

Heritage Statement



**Land at Dunblane Road/Well
Hall Road
Eltham
London SE9 6RX**

On behalf of

RBG Social Housing

June 2020

REPORT SPECIFICATION

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Cover: View looking east across site at Well Hall Road, occupied by lockup garages built in the late 1960s

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1 Executive Summary

Border Archaeology has been commissioned to undertake a Heritage Statement regarding a proposed residential development on an existing garage site, located on land at Dunblane Road and Well Hall Road, Eltham, London SE9 6RX. The results are briefly summarised below:

- **Archaeological Assessment**

The potential to encounter archaeological remains relating to prehistoric, Romano-British, medieval and post-medieval activity has been assessed as **Low**.

This assessment reflects the limited scope of the archaeological resource for all periods identified in the immediate vicinity of the study area, which lies at some considerable distance from the nearest Archaeological Priority Area represented by the Roman road of Watling Street (some 570m N of the site) with little apparent scope for encountering significant archaeological features, although it may be noted that relatively little fieldwork has previously been carried out in this area. In view of the low potential of the site to yield significant archaeological remains, it is thus respectfully suggested that no further archaeological mitigatory work is required, in this instance.

- **Heritage Assessment**

The development of the garage court into 20 new dwellings is considered to have an overall **Slight** impact on the setting of nearby designated and undesignated built heritage assets in the immediate vicinity, including the Progress Estate Conservation Area, the Herbert Pavilion (Grade II Listed), Severndroog Castle (Grade II*) and Greenwich Cemetery (a non-designated built heritage asset). This assessment reflects the limited scope of the application development within a single footprint with the height and massing of the proposed building designed to be in keeping with the adjoining apartment blocks, neighbouring semi-detached houses, and established development pattern along Well Hall Road. Additionally, building materials have been selected which aesthetically reflect those used in the construction of the neighbouring apartment blocks and houses in order to maintain a degree of visual continuity and better integrate the proposed development within its context.

It is considered that there will be a localised **Slight/Moderate** impact on existing views of the Progress Estate Conservation Area, a planned 'Garden Suburb' estate laid out for munitions workers employed at Woolwich during the First World War, which includes the properties on the E side of Well Hall Road (opposite the site). However, it is considered that the proposed development, in terms of its design, scale and use of materials responds sensitively to the aesthetic of the Conservation Area and will thus not noticeably detract from its setting. It is also considered that the application development will have a **Slight** impact upon the existing views of the Well Hall Road area from the observation platform at Severndroog Castle (situated the east of site) and a **Neutral** impact on views from nearby Greenwich Cemetery, located northwest of the site and the Herbert Pavilion (to the north of the site).

Conclusion: The overall significance of impact of the proposed development on nearby designated and undesignated heritage assets can be assessed, based on the available information, as being **Slight** and positive. In view of the minor and largely positive impacts the proposed scheme will have on the site and nearby heritage assets, no further built heritage mitigation work is recommended in connection with the proposed application.

2 Introduction

Border Archaeology (BA) was instructed by A & E Elkins on behalf of RBG Housing to undertake a Heritage Statement (HS) with regard to a proposed social housing development of 20 apartments located off Dunblane Road and Well Hall Road, Eltham, London SE9 6RX (*fig. 1*). The proposed development comprises 20 new dwellings, consisting solely of social rent apartments of mixed size and occupancy, including 2 wheelchair accessible apartments, rising to between 3-4 storeys in height. It will also have a combination of private and shared external amenity/play space, hard and soft landscaped areas, and a total of eight parking bays, two of which will be wheelchair accessible.

Please note that due to travel restrictions as a result of the Covid-19 pandemic, it has not been possible to undertake a detailed site visit as per usual practices. BA has endeavoured to use its experience in accessing alternative sources and methodologies to provide the relevant information and will look to carry out subsequent site visits at a later date once restrictions have lifted and if appropriate and so required.

2.1 Site Location, Soils & Geology

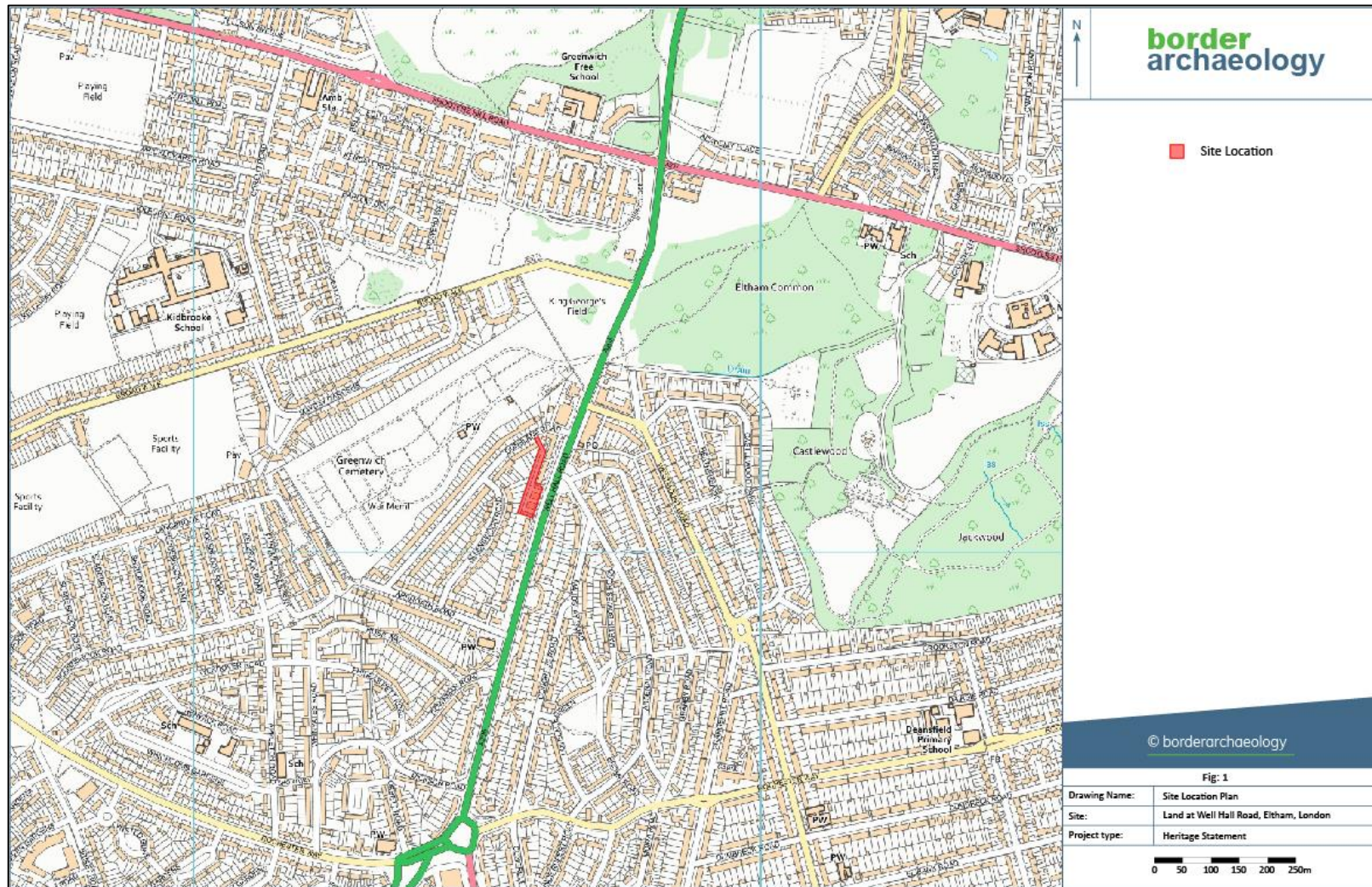
The site is located within a rectangular plot of land adjacent to apartment block no.227 Well Hall Road, Eltham with vehicle access via Dunblane Road and pedestrian access via Well Hall Road (A205). It is currently occupied by 38 garages laid out within 6 rows; 2 double back to back blocks located centrally within the site and a single row of garages each located at the NE and SW ends of the main portion of the site.

The site itself is positioned on the southwestern slopes of Shooter's Hill, with existing ground level (slab) on site recorded at a height of 64.110m OD. The grid reference for the site (approximate centre) is NGR TQ 42597 76105.

The site is not located within a Conservation Area or an Archaeological Priority Area as defined by the Royal Borough of Greenwich. It is however situated to the immediate W of the Progress Estate Conservation Area.

The British Geological Survey records the solid geology of the site as comprising clay and silt deposits of the London Clay Formation, formed approximately 48 to 56 million years ago in the Palaeogene Period, within a local environment previously dominated by deep seas, with no superficial deposits recorded.

No records have been found of geotechnical investigations in the immediate vicinity of the site, based on consultation of the British Geological Survey (BGS 2020).



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3 Methodology

This Heritage Statement considers the potential impact on archaeological and built heritage assets and their respective settings within a 500m radius of the proposed development.

The *National Policy Planning Framework* Chapter 16 paragraph 189 states that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (MHCLG 2019).’

