

Archaeological Desk-Based Assessment



335 Hall Lane
Chingford
London E4 8PY

On behalf of

PRMO Properties UK Ltd

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REPORT SPECIFICATION

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Cover: View looking north from Westward Road towards existing café premises at 335 Hall Lane, adjoining the North Circular Road

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1 Executive Summary

Border Archaeology (BA) has been commissioned to carry out an Archaeological Desk Based Assessment (ADBA) regarding the proposed demolition of the existing one-bedroom flat and café premises at No. 335 Hall Lane, Chingford, London E4 8PY and the construction of five new flats with associated private and communal amenity space, car parking, bin and cycle stores. The results can be briefly summarised thus:

Prehistoric: The potential for encountering prehistoric remains has been assessed as **Moderate**. The site is located within an Archaeological Priority Area associated with the River Lea and its tributaries, on the western edge of a low gravel terrace (characterised as Landscape Zone 4.8 by the *Lower Lea Valley Mapping Project*) close to the confluence of the Rivers Lea and Ching. This suggests that there may have been slightly drier conditions in this area during the early prehistoric, potentially favourable to human activity. Finds of Palaeolithic and Mesolithic flints have been recorded in the wider locality. There is also potential to encounter alluvial clay or peat deposits overlying the natural gravels, with significant potential to preserve organic remains which could shed light on past environmental changes and human activity dating back to early prehistory. However, it should be noted that these deposits may lie beneath substantial made ground layers (in excess of 1m deep in places).

Romano-British: The potential to encounter archaeological deposits and features of Romano-British date has been assessed as **Low**. During this period, the site appears to have lain within a heavily alluviated semi-wetland environment with little evidence for intensive occupation nearby, although the discovery of the remains of pile-dwellings of Iron Age/Romano-British date at Banbury Reservoir on the southern periphery of the study area may be indicative of low-level occupation in the wider locality

Medieval: The potential for encountering archaeological remains of medieval date on the site has been assessed as **Moderate**. This assessment reflects the fact that the site is located near to two documented medieval manorial sites at Chingford St Paul's (to the north) and Chingford Earls (to the west). While it appears unlikely that buried structural remains associated with either of these manorial sites will be identified, there is potential to reveal evidence of marginal occupation or cultivation features associated with these two sites.

Post-Medieval: It is considered that there is **Low** potential to encounter evidence of post-medieval activity within the site. This assessment reflects the fact that the site remained as undeveloped pasture land throughout the post-medieval period, up to the mid-20th century when the site was finally developed and the existing café premises built. There is limited potential to reveal drainage features of post-medieval date within the site.

Summary Conclusion & Recommendations: Based on the results of this assessment, the overall potential of the site in archaeological terms has thus been assessed as **Moderate**, with reference to encountering evidence of prehistoric and medieval activity on the site. The potential for Romano-British and post-medieval remains has been assessed as **Low**. However, it is BA's considered opinion that, *prima facie*, based on the available evidence, the archaeological potential of the site does **not** present an impediment to the development.

Recommendations: Given the **Moderate** archaeological potential of the site, it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

2 Introduction

Border Archaeology (BA) was instructed by Mr D Said & Mrs A Said to undertake an Archaeological Desk Based Assessment with regard to a planning application for the demolition of an existing one-bedroom flat and café at 335 Hall Lane, Chingford, London E4 8PY, and the construction of five new flats, comprising two flats at ground level, two flats at first floor level and one flat at second floor level, along with the provision of associated private and communal amenity space, car parking, bin and cycle stores.

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the proposed development site and may be required in relation to the planning process, so that the local planning authority can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential or aesthetic and/or communal interest.

2.1 Site Location, Soils and Geology

The site at No. 335 Hall Lane is located on SW fringes of Chingford (formerly in Essex but now lying within the London Borough of Waltham Forest) on the N side of Westward Road adjacent to the junction with the North Circular Road (A406) which bounds the site to the immediate W. The junction of Hall Lane (A1009) with the A406 is located about 40m N of the site. The site, which stands at an approximate height of 12m AOD (at street level), is currently occupied by a two-storey corner building comprising café premises with a one bedroom flat above and a single storey building to the rear used for storage and toilets. A pair of semi-detached houses of mid-20th century date (Nos. 331-333 Hall Lane) are situated to the immediate N of the premises.

The site is not located within a Conservation Area; however, it is located within the Archaeological Priority Area (APA) associated with the River Lea and its tributaries as designated by Waltham Forest Borough Council and the Greater London Archaeological Advisory Service (DLO35927).

The British Geological Survey lists the underlying solid geology within the E portion of the site as comprising-Clay, Silt and Sand of the London Clay Formation, formed about 48-56 million years ago in the Palaeogene Period, with no superficial deposits recorded. However, within the westernmost part of the site, the London Clays are recorded as being overlain by superficial deposits of Sand and Gravel of the Kempton Park Member, formed up to 2 million years ago in the Quaternary Period (BGS 2020). A geotechnical borehole excavated immediately E of the site in 1985 as part of the North Circular Road improvement works recorded the following sequence of deposits, namely:

0-0.20: Tarmac and concrete

0.20-0.40: Firm to stiff light brown clay with some gravel, cobbles, brick and pottery fragments (Made Ground)

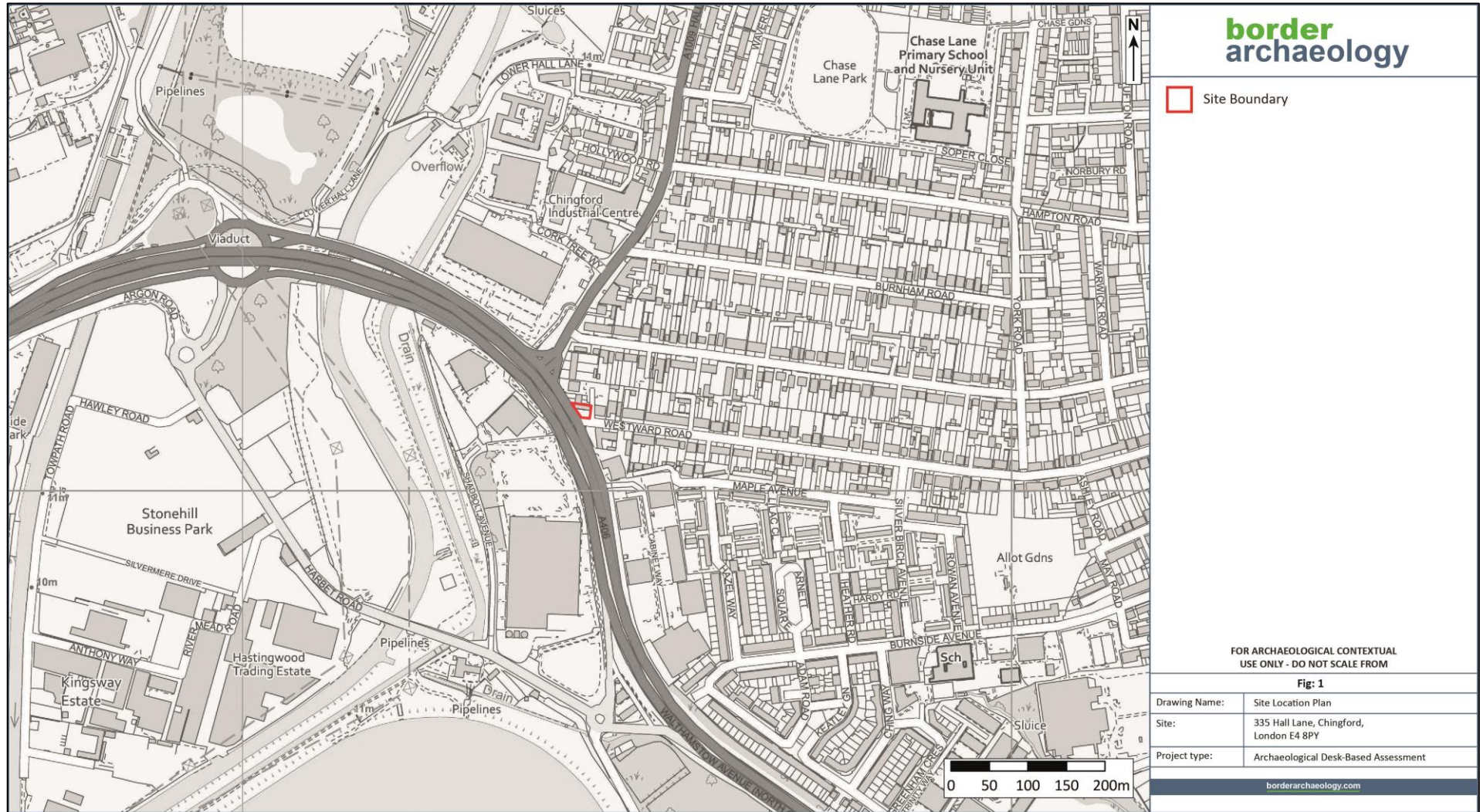
0.40-0.75: Stiff dark brown silty clay with occasional fine medium gravel and brick fragments (Made Ground)

