

*Wessex Archaeology*

# Stratford Centre London Borough of Newham

Archaeological Desk-Based Assessment

Ref: 55540.01

*February 2004*

**STRATFORD CENTRE**  
**Stratford E15**  
**London Borough of Newham**

**Archaeological Desk-Based Assessment**

Prepared on behalf of

**ENVIRON UK**

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Research and compilation of this Assessment was undertaken by Stephanie Knight (Project Supervisor) and illustrations were prepared by Rob Goller. The project was managed for Wessex Archaeology (London) by Lawrence Pontin (Senior Project Manager).

This section of the ES considers the potential archaeological remains on the site, and the possible impact of the proposed development on these and any constraints that may effect possible archaeological investigation. A review is given of the geology of the area and the likelihood that archaeological material may be present on this site. An examination is presented of the historical and archaeological background of the area in order to determine the possibility of the survival of buried archaeological remains. The Borough's policy with regard to archaeology and the planning process is also reviewed.

This section is based upon an Archaeological Desk-Based Assessment report compiled by Wessex Archaeology (London).

## **I INTRODUCTION**

This Assessment centres on the area of proposed redevelopment at Stratford Centre, situated immediately east of Stratford bus and railway station. The area (hereafter 'the Site') is bounded by Great Eastern Road to the south and west and Broadway to the south and east. It extends north up to the junction of Angel Lane and Great Eastern Road, the western boundary of the cinema and Stratford Circus, and the furthestmost western point lies just to the east of St John's church. Current land use includes retail and office space with multi-storey car parks in the west. The Site is centred on NGR 538800 184350.

## **2 METHODOLOGY**

### **2.1 Aims and Objectives**

The aim of the Desk-based Assessment is to investigate, as far as is reasonable and practicable, the nature, preservation, date and extent of any known or potential archaeological resource within the Site boundaries, in its local, regional, national or international context. Significance has been assessed using the criteria used in the scheduling of Ancient Monuments (PPG16), including period, rarity, documentation, group value, survival/condition/ vulnerability, diversity and potential.

The desk-based study usually forms the first stage in the process of archaeological evaluation, leading to one or more of the following:

- the formulation of a strategy to ensure the recording, preservation or management of the resource;
- the formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised;
- the formulation of a project design for further archaeological investigation, if required.

This assessment has been carried out in accordance with standards set by the Institute of Field Archaeologists<sup>1</sup> and English Heritage Guidelines for Archaeological Desk based Assessments<sup>2</sup>.

This report has been undertaken in accordance with Planning Policy Guidance Note 16: Archaeology and Planning (PPG 16)<sup>3</sup> and the relevant policies in the LBN Unitary Development Plan (UDP)<sup>4</sup> (Appendix 5).

## **2.2 Methodology**

In order to assess the Site's potential in a wider context, a Study Area has been defined, covering a square kilometre with the Site placed approximately in the centre (**Fig. 1**).

A number of publicly accessible sources of primary and synthetic information were consulted. These are detailed below and all sites referred to in the text are itemised in **Appendix I**.

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<sup>1</sup> Institute of Field Archaeologists (IFA), By-Laws, Standards and Policy Statements of the Institute of Field Archaeologists, (rev. 1999), Standard and guidance: Desk Based Assessment.

<sup>2</sup> English Heritage (1998) Model Brief for an Archaeological Assessment; English Heritage Greater London Archaeology Advisory Service, June 1998 Archaeological Guidance Papers 1-5.

<sup>3</sup> Department of the Environment (DoE) 1990, Planning Policy Guidance: Archaeology and Planning (PPG16)

<sup>4</sup> London Borough of Newham Adopted UDP 6th June 2001.

- **GLSMR**

The Greater London Sites and Monuments Record is compiled and maintained by English Heritage at Saville Row, London, and is a register of all known archaeological and historic sites and findspots within the greater London Boroughs. The GLSMR was consulted for all information it holds regarding the Site and Study Area and this information has been synthesised in **Fig. 1**. A gazetteer of Archaeological sites and findspots is presented as **Appendix 1** and listed buildings in **Appendix 2**.

Full GLSMR listings have not been reproduced here but form part of the project archive.

It should be noted that the GLSMR reports a backlog in accessioning information (B. Taylor, pers. comm.), and that not all relevant archaeological data may yet be available. For the purposes of this Assessment, no attempt has been made to address any unaccessioned material.

- **Cartographic Sources**

A map regression exercise has been conducted in order to establish the Site's historic land use and development.

Historic published and manuscript maps were consulted at the Stratford Archives and Local Studies Library, Essex Record Office and at Wessex Archaeology's own library. Map sources are listed in **Appendix 3**.

- **Published and Unpublished Sources**

Published and unpublished archaeological material including synthetic works and excavation reports were consulted at Wessex Archaeology's own library. Deeds, manorial records and apportionment records were consulted at Essex Records Office

- **Site Visit**

A Site walkover was carried out on 12<sup>th</sup> February 2004. This visit was conducted in order to assess the general aspect, condition and setting of the Site and to identify any potential or impacts not evident from secondary sources. Access to basements was not possible at the time of the visit.

### **3 PLANNING POLICY FRAMEWORK**

#### **National Planning Guidance**

The Department of the Environment published its *Planning Policy Guidance Note 16* (PPG16) in 1990. This sets out the policy of the Secretary of State on archaeological remains on land, and provides many recommendations that have subsequently been integrated into Local Development Plans.

PPG16 acknowledges the potentially fragile and finite or irreplaceable nature of such remains (*para. 6*), and sets out the desirability of preservation of archaeological remains and their settings as a material consideration within the planning process (*para. 18*).

In addition, *Para. 19* states:

*“in their own interests... prospective developers should in all cases include as part of their research into the development potential of a site... an initial assessment of whether the site is known or likely to contain archaeological remains.”*

*Para. 25* adds:

*“Where planning authorities decide that the physical preservation in-situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself, before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such excavation and recording should be carried out before the development commences, working to a project brief prepared by the planning authority and taking advice from archaeological consultants.”*

## **Local Planning Guidance**

The London Borough of Newham (henceforth ‘LBN’) Unitary Development Report (henceforth ‘UDP’), adopted 6<sup>th</sup> June 2001, contains policies and explanatory text relating to the management of archaeology, in particular Policy EQ43 and paragraphs 3.114 and 3.115 (reproduced in **Appendix 5**).

In essence the LBN UDP respects the guidance given in PPG16. Specifically, it stresses the need for consultation early in the planning process, and the requirement to assess the archaeological significance and impact of redevelopment for each site 0.4 acres within an Archaeological Priority Area (APA), and in some cases outside this area, by Archaeological Desk-based Assessment or field investigation.



Once the results of archaeological assessment (desk or field based) is known, planning permission will be on the condition that any archaeological work deemed necessary by the council is fulfilled to a suitable standard prior to development.

Supplementary Planning Guidance (SPG) on archaeology is given in the Archaeological Code of Practice. It is not formally a part of the UDP but is 'a material consideration when the Council is dealing with planning applications'. Attention is drawn to the British Archaeologists and Developers Liaison Group Code, which is summarised in this SPG.

The effect of developments on Listed Buildings is also considered in the UDP (Policies EQ35-EQ42) and transcribed in **Appendix 6**. In most cases, the Council will refuse demolition of listed buildings and consider the effect of the proposed development on the setting of surrounding listed buildings. The council will favour redevelopment schemes that are sympathetic to the scale, style, design, detailing, materials and layout of the listed building and those that maintain the original use of the building.

The LBN Council has also compiled a list of buildings of architectural or historic interest, and will negotiate in order to maintain the integrity of these buildings (Policy EQ36).

### **Statutory Designations**

12 Listed Buildings or structures are noted by the GLSMR within the Study Area. These are illustrated in **Fig. 1** as **LBI-12**. All were Post-medieval in date and of grade 2 or 2\* status. Several, including railings and a drinking fountain (2) on Broadway and the Theatre Royal (2\*) are within the area proposed for redevelopment. Demolition, change of use of or redevelopment of these structures would be subject to Listed Building consent and conditions outlined in the UDP, but it is our understanding that they are not earmarked for redevelopment, and the proposed redevelopment is unlikely to affect, or have a prohibitive impact upon the setting of, the structures in the Site boundaries or Study Area.