Although there are no statutory criteria for assessing the visual and physical impacts on built heritage assets in England, this assessment has been informed by Historic England guidance for assessing heritage significance within views, namely, *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 Second Edition* (Historic England, 2017), *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *Understanding Place: Historic Area Assessments: Principles and Practice* (EH, 2010 [Rev. 2012]) and *Seeing the History in the View* (EH 2011b [Rev. 2012]). It has also been informed by criteria for assessing visual and physical impact on cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020).

BA is also fully cognisant of general guidelines on the assessment of heritage assets contained in the *National Planning Policy Framework, Planning Guidance Section 12* (‘Conserving and Enhancing the Historic Environment’) and relevant local policy guidance contained in the London Plan Policy 7.8 (Heritage Assets and Archaeology) and the *Royal Greenwich Local Plan* (2014) in particular Policy DH3 (Heritage Assets).

‘Setting’ is herein defined as “the surroundings in which [the asset] is experienced”. It is acknowledged that these surroundings may evolve and that elements of a setting may 1) make a positive or negative contribution to the significance of an asset, 2) affect the ability to appreciate that significance or 3) be neutral (Historic England 2017).

In more detail, the assessment process can be described as comprising the following elements:

1/ Identification of the Heritage Assets and their Associated Settings

Baseline information regarding the heritage assets in the vicinity of the proposed development was obtained from the Greater London Historic Environment Record, the National Heritage List for England and the Historic England Archive.

2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance

The significance of the heritage assets was assessed with reference to criteria in Section 2.6 of *Understanding Place: Historic Area Assessments: Principles and Practice* (EH 2010 [Rev. 2012]) which are briefly outlined below:

Rarity: Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.

Representativeness: Is its character or type representative of important historical or architectural trends? Representativeness may be contrasted with rarity.

Aesthetic appeal: Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials or through its attractive physical condition?

Integrity: Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.

Associations: Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for associations that are traditional rather than historically proven.

Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

- 1/ Topography
- 2/ Presence of other heritage assets
- 3/ Formal design
- 4/ Historic materials and surfaces
- 5/ Land use
- 6/ Trees and vegetation
- 7/ Openness, enclosure and boundaries
- 8/ History and degree of change over time
- 9/ Integrity
- 10/ Surrounding landscape character
- 11/ Views from, towards and across the asset (to including the asset itself)
- 12/ Visual prominence & role as focal point
- 13/ Intentional inter-visibility with other historic and natural features
- 14/ Sense of enclosure, seclusion, intimacy or privacy
- 15/ Accessibility, permeability and patterns of movement
- 16/ The rarity of comparable survivals of setting
- 17/ Associative relationships between heritage assets
- 18/ Cultural associations

3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

The magnitude of physical and visual impact resulting from the proposed development on the setting of the built heritage assets was then assessed.

Consideration was given to key attributes of the proposed development in terms of:

- 1/ Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset & position in relation to key views
- 2/ Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials. architectural style or design
- 3/ Additional effects e.g. change to built surroundings and spaces, change to general character and tree-cover.
- 4/ Permanence

The assessment of magnitude of impact was based on the following criteria:

High: The development will result in substantial changes to key historic building elements, such that the resource is totally altered. The development will result in comprehensive changes to the setting of the heritage asset.

Moderate: The development will result in changes to many key building elements, such that the resource is significantly modified. The development will result in changes to the setting of an historic building, such that it is significantly modified.

Minor: The development will result in changes to key historic building elements, such that the asset is slightly different. It will result in changes to the setting of an historic building, such that it is noticeably changed.

Negligible: The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.

No change: There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposed development to produce an overall assessment of the implications of the development proposals.

Magnitude of impact.	Importance of heritage asset.				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

4 Heritage Baseline

4.1 Site Description

The site occupies an elevated location on a raised tree-lined terrace above Well Hall Road, above which is a steep embankment bordered by gardens to the rear of properties fronting onto Allenswood Road and Dunblane Road (*Plates 1 & 2*). The site is currently occupied by 38 garages constructed upon an area of concrete hard-standing, laid out in rows aligned NW-SE. The site has vehicular access via Dunblane Road to the NW and stepped pedestrian access to the E via Well Hall Road. Two substantial blocks of three-storey flats, built in the late 1960s, adjoin the site to the NE with two storey modern semi-detached properties to the SW, lying at a slightly lower level than the existing garage site, as Well Hall Road gradually descends N-S from Shooters Hill Road towards Eltham. Above the embankment defining the W site boundary are the rear gardens of 1930s semi-detached houses fronting onto Allenswood Road and Dunblane Road which overlook the site (*Plate 3*). Situated directly opposite and beneath the site on the E side of Well Hall Road are two-storey houses which form part of the Progress Estate Conservation Area, laid out in 1915.



Plate 1: View looking E across site occupied by lockup garages, with modern council flats in background

4.2 Heritage Assets

The existing buildings occupying the site of the proposed development, which were constructed in the late 1960s together with the adjacent three-storey flats, are not considered to be heritage assets. The site does not contain any designated (protected) heritage assets nor is it located within an Archaeological Priority Area or Conservation Area. Consultation of the Greater London Historic Environment Record (GLHER) identified two designated heritage assets within a 500m radius of the site, namely 1/ The Progress Estate, a planned 'Garden Suburb' estate laid out

in 1915 for munitions workers employed at Woolwich Arsenal during the First World War, the W boundary of which is located along the E side of Well Hall Road opposite the site and 2/ The Herbert Pavilion and attached Front Railings, Perimeter and Retaining Walls, a Grade II Listed former military hospital built in 1859-65. Severndroog Castle, a Grade II* Listed folly built in 1784, is located about 565m E of the site, but there are wide ranging elevated views from a viewpoint on the top of this tower which appear to encompass the site and thus have been considered as part of this assessment. Located about 150m NW of the site is Greenwich Cemetery, laid out in 1856 to the W of Dunblane Road, which is designated as an Area of Special Character but is not a listed or locally listed building.



Plate 2: Oblique view looking SW towards site occupied by garages and raised slightly above Well Hall Road



Plate 3: View looking NW across garages towards the steep embankment marking the W boundary of the site, bordered by gardens to the rear of houses on Allenswood Road

4.3 Site Specific Archaeological and Historical Background

This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the specific study area and discusses its implications with regard to the nature and significance of the archaeological resource within the site and potential impact on archaeological features and deposits within the site. Consultation of the Greater London Historic Environment Record (GLHER) identified a total of 11 archaeological monuments and two events within a 500m radius of the site.

- **Prehistoric**

No recorded evidence of prehistoric activity has been identified within the 500m search radius selected for this study, although it should be noted that little previous fieldwork has been undertaken in the vicinity of the study area. The underlying London Clay geology suggests that this area was probably marginal, heavily wooded land throughout the prehistoric period and thus unlikely to yield significant evidence of prehistoric occupation. Oxleas Wood/Shooters Hill Wood (MLO107988), located to the E and NE of the site, incorporate tracts of ancient woodland potentially dating back to the Mesolithic, representing remnants of a much larger swathe of woodland which probably extended across most of this area during the prehistoric era.

Some evidence for prehistoric activity has been identified in the wider surrounding locality, focused on higher ground further to the N in the vicinity of Shooters Hill. The remains of a Bronze Age cemetery originally comprising six round barrows is recorded near Shrewsbury Lane (about 1.5km NE of the site); of these only one has survived and is designated as a Scheduled Ancient Monument (List Entry No. 1430983). An archaeological evaluation at Eaglesfield Park (about 1.3km NE of the site) in 2007 revealed evidence of a ditch containing large quantities of iron smithing slag, associated with Early Iron Age pottery (ELO 8685; Wessex Archaeology 2008). To date, there is little evidence for an extension of prehistoric activity to the S of Shooters Hill.

Conclusion: The potential for evidence of prehistoric remains has been assessed as **Low**. This assessment chiefly reflects the paucity of recorded evidence for prehistoric activity in the immediate vicinity of the site. The underlying London Clay geology suggests that there is unlikely to have been a significant focus of prehistoric occupation in this specific area, although some evidence for Bronze Age funerary sites and Iron Age occupation and ironworking activity has been recorded on the northern periphery of the study area at Shooters Hill.

- **Romano-British**

No evidence for Romano-British activity has been recorded in the immediate vicinity of the site, based on consultation of the Greater London HER. The site is located about 520m S of the Archaeological Priority Area associated with Watling Street, the major routeway running from London to Dover via Rochester, the course of which is represented by the present-day A207 running across Shooters Hill. The road is presumed to be of Roman date although it is possible that the Romans may have utilised an existing routeway of earlier prehistoric origin.

Limited evidence for Romano-British occupation has been recorded at Shooters Hill immediately S of Watling Street, represented by two intercutting pits containing sherds of Roman pottery, flints, animal bones and burnt clay and an undated shallow ditch found in 1923 during works for the construction of a road at the Woolwich and District War Memorial Hospital (NGR TQ 4352 7622) about 870m NE of the site (Brown 2002, 312-13).

Conclusion: The potential for encountering evidence of Romano-British occupation in the immediate vicinity of the site has been assessed as **Low**. This assessment reflects the limited scope of the archaeological record for Romano-British remains within the immediate vicinity of the site, although it may be noted that the site is located about 520m S of the Roman road of Watling Street and some evidence for Romano-British occupation has been recorded to the immediate S of the road, although still at a considerable distance from the site.

