

HERITAGE NETWORK



GREENGATE HOUSE **89 Greengate Street, Plaistow, London E13**

HN740

Archaeological Evaluation Report



THE HERITAGE NETWORK LTD

Registered with the Institute of Field Archaeologists as an Archaeological Organisation

Archaeological Director: David Hillelson, BA MIFA

GREENGATE HOUSE 89 Greengate Street, Plaistow, London, E13

Project no: HN740
Site Code: GAU08
Planning ref: 07/01047/FUL

Archaeological Evaluation

Prepared on behalf of Durkan Limited

by

Chris Turner, BA AIFA & Katie Watkins, BA PIFA

Report no. 540

September 2008

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Contents

	Summary.....	Pages i-ii
Section 1	Introduction.....	Page 1
Section 2	Fieldwork	Page 2
Section 3	Discussion	Page 6
Section 4	Bibliography.....	Page 7
Section 5	Illustrations	following Page 8
Appendix	OASIS Data Entry Form.....	Page 9

The cover photograph shows the street frontage of Greengate House, facing north-east

Acknowledgements

The fieldwork for this project was carried out by Katie Watkins, Mark Winter and Chris Turner, and the report was edited by David Hillelson.

The Heritage Network would like to express its thanks to Bill Smith and Chris Surman, Durkan Ltd; and David Divers and Rob Whytehead, Greater London Archaeological Advisory Service, for their co-operation and assistance in the execution of this project.

Summary

Site name and address:	Greengate House, 89 Greengate Street, Plaistow, London Borough of Newham		
County:	Greater London	District:	LB Newham
Village/town:	Plaistow	Parish:	Newham
Planning reference:	07/01047/FUL	NGR:	TQ 4082 8290
Client name and address:	Durkan Limited, Durkan House, 214-224 High Street, Waltham Cross, Hertfordshire, EN8 7DU		
Nature of work:	New Housing	Former land use:	Vacant land previously developed
Site status:	None	Reason for investigation:	Direction of local planning authority (PPG 16)
Position in planning process:	Post Determination (as a condition)	Project brief originator:	Local authority
Size of affected area:	c.4118 m ²	Size of area investigated:	c.70m ²
Project no.:	HN740	Site Code:	GAU08
Organisation:	Heritage Network	Site Director:	David Hillelson
Project type, methods etc.:	Evaluation	Archive recipient:	Mus. of London Archives
Start of work	09/09/2008	Finish of work	09/09/2008
Related SMR Nos:	n/a	Periods represented:	Post-medieval
Oasis UID	heritage1-15547	Significant finds:	n/a
Monument types:	Boundary Ditch		
Physical archive:	n/a		
Previous summaries/reports:	n/a		

Synopsis:

In order to determine the archaeological risk posed by the redevelopment of Greengate House, 89 Greengate Street, Plaistow, the Heritage Network was commissioned by the developer to undertake a programme of archaeological evaluation in the former car-park.

Two trenches were machined to the first significant archaeological horizon. Trench 1 revealed a linear feature, and a further linear feature, running at right-angles to the first, was revealed in Trench 2. Significant quantities of animal bone, ceramics and glass were present within the fills of the ditches indicating an early 20th century date for the backfilling. The ditches line up with boundaries to properties facing onto Greengate Street, which are shown on the 1st edition Ordnance Survey map.

1. Introduction

1.1 This report has been prepared on behalf of *Durkan Ltd*, as part of the archaeological evaluation of a proposed development site located at Greengate House, 89 Greengate Street, Plaistow, London E13. The investigation has been a requirement of the planning consent granted by the London Borough of Newham (ref. 07/01047/FUL), under the provisions set out in Planning Policy Guidance Note No.16 (PPG16) on Archaeology and Planning (DoE 1990). The extent of the work was defined in correspondence with the *Greater London Archaeology Advisory Service* (GLAAS), a department of English Heritage acting as advisor to the London Borough of Newham, and follows their *Archaeological Guidance Paper no.5: Evaluations*. A full specification for the work was contained in the Heritage Network's approved *Project Design*, dated July 2008.

1.2 The development area is centred on NGR TQ 4082 8290, and consists of Greengate House, on the Greengate Street frontage, and a car park area bordered to the north by Greengate House and 35 St Quintins Road, to the west by 91-109 Greengate Street, to the south by Dragonfly Close, and to the east by no.1 Dragonfly Close and 37-41c St Quintin Road. The development proposes to part redevelop and part demolish the existing building situated to the north-west of the site area, together with the construction of seven new dwellings with associated landscaping and services in the former car park.