The Site is in an Archaeological Priority Area as defined by the LBN UDP.

There are no Scheduled Ancient Monuments, as defined within the Ancient Monuments and Archaeological Areas Act 1979, within the Study Area.

There are no buildings of local interest in the Site, although several are noted in the Study Area:

Corner of Bridge Road and High Street (Cinema)

13 The Broadway (Public House)

63 The Broadway (Bank)

39 West Ham Lane (Chapel)

18 West Ham Lane (Police Station)

A series of buildings along Grove Crescent Road

However the redevelopment is unlikely to affect, or have a prohibitive impact upon the setting of, the structures in the Study Area. The frontages of 56, 58, 60 and 62 Broadway (Bowling & Co. Solicitors) will be retained.

### 3 GEOLOGY AND TOPOGRAPHY

#### Geology

A north-south orientated band of Holocene alluvium along the line of the Lea Valley overlies Kempton Park and Taplow river terrace gravels, which also contain some sand and clay components<sup>5</sup>. The Site lies on the boundary of the alluvium (south western side) and gravel (north eastern side) and at some periods would have lain on or close to a floodplain. Underlying solid geology in the area consists of London Clay.

To the north west of the Study Area, at Temple Mills, broken rafts of a peaty bed termed the 'Lea Valley Arctic Plant Bed' underlie the Quaternary gravels, although the actual site of the initial discoveries of this material was not clearly located<sup>6</sup>. The Lea Valley Arctic Plant Bed is of considerable importance as it was one of the first fully glacial deposits to be recognised as such. Museum samples have been dated to an age of 21,530 to 28,000 BP and found to contain fossil mosses, dwarf birch and willow remains, indicative of a severely cold climate. Deposits of this date and type are rare and the Lea Valley example may be unique within the Thames system. Flint artefacts of Upper Palaeolithic date (late Devensian) have been found in the gravel overlying the Lea Valley Arctic Plant Bed (Bridgland 1993)<sup>7</sup>.

The softer unconsolidated sands, silts, clays and peats, that overlie the Lea Valley Gravel, represent Holocene fluvial activity within the floodplain of the Lea. A number of channels cut

<sup>5</sup> British Geological Survey (1994) England and Wales Sheet 256: North London, Solid and Drift edition; 1:50,000 Series.

<sup>6</sup> Wessex Archaeology (2003) Channel Tunnel Rail Link: Archaeological Works at Temple Mills Depot. Unpublished client report, Ref. 53280.007.

<sup>7</sup> Bridgland, D. (1993) The Geoarchaeological Implications of the Union Railway London-Folkestone Link

the earlier gravel and are infilled with these softer sediments. The upper surface of the Lea Valley Gravel may therefore represent a buried former land surface of earlier Holocene age that could be associated with the activity of Upper Palaeolithic, Mesolithic and Neolithic date (Bates 1997)<sup>8</sup>.

## **Topography**

The height above ordnance datum (AOD) falls from 6.9m on Salway Road in the north of the Site, to 5.6m just beyond the southern limit of the Site. Most of the Site is covered by the Stratford Centre, a shopping complex. The western entrance is at ground level, but a steep slope down from pavement level at the eastern entrance indicates that the northern and eastern areas were heavily truncated during the construction of the shopping centre to enable single level flooring. Two multi-storey car parks are located in the west and south-west of the Site and the 19<sup>th</sup> century Theatre Royal in the north east.

## **Hydrology**

Channelsea river is extant approximately 150m west of the Site, and joins the river Lea (or Lee) approximately 2km to the south west, which itself flows generally southwards into the Thames. Channelsea river is part of a complex of natural and man-made rivers and gullies that drained the marshy lower lying land to the west of the Site and have been subject to widening and diversion, particularly in the Medieval and Post-medieval period<sup>9</sup>.

# **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

Figure 1: Site location plan showing Study Area and data synthesised from the GLSMR

## **Palaeolithic (c.500,000 – 10,000 BC)**

The only evidence for Palaeolithic activity in the Study Area is one 'handaxe or core' (**WAI**). However, the exact location of the findspot is unknown, recorded only as

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<sup>8</sup> Bates, M, (1997) The Late-Pleistocene/Holocene Stratigraphical Record of the Stratford Box Site, Channel Tunnel Rail Link: A Geoarchaeological Evaluation Based on Geotechnical Data

<sup>9</sup> Wessex Archaeology (2003) Channel Tunnel Rail Link: Archaeological Works at Temple Mills Depot. Unpublished client report, Ref. 53280.007.

‘Stratford’, although upper Palaeolithic handaxes have been found in Lea Valley gravels at other sites.

### **Mesolithic (10,000 – 4000 BC)**

The GLSMR did not contain any records of sites or findspots of Mesolithic date in the Study Area. However, floodplain gravels along the Thames and its tributaries are often associated with Mesolithic activity, as they supported a rich habitat and marine transgressions in this period led to the formation of gravel islands (‘eyots’) suitable for hunting bases.

### **Neolithic (c.4000 – c. 2400 BC)**

Residual struck flint (**WA2**) was found in excavations at Stratford Market Depot, south of the site, and flint tools of a possible Neolithic or Bronze age date were found in a cut feature at 108-110 the Grove (**WA3**), north of the Site. No definite *in-situ* Neolithic activity is observed, but this area would have been relatively rich in marshland species and suitable for agricultural activity, and therefore there is potential for archaeological deposits of this date within the Study Area.

### **Bronze Age (c. 2400 – 700 BC)**

Geotechnical evaluation undertaken at Kennard Road (south west of the Site) revealed a possible Bronze Age soil (**WA4**), but no artefactual evidence was present to support this interpretation. Residual pottery and flint were found at the Market Depot excavations (**W5**) indicating Bronze Age activity in the vicinity, and a socketed axe was also found before 1925 in Stratford (**WA6**), although its exact location is not known. Undated struck flint, considered to be prehistoric, was also found at Chant Street (**WA7**), south of the Site.

Alluvial deposits along the Thames floodplain may cover ‘a wealth’ of Bronze Age deposits and structures, which include timber trackways and plough marks on sandy eyots<sup>10</sup>. The integration of evidence from river floodplains and adjacent gravels, both of which are present on the Site, is described by MOLAS as vital to establish social and economic contexts for the Bronze Age finds and sites common in and near the Thames and its tributaries.

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<sup>10</sup> Museum of London Archaeology Service (2000) *The Archaeology of Greater London*. London: Museum of London Archaeology Service: 92.

## Iron Age

Excavations at Stratford Market Depot have revealed evidence of Iron Age or Roman activity, including pits, postholes and ditches indicative of settlement (**WA8**), and burials of both humans and a horse.

There is relatively little evidence for Iron Age activity in the lower Thames region, in direct contrast to the upper Thames valley. Although some settlement or agricultural activity is documented on the higher gravel terraces, very little is known from the floodplain in general. Some evidence is present from the Lea Valley<sup>11</sup>, and the position of the Site on the boundary of the floodplain and well-drained gravels suggests good potential for Iron Age deposits.

## Roman

Three separate interventions have provided evidence of roads of Roman date, at Broadway (**WA9**, **WA10**) and Romford Road (**WA11**). It is known that a road ran from London to Colchester<sup>12</sup> and if the line from Romford Road to 58 Broadway is extrapolated, the road runs directly through the centre of the Site. No definite evidence of roadside settlement was found during excavation or is present in the GLSMR data, although a residual tile fragment was recovered from Saxon deposits at Gibbon's Yard (**WA15**), which would fall on the route postulated above. The poorly provenanced Roman pottery found 'near St John's Church' (**WA14**) may also indicate roadside settlement, or at least activity. The gravel metalling further south on Broadway (**WA9**) is suggested to be part of the road from London to Dunmow.

Agricultural activity is suggested to the south of the road by cultivation soil (**WA12**) at the Market Depot excavations, and a late Roman ditch at nearby New Mount Street (**WA13**).