- **Medieval**

No sites or findspots of medieval date have been recorded within the 500m search radius selected for this study, based on consultation of the Greater London HER. The site is located towards the N extremity of the parish of Eltham, the boundaries of which were probably coterminous with those of the manor of Eltham, a large landholding of Saxon origin first recorded as 'Alteham' in the Domesday Survey of 1086. The manor had been a royal estate before the Norman Conquest and was subsequently held by Odo Bishop of Bayeux in 1086, when it was valued at £20; Domesday records a substantial tract of woodland in the manor, enough to feed 50 pigs (Gregory 1909, 14-15).

The limited documentary evidence suggests that the study area formed part of Eltham Common/Shooters Hill Wood (MLO107901), an extensive area of sparsely occupied common heath and woodland which was a haunt of highwaymen throughout the medieval and post-medieval periods, with little evidence for significant settlement during the medieval period (Weinreb & Hibbert 2008, 806-7). The nearest focus of medieval occupation appears to be represented by the moated manor site at Well Hall (about 980m S of the site), the origins of which date back to c. 1253 although the earliest surviving buildings associated with the residence built by the Roper family (including the Tudor Barn) date from the 16th century. It is possible that Well Hall Road represents a routeway of medieval origin, running N-S from Shooters Hill to the village of Eltham, although its course was significantly realigned in the post-medieval period.

Conclusion: The potential for encountering evidence of medieval occupation features and deposits within the site has been assessed as **Low**. Little evidence of medieval activity has been identified in the immediate vicinity of the study area and it appears likely that this area remained as remote woodland and common heath throughout the medieval and early post-medieval periods.

- **Post-Medieval**

Cartographic evidence suggests that the site appears to have remained as open heathland on the S fringes of Eltham Common throughout the post-medieval period with little evidence of building activity until the early 20th century. Rocque's 1746 map of London (*fig. 7*) and Andrews and Dury's map of Kent (1767) show the site as lying to the W of Well Hall Road, on the S margins of a large swathe of common extending to the S of Shooters Hill.

The alignment of Well Hall Road as shown these 18th century maps appears to have been different compared to its present course, veering slightly to the E before heading northwards to the crossroads with Shooters Hill Road its former course being marked on later maps by field boundaries. By the early 1840s, as shown on the Eltham parish tithe map of 1844 (*fig. 8*), the course of Well Hall Road had been altered to run more directly northwards towards Shooters Hill Road. Much of the common on the W side of the road had been enclosed as agricultural land or pasture; the site of the proposed development lay within a large irregularly shaped marked as Plot No. 472 (Cake

Hill and Hungerdens) and is described as being under arable cultivation. The W boundary of the field also marked the division between the parishes of Eltham and Kidbrooke.

The tithe map also depicts Severndroog Castle (565m E of the site)- a Grade II listed folly tower constructed to the S of Shooters Hill by the architect Richard Jupp in 1784. The castle, which lay within an extensive tract of woodland marked on the tithe map as Castle Wood, was built as a memorial to Sir William James, a former Director of the East India Company, by his wife Lady Anne James to commemorate his involvement in capturing the Maratha island fortress of Suvarnadurg on the W coast of India in 1755 (Weinreb & Hibbert 2008, 835).

The Ordnance Survey 1st edition map of 1869 (*fig. 9*) shows that the site still lay within agricultural land to the W of Well Hall Road. The boundaries of the field containing the site as shown on the tithe map had remained unchanged, however immediately to the NW, Greenwich Cemetery had been laid out on an extensive, hilly site covering some 9 hectares in 1856 (MLO69000). Two chapels are shown as having been built within the cemetery (the southern chapel being marked as 'Episcopal' (Anglican) with the northern chapel for 'Dissenters') and a series of serpentine tree-lined paths had been laid out within the cemetery. Little change is depicted on the OS 2nd and 3rd edition maps dated 1897 and 1914 respectively, except that on the 1914 map (*fig. 10*) it is clear that the course of Well Hall Road had been straightened, compared to the somewhat meandering course shown on earlier maps. Greenwich Cemetery had also been extended to the SW at some point between 1897 and 1914 and a war memorial was later constructed within the SW portion of the cemetery, shortly after the First World War (MLO104026)

Significant changes to the pattern of land use and settlement occurred in 1915 with the construction of the Progress Estate across both sides of Well Hall Road, to the E and S of the site. The estate represented a planned 'garden suburb' estate laid out in 1915 by the Office of Works as accommodation for munition workers employed at the Royal Arsenal in Woolwich during the First World War (MLO107981). Old photographs of Well Hall Road and a plan of 1921 (not reproduced) show a triangular-shaped land parcel on the W side of Well Hall Road (including the site) sandwiched between Well Hall Road and Greenwich Cemetery, and extending S as far as Downman Road and Ross Way was occupied by a large number of temporary hutments built as ancillary accommodation associated with the Progress Estate (*fig. 11*). By the 1930's most of these temporary dwellings had been removed.

The Ordnance Survey provisional 6-inch map of 1938 (*fig. 12*) shows Dunblane Road and Allenswood Road had been established within the triangular-shaped land parcel bounded by Well Hall Road to the E, Greenwich Cemetery to the W and Arbroath Road to the S. Rows of houses are depicted along both sides of Dunblane Road to the immediate E of Greenwich Cemetery with Allenswood Road coming off Dunblane Road to the SE, also lined with houses on either side. No dwellings are shown within the site adjoining Well Hall Road, which suggests that the Progress Estate hutments had been demolished by that date. A later OS map of 1951 appears to show houses within the site, however these were replaced in the late 1960s by the existing blocks of council flats and garages, as shown on an OS 1:2500 map of 1971.

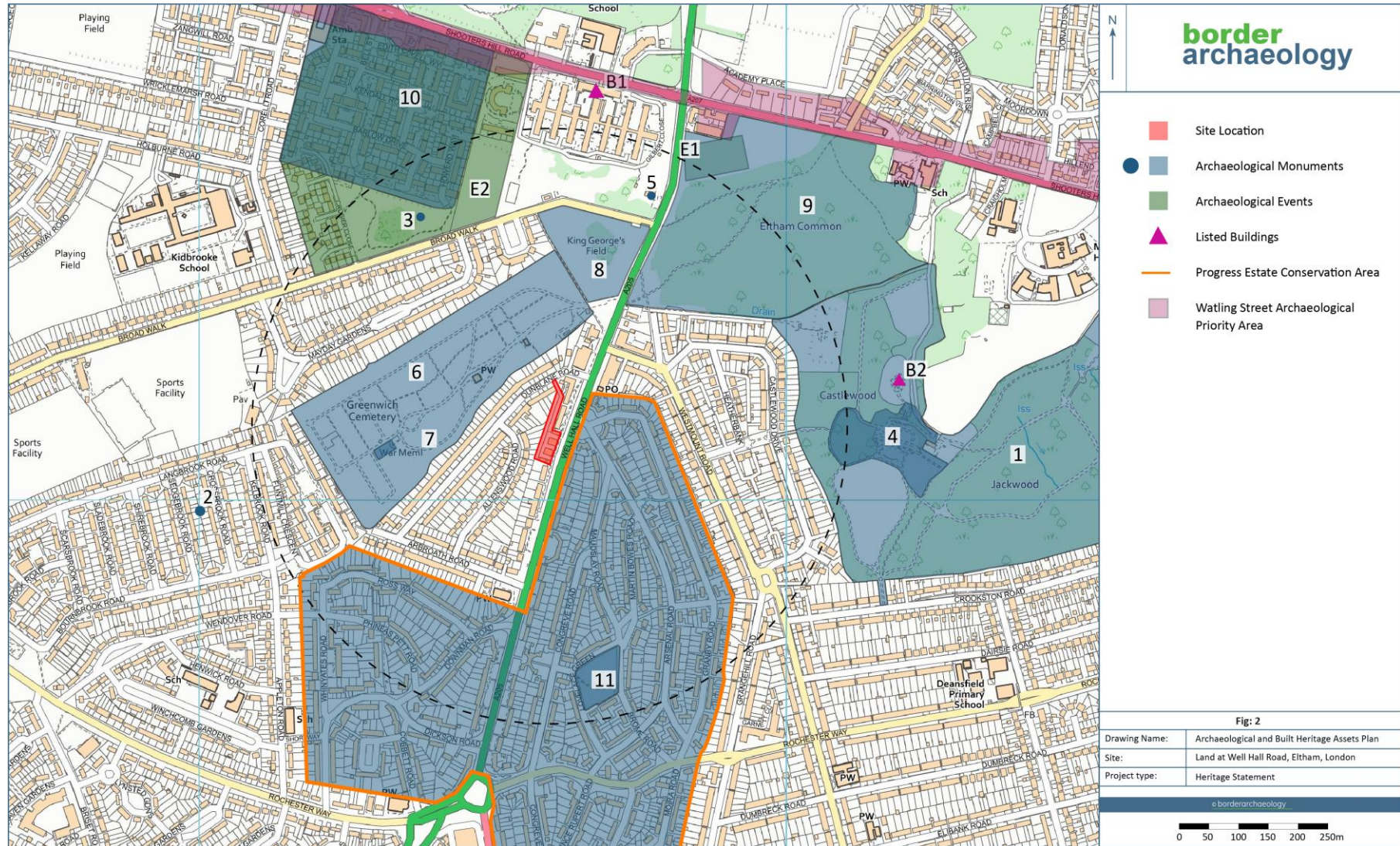
Conclusion: The potential for encountering evidence of post-medieval occupation features and deposits within the site has been assessed as **Low**. The site appears to have remained as remote common heath on the edge of Eltham Common until the late 18th/early 19th century when it was enclosed as agricultural land and remained as such until the early 20th century. Hutments associated with the early 20th century Progress Estate appear to have been built within the site but were cleared by the late 1930s, with the existing garages occupying the site being erected in the late 1960s.