0.75-1.75: Stiff dark brown silty sandy clay with occasional gravel, bands of light grey clay and brick (Made Ground)

1.75-2.00m: Stiff brown silty clay with occasional fine to medium gravel

2.00-5.70m: Firm brown silty clay weakly fissured

5.70m-9.00m: Stiff grey thinly laminated silty clay



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3 Methodology

3.1 Aims and Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

3.2 Criteria for Assessment of Potential and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered.

Moderate – Possibility that features may be encountered in the vicinity of the site.

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 189 stating 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 (MCHLG 2019)’.

This Assessment also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *London Plan* (Policy 7.8 Heritage Assets and Archaeology) and in the *Waltham Forest Core Strategy* (Adopted 2012), in particular Policy CS12 - Protecting and Enhancing Heritage Assets.

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

3.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 500m study area around the site, the results of which are shown on a series of maps (*figs. 2-5; Tables 2-4*). This map shows the location of known archaeological and built heritage features (including SAMs, archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referred to in the text.

The research carried out for this ADBA consists of the following elements:

- Greater London Historic Environment Record (GLHER) - information from past investigations, find spots and documentary and cartographic sources and aerial photographs. A total of 37 monuments, 8 events and two listed buildings were recorded within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- The British Library, the National Archives and the London Metropolitan Archives – historic maps, published and unpublished archaeological and historical accounts.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive – collections of vertical and oblique aerial photographs dating back to 1927 were consulted.
- A site visit was carried out on 30th July 2020, which determined the topography of the site and existing land use and provided further information on possible past ground disturbance within the site. Observations made during this site visit have been incorporated into this report.

4 Archaeological Assessment

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

4.1 Prehistoric

The site at Hall Lane is located within the Archaeological Priority Area associated with the River Lea and Tributaries as defined by Waltham Forest Borough Council, reflecting its location on the edge of the alluvial floodplain of the River Lea which has demonstrated significant potential to preserve archaeological and palaeo-environmental remains dating back to early prehistory. The geoarchaeological evolution of the Lower Lea Valley during the Pleistocene has been intensively examined in recent years as part of the *Lower Lea Valley Mapping Project* (Corcoran et al., 2011) and in earlier studies (Gibbard 1994).

The present floodplain of the River Lea and its terraces were formed as the river cut down from a higher floodplain, (represented by the Leyton or Kempton Park Gravels) as a result of low sea levels and meltwater discharge which occurred at some point after the Last Glacial Maximum of the Devensian Glacial period (c. 18000 BP). This resulted in the deposition of reworked gravels (usually known as the Lea Valley Gravels) across the valley floor in a series of braided channels, a process which is thought to have ceased by c.15000 BP (Wilkinson & Sidell 2000).

These channels were separated by discrete areas of higher gravels which may have represented higher, drier islands which would have offered potentially favourable sites for human activity during the early prehistoric period (Gibbard 1994). Following the deposition of the floodplain gravels, there appears to have been a relative period of landscape stability in the Lower Lea Valley during the Mesolithic and Neolithic periods, with the development of semi-wetland environmental conditions in low-lying areas of the floodplain characterised by humic silts and peat deposits accumulating in the river channels with soils on areas of higher ground (Corcoran et al. 2011).

During the later prehistoric period (and continuing into the Romano-British period) rises in relative sea level appear to have led to the encroachment of estuarine conditions into the lower reaches of the River Lea, impeding downstream drainage and thereby resulting in frequent flooding, evidenced by the presence of widespread deposits of silty clay alluvium.

The Lower Lea Valley Mapping Project (LLVMP) characterises the site as lying on the W edge of Landscape Zone (LZ) 4.8, a low-lying gravel terrace to the E of the River Lea close to its confluence with the River Ching, a tributary of the Lea (designated as LZ 4.7, lying to the W and SW of the site). The gravels within the westernmost portion of LZ 4.8 are characterised by the LLVMP as Leyton or Kempton Park Gravels and are relatively thin (roughly 2m in thickness) overlying the solid geology of the London Clay and in turn overlain by alluvial clays or peat deposits (Spurr 2011, 104-105).

The top of this gravel surface in LZ 4.8 is usually presumed to occur at c.7m AOD although geotechnical investigations to the immediate W of the site appears to suggest that these deposits may occur at a slightly higher level in places. A geotechnical borehole excavated on the W side of the A406 (about 20m W of the site) as part of improvement works for the North Circular Road in 1970 (at about 11m AOD) identified evidence of medium dense gravel at an approximate depth of 2.44m (8ft) below existing ground level, overlain by a brown silty clay (1.22m thick) which in turn was overlaid by made ground deposits of similar thickness (BGS 2020).

The location of the site on this low gravel terrace suggests that there may have been slightly drier conditions in this specific area which would have been favourable to habitation during the early prehistoric period and, due to its close proximity to the confluence of the Lea and the Ching, there is also possible potential for the preservation of organic remains (Spurr 2011, 105). However, this has yet to be confirmed archaeologically, reflecting the fact that relatively little fieldwork has been carried out in the immediate vicinity of the site.

No evidence of early prehistoric activity has been recorded within the 500m search radius chosen for this study although an abraded ovate implement of Palaeolithic date (MLO2716) was recovered at Cooks Ferry on the River Lea (about 650m W of the site) and Palaeolithic flints and animal remains have been identified at Angel Road, Edmonton about 1km W of the site (MLO39786, MLO39785, MLO12165). Evidence of Mesolithic activity has also been identified in the wider locality, represented by finds of Mesolithic flints and associated alluvium and peat deposits on the IKEA Edmonton site at Glover Drive, c.1.2km SW of the site (MLO98025; AOC Archaeology 2005).

Although there have been no archaeological investigations undertaken to the E of the North Circular Road in the immediate vicinity of the site, several archaeological and geoarchaeological investigations have been carried out to the W of the site which have revealed evidence of the river terrace gravels and alluvial and peat deposits, although no evidence of early prehistoric artefacts, deposits or features was identified.