## Anglo-Saxon

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<sup>11</sup> Museum of London Archaeology Service (2000) *The Archaeology of Greater London*. London: Museum of London Archaeology Service: 106.

<sup>12</sup> Powell, W. (ed.) (1963) *The Victoria History of the County of Essex*; Vol. 3. London: Oxford University Press.

Definite Saxon activity is found at Gibbin's Yard, where waterfront revetments survive with late Saxon pottery and leather waste (**WA16**). The archaeological potential in this area is greater due to the preservation of organic material in waterlogged contexts. Residual Saxon pottery was found at Stratford Market Depot, indicating some activity in this vicinity too (**WA17**).

## Medieval

The Old English name *Stræford* dates to 1067 (Ekwall 1991: 449), meaning 'ford on a Roman road'<sup>13</sup>, although there is no mention of Stratford in the Domesday book of Essex, which only includes (West) Ham manor (Rimble 1983: 64)<sup>14</sup>. Much of this parish was owned by the Abbey by the 15<sup>th</sup> century, but no manorial maps or records from this period that directly related to the area covered by the Site were located in Essex Record Office.

Disuse of the Roman road in the Saxon/Medieval period is indicated by dumps of post-Roman material at Broadway (**WA18**) and an accumulation of material at Romford Road (**WA19**). The Roman Road may have been superseded by a road along the line of the Broadway, to the south, which was built in the 12<sup>th</sup> century at the same time as the Channelsea Bridge.

The Cistercian Abbey of Stratford Langthorne was founded in the twelfth century, in the area now covered by modern Stratford but south of the Site, while Stratford Bow developed in the area further west now occupied by Bow. In the fourteenth century the prohibition of slaughter of cattle any closer to London than Stratford led to a trade in butchery and leather and horn working in the town<sup>15</sup>. There are no substantial above-ground remains of Abbey buildings, although wall foundations, destruction layers and burials perhaps associated with the Abbey were found at Stratford Market Depot (**WA20**), while Medieval or Post-medieval destruction layers of possible abbey buildings are also known from Chant Street (**WA27**).

Archaeologically, occupation is known from The Grove and West Ham Lane (**WA21-23** and **WA25**), where pits and pottery were recovered, while at Burford Road to the south, a

<sup>13</sup> Ekwall, E. (1991) *The Concise Oxford Dictionary of Place-names*. 4th Ed. Oxford: Clarendon Press.

<sup>14</sup> Rimble, A. (ed.) (1983) *Domesday Book: Essex*. Chichester: Phillimore.

<sup>15</sup> Pewsey, S. (1993) *Stratford, a Pictorial History*. Chichester.

chalk walled drain and ditch indicate drainage and perhaps agriculture (**WA24**). Residual medieval pottery at nearby New Mount Street was incorporated into later material used for land reclamation (**WA26**), indicating the continuing struggle to drain marshy land and make it suitable for agricultural use.

Water pipes from the High Street and West Ham Lane are thought to be Medieval or Post-medieval (**WA29** and **WA30**). Medieval or Post-medieval wall slots for timber structures were truncated by later property boundaries and a quarry pit at Romford Road (**WA28**). A 17<sup>th</sup>-19<sup>th</sup> century gravel pit at Angel Lane is also recorded in deeds<sup>16</sup>, and the area may have been quarried more extensively than can be inferred from maps.

### Post-Medieval

Occupation of the Study Area in the post-medieval period is visible archaeologically by house floors and wall footings (**WA31**, **WA35**, **WA37** and **WA41**) and rubbish and cess pits (**WA34** and **WA36**). Industrial activity is suggested by burnt (kiln?) residues (**WA38**), brick lined channels (**WA39**), chalk-lined channels (**WA42**) and railway lines (**WA45**). Drainage was still important, with drains and ditches on Burford Road and Great Eastern Road (**WA32** and **WA33**) as well as a palaeochannel containing pottery and made ground on the High Street (**WA40**, **WA43** and **WA 45**).

Although many sites within the Study Area have produced Post-medieval evidence, many of these are not discussed further here, as they are of no direct relevance to the Site or its potential. The narrative of the Site's development has instead been drawn from the increasingly prolific historic and Ordnance Survey map sequence.

The earliest detailed map is Rocque's 1746 Map of London (**Fig. 2**) which shows the original route of Angel Lane and Broadway. Both Broadway and the southern part of Angel Lane are lined with buildings fronting gardens or allotments; a building is present on the site of St John's church, but its function is unknown. Towards the northern part of Angel Lane a hop ground is marked on the western side, although it is unclear whether this extends to the fields in the area now covered by the Site. What appears to be an orchard is present on the eastern side.

<sup>16</sup> Essex Record Office Ref. D/DB/T1692

Chapman's 1777 survey is less clear but shows a similar layout of houses and gardens or yards. Clayton's 1821 map is also unclear but its apportionment details show that Broadway was mainly residential in nature with houses and gardens most frequent. A blacksmith's shop, goose yard, market garden and meadow attest to the rural nature of the village, and two public houses were present within the Site fronting onto Broadway. Some arable land and a carpenter's shop were present in the north west of the Site. The true tithe map of 1852 shows little alteration, with houses and gardens lining Angel Lane, and meadows, paddocks and pasture covering much of the land behind the houses. The buildings lining Broadway are however not covered by this tithe map. Stanford's 1862 map shows that the area to the west of Angel Lane has been developed into more dense housing, around a central courtyard (Primrose Court). Martin Street and West Street have been constructed, but William Street is only partially complete. St John's church is shown on this map.

Figure 2: Rocque's Map of London in 1741-5

By 1867 the area to the west of Angel Lane had been fully built up (**Fig. 3**), and it is likely that this expansion was a direct result of the railway, which was first shown on the tithe map. Some undeveloped land was present to the east of Angel Lane, but William Street had been extended to join Martin Street. The central area near Primrose Court was still free from housing. A brewery was present in the eastern part of the Site, and a pump is marked near the south, but no heavy industry is in evidence and the area appears to be mainly residential. St John's Church grave yard, the area to the south of the church on (or slightly within) the eastern boundary of the Site, is marked on this map, as is the drinking fountain (Listed Building 8).

By 1894 the entire area was fully developed, with the Theatre Royal shown in its current position (**Fig. 4**). Banks and public houses are marked along Broadway and within the Site on the corner of William Street and Martin Street, and Martin Street and Broad Street. Angel Lane follows its original route. Kelly's directory of 1900-1901 shows the area to be mainly residential in nature with retailers including butchers, bakers, florists, china and glass dealer, fried fish shop, cats' meat dealer, corn dealer, eel pie house, draper and herbalist<sup>17</sup>.

Demarne's unofficial bomb damage map<sup>18</sup> shows the same street plan as the 1894 Ordnance Survey. He records that no V1 or V2 bombs had landed in the area covered by the Site, but

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<sup>17</sup> Kelly's Post Office London Directory: Local Section 1900-1901.

<sup>18</sup> Demarne, C. (1980) The London Blitz: A Fireman's Tale. London: Newham Parent's Centre.



several high explosive and incendiary bombs landed in the area west of Angel Lane and along the northern side of Broadway; these would have caused mainly surface damage impacting up to 2m into the ground<sup>19</sup>. The post-war OS map (1950) shows the central area west of Angel Lane to be empty, and it is likely that this area was badly damaged by bombing and subsequently cleared of ruins and rubble. Increasing industrialisation prior to 1950 had led to the large number of factory buildings on the Site, including a Timber Works, Silk Factory, Machine Tool Works, Brass Foundry and Transport Depot. Kelly's Directory also records the Ministry of Agriculture and Fisheries at numbers 2-10 and West Ham Chamber of Commerce at number 54<sup>20</sup>. Small and larger retailers were also listed, including a department store, oyster bar and tobacco dealer, in addition to a similar range of retailers as listed in 1900-1901 (costumier, milliner, butcher, baker, corn merchant, cats' meat dealer, fishmonger, florist).