BA Ref.	MonUID	PrefRef	Name	Date	NGR
1	MLO107988	MLO107988	Shooters Hill / Well Hall Road / Welling Way, [Shooters Hill Woodland], Greenwich, SE9 {ancient woodlands now public open land}	Early Mesolithic to Modern	TQ 4387 7607
2	MLO118330	MLO118330	Findspot: Pewter Toy (Elizabethan/Stuart)	Early Post-Medieval	TQ 4200 7600
3	MLO104982	MLO104982	Lead Figurine (Georgian/Victorian)	Post-Medieval	TQ 4200 7600
4	MLO104132	MLO104132	Shooters Hill [Castlewood], Greenwich, SE18 {remnant of late 19th century gardens, now public}	Post-Medieval	TQ 4317 7608
5	MLO83211	MLO83211	Herbert Pavilion and Attached Front Railings, Perimeter and Retaining Walls	Post-Medieval	TQ 42770 76518
6	MLO69000	MLO69000	Well Hall Road [Greenwich Cemetery] Eltham, Greenwich, SE9 6UA (19 th century cemetery)	Post-Medieval	TQ 42413 76188
7	MLO104026	MLO104026	Well Hall Road [Greenwich Cemetery War Memorial] Eltham, Greenwich, SE9 (WWI memorial)	Post-Medieval	TQ 4231 7608
8	MLO107962	MLO107962	Well Hall Road / Broad Walk, Eltham [King George's Field], Greenwich, SE9 6TZ (commemorative recreation ground on former commonland)	Post-Medieval	TQ 4267 7641
9	MLO107901	MLO107901	Eltham Common {ancient commonland, not public open space}	Medieval/Post-Medieval	TQ 4298 7648
10	MLO106880	MLO106880	Shooters Hill Road, [Brook Village], Shooters Hill, Greenwich {site of Brook Fever/War/General Hospitals}	Post-Medieval	TQ 42319 76675
11	MLO107981	MLO107981	Lovelace Green, Eltham [The Progress Estate], Greenwich, SE9 {early 20th century garden suburb}	Post-Medieval	TQ 4254 7566

Table 2: Gazetteer of archaeological monuments within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record

BA Ref.	MonUID	Name	Date	NGR
E1	ELO9332	Shooters Hill Road, [Former Brook Hospital], Greenwich, Desk Based Assessment	1998	TQ 42353 76614
E2	ELO8685	Shooters Hill [Eltham Common]/ Dover Road/ Eaglesfield Road, Shooters Hill, Greenwich: Archaeological Evaluation	2007	TQ 43463 76732

Table 3: Gazetteer of archaeological events within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record



5 Description of Built Heritage Assets

This section of the HS consists of 1/ a description of designated and non-designated built heritage assets in the vicinity of the site and their respective settings (including Conservation Areas) and 2/ an assessment of the significance of these built heritage assets and the extent to which setting contributes to their significance.

Consultation of the Greater London Historic Environment Record identified one listed building within a 500m radius of the site, namely the Grade II listed Herbert Pavilion and Attached Front Railings, Perimeter and Retaining Walls (List Entry No. 1213054) built in 1859-65. Although the main hospital buildings are situated on Shooters Hill Road, the grounds associated with the listed building extend within the 500m search radius. Severndroog Castle, a Grade II* Listed folly of late 18th century date (List Entry No. 1289792), is situated just outside the 500m search radius chosen for this study but has been included in this assessment as there are elevated panoramic views from the top of the tower which appear to include the site and thus have been considered as part of this assessment (*Table 4*).

The site is not located within a Conservation Area; however, the Progress Estate Conservation Area as designated by the Royal Borough of Greenwich in 1971, is located about 20m E of the site, its W boundary marked by Well Hall Road.

BA Ref.	NHLE Ref.	Name	Grade	NGR
B1	1213054	Herbert Pavilion and Attached Front Railings, Perimeter and Retaining Walls	II	TQ 42770 76518
B2	1289792	Severndroog Castle, Castle Wood Park, Shooters Hill	II*	TQ 43190 76196

Table 4: Gazetteer of listed buildings within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record

Following an evaluation of the heritage assets recorded within the study area, it was established that three designated heritage assets have potential to be affected by the proposals, namely, 1/the Progress Estate Conservation Area, 2/ the Herbert Pavilion and Attached Front Railings, Perimeter and Retaining Walls (Grade II), 3/ Severndroog Castle (Grade II*), as well as one undesignated heritage asset, Greenwich Cemetery (built in 1856).

The following section will thus describe and assess the significance of these heritage assets.

5.1 Assessment of Designated Heritage Assets

5.1.1 Progress Estate Conservation Area

- **Identification of the Heritage Asset and its Setting**

Situated directly opposite the site on the E side of Well Hall Road, the Progress Estate (MLO107981), originally known as the Well Hall Estate, was built in 1915 by the Office of Works to house World War I munitions workers employed at The Royal Arsenal, Woolwich during the First World War. The estate, which covers an area of roughly 100 acres, extending across both sides of Well Hall Road, was designated as a Conservation Area by Greenwich

Borough Council in 1971; the following description of the Conservation Area and its setting is primarily based on the appraisal produced in 2007 (RBG 2007).

The estate, which comprises some 1000 houses and 200 flats, was built in 1915 on former agricultural land extending on either side of Well Hall Road. The designer of the estate was the noted architect and conservationist Sir Frank Baines (responsible for various major commissions including Thames House on Millbank and several large scale housing estate projects in Greater London on behalf of the London County Council), who then held the post of chief architect of the Office of Works and was a former pupil of the influential Arts and Crafts architect C.R. Ashbee. From the outset, the estate was intended as 'a showpiece solution to the emergency housing problems caused by the war' (Cherry & Pevsner 1983, 306).

The estate was modelled on the 'Garden Suburb' principle and the low-density layout and picturesque, individualistic design owes much to the aesthetic of the Arts and Crafts movement as well as being influenced by other more practical factors such as the lack of materials supply due to wartime restrictions. The innovative, picturesque layout followed the natural contours of the land and retained existing trees, comprising groups of four to six dwellings forming linear terraces or crescent shaped terraces with private gardens and shared green spaces, with the detailing of each house being distinct from its neighbour (RBG 2007). The architectural detailing of the estate is characterised by a diverse range of materials and finishes (including timber-framing, the use of tile-hung or slate-hung gables, stone, brick and render) and a variety of rooflines including pitched and hipped roofs with dormers to create a distinctively organic, traditional English village character.



Plate 4: View looking S along Well Hall Road showing the houses of the Progress Estate to left of picture, opposite the site

Most of the initial estate development had taken place to the S and E of Well Hall Road; however by late 1915 more accommodation was needed and temporary accommodation, in the form of wooden and asbestos hutments,

was constructed along the W side of Well Hall Road which are shown on a plan of 1921; however, these dwellings were removed and the area redeveloped at some point during the 1930s. Limited damage was caused by bombing during the First and Second World Wars, and further residential development has occurred in the area immediately surrounding the Progress Estate during the 1950s-70s; however the majority of the houses built as part of the original development have remained essentially intact, along with the street layout and it thus represents a largely complete example of a large-scale early 20th century 'Garden Suburb' residential development.



Plate 5: View SE towards houses along the E side of Well Hall Road, forming part of the Progress Estate built in 1915

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

The Progress Estate can be identified as a non-designated heritage asset of **High** significance, reflecting its designated status as a Conservation Area although none of the buildings on the estate are actually listed. It has been justifiably described as 'the first and most spectacular of the Garden suburbs built by the government during the First World War to house munitions workers, architecturally the result was a tour de force of picturesque design' (Cherry & Pevsner 1983, 306).

It represents a remarkably well-preserved early example of 'Garden Suburb' planning, designed by a noted early 20th century architect and conservationist (Sir Frank Baines) who was heavily influenced by the aesthetic ideas of the Arts and Crafts Movement. The bulk of its housing stock and its picturesque architectural detailing, its low-density street layout and small, intimate green spaces have remained largely intact in spite of later 20th century housing developments in the surrounding locality. In historical terms, the Progress Estate has been described as being of significance as representing 'much of the best of Letchworth, Bourneville, Port Sunlight, Hampstead Garden Suburb and the pre 1914 LCC cottage estates' in terms of its picturesque, 'Garden Suburb' design and layout heavily influenced by Arts and Crafts principles, which would be superseded by more standardised neo-Georgian designs from the 1920s onwards (RBG 2007, 11). It also holds a significant place in the history of the munitions site at Royal Arsenal, Woolwich and in the history of the Royal Arsenal Co-operative Society.

