

Heritage Statement



Sam Manners House
57 Tuskar Street
Greenwich
London
SE10 9UJ

On behalf of

RBG Social Housing

June 2020

REPORT SPECIFICATION

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Cover: View looking northwest along Tuskar Street towards former site of Sam Manners House, following demolition

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1 Executive Summary

Border Archaeology (BA) has been commissioned to carry out a Heritage Statement (HS) regarding a proposed social housing development of 32 dwelling units comprising a mixture of houses, duplexes and flats on the site of former sheltered housing units at Sam Manners House, 57 Tuskar Street Greenwich London SE10 9UJ. The results of the HS are briefly summarised thus:

- **Archaeological Assessment:**

The potential for prehistoric activity has been assessed as **Low to Moderate**, reflecting the location of the site on a low gravel terrace immediately above the alluvial floodplain of the Thames which may have been a suitable location for human activity in this area during early prehistory, although archaeological evidence for prehistoric remains in the immediate vicinity of the site is slight.

The potential for archaeological remains of Romano-British and medieval date has been assessed as **Low**.

The potential for post-medieval archaeological evidence of post-medieval occupation has been assessed as **Moderate**. There is potential to encounter buried remains of 19th/early 20th century terraced housing and associated outbuildings within the site, which were largely destroyed during the Second World War. It should be noted that there is likely to be deep made-ground/demolition deposits of post-medieval/modern date across the site.

Overall Conclusion: The overall archaeological potential of the site has been assessed as **Low to Moderate**, which reflects the limited scope of the archaeological resource identified in the immediate vicinity of the study area although there is slightly increased potential for prehistoric and post-medieval remains. In view of the probable limited nature of the archaeological resource in the vicinity of the site, it is suggested that a watching brief on excavations for the foundation piles may be the most appropriate form of mitigation in this instance.

- **Heritage Assessment**

The overall impact from the proposed residential development at Sam Manners House on designated and non-designated heritage assets in the immediate 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 and massing of the proposed new residential units which respects the architectural character and setting of nearby heritage assets situated in Tuskar Street, specifically the Hatcliffe Almshouses and a row of early 20th century brick terraced houses immediately south of the site. It is not considered that the proposed development will result in a discernible change to the setting of the East Greenwich Conservation Area or to established key views within the Conservation Area.

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 32 dwelling units comprising a mixture of houses, duplexes and flats on the site of former sheltered housing units at Sam Manners House, 57 Tuskar Street Greenwich London SE10 9UJ (*fig. 1*).

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 of the proposed social housing development occupies the site of late 1970s sheltered housing at Sam Manners House, situated between Tuskar Street and Woodland Grove in East Greenwich. The site stands at an approximate height of 4m AOD. The grid reference for the site (approximate centre) is NGR TQ 39220 78028.

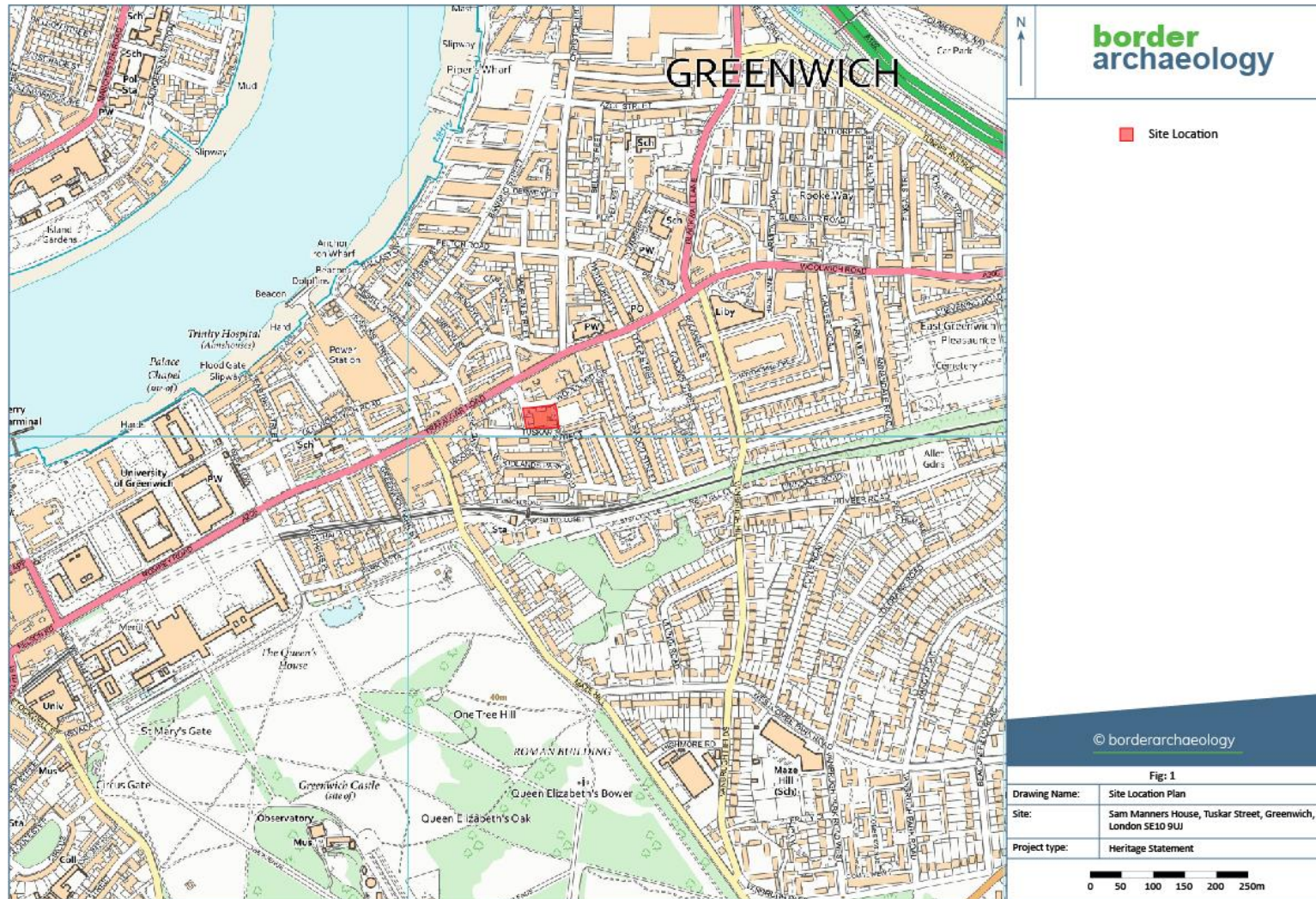
The site is not located within a Conservation Area or an Archaeological Priority Area as defined by the Royal Borough of Greenwich. The S boundary of the East Greenwich Conservation Area, designated in 1992 by the Royal Borough of Greenwich, extends along the N side of Trafalgar Road, about 65m NW of the site, while the NE extent of the Greenwich Park Conservation Area is located about 150m SSW of the site at its closest point. The S boundary of the Greenwich Peninsula and Foreshore APA is located approximately 55m NW of the site.

The NE boundary of the Maritime Greenwich World Heritage Site (WHS) designated by the World Heritage Committee of UNESCO in 1997, is located about 175m SW of the site at its closest point.

The British Geological Survey records the solid geology of the site as comprising chalk bedrock of the Lewes Nodular Chalk Formation, Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated), formed approximately 72 to 94 million years ago in the Cretaceous Period, with overlying superficial deposits consisting of sand and gravel of the Kempton Park Gravel Member which were formed up to 2 million years ago during the Quaternary Period.

Records of a geotechnical borehole excavated in 1960 at Woodland Crescent (about 135m SW of the site) identified the following sequence of deposits, namely:

- 0-3.05m- Made ground (Rubble, sand etc)
- 3.05-5.18m – Made ground, clay, sand, fragments of brick etc
- 5.18- 5.48m – Made ground, clay, stones, fragment of brick etc
- 5.48 – 6.09m – Sand with a little gravel
- 6.09 – 9.14m -Gravel and sand



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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 and 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 of the proposed new residential development at 57 Tuskar Street, Greenwich was occupied by a four-storey building, built in the late 1970s as sheltered housing for persons aged over 60 and was demolished in early May 2020 (*Plate 1*). The site is bounded by Tuskar Street to the S and Woodland Grove to the N, to the E by private gardens to the rear of the Hatcliffe Almshouses and the W by a footpath leading from Tuskar Street to Mell Street and Woodland Grove.

The site is located within a suburban residential neighbourhood, overlooked by rows of early 20th century two storey terraced housing to the S along Tuskar Street (*Plate 2*) with blocks of mid-20th century three storey red-brick council flats adjoining the site to the W. Overlooking the site to the N in Woodland Grove is mixture of late 20th/early 21st century two to three storey residential units, occupying the site of former light industrial premises extending to the rear of Trafalgar Road.



Plate 1: View looking NW along Tuskar Street showing the late 1970s sheltered housing prior to demolition

4.2 Heritage Assets

The former sheltered housing complex at Sam Manners House was built in the late 1970s and was not designated as a listed or locally listed building; it was not considered to have been noteworthy in architectural terms. The site is not located within a Conservation Area or an Area of Archaeological Potential (APA). The NE boundary of the Maritime Greenwich World Heritage Site (WHS) designated by the World Heritage Committee of UNESCO in 1997, is located about 175m SW of the site at its closest point.

The S boundary of the East Greenwich Conservation Area, designated in 1992 by the Royal Borough of Greenwich, extends along the N side of Trafalgar Road, approximately 65m NW of the site, while the NE edge of the Greenwich Park Conservation Area (originally designated in 1971) is located about 150m SSW of the site at its closest point. Greenwich Park is also designated as a Grade I Registered Park and Garden and an Archaeological Priority Area (APA). The S boundary of the Greenwich Peninsula and Foreshore APA is located about 55m NW of the site.



Plate 2: View looking E along Tuskar Street showing the early 20th century terraced houses opposite the late 1970s sheltered housing at Sam Manners House prior to demolition



Plate 3: View looking SW across site of former sheltered housing from Woodland Grove (post-demolition) showing mid-20th century council housing in Mell Street and early 20th century terraced housing in Tuskar Street

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 123 archaeological monuments and 52 events within a 500m radius of the site.

- **Prehistoric**

The site at Tuskar Street is located on Pleistocene river terrace gravels of the Kempton Park Member, which form the most recent terrace above the alluvial floodplain of the Thames. The location of the site on these terrace gravels suggests that it would have stood on dry ground during early prehistory, which suggests possible potential for encountering evidence of human activity in this area dating back to the Palaeolithic, although recorded evidence of prehistoric activity in close proximity to the site, based on the results of previous fieldwork, is slight. However, it should be noted that there have been few archaeological interventions in close proximity to the site.

Some evidence of prehistoric activity has been identified within the 500m search radius commissioned for this study, however, all the recorded sites are located well to the N of the site, within an area of floodplain peat deposits on the Thames foreshore. Evidence of deeply stratified peat deposits has been identified to the NE of the site during archaeological investigations at Blackwall Lane and Pelton Street and it has been demonstrated that these peat deposits have potential to contain well preserved organic remains including waterlogged wooden structures.