Figure 3:            Ordnance Survey First Edition Map of London (1867)

Figure 4:            Ordnance Survey London Sheet XLII (1894-6)

In 1964 (**Fig. 5**), the factories mentioned above are still present, and the central area and 20-24 Martin Street remain clear or in ruins. The street plan remains the same from 1821 to 1964 (with the addition of several streets), and some features, such as Angel Lane, The George and Kings Head Public Houses and the two plots of land at 72-76 Broadway, are visible in the same positions. In the 1970s this changed when the Stratford Centre, multi-storey car parks and associated roads were constructed. Some of the frontages to Broadway were retained but the area of housing and factories to the north was demolished, including Martin Street, Part of Angel Lane and Salway Road, William Street, Western Street and Primrose Court. The Site has since remained relatively unchanged.

Figure 5:            Ordnance Survey TQ 3884 and 3984 1:2,500 Series (1964)

### **Undated remains**

Archaeological deposits that cannot be dated have been recovered from The Grove (**WA49**), West Ham Lane (**WA50**) and High Street (**WA51**), and these indicate potential for archaeological remains of unspecified date in these areas. Alluvial deposits at Burford

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<sup>19</sup> Wessex Archaeology (2002) Archaeological Works at the Stratford Box. Unpublished Client Report.

<sup>20</sup> Kelly's Directories Ltd. (1954) The Post Office London Directory.

Road (**WA52**) and High Street (**WA53**) may have masked earlier archaeological remains, and there is unknown potential for prehistoric remains in these areas.

## **5 PREVIOUS DEVELOPMENT IMPACT ON ARCHAEOLOGICAL REMAINS**

16<sup>th</sup>-19<sup>th</sup> century gravel quarrying is known from some areas of Angel Lane and Romford Road. This has potentially truncated earlier archaeological deposits in these areas, although since none are mapped their extent is unknown.

Negative evidence for archaeological potential is found at Mark Street and Victoria Street, south east of the Site (**WA46** and **WA47**), where deep cellaring and demolition of 19<sup>th</sup> century housing had truncated earlier deposits. Some areas of the Grove had also been subject to truncation and disturbance in the Post-medieval period, which had destroyed or removed archaeological remains (**WA48**). This suggests that the residential areas west of Angel Lane may also have included nineteenth century cellars that truncated deposits.

Bomb damage was concentrated to the West of Angel Lane, although no flying bombs (V1) or long range rockets (V2) would have caused substantial below-ground disturbance. Land clearance may have truncated some deposits, but rubble may otherwise have been consolidated into made ground.

20<sup>th</sup> century demolition and landscaping related to the construction of the multi-storey car parks and shopping centre are likely to have impacted into below ground remains, especially in the north and west areas of the Stratford Centre, where it appears that the ground surface was made level by cutting. The construction of the multi-storey car parks are likely to have involved deep foundations, perhaps of PAD construction, which will have truncated underlying deposits. Construction of the roads will also have involved some earth removal or disturbance that could destroy archaeological remains.

## **6 ARCHAEOLOGICAL POTENTIAL**

Waterlogged deposits existed to the south and north west of the Site, although none have been recovered from the area covered by the Site. However there is possible potential for important waterlogged remains of all periods to survive. These and/or other archaeological remains may have been masked by alluvial deposits, which may underlie areas at the south west of the Site, and as a result of this, the depth of archaeological deposits at the Site is not known.

## **Prehistoric**

Potential exists for remains of sites and finds of all Prehistoric periods to have been present on the Site. The Lea Valley is especially important in Quaternary and early hominid studies due to the glacial Arctic Plant Bed deposits found at Temple Mills, which are of at least National significance. These deposits may not exist in the area covered by the Site, but cannot be ruled out. The fluvial deposits overlying the gravel would have provided ideal conditions for early prehistoric exploitation, and the presence of Palaeolithic and Neolithic residual or poorly provenienced artefacts indicates potential for remains of this period to survive in the vicinity. Such deposits are well known elsewhere along the Thames and its tributaries. Later prehistoric finds are also present residually in small numbers, indicating some Bronze Age activity in the area, and although there is no positive evidence for use in the Iron Age, well drained gravel terraces are ideally situated for such exploitation.

## **Roman**

Roman remains consist mainly of the road systems from London to Colchester and perhaps also London to Dunmow, and there is very high potential for remains of this period to have been present within the Site boundaries. Roadside settlement and presence of burials is not demonstrated on other (excavated) sections of the road, but is potentially present. Other Roman activity is known from the southern part of the Study area, and Roman or Iron Age settlement was also located to the south of the Site.

## **Anglo-Saxon and Medieval**

Saxon activity is concentrated to the south west of the Study Area, where waterlogged organic remains have been preserved at the waterfront revetments, although some Saxon residual pottery was also found in the region of the Iron Age or Roman settlement, perhaps indicating continuity of occupation in this area. Accumulations of deposits suggest the Roman road was abandoned in the Post-Roman period, and a new route via Broadway was constructed. The potential for Saxon remains of high significance on Site is therefore not proven, but possible.

The Medieval Abbey of Stratford Langthorne may have owned parts of Stratford, although no documentary records exist to prove or disprove this, and all positive evidence for Abbey lands and buildings lie to the south of the Site. Occupation on the Site at this time appears to

have been rural in nature with wall foundations, land drainage systems and domestic refuse deposits the main archaeological remains. No sites or findspots were from the Site itself, and the potential for deposits to have existed within the Site is unproven but probable.

### **Post-medieval**

Documentary records of Stratford include descriptions of the burning of Protestants during the 16<sup>th</sup> century, an event commemorated by Listed Building 5. Early maps show residential buildings and small rural businesses on the Site, with some cultivated, pasture or arable fields. With the railway came increasingly intensified development, mainly for housing until the 20<sup>th</sup> century, then developing an industrial base. Post war activity included clearance of bombed and derelict areas, followed by the construction of the Stratford Centre and associated roads and car parks in the early 1970s, probably causing some impact on below ground deposits during levelling and construction of foundations. There is potential for archaeological remains of low significance to have been present on Site, although the extent of their truncation is unknown.

## **7 IMPACT OF THE PROPOSED DEVELOPMENT**

### **7.1 Proposed Design and Potential for Archaeological Impact**

From the proposals available to Wessex Archaeology, it appears that piling foundations will impact in discrete areas up to approximately 9m in depth, and basements will impact across large areas of the Site to approximately 6m in depth. Piling limits the destruction of dry archaeological remains by impacting on a small proportion of the Site, but will affect underlying water levels, which will alter the environment of any waterlogged material, perhaps causing the dessication of any organic remains. Basementing, if it cuts into deposits below 20<sup>th</sup> century made ground, will truncate any existing earlier deposits.

The frontages of 56, 58, 60 and 62 Broadway will be retained, and Wessex Archaeology understands that the listed buildings within the Site will not be demolished or have their use changed. The proposed design as it is understood will not have a negative impact on the setting of any of the Listed Buildings or buildings of local interest in the Study Area.

### **7.2 Assessment of Significance of Effects**

Archaeological deposits within the footprint of the development may have been impacted by previous ground works connected with Post-medieval quarrying, the construction of 19<sup>th</sup> century housing and industrial buildings and the redevelopment of the Site in the 1970s. However the extent of truncation and disturbance depends on the depth of archaeological deposits, and the presence, depth and extent of alluvium and modern made ground on the Site. At Temple Mills, to the north west of the Study Area, geotechnical results showed made ground to a thickness of 1.8m, alluvial deposits of between 0.1 and 6.5m thick, and peat deposits between 0.05 and 4.2m thick<sup>21</sup>.

At present deposit depth is unknown, and the significance of the effects of previous and proposed redevelopment cannot be securely established. If archaeological deposits exist below the level of any truncation associated with previous groundworks, and piled foundations and basements cut below made ground, the proposed development could have a significant impact on the archaeological resource.

## **8 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS**

This report has assessed the presence and significance of the known and potential archaeological resource at the proposed development site. The historical and archaeological evidence suggests that there is possible potential for archaeological remains of all periods, and in particular a high potential for Roman remains. The possible presence of prehistoric and Saxon deposits of high significance, due to their rarity and favourable preservation conditions, is also noted.

Piled foundations and basementing will impact upon the below ground deposits, either by truncation or by altering sub-surface environmental conditions. The depth of made ground, alluvium and archaeological deposits is not known. The retention of facades along Broadway will retain the historic integrity of the area. Listed Buildings within the proposed development site will be subject to statutory restrictions concerning demolition or redevelopment.

