

Archaeological Desk-Based Assessment



**The Royal British Legion
Beaufort-Roberts Memorial
Community Hall
39-43 Eddystone Road
Lewisham
London SE4 2DE**

On behalf of

The Royal British Legion

November 2020

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Cover: View looking west towards the Memorial Hall, at the junction of Eddystone Road and Buckthorne Road

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Contents:

| | | |
|----|---|----|
| 1 | Non-Technical Summary..... | 1 |
| 2 | Introduction..... | 2 |
| | 2.1 Site Location, Soils and Geology..... | 2 |
| 3 | Methodology..... | 4 |
| | 3.1 Aims and Objectives..... | 4 |
| | 3.2 Criteria for Assessment of Potential and Importance of Heritage Assets..... | 4 |
| | 3.3 Consultation of Archaeological Records..... | 6 |
| 4 | Archaeological Assessment..... | 7 |
| | 4.1 Prehistoric..... | 7 |
| | 4.2 Romano-British..... | 7 |
| | 4.3 Medieval..... | 9 |
| | 4.4 Post-Medieval..... | 10 |
| 5 | Historic Environment Record Gazetteers and Maps..... | 12 |
| 6 | Site Visit..... | 17 |
| 7 | Conclusions..... | 19 |
| | 7.1 Potential Impacts..... | 19 |
| | 7.2 Overall Conclusion..... | 19 |
| 8 | Copyright..... | 20 |
| 9 | Bibliography..... | 20 |
| 10 | Cartography and Aerial Photography..... | 21 |
| 11 | Appendix 1: Historic Maps..... | 22 |

1 Non-Technical Summary

Border Archaeology (BA) has been commissioned to carry out an Archaeological Desk Based Assessment (ADBA) regarding the proposed demolition of The Royal British Legion Beaufort-Roberts Memorial Community Hall, 39-43 Eddystone Road, Lewisham, London SE4 2DE and its replacement with a three-storey mixed use building. The results of this Assessment are briefly summarised below:

Prehistoric: The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Low**, reflecting the marked absence of recorded evidence for features, deposits and finds of this date in the immediate vicinity of the site, although limited evidence of early prehistoric activity has been identified in the wider surrounding locality.

Romano-British: The potential to reveal evidence of archaeological remains of Romano-British date has been assessed as **Moderate**. The site is located within an Archaeological Priority Area associated with the projected line of a Roman road running from London to Lewes, which appears to have run on a northwest-southeast alignment, about 70-80m southwest of the site. While it seems unlikely that evidence of the road itself will be revealed, there is potential to encounter associated roadside settlement features of Romano-British date and, possibly, burials.

Medieval: The potential to encounter evidence of medieval occupation in the vicinity of the site has been assessed as **Low to Moderate**. The site is located to the west of an Archaeological Priority Area associated with the medieval hamlet of Brockley. However, the focus of settlement appears to have been located well to the SE of the site at Brockley Green and thus the likelihood of encountering significant evidence of medieval occupation would appear to be limited although it is possible that evidence of cultivation features or field boundaries might be identified.

Post-Medieval: The potential for encountering evidence of archaeological features of post-medieval date has been assessed as **Low to Moderate**. The site remained as agricultural land until the late 19th/early 20th century when a terrace of three houses was built on the site in about 1900-1910. These houses remained on the site until 1940 when they were completely destroyed by wartime bombing. There is potential to encounter evidence of cultivation features or field boundaries of post-medieval date as well as buried footings of the early 20th century terraced houses which formerly occupied the site, although it is likely that sub-surface remains will have been heavily disturbed as a result of clearance of the site and construction of the existing Memorial Hall in the late 1950s/early 1960s..

Summary Conclusion & Recommendations: The overall potential of the site in archaeological terms has been assessed as **Moderate**, with particular reference to encountering evidence of Romano-British remains. The potential to encounter evidence of medieval and post-medieval remains has been assessed as **Low to Moderate**, while the potential for prehistoric archaeology 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 (particularly for Romano-British remains) 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 Smith and Newton Architects on behalf of The Royal British Legion to undertake an Archaeological Desk Based Assessment with regard to a planning application relating to the proposed demolition of the property at The Royal British Legion, Beaufort-Roberts Memorial Community Hall, 39-43 Eddystone Road, Lewisham, London SE4 2DE and its replacement with a three-storey mixed use building comprising six residential apartments (*fig. 1*). The grid reference for the site is NGR TQ 36279 74641.

This ADDBA 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, which covers an approximate area of 418 sq. m., comprises a triangular plot of land situated at the corner of Eddystone Road and Buckthorne Road (at a height of c.38m AOD) within the residential suburb of Brockley in the London Borough of Lewisham. The plot is currently occupied by a single storey brick building used as a community hall/clubhouse by the Royal British Legion and is bordered to the W by a dense tract of woodland adjoining the railway line from London to Brighton which is now designated a nature reserve (Buckthorne Cutting). The Brockley Footpath, a pedestrian footpath from Brockley to Nunhead Green runs along the SW boundary of the site.

The site is not located within a Conservation Area; however, it is located within a Tier 2 Archaeological Priority Area (APA) associated with the course of the Roman road from London to Lewes (DLO35842) as designated by the London Borough of Lewisham and the Greater London Archaeology Advisory Service. Another Tier 2 APA associated with the site of a 15th century inn at 'Brockley Jack' is located immediately to the E of the site (DLO35854).

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 overlying superficial deposits recorded (BGS 2020).

No records of geotechnical investigations have been identified within the site itself. Records of a geotechnical test pit excavated in the grounds of Beecroft Gardens Primary School in April 1978, about 330m NE of the site, recorded the following sequence of deposits, namely:

0-0.25m: Topsoil

0.25-0.40m: Brick and Concrete

0.40-1.20m: Greyish-brown mottled clayey sand

1.20-2.00m: Very stiff greyish brown fissured clay.



