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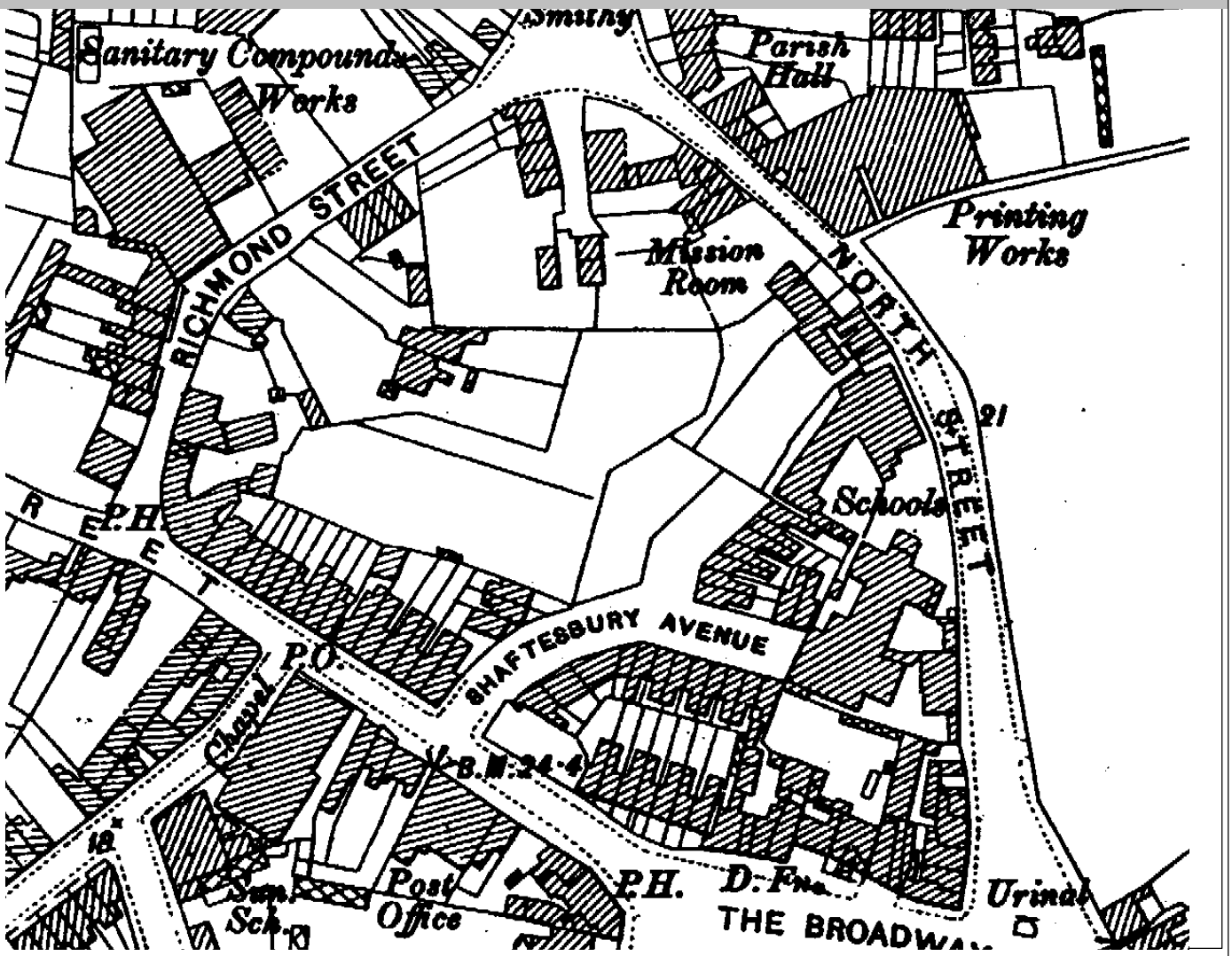

2-10 RICHMOND STREET, Plaistow, E13

HN629

REGISTERED ORGANISATION IFA

Desk Based Archaeological Assessment and Archaeological Evaluation Report

THE HERITAGE NETWORK *LTD*

Registered with the Institute of Field Archaeologists as an Archaeological Organisation

Archaeological Director: David Hillelson, BA MIFA

LAND AT 2-10 RICHMOND STREET
Plaistow, E13.

Site Code: RIC07

HN629

Desk-based Archaeological Assessment
& Archaeological Evaluation Report

Prepared on behalf of Durkan Ltd

by

Helen Ashworth BA (HONS) AIFA

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Report no.393

2007

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The cover illustration shows the 2nd edition OS map, 1894-6

Acknowledgements

The background research for this project, and the preparation of the illustrations, was carried out by Helen Ashworth. The fieldwork was carried out by Compass Archaeology, under the supervision of Geoff Potter. The report text and illustrations were prepared by Helen Ashworth, Colin Reid, Geoff Potter and Mark Winter and the report was edited by David Hillelson.

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Summary

Site name and address:	2-10 Richmond Street, Plaistow		
County:	Essex	**District:**	London Borough of Newham
Village/town:	Plaistow	**Parish:**	Plaistow
Planning reference:	05/00586/FUL	**NGR:**	TQ 404 832
Client name and address:	Durkan Ltd, Durkan House, 214-224 High Street, Waltham Cross, EN8 7DU		
Nature of work:	Residential	**Former land use:**	Other 13 – Waste ground
Site status:	None	**Reason for investigation:**	Direction of local planning authority (PPG 16)
Position in planning process:	After full determination (eg, As a condition)	**Project brief originator:**	English Heritage/Department of Environment
Size of affected area:	0.4 ha	**Size of area investigated:**	208 sq. metres
Site Code:	RIC07	**Other reference:**	HN629
Organisation:	Heritage Network	**Site Director:**	David Hillelson
Project type, methods etc.:	Desk-based assessment & Evaluation	**Archive recipient:**	Museum of London
Start of work	January 3rd 2007	**Finish of work**	January 9th 2007
Related SMR Nos:	N/a	**Periods represented:**	Late medieval, post medieval and modern
Oasis UID	Heritage1-24981 and CompassA 1-22874	**Significant finds:**	Pottery medieval, Pottery post medieval
Monument types:	PIT medieval, PITS/LINEARS post medieval		
Physical archive:	Animal bones, Ceramics, Glass		
Previous summaries/reports:	N/a		

Synopsis:

In order to assess the archaeological risk posed by a proposal to redevelop land at 2-10 Richmond Street, Plaistow, London Borough of Newham the Heritage Network was commissioned by Durkan Ltd to undertake a desk-based archaeological assessment of the site and a programme of archaeological evaluation.

A study of the documentary and database evidence relating to Plaistow indicated that there was a low risk of encountering features and finds of prehistoric, Roman and Saxon date. The risk increased to high for the medieval, post-medieval and modern periods

In order to characterise the defined archaeological potential of the site, 6 trenches were machined to the first significant archaeological horizon.

It is clear that the current development of the present site will have a limited impact on remains of potential archaeological significance. It is considered that no further archaeological mitigation is required on the present site.

1. Introduction

1.2 This report has been prepared on behalf of *Durkan Ltd* as a part of the archaeological evaluation of a proposed development site located 2-10 Richmond Street, Plaistow, London Borough of Newham.

1.3 The study area comprises, centred at NGR TQ 4043 8324. The site covers an area of approximately 0.4 ha and is located on vacant land to the rear of properties fronting Richmond Street and High Street (Figure 1). The development proposes the erection of a 3 –5 storey block of residential apartments, with the creation of a new vehicular access from High Street. and associated car parking and landscaping.

1.4 The present site is situated in the core of the historic village of Plaistow, to the rear of the Black Lion public house on High Street. Until the 19th century the village was centred around High Street, previously known as Cordwainer Street, Richmond Street and North Street, with two roads, Balaam Street and Greengate Street, running south into the marshes bordering the Thames.

1.5 The aim of the evaluation, which combines fieldwork with desk based research, 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 such remains, in accordance with the current published regional research agenda (Nixon et al 2002), should they be discovered.

1.6 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, if any, mitigation measures might be required to allow the development to proceed.

2. Desk-Based Research

TOPOGRAPHY AND GEOLOGY

2.1 It lies on the floodplain of the River Thames and to the east of the River Lea. The underlying geology consists of Flood Plain Gravel (Wessex Archaeology 2005).

2.2 The study area is possibly located on the site of the medieval village green. This is a sub-rectangular area, surrounded by roads. High Street and Broadway to the south, Richmond Street to the west and North Street to the north and east.

HISTORICAL AND ARCHAEOLOGICAL CONTEXT

Introduction

2.3 The site lies close to the corner of Richmond Street and High Street, Plaistow, at the northern end of the medieval and early post-medieval village (Figure 1). It is located on the drier ground, to the north of the marshes on the banks of the Thames.

2.4 Documentary and cartographic evidence for this study has been collected from a 0.5km radius of the study area. This includes sites and find spots listed on the Greater London Sites and Monuments Record (GLSMR) and buildings included on the statutory List of Buildings of Special Architectural or Historic Interest, maintained by the Department of Culture, Media and Sport.

Prehistoric

2.5 The study area lies on the floodplain of the River Thames, close to the confluence of the Thames and the Lea. Significant evidence of prehistoric activity, from at least the early Mesolithic period, has been identified along the length of the Lea valley (Austin 1997)

2.6 Although no evidence for prehistoric activity has been identified within a 500m radius of the study area, a number of prehistoric features and finds have been recorded within 1km to the south-east, south-west and north-west of the present site.

2.7 Two Palaeolithic (-500,000 bc to –10,000 bc) flint axes were found on Green Street, over 500m to the north-east of the study area (GLSMR MLO7970). Mesolithic (-10,000 bc to –4,000 bc) and Neolithic (-4,000 bc to –2,200 bc) stone artefacts were found in a gravel quarry at the junction between Plashet Road and Gwendoline Road, approximately 800m to the north-east (GLSMR MLO25402 - 25403). Other prehistoric flint artefacts and a buried watercourse were recorded during archaeological fieldwork at Elizabeth Fry School, over 1km to the south-west (GLSMR MLO66983-985).

2.8 The apparent lack of evidence from the immediate vicinity of the study area may reflect either a genuine absence, or the destruction of fragile features and deposits by later activity.

Iron Age (-800 bc to AD 43)

2.9 No evidence for Iron Age features, deposits or finds has been recorded from the immediate vicinity of the study area. However, a series of cropmark enclosures indicating a

settlement of Bronze Age (-2,500 bc to –700 bc) and Iron Age (-800 bc to AD 50) date was recorded in the area of Selsdon Road, Upton Park, approximately 900m to the north-west, in 1746 (GLSMR MLO14014, MLO14244).

Romano-British (AD 43 to AD 410)

2.10 A bronze coin of Magnetius and Decentius (c.AD 351-2) was recovered during works on the northern outfall sewer bank (MLO25418) approximately 500m to the south-west. It is possible that the coin was imported on to the site from elsewhere, in soil used to build the embankment for the sewer in the 1860s.

2.11 This is the only evidence of Roman activity in the immediate vicinity of the study area, which lies approximately 10km to the east of Roman Londinium.

Early Medieval (AD 410 to AD 1066)

2.12 The study area lay to the east of the middle Saxon settlement at *Lundenwic,* which was apparently centred around Covent Garden (Nixon et al 2002, 46). The main settlement relocated to the area of the earlier walled Roman city in the late Saxon period, possibly as a result of Viking attacks (ibid).

2.13 No evidence of early medieval settlement has been recorded from the immediate vicinity of the present site, which is likely to have formed part of the manor of Ham, in the county of Essex, during the 9th and 10th centuries.

Medieval (1066 to 1540)

2.14 Before 1066 the manor of Ham, which means low-lying pasture (VCH1) was held by Alstan (Rumble 1983). It measured 8 hides and 30 acres (approximately 990 acres) with fifty one males living on the manor, giving an estimated total population of between 200 and 250.

2.15 Under Alstan the manor had enough land for 13 plough teams of 8 oxen, enough woodland to support 100 pigs and 60 acres of meadow. There were also 9 mills, 1 cob, 1 cow, 6 sheep and 8 pigs on the manor.

2.16 By 1086 the manor was held jointly by Ranulph Peverel and Robert Gernon, effectively as two small estates. The population had significantly increased between 1066 and 1086, with 130 males recorded as living on the manor, giving an estimated total population of between 500 and 650. The number of listed stock had also increased to 16 plough teams, 2 cobs, 2 foals, 2 cows with calves and 9 cattle, 66 sheep and 71 pigs. Thirty acres of Robert's share was held by Osbern.