The remains of a possible timber trackway of Middle Bronze Age date (MLO98089), along with a scatter of struck flints (MLO78020) were found during excavations at 72-88 Bellot Street, about 400m NNE of the site) in 1993 and further evidence of a possible trackway or platform was uncovered during an archaeological evaluation undertaken by Pre-Construct Archaeology at Bellot Street, in close proximity to the 1993 excavation site (SEAU 1993; Hawkins 2005). The trackway remains identified during the 2003 evaluation were found at a depth of -0.50m AOD, sealing a deep peat deposit.

Little fieldwork has been carried out in the immediate vicinity of the site and consequently it is difficult to draw firm conclusions regarding the archaeological potential of the river terrace gravels, particularly in terms of prehistoric activity. Archaeological evaluations undertaken to the W of the site have yielded negative results in terms of prehistoric remains. Evaluation trenching in 2011 on land adjacent to St Joseph's Community Centre, Pelton Street (about 250m NNE of the site) identified two cut features of possible prehistoric date in the surface of the terrace gravels but it was not possible to determine conclusively whether they were of anthropogenic or natural origin (Hart 2011). Further to the W, the river terrace gravels have yielded some evidence for early prehistoric activity, with Palaeolithic flint artefacts and some lithic finds of Mesolithic or Neolithic date discovered in the vicinity of Deptford Broadway.

Conclusion: The potential for evidence of prehistoric remains has been assessed as **Low to Moderate**. The location of the site on river terrace gravels just above the Thames floodplain suggests that there is possible potential for evidence of prehistoric activity to be encountered in this area. However, there is very little recorded evidence of features, deposits and finds of prehistoric date in particularly close proximity to the site, although archaeological

investigations within the Thames floodplain to the N of the site have yielded evidence of deeply stratified peat deposits and associated archaeological remains of prehistoric date.

- **Romano-British**

Limited evidence for Romano-British activity has been recorded within the 500m search radius commissioned for this assessment, although it should be noted that archaeological remains from this period have been identified in the wider surrounding area.

A possible focus of Romano-British occupation has been identified at Trinity Hospital (about 400m NW of the site) where the remains of a tessellated floor and other finds of Roman date were reportedly found in the 19th/early 20th century (MLO1807; Montmorency 1912, 132). An archaeological evaluation carried out within the hospital grounds in 2001 revealed pottery and tile fragments of Roman date although no evidence for stratified features or structural remains dating to this period was identified (MoLA 2001; Brown 2002, 305).

Significant evidence for Romano-British activity has been identified on the western and southern periphery of the study area. Structural remains of Roman date have been identified to the S of Romney Road close to the junction with Park Row (about 500m W of the site) and within the grounds of the Royal Naval Hospital, where a tessellated pavement and stakeholes of Roman date were recorded at the Pypes Building (Brown 2002, 305). Within the NE corner of Greenwich Park, about 590m S of the site, the remains of a Romano-Celtic temple complex were discovered in the 19th century and subject to several archaeological investigations in 1902, 1924-27, 1978 and more recently in 1999. These investigations have established that the temple was probably built in AD 100 and was continuously used up to about AD 400 (Brown 2002, 301-304; Wallower 2002, 43-54). The extant remains of the temple are designated as a Scheduled Ancient Monument (List Entry No. 1021439).

The projected line of the major Roman road of Watling Street appears to have extended on a NW-SE alignment through Greenwich Park very close to the temple site and further evidence of Romano-British activity has been identified in the vicinity of Vanbrugh Park to the E of Greenwich Park.

Conclusion: The potential for encountering evidence of Romano-British occupation in the immediate vicinity of the site has been assessed as **Low**. This assessment primarily reflects the limited scope of the archaeological record for Romano-British remains within the immediate vicinity of the site; although it should be noted that significant evidence for Romano-British activity has been recorded in the wider locality of the study area, particularly in the vicinity of Greenwich Park and the Royal Naval Hospital.

- **Medieval**

The site of the proposed development lies on the eastern fringes of the manor of East Greenwich, first recorded as 'Grenewic' in a charter of AD964 by which King Edgar granted lands in Greenwich to the Abbey of St Peter in Ghent. The place name 'Grenewic' is of Old English origin, denoting 'green harbour or trading settlement' (Mills 2003). Evidence of Anglo-Saxon activity has been identified on the W periphery of the study area, represented by a small Anglo-Saxon cemetery comprising four inhumations found in 1860 under the old tiltyard opposite the Royal Naval Hospital at NGR TQ 38703 77799, about 500m W of the site (MLO7192).

The manor of East Greenwich (in Kent), so named to distinguish it from the manor of West Greenwich (Deptford) which lay in Surrey, remained in the possession of Ghent Abbey until 1414 when the estate was confiscated by King Henry V and was subsequently granted to Humphrey Duke of Gloucester in 1426 (Aslet 1999, 34). Humphrey built a residence at Greenwich (referred to initially as 'Bella Court' and later renamed 'the Pleasaunce') which appears to have stood in the vicinity of the West Wing of the Royal Naval College and became the nucleus of Tudor royal palace of Greenwich. He also acquired a substantial portion of Blackheath (some 200 acres) which he enclosed as a hunting preserve (the boundaries of which are represented by present-day Greenwich Park) and erected a castle/lookout tower within the park, at the site where the Royal Observatory now stands, to defend against attacks on London from both the Thames and by land from the S (Colvin 1963, II, 949; Aslet 1999, 37)

Evidence of medieval activity has been identified within the 500m search radius selected for this study, although it is worth noting that the majority of the sites recorded on the GLHER are located well to the NW and W of the site in Tuskar Street. The footings of a masonry structure of unspecified medieval date were found within a test pit dug in the grounds of Trinity Hospital (about 380m W of the site) in 2001 (MoLA 2001; MLO76798).

Archaeological investigations at Highbridge Wharf to the W of Trinity Hospital (about 440m NW of the site) have identified further evidence of medieval activity. An archaeological evaluation at Creedys Yard in 1997 identified numerous 12th/13th century pits and stakeholes cutting natural sands (MLO69178-69179; Bowsher 1997) while a later investigation undertaken at Nos. 11-13 Highbridge Wharf in 2003, recovered pottery dated to c.1170-1200 from a mid-greyish gravelly sand interpreted as a buried ploughsoil or garden earth (Densem 2003; MLO76841). A watching brief on landscaping works at the Royal Naval College, Greenwich (about 490m W of the site) in 2007 identified five articulated burials and one disarticulated burial dated to the late medieval period (MoLA 2012; MLO105394). The nearest archaeological intervention to reveal evidence of medieval activity was an excavation to the SW of Maze Hill Station (c.240m SW of the site) in 1978 which yielded glazed pottery of medieval and post-medieval date although it is unclear whether these finds were recovered from stratified contexts (MLO 1545).

It should be noted that little archaeological fieldwork has been undertaken close to the site and thus it is difficult to determine the likely extent and density of medieval activity in this area. However, based on the limited available evidence (and later 17th/18th century cartographic sources) it seems probable that the site lay in agricultural land to the E of the settlement of Greenwich during the medieval and early post-medieval periods. Consequently, the likelihood of site groundworks encountering significant archaeological remains associated with medieval occupation would appear to be limited.

Conclusion: The potential for encountering evidence of medieval occupation features and deposits within the site has been assessed as **Low**. Although occupation features, structural remains and burials of medieval date have been recorded on the W periphery of the study area, little evidence for medieval activity has been identified in especially close proximity to the site, which appears to have lain remote from a major focus of settlement during this period.

- **Post-Medieval**

The earliest map to show the study area in appreciable detail is Samuel Travers map of the manor of East Greenwich, surveyed in 1695 (*fig. 8*), which shows the site as lying to the NE of Greenwich Park within the S portion of a large field extending to the S of the course of the old road heading E towards Woolwich (the alignment of

which is represented by present-day Old Woolwich Road). Immediately to the S and SE of this field, Travers' survey depicts an irregularly shaped enclosure annotated as 'The Gravel Pits in which the King hath three acres or better', while immediately to the W, another medium-sized field enclosure is marked as 'Payns Field'. Further to the E of the site, Travers' map also marks the site of a conduit head which appears to have stood in the vicinity of present-day Earlswood Road but is not shown on later historic mapping of the study area (MLO69498).

John Rocque's Map of London 'and the adjacent country ten miles round', published in 1746 (*fig. 9*) is somewhat schematic in its depiction of field boundaries but does show that the site then lay within an extensive area of arable fields and market gardens lying to the E of Greenwich Park and S of the Old Woolwich Road. Little change to the topography of the study area is depicted on Hasted's map of the Hundred of Blackheath, produced in 1778.

A map of the parish of Greenwich surveyed by W.R. Morris in 1834 (*fig. 10*) shows that there had been a significant change to the pattern of land use and topography in the immediate vicinity of the site with the establishment of Trafalgar Road (laid out in 1825) to the S of the Old Woolwich Road, extending eastwards across the landscape of open fields. Several streets are shown as having been laid out to the S of Trafalgar Road by 1834, including Miles Street to the immediate W of the site (the line of which is represented by present-day Mell Street) which is shown as lined with houses along its E side. A roadway is also shown running to the S of the site which appears to be roughly identifiable with the western portion of Tuskar Street, referred to as 'Toddman's Lane' (named after a local landowner named Daniel Toddman) by c.1850. Open fields are shown further to the E and S of the site.

The Greenwich parish tithe map of 1844 (*fig. 11*) shows that rows of cottages had been laid out to the E of the site, to the S of a narrow lane which is identifiable with the eastern portion of Woodland Grove. The land to the immediate E and SE of the site appears to have formed part of an extensive landed estate in East Greenwich belonging to the Trustees of Hatcliffe's Charity, founded in 1620 by a London lawyer named William Hatcliffe for the relief of the poor of East Greenwich and within the parishes of Lee and Lewisham. The land immediately to the S of the site is marked as a large market garden belonging to the Trustees of Morden College, a substantial almshouse founded at Blackheath in 1695 which was endowed with substantial lands in East Greenwich.

Edward Weller's Map of London and its suburbs dated 1863 (*fig. 12*) shows that further development had taken place in the immediate vicinity of the site, with the construction of a row of terraced dwellings along the E boundary of the site. Further to the SE, the Hatcliffe Almshouses are shown for the first time, comprising a row of dwellings erected in 1857 by the Trustees of Hatcliffe's Charity for eight poor women. The almshouses appear to have been refurbished in the late 19th century and were substantially rebuilt and enlarged to accommodate 12 residents in 1938 (Berridge 1987). Extensive open fields are still depicted on the 1863 map to the S and SE of the site, which was still a semi-rural neighbourhood at that time.

The OS 1st edition map of 1869 (*fig. 13*) depicts the site in considerable detail and shows that it was entirely occupied by rows of densely-packed terraced housing by that date, with narrow yards or gardens and associated outbuildings to the rear. In addition to the houses fronting onto Miles Street on the W side of the site, the 1869 map shows two narrow rows of dwellings within the E half of the site, while immediately to the S, Toddman's Lane appears to have been separated into two narrow lanes (Fenton Place and Toddman's Lane) with a narrow wedge-shaped plot containing two rows of densely packed terraced cottages between the two roads. Census returns for 1861-1881 show that this was predominantly a working-class neighbourhood with the dwellings occupied by labourers and tradesmen.