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 *Lewisham Local Development Framework Core Strategy Development Plan* (adopted June 2011) in particular Core Strategy Policy 16 (Conservation Areas, Heritage Assets and the Historic Environment) and the *Lewisham Local Development Framework Development Management Local Plan* (adopted November 2014).

DM Policy 37 (Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest) states that *'the Council will ensure that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be considered subject to the policies for designated heritage assets.'*

'The conservation, protection and enhancement of the archaeological heritage of the borough will be promoted through: a) requirements to assess and plan for the archaeological implications of development proposals that may affect the archaeological heritage of a site which may require preliminary archaeological site evaluations. Proposals on sites within areas of archaeological priority as shown on the Policies Map should be accompanied by an evaluation. Evaluations should be commissioned from professionally qualified archaeological organisations or consultants; b) the location and design of developments should avoid archaeological remains in order to ensure these remain preserved in situ, with public access and display; c) where permanent preservation is not justified, the remains are investigated, recorded and subsequently published by a recognised archaeological organisation prior to the start of development; d) Where remains unexpectedly come to light, seeking to ensure their preservation or their recording in consultation with the developer.'

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. 2-4; Tables 2-4*). These maps show 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 17 archaeological monuments, eight events and six 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 1939 were consulted.

A site visit was carried out on 5th October 2020, which determined the topography of the site and existing land use and provided further information on possible past ground disturbance within the site.

4 Archaeological Assessment

4.1 Prehistoric

No recorded evidence of archaeological remains of prehistoric date has been identified within the 500m search radius chosen for this study, based on consultation of the Greater London HER. The site is located on the western upper slopes of the Ravensbourne valley and limited evidence of early prehistoric activity has been identified in the wider surrounding area, represented by finds of worked flint including a handaxe of Palaeolithic date found in gravels at Wickham Road Brockley, about 1km NNE of the site at NGR TQ 367 756 and a Lower Palaeolithic Levallois flint flake found within London Clay deposits in Nunhead Cemetery (NGR TQ 355 755), c. 1.1km to the NW (Roe 1968, 165, 199). Mammoth bones were reportedly found during the construction of the railway cutting to the NW of the site in the mid-1830s and exhibited in the nearby Brockley Jack public house (Besant 1912, 293).

The general lack of evidence for prehistoric remains may well reflect the prevailing local geology consisting of London Clay, comprising poorly-drained soils which are thought to have been unsuitable for cultivation and settlement and most likely remained heavily wooded throughout this period. No evidence for later prehistoric activity has been identified in the immediate vicinity of the site or its wider environs.

Conclusion: The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Low**, reflecting the general paucity of evidence for features, deposits and finds of this date in the archaeological record, although limited evidence of early prehistoric lithic finds has been identified in the wider locality. Should groundworks for the development reveal evidence of prehistoric remains, these would be considered to be of **High** significance, as little is known generally regarding the chronology and extent of prehistoric activity in this area.

4.2 Romano-British

The site lies within an Archaeological Priority Area associated with the conjectural course of an important Roman road running NW-SE from London to Lewes (MLO19469) which was probably constructed to link the Roman provincial capital with the important iron-working district of the Sussex Weald and beyond to the South Downs and the Channel coast (Margary 1973, 59).

The probable course of this road was established by the antiquarian B.F. Davis in the 1930s, who established that it followed a southeasterly course through Nunhead and Brockley, where remains of the metalled road surface were identified at a depth of 34 inches (0.86m) below existing ground level, consisting of tightly packed small flints 0.15m (6 in) thick and 6.1m (20ft) wide, with a slight camber. This road appears to have continued directly on a SE alignment, crossing the line of the present-day railway cutting and continuing SE towards Brockley Rise and then Blythe Hill Fields, where a slight hollow was noted (Davis 1935, 66; Margary 1973, 60).

More recent archaeological investigations undertaken by MoLA in 2008 at Honor Oak Park Sports Grounds, to the NW of Blythe Hill, have largely confirmed the projected course of the Roman road as plotted by Davis. Following a Desk Based Assessment and geophysical survey (ELO7725; ELO7964), an archaeological evaluation comprising 17 trenches identified evidence for the course of the road in two of the trenches positioned along the W edge of the

playing fields (Churchill 2008). Within Trench 8, a sequence of deposits was revealed, which appeared to represent evidence of the Roman road and associated make-up deposits. Evidence of a gravel metalling layer, about 0.05m thick, was revealed overlying the natural orange-brown clay at a depth of 29m AOD (about 1.18m below ground level) which in turn was overlaid by a stiff dark grey clay with charcoal flecking. Directly overlying this deposit were layers of compacted small flint pebbles, measuring 0.65m thick (extending to a height of 29.60m AOD) and 7.07m wide at the base with evidence of a distinct camber on either side. A series of sandy clay deposits were recorded as overlying either side of the road camber, which may have accumulated following a period of disuse, which in turn were overlaid by a layer of flint pebbles which may represent evidence of a repair to the road surface. Overlying these deposits was a modern concrete slab.

A subsequent watching brief within the W part of the Sports Grounds exposed further evidence of the Roman road, consisting of a series of compacted gravel make-up layers overlying the natural clay, at a depth of about 0.50m below existing ground level and extending over an area of roughly 75m. The road showed evidence of being severely truncated by modern landscaping associated with the sports ground, leaving only the lower sandy bedding material at its SE end and a solid gravel surface at the NW end of the road, while within the centre of the site it had been disturbed by the construction of a modern sports pavilion. Evidence of the construction cut for the road was identified at the SE end of the site, represented by a 5.7m wide shallow concave linear cut aligned NW-SE. A single bronze 'dupondius' coin of the Emperor Domitian (AD 81-96) was recovered from one of the areas of metalling, indicating a likely late 1st century date for the construction of the road (ELO10261; Ferguson 2009).