2.17 The manor of Plaiz was created from part of this holding. It was inherited in 1268 by Richard de Plaiz, from whom the manor probably took its name (VCH2). In 1353 the manor was granted to Stratford Abbey. Following the Dissolution it was granted to Sir Roger Cholmley and subsequently became joined to the manor known as East West Ham.

2.18 The name "Pleystowe" first appears in 1278 (GLSMR MLO25834) and is likely to have derived from the de Plaiz family, lords of the manor in the 13th and 14th centuries. It has also been suggested that the name means "place of play", which may refer to a village green. The shape of the village suggests that it grew up around a green.

2.19 The study area lies close to the site of a number of manorial estates. It formed part of the manor of Plaiz (GLSMR MLO25826), centred approximately 130m to the south-east and was later conjoined to the manor of East West Ham (GLSMR MLO1431), centred approximately 460m to the south-west. Tenements of these manors were located in the village.

2.20 The manor of Bretts (GLSMR MLO25685) is thought to have been located at Plaistow, possibly under the site of the modern St Mary's Church, approximately 170m to the north-east. A late 17th century map of Bretts manor shows the manor house, depicted as a tower with attached gateway and buildings and set within a moated enclosure, as located on the site of the church (Fry 1888, 243-4). The moat is shown on Rocque's map of 1745 (Figure 3), but had apparently disappeared by 1777. 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.

2.21 A pond, possibly the remains of the moat surrounding Bretts manor house, (GLSMR MLO55687) is reputed to have been sited near St Mary's School, approximately 280m to the north-east. No trace of this feature is visible now.

Post-medieval (1540 to 1901); Modern (1901 to present)

2.22 Plaistow remained a rural village into the 19th century. It formed the southernmost of the three wards of the parish, the others being Church Street and Stratford Langthorne. In the 1740s Plaistow appears to have been the largest settlement in West Ham, with 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). High Street and North Street were both known as Cordwainer Street, after the leather trade thought to have been carried out there in the medieval and early post-medieval period.

2.23 Until the mid 19th century West Ham parish was largely agricultural, with scattered settlements at Stratford, Plaistow, East Ham and West Ham. 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).

2.24 Growth in the West Ham area was stimulated by the arrival of the railways, and the building of the New (now Barking Road) by the Commercial Road turnpike trust, in the 19th century. In Plaistow the opening in 1858 of the loop line to Barking of the London, Tilbury and Southend railway led to increased development. A number of older estates, such as Bretts manor, were sold for development at this time.

2.25 Industry was largely concentrated around the river to the south of the study area, including C.J Mare & Co. shipyard at Bow Creek, later known as the Thames Ironworks & Shipbuilding Co. and S.W. Siver & Co's. rubber factory near Ham Creek However, a number of factories were located in the vicinity of the study area in the later 19th century. John Jeyes built a factory in 1879 on Richmond Street, on the site of Richmond House, to manufacture disinfectant. Curwen Printing Works were established on North Street, on the site of the Independent chapel.

2.26 St Mary's Church, to the north of the study area, was originally built in 1830 as a chapel of ease for the parish church, All Saints (Council of the London Borough of Newham 1986, 116-7). In 1844 St Mary's became a separate parish and the congregation increased

(Council of the London Borough of Newham 1986, 116-7). The first church was too small, and was rebuilt in 1894 at an increased size. It was demolished in 1977 as it was too big and the site was redeveloped, the construction of including smaller church which was opened in 1981.

2.27 The rural nature of Plaistow in the early post-medieval period is demonstrated by the presence of a farm to the south of Hyde House, Swete Street (GLSMR MLO25668) approximately 150m to the south-west. Stables and other buildings are marked on 18th century maps. These were demolished in c.1859. A large barn also stood on the site (GLSMR MLO55684). It contained a brick gateway, dated 1579, with an inscription reading "This is the Gateway of Everlasting Life". The gate is reputed to have been the entry to the premises occupied by the monks of Stratford Langthorne Abbey after the Dissolution.

2.28 The Greater London Sites and Monuments Record also contains details of buildings of historic interest (see Appendix 1). The majority of those within 500m of the study area date to the 18th and 19th centuries.

2.29 Archaeological fieldwork in the immediate vicinity of the study area has only revealed evidence for post-medieval occupation. A watching brief at 140 Balaam Street, approximately 480m to the south-east, in March 2000 (GLSMR MLO74286 / ELO2856) identified made ground of 18th/19th century date and contemporary brick walls. Evaluation at the West Ham bus garage, approximately 390m to the south-east, in 1993 (GLSMR MLO64363 / ELO3689) revealed the remains of an 18th century brick building. Brick walls and drains of 19th century date were also encountered. Evidence for the former use of the site as a tram depot was also recorded.

2.30 A watching brief at Ashburton Terrace, approximately 300m to the north-west, encountered a Victorian garden soil overlying subsoils and natural gravel (GLSMR MLO74587 / ELO3477). The remains of 19th cellars, relating to the Lord Raglan public house, were found during a watching brief at 9A High Street, approximately 200m to the west (GLSMR MLO74881). An undated clay deposit, containing lenses of peat and organic material, may represent the backfill of either a palaeochannel or a quarry.

2.31 A watching brief by Wessex Archaeology on geotechnical window samples at 128-136 High Street, Plaistow, approximately 180m to the south-east, revealed potential evidence for backfilled cellars (Wessex Archaeology 2005). These have been interpreted as possibly relating to the terraced houses that stood on the site from the late 19th century until the mid 20th century.

SITE SPECIFIC

2.32 The study area is currently vacant land to the rear of the Black Lion public house. An oval running track has occupied the eastern side of the site since at least 1962 (Figure *). The remains of this feature are likely to still be in situ.

2.33 The land between High Street, North Street, Richmond Street and The Broadway may have been the site of the original village green, In more recent times it was known as "the island" (Curwen 1994, p.8). The name Richmond Street came from Richmond House, on the western side of the street, home of the Duke of Richmond. Dick Turpin is believed to have been a servant to Farmer Giles of Richmond Street for a while.

2.34 North Street, like High Street, was formerly known as Cordwainer Street, suggesting that leather working was carried out in this area. The Friends Meeting House was built at the eastern end of the street in 1819 and was later incorporated into the primary school which stood on the site until the mid 20th century (Curwen 1994). The printing works on the north-eastern corner are located on the site of the Independent Chapel, built in 1807 (ibid).

2.35 There has been a public house called the Black Lion (or Lyon) on the corner of Richmond Street and High Street since at least 1742. It was recorded at that date as '*An old plastered house, 3 lower rooms, 4 chambers with a stable and a publick house sign of the Black Lyon, a new seller was built 1754 with a large room over it.*' (SLLSA, John James' Map & Book of Plaistow, 1742-1780s). The property measured approximately 40 poles and was owned by Hester Gyles and Elizabeth Rawston in the early 1740s; by Thomas Rawston in 1745; and by Ann Rawston in 1769. The occupiers were named as Samuel Hymas in 1745, John Adams in 1750 and Arthur Hog in 1762.

2.36 John James also records another property associated with the Black Lion. This may be one of the neighbouring plots. The property is recorded as '*An old weather boarded house, 3 lower, 4 chambers, with a barn and cowhouses and washhouse. The cowhouses pulled down 1757. The old house pulled down 1766. One house built on part of the barn 1764. Ten others built next to the above – the 2nd where the barn stood, the last near where the old house stood*'. Rocque's survey of 1745 (Figure 3) shows other properties to the north-west and the east of the Black Lion. Claytons' map (Figure 5) shows that by 1821 these had both been sub-divided into smaller plots.

2.37 The study area comprises the property belonging to the Black Lion public house. The present boundaries were established in the mid 20th century, between 1939 and 1962. Until that period the northern boundary was L-shaped, and followed the southern and western boundaries of the pair of semi-detached houses to the north. It appears that these properties were purchased in the mid 20th century.

Cartographic

2.38 The earliest map consulted was John James' 'Map and Book of Plaistow', dated 1742 (SLLSA) (not illustrated). The map is of the village and surrounding fields, but shows no detail of individual plots.

2.39 John Rocque's Survey of London, dated 1745, (SLLSA) shows the study area in greater detail (Figure 3). The map shows a number of buildings fringing the area known as "the island" and fronting the roads.

- The Black Lion public house is likely to be the single structure facing High Street, close to the junction with Richmond Street. Another building is set back from the street frontage to the east. This may represent one of the outbuildings listed in John James' survey. A larger block to the north, facing Richmond Street, may also be part of this property.

- The land to the rear of the houses appears to have been divided into a series of garden, or horticultural, plots. A boundary apparently ran east from the corner of the larger building fronting Richmond Street to join a boundary running approximately north to south. This may mark the extent of the Black Lion's estate. Several other possible boundaries adjoin it on the northern side.

2.40 Chapman and Andre's Map of the County of Essex, 1777 (SLLSA) shows little change to the study area (Figure 4). It appears to show that the buildings at the junction of High Street and Richmond Street had been joined, to form an L-shaped range, but this may be artistic licence.

2.41 John Cary's Survey of Fifteen Miles Round London, dated 1786, (not illustrated) names the village as Plaistow (www.oldlondonmaps.com/cary). At that period Plaistow formed a separate settlement to the south-east of West Ham and west of East Ham. It consisted of ribbon development along three roads, two of which ran south into the marshes beside the Thames, named as Plaistow Level on this map.

- The study area is shown as undeveloped land, aligned roughly north-west to south-east, to the rear of properties fronting North Street, Richmond Street and High Street. This land is likely to have been used as garden or horticultural land. The buildings, including the Black Lion public house, are depicted as four blocks, with gaps between them, allowing access to the land behind from the streets.

2.42 Clayton's Survey of the parish of West Ham, dated 1821 (SLLSA) shows a number of changes to the study area (Figure 5).

- Although the centre of "the island" remained largely undeveloped, more buildings had been constructed along the street frontages, leading to a certain amount of encroachment of the gardens to the rear of the properties.

- The Black Lion estate is marked as no.45 on the map. This forms an irregular rectangle, extending east from a small strip on the corner of Richmond Street / High Street. No details are shown of how this area was laid out, but a small structure may be located on the corner of the southern boundary.

- The adjoining properties to the east and north-west had been divided into a number of smaller plots. Those to the east appear to represent cottages fronting High Street, with narrow rear gardens.

2.43 The 1st edition OS map, dated 1870, shows the study area in detail (Figure 6). The Black Lion consisted of a curved building following the line of the junction between High Street and Richmond Street. A number of rectangular buildings extend north-east from this range.

- A rear garden ran east from the buildings. This consisted of a central lawn, surrounded by a path, with beds of shrubs or hedges to the south. A small structure is marked at the north-eastern end, possibly a shed or summer-house.

- An irregularly shaped building, probably a domestic residence which faces Richmond Street to the west, is located to the north of the Black Lion's garden. This is set in gardens, also laid to lawns and shrubberies, located to the east and west of the house. This area did not form part of the Black Lion's estate until the mid 20th century.

- To the east of the public house is a terrace of small cottages, with gardens running north, to the southern boundary of the Black Lion's garden.

- A short length of road, with a terrace of houses on the western side, runs south from North Street. Two rectangular buildings are located at the southern end of this road. A pump is marked in the centre of the road, immediately north of the houses.

- The northern side of North Street is lined with buildings, with gardens to the rear. The north-eastern side of the street is less developed, with large gardens extending west and south. A single large house is located on the street frontage on the eastern side of the island.

- To the south of this is the Friends Meeting House, which is set back from the road behind another building. Open land lies to the rear of the meeting house.

- Terraces of houses were sited on the south-eastern corner of "the island", fronting on to Broadway.

- Increased development is noticeable in the vicinity of the study area. The railway is marked to the west, Two new residential roads, Grafton Road and Church Street, have been constructed across former fields between the railway and Richmond Street. Other roads are marked to the south of High Street.

2.44 The 2nd edition OS map of 1894-6 shows little change at the western side of the study area, but the eastern side had become more developed (Figure 7). By this period the area of undeveloped land was confined to the centre of the island. This area was apparently divided, possibly by fences or walls, into a number of smaller plots..

- The irregularly shaped house marked on the 1st edition map, may have been demolished and replaced by the pair of semi-detached houses shown on this map. Alternatively, the existing building was altered and divided into two properties. The boundaries remained the same as those previously established.

- The most noticeable change was the construction of Shaftesbury Avenue, a cul-de-sac which ran north-east from High Street and forked at its eastern end. Terraces of cottages lined the eastern side of the street.

- The terrace of houses to the east of the Black Lion had also been extended to the east, running from the pub to the new street.

- The Friends Meeting House had been incorporated in a large school building. A second school building to the north had been built on the site of the single house and its gardens on North Street.

- Former fields and gardens to the west, the south and the north had also been built over by this period. A Sanitary Compounds factory occupied the site of Richmond House and its gardens on the western side of Richmond Street.