1.3 The site lies within an Archaeological Priority Area as defined in the London Borough of Newham's Unitary Development Plan. As such, GLAAS advised that archaeological evaluation of the development site should be undertaken before the development could proceed. The aim of the evaluation has been to consider the location, extent, date, character, condition, significance and quality of any remains that are liable to be threatened by the development, and to provide a local and regional, archaeological and historical context for them, in accordance with the current published regional research agenda (Nixon 2002), should they be discovered.

1.4 The present report is intended to provide the planning authority with sufficient data to allow it to consider the archaeological implications of the proposed development, and to determine what further mitigation measures, if any, may be required to allow the development to proceed.

2. Fieldwork

SITE TOPOGRAPHY AND GEOLOGY

2.1 The site lies in an urban area which became built up following the arrival of the railways and, in particular, the loop line to Barking which arrived in 1858.

2.2 The natural geology was characterised in the trenches as a firm, dark yellowish brown (10YR 4/4), sandy clay.

ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.3 The present site is situated on Greengate Street, which was incorporated within the Medieval settlement of Plaistow. No clear evidence for settlement activity predating the Medieval period has been recorded to date, although artefacts have been recovered dating from the Palaeolithic onwards.

- Two Palaeolithic hand axes were found on Prince Regent Lane (NMR TQ48 SW39) 320m to the south-east of the study area. Additionally another Palaeolithic hand axe was recovered from Balaam Street (NMR TQ48 SW85), 280m south-west of the study area. Other prehistoric flint artefacts and a buried watercourse were recorded during archaeological fieldwork at Elizabeth Fry School (SMR MLO 066983-985) located 870m to the south-west of the proposed development area.
- Plaistow is known, from documentary records, as an area of medieval settlement. Before 1066 the manor of Ham was held by Alstan (Rumble 1983). The manor appears to have been prosperous and records show that 51 males were living there at this time, giving an estimated population of between 200 and 250.
- By 1086 the manor had significantly grown in size with 130 males now recorded as living there, giving an estimated population of 500 to 650. At this time the manor was held jointly by Ranulph Peverel and Robert Gernon, effectively as two small estates (Rumble, 1983).
- The name “Pleystowe” first appears in 1278 and is likely to have derived from the *de Plaiz* family who were lords of the manor in the 13th and 14th centuries. It has also been suggested that the name could mean *place of play*. The shape of the village suggests that it may have grown up around a green (Rumble, 1983).
- The manor of Bretts (SMR ML025685) is believed to have been located at Plaistow, possibly under the site of the modern St Mary’s Church, c.630m to the north of the site. The manor grew from an initial bequest of 42 acres to Robert le Brett in 1244, to a total of 285 acres in 1540. The manor house was demolished c.1696 and the estate was sold for development in the mid 19th century (Fry, 1888, 243-4).
- Plaistow remained a rural village into the 19th century. In the 1740s it was the largest village in West Ham, comprising approximately 150 houses. It was centred around High Street, North Street and Richmond Street, with Balaam Street and Greengate Street running south into the marshes (VCH2). Much of the local economy was based on market gardening and cereals, grown for sale in London. Plaistow was particularly famed for potatoes (Edwards 1994, 84).
- The growth in the Plaistow area in the 19th century was the result of the arrival of the railways and the construction of roads. In 1858 the loop line to Barking of the London, Tilbury and South-end railway saw increased development.

- Evidence of post-medieval occupation in the vicinity of the study area has been revealed at Balaam Street, 280m to the south-west. This consisted of made ground of 18th/19th century date and contemporary brick walls (SMR MLO74286). Essex Lodge (IoE 204944) situated at 94 Greengate Street, approximately 50m from the study area is a Grade II listed building dating to c.1840 which incorporates elements of late 17th/early 18th century housing.
- The first edition Ordnance Survey map shows the southern half of the study area as orchard or market garden, and the northern half occupied by the rear gardens of properties fronting on Greengate Street.

METHODOLOGY

2.4 All fieldwork was carried out in accordance with the approved Project Design, current health and safety legislation, and the appropriate IFA and ALGAO guidance.

2.5 The trenches were located by survey using a total station theodolite and fibreglass tapes, in relation to the Ordnance Survey national grid. Due to the presence of storage containers, the location of Trench 2 was altered from that proposed in the Project Design, to run on an east-west alignment just to the north of Trench 1 (Figure 2).

2.6 Two trenches were opened using a 360° tracked excavator fitted with a 2m wide toothless ditching bucket, and reduced to the first significant archaeological horizon. Spoil from the machining was inspected for archaeological artefacts. The trenches were cleaned by hand, and all potential archaeological features and deposits were sampled to ascertain their nature, depth, date, and quality of preservation.

2.7 All identified contexts were photographed and recorded using the appropriate proforma. Scaled sections were drawn on drafting film at scales of 1:10.