Further excavations undertaken on the footprint of the sports pavilion in 2012 revealed the cut of the road in the form of a shallow, concave linear aligned NW-SE, which was filled by a weakly cemented, orange brown, gravelly sand which in turn was overlain by an indurated orange brown sandy gravel interpreted as the road surface. Running parallel and to the E of this feature was a V-shaped linear interpreted as a roadside ditch, the fill of which contained a number of pottery sherds from a Verulamium ware vessel dated to AD 70-120 (Baxter 2012).

Based on Davis' investigations in the 1930s and the more recent discoveries made at Honor Oak Playing Fields further to the SE, the probable course of the Roman road can be plotted with a reasonable degree of certainty. It appears to have extended SE across the railway cutting (just to the W of the existing modern footbridge) and continued on the same alignment to cross Buckthorne Road close to the junction with Bartram Road, from where the road then continued SE towards St Hilda's Church at Brockley Rise. It thus appears unlikely that the site lies directly on the alignment of the Roman road and may lie between 70-80m to the NE of the projected line, at its closest point. Nevertheless, in view of its proximity to the route, there would appear to be potential to encounter evidence of occupation features or possibly burials associated with the line of the Roman road.

Conclusion: The potential to encounter Romano-British remains has been assessed as **Moderate**. The site is located within an Archaeological Priority Area associated with the course of a Roman road running NE from London to Lewes, the projected course of which appears to have run on a NW-SE alignment approximately 70-80m SW of the site. While it appears unlikely that evidence of the road itself will be identified, there remains potential to encounter associated roadside settlement features of Romano-British date and, possibly, burials which are often found adjacent to Roman roads. Evidence of Romano-British activity would be regarded as being of **Medium to High** importance, as the nature and extent of Roman rural settlement in the Brockley area remain poorly understood in archaeological terms.

4.3 Medieval

The site is located to the immediate NW of an Archaeological Priority Area relating to a small hamlet of medieval origin (Brockley Green) focused at the intersection of the NE-SW highway of Brockley Road with the course of the old Roman road from London to Lewes (which may have remained in use as a trackway during the medieval period) and a long-established lane leading NE to Ladywell (present-day Brockley Grove).

This settlement, located about 140m SE of the site, was associated with a wayside inn called 'The Brockley Jack' (MLO1944), previously known in the early 19th century as Brockley Castle, a timber-framed building of 15th or 16th century date rebuilt in the late 1890s (Besant 1912, 293; Duncan 1913, 117). Situated within extensive grounds on the E side of Brockley Road opposite the inn was Brockley Hall (MLO1137) a long-established dwelling apparently built in the 18th century although it may have had earlier, possibly medieval origins (Besant 1912, 293). Rocque's map of 1746 shows a small cluster of buildings at Brockley Road at the crossroads with the lane to Ladywell marked as Brockley Green (probably including the inn and Brockley Hall); this presumably represents the extent of medieval settlement although there may have been shrinkage during the early post-medieval period.

This small hamlet appears to have been the main focus of settlement in the vicinity of Brockley, a place name first recorded as Brocele in 1182, denoting 'a woodland clearing of a man called Broca, or frequented by badgers' (Mills 2003, 80). The place name Brockley appears to have applied not only to the hamlet but a larger area extending within the parishes of Deptford and Lewisham, which had acquired manorial status by the mid-12th century. The etymology of the place name suggests it was heavily wooded during this period although there may have been some clearance of woodland for cultivation or pastoral farming.

The earliest available documentary evidence appears to indicate that an estate at Brockley was in the possession of the Maminot family by the mid-12th century who in turn granted it to their seneschal (steward) Michael de Thornham. Thornham sold his lands at Brockley to Juliana de Vere, wife of Walkelin Maminot at some time between 1155 and 1182 to found a monastery of Premonstratensian Canons. However, the foundation was short-lived due to the apparent unsuitability of the site and the canons relocated to Bayham Priory in Sussex in about 1207 (Colvin 1951, 111-116). The supposed site of the priory appears to have been located about 1.3km NE of the site, where remains of a medieval building were revealed during the late 19th century (Dews 1884, 54-58) and its approximate location is designated as an Archaeological Priority Area.

Documentary records dating back to the early 14th century indicate that much of the land in the vicinity of Brockley Green (including a substantial part if not all of what later became Eddystone Road) formed part of a larger landholding at Brockley, Deptford and Lewisham which was granted by one Robert Alard of Winchelsea to Battle Abbey for the endowment of a chantry in the church of St Thomas at Winchelsea in 1319. This estate was purchased by Christ's Hospital in 1586 by means of a bequest made by one Roger Knott, a grocer of London (d. 1574) and appear largely to have remained in the possession of the Hospital until the late 19th century when these lands were sold for development (LMA Ref. CLC/210/G/BKD/002/MS13415 – MS 13416).

There have only been a small number of archaeological interventions in the vicinity of the site but these have revealed little or no evidence of medieval activity, implying that the study area probably remained as heavily wooded, sparsely settled land on the western slopes of the Ravensbourne valley throughout much of this period.

Conclusion: The potential to encounter evidence of medieval occupation in the vicinity of the site has been assessed as **Low to Moderate**. This assessment reflects the location of the site immediately W of an Archaeological Priority Area associated with the small medieval hamlet of Brockley. However, the focus of settlement appears to have been located well to the SE of the site at Brockley Green and thus the likelihood of encountering significant evidence of medieval occupation would appear to be limited, although it is possible that evidence of cultivation features or field boundaries might be identified. Evidence of medieval settlement or cultivation features would probably be regarded as being of **Medium** importance in archaeological terms.

4.4 Post-Medieval

Cartographic and documentary information indicates that the site remained as undeveloped agricultural land throughout most of the post-medieval period, until intensive suburban residential development took place in the late 19th /early 20th century.