Significant changes to the site and its immediate environs had taken place by the end of the 19th century as shown on the OS 2nd edition map of 1896 (*fig. 14*). The densely packed terraced housing within the site as shown on the OS 1st edition map had been almost entirely cleared by that date and Toddman's Lane had been widened, resulting in the demolition of the two rows of cottages shown on earlier historic mapping to the immediate S of the site. By 1896, Tuskar Street had been laid out as a continuation of Toddman's Lane to the E and Frobisher Street had also been established further to the SE. Both roads are shown as lined with terraced housing which appear to have been built in about 1876, based on the evidence of a date plaque affixed to the houses in Frobisher Street. The field immediately S of the site was still undeveloped at that date.

The site appears to have remained undeveloped for several years as it was not covered by Charles Booth's Poverty Survey of 1898-99, which does however contain coverage for all the surrounding streets. The OS 3rd edition map of 1914 (*fig. 15*) shows that the site had been extensively developed during the first decade of the 20th century, with the laying out of a row of 10 two-storey terraced cottages along the S frontage of the site adjoining Tuskar Street and four slightly larger two storey dwellings along Miles Street. A large rectangular structure, which appears to have been a workshop or warehouse, is depicted within the central part of the site with a long narrow outbuilding shown adjoining the E edge of the site. The existing row of terraced housing along the S side of Tuskar Street, immediately opposite the site, also appears to have been built at the same time, shortly after 1900. An oblique aerial photograph of East Greenwich taken in 1937 (*fig. 16*) shows that the layout of buildings within the site remained intact until shortly before the Second World War.

The site at Tuskar Street appears to have been severely damaged by bombing during the Second World War. London County Council Bomb Damage Maps drawn up in 1946 show that the houses fronting onto Miles Street were completely destroyed (by a V1 flying bomb in 1944-45) with most of the terrace of houses on Tuskar Street apart from two properties at the E end of the terrace. The large rectangular structure in the centre of the site was also destroyed while the outbuilding to the E was severely damaged. An aerial photograph of the site taken in 1948 shows that the site had been cleared of buildings with the exception of the eastern part of the terrace fronting Tuskar Street and that several prefab houses had been erected on the site. These houses remained intact until the late 1970s when the site was cleared to make way for the sheltered housing complex at Sam Manners House.

It is unclear whether the houses occupying the site prior to 1940 had cellars but this should not be ruled out. Other houses built in the 1890s along Tuskar Street to the E of the Hatcliffe Almshouses were recorded in Booth's Survey of 1898-99 as having cellars. Archaeological investigations to the W of the site at 34 Greenwich Park Road (2004) and Trafalgar Grove (2006) revealed 18th/19th century make-up layers and brick walls probably associated with cellars; it thus seems reasonable, based on the evidence of historic mapping, that similar evidence of post-medieval made ground/demolition deposits will be encountered in the vicinity of the site.

Conclusion: The potential for encountering evidence of post-medieval occupation features and deposits within the site has been assessed as **Moderate**. It is possible that groundworks on the site may encounter buried remains of the terraced houses and associated outbuildings which are documented as having occupied the site during the 19th/20th century, although it is likely that any extant remains on the site will have been heavily disturbed by demolition and clearance works after the destruction of the houses during the Second World War and the subsequent construction of the sheltered housing units in the late 1970s. It is likely that groundworks will reveal substantial deposits of post-medieval/modern made-ground or demolition deposits, although the depth of the made-ground within the site remains undetermined at present.

BA Ref.	MonUID	PrefRef	Name	Date	NGR
1	MLO26756	110010/00/00	Flint Axe, High Bridge	Neolithic	TQ 38800 78200
2	MLO26723	110012/00/00	Findspot: Neolithic Axe	Neolithic	TQ 38820 78300
3	MLO104982	MLO104982	Peat Deposit, Blackwall Lane (1-3, 9-27) and Pelton Street (109)	Neo. - BA	TQ 39462 78369
4	MLO98089	MLO98089	Bronze Age Trackway, Bellot Street	Bronze Age	TQ 39344 78446
5	MLO78020	MLO78020	Flint Scatter, Bellot Street	Prehistoric	TQ 39360 78400
6	MLO104619	MLO104619	Possible Prehistoric Features, Pelton Road	Prehistoric	TQ 39320 78320
7	MLO105459	MLO105459	Peat Deposit, Blackwall Lane	Prehistoric	TQ 39449 78401
8	MLO75743	MLO75743	RB Findspot, Grounds of Trinity Hospital	Romano-British	TQ 38880 78050
9	MLO1807	070378/00/00	Tessellated Floor, Grounds of Trinity Hospital	Romano-British	TQ 38820 78140
10	MLO1817	070396/00/00	RB Findspot, Grounds of Trinity Hospital	Romano-British	TQ 38820 78140
11	MLO7192	MLO7192	AS Cemetery, Royal Naval College	Medieval	TQ 38728 77794
12	MLO71962	MLO71962	AS Placename Evidence, Greenwich Church Street/Romney Road	Medieval	TQ 38400 77800
13	MLO76841	MLO76841	Medieval Pottery, 11-15 Highbridge Wharf	Medieval	TQ 38779 78130
14	MLO105394	MLO105394	Late Medieval Inhumation Burials, Old Royal Naval College	Medieval	TQ 38729 77886
15	MLO16239	070404/00/00	Medieval Occupation, 14 Feathers Place	Medieval	TQ 38860 77810
16	MLO69178	071418/00/00	Stake Hole, Creedys Yard	Medieval	TQ 38770 78100
17	MLO69179	071419/00/00	Pit, Creedys Yard	Medieval	TQ 38770 78100
18	MLO76798	MLO76798	Med./PM Foundations, Grounds of Trinity Hospital	Med./PM	TQ 38880 78050
19	MLO1545	070358/00/00	Pottery Fragments, Maze Hill Station	Med./PM	TQ 39100 77800
20	MLO9494	MLO9494	C17th Laboratory, National Maritime Museum	Post-med.	TQ 38790 77759
21	MLO30590	MLO30590	Site of Tudor Tiltyard, Greenwich Palace	Post-med.	TQ 38715 77821
22	MLO75715	MLO75715	Post-med. Building Remains, Anchor Iron Wharf	Post-med.	TQ 38940 78200
23	MLO75744	MLO75744	Wall, Trinity Hospital	Post-med.	TQ 38880 78050
24	MLO76799	MLO76799	Post-med. Wall, Grounds of Trinity Hospital	Post-med.	TQ 38880 78050
25	MLO76800	MLO76800	Pit, Trinity Hospital	Post-med.	TQ 38880 78050
26	MLO76842	MLO76842	Post-med. Buildings & Deposits, 11-15 Highbridge Wharf	Post-med.	TQ 38779 78130
27	MLO77956	MLO77956	Cellar & Pit, Land Adjacent to 34 Greenwich Park Street	Post-med.	TQ 38933 77940
28	MLO82918	MLO82918	C18th Houses, 47-49 Maze Hill	Post-med.	TQ 39164 77774
29	MLO82919	MLO82919	C19th Tudor Style Houses, 53-55 Maze Hill	Post-med.	TQ 39175 77762
30	MLO82920	MLO82920	C18th Building, 111-115 Maze Hill	Post-med.	TQ 39248 77642
31	MLO82921	MLO82921	Vanbrugh Castle, Maze Hill	Post-med.	TQ 39310 77604
32	MLO82922	MLO82922	Vanbrugh Castle Outer Courtyard Walls	Post-med.	TQ 39302 77592
33	MLO82926	MLO82926	Trafalgar Lodge, 25 Park Row	Post-med.	TQ 38728 77962
34	MLO82927	MLO82927	Gate, Gate Piers & Railings, Trafalgar Quarters, Park Row	Post-med.	TQ 38728 77992
35	MLO82930	MLO82930	The Manor House, 13 Park Vista	Post-med.	TQ 38959 77810

BA Ref.	MonUID	PrefRef	Name	Date	NGR
36	MLO82931	MLO82931	16-18 Park Vista	Post-med.	TQ 38904 77779
37	MLO82939	MLO82939	Trinity Hospital, Hoskings Street	Post-med.	TQ 38816 78140
38	MLO82940	MLO82940	Lodge to Trinity Hospital, Hoskins Street	Post-med.	TQ 38791 78133
39	MLO82941	MLO82941	C19th Wall & Gate, Trinity Hospital, Crane Street	Post-med.	TQ 38809 78164
40	MLO83059	MLO83059	C19th Terraced House, 9 Ballast Quay	Post-med.	TQ 38942 78285
41	MLO83060	MLO83060	Harbour Master's Office, Ballast Quay	Post-med.	TQ 38995 78310
42	MLO83067	MLO83067	C19th Terraced House, 8 Ballast Quay	Post-med.	TQ 38938 78283
43	MLO83117	MLO83117	Trafalgar Quarters, Park Row	Post-med.	TQ 38733 78005
44	MLO83120	MLO83120	1-12 Park Vista	Post-med.	TQ 39049 77840
45	MLO83121	MLO83121	15 Park Vista	Post-med.	TQ 38912 77793
46	MLO83142	MLO83142	National Maritime Museum Forecourt Railings & Gates	Post-med.	TQ 38692 77835
47	MLO83182	MLO83182	Goldsmith's College Hall	Post-med.	TQ 39431 77602
48	MLO83203	MLO83203	C18th House, 10 Feathers Place	Post-med.	TQ 38870 77782
49	MLO83208	MLO83208	C18th Houses, 4, 6 & 8 Feathers Place	Post-med.	TQ 38872 77774
50	MLO83214	MLO83214	Detached Portion of Greenwich Park Boundary Wall, Park Vista	Post-med.	TQ 38829 77736
51	MLO83221	MLO83221	Telephone Kiosk, Whitworth Street/Trafalgar Road	Post-med.	TQ 39355 78196
52	MLO83242	MLO83242	142 Old Woolwich Road	Post-med.	TQ 39158 78156
53	MLO83249	MLO83249	122 & 124 Old Woolwich Road	Post-med.	TQ 39106 78137
54	MLO83270	MLO83270	126-126a Old Woolwich Road	Post-med.	TQ 39117 78143
55	MLO83272	MLO83272	140 Old Woolwich Road	Post-med.	TQ 39154 78154
56	MLO83278	MLO83278	Mausoleum of Greenwich Hospital in Grounds of 40 Maze Hill	Post-med.	TQ 39156 77724
57	MLO83290	MLO83290	Greenwich Park Boundary Wall, Park Vista	Post-med.	TQ 38994 77792
58	MLO83325	MLO83325	Royal Naval College Gates & Railings	Post-med.	TQ 38629 77863
59	MLO83329	MLO83329	Wall, Railings & Gates, National Maritime Museum	Post-med.	TQ 38789 77796
60	MLO83334	MLO83334	Greenwich Park Boundary Wall, Park Vista	Post-med.	TQ 38692 77643
61	MLO83353	MLO83353	C18th House, 10 Ballast Quay	Post-med.	TQ 38949 78286
62	MLO83355	MLO83355	Cutty Sark PH, 4-7 Ballast Quay	Post-med.	TQ 38934 78272
63	MLO83356	MLO83356	C19th Terrace, 12-16 Ballast Quay	Post-med.	TQ 38971 78292
64	MLO83415	MLO83415	C18th Terrace, Maze Hill	Post-med.	TQ 39128 77765
65	MLO83421	MLO83421	St Alfege's Vicarage	Post-med.	TQ 38844 77738
66	MLO89288	MLO89288	C18th/C19th Cess Pit, Pelton Road	Post-med.	TQ 39324 78316
67	MLO98237	MLO98237	Post-med. Wall & Pit, Grounds of Trinity Hospital	Post-med.	TQ 38846 78104
68	MLO98243	MLO98243	Post-med. Brick Wall & Soakaway, Trafalgar Grove	Post-med.	TQ 38933 77880
69	MLO98693	MLO98693	Post-med. Cellar Remains, Trafalgar Grove	Post-med.	TQ 38899 77875
70	MLO100910	MLO100910	Greenwich Park	Post-med.	TQ 39060 77250
71	MLO101089	MLO101089	C19th Road Surface, Ballast Quay, Lassell Street and Pelton Road	Post-med.	TQ 39000 78250
72	MLO104028	MLO104028	Site of Maze Hill Congregational Church	Post-med.	TQ 38980 77820
73	MLO104178	MLO104178	Greenwich Palace/Royal Naval College	Post-med.	TQ 38563 77883