2.45 A ground plan of the Black Lion estate in 1933 (SLLSA) shows the buildings and other features associated with the public house (Figure 8). The property was irregular in shape, with two ranges of buildings facing the street frontage at the corner of High Street and Richmond Street and extensive grounds to the rear.

- The southern range comprised nos. 61 and part of 59 High Street on the street frontage. Beyond this, extending east along the southern boundary, were a storeroom and stable block.

- The northern range consisted of part of no.59 High Street. To the rear of this was a covered yard and a boiler room.

- A covered gateway joined the two parts of no.59 High Street and gave access to the rear of the premises from Richmond Street.

- The grounds contained a small pavilion, a rectangular bowling green and tennis courts

2.46 The 4th edition OS map, dated 1939, shows very little change to the study area (Figure 9). The tennis courts still existed, but the bowling green is not marked. A small structure had been built close to the tennis courts, right in the north-eastern corner of the property.

- Further development had taken place in the immediate vicinity of the study area. A cinema had been built immediately to the north of the Black Lion, replacing a small square building.

- The short length of road to the north had disappeared, and been replaced by a terraced houses fronting Richmond Street and North Street. The Mission Rooms to the east of this lane had been replaced by a large building.

- The properties to the north of the school, shown on the 2nd edition map, had disappeared by this time. Their site was now incorporated in the school grounds.

2.47 The OS map for 1960 shows little change to the study area (Figure 10). A running track now occupied the eastern side of the property. Several trees are also shown on the western side of this feature.

- It appears that the immediate area was run-down as the cinema had gone out of use by this time and the building is marked as a ruin. The western end of the terrace immediately next to the Black Lion had also become derelict.

2.48 A Land Registry plan of the Black Lion estate, dated c.1962, indicates that the property had increased in size, extending north to the rear boundaries of properties fronting North Street. It now incorporated the semi-detached houses to the north-east of the former covered yard (Figure 11). The purchase of these premises allowed a second, northern, access from Richmond Street. These properties were demolished post-1982.

- The derelict buildings to the east of the Black Lion had been pulled down and a car park created on their site.

- The line of Shaftesbury Avenue had also disappeared and a block of flats had been constructed on its western side. A number of small rectangular structures had been erected to the rear of the new building, possibly to house dustbins or bicycles.

2.49 Ordnance Survey maps of the study area, dated 1968/1972, shows little change to the study area (Figure 12). The schools buildings to the east had gone by this period, leaving an open space.

2.50 Ordnance Survey maps of the study area, dated 1982/1985, shows little change to the study area itself (Figure 13). The trees marked beside the running track are not marked on this map, indicating that they had been removed by this period.

- The Eleanor Smith School had been built to the east, on the site of the previous school buildings.

3. Fieldwork

METHODOLOGY

3.1 Initial clearance of the trial trenches was undertaken by a JCB excavator working under archaeological supervision. Topsoil, dump and subsoil layers were removed by machine down to the level of the natural drift deposits.

3.2 Following initial machine clearance archaeological deposits and features were selectively excavated and recorded in stratigraphic sequence.

3.3 Archaeological contexts were recorded on pro-forma sheets by written and measured description, and where necessary drawn in plan and/or section. The trench positions were recorded onto the general site survey plan, and related with appropriate accuracy to the Ordnance Survey grid. Levels were derived from an OS Bench Mark (value 6.64m OD) located on the Library Building, North Street.

3.4 The recording system used follows the MoL Site Manual for on-site work. By agreement the recording and drawing sheets used are directly compatible with those developed by the Museum. The fieldwork record was supplemented by photography.

3.5 The fieldwork records have been allocated the site code: RIC06 by the Museum of London Archaeological Archive. An ordered and indexed site archive will be compiled in line with the MoL Guidelines and will be deposited in the Museum of London Archive.

3.6 The objective of the evaluation was to define the character, extent and significance of potential remains, and to recover dating and environmental evidence, rather than to fully excavate.

3.7 The proposed evaluation consisted of 6 trial trenches covering a total area of some 208 square metres (Figure 14). Trenches 1-4 measured 1.6m wide by 25 to 30m in length. Trench 5 and 6 measured 1.6m wide by 10m and 15m respectively. In total, 5% of the 0.4 hectares affected by the development was sampled by trial trenching.

RESULTS

Trench 1

3.8 Trench 1 was located in the northeast of the site, running in an east-west direction with measurements of 1.6m wide by 25m in length.

3.9 The stratigraphy in the trench consisted of sod, topsoil and subsoil layers which were removed by machine from a pre-excavation level of 6.24m OD at the western end, sloping slightly to 6.31m OD at the eastern end. The natural deposit of sandy silt and Flood Plain Gravel [C23] was exposed approximately 0.75m below the present ground level, at a fairly level 5.44m OD across the base of the trench. The natural was overlain by a clean dark orange subsoil layer [C22] approximately 0.3m thick, which in turn was truncated by a reworked topsoil layer [C21] about 0.45m thick. The topsoil contained a large amount of building rubble that may relate to the 19th century houses that occupied the site just to the west.

3.10 The trench contained a single cut feature.

- Feature C5 [fill C6], a small sub-circular cut with measurements of 0.5m by 0.7m by 0.72m deep, containing 19th century pottery, clay pipe stem fragments and post-medieval CBM. The pit probably functioned as a rubbish pit.

Trench data:

Length (m):	25	**Width (m):**	1.6	**Maximum Depth (m):**	0.75	**Orientation**	East-west
Level at western End of Trench (mOD)		**Top**	6.24	**Level at eastern End of Trench (mOD)**		**Top**	6.31
		Base	5.44			**Base**	

Context	**Type**	**Description**	**Dimensions (m)**		
			Length	**Width**	**Depth**
C5	Cut	Small, sub-circular rubbish pit	0.7	0.5	0.72
C6	Fill	Fill of C5	0.7	0.5	0.72
C21	Layer	Reworked topsoil	25+	1.6+	0.45+
C22	Layer	Dark orange subsoil	25+	1.6+	0.3
C23	Layer	Sandy silt and Flood Plain Gravel	25+	1.6+	0.75

Trench 2

3.11 Trench 2 was located by the eastern boundary of the site running in a northeast-southwest direction and measuring 1.6m wide by 30m in length.

3.12 The stratigraphy in the trench consisted of sod, topsoil and subsoil layers, which were removed to the level of the natural Flood Plain Gravel [C23]. This was exposed c 0.9m below present ground at 5.23m OD at the southwest end of the trench. The overlying subsoil [C22] was approximately 0.1m thick and was truncated by a reworked and also heavily truncated topsoil layer [C21] approximately 0.3m thick. Overlying the topsoil was a layer of gravel and hardcore which probably represents a foundation/levelling layer for the running track that occupied the site from the early 1960s.

3.13 The trench contained several dumps of modern material from which dating evidence was recovered. They were recorded in plan but were not recorded any further due to their modern date. The sequence of deposits reflects how the land was developed from the 19th century to recent times.

Trench data:

Length (m):	30	**Width (m):**	1.6	**Maximum Depth (m):**	0.9	**Orientation**	Northeast-southwest
Level at southwestern End of Trench (mOD)		**Top**	6.17	**Level at northeastern End of Trench (mOD)**		**Top**	6.27
		Base	5.23			**Base**	5.23

Context	**Type**	**Description**	**Dimensions (m)**		
			Length	**Width**	**Depth**
C21	Layer	Reworked and heavily truncated topsoil	306	1.6+	0.3
C22	Layer	Subsoil	30+	1.6+	0.1
C23	Layer	Natural Flood Plain Gravel	30+	1.6+	0.90

Trench 3

3.14 Trench 3 was located in the centre of the site measuring 1.6m wide by 25m in length and orientated in a northeast–southwest direction.

3.15 The stratigraphy in the trench consisted of sod, topsoil and subsoil which were removed by machine to expose the natural Flood Plain Gravel deposit [C23]. This became visible approximately 1.0m below present ground level, at 4.98m OD at the northwest end of the trench rising to 5.35m OD at the southeast end. The natural was overlain by a light brown subsoil layer [C22] c 0.4m thick and containing occasional brick and tile fragments. The subsoil layer was truncated by a foundation/levelling layer presumably for the running track, similar to that seen in Trench 2.

3.16 The trench contained several cut features.

- Features [C1] and [C3] were located at the northeast end of the trench, situated 1m apart. [C1] had principle measurements of 0.45m wide by 0.65m in length with a depth of 0.2m. The feature was filled by a grey silty sand [C2] and contained no finds.

- Feature [C3] was similar, though smaller, measuring 0.35m wide by 0.57m in length with a depth of 0.15m. This feature was filled by grey silty sand and also contained no finds or dating evidence.

Trench data:

Length (m):	25	**Width (m):**	1.6	**Maximum Depth (m):**	1.0	**Orientation**	Northeast-southwest
Level at northeastern End of Trench (mOD)		**Top**	6.35	**Level at southwestern End of Trench (mOD)**		**Top**	6.35
		Base	4.98			**Base**	5.35

Context	**Type**	**Description**	**Dimensions (m)**		
			Length	**Width**	**Depth**
C1	Cut	Sub circular post hole.	0.65	0.45	0.2
C2	Fill	Grey silty sand. Fill of C1.	0.65	0.45	0.2
C3	Cut	Sub circular post hole.	0.57	0.35	0.15
C4	Fill	Grey silty sand. Fill of C3.	0.57	0.35	0.15
C7	Fill	Light brown/grey sandy clay.	3.43	0.53	0.22
C8	Cut	Thin northeast-southwest linear.	3.43	0.53	0.22
C9	Fill	Mid brown silty clay. Fill of C10.		0.55	0.20
C10	Cut	Thin east-west linear		0.55	0.20
C22	Layer	Light brown subsoil.	25+	1.6+	0.4
C23	Layer	Natural Flood Plain Gravel	25+	1.6+	1.0

Trench 4

3.17 Trench 4 was located in the northwest corner of the site running in a northwest–southeast direction and measuring 1.6m wide by 25m in length.

3.18 The stratigraphy in the trench consisted of sod, topsoil and made ground/dump layers which were removed by machine to the depth of the natural sandy silt and Flood Plain Gravel deposit [C23]. This was recorded at 4.97m OD at the southeast end of the trench, sloping to 5.18m OD. The exposed profile was approximately 1.3m thick. Made ground and dump

layers some 0.6m thick containing post-medieval rubble overlay the natural. This was sealed by a reworked topsoil layer [C21] 0.7m thick.

3.19 The trench contained two cut features.

- Feature [C12] was a large pit feature extending 8m southeast from the northwest end of the trench. In profile the feature was quite shallow, measuring some 0.25m deep. The pit was filled by a black ashy silt deposit [C11], which contained frequent abraded tile fragments. There were also a few residual sherds of later medieval and early post-medieval pottery (see finds assessment below), plus one glass bottle fragment and one clay pipe stem. The date of the context is therefore estimated to be mid 17th century or later.

- Feature [C14] was located a further 4m southeast. This pit like feature was linear in plan, running in a northeast–southwest direction across the trench beyond the limit of excavation on either side. It was filled by a mid brown silty sand [C13] that contained infrequent tile fragments. In profile the cut was 1.9m wide by 0.3m deep with sides sloping gradually to a flat base. The natural in the vicinity of the feature has a very high gravel content, so it is possible that this cut functioned as a gravel extraction pit.

Trench data:

Length (m):	25	**Width (m):**	1.6	**Maximum Depth (m):**	1.3	**Orientation**	Northwest-southeast
Level at south-east End of Trench (mOD)		**Top**	6.28	**Level at north-west End of Trench (mOD)**		**Top**	6.43
		Base	4.97			**Base**	5.18

Context	**Type**	**Description**	**Dimensions (m)**		
			Length	**Width**	**Depth**
C11	Fill	Black ashy silt. Fill of cut C12	8+	8+	0.25
C12	Cut	Pit	8+	8+	0.25
C13	Fill	Mid brown silty-sand. Fill of C14.	1.6+	1.9	0.3
C14	Cut	Northeast-southwest linear	1.6+	1.9	0.3
C21	Layer	Reworked topsoil	25+	1.6+	0.7
C23	Layer	Flood Plain Gravel	25+	1.6+	1.3

Trench 5

3.20 Trench 5 was located by the southwest site boundary running in an east-west direction and measuring 1.6m wide by 10m in length

3.21 The stratigraphy in the trench consisted of sod, topsoil and subsoil layers which were removed by machine to expose a natural sandy silt and Flood Plain Gravel deposit [C23], which was recorded at 5.26m OD at the west end of the trench sloping to 5.39m OD at the east end. The exposed profile was approximately 0.65m thick. A clean light brown silty clay subsoil layer [C22] some 0.2m thick sealed the natural Flood Plain deposit. This was in turn sealed and presumably truncated by a dark brown topsoil layer [C21] 0.45m thick that contained occasional brick/tile. The clean nature of the topsoil and subsoil indicates this area of the site was relatively undisturbed by 19th century and later activity.