The earliest available cartographic source to show the site of the proposed development in any appreciable detail is John Rocque's 1746 map of London and its environs (*fig. 6*), which shows the site as being located towards the SW end of a large sub-rectangular pasture field extending to the NW of the hamlet at Brockley Green. The site is shown as lying close to the SW boundary of this field, running NW-SE; it is possible that the vestiges of this field boundary can be identified with the present-day Brockley Footpath immediately adjoining the site. The adjacent fields to the N and NE are shown as under arable cultivation. Further to the SE, the hamlet at Brockley Green is shown as a loose cluster of buildings on either side of Brockley Road, comprising Brockley Hall to the E and the inn and another detached house to the W, with another large farmstead further to the S.

An Ordnance Survey drawing of 1799 (*fig. 7*) and Milne's Land Use Map of London, dated 1800 (*fig. 8*), show the site as lying within the SW corner of a large pasture field to the NW of the settlement at Brockley Green, the extent of which appears to have remained essentially unchanged since 1746. A cluster of buildings is depicted at the SE end of this large field, adjacent to Brockley Green, two of which can be identified with the Brockley Castle Inn and Brockley Green Farm. The large detached house located at the S end of the Green would appear to represent the farmstead of Brockley Farm.

Shortly after Milne's Map was produced, work began on the construction of the Croydon Canal, authorised by an Act of Parliament in 1801. The line of the canal, completed in 1809, extended for some 15km from the Great Surrey Canal at New Cross to a basin at West Croydon linking it to the Croydon, Merstham and Godstone Railway. It was 10m wide and had a maximum depth of 1.2m (Hadfield 1969, 374). A flight of locks carried the canal to its summit at Honor Oak. The Croydon Canal was a short-lived venture and was closed in 1836, being sold to the London and Croydon Railway which largely utilised the canal bed for the line of the new railway. A substantial railway cutting was constructed between Brockley and Forest Hill in 1837-39 which resulted in the deepening and widening of the former canal bed and the dumping of large quantities of spoil on either side of the new cutting.

The railway cutting is clearly shown on the Lewisham tithe map of 1845 (*fig. 9*) and appears to have truncated the western edge of the field containing the site. The site is shown as lying within the SW corner of a large rectangular arable field recorded as Plot No. 1873 ('Church Field'), which appears to represent the amalgamation of the sub-rectangular pasture field marked on 18th/early 19th century maps with another, larger field to the NE.

The site is shown as lying within the SW corner of this arable field, adjacent to the course of the Brockley Footpath which is clearly shown crossing the railway and continuing SE towards the Brockley Castle Inn (renamed as Brockley Jack from the early 1850s onwards) and Brockley Green Farm. 'Church Field' was then in the hands of Earl St Germans of Forest Place whose family were prominent landowners in Brockley and Forest Hill until the late 19th century, however the field name suggests that it may once have formed part of the chantry endowment of Robert Alard which was purchased by Christ's Hospital in the late 16th century.

The OS 1st edition map of 1871 (*fig. 10*) shows that the immediate setting of the site still remained largely rural in character despite the arrival of the railway. The site then lay within a narrow strip of land aligned NNE-SSW which had been demarcated from the western end of the large rectangular field shown on the 1845 tithe map and partially planted with trees, possibly to screen views of the large spoil mounds depicted on either side of the railway cutting. The line of the Brockley Footpath is still shown as running SE along the SW boundary of the site towards the hamlet at Brockley Green, which had still not expanded greatly since the mid-19th century.

Between 1871 and 1897, there had been a significant growth in settlement to the SE of the site, resulting from the sale of lands for housing development by the St German family and Christ's Hospital, the principal landowners in the district. New streets began to be laid out to the NW of Brockley Road, including Eddystone Road, as shown on the OS 2nd edition map of 1897 (*fig. 11*). However, at this point the site itself had not yet been developed and still remained within a large field to the E of the spoil heaps associated with the railway cutting. A detached rectangular building, possibly a barn, is depicted in the field to the immediate E of the site.

The pace of suburban residential development appears to have intensified significantly during the late 1890s and early 1900s, with the completion of the existing grid of streets lined with terraced and semi-detached houses in the vicinity of the site as shown on the OS 3rd edition map of 1916 (*fig. 12*). The 1916 map shows that the boundaries of the triangular plot containing the site, at the junction of Eddystone Road and Buckthorne Road and bordered to the SW by the Brockley Footpath, had been established by that date and that three terraced houses had been erected within the site (Nos. 39, 41 & 43 Eddystone Road). These houses appear to have been erected at some time between 1901 and 1911, based on the evidence of census returns and local street directories. They were still intact in 1939 as shown on the OS 4th edition map of that date (*fig. 13*) but were destroyed by a high explosive bomb in May 1941. The three terraced houses, along with other houses to the N and E are marked as 'totally destroyed' on the London County Council bomb damage map of 1946 (*fig. 14*) and the site had been completely cleared by the early 1950s as shown on an OS map of 1952. The existing Memorial Hall appears to have been constructed on the site in the late 1950s or early 1960s and is first shown on an OS 1:1250 map of 1969.

Conclusion: The potential for encountering evidence of archaeological remains of post-medieval date has been assessed as **Low to Moderate**. The site remained as undeveloped agricultural land until the late 19th/early 20th century when a terrace of three houses was built on the site shortly after 1900. These houses remained on the site until 1940 when they were completely destroyed by wartime bombing. There is potential to encounter evidence of cultivation features or field boundaries of post-medieval date as well as buried footings of the early 20th century terraced houses which formerly occupied the site; however, it is likely that any extant remains will have been heavily truncated following clearance of the site and construction of the existing hall in the late 1950s/early 1960s. Remains of post-medieval cultivation features and footings of late 19th/early 20th century buildings would probably be regarded as being of **Low** importance in archaeological terms.