BA Ref.	MonUID	PrefRef	Name	Date	NGR
74	MLO105454	MLO105454	C20th Commerical Buildings, 1-3, 2-27, 33 & 37 Blackwall Lane/109 Pelton Road/34 & 37 Commerell Street	Post-med.	TQ 39443 78318
75	MLO105456	MLO105456	Poor Relief Station, 1-3, 2-27, 33 & 37 Blackwall Lane/109 Pelton Road/34 & 37 Commerell Street	Post-med.	TQ 39461 78416
76	MLO105457	MLO105457	C19th School, 1-3, 2-27, 33 & 37 Blackwall Lane/109 Pelton Road/34 & 37 Commerell Street	Post-med.	TQ 39437 78424
77	MLO105458	MLO105458	C19th Terrace, 1-3, 2-27, 33 & 37 Blackwall Lane/109 Pelton Road/34 & 37 Commerell Street	Post-med.	TQ 39395 78402
78	MLO106956	MLO106956	Site of Greenwich Workhouse	Post-med.	TQ 39590 78210
79	MLO107884	MLO107884	Ballast Quay Garden	Post-med.	TQ 38960 78310
80	MLO107980	MLO107980	Grounds of C17th Former Palace, National Maritime Museum	Post-med.	TQ 38670 77730
81	MLO108003	MLO108003	Trinity Hospital Grounds	Post-med.	TQ 38840 78100
82	MLO69497	070259/05/00	Conduit Head, Maze Hill	Post-med.	TQ 39300 77600
83	MLO69498	070259/06/00	Conduit Head, Earlswood Street	Post-med.	TQ 39400 78100
84	MLO69500	070259/08/00	C17th-C18th Conduit Head, One Tree Hill	Post-med.	TQ 39080 77660
85	MLO25578	070286/00/00	Park Terrace	Post-med.	TQ 38980 77820
86	MLO30589	070376/07/00	St Alphege's Vicarage, Park Vista	Post-med.	TQ 38860 77740
87	MLO1828	070403/00/00	Post-med. Chapel, 14 Feathers Place	Post-med.	TQ 38860 77810
88	MLO20617	070987/00/00	Gravel Pit, Maze Hill Station	Post-med.	TQ 39100 77800
89	MLO26094	071079/00/00	Human Remains, Trafalgar Grove	Post-med.	TQ 38900 77900
90	MLO59882	071165/00/00	Post-med. Structure, Trafalgar Road	Post-med.	TQ 39200 78200
91	MLO65169	071346/00/00	Power Station, Hoskins Street	Post-med.	TQ 38900 78100
92	MLO65177	071346/01/00	Office, Hoskins Street	Post-med.	TQ 38900 78100
93	MLO65178	071346/02/00	Boiler House, Hoskins Street	Post-med.	TQ 38900 78100
94	MLO65179	071346/03/00	Chimney, Hoskins Street	Post-med.	TQ 38900 78100
95	MLO65180	071346/04/00	Coal Shed, Hoskins Street	Post-med.	TQ 38900 78100
96	MLO65181	071346/05/00	Jetty, Hoskins Street	Post-med.	TQ 38900 78100
97	MLO65182	071346/06/00	Pump House, Hoskins Street	Post-med.	TQ 38900 78100
98	MLO65183	071346/07/00	Storehouse, Hoskins Street	Post-med.	TQ 38900 78100
99	MLO65184	071346/08/00	Switch House, Hoskins Street	Post-med.	TQ 38900 78100
100	MLO65185	071346/09/00	Workhouse, Hoskins Street	Post-med.	TQ 38900 78100
101	MLO65186	071346/10/00	Electricity Sub Station, Hoskins Street	Post-med.	TQ 38900 78100
102	MLO69180	071420/00/00	Post-med. Building, Creedys Yard	Post-med.	TQ 38770 78100
103	MLO69181	071421/00/00	Post-med. Dump, Creedys Yard	Post-med.	TQ 38770 78100
104	MLO69438	071432/00/00	Human Remains, Greenwich Park	Post-med.	TQ 39150 77800
105	MLO69459	071435/00/00	Linear Feature, Greenwich Park	Post-med.	TQ 39140 77600
106	MLO69480	071440/00/00	C17th Gravel Pit, Greenwich Park	Post-med.	TQ 39220 77570
107	MLO69502	071455/00/00	C17th Pond, Greenwich Park	Post-med.	TQ 39130 77710
108	MLO71783	071536/00/00	Thames Foreshore Flood Defences	Post-med.	TQ 38750 78190
109	MLO71785	071537/00/00	Thames Foreshore Landing Steps	Post-med.	TQ 38760 78200
110	MLO71786	071538/00/00	Thames Foreshore Signpost	Post-med.	TQ 38770 78210
111	MLO71787	071539/00/00	Thames Foreshore Signpost	Post-med.	TQ 38760 78190

BA Ref.	MonUID	PrefRef	Name	Date	NGR
112	MLO71788	071540/00/00	Thames Foreshore Revetment	Post-med.	TQ 38780 78220
113	MLO71789	071541/00/00	Thames Foreshore Shipyard	Post-med.	TQ 38810 78260
114	MLO71790	071542/00/00	Thames Foreshore Jetty	Post-med.	TQ 38810 78280
115	MLO71791	071543/00/00	Thames Foreshore Structure	Post-med.	TQ 38740 78140
116	MLO74854	071932/00/000	Undated/Post-med. Pits, 4 Vanbrugh Castle	Post-med.	TQ 39320 77590
117	MLO74855	071933/00/000	Post-med. Brick Walls, 4 Vanbrugh Castle	Post-med.	TQ 39320 77590
118	MLO74856	071934/00/000	Post-med. Well, 4 Vanbrugh Castle	Post-med.	TQ 39320 77590
119	MLO76802	MLO76802	Cut, Grounds of Trinity Hospital	Undated	TQ 38880 78050
120	MLO76803	MLO76803	Deposit, Grounds of Trinity Hospital	Undated	TQ 38880 78050
121	MLO8493	070283/00/00	Human Remains, Park Vista	Undated	TQ 38900 77800
122	MLO26447	071102/00/00	Burial Ground, Park Vista	Undated	TQ 39000 77800
123	MLO26448	071103/00/00	Building, Park Vista	Undated	TQ 39000 77800

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

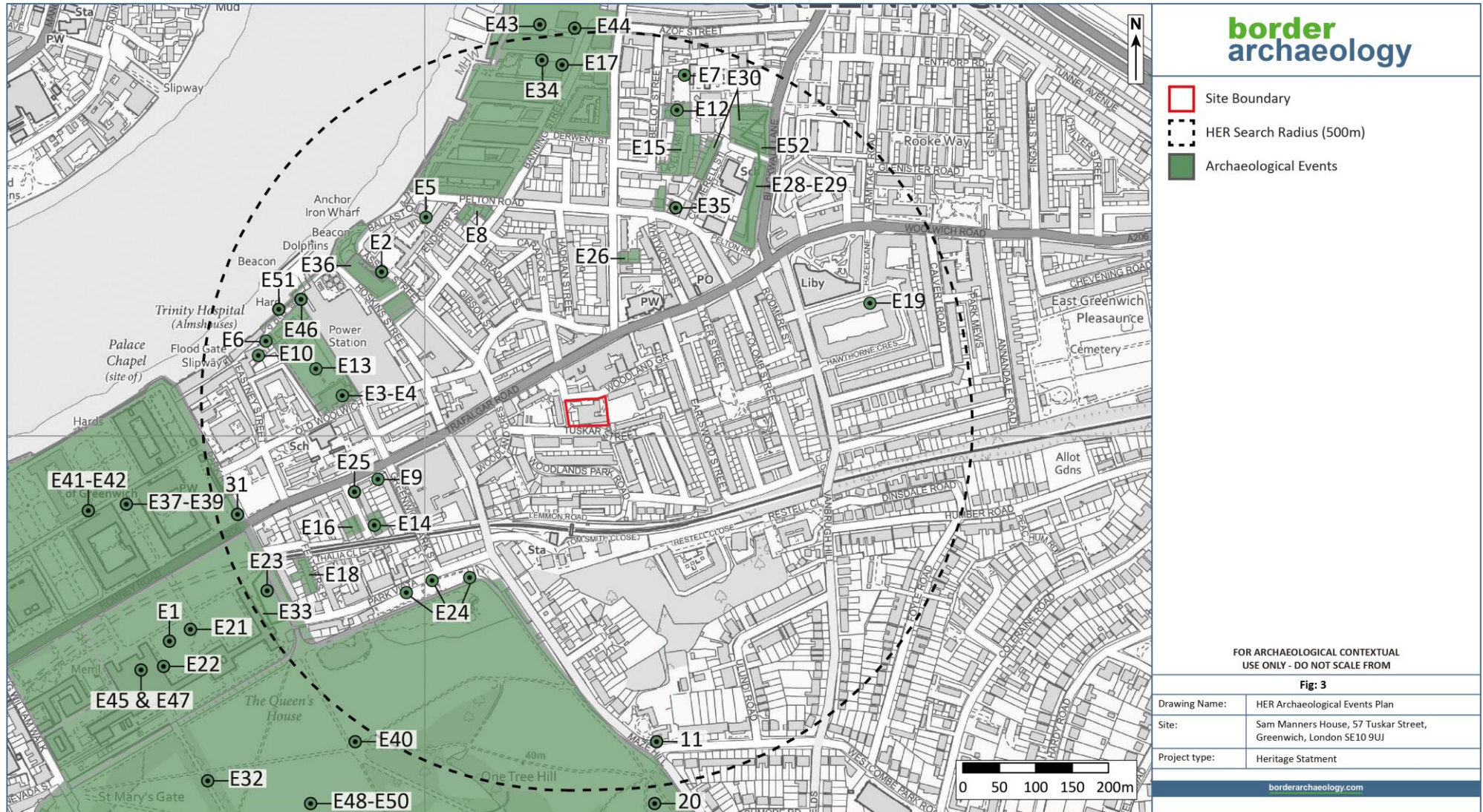
BA Ref.	MonUID	Name	Date	NGR
1	ELO210	Romney Road, [National Maritime Museum], Greenwich, SE10, Watching Brief	1996	TQ 3867 7771
2	ELO217	Lassell Street, [Anchor Iron Wharf], Greenwich, SE10, Evaluation	2001	TQ 3894 7820
3	ELO242	Old Woolwich Road, [Grounds of Trinity Hospital], Greenwich, SE10, Evaluation	2001	TQ 3888 7805
4	ELO243	Old Woolwich Road, [Grounds of Trinity Hospital], Greenwich, SE10, Evaluation	2001	TQ 3888 7805
5	ELO1324	Ballast Quay, [Lovells Wharf], Greenwich: Desk Based Assessment	1999	TQ 38999 78299
6	ELO1334	Highbridge Wharf (Nos 11-15), [Land Opposite], Greenwich, SE10, Evaluation	2002	TQ 38779 78130
7	ELO1484	Bellot Street, [Garage Site], Greenwich, SE10, Desk Based Assessment	2003	TQ 3935 7849
8	ELO1485	Enderby Street [Garage site] Greenwich SE10: Desk Based Assessment	2003	TQ 3906 7830
9	ELO2527	Greenwich Park Street (No 34), [Land Adjacent], Greenwich, SE10, Evaluation	2004	TQ 38933 77940
10	ELO3546	Eastney Street, [Highbridge Wharf - Creedy's Yard], Greenwich, SE10, Evaluation	1997	TQ 3876 7810
11	ELO4809	Vanburgh Castle (No 4), Maze Hill, Greenwich, SE10, Watching Brief	1999	TQ 3932 7758
12	ELO6383	Bellot Street, [Garage Site], Greenwich, SE10, Evaluation	2005	TQ 39344 78446
13	ELO6895	Old Woolwich Road, [Grounds of Old Trinity Hospital], Greenwich, SE10, Watching Brief	2005	TQ 38846 78104
14	ELO6996	Trafalgar Grove, [land adjacent to Reade House], Greenwich, SE10, Evaluation	2006	TQ 38933 77880
15	ELO7328	Bellot Street (Nos 72-88), Greenwich, SE10: Excavation	1993	TQ 39348 78400
16	ELO7370	Trafalgar Grove, Greenwich, Evaluation	2007	TQ 38899 77875
17	ELO7425	Banning Street, [Greenwich Wharf], Greenwich, SE10, Geoarchaeological Assessment	2008	TQ 39121 78480

