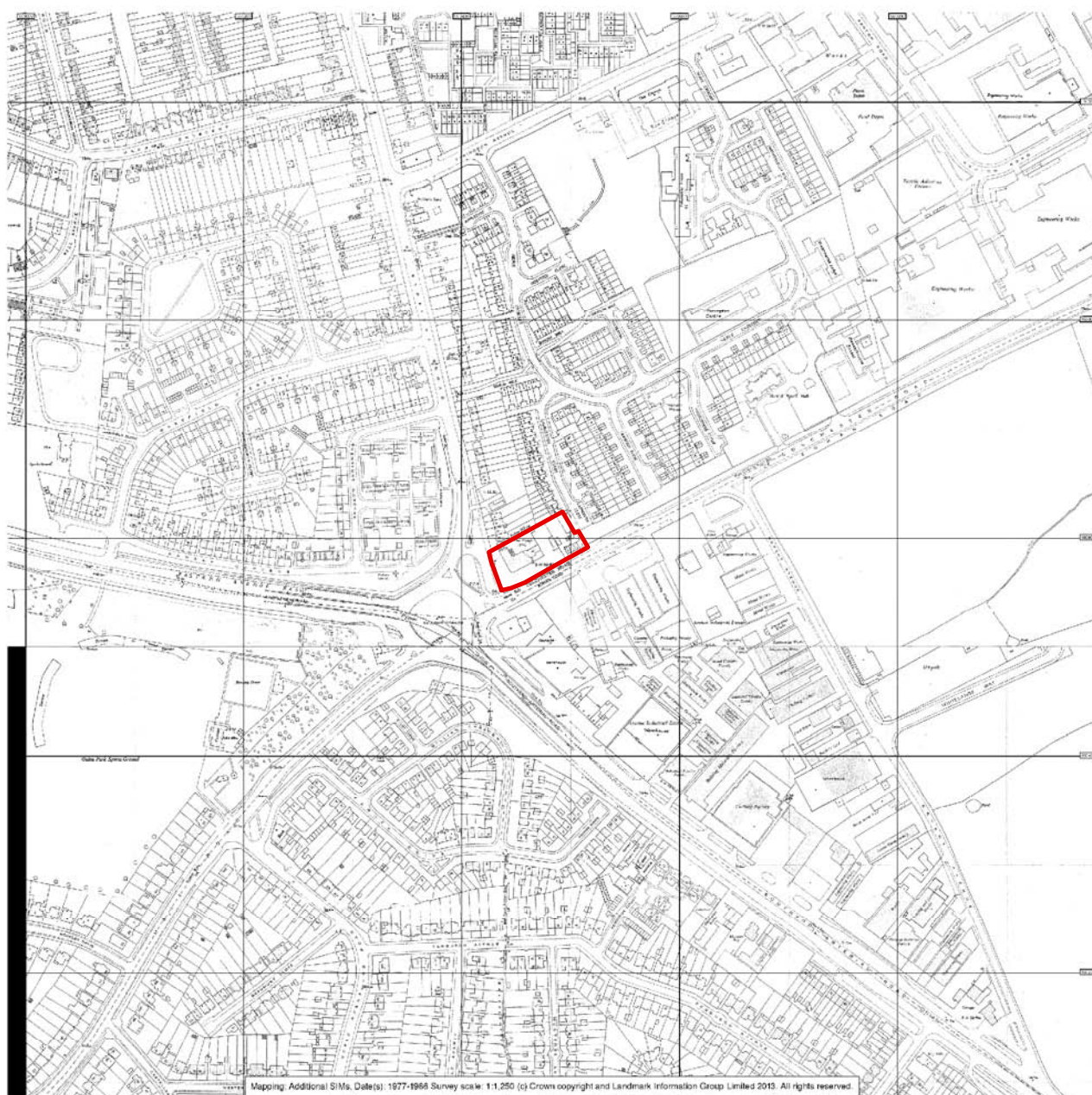
ORDNANCE SURVEY MAP OF 1939

FIGURE
7



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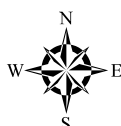




 SITE OUTLINE

ORDNANCE SURVEY MAP OF 1977-1986

FIGURE
8



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APPENDICES

APPENDIX A GAZETTEER OF HERITAGE ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 750m radius from the approximate boundaries of the proposed development site was used to collate the Historic Environment Record data. For the purpose of this assessment, all entries from the provided data were assigned a numerical reference (AOC number).