5 Historic Environment Record Gazetteers and Maps

| # | MonUID | PrefRef | Name | Date | NGR |
|----|-----------|--------------|---|----------------|--------------|
| 1 | MLO2003 | MLO2003 | Section of Road Surface, London-Lewes Roman Road | Romano-British | TQ 3606 7495 |
| 2 | MLO19469 | MLO19469 | London-Lewes Roman Road | Romano-British | TQ 3733 6847 |
| 3 | MLO28281 | 070106/00/00 | Site of Med./PM House, Brockley Road | Med./PM | TQ 3647 7457 |
| 4 | MLO1944 | 070126/00/00 | Site of Med./PM PH, Brockley Road | Med./PM | TQ 3639 7454 |
| 5 | MLO1966 | 070091/00/00 | Site of PM Farmhouse, Brockley Road | Post-med. | TQ 3631 7438 |
| 6 | MLO11378 | 070106/01/00 | Site of PM House, Brockley Road | Post-med. | TQ 3647 7457 |
| 7 | MLO68950 | 092431/00/00 | Camberwell New Cemetery | Post-med. | TQ 3586 7452 |
| 8 | MLO59211 | 223070/00/00 | Site of PM Garden, Manor Lane | Post-med. | TQ 3640 7490 |
| 9 | MLO68944 | MLO68944 | Deptford Cemetery | Post-med. | TQ 3678 7493 |
| 10 | MLO75686 | MLO75686 | PM Made Ground, Nash Road/Turnham Road | Post-med. | TQ 3609 7488 |
| 11 | MLO90104 | MLO90104 | Church of St Hilda (GII) | Post-med. | TQ 3631 7443 |
| 12 | MLO91800 | MLO91800 | Crematorium, Camberwell New Cemetery (GII) | Post-med. | TQ 3601 7459 |
| 13 | MLO91803 | MLO91803 | Mortuary Chapels, Camberwell New Cemetery (GII) | Post-med. | TQ 3582 7453 |
| 14 | MLO99073 | MLO99073 | Rivoli Ballroom, 346-350 Brockley Road (GII) | Post-med. | TQ 3645 7475 |
| 15 | MLO103007 | MLO103007 | Church Hall of St Hilda's (GII) | Post-med. | TQ 3627 7445 |
| 16 | MLO108797 | MLO108797 | St Hilda's War Memorial (GII) | Post-med. | TQ 3632 7442 |
| 17 | MLO99110 | MLO99110 | Cropmarks of Undated Structural Remains, Honor Oak Park | Undated | TQ 3644 7422 |

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

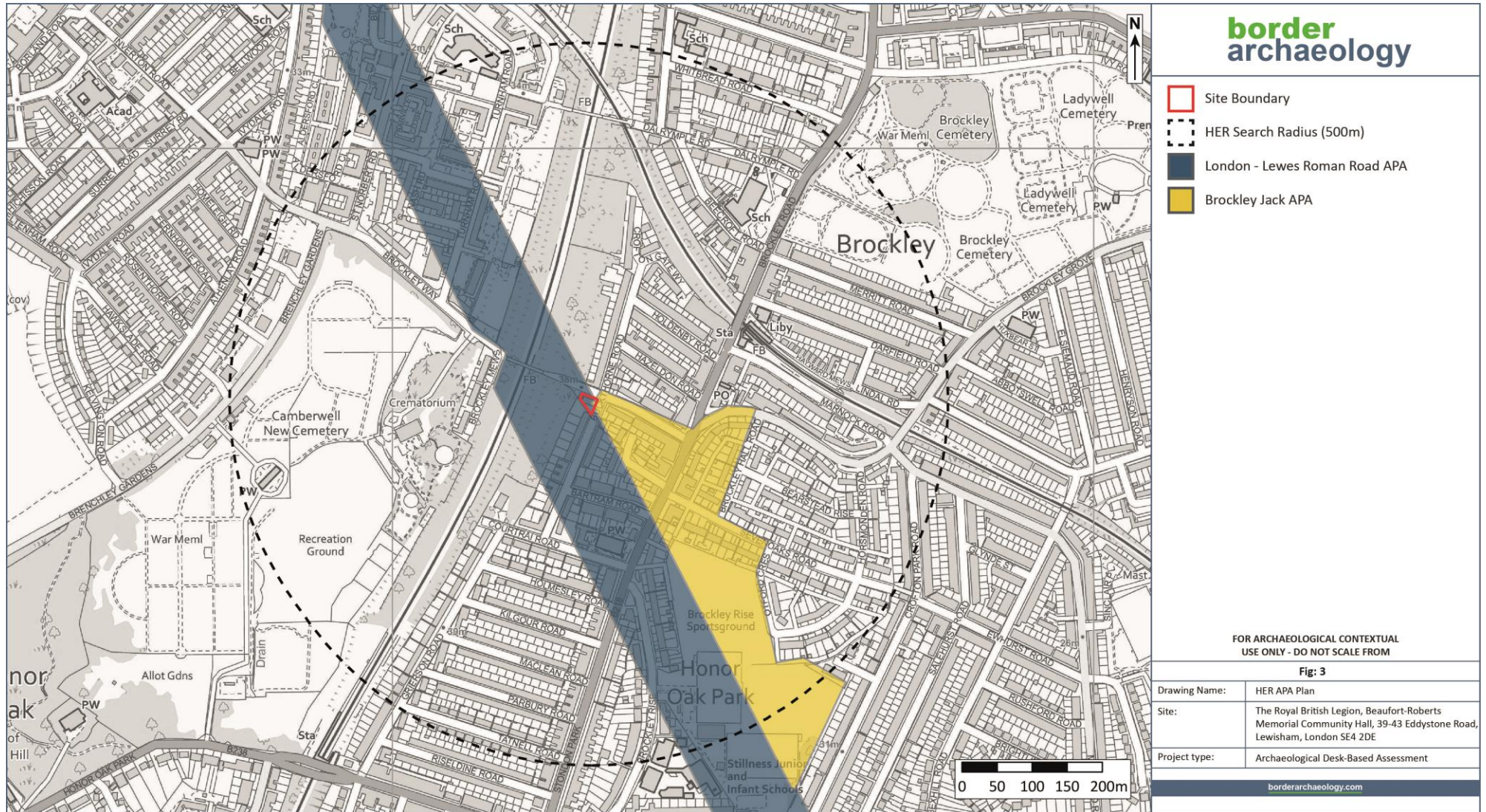
| # | EvUID | Name | Date | NGR |
|----|----------|---|------|--------------|
| E1 | ELO187 | Eval.: Nash Road/Turnham Road | 2002 | TQ 3609 7488 |
| E2 | ELO7516 | Borehole Survey: Ipswich House, St Norbert Road | 2005 | TQ 3592 7494 |
| E3 | ELO7726 | DBA: Honor Oak Park Sports Ground | 2005 | TQ 3650 7424 |
| E4 | ELO6732 | DBA: Ipswich House, St Norbert Road | 2006 | TQ 3592 7494 |
| E5 | ELO7725 | Borehole Survey: Honor Oak Park Sports Ground | 2008 | TQ 3648 7415 |
| E6 | ELO7964 | Geophysical Survey: Honor Oak Park | 2008 | TQ 3645 7421 |
| E7 | ELO10261 | WB: Honor Oak Park Sports Ground | 2009 | TQ 3643 7416 |
| E8 | ELO11972 | Eval.: 437-439 Brockley Road | 2011 | TQ 3642 7450 |