5.1.2 Herbert Pavilion and Attached Front Railings, Perimeter and Retaining Walls (Grade II)

- **Identification of the Heritage Asset and its Setting**

The Herbert Pavilion, also known as the Royal Herbert Hospital, is a former military hospital built in 1859-65 and designated as a Grade II listed building. The hospital was built on the authority of Sidney Herbert 1st Baron Herbert of Lea (d.1861), Secretary of State for War during the Crimean War and close ally of Florence Nightingale. Built of brick with stone dressings in a plain Italianate style, it represents the first large hospital constructed on the pavilion principle, consisting of a long corridor with separate ward pavilions with a chapel attached to the rear and ancillary buildings to the SE of the main complex. Although converted into luxury flats in 1992, the layout of the hospital has remained essentially intact. The former hospital buildings occupy a prominent position on the S side of Shooters Hill Road at the corner with Well Hall Road with the façade of the front range being especially visible (*Plate 6*) and are set within extensive lawned grounds which stretch southwards as far as Broad Walk, the boundaries of which are defined by iron railings and a high brick boundary wall which are also included within the listing.



Plate 6: View looking SW towards the Herbert Pavilion at the junction of Shooters Hill Road and Well Hall Road

The hospital was designated as a listed building on 8th August 1983; the listing description, extracted from the National Heritage List for England (List Entry No. 1213054), reads as follows:

'Military hospital, now flats. 1859-65, by Captain Douglas Galton RE, with R O Mennie, Surveyor of Works to the War Department; converted c.1992. White Suffolk bricks with Bath stone dressings, fireproof internal construction, and slate hipped roof PLAN: symmetrical plan of a spine corridor with 11 wards off, two each side at the ends, a shorter central rear ward connected to a front chapel and library within a central courtyard, and facing an H-shaped front entrance and administration block to the road. EXTERIOR: Italianate style. Front range three storeys and

basement; 3:9:5:9:3-window range; pavilion wards two storeys and basement; nine-window ranges. Former administration block has ~11d and central sections set forward with clasping rusticated pilaster strips, plat bands, balustrading under the windows, a deep bracketed cornice and parapet. The centre has banded ashlar rustication to two storeys, with a large round through-archway to the central courtyard. Flanking sections have flat-headed ground-floor and round-arched upper windows, the upper ones without architraves. The ward blocks have plat bands and cornice, flat-headed 6/6-pane sashes, with articulated corner sanitary towers containing narrow lights, with a wide round-arched end casement window. The chapel has a three-window N end with clasping pilaster strips, round-arched ground-floor and second-floor openings with a central doorway, and a central first-floor balcony with a round clock face; the sides have tall round-arched windows. The wards are connected by a single-storey covered way the full width of the building; at the E end is a single storey former isolation ward, and at the W end a two-storey annexe formerly containing an operating theatre. Open walkways with cast-iron supports connects the front range to the wards and chapel. Interior not inspected, but noted as being of fireproof construction, with iron stairs on trussed girders, and concrete floors. The chapel reported to contain a gallery on iron posts and an elliptical-arched ceiling. Subsidiary features: Quadrant decorative iron railings with cast-iron coping connect ends of front range with piers and large cast-iron lamps, and extend approx. 100m to the W and approximately 700m E along Shooters Hill Road, Well Hall Road and Broad Walk to the W and rear; a battered retaining wall encloses a terrace to the S of the former hospital. History: The Royal Herbert was the first large-scale hospital to embody the pavilion concept of separate, cross-lit wards, well ventilated, with wash rooms and lavatories separated by a lobby in the corner towers. The plan of this seminal building was of great importance in the development of hospital design. It included advanced systems of construction, heating and ventilation, and marked the ascendancy of the sanitary reformers led by Florence Nightingale. She described the Herbert as 'by far the finest hospital establishment in the United Kingdom, or indeed Europe' (quoted in RCHME Report). The pavilion principle dominated hospital design in England for the next fifty years. The front range included offices, accommodation for the Governor, and nurses' dormitories. This is a remarkably complete building, notably so for a hospital, set within its original grounds, and is one of the most important examples of its type in the country.'

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

The Herbert Pavilion may be considered to be a heritage asset of **High** importance as the first large-scale hospital to be built on the pavilion principle (comprising a long corridor with ward-pavilions attached at intervals) strongly influenced by the ideas of Florence Nightingale, the pioneering social reformer and founder of modern nursing. Its layout and methods of construction, heating, sanitation and ventilation were considered revolutionary at the time and have been described as being of seminal importance in the development of Victorian hospital architecture, being copied by numerous hospitals subsequently, not only in Great Britain but also overseas.

Its significance is also enhanced by its exposed setting at the corner of Well Hall Road and Shooters Hill Road. The principal N-facing elevation overlooking Shooters Hill Road being an especially imposing composition, with its projecting central rusticated entrance archway with flanking wings forming a prominent element in the street scene. Views of the hospital buildings from open ground to the S of Broad Walk are restricted by the stock brick perimeter wall defining the S boundary of the site and existing tree cover.

5.1.3 Severndroog Castle (Grade II*)

- **Identification of the Heritage Asset and its Setting**

The Grade II* listed tower known as Severndroog Castle (NGR: TQ 43190 76196) lies outside of the 500m search radius selected for this study, being located about 560m E of the site at its closest point. However, there are extensive, panoramic views from the top of the tower which have been considered for the purposes of this assessment.

Severndroog Castle is a triangular brick tower constructed in 1784 on the south side of Shooters Hill, within a large swathe of woodland known as Castle Wood, extending S of Shooters Hill Road (*Plate 7*). The folly is Gothic in style, 19m high, and has a hexagonal turret at each corner. It was built as a memorial to Sir William James, a former naval commander and later Director of the East India Company, by his wife Lady Anne James to commemorate his involvement in capturing the Maratha island fortress of Suvarnadurg on the W coast of India in 1755.

The tower was designed by Richard Jupp a noted architect in late 18th century London and Surveyor to the East India Company (Cherry & Pevsner 1983, 306). Owing to its elevated position, the tower has often served as a surveying point, notably having been used by General William Roy for his Anglo-French Survey (1784–1790) which led to the formation of the Ordnance Survey, and by the Royal Engineers for the Survey of London nearly half a century later in 1848. It also played a vital role as an air raid observation post during the Second World War. In 1922 the tower came into the ownership of London County Council and became a local visitor attraction until the LCC, then known as the Greater London Council (GLC) was disbanded in 1986. Following a lengthy period of closure, it was restored and reopened to the public in 2014.



Plate 7: View looking S towards the N front of Severndroog Castle, a Grade II Listed building erected in 1784*

It was designated as a listed building on 26th March 1954 and the listed building description, extracted from the National Heritage List for England (List Entry No. 1289792), reads as follows: ‘3-storey triangular tower with hexagonal angle turrets of ½-storey height. Tower and turrets battlemented. Multi-coloured stock brick with 1st

floor band and plinth. Quatrefoil blocked and painted windows in turrets. Other windows have 2-centred, pointed arches, wide on the main faces and narrow in the 3 external faces of each turret. Moulded labels over windows, some of which are blocked and treated in trompe l'oeil fashion as in turret tops. 1st floor windows in wide, stuccoed recesses. Small door with alternating block surround in inner return of North-east turret. Later doors inserted in North-West and South turrets. Main, studded double door, in South-West face, has moulded surround in deep coving, with label over. Cornice head and fanlight with interlacing bars matching the window heads. On the other 2 sides the former entrances blocked, fanlights only remaining. Inscription in stone apron below 1st floor window on South-West face "This building was erected MDCCLXXXIV by the representative of the late Sir William James, Bart. To Commemorate that Gallant Officer's Atchievements (sic) in the East Indies during his command of the Company's Marine Forces in those seas. And in a particular manner to record the Conquest off the Coast of Malabar which fell to his superior Valour and able Conduct on the 2nd day of April MDCCLV".'



Plate 8: View looking W from Severndroog Castle. The junction of Well Hall Road and Dunblane Road is visible just above the tree line, with the site partially obscured by trees

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

Severndroog Castle may be considered to be a heritage asset of **High** significance, reflecting its status as a Grade II* Listed folly designed by Richard Jupp, a prominent architect in late Georgian London, and which has significant historical associations with Sir William James, a leading naval commander in the East India Company who played a prominent role in several naval and military campaigns in India during the 1750s, including the capture of the fortress of Suvarndurg in 1755. Its significance is enhanced by the historic usage of the tower for surveying (dating back to the late 18th century) and as an air observation tower during the Second World War (1939-45) which attests to the wide-ranging panoramic views across London which can be appreciated from the top of the tower (Plate 8).

5.2 Assessment of Undesignated Heritage Assets

5.2.1 Greenwich Cemetery

- **Identification of the Heritage Asset and its Setting**

Located about 150m NW of the proposed development site is Greenwich Cemetery, laid out in 1856 by the Greenwich Burial Board. Covering an area of about 9 hectares, it occupies an exposed, hilly site which was originally in open countryside at the time of its foundation, with extensive panoramic views looking NW towards central London and Canary Wharf and SW towards Crystal Palace, particularly from the raised memorial garden in the SW corner of the cemetery known as 'Heroes Corner', erected after the First World War (*Plate 9*). The cemetery is not designated as a listed or locally listed building, neither does it contain any listed buildings or monuments although it is regarded as an Area of Special Character of Metropolitan Importance.