As the Site lies in an Archaeological Priority Area where important archaeological remains of prehistoric, Roman and Saxon date have been recovered, a mitigation strategy is likely to be required before works can proceed. The mitigation strategy would be informed by geotechnical investigations in the form of boreholes, providing a better understanding of the

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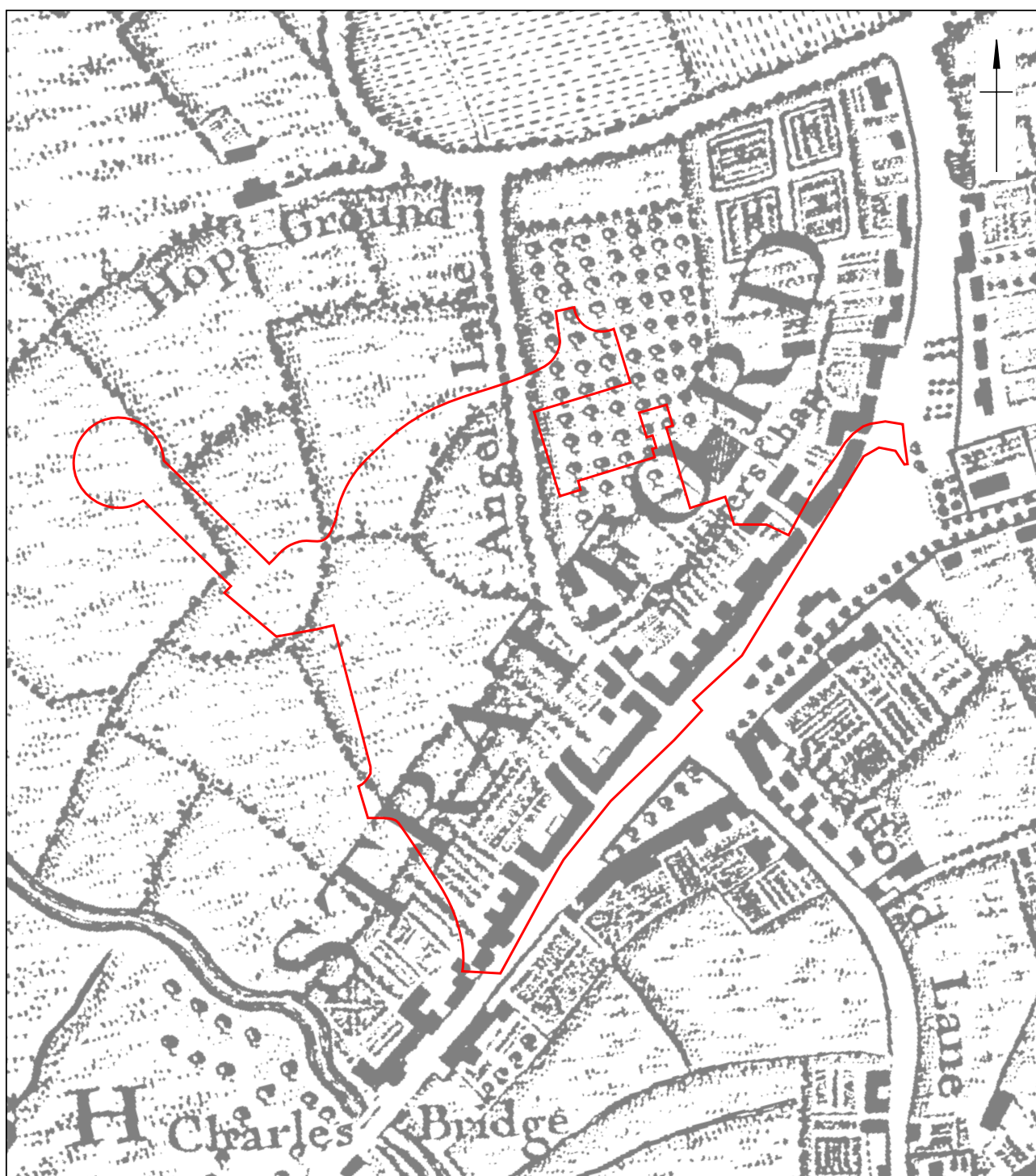
<sup>21</sup> Wessex Archaeology (2003) Archaeological Works at Temple Mills Depot. Unpublished Client Report.


below ground conditions, including the depth of alluvial and archaeological deposits and preservation of organic materials. This would inform on the impact of proposed works on the archaeological resource.

This report recommends geotechnical investigations for a representative sample of the Site, to determine whether further archaeological investigation is necessary. Further investigation could take the form of evaluation or excavation prior to construction works commencing, or monitoring during works. This would be secured by means of a suitably worded condition attached to a planning consent.





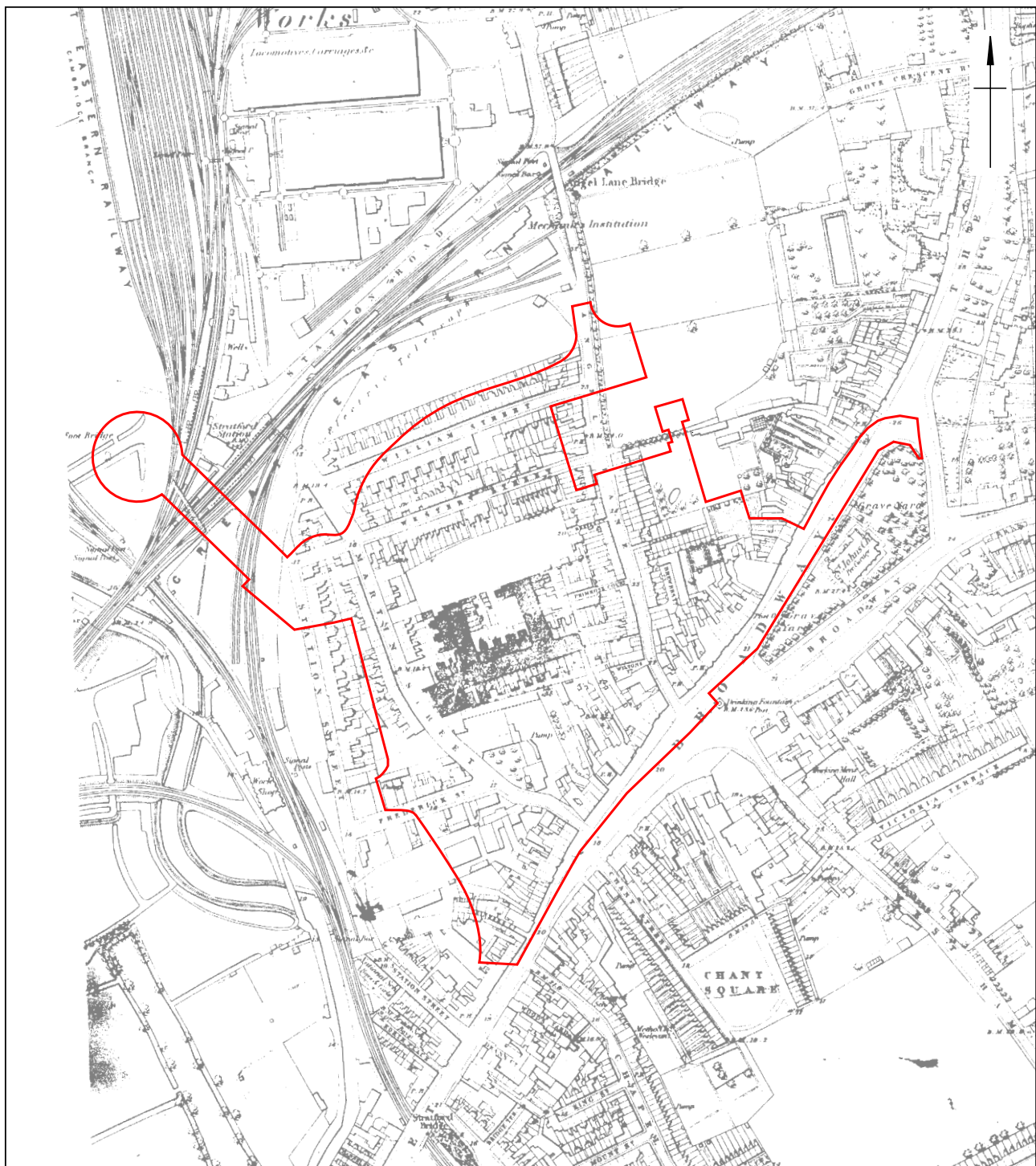



			
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### Rocque's Map of London in 1741-5