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

| # | PrefRef | DesigUID | Name | Grade | NGR |
|----|----------|----------|---|-------|--------------|
| B1 | 1079935 | DLO25062 | Church of St Hilda, Crofton Park | II | TQ 3631 7443 |
| B2 | 1378379 | DLO26722 | Crematorium, Camberwell New Cemetery | II | TQ 3601 7459 |
| B3 | 1378388 | DLO26725 | Mortuary Chapels, Camberwell New Cemetery | II | TQ 3582 7453 |
| B4 | 504551 | DLO33046 | Rivoli Ballroom, 346-350 Brockley Road | II | TQ 3645 7475 |
| B5 | 1393621 | DLO35260 | Church Hall of St Hilda's, Crofton Park | II | TQ 3627 7445 |
| B6 | DLO38440 | DLO38440 | Crofton Park (St Hilda's) War Memorial | II | TQ 3632 7442 |

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







- Site Boundary
- HER Search Radius (500m)
- ▲ Listed Buildings

FOR ARCHAEOLOGICAL CONTEXTUAL
USE ONLY - DO NOT SCALE FROM

Fig: 4

| | |
|---------------|--|
| Drawing Name: | Designated Heritage Assets Plan |
| Site: | The Royal British Legion, Beaufort-Roberts Memorial Community Hall, 39-43 Eddystone Road, Lewisham, London SE4 2DE |
| Project type: | Archaeological Desk-Based Assessment |



Fig. 5: Proposed ground floor plan of three storey mixed-use building at 39-43 Eddystone Road (Reproduced by courtesy of Smith and Newton Architects)

6 Site Visit

A site visit was undertaken on 5th October 2020 to determine the presence of visible features of archaeological interest in the immediate vicinity. The consists of a narrow triangular plot on slightly rising ground at the corner of Eddystone Road and Buckthorne Road which is occupied by the Memorial Hall, a rectangular gabled brick building with a tiled roof, five bays long and one bay wide, built in the late 1950/early 1960s with a later extension on the SW side (*Plate 1*). To the W of the site is the heavily wooded railway cutting associated with the line of the London Bridge to Brighton Railway, constructed in 1837-39 on the former line of the Croydon Canal, which is now designated as nature reserve.

The SE boundary of the site, fronting onto Buckthorne Road is defined by a low brick wall and heavily overgrown hedge, behind which is a small covered garden area defined by low brick walls and containing a brick outbuilding (*Plate 2*). The SW boundary of the site is defined by a long-established pedestrian footpath (*Plate 3*), the Brockley Footpath which continues NW across the railway line towards Nunhead. Cartographic evidence suggests that this footpath may be of 18th century origin. Located to the immediate rear (W) of the site is a modern electricity sub-station.

The interior of the Memorial Hall comprises the main hall and bar area with a storage loft above. No features of archaeological interest were noted during the site visit.



Plate 1: View looking W towards the Beaufort-Roberts Memorial Hall at the corner of Eddystone Road and Buckthorne Road with the heavily wooded railway cutting to the rear



Plate 2: View NW towards the site from Buckthorne Road



Plate 3: View looking SE showing the rear portion of the site with the Brockley Footpath visible to right of picture

7 Conclusions

7.1 Potential Impacts

The following brief description of the development is based on a Design and Access Statement provided by Smith & Newton Architects on 30th November 2020 as part of the pre-application submission. 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 development comprises the demolition of the existing Memorial Hall and its replacement with a three-storey mixed use building comprising six residential apartments, consisting of 3 x 1-bedroom units, 1 x 2-bedroom and 2 x 3-bedroom units, together with associated landscaping, provision of amenity spaces and a community use space (108 sq. m). Based on the plans supplied, no basements are to be constructed for the new apartment building and access to the upper floors will be via a communal staircase.

Full details of groundworks required for the proposed new apartment building were unavailable at time of writing. Potential impacts on sub-surface remains may include excavations of foundations for the proposed new building and trenching for new services, including drainage and electricity. Trenching for standard strip foundations, new service trenches and drainage might potentially extend to a depth of at least 1.0 – 1.5m below existing ground level, as assumed for the purposes of this assessment.

7.2 Overall Conclusion

The overall potential of the site in archaeological terms has been assessed as **Moderate**, with particular reference to encountering evidence of Romano-British activity associated with the course of the nearby London to Lewes road (which is designated as an Archaeological Priority Area). While it appears unlikely that evidence of the road alignment will be discovered (as it appears to have run about 70-80m SW of the site), there is potential for encountering evidence of associated roadside settlement features and possibly burials.