An archaeological evaluation undertaken in 2000 by Wessex Archaeology on the London Rubber Company site at Harbert Road (about 130m SW of the site), identified deep modern made ground layers (up to 1.44m thick) which in turn overlaid a sequence of fine alluvial clays and silty clays, which filled and sealed a number of palaeochannels representing former watercourses which were presumably associated with the Rivers Lea and Ching. The drop in the level of the gravels recorded across the evaluation site, from 9.52m AOD in the E to 7.90m AOD in the W, suggested that a very large relict channel, probably representing an earlier course of the River Ching, ran from E to W across the site (ELO1087; Wessex Archaeology 2000).

Monitoring of geotechnical trial pits and trenching on the Shadbolt site at Chingford (about 70m W of the site) in 2007 revealed no evidence of archaeological finds or features; however natural greyish/mid-orange loose gravels were noted at depths ranging between 0.4-1.6m bgl, mostly overlaid by made ground deposits although localised deposits of alluvial clay were noted in a number of the trial pits overlying the gravels (ELO7557-7558; ASE 2007a; ASE 2007b). Further to the W, a programme of geoarchaeological investigations on the Stonehill Business Park site in 2014 identified Lea Valley Gravels at variable depths ranging between 9.9m and 6.7m AOD, with the higher levels occurring towards the N and S ends of the site, with lower gravels occurring in the middle, E and SW parts of the site. The lower Gravel surfaces recorded were interpreted as representing former channels of the River Lea, aligned N-S in the eastern part of the site, and NE-SW across the middle of the site, with the higher gravel areas representing higher, drier islands between the channels. The gravels were mostly overlain by alluvial deposits with

peat deposits noted in three of the boreholes, at depths ranging between 6.32m and 8.65m AOD (Young 2014, 7-9; ELO14348)

Evidence of later prehistoric activity in the vicinity of the site is sparse, although excavations undertaken in 1989 at Lower Hall Lane in advance of re-development (about 475m NNW of the site) uncovered two urned cremation burials dated by pottery to the Late Bronze Age/Early Iron Age (MLO2408), while remains of possible pile-dwellings associated with Iron Age/Roman pottery were revealed during excavations for the Banbury Reservoir.

Conclusion: The potential for encountering prehistoric remains has been assessed as **Moderate**. Although recorded evidence from this period in the immediate vicinity of the site is slight, this may simply reflect the fact that little archaeological fieldwork has been carried out in this area. The location of the site on the W edge of a low gravel terrace close to the confluence of the Rivers Lea and Ching suggests that there may have been slightly drier conditions during the early prehistoric, which would potentially have been favourable to human activity. Finds of Palaeolithic and Mesolithic flints have been recorded in the wider surrounding area although the earlier material appears to be largely residual in context. There is also potential to encounter evidence of alluvial clay or peat deposits overlying the natural gravels, which may preserve organic remains (such as waterlogged wood) which could shed light on past environmental changes and human activity dating back to the Palaeolithic. The extent of later disturbance of these alluvial/peat deposits is unclear, although extensive made ground deposits have been identified in nearby archaeological and geotechnical investigations, in excess of 1m below existing ground level.

Evidence of prehistoric finds, occupation features or deposits, if encountered, may be regarded as being of **High** importance in archaeological terms as they could shed light on changing environmental conditions and human activity in the vicinity of the site dating back to early prehistory.

4.2 Romano-British

Limited evidence of Romano-British occupation has been identified in the vicinity of the site. A ceramic vessel of Roman date was found during works to the River Lea at Chingford in 1852, while construction works for the Banbury Reservoir about 470m to the S of the site in 1901 revealed a series of rows of wooden piles interpreted as the remains of several piled dwellings, in association with finds of Iron Age and Roman pottery (MLO18443). There may have been a minor focus of Late Iron Age or Romano-British activity on the S periphery of the study area, but the relative paucity of recorded finds and features suggests that there was no intensive occupation of this area during the Romano-British period, which most likely remained as a semi-wetland pastoral environment prone to episodic flooding, conditions which would not have been conducive to settlement (Spurr, 2011, 105).

Conclusion: The potential to encounter archaeological deposits and features of Romano-British date has been assessed as **Low**. During the Romano-British period, the site appears to have lain within a heavily alluviated semi-wetland environment with little evidence for intensive occupation nearby although the discovery of the remains of pile-dwellings of Iron Age/Romano-British date at Banbury Reservoir on the S edge of the study area may be indicative of low-level occupation in the wider locality. Evidence of deposits, features or finds of Romano-British date, if encountered, would be considered to be of at least **Medium** importance as the nature and extent of Romano-British occupation in this area remains poorly documented at present.

4.3 Medieval

The origins of settlement at Chingford appear to date back to the Anglo-Saxon period; the earliest documentary record of the place name occurs in Domesday Book (1086) where it is referred to as 'Cinghefort' which has been variously translated as 'shingle ford', 'King's ford' or the 'ford of the dwellers by the stumps' (Mills 2003, 114; Reaney 1935, 18-20). The latter derivation could possibly refer to a location in the vicinity of the Banbury Reservoir where remains of pile-dwellings were found during reservoir excavations in the early 20th century, although this remains unclear.

It has also been suggested that the ford which gave its name to Chingford may be identified with a long-established crossing point of the Lea at Cook's Ferry (about 650m W of the site) and it is worth noting that the earliest recorded manorial sites in Chingford appear to have been located close to this ford in the SW corner of the parish (Reaney 1935, 18-20; Powell 1966, 97-98).

Two documented foci of medieval settlement at Chingford are located within the 500m search radius chosen for this study. Situated about 300m to the N is the site of the medieval manor of Chingford St Paul's (MLO14181; MLO14196), now occupied by a modern industrial estate. The manor appears to have been acquired by the canons of St Paul's Cathedral at some point during the late Saxon period; although a charter of Edward the Confessor (1042-1066) granting the canons five hides of land in Chingford is probably a forgery, it is clear from Domesday that they were in possession of an estate there well before the Conquest (Powell 1966, 103-4). From the 12th through to the 16th century, the manor was leased by the canons to a series of farmers (chiefly members of the Cathedral Chapter) who were required to furnish provisions or money to the canons' household.

The manor house, later occupied by a post-medieval mansion known as Chingford Hall, is known from manorial leases dated c.1265 and 1480 to have occupied a moated enclosure (traces of which were still visible on 19th/early 20th century historic maps of the area) and included a range of buildings including a hall and chambers, chapel, a kitchen described in 1265 as having 'a well tiled roof and furnace and ovens' and an extensive complex of ancillary buildings including a bakehouse and brewhouse, granary, dairy, a stable and poultry house and several barns and cowhouses (Le Patourel 1978, 78). Archaeological excavations undertaken on the site in 1988 (ELO2973) revealed part of the moat (varying between 4m and 10m in width) and a series of hearths and deposits containing charred grain dated to the 14th century although remains of the manor house were not identified.

Another medieval manorial site, referred to variously in documentary sources as Chingford Earls or Temple Hall (MLO19165), appears to have been situated somewhere to the S of the manor house of Chingford St Paul's although its exact location is not known. This manor appears to be identifiable with the estate held by the Norman lord Robert Gernon in 1086 and was held by Fulbert de Dover in the late 12th century. The manor subsequently passed to the Templars in the late 13th century and was held by Henry Bouchier earl of Essex by the late 15th century (Powell 1966, 102).