Figure 2

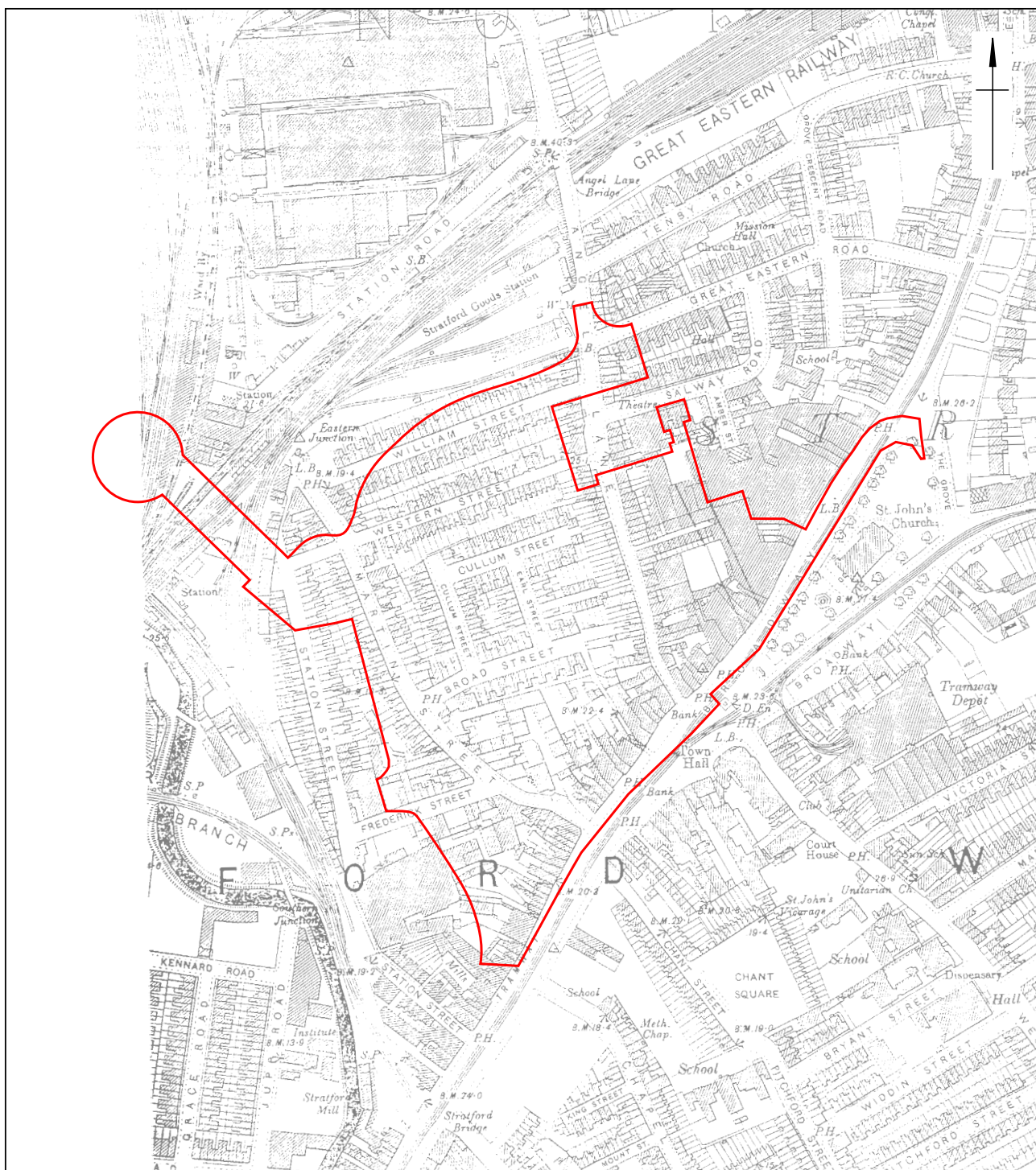




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Ordnance Survey First Edition Map of London (1867)

Figure 3



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## Appendix I: Gazetteer of sites and findspots listed by the GLSMR

Dates are:

**PAL** Palaeolithic

**MESO** Mesolithic

**NEO** Neolithic

**BA** Bronze Age

**IA** Iron Age

**PRE** Prehistoric (undefined)

**ROM** Roman

**SAX** Anglo-Saxon

**MED** Medieval

**PMED** Post-medieval

**MOD** Modern

**ND** Undated

**NEG** Negative evidence

Shaded entries are within the Site boundaries

WA No.	GLSMR No.	Easting	Northing	Name	Period	Description
1	060583	539000	184000	Stratford	PAL	Handaxe or core of uncertain provenience
2	061933	538900	183500	Market Depot	NEO	Residual struck flint
3	77209	539050	184510	108-110 The Grove	NEO-BA	Short end scrapers in pit
4	062923	538570	184200	Kennard Road	BA	Possible land surface
5	061934	538900	183500	Market Depot	BA	Residual pottery and flint
6	061743 061745	538800	184000	Stratford	BA	Socketed axe of uncertain provenience
7	062513	538850	184240	Chant Street	PRE	Undated struck flint
8	061935	538900	183500	Market Depot	IA/ ROM	Pits, postholes and ditches, horse and human burials
9	061633	538830	184260	Broadway	ROM	Gravel metalling suggests a road surface
10	062379 062384	538910	184390	58 Broadway	ROM	Cobbled road surface and gravel surface
11	061635	539150	184470	30 Romford Road	ROM	Cambered road with drainage ditch
12	061936	538900	183500	Market Depot	ROM	Cultivation soil
13	76395	538794	184063	2-6 New Mount Street	ROM	East-west running late Roman ditch
14	061615	539000	184520	Broadway	ROM	Poorly provenanced pottery
15	062237	538600	184300	Gibbins Yard	ROM	Residual <i>tegula</i>
16	062238	538600	184300	Gibbins Yard	SAX	Waterfront revetment

17	061937	538900	183500	Market Depot	SAX	Residual pottery
18	062380 062381	538910	184390	58 Broadway	SAX/ MED	Post-Roman dumps of material and agricultural soil
19	061636	539150	184470	30 Romford Road	MED	13 <sup>th</sup> C accumulation over Roman road shows disuse.
20	061938 061939	538900	183500	Market Depot	MED	Langthorne Abbey walls, destruction layers and probable associated burials
21	061630	539070	184660	The Grove	MED	Rubbish pit
22	77207	539050	184510	108-110 The Grove	MED	Two pits
23	062462 062463 062464	539240	183820	128 West Ham Lane	MED	Rubbish pit, post holes, spread and pottery
24	062226 062227	538850	183880	Burford Road	MED	Ditch and chalk walled drain
25	062574	539290	183860	West Ham Lane	MED	Sherd of pottery found during evaluation
26	77238 77239	538794	184063	2-6 New Mount Street	MED/ PMED	Residual medieval pottery and dumping for land reclamation
27	061677	538850	184200	Chant Street	MED/ PMED	Possible destruction layer from Langthorne Abbey
28	061637 061638	539150	184470	30 Romford Road	MED/ PMED	Property boundaries and quarry pit that had partially truncated Roman and Medieval layers.
29	061773	538590	183940	High Street	MED/ PMED	Elm water pipe with iron collar clamp
30	061772	539200	184050	West Ham Lane	MED/ PMED	Wooden waterpipe, not well provenanced
31	061639	539150	184470	30 Romford Road	PMED	House with beaten earth floor
32	062028	538660	184360	Great Eastern Road	PMED	Ditch
33	062228	538850	183880	Burford Road	PMED	Drain and ditch