BA Ref.	MonUID	Name	Date	NGR
18	ELO7758	Feathers Place, [Land at], Greenwich, SE10, Desk Based Assessment	2002	TQ 3883 7780
19	ELO7983	Woolwich Road, [Former Greenwich Hospital], Greenwich, Desk Based Assessment	2007	TQ 39610 78181
20	ELO8021	Greenwich Park (Nos 82-99), Greenwich, Resistance and Magnetometry Surveys	1999	TQ 39330 77445
21	ELO8416	Romney Road, [National Maritime Museum - Southwest Wing], Woolwich, Desk Based Assessment	2008	TQ 38675 77711
22	ELO9316	Romney Road, [National Maritime Museum], Greenwich: Watching Brief	1997	TQ 38646 77691
23	ELO9348	Park Row, [National Maritime Museum], Greenwich, Watching Brief (Car Park Service Trenches)	1997	TQ 3877 7776
24	ELO11116	Greenwich Park [The Orchard], London, SE10: Evaluation	2010.	TQ 390 777
25	ELO11199	Trafalgar Grove [Reade House], London, SE10: Evaluation	2006	TQ 3890 7791
27	ELO12093	Christchurch Way (Adjacent to No. 4), Greenwich, London. An Archaeological Evaluation	2011	TQ 39279 78246
28	ELO12094	Pelton Road (Land adjacent to St Joseph's Community Centre), Greenwich. An Archaeological Evaluation	2011	TQ 39322 78325
29	ELO12170	Blackwall Lane (1-3, 9-27) and Pelton Street (109), Greenwich: Historic Environment Assessment	2011	TQ 39443 78317
30	ELO12427	Blackwall Lane (Nos 1-3, 2-27, 33 & 37)/Pelton Road (No 109)/Commerell Street (Nos 34 & 47), Greenwich, SE10: Building Recording	2012	TQ 39423 78354
31	ELO12428	Blackwall Lane, Greenwich: Geoarchaeological Borehole Evaluation and Trial Trench	2012	TQ 39449 78353
31	ELO12671	Romney Road [Old Royal Naval College], Greenwich, SE10: Watching Brief	2007	TQ 38599 77940
32	ELO13034	Romney Road/ King William Walk/Blackheath Avenue [Greenwich Park], Greenwich, SE10: Watching Brief	2009	TQ 38823 77380
33	ELO13037	Park Row [National Maritime Museum], Greenwich, SE10: Watching Brief	2011	TQ 3878 7777
34	ELO13076	Banning Street [Lovell's Wharf/Granite Wharf/Badcock's & Pipers Wharf], Greenwich: Environmental Statement	2013	TQ 39117 78484
35	ELO14142	Pelton Mews, Greenwich: Evaluation	2014	TQ 39335 78319
36	ELO14610	Lassell Street [Anchor Iron Wharf], Greenwich SE10: Desk Based Assessment	1999	TQ 38928 78224
37	ELO15585	Romney Road [Former Royal Naval College] Greenwich: Archaeological Watching Brief	2000	TQ 3857 7790
38	ELO15587	Romney Road [Former Royal Naval College] Greenwich: Archaeological Watching Brief	2000	TQ 3857 7791
39	ELO15619	Romney Road [Old Royal Naval College], Greenwich: Archaeological Evaluation	2005	TQ 3857 7791 (
40	ELO15695	Maze Hill/ Crooms Hill/ Charlton Way [London Olympics Equestrian Centre], Greenwich: Archaeological Desk Based Assessment	2008	TQ 3894 7740
41	ELO16213	Romney Road, [Queen Anne Block][Royal Naval College], Greenwich: Archaeological Watching brief	1995	TQ 3852 7791
42	ELO16221	Romney Road, [Royal Naval College], Greenwich: Archaeological Watching Brief	1994	TQ 3852 7791
43	ELO17117	Banning Street (No 75) [Greenwich Wharf], Greenwich, SE10: Historic Building Recording	2015	TQ 3917 7856

BA Ref.	MonUID	Name	Date	NGR
44	ELO17126	Christchurch Way [Greenwich Wharf], Greenwich: Geoarchaeological Deposit Model	2016	TQ 3917 7856
45	ELO17266	Nelson Road [National Maritime Museum] London Borough of Greenwich: Conservation Plan	2006	TQ 38622 77696
46	ELO17269	Trinity Hospital and Crowley's Wharf [River Walls] Royal Borough of Greenwich London SE10 9AS: Archaeological Building Recording	2016.	TQ 38821 78193
47	ELO17272	Nelson Road [National Maritime Museum] London Borough of Greenwich SE10 9NF: Conservation Plan	2006	TQ 38624 77696
48	ELO18626	Greenwich Park, London Borough of Greenwich: Design and Access Statement	2009	TQ 3899 7738
49	ELO18627	Maritime Greenwich World Heritage Site [London Olympics Equestrian Centre] London London Borough of Greenwich SE10: Historic Landscape Assessment	2009	TQ 3899 7738
50	ELO18628	Maritime Greenwich Wold Heritage Site [London Olympics Equestrian Centre] London SE10 London Borough of Greenwich: Built Heritage Assessment	2009	TQ 3893 7738
51	ELO18738	Highbridge Wharf [Trinity Hospital Flood Defence Wall] Greenwich London: Desk Based Assessment	2017	TQ 3879 7816
52	ELO20633	Greenwich Peninsula [Blackwall Lane]	2012	TQ 3940 7835

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







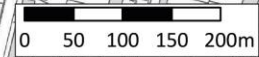
**border
archaeology**

- Site Boundary
- HER Search Radius (500m)
- ▲ Listed Buildings
- Scheduled Ancient Monuments
- Registered Parks/Gardens
- World Heritage Sites
- East Greenwich Conservation Area
- ▲ Non-designated Heritage Assets

FOR ARCHAEOLOGICAL CONTEXTUAL
USE ONLY - DO NOT SCALE FROM

Fig: 4

Drawing Name:	Designated Heritage Assets Plan
Site:	Sam Manners House, 57 Tuskar Street, Greenwich, London SE10 9UJ
Project type:	Heritage Statement



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5 Description of Built Heritage Assets

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

Consultation of the Greater London Historic Environment Record identified a total of 36 listed buildings within a 500m radius of the site (*fig. 4: Table 4*).

Two Conservation Areas are also recorded within the 500m search radius, relating to Greenwich Park and East Greenwich, which are considered as being of at least equivalent value to Grade II listed buildings for the purpose of this study. Additionally, consultation of the Royal Greenwich Local Heritage List identified a total of 25 locally listed buildings within a 500m radius of the site.

#	DesigUID	PrefRef	Name	Grade	NGR
B1	DLO17880	1078943	Vanbrugh Castle	I	TQ 39308 77620
B2	DLO17877	1078940	47 & 49 Maze Hill	II*	TQ 39163 77773
B3	DLO17881	1078944	Outer Courtyard Walls to W & S of Vanbrugh Castle	II*	TQ 39309 77582
B4	DLO17898	1078961	Trinity Hospital	II*	TQ 38829 78150
B5	DLO17878	1078941	53 & 55 Maze Hill	II	TQ 39179 77763
B6	DLO17879	1078942	111 & 115 Maze Hill	II	TQ 39244 77642
B7	DLO17885	1078948	Trafalgar Lodge (South Lodge of Trafalgar Quarters, at Corner of Old Woolwich Road)	II	TQ 38725 77961
B8	DLO17889	1078952	The Manor House	II	TQ 38960 77806
B9	DLO17890	1078953	16, 17 & 18 Park Vista	II	TQ 38904 77779
B10	DLO17899	1078962	Lodge to Trinity Hospital, W of Main Block	II	TQ 38790 78134
B11	DLO17900	1078963	Front Wall to Trinity Hospital	II	TQ 38808 78163
B12	DLO18018	1079078	9 Ballast Quay	II	TQ 38943 78285
B13	DLO18019	1079079	Harbour Master's Office	II	TQ 38996 78310
B14	DLO18026	1217939	8 Ballast Quay	II	TQ 38938 78284
B15	DLO18076	1210690	Trafalgar Quarters	II	TQ 38724 77999
B16	DLO18079	1210815	1-12 Park Vista	II	TQ 39052 77841
B17	DLO18080	1210836	15 Park Vista	II	TQ 38916 77784
B18	DLO18141	1212180	Goldsmith's College Hall	II	TQ 39431 77602
B19	DLO18162	1212812	10 Feathers Place	II	TQ 38870 77781
B20	DLO18167	1212908	4-8 Feathers Place	II	TQ 38873 77774
B21	DLO18173	1213226	Detached Portion of Boundary Wall at West End of South Side	II	TQ 38829 77736
B22	DLO18180	1213330	K2 Telephone Kiosk at Junction with Trafalgar Road	II	TQ 39355 78196
B23	DLO18201	1214182	142 Old Woolwich Road	II	TQ 39159 78157
B24	DLO18208	1214380	122 & 124 Old Woolwich Road	II	TQ 39107 78138
B25	DLO18229	1288621	126 & 126a Old Woolwich Road	II	TQ 39118 78144
B26	DLO18231	1288716	140 Old Woolwich Road	II	TQ 39154 78155