The precise site of the medieval manor of Chingford Earls (which was relocated in the late 16th century to Friday Hill) is unclear, although a survey dated 1652 refers to 'a public road which ran over Hobmills or Gravel Pit field to a ford in the Mill River passing near the ancient manor house of Chingford Earl' which may point to a location about

400m S of the manor house of Chingford St Paul's. The HER entry places the site of the manor house of Chingford Earls close to the former ford at Cook's Ferry, while the account in the Victoria County History locates the manor house on the W side of Folly Lane (roughly opposite the site) the course of which is now represented by the present-day North Circular Road and Hall Lane (Powell 1966, 102).

Conclusion: The potential for encountering archaeological remains of medieval date on the site has been assessed as **Moderate**. This reflects the fact that the site is located relatively close to two documented foci of medieval occupation represented by the manorial sites of Chingford St Paul's (to the N) and Chingford Earls (to the W). While it appears unlikely that buried structural remains associated with either of these manorial sites will be identified, there is potential for groundworks to reveal evidence of marginal occupation or cultivation features associated with these sites. Should evidence of medieval deposits or features be encountered, these would be considered to be of at least **Medium** importance in archaeological terms as they could provide valuable information regarding the pattern of land use, settlement and changing environmental conditions in this area during the medieval period.

4.4 Post-Medieval

Documentary and cartographic evidence appears to indicate that the site remained as undeveloped pasture from the 18th century until c.1950 when it was finally developed. The earliest map to show the study area in somewhat schematic detail is Chapman and André's 1777 map of the county of Essex (*fig. 9*) which shows the site as lying to the E of Folly Lane and to the S of the mansion of Chingford Hall which was then owned by one Mary Snell (whose family had held the estate since the beginning of the 18th century).

A fulling mill is marked to the immediate W of Chingford Hall, on a linear watercourse branching off from the main, meandering course of the River Lea and re-joining it further downstream, this may be identifiable with the 'Mill River' (later referred to as 'Coppermill Stream') which is mentioned in the 1652 survey. To the W of the River Lea (which marked the county boundary between Essex and Middlesex) a section of the canalised course of the Lee Navigation is depicted; this particular portion of the canal had been constructed following an Act of Parliament in 1767 although improvements to the navigation of the Lea had begun as early as 1571. No detail is given regarding land use or field boundaries.

A later Ordnance Survey drawing of 1799 (*fig. 10*) shows the site as lying within a large irregularly shaped field enclosure to the E of Folly Lane; the accuracy of the field boundaries however is questionable. The earliest map to show the study area in appreciably reliable topographical detail is the Chingford tithe map of 1838 (*fig. 11*); this shows the site as lying immediately E of Folly Lane within a large sub-rectangular field recorded as Plot No. 444 ('Twelve Acres') which was then under pasture and formed part of the estate of Chingford Hall (Chingford St Pauls) which was held by the Reverend Thomas Snell and occupied by a tenant farmer named William Bryant.

Later Ordnance Survey maps of the site dated 1876 and 1896 (*figs. 12 & 13*) show that the boundaries of the field containing site remained unchanged during the second half of the 19th century, although there had been some further sub-division of the surrounding fields to the N and E. By 1914, as shown on the OS 3rd edition map of that date (*fig. 14*), extensive suburban development had started to take place within the fields to the E of Folly Lane, with the laying out of streets flanked by building plots, including Westward Road (to the immediate S of the site)

and Ainslie Road West (later Sinclair Road) to the N. The Banbury Reservoir had also been constructed on the S periphery of the study area (opened in 1903).

An oblique aerial photograph of the study area taken in June 1927 (*fig. 15*) shows that further development had occurred with the laying out of more plots along the Westward Road and adjoining streets and the North Circular Road had also been recently constructed to the immediate W of the site in the mid-1920s (Historic England Archive Ref. EPW018566). However, the site still remained undeveloped although an L-shaped house had been built to the immediate E, later No. 248 Westward Road.

By 1936, as shown on the OS 4th edition map of that date (*fig. 16*) the building plots that had been laid out to the immediate N and E of the site were all heavily built up with houses; however, the site at the corner of Westward Road and the North Circular Road was still undeveloped. It appears that the site remained undeveloped until at some time between 1952 and 1961 when the present café premises at No. 335 Hall Lane were built and the adjoining pair of semi-detached houses at Nos. 331-333 Hall Lane were also constructed, as shown on an Ordnance Survey 1:2500 map of 1961 (not reproduced).

A series of WWII anti-tank blocks are recorded on the GLHER to the N of the site at No. 319 Hall Lane and No. 245 Sinclair Road (MLO105861; MLO105862); however no evidence has been found from aerial photographs, historic mapping or documentary sources to indicate the presence of other defensive fortifications in the immediate area such as pillboxes or anti-tank ditches.

Conclusion: It is considered that there is **Low** potential to encounter evidence of post-medieval activity within the site. This assessment reflects the fact that the site remained as undeveloped pasture land throughout the post-medieval period, up to the mid-20th century when the site was finally developed and the existing café premises built. It is possible that buried drainage features of post-medieval may be encountered within the site; however, these would be considered to be of **Low** (ie. local) significance in archaeological terms.

5 Historic Environment Record Gazetteers and Maps

#	MonUID	PrefRef	Name	Date	NGR
1	MLO24085	061703/00/00	Cremation Cemetery, Lower Hall Lane	BA/IA	TQ 3636 9257
2	MLO18443	MLO18443	Early IA/RB Pile Dwelling, Banbury Reservoir	IA/RB	TQ 3643 9163
3	MLO25877	061862/00/00	Findspot: RB Jar	Romano-British	TQ 3600 9200
4	MLO13292	MLO13292	Early Medieval Settlement, Lower Hall Lane	Medieval	TQ 3616 9249
5	MLO14181	MLO14181	Site of Manor of Chingford St Paul's	Medieval	TQ 3641 9253
6	MLO14196	MLO14196	Site of Early Medieval/Medieval Manor of Chingford St Paul's	Medieval	TQ 3633 9240
7	MLO40423	061113/01/00	Site of Chapel, Lower Hall Lane	Medieval	TQ 3633 9240
8	MLO47323	061113/02/00	Site of Bakehouse, Lower Hall Lane	Medieval	TQ 3633 9240
9	MLO53702	061113/03/00	Site of Kitchen, Lower Hall Lane	Medieval	TQ 3633 9240
10	MLO40424	061113/04/00	Site of Granary, Lower Hall Lane	Medieval	TQ 3633 9240
11	MLO47141	061113/05/00	Site of Diary, Lower Hall Lane	Medieval	TQ 3633 9240
12	MLO40071	061113/07/00	Site of Poultry House, Lower Hall Lane	Medieval	TQ 3633 9240
13	MLO40072	061113/08/00	Site of Service Wing, Lower Hall Lane	Medieval	TQ 3633 9240
14	MLO54836	061113/09/00	Site of Stable, Lower Hall Lane	Medieval	TQ 3633 9240
15	MLO48049	061113/10/00	Brewhouse/Malt Kiln, Lower Hall Lane	Medieval	TQ 3633 9240
16	MLO48368	061113/11/00	Site of Barn, Lower Hall Lane	Medieval	TQ 3633 9240
17	MLO48369	061113/12/00	Site of Cow House, Lower Hall Lane	Medieval	TQ 3633 9240
18	MLO40073	061113/13/00	Site of Pigsty, Lower Hall Lane	Medieval	TQ 3633 9240
19	MLO53971	061114/01/00	Site of Moat, Lower Hall Lane	Medieval	TQ 3636 9244
20	MLO40074	061114/02/00	Site of Kitchens, Lower Hall Lane	Medieval	TQ 3641 9253
21	MLO41827	061114/03/00	Site of Granary, Lower Hall Lane	Medieval	TQ 3641 9253
22	MLO41851	061114/04/00	Site of Diary, Lower Hall Lane	Medieval	TQ 3641 9253
23	MLO48497	061114/05/00	Site of Cow House, Lower Hall Lane	Medieval	TQ 3641 9253
24	MLO40075	061114/06/00	Site of Stable, Lower Hall Lane	Medieval	TQ 3641 9253
25	MLO40704	061114/07/00	Site of Barn, Lower Hall Lane	Medieval	TQ 3641 9253
26	MLO48359	061114/08/00	Site of Gate, Lower Hall Lane	Medieval	TQ 3641 9253
27	MLO55640	061114/09/00	Site of Hearth, Lower Hall Lane	Medieval	TQ 3635 9256
28	MLO14517	061312/00/00	Medieval Road, Folly Lane	Medieval	TQ 3639 9123
29	MLO19165	MLO19165	Site of Manor House, Lower Hall Lane	Med./PM	TQ 3617 9236
30	MLO93560	MLO93560	Water Turbine House (GII)	Post-med.	TQ 3624 9242
31	MLO93561	MLO93561	Metal Railing to Chingford Mill Pumping Station (GII)	Post-med.	TQ 3627 9246
32	MLO93621	MLO93621	Chingford Mill Pumping Station (GII)	Post-med.	TQ 3628 9244
33	MLO105861	MLO105861	AT Block, Forecourt of 319 Hall Lane	Post-med.	TQ 3643 9217
34	MLO105862	MLO105862	AT Block, 245 Sinclair Road	Post-med.	TQ 3645 9222
35	MLO20057	061115/00/00	Site of Manor House, Lower Hall Lane	Post-med.	TQ 3641 9253
36	MLO72813	062788/00/00	Landfill Site, Harbet Road	Post-med.	TQ 3610 9210
37	MLO75462	MLO75462	Palaeochannels, London Rubber Company site, Harbert road	Undated	TQ 3640 9192