	062229					
34	062382 062383	538910	184390	58 Broadway	PMED	Cultivation soil and rubbish pit
35	062465 062466 062467 062468 026469	539240	183820	128 West Ham Lane	PMED	House wall footings, drainage structure, cultivation soil and post holes
36	062474	538900	184590	Salway Road	PMED	Probable pit
37	77208 77210 77211 77212 77213	539050	184510	108-110 The Grove	PMED	Brick lined cess pit, industrial pits and rubbish pits. Wall foundations also present.
38	062919	539300	184500	60 Romford Road	PMED	Burnt residues implying industrial activity, perhaps brick kilns
39	061940	538900	183500	Market Depot	PMED	Brick lined channels and floor of West Ham Abbey Printworks
40	76397	538510	183750	241-263 High Street	PMED	Palaeochannel containing Post-Medieval pottery
41	062280	538650	184350	Bus Station	PMED	19 <sup>th</sup> century housing on rubble on marshy fields
42	76386 77214	538800	183850	Burford Road	PMED	Chalk lined channel (cistern?) and ditches, possible relating to calico works
43	77216	538480	183820	196 High Street	PMED	18 <sup>th</sup> century made ground
44	062240 062243 062244 062245 062246	538600	184300	Gibbins Yard	PMED /MOD	Timber-lined drain, 19 <sup>th</sup> century levelling, 20 <sup>th</sup> century drains, foundations and rail lines.
45	77205	538510	183750	241-263 High Street	MOD	Modern made ground overlying palaeochannel

46	76404	539110	184230	Mark Street	NEG	20 <sup>th</sup> century made ground overlying natural; truncation probably from the demolition of 19 <sup>th</sup> century housing and basements.
47	064353	539100	184400	Victoria Street	NEG	Deeply cellared area
48	061629	539150	184650	96 The Grove	NEG	Truncation and disturbance in Post-medieval period
49	76077	539050	184510	108-110 The Grove	ND	Drainage? ditch and gullies
50	062575	539290	183860	West Ham Lane	ND	Cut feature
51	77204	538510	183750	241-263 High Street	ND	Linear feature containing oyster shell and animal bone
52	77215	538800	183850	Burford Road	ND	Alluvial deposits
53	76402	538480	183820	196 High Street	ND	Alluvial deposits

## Appendix 2: Listed Buildings within the Study Area

Shaded entries are within the Site boundaries

WA No.	GLSMR No.	Easting	Northing	Grade	Name
LB1	221622	538860	184530	2*	Theatre Royal
LB2	221582	538990	184370	2	Former public house 'King of Prussia'
LB3	221579	539000	184450	2	St John's Church
LB4	221610	539150	184470	2	18 <sup>th</sup> century timber framed house
LB5	221579/02	538970	184410	2	Monument
LB6	221579/01	538930	184370	2	Railings and gate pier
LB7	221632	538900	184300	2	Telephone box
LB8	221577	538910	184340	2	Drinking fountain
LB9	221581	538910	184310	2	Town Hall
LB10	221583	539010	184370	2	Bank and office
LB11	221609	539070	184440	2	19 <sup>th</sup> century detached house
LB12	221630	538950	184260	2	Court house

### **Appendix 3: Non-Ordnance Survey cartographic sources consulted**

Norden (1594) **Map of Essex** (Wessex Archaeology)

Rocque (1746) **London in 1741-5** (Stratford Library, Archives and Local Studies, ref. AA21)

Chapman & Andre (1777) **Map of Essex** (Stratford Library, Archives and Local Studies, ref. AA26)

Clayton (1821) **No title** (Stratford Library, Archives and Local Studies, no ref.)

Unnamed (1852) **West Ham, Essex** Tithe map (Essex Record Office, ref D/CT 160B).

Stanford (1862) **Map of London and its Suburbs** (Wessex Archaeology)

Demarne (1945) **Civil defence: the world war 1939-1945** (Stratford Library, Archives and Local Studies)



## **Appendix 4: Ordnance Survey map regression**

OS **First edition** (1867) (Stratford Library, Archives and Local Studies)

OS **London Sheet XLII** 1:2,500 Series 1894-96 (Stratford Library, Archives and Local Studies, ref. 359C/42)

OS **TQ 3884SE** 1:1,250 Series (1950) (Stratford Library, Archives and Local Studies, ref. 9D)

OS **TQ 3884NE** 1:1,250 Series (1950) (Stratford Library, Archives and Local Studies, ref. 9B)

OS **TQ 3884 and 3984** 1:2,500 Series (1964) (Stratford Library, Archives and Local Studies, ref. M2/79B)

OS **TQ 3884SE** 1:1,250 Series (1994) (Stratford Library, Archives and Local Studies)

OS **TQ 3884NE** 1:1,250 Series (1994) (Stratford Library, Archives and Local Studies)

## **Appendix 5 London Borough of Newham Unitary Development Plan (adopted 6th June 2001): Archaeology.**

### **Archaeology: Investigation, Excavation and Protection**

3.114 Archaeological remains often provide the only evidence of the Borough's past. They are a finite and fragile resource very vulnerable to modern development and land use. The archaeology of the Borough is a community asset which should be preserved and the needs of development balanced and assessed against this. Early consideration of and consultation on archaeological issues will maximise preservation in accordance with PPG16. The destruction of such remains should be avoided if possible and either left in situ if the remains are of national or particular local interest, or excavated and recorded prior to development, where remains are of lesser importance. Site layouts designed to retain archaeological features intact will be considered favourably by the Council.

3.115 The Greater London Archaeology Advisory Service (GLAAS - part of English Heritage) provides impartial advice to Newham Council. Sites of potential archaeological importance, to which this policy relates, can be defined as any site within an Archaeological Priority Area (APA). APAs are defined by GLAAS as areas having particular interest or value (Please refer to Map EQ6), or as sites where it can reasonably be shown from existing sources of information (most notably the Greater London Sites and Monuments Record) that remains of archaeological importance may survive. For further information, please refer to SPG Note 'Archaeological Code of Practice'. An archaeological assessment (either a desk study or a preliminary field investigation) will normally be required for any development involving a site more than 0.4 acres within an APA. The Council will also require such an assessment for smaller sites within the APAs, and sites outside the APAs, where this is clearly justified by the archaeological sensitivity of the site. Developers should undertake early consultation with the Council, and recognised archaeological organisations such as GLAAS, to avoid uncertainty and later delays.

**POLICY EQ43:** THE COUNCIL WILL PROMOTE THE CONSERVATION, PROTECTION AND ENHANCEMENT OF THE ARCHAEOLOGICAL HERITAGE OF THE BOROUGH. DEVELOPERS OF SITES OF POTENTIAL ARCHAEOLOGICAL IMPORTANCE WILL BE REQUIRED TO PRODUCE A WRITTEN REPORT, AS PART OF THE APPLICATION FOR PLANNING PERMISSION, ON THE RESULTS OF AN ARCHAEOLOGICAL ASSESSMENT OR FIELD EVALUATION CARRIED OUT BY A SUITABLY QUALIFIED ARCHAEOLOGICAL CONTRACTOR; AND WHEN REMAINS OF IMPORTANCE ARE IDENTIFIED, THE COUNCIL WILL SEEK PRESERVATION OF THE REMAINS IN SITU. ON OTHER IMPORTANT SITES, WHERE THE BALANCE OF OTHER FACTORS IS IN FAVOUR OF GRANTING PLANNING PERMISSION BY MEANS OF THE IMPOSITION OF CONDITIONS ON THE GRANT OF PLANNING PERMISSION, AND POSSIBLY BY LEGAL AGREEMENTS, THE COUNCIL WILL

ENSURE THAT ADEQUATE PROVISION IS MADE FOR THE PROTECTION, EXCAVATION AND RECORDING OF REMAINS, AND THE SUBSEQUENT PUBLICATION OF THE RECORDS OF EXCAVATION, PROVIDING A WRITTEN ACCOUNT OF THE ARCHAEOLOGICAL EXPLORATION, INCLUDING RECORDS OF FINDS.