#	DesigUID	PrefRef	Name	Grade	NGR
B27	DLO18237	1288809	Mausoleum of Greenwich Hospital in Grounds of Number 40	II	TQ 39156 77725
B28	DLO18249	1289255	Boundary Wall Along S Side	II	TQ 38966 77784
B29	DLO18288	1290310	Wall, Railings & Gates to E of National Maritime Museum	II	TQ 38786 77802
B30	DLO18312	1292216	10 Ballast Quay	II	TQ 38949 78283
B31	DLO18314	1358923	The Cutty Sark Public House	II	TQ 38934 78263
B32	DLO18315	1358924	12-16 Ballast Quay	II	TQ 38971 78294
B33	DLO18374	1358988	32-40 Maze Hill	II	TQ 39128 77765
B34	DLO18380	1358994	St Alphege's Vicarage	II	TQ 38859 77738
B35	DLO33707	1393679	Ballast Quay, Lassell Street & Pelton Road (C19th Road Surface)	II	TQ 39003 78176
B36	DLO35229	1393454	Conduit Head at One Tree Hill, Greenwich Park	II	TQ 39090 77662

Table 4: Gazetteer of Listed Buildings within a 500m radius of the site, based on consultation of the Greater London HER

Due to the prevailing topography of the site, intervening buildings and landscape screening, it is considered that only three heritage assets have potential to be affected by the proposed development, namely 1/ The East Greenwich Conservation Area, 2/ The Hatcliffe Almshouses, immediately E of the site, which are included on the Royal Greenwich Local Heritage List and 3/ the row of early 20th century terraced houses along Tuskar Street, immediately opposite the site, which although not a listed or locally listed building, is considered to have some local value in heritage terms.

Views from the Greenwich Park Conservation Area and the Maritime Greenwich World Heritage Site towards the site were examined for the purposes of this Heritage Statement, including key elevated, panoramic views from the Royal Observatory and the viewpoint on One Tree Hill; however it was considered that, due to intervening buildings and tree screening, there would be no discernible change to existing views either from or towards the Conservation Area or the broader setting of Greenwich Park as a result of the proposed development.

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

5.1 Assessment of Designated Heritage Assets

5.1.1 East Greenwich Conservation Area

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

The following description of the Conservation Area is largely based on that contained in the Appraisal document produced by the Royal Borough of Greenwich and English Heritage in 2013 (RBG/EH 2013). The East Greenwich Conservation Area was first designated in 1992; it is a low-lying, predominantly residential district lying about 0.5 miles E of Greenwich town centre, occupying a wedge of land between the Royal Naval College, the Maze Hill railway cutting and the River Thames. The irregular layout of the streets is shaped by the bend of the river and the routes of the principal roads, especially the Old Woolwich Road and its successor Trafalgar Road, the main artery through the Conservation Area which was laid out in 1825.

The dominant landmark is Greenwich Power Station (built in 1902-10) which, although altered, remains an impressive monument that contrasts with the domestic scale and character of the streets around it. There are key views looking westwards along Trafalgar Street towards the Royal Naval College and, at the far end of Romney Road, the distinctive tower of St Alphege's parish church. Panoramic views of the Thames from Ballast Quay and the foot of Park Row are also significant. Other landmarks in the conservation area include the former Christ Church, Trafalgar Road, built in 1846-48, the Meridian School and the Arches Leisure Centre on Trafalgar Road.

The Grade II* listed almshouses of Trinity Hospital, built in 1614 and lying on the foreshore of the Thames in the shadow of the power station, is the oldest surviving building. The area is notable for its variety of housing types, including late Georgian terraces at the foot of Maze Hill, the well-preserved planned residential development of the Morden College Estate (laid out in the early Victorian period), Arts and Crafts houses on Trenchard Street (built in 1913) and various early to mid-20th century social housing developments by the London County Council and Greater London Council, including the 'elegantly brusque' Corvette Estate laid out to designs by Stirling and Gowan (1965-68).

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

The East Greenwich Conservation Area may be considered as a heritage asset of **High** importance. Its significance and special character are defined by the diverse range of building types, including the Grade II* listed Trinity Hospital, the well-preserved early 19th century brick terraces comprising the Morden College Estate, the distinctive early 20th century Greenwich Power Station and early to mid-20th century council housing developments.

5.2 Assessment of Undesignated Heritage Assets

5.2.1 The Hatcliffe Almshouses

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

The Hatcliffe Almshouses, situated on the N side of Tuskar Street immediately SE of the site, are included on the Royal Greenwich Local Heritage List as a locally listed building. They comprise a symmetrical row of two storey houses, built of stock brick with red brick dressings with a steeply pitched slate roof with tall angled chimneys with a central entrance porch surmounted by a Dutch gable, with extensive lawned gardens to the rear (*Plate 4*).

The almshouses were originally built in 1857 for eight poor women by the Trustees of Hatcliffe's Charity, a charitable body founded in 1620 under the will of William Hatcliffe, a London lawyer and endowed with substantial estates in East Greenwich. The foundation stone was laid by Sir John Angerstein (d.1858), a wealthy and prominent local landowner. The almshouses were refurbished in the late 19th century and then partially rebuilt and enlarged in 1938. The almshouses are adjoined by rows of late 19th/early 20th century two storey houses in Tuskar Street and Frobisher Street, lending the area a distinctly intimate, small-scale residential character.

The detailed description of the almshouses in the Local Heritage List reads as follows: *'About 1870-80. 2-storey eleven-window symmetrical composition. Later, five-window wing at right. High pitched, slated roof, the older part of large slates. Dutch gables at either end and over centre bay of older part. Very tall red brick chimneys with chamfered angles. Multi-coloured stock brick walls with redbrick dressings, i.e. gauged brick window arches and surrounds in alternating block patterns, door arches and jambs; quoins and central porch. Rendered plinth. Two- and three-light mullioned and transomed casement windows. One flat-arched door at left. Round-arched doors at right of main block and in centre of newer part. Six-panel doors and fanlights with glazing bars. Round arched opening to porch. Blank shield in central roof gable. Single storey, two window left wing in similar style'.*



Plate 4: View NE towards Hatcliffe Almshouses on Tuskar Street, originally built in 1857

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

The Hatcliffe Almshouses may be regarded as a heritage asset of **Medium** importance, reflecting its Locally Listed status. While the existing almshouses, which were partially rebuilt in 1938, are not particularly distinguished in architectural terms, they may be considered to have a distinctive character and have long-established historical associations with the charitable institution of Hatcliffe's Charity, founded by William Hatcliffe in 1620. The building also has a strong association, both in historical and visual terms, with the adjoining rows of late 19th /early 20th century two-storey terraced houses in Tuskar Street and Frobisher Street, most of which appear to have been laid out on lands belonging to Hatcliffe's Charity.

5.2.2 30-48 Tuskar Street

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

Immediately opposite the site of the proposed development is a row of two-storey terraced houses in Tuskar Street, built in about 1900-1910 on land which is recorded in the Greenwich tithe map of 1844 as a market garden belonging to the Trustees of Morden College. The houses are of typical late Victorian/Edwardian design, built of stock brick with red brick dressings and projecting bay windows (*Plate 5*). The terrace appears to have been partially damaged by bombing during the Second World War as evidenced by modern infill housing towards the western end of the terrace. It forms part of a larger area of late Victorian terraced housing which was laid out piecemeal to the S of Trafalgar Road during the late 19th/early 20th century.



Plate 5: View S towards row of two-storey early 20th century terraced houses along the S side of Tuskar Street

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

The terrace of houses at Nos. 30-48 Tuskar Street may be regarded as heritage assets of **Low to Medium** importance. The houses may be regarded as typical Late Victorian/Edwardian residential terraced housing (a type commonly found across London) and are not particularly distinguished in architectural terms. However, they have a strong group value in visual terms with the nearby Hatcliffe Almshouses and the adjacent rows of slightly earlier, late 19th century terraces further to E in Frobisher Street and Tuskar Street.



Fig. 5 Proposed site plan (Reproduced by courtesy of Shedkm Architects)

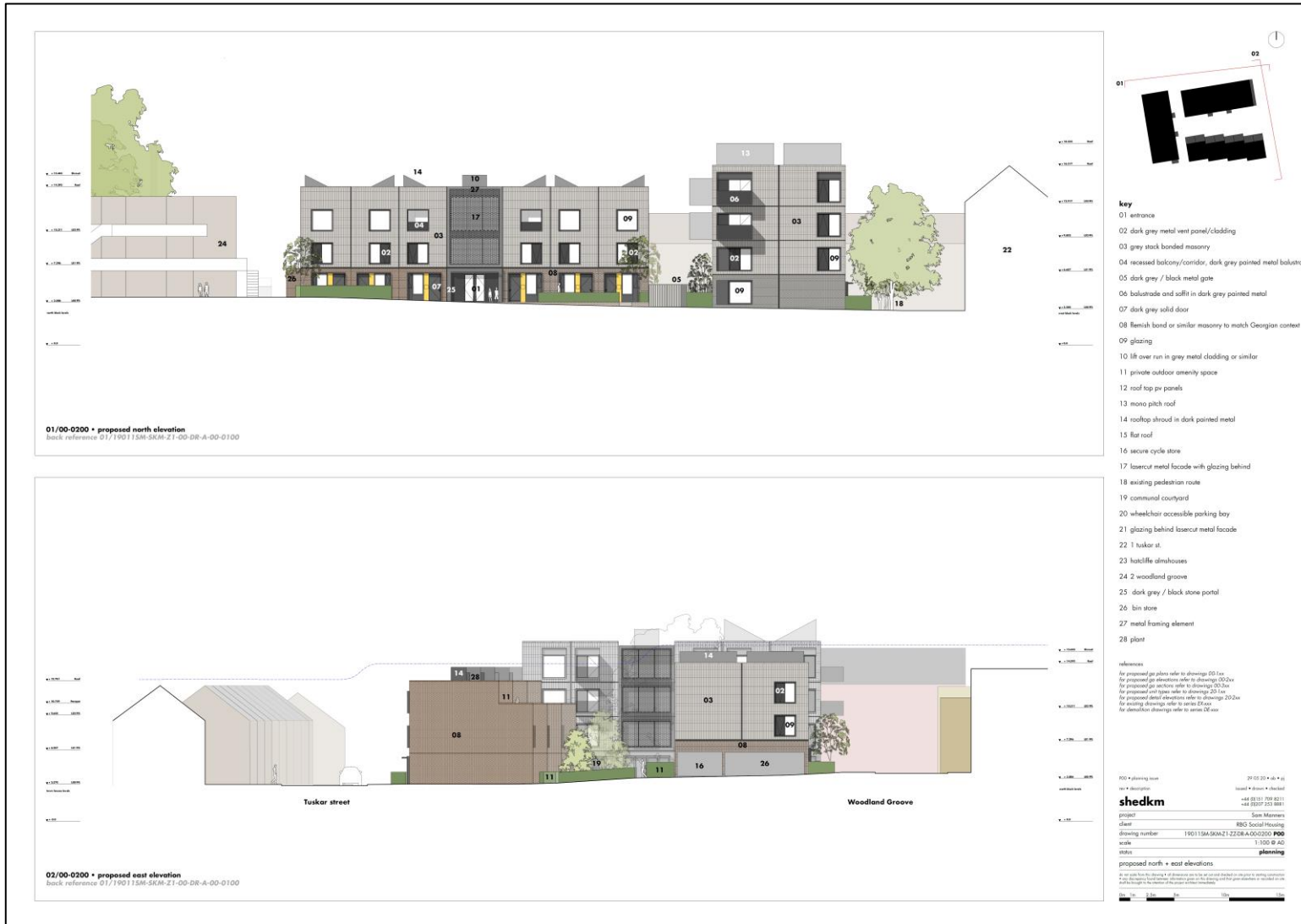


Fig. 6: Proposed N and E-facing elevations (Reproduced by courtesy of Shedkm Architects)