3.22 The trench contained a single cut feature.

- Feature [C19], a small sub-circular feature located at the east end of the trench. The feature continues beyond the limit of excavation into the south facing section, but the visible curvature suggests a linear feature with a rounded end performing a similar function to those within Trench 3. In profile the cut was 0.4m wide by 0.2m deep, and 0.4m of the length of the feature is visible in plan. Near vertical sides drop to a relatively flat base. The cut was filled by a mid brown sandy silt [C20], which contained fragments of tile and clay pipe stem and is therefore of post-medieval date.

Trench data:

Length (m):	10	**Width (m):**	1.6	**Maximum Depth (m):**	0.65	**Orientation**	East-west
Level at East End of Trench (mOD)		**Top**	6.05	**Level at west End of Trench (mOD)**		**Top**	6.05
		Base	5.39			**Base**	5.26

Context	**Type**	**Description**	**Dimensions (m)**		
			Length	**Width**	**Depth**
C19	Cut	Linear with rounded end	0.4+	0.4	0.2
C20	Fill	Mid brown sandy. Fill of C19	0.4+	0.4+	0.2
C21	Layer	Dark Brown topsoil.	10+	1.6+	1.45
C22	Layer	Light brown silty clay subsoil	10+	1.6+	0.2
C23	Layer	Sandy Silt and Flood Plain Gravel deposit	10+	1.6+	0.65

Trench 6

3.23 Trench 6 was located approximately 7m east of Trench 5, running in an east-west direction with principle measurements of 1.6m wide by 15m in length.

3.24 The stratigraphy in the trench consisted of made ground, topsoil and subsoil layers which were removed by machine down to the level of the natural Flood Plain Gravel [C23]. This was recorded at a fairly level 5.2m OD across the base of the trench. The exposed profile was approximately 1m thick. The natural Gravel was sealed by a light brown subsoil layer [C22] some 0.2-0.3m thick that contained occasional tile and CBM. A reworked topsoil layer [C21] truncated the subsoil. The topsoil was in turn truncated by a levelling layer of gravel and hardcore, seen in Trenches 2 and 3, used during the construction of the 1960s running track.

3.25 The trench contained two features.

- Feature [C15] was recorded as a 3.7m long irregular shaped feature with only the eastern and western limits visible in plan, although the overall outline may be roughly circular. It was filled by a homogenous brown silty clay [C16] containing occasional tile fragments, plus a single potsherd, fine glass fragment and clay pipe stem that collectively suggest an 18th or 19th century date. In profile the cut was quite shallow, some 0.2m in depth. There was a large amount of root disturbance within the fill, and it is likely that this is actually a tree bole – the remains of an uprooted tree – and therefore not archaeologically significant.

- Feature [C17] was located approximately 2m west of [C15]. It was recorded as a sub-circular feature with only its western and southern limits visible in plan, measuring 2.5m by 1.5m. In profile the cut had a depth of 0.3m and was filled by a mid brown silty sand [C18] containing some pot and tile fragments. The pottery included three sherds of later

medieval or early post-medieval date, plus one residual piece of early medieval shelly ware (see finds assessment below). The feature probably functioned as a gravel extraction pit based on the high content of natural gravel surrounding the cut.

Trench data:

Length (m):	15	**Width (m):**	1.6	**Maximum Depth (m):**	1.0	**Orientation**	East-west
Level at western End of Trench (mOD)		**Top**	6.07	**Level at eastern End of Trench (mOD)**		**Top**	6.27
		Base	5.2			**Base**	5.2

Context	**Type**	**Description**	**Dimensions (m)**		
			Length	**Width**	**Depth**
C15	Cut	Irregular shaped feature, possibly a tree bowl.	3.7		0.2
C16	Fill	Homogenous Brown silty clay. Fill of C15.	3.7		0.2
C17	Cut	Sub circular feature.	2.5	1.5	0.3
C18	Fill	Mid brown silty sand. Fill of C17.	2.5	1.5	0.3
C21	Layer	Reworked topsoil.	15+	1.6+	
C22	Layer	Light brown subsoil.	15+	1.6+	0.2-0.3
C23	Layer	Natural flood plain gravel.	15+	1.6+	1.0

FINDS ASSESSMENT

Concordance of Finds

	Pottery		**CBM**		**Metal**		**Animal Bone**		**Clay pipe**		**Stone**		**Worked Flint**		**Slag**		**Glass**	
Context	**No**	**Wt**	**No**	**Wt**	**No**	**Wt**	**No**	**Wt**	**No**	**Wt**	**No**	**Wt**	**No**	**Wt**	**No**	**Wt**	**No**	**Wt**
6	1	8	2		1				2									
7	1	100																
9	5	75															2	
11	4	88							2								1	
16	1	1							1								1	
18	4	139																
8							1											
20									1									
Total	**16**	**411**	**2**		**1**		**1**		**6**								**4**	

Pottery

3.26 A total of 16 sherds of pottery, weighing 411g, was recovered from 6 stratified and contexts during the present investigation..

3.27 The range of pottery types present indicates that there was activity at the site from the 15th century onwards. The sherds are all generally in good condition and show little sign of attrition, other than the residual early medieval shelly ware sherd from [C18], which has had all the calcareous inclusions leached out.

Pottery code	**Pottery type**	**Quantity**
SEMS	South Essex medieval shelly ware, 1100-1300	1 sherd, 16g
CBW	Coarse border ware, 1270-1500	2 sherds, 40g
MPUR	Midlands purple ware, 1400-1500	1 sherd, 92g
COLS	Colchester slipped ware,1400-1550	4 sherds, 79g
PMR,	Post-medieval redware, 1580-1900	3 sherds, 154g
CHPO	Chinese porcelain,1580?-1900	1 sherd, 1g
CHINA	'Ironstone' china, 1800-1900	4 sherds, 29g

Ceramic Building Material (CBM)

3.28 A total of 2 fragments of CBM, was recovered from 1 stratified context during the course of the investigation.

Metal

3.29 A total of 1 Fe nail, was recovered from 1 stratified context during the course of the investigation.

Animal Bone

3.30 A total of 1 fragment of animal bone, was recovered from 1 stratified contexts during the course of the investigation.

Glass

3.31 A total of 4 fragments of glass, were recovered from 3 stratified contexts during the course of the investigation.

Clay Pipe

3.32 A total of 6 fragments of clay pipe, was recovered from 4 stratified contexts during the course of the investigation.

Comments

3.33 The above material is only broadly dateable, the majority to the 17th or 18th centuries. Nevertheless, some of the finds are of value in establishing an approximate date for features where pottery is residual or absent – ie, fills [C11], [16] & [19].

3.34 A small assemblage was also examined from clearance of the overlying soil horizons, but was quite recent and yielded nothing of significance.

DISCUSSION

3.35 There was no evidence of in situ or residual finds to indicate any prehistoric activity on the site.

3.36 There was no evidence for Romano-British or early medieval activity, though a single residual sherd of early medieval pottery was recovered from a later feature.

3.37 The main evidence for later medieval or early post-medieval activity (to c 1550) relates to a shallow pit [C17] at the eastern end of Trench 6 that was possibly dug to facilitate gravel extraction, although the pottery finds could be residual. Certainly a few sherds were found residually in the backfill of cut [C12] in Trench 4, but there were no other finds of this period from the site.

3.38 There was no evidence directly relating to post-medieval properties fronting onto the High Street and adjacent roads. Trenches 5 and 6 were probably within the rear gardens of these properties and this may be reflected in the generally clean and undisturbed soil profile of Trench 5 and, to a lesser extent, Trench 6.

3.39 In material terms there were four features that may be of 17th or 18th century date, although none produced significant quantities of finds. Two of these were found in Trenches 5 and 6 (cuts C15 & 19), plus the larger pit [C12] in Trench 4 and the slot [C8] in Trench 3 – though the latter was more or less in the middle of the site. Trench 4 also revealed a linear cut [C14] that is apparently post-medieval but otherwise not closely dated.

3.40 19th century features are represented by a small pit [C5] in Trench 1 and by a further linear cut [10] in Trench 3. There were also several other features of mid 19th century or later date, mainly containing building rubble, that were not separately contexted, notably in Trenches 1, 2, and 3.

4. Assessment of Risk

Early Prehistoric

4.1 A number of research topics relating to the early prehistoric period have been identified in the research framework for London archaeology, including the establishment of a chronological framework, aspects of continuity and change in the nature of human subsistence strategies between the Upper Palaeolithic and Mesolithic, the identification of sites and *in situ* horizons and the impact of human occupation on the landscape (Nixon et al 2002, 18-22). Therefore, the significance of any potential remains of early prehistoric date on the present site should be considered to be *High*.

4.2 No features or finds of early prehistoric date have been identified within 500m of the study area, though a number of findspots of prehistoric implements have been recorded within 1km to the south and north (GLSMR MLO7970 & MLO25402). This may reflect either a genuine lack of evidence, or the destruction of such remains by later activity.

4.3 No early prehistoric remains were encountered during the evaluation.

4.4 On this basis, the risk of encountering features and finds of early prehistoric date in the course of development on the present site may be considered to be *Low*.

Later Prehistoric

4.5 The London research framework has identified a number of relevant research topics, including reconstructing the environment and ecology of the Neolithic and early Bronze Age identifying and researching settlement sites, the relationship between the location of monuments and the landscape and dating of local ceramic series (Nixon et al 2002, 22-26). Therefore, the significance of any potential remains of late prehistoric date on the present site should be considered to be *High*.

4.6 No features or finds of later prehistoric date have been identified within 500m of the study area, though a number of findspots of flint implements have been recorded within 1km to the south and north (GLSMR MLO25403-4; MLO66983-5). This may reflect either a genuine lack of evidence, or the destruction of such remains by later activity..

4.7 No later prehistoric remains were encountered during the evaluation.

4.8 On this basis the risk of encountering finds or features of later prehistoric date in the course of development on the present site may be considered to be *Low*.

Iron Age

4.9 A number of research topics have been highlighted for the Iron Age in the London research framework, including the study of settlement patterns in the landscape and identifying a pre-London road pattern (Nixon et al 2002, 26-7). Therefore, the significance of any potential remains of this period on the present site should be considered to be *High*.

4.10 No features or finds of Iron Age date have been identified within 500m of the study area, though cropmarks of enclosures of probable Bronze Age and Iron date (GLSMR MLO14014, MLO14244) were recorded in the area of Sesdon Road, Upton Park, in 1746, approximately 900m to the north-west of the study area.

4.11 No Iron Age remains were encountered during the evaluation.

4.12 On this basis the risk of encountering finds or features of Iron Age date in the course of development on the present site may be considered to be *Low*.

Romano-British

4.13 A number of relevant topics have been identified in the London research framework (Nixon et al 2002, 30-43). These include the Romanisation of the region, exploring the economic relationship between the urban centre and its hinterland, the settlement pattern outside *Londinium* and studying the landscape and environment. Therefore the significance of any potential remains of this period on the present site should be considered to be *High*.

4.14 The only evidence for Roman activity in the immediate vicinity of the study area consists of a single 4th century coin (GLSMR MLO25418) from the Northern Outfall Sewer bank, approximately 500m to the south-west. This may have been imported on to the site with soil used to build the sewer embankment.

4.15 No Roman remains were encountered during the evaluation.

4.16 On this basis the risk of encountering finds or features of Roman date in the course of development on the present site may be considered to be *Low*.

Early Medieval

4.17 A number of relevant research topics have been highlighted for early medieval activity in the research framework for London, including the study of rural land use and the extent of agricultural exploitation, the study of rural settlements in the region and an understanding of the landscape and environment of the period (Nixon et al 2002, 46-56). As the site lies within an area settled since at least the late Saxon period, the significance of any potential remains of this period on the site should be considered to be *High*..

4.18 No evidence of early medieval features or finds has been recorded in the immediate vicinity of the study area.

4.19 A single sherd of early medieval pottery was recovered from a later feature.

4.20 On this basis the risk of encountering finds or features of early medieval date in the course of development on the present site may be considered to be *Low*.

Medieval

4.21 A number of relevant research topics have been highlighted for medieval activity by the research framework for London (Nixon et al 2002, 58-66). These include understanding the impact of man on the environment and the nature and extent of rural development. As the site lies in the core of the historic village and close to the centre of a number of manorial estates, the significance of any potential remains of this period on the site should be considered to be *High*.