SITE STRATIGRAPHY

2.8 The stratigraphy was broadly consistent across the site and consisted of a tarmac surface layer over a mixed rubble levelling layer. Below this was a firm, very dark gray (2.5Y 3/1) silty clay soil make-up layer. In Trench 2 this sealed a firm dark brown (10YR 3/3) silty clay subsoil containing occasional CBM fragments. The natural geology in both trenches consisted of firm dark yellowish brown (10YR 4/4) sandy clay.

RESULTS

Trench 1

2.9 Trench 1 was located at the eastern edge of the site across the location proposed for the new dwellings no.3-6. The trench measured 2 x 25.20m and was aligned approximately north northwest – south southeast.

2.10 Situated at the northern end of the trench on an east-west alignment was a linear feature [101], which may have been a boundary ditch given its steep sides and depth. The two fills (102) and (103) were the result of backfilling and contained a significant quantity of animal bone, ceramics, slate, brick and glass.

2.11 A ceramic drain pipe was also observed towards the southern end of the trench, running on a north-west to the south-east alignment.

Trench data:

Length (m):	25.20	Width (m):	2		Maximum Depth (m):	1.85	Orientation	NW – SE	
Level at NW End of Trench (mOD)			Top	5.69	Level at SE End of Trench (mOD)			Top	5.54
			Base	4.91				Base	4.91
Context	Type	Description	Dimensions (m)						
			Length	Width	Depth				
101	Cut	Linear cut with very steep, sloping sides and a convex base. Aligned E-W	-	2.20	1.85				
102	Fill	Soft dark grayish brown (10YR 4/2) clay silt. Fill of [301] with frequent post medieval ceramics, animal bone, glass and brick. Ash and cinder lenses.	-	2.20	1.35				
103	Fill	Soft dark bluish gray (Gley2 4/10B) clay. Lower fill of [101] with moderate amounts of pot & slate.	-	1.80	1.85				
	Layer	Tarmac surface	-	-	0.10				
	Layer	Mixed rubble levelling layer	-	-	0.30				
	Layer	Firm very dark grey (2.5Y 3/1) silty clay soil make-up layer							
	Layer	Firm dark yellowish brown (10YR 4/4) sandy clay. Natural geology.	-	-	0.15+				

Trench 2

2.12 Trench 2 was located to the north of Trench 1 and at right-angles to it, across the location proposed for the new dwellings no.1 & 2. The trench measured 2 x 15.50m and was aligned approximately east northeast-west southwest.

2.13 At the north-eastern end of the trench there was evidence of root or animal activity.

2.14 At the western end of the trench on a northwest-southeast alignment was a linear feature [204], running at right-angles to that excavated in Trench 1. The fill (205) was identical to fill (102), and contained a significant quantity of ceramics, slate, brick and glass.

Trench data:

Length (m):	15.50	Width (m):	2		Maximum Depth (m):	1.10	Orientation	NE-SW	
Level at NE End of Trench (mOD)			Top	5.76	Level at SW End of Trench (mOD)			Top	5.78
			Base	5.04				Base	4.76
Context	Type	Description	Dimensions (m)						
			Length	Width	Depth				
204	Cut	Linear cut with very steep, sloping sides and a convex base. Aligned E-W	-	2	-				
205	Fill	Soft dark grayish brown (10YR 4/2) clay silt. Fill of [204] with frequent post medieval ceramics, animal bone, glass and brick. Ash & cinder lenses.	-	2	-				
	Layer	Tarmac surface	-	-	0.10				
	Layer	Mixed rubble levelling layer	-	-	0.26				
	Layer	Firm v. dark grey (2.5Y 3/1) silty clay make-up.	-	-	0.40				
	Layer	Firm dark brown (10YR 3/3) silty clay with occasional CBM fragments. Subsoil	-	-	0.33				

Length (m):	15.50	Width (m):	2	Maximum Depth (m):	1.10	Orientation	NE-SW
Level at NE End of Trench (mOD)		Top	5.76	Level at SW End of Trench (mOD)		Top	5.78
		Base	5.04			Base	4.76
Context	Type	Description			Dimensions (m)		
					Length	Width	Depth
	Layer	Firm dark yellowish brown (10YR 4/4) sandy clay. Natural geology.			-	-	

FINDS ASSESSMENT

Concordance

Context	Pottery		A.Bone		Glass		Comments
	No	Wt	No	No	Wt	Wt	
(102)	3	340					Stoneware
(102)	1	495					Stoneware flask
(102)	8	235					Sherds of pottery, 3x blue transfer
(102)	1	100					Stoneware rim sherd
(102)	1	345					Plant pot
(102)	1	25					Misc.
(102)	9	70					Clay pipe
(102)					2	335	1x medicine bottle, 1x base of vessel
(102)			6	130			
(103)	2	180					Misc.
(205)	5	310					Blue transfer design
(205)					1	30	Misc.