Table 2: Gazetteer of archaeological monuments recorded on the GLHER within a 500m radius of the site

#	EvUID	Name	Date	NGR
E1	ELO10726	WB: Cathall Road Estate, Oliver Close Estate & Chingford Hall Estate	1992	TQ 3796 8907
E2	ELO9270	DBA: Silver Street, Hall Lane Enfield & Waltham Forest	1993	TQ 3505 9202
E3	ELO1087	Eval.: London Rubber Company Site, Harbert Road	2000	TQ 3640 9192
E4	ELO7557	WB: Land at Shadbolt Avenue Phase 1	2007	TQ 3629 9215
E5	ELO7558	WB: Land at Shadbolt Avenue Phase 2	2007	TQ 3635 9209
E6	ELO14348	Geoarchaeological Fieldwork & Deposit Model: Stonehill Business Park	2014	TQ 3590 9195
E7	ELO2973	WB: St Pauls Moated Manor	N/R	TQ 3638 9255
E8	ELO5343	DBA: Lower Hall Lane	N/R	TQ 3634 9243

Table 3: Gazetteer of archaeological events recorded on the GLHER within a 500m radius of the site

#	PrefRef	Name	Date	NGR
B1	1065574	Water Turbine House, Chingford Mill Pumping Station (GII)	C19	TQ 3624 9242
B2	1065575	Metal Railing to Chingford Mill Pumping Station (GII)	C19	TQ 3627 9246
B3	1250896	Chingford Mill Pumping Station (GII)	C19	TQ 3628 9244

Table 4: Gazetteer of listed buildings recorded on the GLHER within a 500m radius of the site



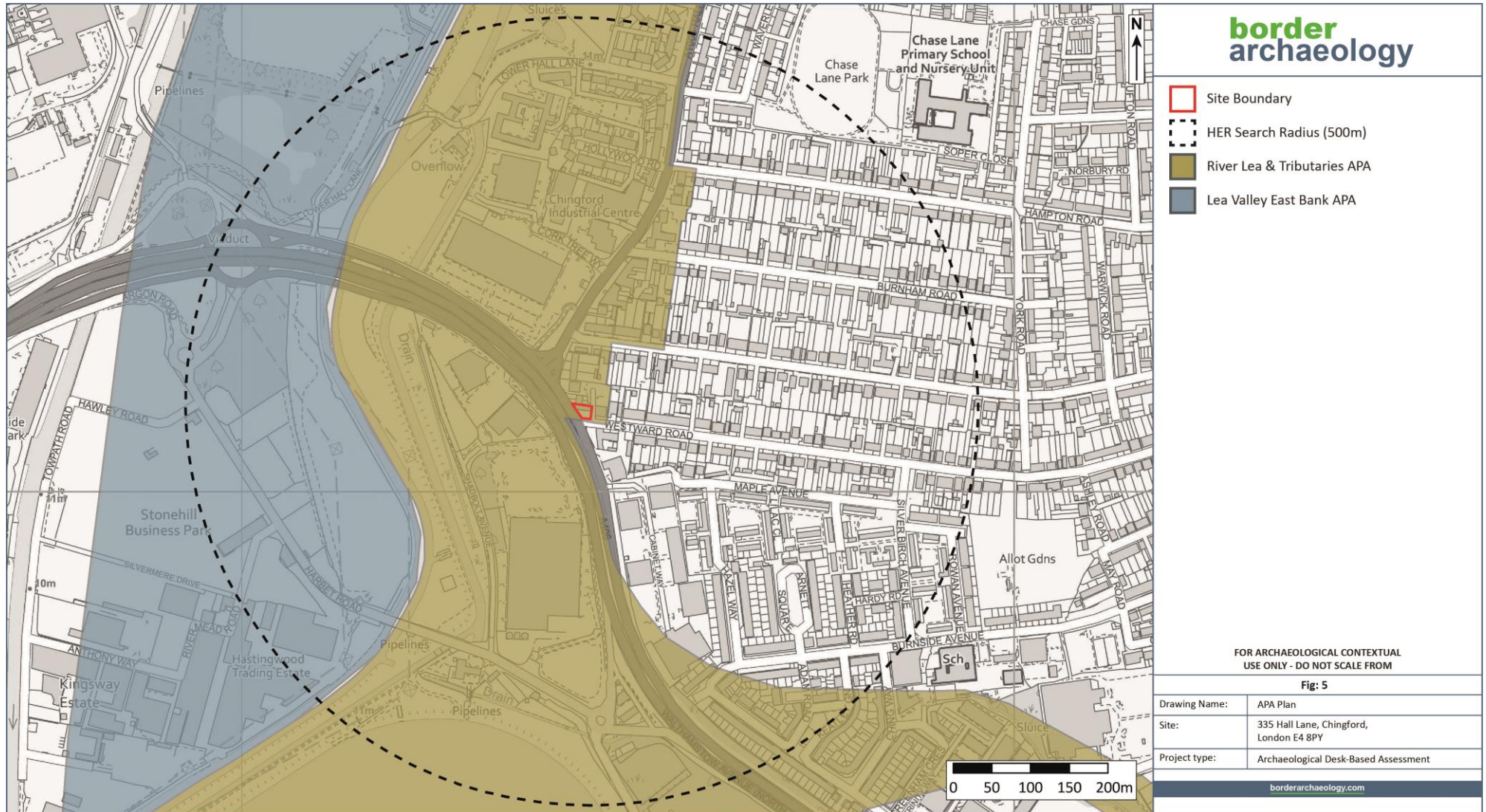
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6 Site Visit

A site visit was undertaken on 30th July 2020 to determine the presence of visible features of archaeological interest in the immediate vicinity.