4.22 One pit was identified as being of a possible late medieval date.

4.23 On this basis the risk of encountering finds or features of medieval date in the course of development on the present site may be considered to be *low.*

Post-medieval

4.24 The research framework for London has identified the understanding of how the proximity of the metropolis affected the lives of people living and working in the immediate surrounding area, the growth of the suburbs, and the meanings and values of domestic garden and the environmental consequences of London's growth and the high population density as important research themes (Nixon et al 2002, 39-42). As the site potentially lay within the rear gardens to the rear of properties fronting High Street, Richmond Street and North Street, which includes a former coaching inn, the significance of any potential remains of this period on the site should be considered to be *High.*

4.25 Although no evidence directly relating to post medieval properties was identified in the evaluation, four features of possible 17th or 18th century date were recorded.

4.26 On this basis the risk of encountering features or finds of post-medieval date in the course of development on the present site may be considered to be *High*, although its significance should be considered to be low.

Modern

4.27 The research framework for London has identified a number of potential research topics for the modern period, including considering the links between leisure trade and economy, the understanding of how leisure activities became accepted as a worthwhile type of land use, identifying the changes in house design and construction and considering what social and economic origins and effects these had changes had on urban and suburban life. As the study area has been used both for domestic residential and public leisure purposes, the significance of any potential remains of this period on the site should be considered to be *Moderate* to *High.*

4.28 The study area is currently vacant land to the rear of residential and commercial properties. It is presently occupied by trees and shrubs. Since the 1930s a running track has been sited at the eastern end and the remains of this feature are likely to still be in situ. Cartographic evidence has shown that a number of structures previously stood on parts of the site. A pair of semi-detached houses, built before 1896 and demolished after 1982, were located to the north-east of the public house buildings. A pavilion relating to a former bowling green also stood at the western end of the grounds.

4.29 Two 19th century features were recorded in the course of the evaluation in addition to several other features of at least mid 19th century date which contained building rubble and were not separately contexted.

4.30 On this basis the risk of encountering features or finds of modern date in the course of development on the present site, including building remains, may be considered to be *High*, although its significance should be considered to be low.

CONCLUSION

4.31 Cartographic evidence has demonstrated that the southern and eastern sides of the study area have remained undeveloped since at least the 18th century. The north-western side

has been subject to various phases of residential development and it is possible that the remains of cellars associated with demolished buildings may be located in this area. A watching brief on the site of 19th century terraced houses on High Street, to the south-east of the study area, identified possible cellars (Wessex Archaeology 2005).

4.32 Six trenches were machined to the first significant archaeological horizon. These revealed deposits and features relating to activity from the later medieval, post-medieval and modern periods. However, for the first two of these periods there was no evidence for significant land use or occupation. There were no prehistoric, Romano-British or Saxon finds, and only one residual early medieval potsherd (c 1100-1300).

4.33 Potential late medieval/early post-medieval activity is represented by a possible gravel extraction pit in the southeast corner of the site [C17], plus a few residual potsherds. Evidence for 17th or 18th century activity is limited to four cut features in separate trenches, the only substantial area being pit [C12] at the northwest end of Trench 4. This trench also revealed a linear cut that is not closely dated but may also have been for the purpose of gravel extraction.

4.34 Other features and finds were mainly of 19th century or later date, and include the remains of footings for the 19th century houses that were located in the northwest of the site. Smaller linear features in Trench 3 [C8 & 10] (and possibly Trench 5, [C19) may also have been structural, or possibly dug for horticultural purposes.

4.35 Desk based research for this project has indicated that there is a low probability of encountering finds and features of prehistoric to early medieval date. There was considered to be a high risk of encountering archaeological remains dating to the medieval, post-medieval and modern periods.

4.36 Nonetheless the evaluation did not produce any significant finds or other evidence, and it is therefore suggested that no further archaeological mitigation is likely to be required in relation to the proposed development.

Confidence Rating

4.37 An acceptable range of documents and maps were examined to allow a comprehensive overview of the history of land use on the present site to be gained, and to allow the findings of the fieldwork to be placed in their historical context.

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

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

5. Sources Consulted

ARCHIVES

Greater London Sites and Monuments Record (GLSMR)

See Appendix 1

Stratford Library Local Studies and Archives (SLLSA)

John James 1742-1780s Map and Book of Plaistow

John Rocque 1745 Survey of London

John Chapman and Peter Andre 1777 Map of the County of Essex,

Clayton 1821 Survey of the Parish of West Ham in the County of Essex,

OS 1870 1st edition 25" scale. London sheet XXX

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OS 1972 TQ 4083 SE, scale 1:1250

OS 1985 TQ 4083 SE, scale 1:1250

OS 1960 TQ 4083 SW, scale 1:1250

OS 1968 TQ 4083 SW, scale 1:1250

OS 1982 TQ 4083 SW, scale 1:1250

Photograph Box 74 – photographs of public houses

Ground plan of "Black Lion" estate, 1933

Ground plan of "Black Lion" estate, 1962

INTERNET

VCH1 'West Ham: Introduction', *A History of the County of Essex: Volume 6* (1973) pages 43-50. URL:. http://www.british-history.ac.uk/report.asp?compid=42748. Date accessed: 15 November 2005

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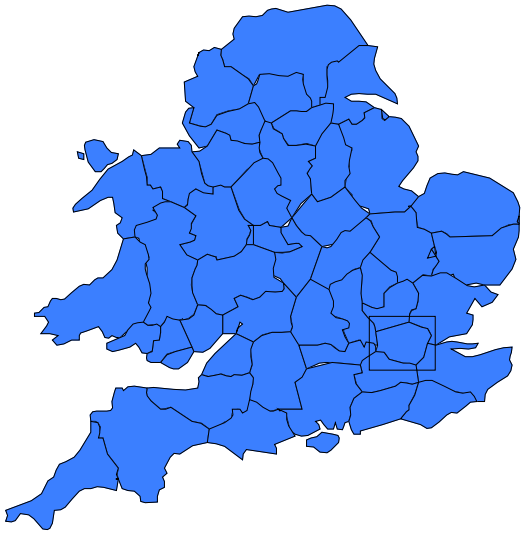
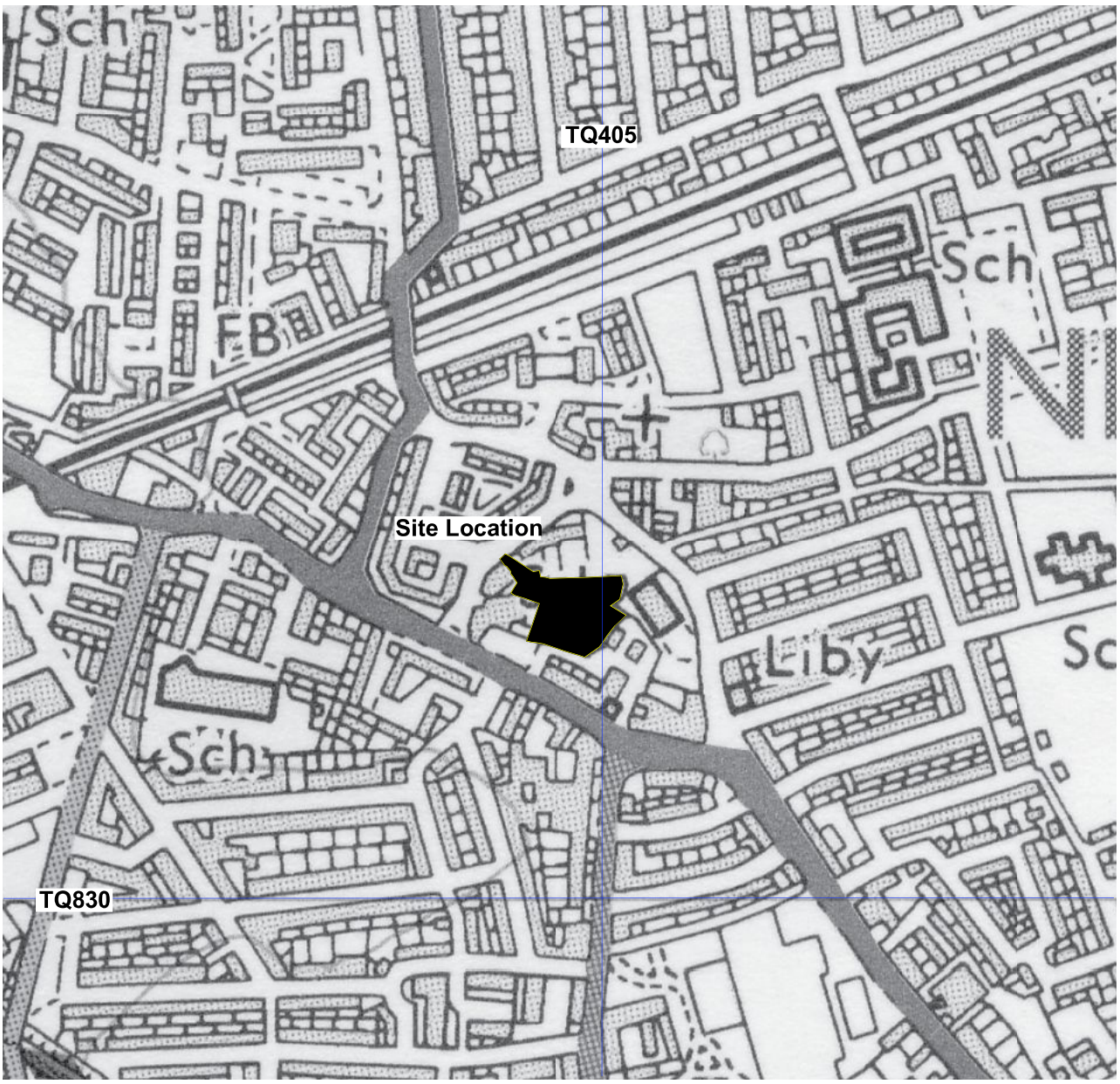
THE HERITAGE NETWORK LTD	2-10 Richmond Street, Plaistow	HN629





Site Location

Scale 1:5000

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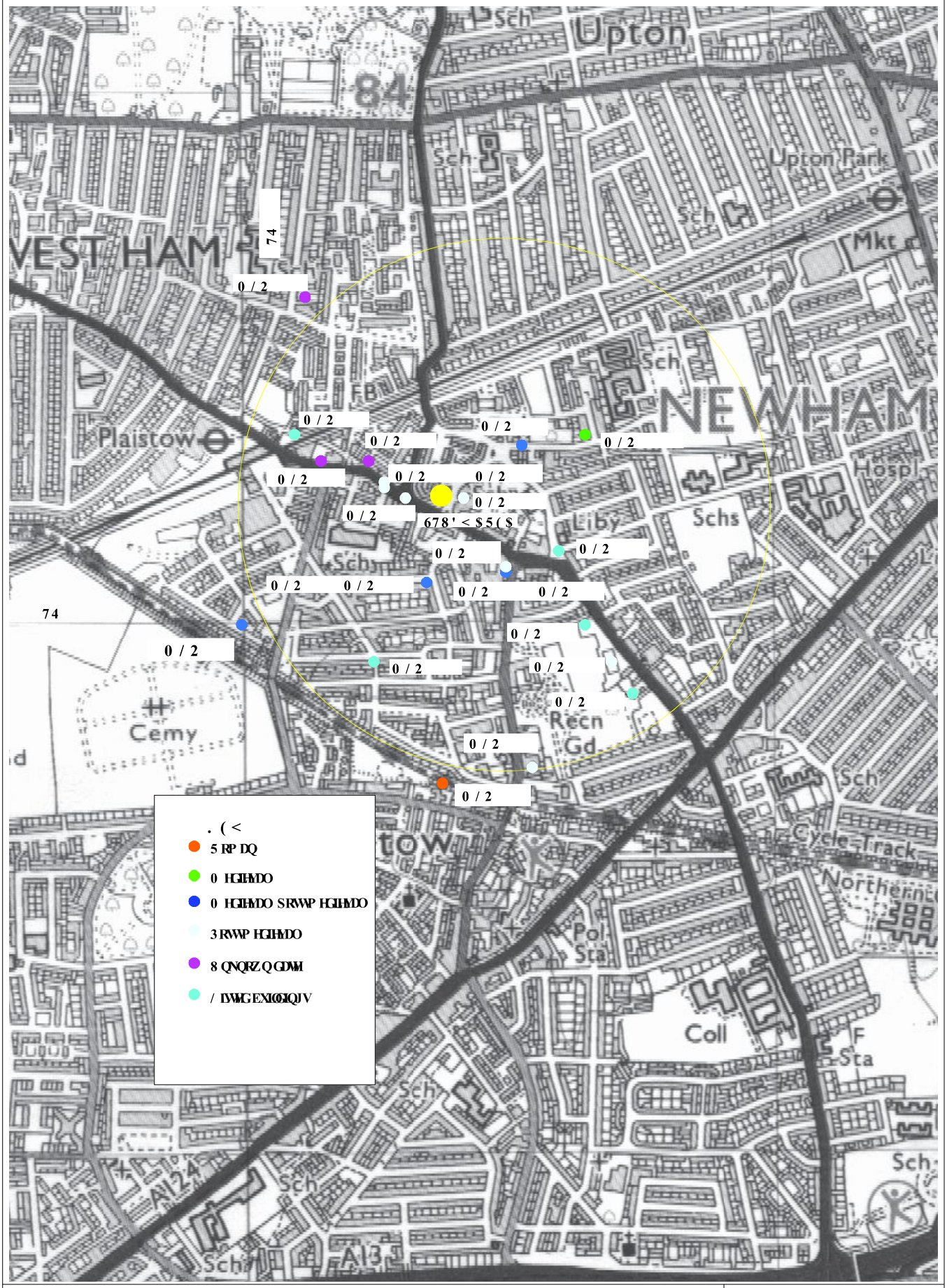
Figure 1