3.116 The Council will promote co-operation between landowners, developers and archaeological organisations in accordance with the British Archaeologists' and Developers' Liaison Group Code.

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## **Appendix 6 London Borough of Newham Unitary Development Plan (adopted 6th June 2001): Conservation of the Built Environment.**

### **Preservation of Listed Buildings**

3.102 Listed buildings are an irreplaceable resource of great importance for the contribution they make to knowledge of the past and to the character of the environment. Preservation and care of heritage may also make an important contribution to improving the image of a place and its attractiveness as a place to work, live and invest. Newham has been subject to extensive redevelopment and many of its older buildings have been lost. It is therefore important to preserve those that remain that are of special architectural or historic interest or provide a positive contribution to the townscape.

**POLICY EQ35:** UNLESS EXCEPTIONAL CIRCUMSTANCES ARE DEMONSTRATED, THE COUNCIL WILL REFUSE THE DEMOLITION OF A LISTED BUILDING.

### **Inclusion of Listed Buildings in Statutory List**

3.103 The Borough had 133 statutory listed buildings in 2001. Statutory listed buildings are protected under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Lists of buildings of special architectural or historic interest are compiled nationally by the Department of Culture, Media and Sport, on the advice of English Heritage. This list is not exhaustive and the Council, other bodies and individual members of the public may suggest further buildings for listing.

### **Buildings of Local Interest**

3.104 The Council's commitment to conservation will be reflected through its role as owner or occupier, in particular in its care and maintenance of its listed or locally listed buildings and buildings in Conservation Areas or Areas of Townscape Value. It will ensure conservation objectives are addressed in any redevelopment proposals and works, as applicable, affecting such buildings and in its disposal of land or buildings in its ownership.

3.105 The Council has also compiled a list of buildings of local interest. These buildings have been selected for their visual qualities, which make a valuable contribution to townscape and for their historic connections with the Borough's heritage. Although they do not enjoy the statutory protection of listed buildings, they are nonetheless worthy of preserving in order to retain the character of the area. They are a record of the area's history and the Council will encourage their link to the past for future generations.

**POLICY EQ36:** THE COUNCIL WILL NEGOTIATE WITH A VIEW TO MAINTAINING THE ARCHITECTURAL OR HISTORIC INTEGRITY OF BUILDINGS ON THE LOCAL LIST OF BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST.

### **Scheduled and Other Nationally Important Monuments**

3.106 The Borough also contains two scheduled ancient monuments and one historic park. Scheduled monuments are protected under the Ancient Monuments and Archaeological Areas Act 1979. Scheduled Monument Consent is required for the carrying out of works in accordance with Section 2 of the 1979 Act. Applications for Scheduled Monument Consent are determined by the Secretary of State for Culture, Media and Sport. Newham also has one entry, the City of London Cemetery, on the National Register of Parks and Gardens of Historic Interest. The register is compiled by English Heritage and the Council may recommend additions be made to that list. PPG16 requires that the same degree of protection should be applied to nationally important monuments which are not scheduled, as to scheduled monuments. It is possible that the existence of further such monuments may be revealed as a result of future survey or archaeological evaluation.

**POLICY EQ37:** THE COUNCIL WILL PROTECT SCHEDULED MONUMENTS, OTHER NATIONALLY IMPORTANT MONUMENTS AND PARKS ON THE NATIONAL REGISTER BY PERMITTING ONLY THAT DEVELOPMENT WHICH WOULD NOT ADVERSELY AFFECT THEM OR THEIR SETTINGS AND WILL SAFEGUARD THESE SITES WHEN PLANNING NEW DEVELOPMENT OR ROADS. THE COUNCIL HAS COMPILED A LOCAL LIST OF PARKS AND WILL RECOMMEND ADDITIONS TO THE LIST AS APPROPRIATE. IN DETERMINING APPLICATIONS UNDER THE PLANNING ACTS, THESE PARKS OR THEIR SETTING SHALL BE SAFEGUARDED TO PROTECT THEIR LOCAL CHARACTER.

### **Planning Applications Affecting the Setting of a Listed Building**

3.107 In determining applications for planning permission the Council will take into account any effect the proposal will have upon listed buildings and will consult English Heritage and take their comments into consideration. There will be a presumption against proposed developments which produce visual conflict with, or dominate, a listed building, or detrimentally affect views of it, or its potential for future use.

**POLICY EQ38:** WHEN DETERMINING APPLICATIONS FOR PLANNING PERMISSION AFFECTING A LISTED BUILDING OR ITS SETTING THE COUNCIL WILL CONSIDER THE EXTENT TO WHICH THE PROPOSAL DISPLAYS A SYMPATHETIC RELATIONSHIP TO THE BUILDING OR ITS SETTING, WITH PARTICULAR REFERENCE TO SCALE, STYLE, DESIGN, DETAILING, MATERIALS AND LAYOUT.

### **Repairs, Alterations and Extensions**

3.108 Such works and development can irreparably damage the architectural or historic integrity of a building if carried out in an unsympathetic manner. Preservation of the original fabric is always important for listed buildings and there will therefore be a presumption in favour of their retention.

Where repair, alteration or extension and minor demolition works are necessary, they must relate sensitively to the original building and will require craftsmanship and professional skill of a high standard. In almost all cases the materials used for alterations, extension or repairs must match the original. Applicants for Listed Building Consent will therefore need to supply detailed information of their proposals in addition to drawings and plans. In some instances this may require the submission of structural reports, other information on technical matters and methods of working in order to allow proper evaluation of their impact on the character of the building.

**POLICY EQ39:** WHEN DETERMINING APPLICATIONS FOR LISTED BUILDING CONSENT AND/OR PLANNING PERMISSION FOR REPAIRS, ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS, A PRIME CONSIDERATION OF THE COUNCIL WILL BE THE DESIRABILITY OF PRESERVING THE BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL AND HISTORIC INTEREST WHICH IT POSSESSES.

### **Demolition and Redevelopment of Listed Buildings**

3.109 Listed Building Consent is required for the full demolition or alteration of listed buildings, for objects or structures attached thereto and for demolition of objects or structures within the curtilage. Listed Building Consent for substantial demolition may be determined by the Secretary of State for Transport, Local Government and the Regions.

3.110 Listed buildings are an irreplaceable part of our history. There will therefore be a strong presumption in favour of their retention and against their demolition.

**POLICY E40:** APPLICATIONS FOR LISTED BUILDING CONSENT FOR TOTAL OR SUBSTANTIAL DEMOLITION WILL BE CONSIDERED AGAINST THE FOLLOWING:

- A) THE IMPACT OF THE PROPOSAL ON THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING OR ON A GROUP OF LISTED BUILDINGS OF WHICH IT FORMS PART OR ON ITS SETTING;
- B) THE CONDITION OF THE BUILDING AND THE COST OF REPAIRING OR MAINTAINING IT;
- C) THE ADEQUACY OF EFFORTS TO RETAIN THE BUILDING IN USE; AND
- D) THE MERITS OF ALTERNATIVE PROPOSALS FOR THE SITE.

### **Change of Use**

3.111 The best use of a listed building is that for which it was intended. In most cases this use can satisfactorily be reintroduced, but some buildings were designed for uses that are no longer required and if left empty, neglect becomes a considerable problem, perhaps ultimately a hazard. In these circumstances, change of use of a building may be acceptable if it will result in the preservation of an historic building and the activity would not be detrimental to the character of that building. To encourage the preservation of a listed building, the Council may in special circumstances consider

relaxing its development control requirements. Where alterations to the structure or fabric of a building are required to accommodate a change of use, the Council will, if necessary, require concurrent applications for planning permission and Listed Building Consent.

**POLICY EQ41:** WHERE IT IS NOT PRACTICABLE FOR A LISTED BUILDING TO CONTINUE IN THE USE FOR WHICH IT WAS DESIGNED, AND SUBJECT TO OTHER POLICIES IN THE PLAN, THE COUNCIL WILL PERMIT A CHANGE OF USE THAT WILL PRESERVE THE BUILDING AND ITS SETTING, AND ANY FEATURES OF ARCHITECTURAL OR HISTORIC IMPORTANCE WHICH IT POSSESSES.



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