Plate 1: View looking N from Westward Road towards the existing premises at No.335 Hall Lane

The site at No. 335 Hall Lane Chingford occupies a plot at the corner of Westward Road and the A406 (North Circular Road), and comprises a two storey L-shaped building of mid-20th century date, with café premises at ground level and a one-bedroom flat above (*Plate 1*). To the rear of the café is a single-storey extension used for storage and toilets associated with the café, with an area of hardstanding used as car parking to the immediate S and W of the premises (*Plate 2*). Immediately abutting the premises to the N is pair of mid-20th century semi-detached houses at Nos. 331-333 Hall Lane which were probably built at about the same time (*Plate 3*).

No features of archaeological or historical interest were noted during the site visit.



Plate 2: View looking NNW showing the single storey extension to the rear of the café premises at No. 335 Hall Lane



Plate 3: View looking S along the A406 (North Circular Road) towards No. 335 Hall Lane, with adjacent pair of mid-20th century semi-detached houses in foreground to left of picture

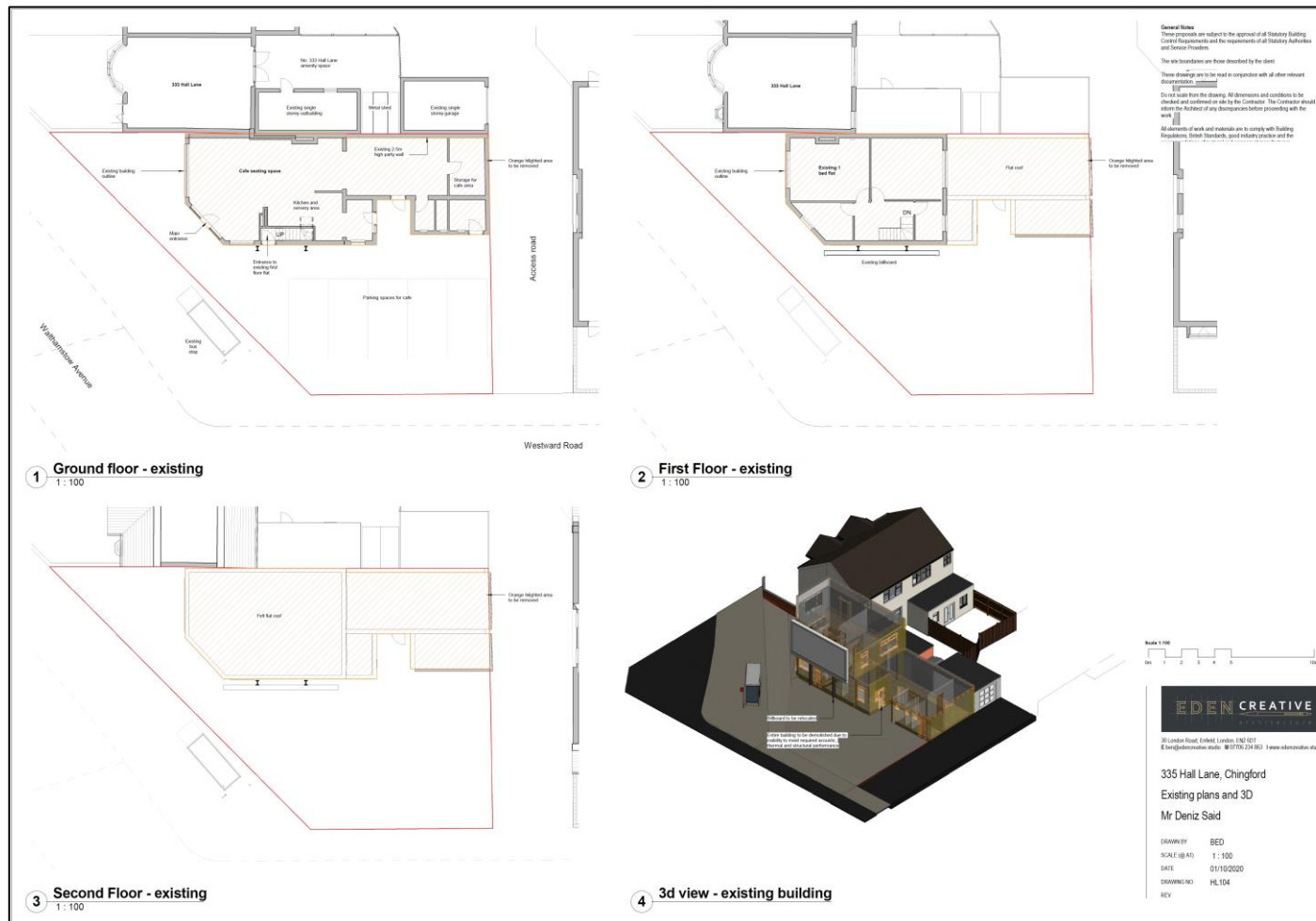
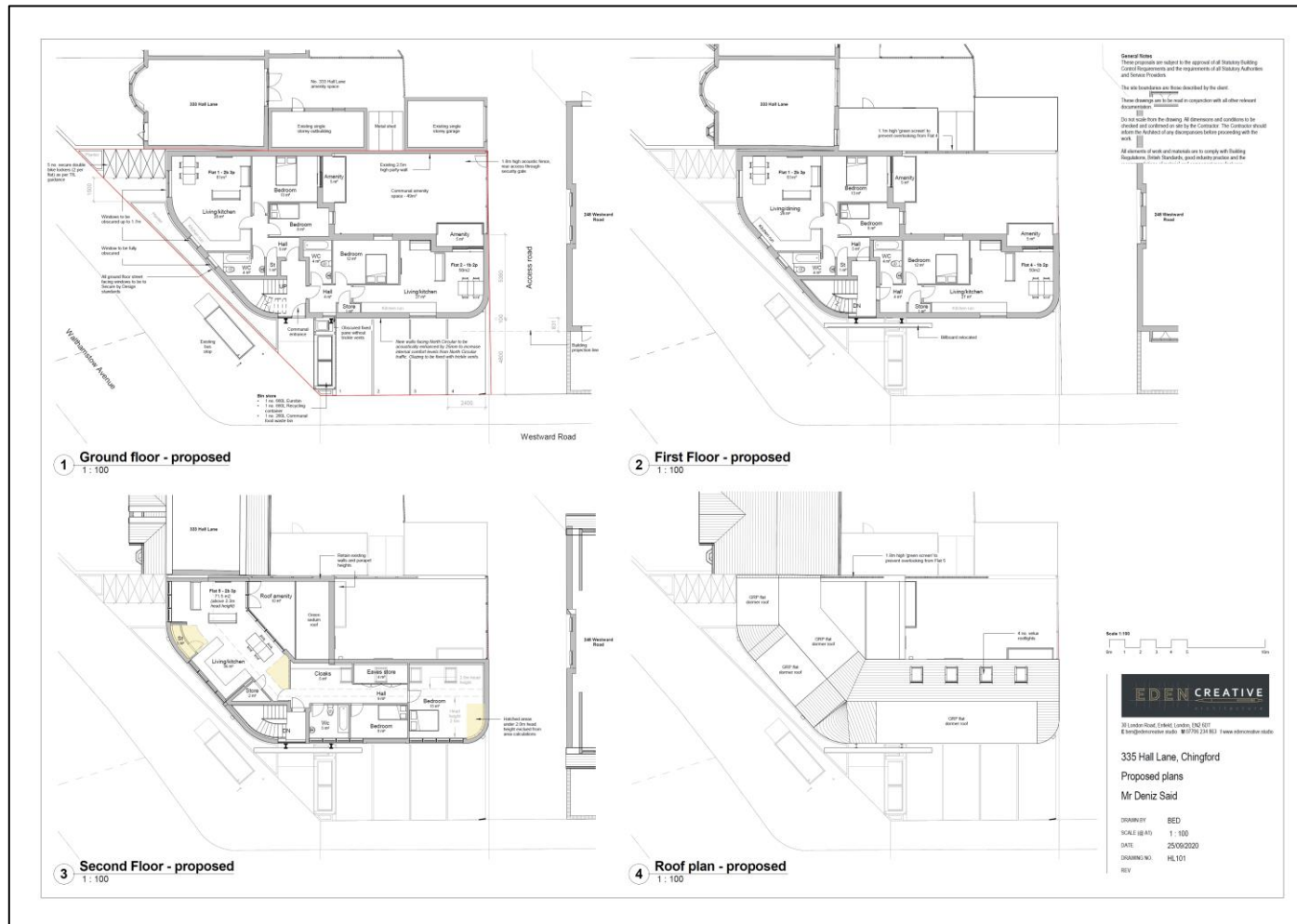