Pottery

2.15 A total of 31 sherds with a weight of 2.1kg was recovered from the evaluation work at Greengate House.

2.16 Within contexts (102) and (205) blue transfer pottery and stoneware dating from the late 19th to early 20th century were recovered. In addition, 9 fragments of clay smoking pipes were recovered, three of which included a complete bowl, and one of these was stamped with a shield enclosing the words “Butler London E” (Plate 6).

Recommendations

2.17 On the basis of the nature and size of the assemblage, no further analysis is proposed.

Glass

2.18 Three pieces of glass with a weight of 365g were recovered; none is diagnostic.

Recommendations

2.19 On the basis of the nature and size of the assemblage, no further analysis is proposed.

Animal Bone

2.20 Six pieces of animal bone with a weight of 130g were recovered; there was one identifiable rib bone of a large mammal, the remainder were fragmentary and unidentifiable.

Recommendations

2.21 On the basis of the nature and size of the assemblage, no further analysis is proposed.

3. Discussion

3.1 Two trenches were excavated in order to investigate the archaeological potential of the present site. Both Trenches 1 and 2 contained linear cut features that were of archaeological interest and have been interpreted as ditches. A ceramic service pipe was also observed in Trench 1 and its presence had resulted in staining to the surrounding area. Both ditches appear to have been backfilled at same time, in the early to mid 20th century, on the basis of the brick, ceramics, glass and slate present within the fills.

3.2 The site is situated within an Archaeological Priority Area. Previous excavation and existing documentation for the local area demonstrate that Plaistow was a rural village until the 19th century, with Greengate Street running south into the marshes. The present evaluation has revealed two ditches which follow boundaries that are shown on Ordnance Survey maps between 1869 and 1946, enclosing the rear gardens of properties fronting on Greengate Street (now nos.91–97) (www.old-maps.co.uk). The boundary was still extant in 1946, before the construction of Greengate House. John Rocque's *Plan of London and Its Environs*, dated 1741–45, shows development along the north-east side of Greengate Street at this time, and these boundaries may, therefore, date back to the 18th century, or earlier.

3.3 The lack of other archaeological features or deposits which predate the post-medieval period would suggest that the study area lies outside the area of intensive medieval settlement and occupation.

Conclusion

3.4 The archaeological evaluation of the present site revealed two boundary features which were backfilled in the early to mid-20th century, but may be post-medieval in origin. No features or deposits definitively pre-dating the post-medieval period were revealed.

3.5 On the basis of these findings, the risk that significant archaeological features, deposits or artefacts might be disturbed by the proposed development, is considered to be Low.

Confidence Rating

3.6 During the course of the fieldwork, the conditions were generally acceptable for the identification of potential features and deposits, and for their investigation.

3.7 There are no circumstances which would lead to a confidence rating for the work which was less than High.

4. Bibliography

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Rumble, A. (ed) 1983, *Domesday Book, Essex*. Chichester: Phillimore

Internet

<http://www.ads.ahds.ac.uk/catalogue>

<http://www.british-history.ac.uk/>

<http://www.old-maps.co.uk/>

5. Illustrations

Figure 1 Site location

Figure 2 Site layout

Figure 3 Trench Plans

Figure 4 Trench and feature sections

Plate 1 Trench 1 looking North-west

Plate 2 Trench 1 looking South-east

Plate 3 Trench 2 looking South-west

Plate 4 Trench 2 looking North-east

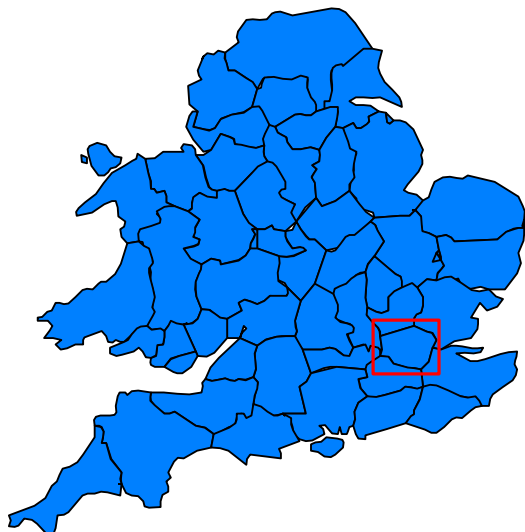
Plate 5 Ditch [101] looking South-west

Plate 6 Stamped clay pipe from Fill (102)