Plate 9: View NW towards the City of London from Heroes Corner within Greenwich Cemetery

Other notable features within the cemetery include two large stone-built Gothic chapels erected at the time of its foundation in 1856 for Anglican and nonconformist denominations, together with a lodge built in 1922 at the cemetery entrance which is considered to have replaced an earlier building. The cemetery contains relatively few monuments of especial architectural or historical interest, although it does contain a significant number of military burials, reflecting the proximity of the site to the Royal Military Academy and the Royal Arsenal at Woolwich, as well as the nearby Royal Herbert Military Hospital. Notable burials include General Sir Arthur Holland (d.1927), Commandant of the Royal Military Academy, and Surgeon General James Jameson (d.1904) who was the Director General of the Army Medical Services in the Boer War and the Commander of the British Ambulance Division in the Franco-Prussian War (Meller & Parsons 2011, 131-2)

A large war graves plot, with up to 263 burials, known as 'Heroes' Corner' (GLHER MLO104026), where two curved screen walls bear the names of casualties buried both in the plot and in unmarked graves within the cemetery, is located in the SW portion of the cemetery. Adjoining Heroes' Corner, a plot of 75 burials was added during WWII. A small memorial garden containing a cross of sacrifice is located next to the Commonwealth War Graves burial area. A total of 558 World War I burials and 124 World War II burials are recorded in the cemetery.



Plate 10: View SW towards nonconformist chapel and beyond towards the SW boundary of the cemetery bordered by 1930s houses along Dunblane Road

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

Greenwich Cemetery may be considered to be a heritage asset of **Medium** significance. While the cemetery may be regarded as being relatively modest in architectural terms and contains relatively few monuments of note, it is particularly distinguished by its elevated, spectacular setting and panoramic views across much of south London and towards the City, although it may be noted that views SE towards the site are screened by existing tree cover along the SE boundary of the cemetery and semi-detached properties along Dunblane Road. It is also distinguished by its strong historical associations with military institutions, including the Royal Military Academy at Woolwich and the Royal Herbert Hospital.

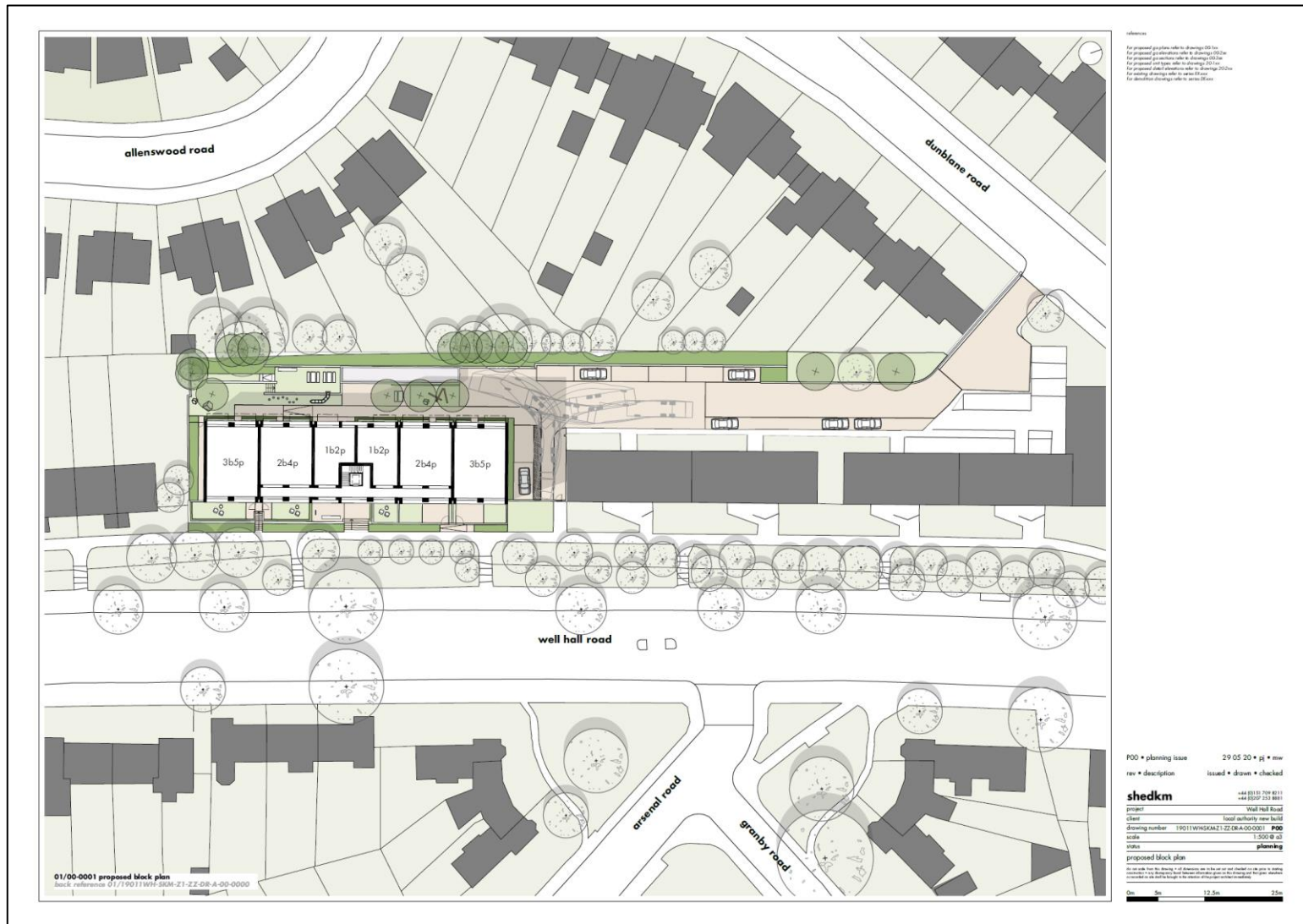


Fig. 3 Proposed site plan (Reproduced by courtesy of Shedkm Architects)



Fig. 4: Proposed N and E-facing elevations (Reproduced by courtesy of Shedkm Architects)



Fig. 7: Proposed S and W-facing elevations (Reproduced by courtesy of Shedkm Architects)



*Fig. 6: CGI Visual showing E frontage of proposed new residential development fronting onto Well Hall Road
(Reproduced by courtesy of Shedkm Architects)*

6 Proposed Development

This section examines the potential impact of the proposed development on designated and non-designated built heritage assets in the vicinity of the study area.

6.1 Site Proposals

The following description of the proposed development is based on a Design and Access Statement and architect's drawings supplied in June 2020. In brief, the proposed scheme comprises the demolition of the existing lockup garages for the construction of 20 residential apartments of mixed size and occupancy, including two wheelchair accessible apartments at ground floor level, as shown on the drawings below (*figs. 3-6*). The residences which will rise to a height of between 3-4 storeys, will have a combination of private and shared external amenity/play space, hard and soft landscaped areas, and a total of eight parking bays, two of which will be wheelchair accessible. A retaining wall is also required to the Well Hall Road frontage (east), and to the south of the site where it will follow the current boundary line. Excavation is also required to remove a portion of the embankment along the rear (W) boundary of the site. The foundation strategy for the scheme is expected to be isolated pad foundations or screw piles; however, the engineering depths required for the foundation and retaining wall remain unclear at this point.

6.2 Assessment of Impact on Designated and Undesignated Heritage Assets

- *Progress Estate Conservation Area*

The proposed residential development will be visible from the properties along the E side of Well Hall Road which lie within the boundary of the Progress Estate Conservation Area and are contemporary with its construction in 1915. This will inevitably result in a localised change to existing views looking W from the Conservation Area directly towards the site; however, it is considered that this will not detract noticeably from the setting of the properties along the E side of Well Hall Road. Indeed, it may be argued that the new building will actually enhance what until recently has been a somewhat dull, uninspiring view represented by the brick lockup garages currently occupying the site.

It may also be noted that the proposed development will be located within the footprint of the existing garages and remain set back from the roadside, with additional tree-planting proposed both to the front and rear of the site and gardens provided for the ground floor apartments. The design of the new residential units is also considered to acknowledge the aesthetic and historic character of the Progress Estate houses in several respects, through the use of use of building materials which reference those employed in the design of the estate, thereby creating a distinct sense of continuity. For instance, the texture of the metal clad central panels within the expressed brick sleeves acknowledges the hung-tiled upper storeys and gables which are a common feature of houses within the Progress Estate.

The provision of private gardens at ground floor level, accessed from the street frontage, is also considered to allude to the leafy, 'Garden Suburb' aesthetic of the nearby Progress Estate and it should also be noted that the

existing tree screen along the terrace in front of the development will be maintained, thus further softening potential visual impacts on the properties along the E side of the road.

On this basis, it is considered that the proposals will have a **Minor** impact on the setting of the Progress Estate Conservation Area, acknowledging that there will be a discernible but slight and arguably positive change to the setting of the Conservation Area as a result of the proposed development.