THE HERITAGE NETWORK LTD	5 LFKP RQG 6 WHHW3 QLWRZ	+ 1



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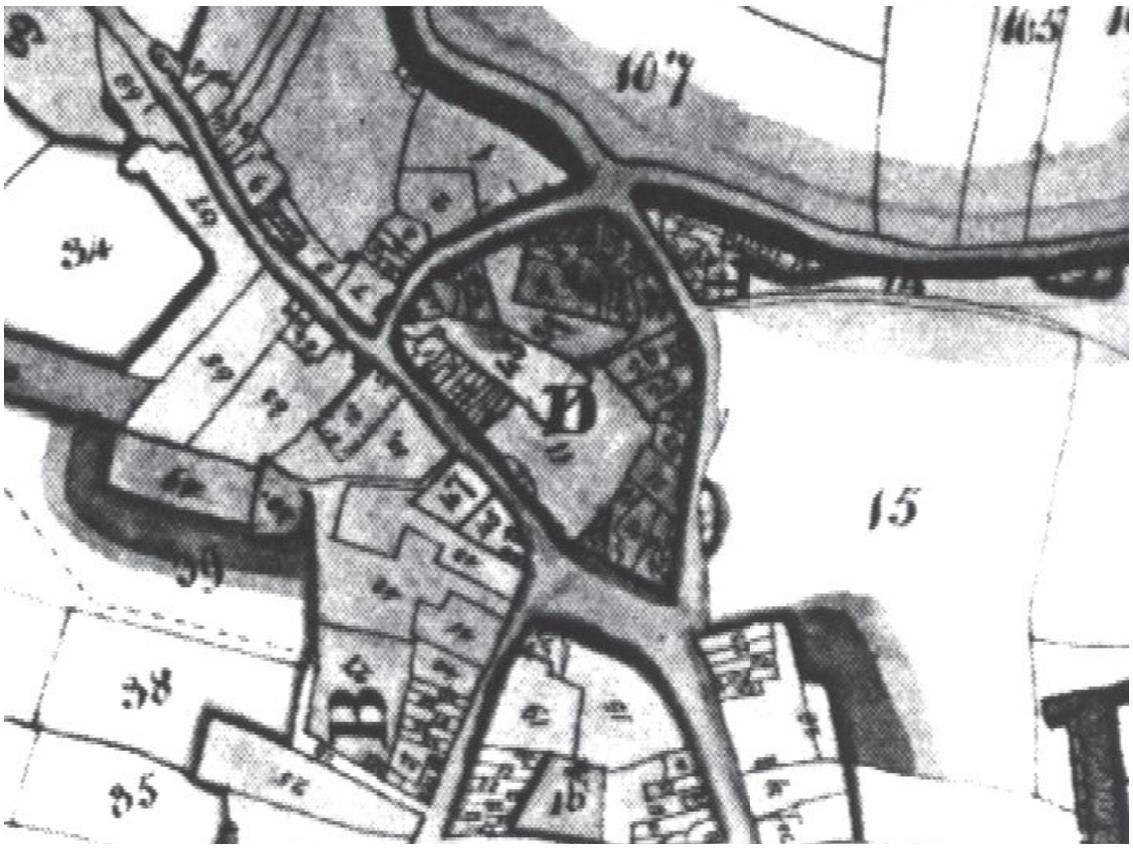

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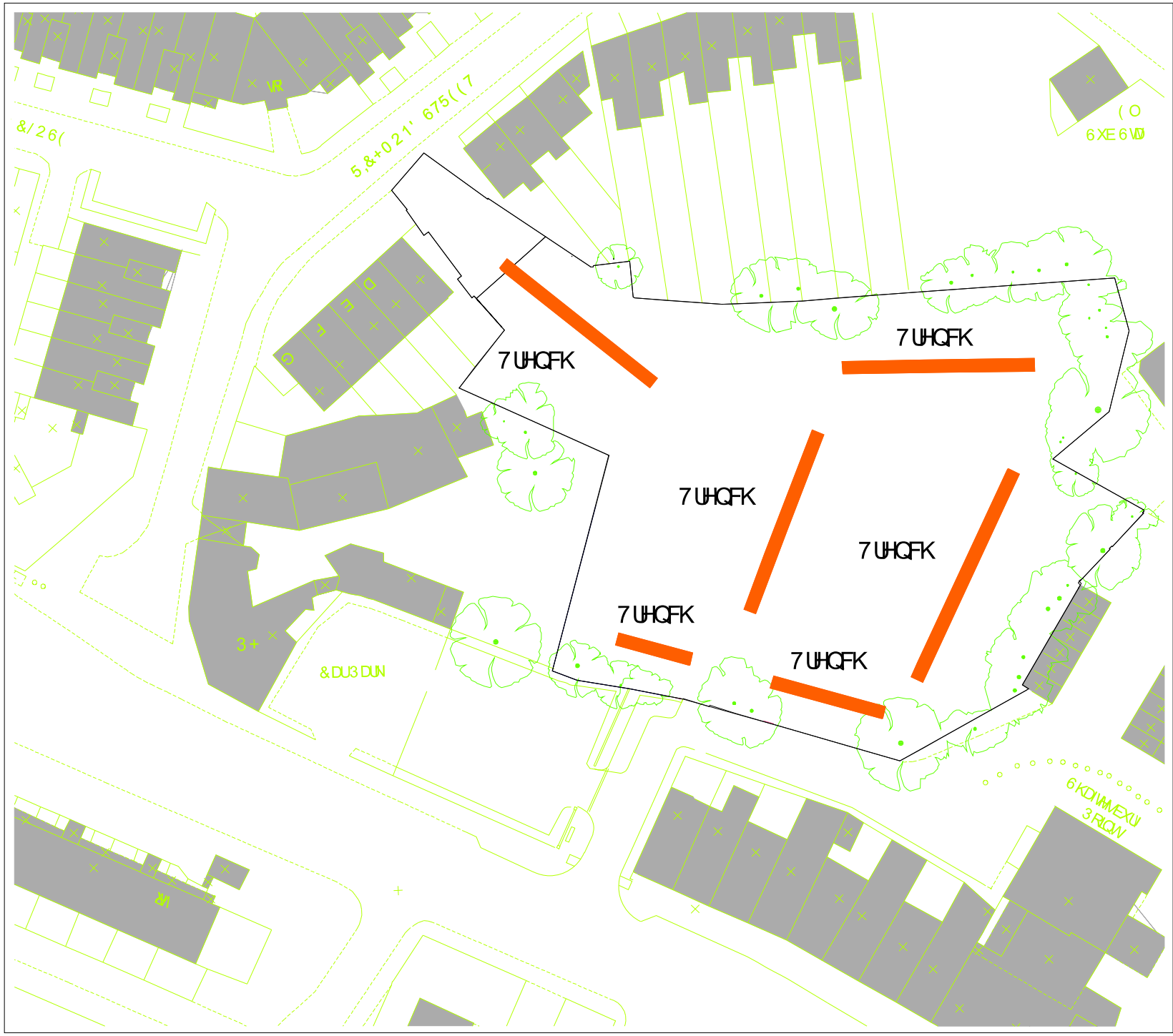

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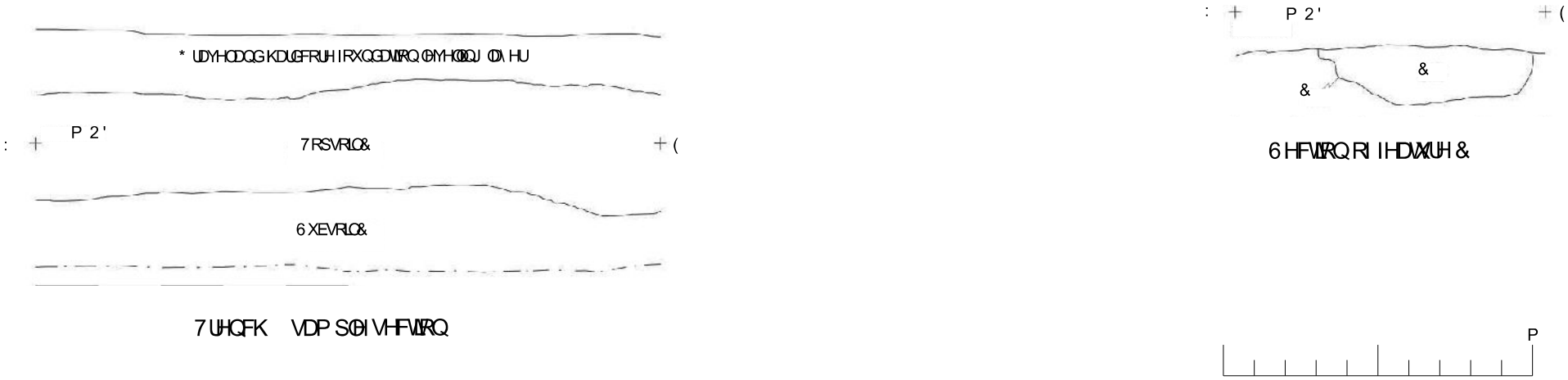

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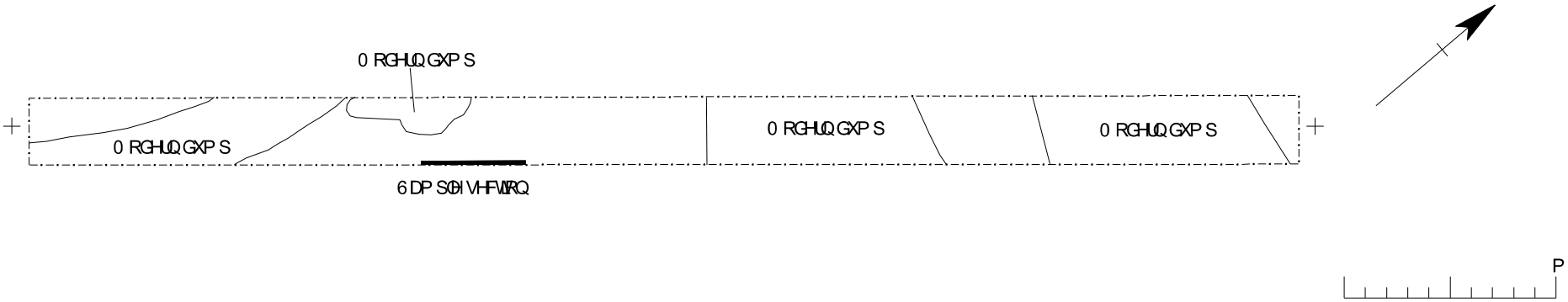

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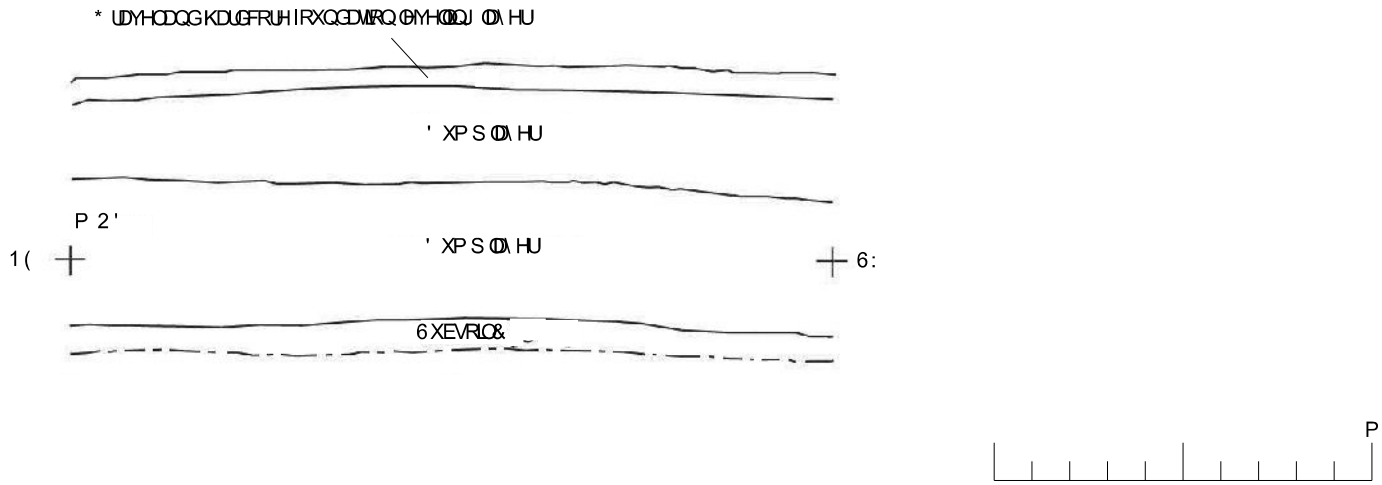