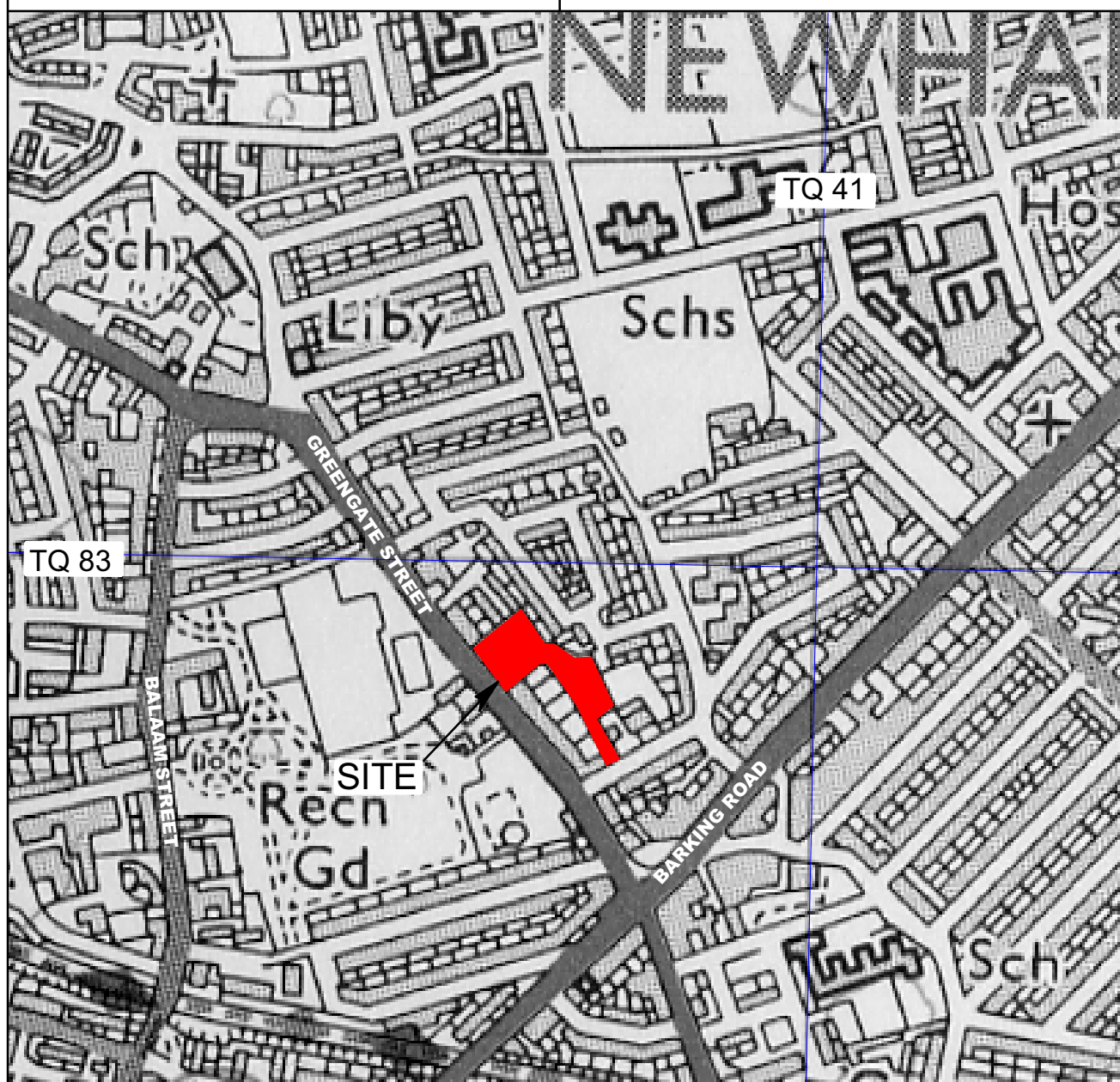
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Greengate House, 89 Greengate Street,
Plaistow, London E13