- *Herbert Pavilion and attached Front Railings, Perimeter and Retaining Walls*

It is not considered that the proposed development will noticeably affect the setting of the Herbert Pavilion. Although the grounds of the Pavilion extend well to the S of Shooters Hill Road, views towards the proposed development are effectively blocked by the existing boundary wall and tree screening along the S boundary of the Pavilion site, and by tall buildings situated further to the S along Well Hall Road. On this basis, the magnitude of impact can be reasonably assessed as **No Change**.

- *Severndroog Castle*

The proposed development will not affect the immediate setting of Severndroog Castle, which is situated within dense woodland well to the E of the site. However, there are extensive, wide-ranging views in all directions from the viewing platform on the top of the castle which have been considered for the purposes of this study. Examination of views looking W from the viewing platform (*Plate 8*) show that the W side of Well Hall Road (including the site) is partially visible from this vantage point, just above the treeline, with the residential streets above it (Dunblane Road and Allenswood Road) being more clearly discernible. It appears likely that the proposed development will result in a very slight change to existing distant views from this heritage asset and thus the magnitude of impact has been assessed as **Negligible to Minor**.

- *Greenwich Cemetery*

Due to its steep, elevated location there are panoramic long-distance views from Greenwich Cemetery which have been considered for the purposes of this Heritage Statement. However, these views, while undeniably extensive, primarily extend to the NW and SW of the cemetery. Views looking SE, towards the site of the proposed development in Well Hall Road, are effectively screened by the existing tree line along the SE boundary of the cemetery and the semi-detached properties lining Dunblane Road. Based on the available drawings, it is clear that the height of the proposed residential development will not exceed that of the houses in Dunblane Road and thus it is considered that there will be no discernible impact on the setting of the cemetery. On this basis, the magnitude of impact can be justifiably assessed as **No Change**.

7 Conclusions

7.1 Results of Archaeological Assessment

Based on the results of the Assessment, informed by examination of archaeological, cartographic and documentary sources, the following conclusions may be drawn regarding the potential archaeological resource within the site:

The overall archaeological potential of the site has been assessed as **Low**, which reflects the limited scope of the archaeological resource for all periods identified in the immediate vicinity of the study area, which lies at some considerable distance from the nearest Archaeological Priority Area represented by the Roman road of Watling Street (some 570m N of the site) with little obvious scope for encountering significant archaeological deposits or features, although it may be noted that little previous fieldwork has been undertaken in close proximity to the site. In view of the low potential of the site to yield significant archaeological remains, it is thus respectfully suggested that no further archaeological mitigatory work is required, in this instance.

7.2 Results of Heritage Assessment

Having determined the intrinsic significance of the specific built heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these designated and undesignated heritage assets, it is now possible to reach an informed overall appraisal of the implications of the development proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

The Progress Estate Conservation Area: The impact of the proposed development on the setting of the Conservation Area has been assessed as **Slight to Moderate**. This reflects the **High** significance of the heritage asset as a well-preserved example of an early 20th century planned housing estate influenced by Arts and Crafts principles and constructed for munitions workers employed at Woolwich Arsenal during the First World War, considered against the magnitude of impact, assessed as **Minor**. The development will result in a localised change to existing views looking W from the Conservation Area directly towards the site; however, the design and scale of the proposed new residential dwellings may be considered to broadly respect the setting of the Conservation Area.

Herbert Pavilion: The impact of the proposed development on this Grade II listed former military hospital is considered to be **Neutral**. This assessment takes into account the **High** significance of the heritage asset as an important, innovative example of Victorian hospital architecture, built in 1859-65, considered against the magnitude of impact, assessed as **No Change**. The proposed development will not impact visually on the immediate or wider setting of this heritage asset.

Severndroog Castle: The impact of the proposed development on this Grade II* listed castle folly is considered to be **Slight**. This assessment takes into account the **High** significance of the heritage asset as a well-preserved late 18th century castle folly with significant historical associations and extensive, panoramic views across south London and towards the City, considered against the magnitude of impact, assessed as **Negligible to Minor**. The proposed development may result to a slight change to existing distant views looking westwards from the viewing platform on top of the castle, although the site would only just be visible above the existing tree line.

Greenwich Cemetery: The impact of the proposed development on Greenwich Cemetery, a non-designated mid-19th century burial ground, is considered to be **Neutral**. This assessment reflects the **Medium** significance of the cemetery as non-designated heritage asset which however occupies an elevated setting with extensive, wide-ranging views across much of south London, considered against the magnitude of impact, assessed as **No Change**. Views looking SE towards the site in Well Hall Road are effectively restricted by existing tree screening and properties bordering the SE extent of the cemetery, along Dunblane Road.

Overall Conclusion: The overall magnitude of impact from the proposed development at Well Hall Road on designated and non-designated heritage assets in the vicinity of the site has been assessed as **Slight**. This assessment reflects the limited number of heritage assets recorded in the vicinity of the site, which is not located within a Conservation Area, as well as the sensitive design of the proposed new residential units which is considered to broadly respect the architectural character and setting of the nearby Progress Estate Conservation Area, situated opposite the site.

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10 Cartography and Aerial Photography

(All maps were obtained from the National Archives unless otherwise stated)

1746: Rocque's Map of London and its Environs (London Metropolitan Archives)

1767: Andrews & Dury's Map of Kent

1834: OS 1st edition 1-inch map

1844: Tithe map of the parish of Eltham (NA IR 30/17/129)

1869: OS 1st edition 25-inch map

1897: OS 2nd edition 25-inch map

1914: OS 3rd edition 25-inch map

1921: Plan of hutments forming part of the Well Hall Estate at Eltham

1938: OS provisional edition 6-inch map

1951: OS 1:2500 map

1971: OS National Survey 1:2500 map

11 Appendix 1: Historic Maps

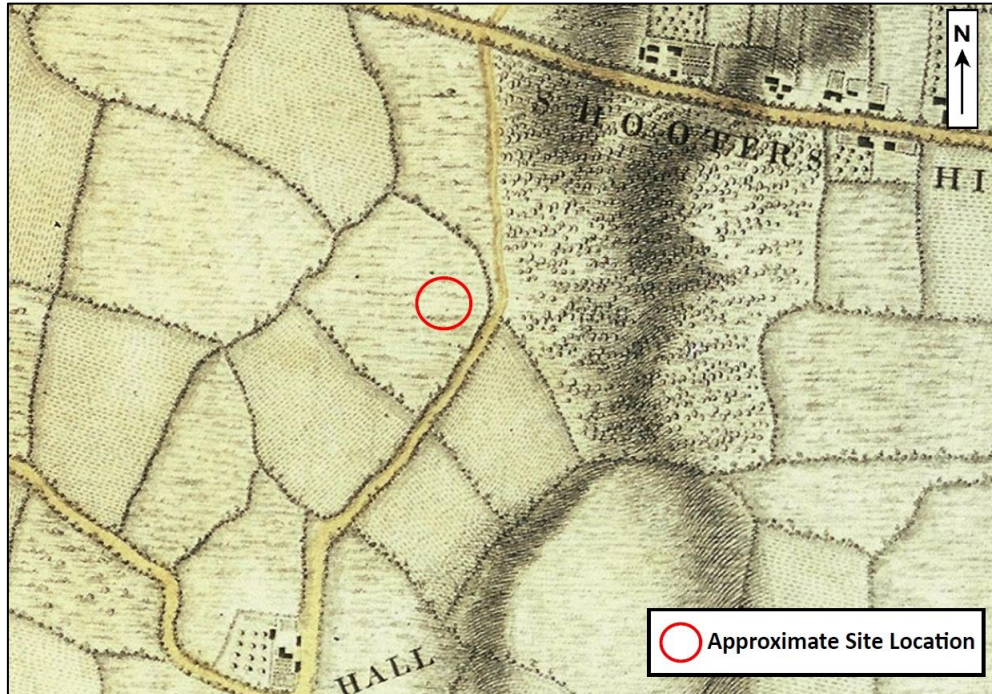


Fig. 7: Extract from John Rocque's 1746 Plan of London and its Environs (with site circled in red)
(Reproduced by courtesy of the London Metropolitan Archives)