Based on the results of Davis's investigations to the NW of the railway line in the 1930s and more recent fieldwork carried out at the Honor Oak Park Sports Ground (to the SE of the site) it is possible that archaeological remains of Romano-British date may be encountered at a relatively shallow depth (roughly around 0.50-0.80m deep) overlying the natural sandy clay. It is likely that any extant remains will have been disturbed, perhaps significantly, by construction of the terraced houses on the site in the early 20th century followed by their destruction in 1941 and the building of the existing Memorial Hall in the late 1950s/early 1960s, although the precise extent of such disturbance remains unclear at present.

The potential for significant archaeological remains of medieval and post-medieval date has been assessed as **Low to Moderate**, while the likelihood of revealing evidence of prehistoric activity would appear to be **Low**.

Recommendations: Given the **Moderate** archaeological potential of the site in overall 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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9 Bibliography

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10 Cartography and Aerial Photography

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

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

1799: Ordnance Survey drawing of Enfield and district surveyed by Charles Budgen (British Library)

1845: Tithe map for the Parish of Lewisham (IR 30/17/221)

1871- OS 1st edition 25-inch Map

1897: OS 2nd edition 25-inch Map

1916: OS 3rd edition 25-inch Map

1939: OS 4th edition 25-inch Map

1946: LCC Bomb Damage Map

1952: OS provisional edition 1:2500 Map

1969: OS National Survey 1:2500 Map

1976: OS National Survey 1:10000 Map

(Aerial photographs of the study area dating back to 1939 were consulted using records held at the Historic England Archive).

11 Appendix 1: Historic Maps

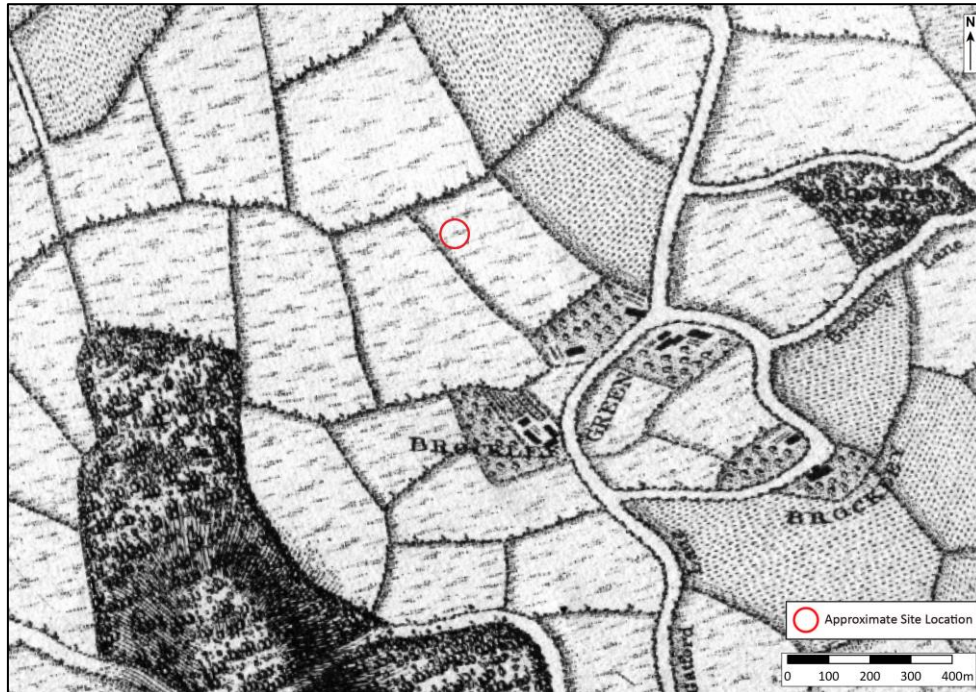


Fig.6: Extract from John Rocque's Map of London and its environs (1746) with site circled in red
(Reproduced by courtesy of the National Archives)



Fig.7: Extract from an Ordnance Survey drawing of Brockley and its environs (1799) with site circled in red
(Reproduced by courtesy of the British Library)



Fig.8: Extract from Thomas Milne's Land Use Map of London and its environs (1800) with site circled in red
(Reproduced by courtesy of the National Archives)

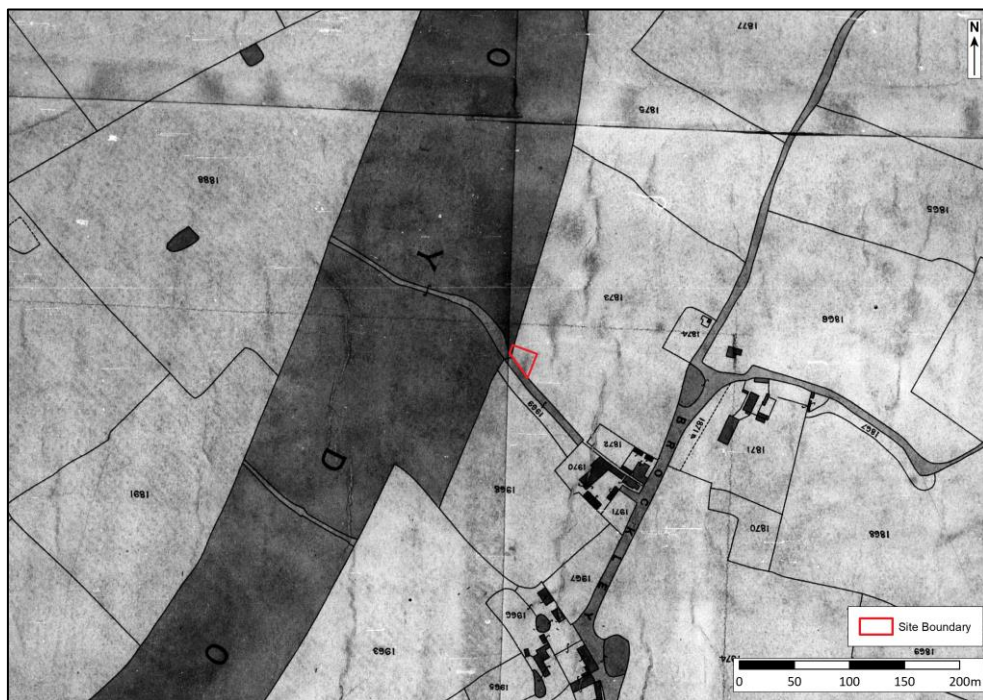


Fig.9: Extract from the Tithing Map of the Parish of Lewisham (1845) with site marked in red
(Reproduced by courtesy of the National Archives)