HN740



GREATER LONDON

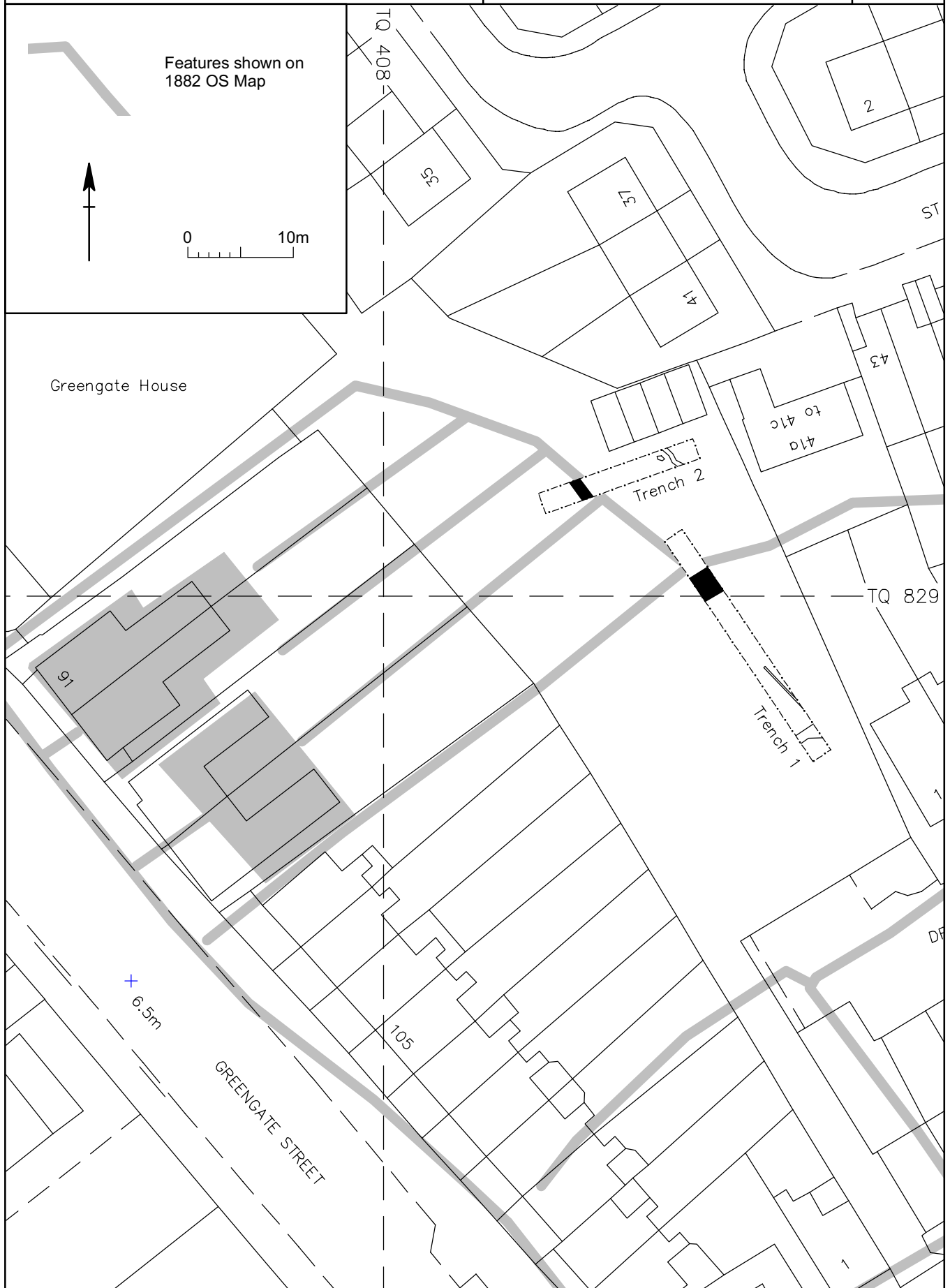


Site Location

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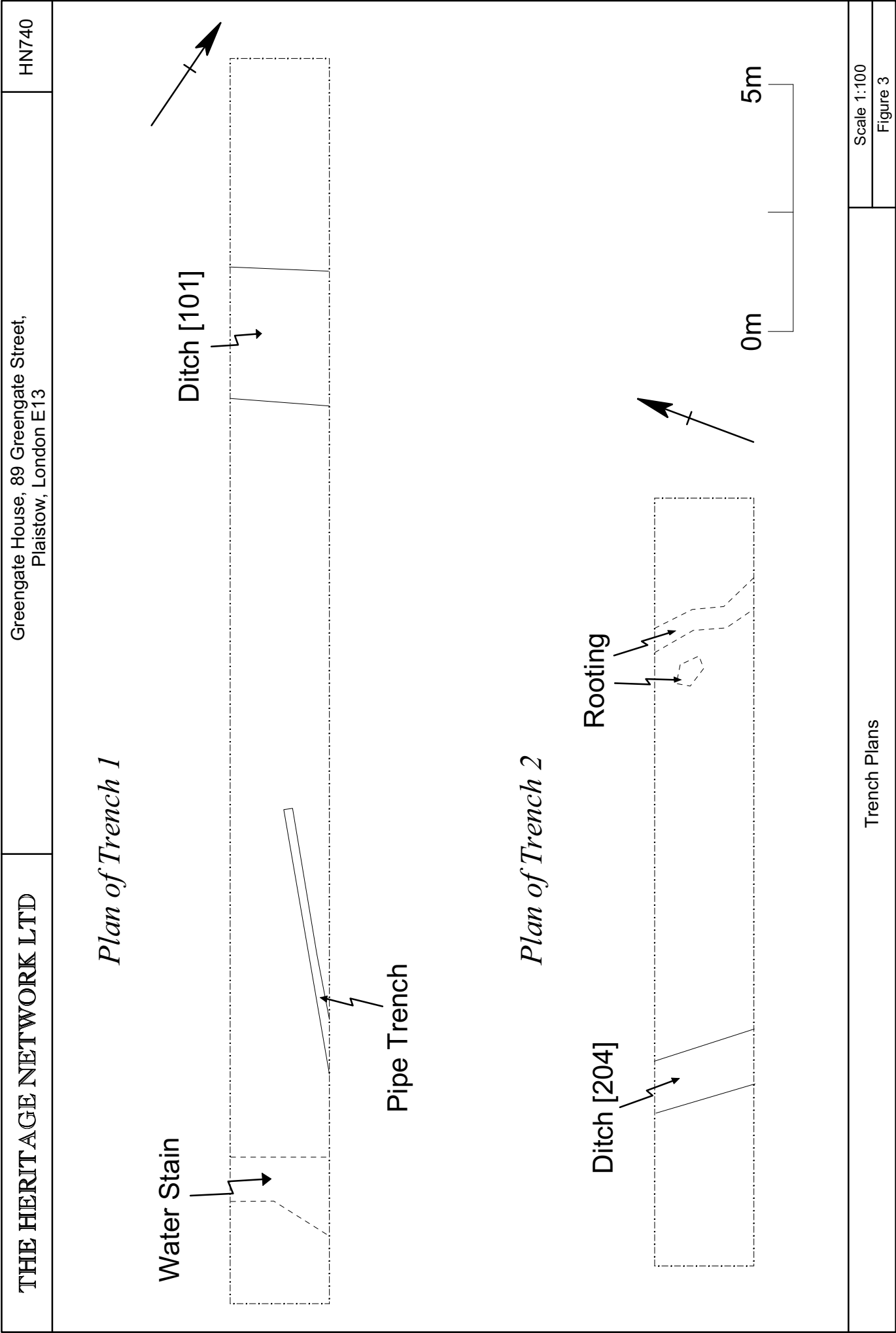
Reproduced from the Ordnance Survey with the permission of the controller of Her Majesty's Stationery Office, Licence no.AL100014861