Abbreviations:

AOC No.: Number assigned to sites, monuments, buildings etc. referred to in the text in round brackets e.g. (AOC 1)

GLHER: Greater London Historic Environments Record

TABLE 1: Gazetteer of Heritage Assets

AOC NO	PERIOD	TYPE	NAME	GLHER REFERENCE	DESIGNATION
1	ROMAN	ROAD	GIDEA PARK GOLF COURSE	DLO13223	SCHEDULED MONUMENT
2	ROMAN	CREMATION	MAIN RD	062682/00/00	
3	ROMAN	CREMATION CEMETERY	COLCHESTER RD, HAROLD WOOD	060031/00/00	
4	MEDIEVAL TO POST-MEDIEVAL	MOAT	FARINGDON AVNOAK HILL	060337/01/00	
5	MEDIEVAL TO POST-MEDIEVAL	FARMHOUSE	FARINGDON AVNOAK HILL	060337/00/00	
6	MEDIEVAL TO POST-MEDIEVAL	GALLOWS	GALLOWS CORNER, COLCHESTER ROAD	060139/00/00	
7	MEDIEVAL TO POST-MEDIEVAL	LINEAR FEATURES	AN ARCHAEOLOGICAL EVALUATION: LAND AT HAROLD WOOD HOSPITAL, LISTER AVENUE,	MLO98698	
8	POST-MEDIEVAL	HOSPITAL, HOUSE	COLCHESTER ROAD	060338/00/00	
9	MODERN	20 TH CENTURY GARAGE	BRYANT AVENUE, [AFG GARAGE], HAVERING, WATCHING BRIEF	ELO9506	
10	UNDATED	SUBSOIL	FARINGDON CENTRE	MLO76218	
11	NEGATIVE EVIDENCE	NEGATIVE EVIDENCE	NEAVE CRESCENT (THE GRANGE), HAROLD HILL, ROMFORD: ARCHAEOLOGICAL EVALUATION	ELO7060	
12	NEGATIVE EVIDENCE	NEGATIVE EVIDENCE	BRYANT AVE (NR GALLOWS CORNER)	062265/00/00	
13	NEGATIVE EVIDENCE	NEGATIVE EVIDENCE	COLCHESTER RD	062360/00/00	
14	NEGATIVE EVIDENCE	NEGATIVE EVIDENCE	GIDEA PARK	062646/00/00	

APPENDIX B ASSESSMENT CRITERIA

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- High - The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium - The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- Low - The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where potential or known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

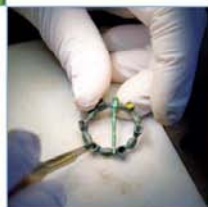
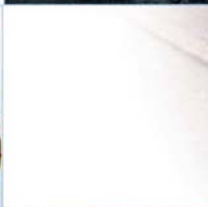
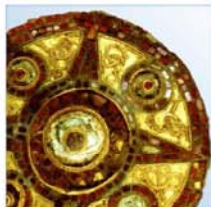
TABLE 2: Assessing the Importance of a Heritage Assets

SCALE OF HERITAGE ASSET IMPORTANCE	
INTERNATIONAL & NATIONAL	<p>The highest status of asset, e.g.</p> <ul style="list-style-type: none"> • World Heritage Sites • Iconic Sites and Monuments; • Scheduled Ancient Monuments (Actual and Potential); • Grade I and II* Listed Buildings; • Grade I and II* Parks and Gardens; • Remains of national or international importance, or fine, little-altered examples of some particular period, style or type • Remains associated with nationally important historic, social or scientific developments • Battlefields on the English Heritage Register of Historic Battlefields.
REGIONAL	<p>Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance Examples may include:</p> <ul style="list-style-type: none"> • Grade II Listed Buildings; • Grade II Parks and Gardens • Conservation Areas • Remains of regional or more than local importance, or major examples of some period, style or type, which may have been altered; • Remains of potential national importance that have been partially damaged in a way that affects their ability to inform i.e. their significance; • Remains associated with regionally important historic, social or scientific developments

LOCAL	<p>Remains of local importance, being lesser examples of any period, style or type, as originally constructed or altered, and simple, traditional sites, which group well with other significant remains, or are part of a planned group such as an estate or an industrial complex;</p> <ul style="list-style-type: none"> • cropmarks of indeterminate origin; • Remains of regional importance that have been partially damaged or remains of national importance that have been largely damaged in a way that limits their ability to inform; • Remains associated with regionally important historic, social or scientific developments.
NEGLIGIBLE	<p>Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance.</p> <ul style="list-style-type: none"> • Relatively numerous types of remains, of some local importance; • Findspots of artefacts that have no definite archaeological remains known in their context. • Remains of local importance that have been largely damaged thus severely restricting their ability to inform i.e. their significance; • Isolated findspots; • Undesignated structures.
UNKNOWN	<p>Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).</p>

TABLE 3: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.



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