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



Plate 6: CGI Visual showing S frontage of proposed housing along Tuskar Street (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 (*figs. 5-7; Plate 6*). In brief, it is proposed, following the demolition of the late 1970s sheltered housing, to build 32 dwelling units comprising a mixture of houses, duplexes and flats, in the form of three volumetric blocks ranging between 3 to 4 storeys in height, in response to the immediate context and streetscape along the edges of the site. The rear of each of the blocks open into the central communal courtyard, consisting of a considerable outdoor space shared by the residents. In view of the prevailing geology (consisting of chalk with superficial deposits of gravel/sand) it is anticipated that the foundation solution will be piling. These may be either screw piles or Continuous Flight Auger (CFA) concrete piles with pile caps as required.

6.2 Assessment of Impact on Designated and Undesignated Heritage Assets

- *East Greenwich Conservation Area*

The site is located outside the East Greenwich Conservation Area, the S boundary of which extends along the N side of Trafalgar Road. It is effectively screened from views from the Conservation Area by the substantial late 19th century commercial properties and the three-storey council houses extending to the S of Trafalgar Road along Mell Street. There are very limited, glimpsed views of the W edge of the site from the N side of Trafalgar Road, close to the junction with King William Street, looking S along Mell Street; however it is not considered that the proposed development will result in a noticeable change to these views as existing.

Due to the recessed location of the site, set well back from the frontage of Trafalgar Road and largely screened by intervening buildings, it is thus considered that the proposals will not noticeably affect specific views looking W along Trafalgar Road towards Greenwich town centre or indeed any other aspects of the setting of the Conservation Area. On this basis, the magnitude of impact on the setting of the East Greenwich Conservation Area has thus been assessed as **Negligible/No change**.

- *The Hatcliffe Almshouses*

The proposed development will inevitably result in a noticeable change to the existing setting of the almshouses, which are located immediately SE of the site. However, the reduced height of the frontage of the proposed block along Tuskar Street and its symmetrical brick exterior is considered to respond sensitively to the architectural character of the almshouses and will not be an overly obtrusive new element within the setting of this Locally Listed heritage asset. Indeed, in terms of scale and massing it may be considered as an improvement on the irregular layout and massing of the late 1970s sheltered housing which formerly stood in this location. It may thus

be argued that the impact of the proposed development on these almshouses can be justifiably assessed as **Minor**, resulting in a discernible but slight and positive impact on the setting of this Locally Listed building.

- *30-48 Tuskar Street*

The construction of the proposed development will result in a discernible change to the setting of this row of early 20th century terraced housing which stands immediately opposite the site. However, it is considered that the reduced height and regular, symmetrical frontage of the proposed range fronting onto Tuskar Street, and the use of brick as an external facing, respects the scale and architectural character of the early 20th century terracing. Indeed, it may be considered to be an improvement on the irregular height and massing of the late 1970s building which previously occupied the site. On this basis, the magnitude of impact on the setting of this non-designated heritage asset has been assessed as **Minor** and positive.

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 potential for prehistoric activity has been assessed as **Low to Moderate**, reflecting the location of the site on a low gravel terrace immediately above the alluvial floodplain of the Thames which may have been a suitable location for human activity in this area during early prehistory, although archaeological evidence for prehistoric remains in the immediate vicinity of the site is slight.

The potential for archaeological remains of Romano-British and medieval date has been assessed as **Low**. Although significant evidence of Romano-British and medieval archaeology has been found in the wider periphery of the study area, little evidence of archaeological remains from these periods has been found in the immediate locality of the site.

The potential for post-medieval archaeological evidence of post-medieval occupation has been assessed as **Moderate**. Historic mapping indicates the presence of densely packed terraced housing of 19th/early 20th century date within the site, which were largely destroyed by bombing during the Second World War and further disturbed by the construction of sheltered housing on the site in the late 1970s. There is potential to encounter buried remains of these buildings, although it should be noted that there is likely to be deep made-ground/demolition deposits of post-medieval/modern date across the site.

Overall Conclusion: The overall archaeological potential of the site has been assessed as **Low to Moderate**, which reflects the limited scope of the archaeological resource identified in the immediate vicinity of the study area although there is slightly increased potential for prehistoric and post-medieval remains. In view of the probable limited nature of the archaeological resource in the vicinity of the site, it is suggested that a watching brief on excavations for the foundation piles may be the most appropriate form of mitigation 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.

East Greenwich Conservation Area: The impact of the proposed development on the setting of the East Greenwich Conservation Area has been assessed as **Neutral/Slight**. This is based on a cross referencing of the significance of the Conservation Area, assessed as being of **High** value as a well-preserved residential area of distinctive architectural and historic character, with a diverse range of historic buildings of 17th-20th century date, considered against the magnitude of impact, assessed as **Negligible/No change**. It is considered that the proposed development, due its recessed location set well back from Trafalgar Road and effectively screened by buildings along the S side of this road, will not noticeably affect any key views which form an integral part of the character and setting of the Conservation Area.

The Hatcliffe Almshouses: The impact of the proposed development on the setting of the Hatcliffe Almshouses, situated immediately SE of the site, has been assessed as **Slight**. This is based on a cross-referencing of the significance of the almshouses, assessed as being of **Medium** value as Locally Listed building originally founded in 1857 and partially extended and rebuilt in 1938, considered against the magnitude of impact, assessed as **Minor**. It is considered that the reduced scale and symmetrical brick frontage of the new building proposed along Tuskar Street responds sensitively to the architectural character and setting of the nearby almshouses and may indeed be considered to be an improvement on the late 1970s sheltered housing which formerly occupied the site.

Nos. 30-48 Tuskar Street: The impact of the proposed development on the setting of the row of early 20th century terraced housing in Tuskar Street, immediately opposite the site, has been assessed as **Slight**. This is based on a cross-referencing of the significance of the terrace, assessed as being of **Low to Medium** importance as a non-designated heritage asset of early 20th century date, considered against the magnitude of impact, assessed as **Minor**. It may be argued that the reduced scale, massing and external detailing of the proposed frontage of the new building along Tuskar Street respects the character and setting of this row of typical early 20th century two-storey terraced houses.

Overall Conclusion: The overall magnitude of impact from the proposed development at Sam Manners House on designated and non-designated heritage assets in the immediate 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 respects the architectural character and setting of nearby heritage assets situated in Tuskar Street.

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10 Cartography and Aerial Photography

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

1695: Survey of the Kings Lordship or Manor of East Greenwich in the County of Kent (NA MPE 1/245)

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

1834: Plan of the Parish of St. Alphege Greenwich in the county of Kent surveyed by W. Morris

1844: Tithe map of the parish of Greenwich (NA IR 30/17/156)

1863: Edward Weller's Plan of London and its Suburbs

1869: OS 1st edition 25-inch map

1896: OS 2nd edition 25-inch map

1914: OS 3rd edition 25-inch map

1946: LCC Bomb Damage Maps

1952: OS 1:2500 map

11 Appendix 1: Historic Maps



Fig. 8: Extract from Samuel Travers' Survey of the Kings Lordship or Manor of East Greenwich in the County of Kent (1695) with site circled in red (Reproduced by courtesy of the National Archives)



Fig. 9: 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. 10: A plan of the Parish of St. Alphege Greenwich in the county of Kent surveyed by W. Morris (1834)
(Reproduced by courtesy of London Metropolitan Archives)

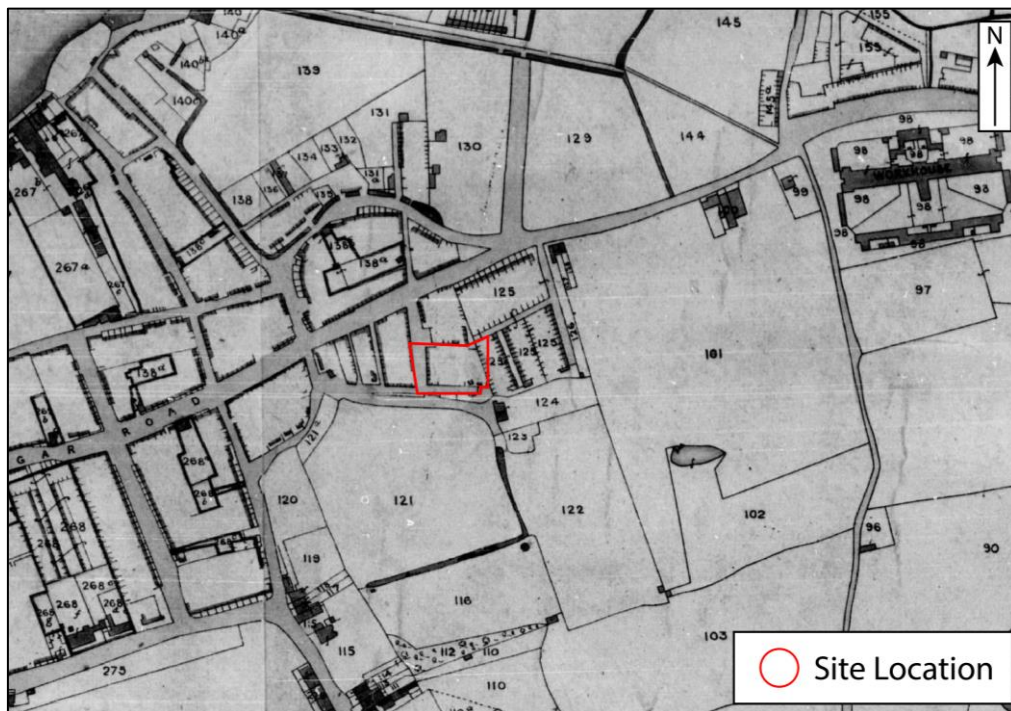


Fig. 11: Extract from the Greenwich tithe map of 1844 (with site marked in red)
(Reproduced by courtesy of the National Archives)