Figure 1

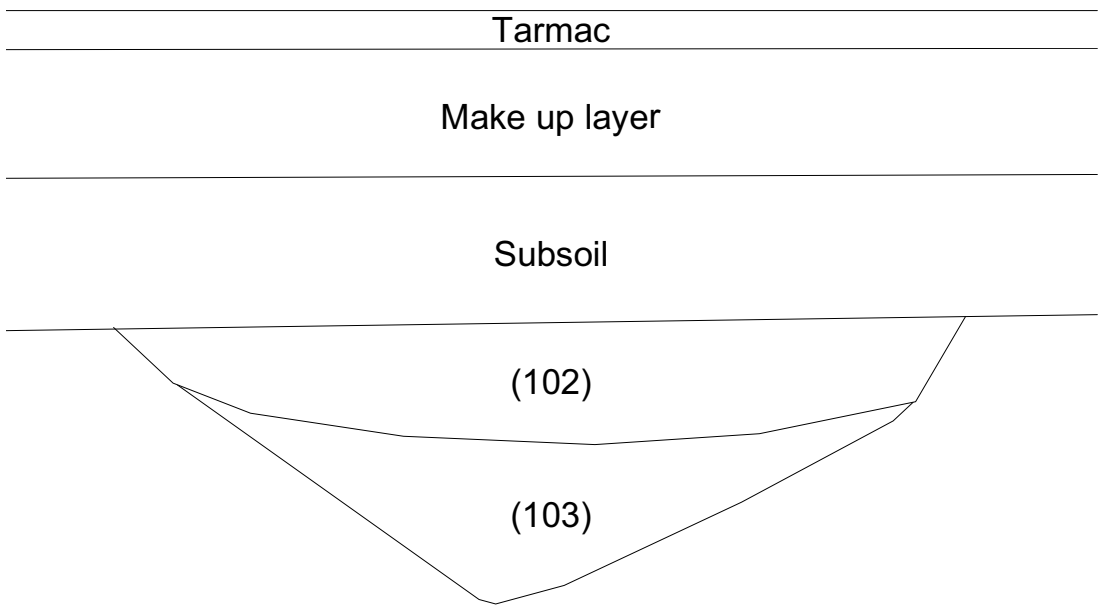


Site Layout

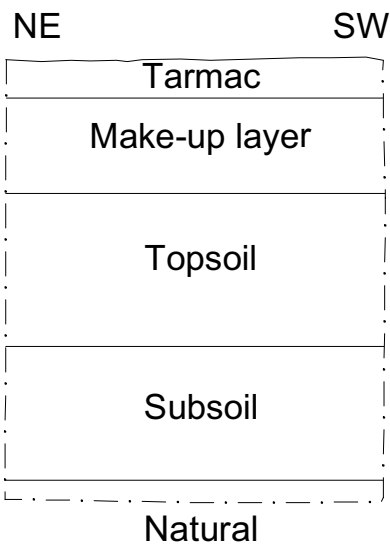
Scale 1:500



Section of Ditch [101]



*Trench 1
South-east facing
indicative section*



*Trench 2
North-east facing
indicative section*

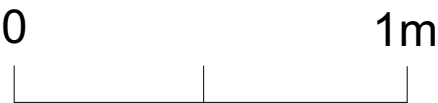
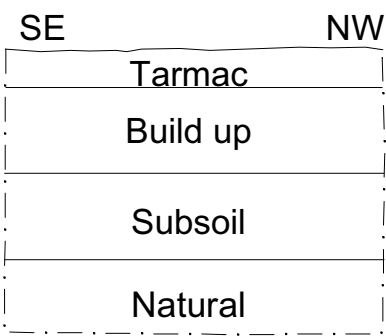




Plate 1: Trench 1 looking north-west



Plate 2: Trench 1 looking south-east



Plate 3: Trench 2 looking south-west



Plate 4: Trench 2 looking north-east



Plate 5: Ditch [101] looking south-west



Plate 6: Stamped clay pipe from fill (102)

Appendix

OASIS Data Entry Form: heritage1-15547

Project details

Project name	Greengate House, 89 Greengate Street, Plaistow, London Borough of Newham
Short description of the project	In order to determine the archaeological risk posed by the redevelopment of Greengate House, 89 Greengate Street, Plaistow, the Heritage Network was commissioned by the developer to undertake a programme of archaeological evaluation in the former car-park. Two trenches were machined to the first significant archaeological horizon. Trench 1 revealed a linear feature, and a further linear feature, running at right-angles to the first, was revealed in Trench 2. Significant quantities of animal bone, ceramics and glass were present within the fills of the ditches indicating an early 20 th century date for the backfilling. The ditches line up with boundaries to properties facing onto Greengate Street, which are shown on the 1 st edition Ordnance Survey map.
Project dates	Start: 09-09-2008 End: 09-09-2008
Previous/future work	No / Yes
Associated project reference codes	HN740 - Contracting Unit No.
Associated project reference codes	GAU08 – Site code
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 1 – Vacant land previously developed
Monument type	Two Ditches
Significant Finds	Ceramics, Animal Bone, Glass
Methods & techniques	'Sample Trenches'
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Direction from Local Planning Authority - PPG16
Position in the planning process	After full determination (e.g. As a condition)

Project location

Country	England
Site location	Greengate House, 89 Greengate Street, Plaistow, London Borough of Newham
Postcode	E13
Study area	c.70 Square metres
Site coordinates	TQ 4082 8290
Height OD / Depth	

Project creators

Organisation	Heritage Network
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Heritage Network
Project director	David Hillelson
Project supervisor	Chris Turner
Type of funding body	Developer
Funding body	Durkan Limited

Project archives

Physical Archive recipient	Museum of London Archives
Physical Archive ID	GAU08
Physical Contents	Ceramics, Animal Bone, Glass
Digital Archive recipient	Museum of London Archives
Digital Archive ID	GAU08
Digital Contents	'none'
Digital Media available	'Images raster / digital photography', 'Text'
Paper Archive recipient	Museum of London Archives
Paper Archive ID	GAU08
Paper Contents	'none'
Paper Media available	'Context sheet', 'Drawing', 'Photograph' 'Plan', 'Report', 'Section'

Project bibliography

Publication type	Grey literature (unpublished document/manuscript)
Title	Greengate House, 89 Greengate Street, Plaistow, E13: Archaeological Evaluation Report
Author(s)/Editor(s)	Turner, C and Watkins, K.
Other bibliographic details	Heritage Network Report 540
Date	2008
Issuer or publisher	The Heritage Network Ltd
Place of issue or publication	Letchworth
Description	A4 Comb bound report; 11 pages text; 4 figures; 6 plates