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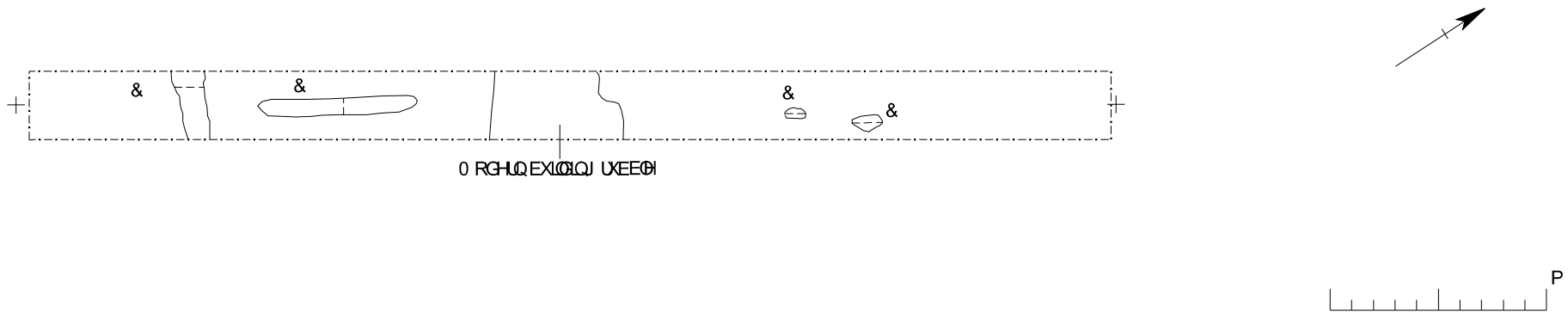

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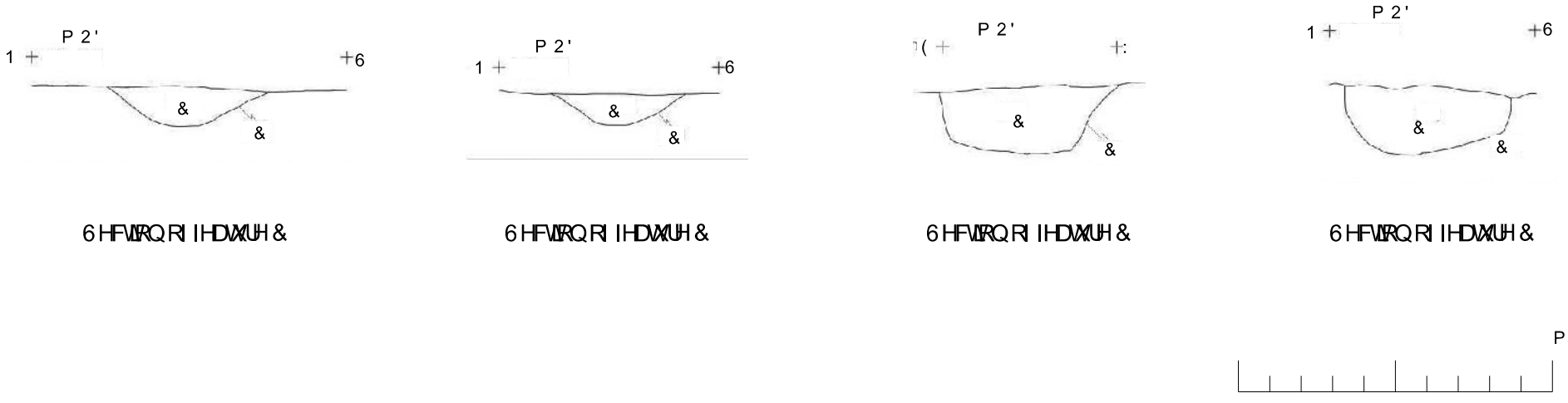

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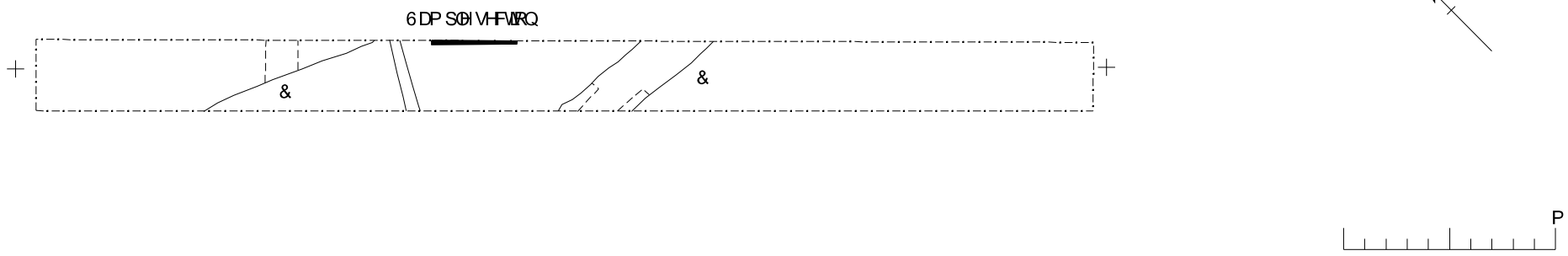

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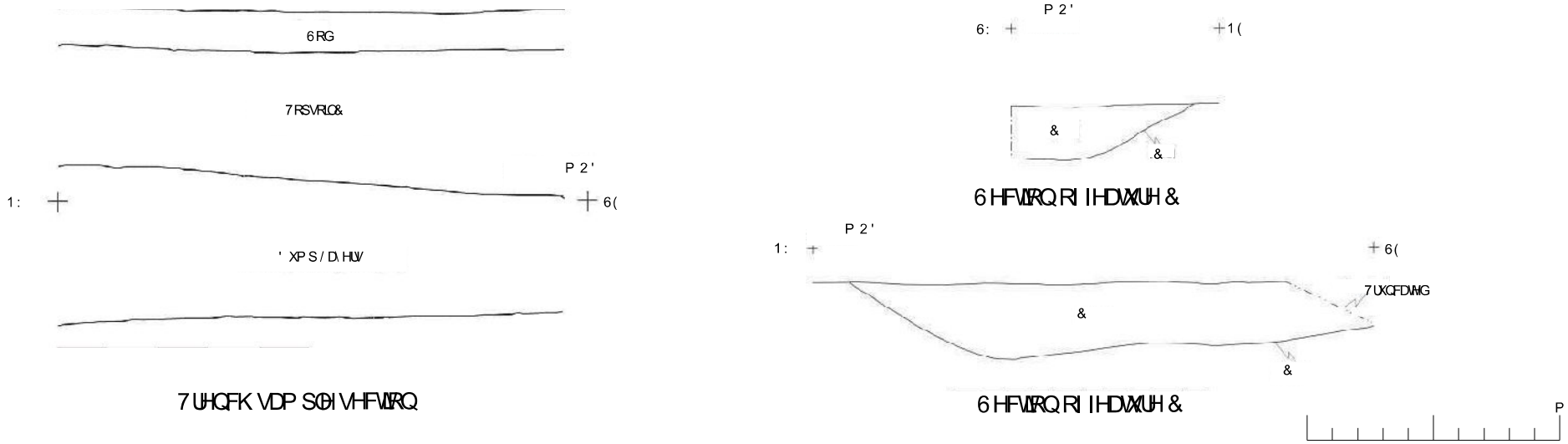

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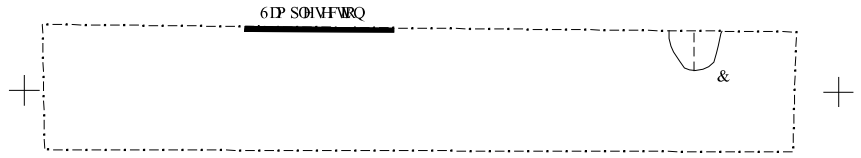

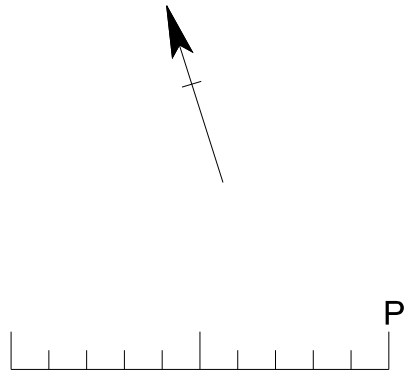

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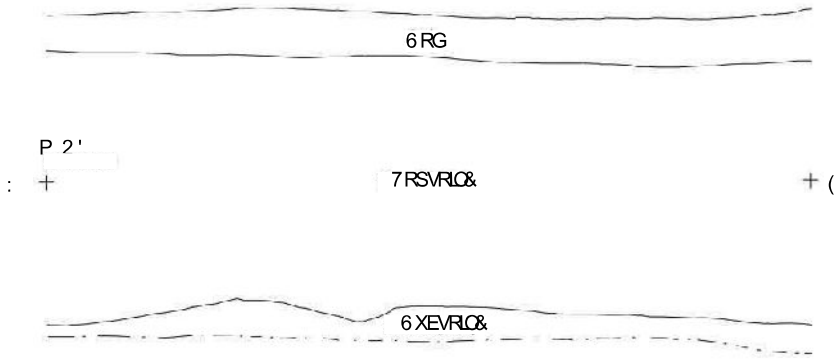

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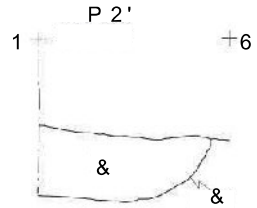

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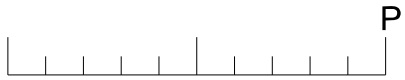

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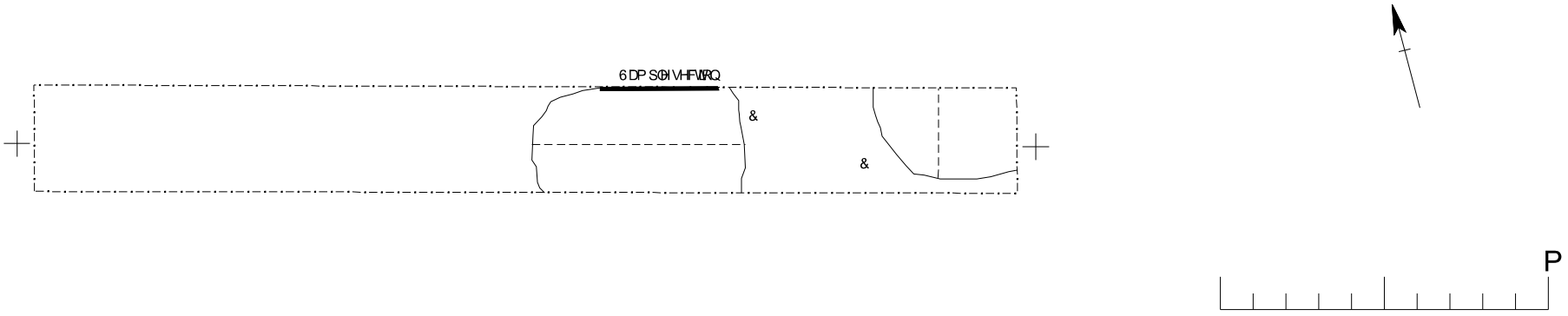