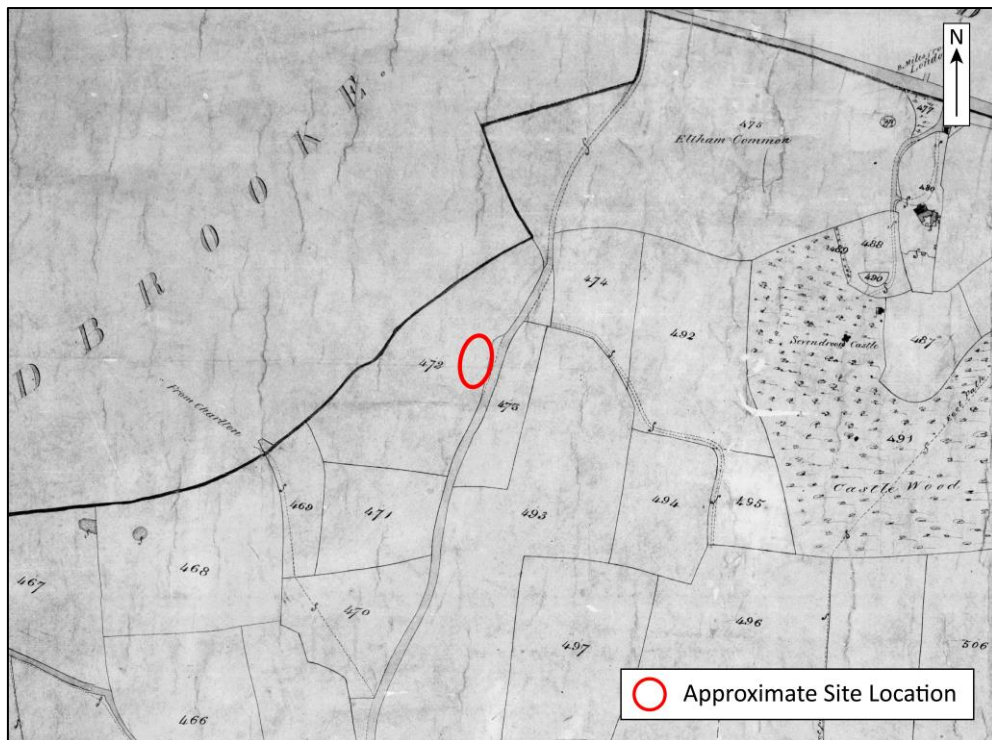


Fig. 8: Extract from the Eltham tithe map of 1844 (with site circled in red)
(Reproduced by courtesy of the National Archives)

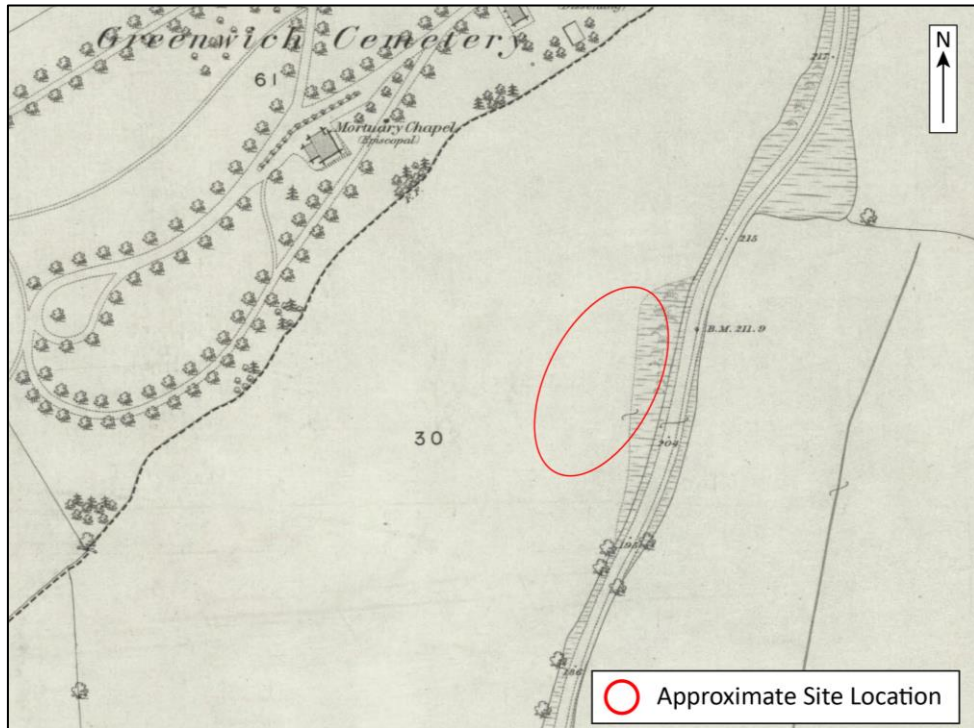


Fig. 9: Extract from the OS 1st edition 25-inch map of 1869 (with site circled in red)
(Reproduced by courtesy of the National Archives)

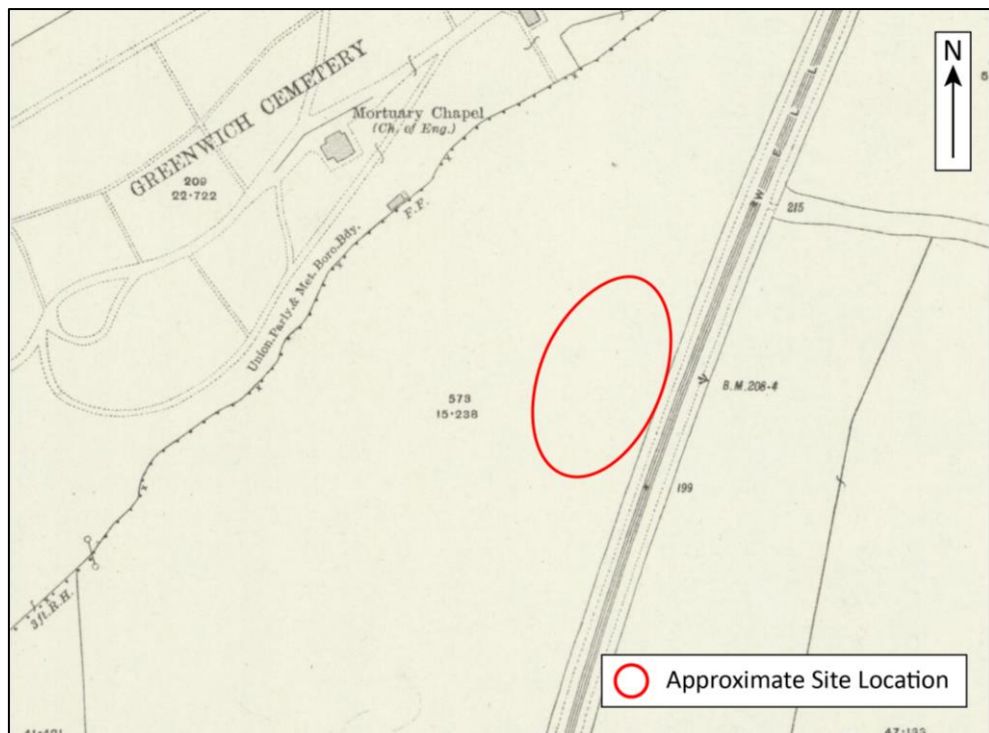


Fig. 10: Extract from the OS 2nd edition 25-inch map of 1896 (with site circled in red)
(Reproduced by courtesy of the National Archives)



Fig. 11: Photograph c.1920 showing temporary hutments in Well Hall Road forming part of the Progress Estate
(Reproduced by courtesy of the London Metropolitan Archives)

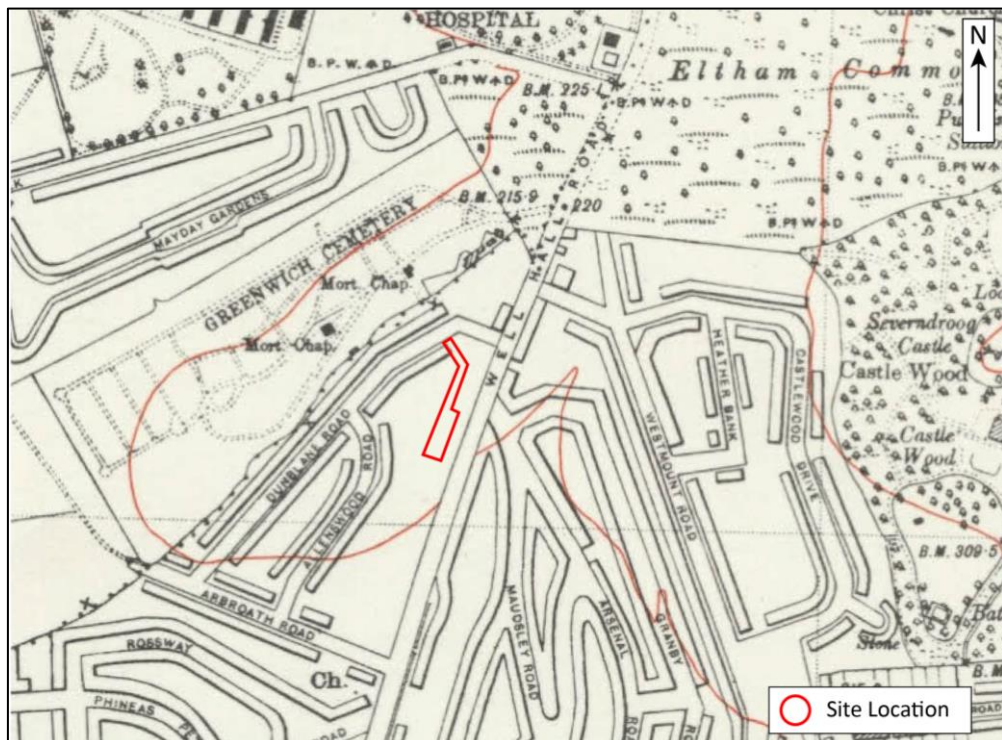


Fig. 12: Extract from the OS provisional edition 6-inch map of 1938 (with site marked in red)
(Reproduced by courtesy of the National Archives)

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