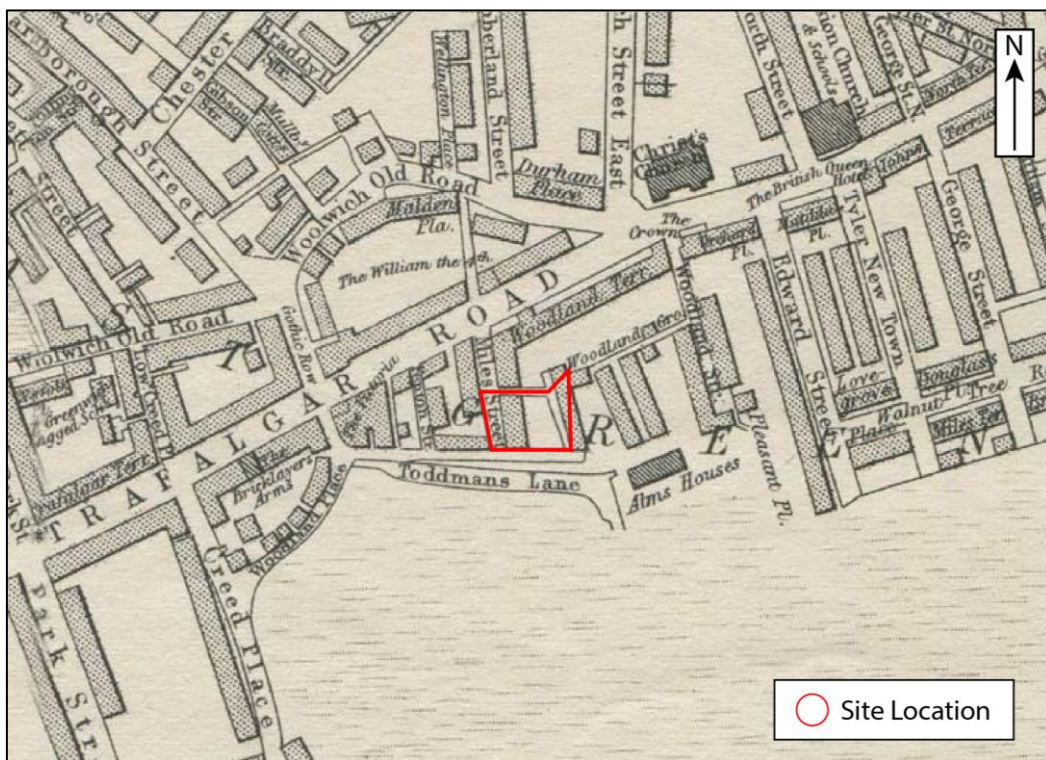


Fig. 12: Extract from Edward Weller's Map of London suburbs (1863) with site marked in red
(Reproduced by courtesy of the London Metropolitan Archives)

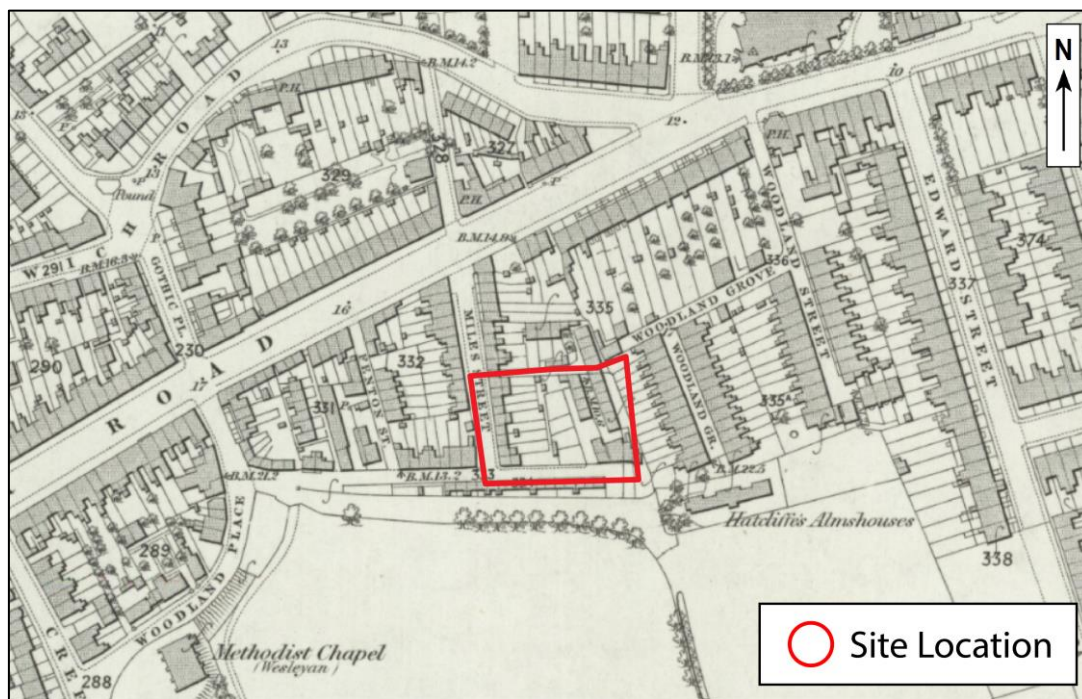


Fig. 13: Extract from the OS 1st edition 25-inch map of 1869 (with site marked in red)
(Reproduced by courtesy of the National Archives)

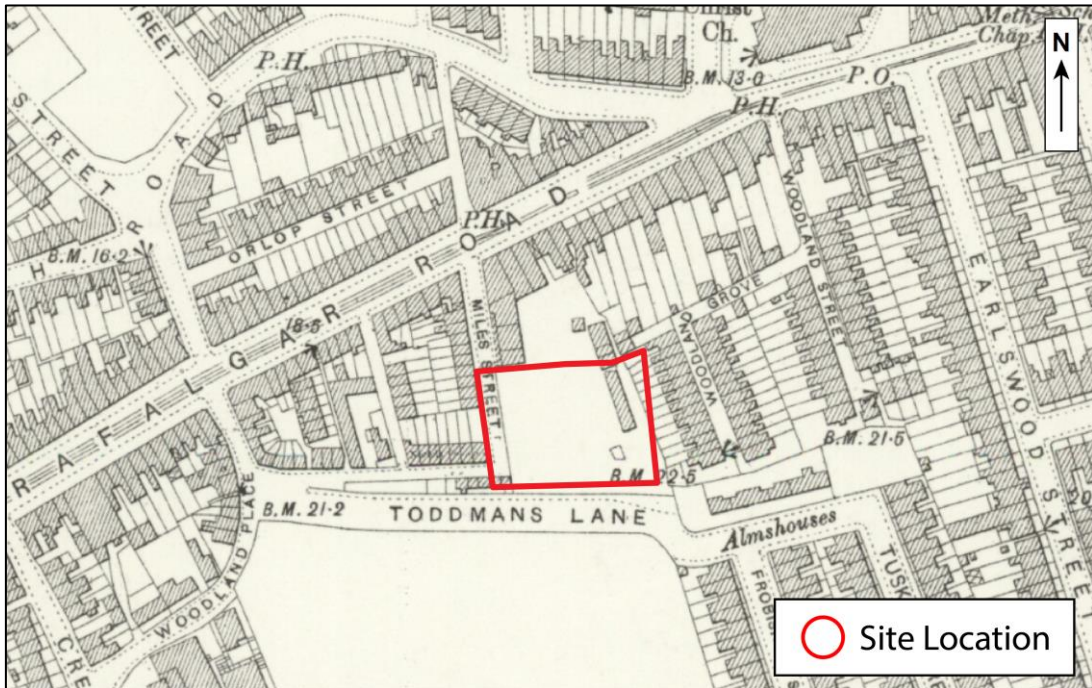


Fig. 14: Extract from the OS 2nd edition 25-inch map of 1896 (with site marked in red)
(Reproduced by courtesy of the National Archives)

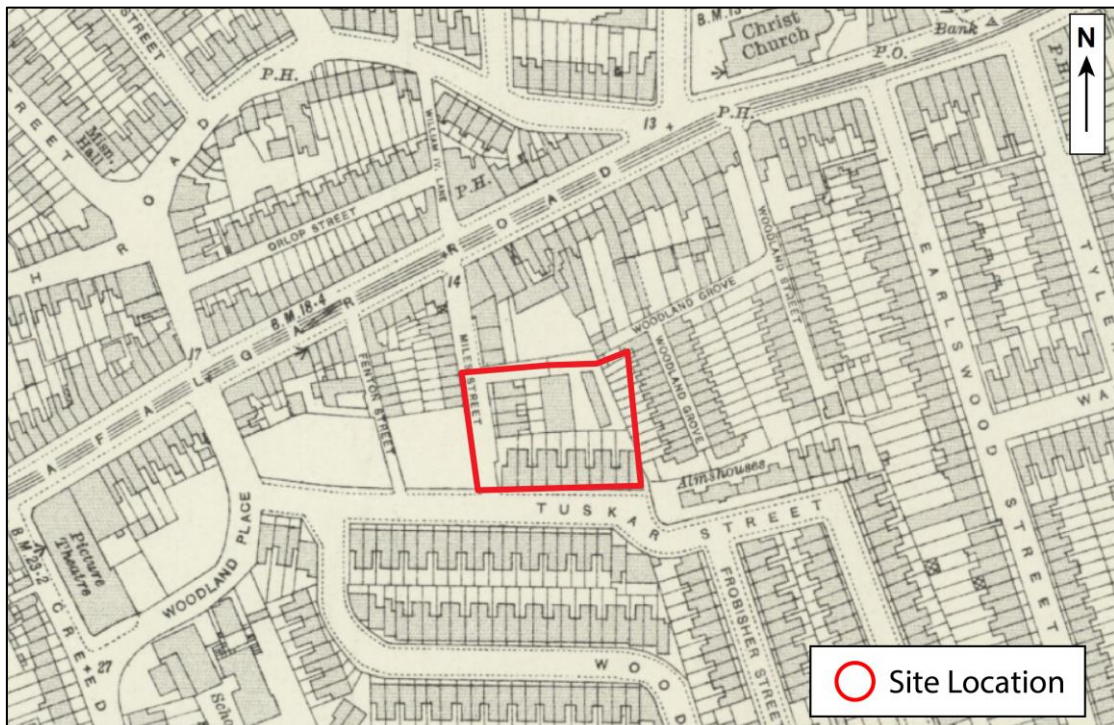


Fig. 15: Extract from the OS 3rd edition 25-inch map of 1916 (with site marked in red)
(Reproduced by courtesy of the National Archives)



Fig. 16: Extract from an oblique aerial photograph dated 1937 (HE Ref. EPW055318) showing the site at Tuskar Street (marked in red)

(Reproduced by courtesy of the Historic England Archive)

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