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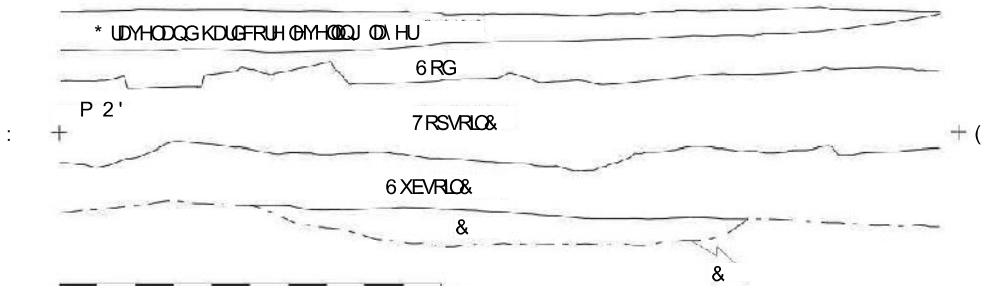

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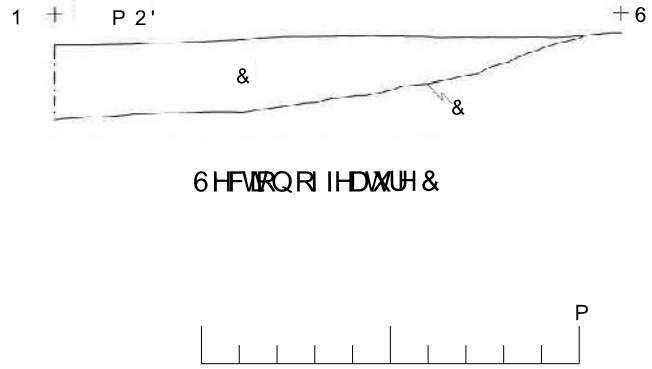

6 HFWRQ RI IHDXXUH &

7 UHQFK VHFWRQV

6 FDOH

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Plate 1 View of Trench 1 looking east

Plate 2 View of south facing section 5 of Trench 1

Plate 3 South facing section # 3 of part-excavated pit [C5]

Plate 4 View of Trench 2 looking northeast showing modern disturbance [+]

Plate 5 View of northwest facing section of Trench 2

Plate 6 View of Trench 3 looking north

Plate 7 View of west facing section of Trench 3

Plate 8 View of possible posthole [C1] looking north

Plate 9 View of possible posthole [C3] looking north

Plate 10 View of north facing section of [C8]

Plate 11 View of west facing section of [C10]

Plate 12 View of Trench 4 looking southeast

Plate 13 View of deposits in southwest facing section of Trench 4

Plate 14 View of northwest facing section through fill of cut [C12]

Plate 15 View of possible gravel extraction pit [C14], looking southeast along the line of the trench

Plate 16 View of Trench 5 looking west

Plate 17 View of south facing section in Trench 5

Plate 18 View of west facing section of partially excavated cut [C19]

Plate 19 View of Trench 6 looking west

Plate 20 View of deposits in south facing section of Trench 6

Plate 21 View of cut [C15] in south facing section of Trench 6

Plate 22 View of west facing section of possible gravel extraction pit [C17]

Appendix 1

Extract from Greater London Sites and Monuments Record

Records from a 0.5 km radius around the present site, in period order

Mon UID	NGR (TL)	Period	Remarks
MLO25418	TQ 4038 8270	Roman	Northern Outfall Sewer, Plaistow E13. Unspecified works on the "Northern Outfall Sewer bank" (built 1868), revealed a bronze coin of Magnetius & Decentius c 351-2 AD. It was apparently minted in Aquilea. Approximately 500m SW.
MLO55687	TQ 4065 8336	Medieval	St Mary's Rd, Plaistow. Popular tradition maintains that near "the site of the present St Mary's Schools there was formerly a pond" which was supposed to have been the remains of a moat. No trace of the moat/pond now exists. Approximately 280m NE.
MLO1431	TQ 4000 8300	Medieval to 16th C	Documentary evidence suggests that the Manor of East West Ham derives from land acquired by Stratford Langthorne Abbey from John de Lancaster in the early 14th C. It was granted along with the Manor of Plaiz to Roger Cholmley in 1553 & then descended along with East Ham Burnells & West Ham Burnells. The exact location of the manor is not known but a vague location of "East of the parish" is documented. The tenements of the manor were concentrated in Stratford, Plaistow, West Ham village & in the marshes. There appears to be no distinction between East and West Ham until the late 12th century, documentary evidence before this simply referring to "Ham". Approximately 460m SW.
MLO25826	TQ 4050 8310	Medieval to 16th C	Documentary sources state that the manor of Plaiz the third part of the Montfichet estate which was inherited by Richard de Plaiz, c.1268. In 1353 Giles de Plaiz granted the estate to Stratford Langthorne Abbey. The manor comprised 10 acres of wood, 12 acres of heath at Hamfrith & tenements at Plaistow, Upton & in the marshes. The exact location of the manor house is not known. Approximately 130m SE.
MLO25668	TQ 4035 8308	15th C to 19th C	Swete St Plaistow. Documentary & cartographic sources show that a farm existed to the south of Hyde House. Little is known about the buildings though stables & a barn are shown on 18th C maps. The farm buildings & barn were demolished C 1859. Approximately 150 SW
MLO55684	TQ 4035 8308	15th C to 19th C	Swete St, Plaistow E13. Documentary evidence states that a large barn was built to the south of a 16th C house. The barn belonged to a Mr Ireland in 1850S & contained a buttressed red brick gateway dated 1579. An inscription on the gateway read "THIS IS THE GATEWAY OF EVER LASTING LIFE". The gate was popularly thought to have been the entry to the premises which the monks of Stratford Langthorne used after the Dissolution. The barn was demolished in 1859. Approximately 150 SW
MLO25834	TQ 4050 8310	Medieval to 19th C	Documentary sources first attest "Pleystowe" in 1278. It is thought that the name means "Place of Play" though it could also derive from the de Plaize family. Philippa de Plaiz inheritaed the area from her father Richard Montfichet c.1268. The village shape suggests that it grew up around a village green. Plaistow seems to have been closely connected with Stratford Langthorne Abbey. By 1740 Plaistow was the largest village in West Ham parish. Rapid development took place in the 19th C with the advent of the railways, C 1858. Approximately 130m SE
MLO25685	TQ 4053 8334	Medieval to 19th C	St Mary's Rd. Documentary evidence suggests that the manor of Bretts was centred at Plaistow (under the site of modern St Mary's Church) but included tenements at Upton, Stratford & elsewhere. The manor seems to have been built up from an initial bequest of 42 acres in West Ham to Robert le Brett in 1244. It was expanded so that by 1540 it comprised 188 acres desmense, 31 acres copyhold & 66 acres held by free tenants. It included land in the marshes, in Upton & in Plaistow. The manor, which was sold for building purposes in the mid 19th century, was depicted on an estate map as a gatehouse called Bretts Bower. It is likely that it incorporated an earlier tenement called Old Bretts. The manor house was demolished c.1696. Approximately 170m NE
MLO58249	TQ 4027 8326	Post Medieval	High St. Modern brick house, 3 rooms per floor. 3 storey with stable, coach & wash house. Approximately 150 NW
MLO58247	TQ 4027 8327	Post Medieval	High St. Large old boarded house, 5 lower rooms, 6 chambers & 2 garrets. The front part lay in Westham Burnells. The stable & garden to the rear were part of the manor of Westham. Public house demolished 1776. Approximately 150 NW

Mon UID	NGR (TL)	Period	Remarks
MLO58244	TQ 4031 8324	Post Medieval	High St. Large old boarded house, front was bricked c.1723 & 2 wings added 1742; 6 lower rooms, 9 chambers with large barn granary & woodhouse. Demolished 1757. Brewhouse, coach house & stable & 3 acre garden partly destroyed 1752. Approximately 130 W
MLO58254	TQ 4042 8324	Post Medieval	Richmond St. Brick built house, c.1732. 3 lower rooms, 4 chambers & 2 garrets in Manor of Plaise. Approximately 50m N
MLO58250	TQ 4050 8311	Post Medieval	High St. Brick front, boarded back, 3 lower & 4 upper chambers. Copyhold manor of West Ham. Approximately 130m SE
MLO74286	TQ 4055 8273	Post Medieval	140 Balaam St. Watching brief undertaken by P. Fitz for AOC, March 2000; site code BPI00. Late C18th - C19th made ground and two brick walls of similar date were observed within engineers test pits. No further periods recorded under this site code. Approximately 480 SE
MLO64363	TQ 4070 8293	Post Medieval	West Ham Bus Garage. Evaluation by F. Meddens for Newham Museum Services, 1993; site code HW-BG93. The remains of an 18th century brick-built building lay along the SW margin of the site. 19th century brick walls and drains were found along the NW edge of the site. There was also evidence for the predecessor of the bus garage, a tram depot, which had been active between 1906 and 1933. No further periods recorded under site code. Approximately 390m SE
MLO75915	TQ 4012 8362	Unknown	Brooks Estate, Plaistow, E13. No information. Approximately 500m NW
MLO74587	TQ 4015 8331	Unknown	Ashburton Terrace. Watching brief undertaken by Richard Hewett for MoLAS, February 2000; site code GMD00. Beneath demolition rubble, a Victorian garden soil was identified overlying subsoils and natural gravels. No archaeological finds were recorded in any of the investigation pits. Although the dates of the subsoils were not defined, it is thought unlikely that they are anthropogenic or of archaeological or environmental interest. No further periods recorded under this site code. Approximately 300m NW
MLO74881	TQ 4024 8331	Unknown	9A High St. Watching brief undertaken by Mark Beasley for PCA, February 2000; site code PHS00. Across the site, deposits were truncated by C19th basements for the Lord Raglan public house (demolished 1999). A clay deposit containing lenses of peat and organics may have been the backfill of a palaeochannel or quarry. No further periods recorded under this site code. Approximately 200m W
Listed Buildings			
MLO90698	TQ 4074 8287	17th – 19th C	Essex Lodge, Greengate Street. Grade II House. c.1840. Incorporates fragments of late 17th or early 18th century Essex House. Rendered walls; red tile pitched roof. Tudor style. Basement and 3 storeys. Items from Essex House include: richly carved shell-hooded entrance (within later gabled porch on north elevation), early 18th century wrought iron boundary railings and gateway, with lampholder. Good stone corniced chimney-piece with bold architrave, voussoirs and keyblock, bearing crest of Willyams family. (Victoria History of County of Essex Vol VI, page 51.). Approximately 500m SE.
MLO90713	TQ 4060 8314	Modern	Passmore Edwards Library, North Street, Plaistow Grade II Public Library. Built 1902 by Samuel Bridgman Russell for the benefactor Passmore Edwards. Stock London brick with red brick principal fronts laid in English bond with stone detailing; roofs clad with bituminous felt. Cruciform plan. Approximately 200m SE
MLO90711	TQ 4025 8293	19th Century	The Earl of Derby public house, London Road, Plaistow. Grade II. C. 1880. London stock brick with stucco dressings; slate roof. 2-storey west elevation; 5-window range. Approximately 350m SW
MLO90709	TQ 4065 8300	Modern	Tramway Workers War Memorial, Greengate Street, Plaistow. Grade II War memorial. C. 1920 by J.F. Richards, carved by A. Elfes & Sons. Portland stone. Plinth of 3 steps with obelisks at 4 corners standing on lowest step. Pedestal with moulded base; cornice supported on scrolled consoles on corbels. Front face with laurel wreath enclosing inscription: sacred/ to the memory of/ West Ham Tramway/ Employees/ who fell in the/ European war/ 1914-1919. Approximately 300m SE
MLO90712	TQ 4010 8336	19th Century	Willow Cottage, Willow Grove. Grade II. Formerly lodge to The Willows (demolished). 1836. Rendered and whitewashed brick; slate roof. One storey. West front with full-height porch gabled back to main roof, with a segmental entrance arch with keyblocks, the top one vermiculated. Datestone above: Willow Cottage/1836. Single-storey rear wing with C20 casements and truncated ridge stack. INTERIOR: not inspected. Approximately 350m NW

Appendix 2

'London Archaeologist' Summary

2-10 Richmond Street, Plaistow, E13
TQ 4043 8324. CA (Colin Reid). Evaluation, January 2007
Durkan Ltd. RIC 07

An archaeological evaluation prior to redevelopment, and consisting of 4 trenches measuring 1.6m wide by 25-30m in length, and 2 trenches of 1.6m wide by 10m and 15m respectively.

There was no evidence for significant activity. Finds and features of later medieval and post-medieval date were recorded although there were no prehistoric, Roman or Saxon remains, and only one residual early medieval potsherd.

Potential late medieval/early post-medieval activity was represented by a possible gravel extraction pit plus some residual pottery. 17th or 18th century activity was indicated by several cut features, including a large pit and a possible gravel extraction trench. Other remains included footings for 19th century houses that were located in the northwest part of the site, plus smaller linear features that may also have been structural or perhaps horticultural.

Natural deposits of sandy silt and Flood Plain Gravel were exposed in all trenches, the former being more evident to the west and apparently overlying the Gravel.