Fig. 6: Existing site layout plan
(Reproduced by courtesy of Eden Creative)



*Fig. 7: Proposed site layout plan
 (Reproduced by courtesy of Eden Creative)*



*Fig. 8: Proposed elevations
 (Reproduced by courtesy of Eden Creative)*

7 Conclusions

7.1 Potential Impacts

The following summary description of the proposed development is based on information and design drawings supplied by the client on 1st October 2020 (*figs. 6-8*). Subsequent publication of more detailed, revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

In brief, the proposed works involve the demolition of the existing one-bedroom flat and café at 335 Hall Lane Chingford and the construction of five new flats, comprising two flats at ground level, two flats at first floor level and one flat at second floor level, together with the provision of associated private and communal amenity space, car parking, bin and cycle stores.

Details of the foundation strategy (including depth and type of foundations) for the proposed new flats were unavailable at time of writing. Potential impacts on sub-surface remains could include excavations of foundations for the proposed new building, and trenching for new services, including drainage.

7.2 Overall Conclusion

The overall potential of the site in archaeological terms has thus been assessed as **Moderate** with particular reference to encountering evidence of prehistoric and medieval activity.

This assessment primarily reflects the location of the site within an Archaeological Priority Area associated with the River Lea and its tributaries. Studies carried out as part of the *Lower Lea Valley Mapping Project* have demonstrated that the site probably lay on the W edge of a low gravel terrace (Landscape Zone 4.8) close to the confluence of the Rivers Lea and Ching. This suggests that there may have been slightly drier conditions in this area during the early prehistoric, which might potentially have been conducive to human activity. There is also potential to encounter evidence of alluvial clay or peat deposits overlying the natural gravels, which could possibly contain waterlogged organic remains yielding valuable information regarding on past environmental changes and early habitation. The depth of the gravels and overlying alluvial/peat deposits in this specific area is unclear, although extensive made ground deposits have been identified in nearby archaeological and geotechnical investigations, well in excess of 1m below existing ground level. Nevertheless, should deep excavations (for piled foundations) be required, then it is possible that evidence of alluvial/peat deposits may be encountered.

The potential for encountering evidence of archaeological features and deposits of Romano-British and post-medieval date has been assessed as **Low**.

Recommendations: Given the **Moderate** potential of the site in archaeological terms, it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

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10 Cartography and Aerial Photography

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

1777: Map of the County of Essex surveyed by John Chapman & Peter André

1799: Ordnance Survey drawing of Enfield and district surveyed by Charles Budgen

1838: Tithe map and apportionment for Chingford Parish (NA IR 30/12/79)

1876- OS 1st edition 6-inch Map

1896: OS 2nd edition 25-inch Map

1914: OS 3rd edition 25-inch Map

1936: OS 4th edition 25-inch Map

1952: OS provisional edition 1:10560 Map

1961: OS National Survey 1:2500 Map

(Aerial photographs of the study area dating back to 1927 were consulted using records held at the Historic England Archive).

11 Appendix 1: Historic Maps

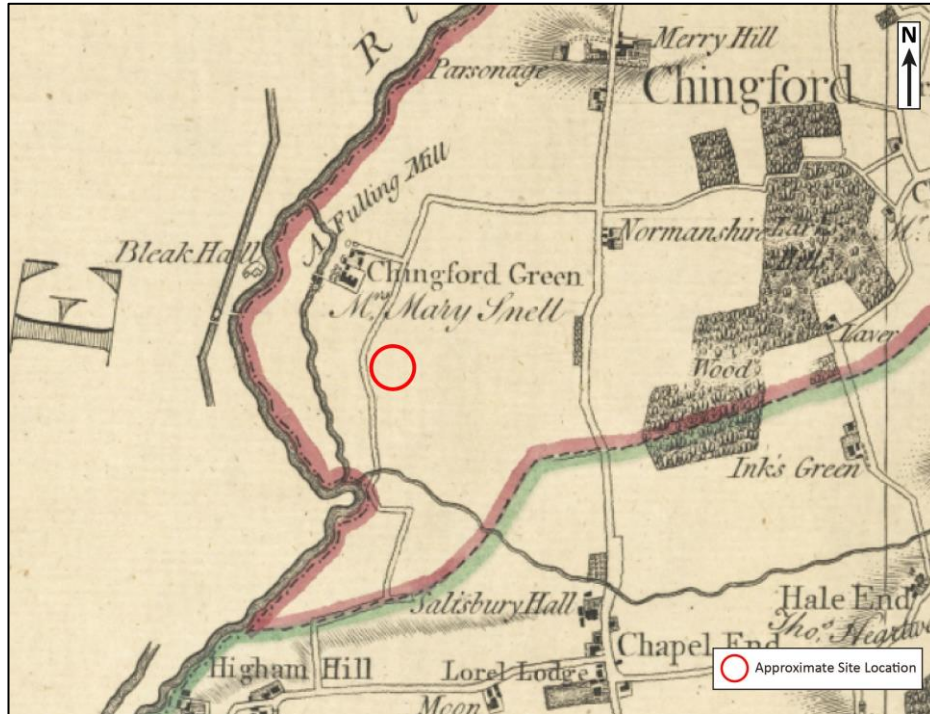


Fig.9: Extract from the Map of the County of Essex surveyed by John Chapman & Peter André (1777) with approximate location of site circled in red
(Reproduced by courtesy of the National Archives)



Fig.10: Extract from an Ordnance Survey drawing of Enfield and district (1799) with site marked in red
(Reproduced by courtesy of the British Library)



Fig. 11: Extract from the Chingford tithe map (1838) with site marked in red
(Reproduced by courtesy of the National Archives)



Fig. 12: Extract from the OS 1st edition 6-inch map (1876) with site marked in red
(Reproduced by courtesy of the National Archives)