Fig.10: Extract from the OS 1st edition 25-inch map (1871) with site marked in red
(Reproduced by courtesy of the National Archives)

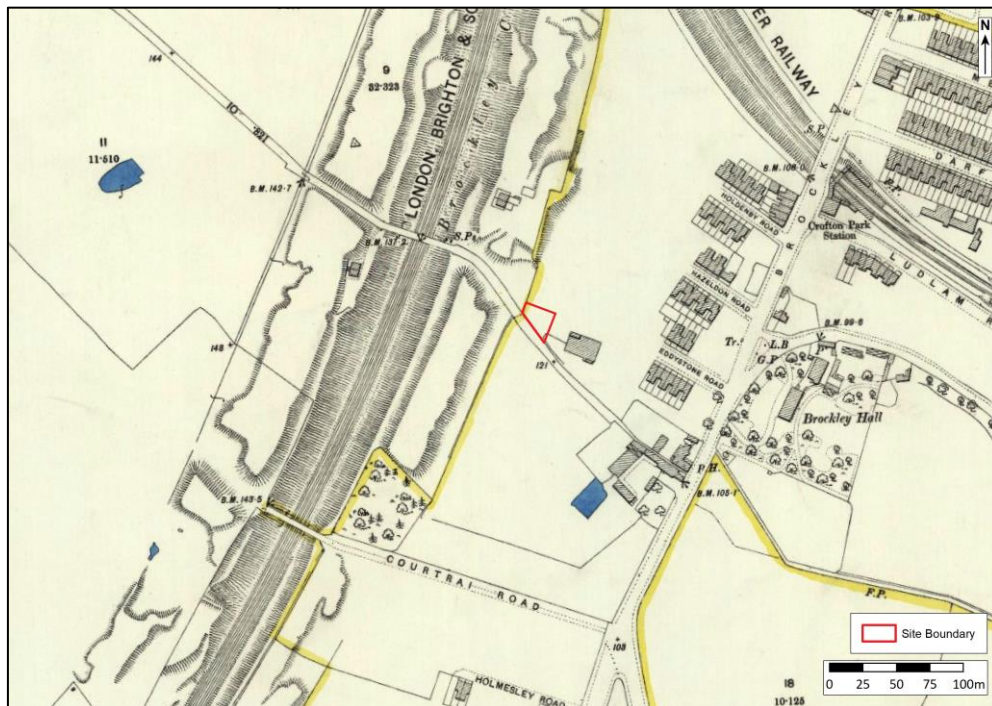


Fig.11: Extract from the OS 2nd edition 25-inch map (1897) with site marked in red
(Reproduced by courtesy of the National Archives)



Fig.12: Extract from the OS 3rd edition 25-inch map (1916) with site marked in red
(Reproduced by courtesy of the National Archives)

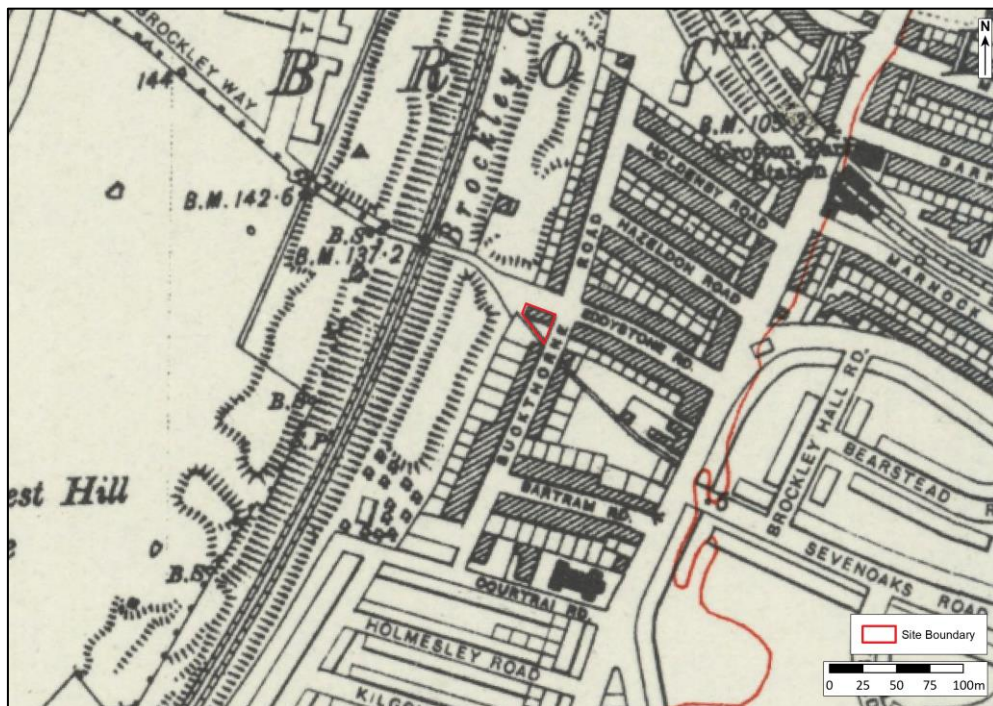


Fig.13: Extract from the OS 4th edition 25-inch map (1939) with site marked in red
(Reproduced by courtesy of the National Archives)



*Fig.14: Extract from the LCC Bomb Damage Map (1946) with site marked in red
(Reproduced by courtesy of the London Metropolitan Archives)*

| Document Title | | Document Reference | |
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