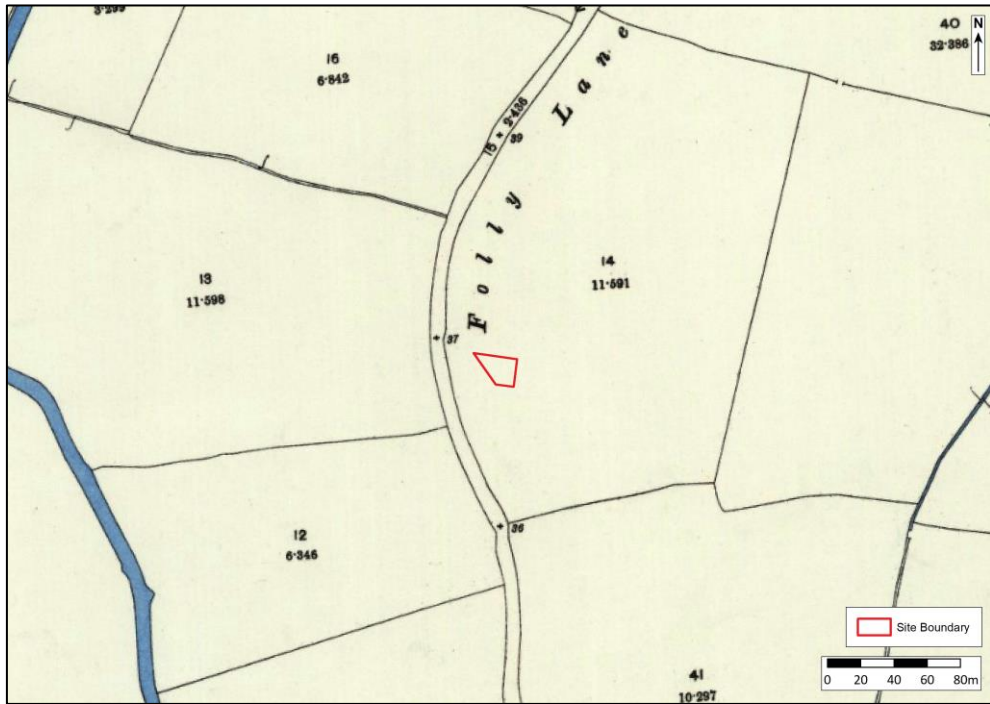


Fig. 13: Extract from the OS 2nd edition 25-inch map (1896) with site marked in red
(Reproduced by courtesy of the National Archives)

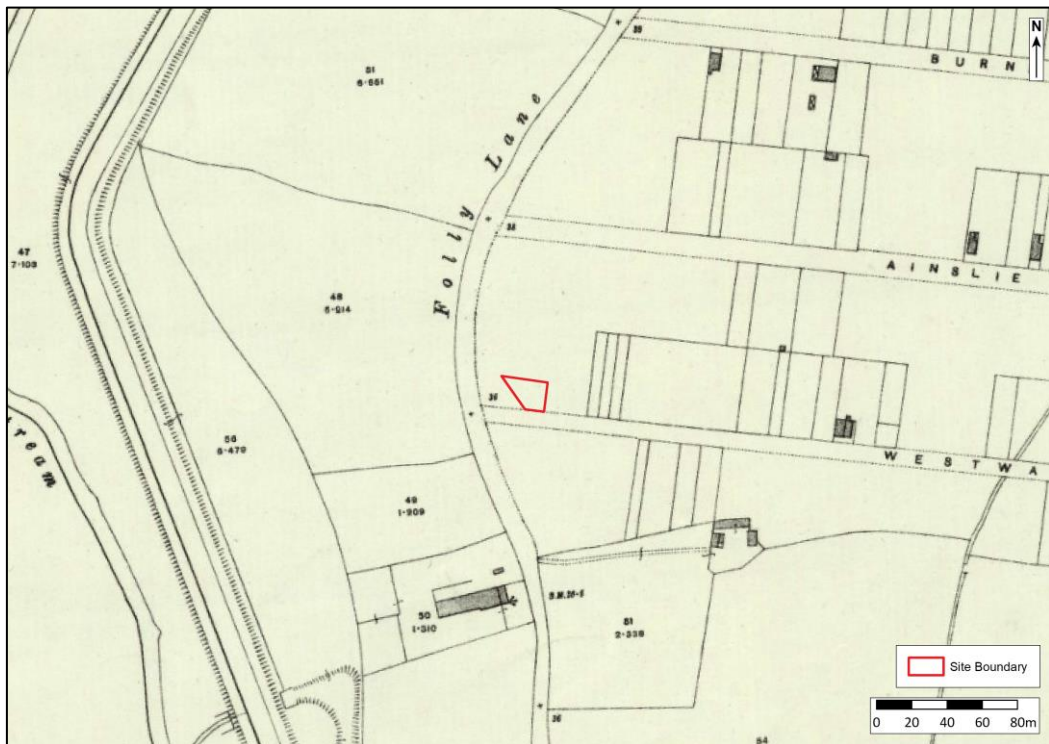


Fig. 14: Extract from the OS 3rd edition 25-inch map (1914) with site marked in red
(Reproduced by courtesy of the National Archives)



Fig. 15: Extract from an oblique aerial photograph of Chingford taken in June 1927, looking SW and showing the site located at the W end of Westward Road, immediately E of the newly-constructed North Circular Road (Reproduced by courtesy of the Historic England Archive)

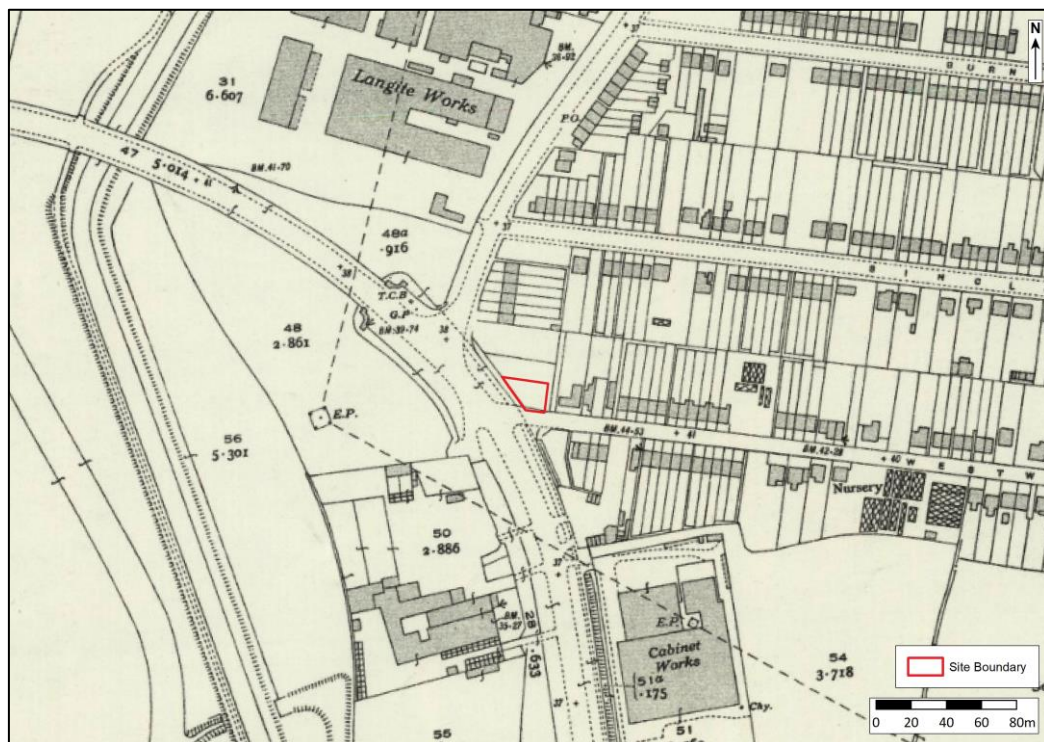


Fig. 16: Extract from the OS 4th edition 25-inch map (1936) with site marked in red (Reproduced by courtesy of the National Archives)

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