

LAND AT 145 WHITEHALL ROAD AND 79 NEWLANDS ROAD, WOODFORD, LONDON BOROUGH OF REDBRIDGE

Archaeological Desk-Based Assessment



**LAND AT 145 WHITEHALL ROAD AND 79 NEWLANDS ROAD,
WOODFORD, LONDON BOROUGH OF REDBRIDGE**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Prepared on behalf of

**Mr D Minns
Prime Meridian
Sutherland House
5-6 Argyll Street
London
W1F 7TE**

By

Wessex Archaeology
Unit 113
The Chandlery
50 Westminster Bridge Road
London
SE1 7QY

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ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Summary

Wessex Archaeology was commissioned by David Minns of Prime Meridian to undertake an archaeological Desk-based Assessment (DBA) of land proposed as the site of a residential development of 23 apartment buildings at 145 Whitehall Road and 79 Newlands Road, Woodford, London Borough of Redbridge (the Site).

The Site lies on the western side of Whitehall Road at the north-west tip of Woodford parish. The Site is centred on NGR 540099 193470 and lies c. 54m aOD at the eastern end, falling to c.50m aOD at the western end. The Site consists of two residential buildings with land apportionments totalling c.0.24ha.

The DBA comprises principally an appraisal of records held by the Greater London Sites and Monuments (GLSMR) record. It also assesses the cartographic evidence, the historical background of the Site and the impact of previous land use.

Due to the Site being an area of woodland for most of its history there is a low potential for deposits containing pre-19th century archaeological remains to be found. There is also a low to moderate potential for post-1800 archaeological deposits to be found on the Site. These are most likely to consist of 19th-century and early 20th-century drainage ditches and fencing post holes associated with the woodland enclosures created during this time.

The current buildings on the Site were constructed between c.1950 and 1980 and have extremely limited archaeological, historical or architectural value. It is recommended that no standing building recording take place prior to their demolition and removal.

Acknowledgements

Wessex Archaeology would like to thank Prime Meridian for funding for the assessment. Thanks are due to David Minns and John Bater of Prime Meridian for facilitating access to the Site and providing architectural drawings of the proposed development. Ian Dowling, Local Studies Librarian, and his staff, Elena Law and Odontuya Adiyadorj, of the Redbridge Local Studies and Archive Service were extremely helpful in supplying maps of the area and historic photographs as well as providing much additional local information. All images reproduced from the Service remain copyright of the London Borough of Redbridge.

The assessment was researched and written by Dr Neil Rushton and illustrated by Mark Roughley. The project was managed by Peter Reeves.

**LAND AT 145 WHITEHALL ROAD AND 79 NEWLANDS ROAD,
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ARCHAEOLOGICAL DESK-BASED ASSESSMENT

1 INTRODUCTION

- 1.1.1 Wessex Archaeology was commissioned by David Minns of Prime Meridian to undertake an archaeological Desk-based Assessment (DBA) of land proposed as the site of a residential development of apartment buildings at 145 Whitehall Road and 79 Newlands Road, Woodford, London Borough of Redbridge (the Site).
- 1.1.2 The purpose of this DBA is to provide an appraisal of the archaeological potential of the Site in accordance with national and local planning policy (see section 3 below). This is achieved by a study of known archaeological sites and findspots within the Study Area (see **4.1.2** for Study Area definition), an assessment of cartographic evidence and a consideration of the historical background of the Site and the impact of previous land use.
- 1.1.3 The DBA also considers the need for archaeological investigation of the Site and provides appropriate recommendations.
- 1.1.4 The assessment was carried out in accordance with the guidelines contained in the Institute of Field Archaeologist's *Standard and Guidance for Archaeological Desk-based Assessments* (IFA 1994, revised 2001)

2 SITE BACKGROUND

2.1 Location

- 2.1.1 Woodford parish is about 13km north-east of the City of London, and lies in the north-west part of the London Borough of Redbridge bordering the boroughs of Epping Forest in Essex and Waltham Forest in Greater London. Its western and northern boundaries ran through the ancient woodland of Epping Forest, part of which still survives in this area. Along much of the western side of Woodford is a ridge about 80m high, now marked by the High Road. From this the parish slopes gently eastwards down to the River Roding (**Figure 1**).
- 2.1.2 The Site lies on the western side of Whitehall Road at the north-west tip of Woodford parish. The Site is centred on NGR 540099 193470 and lies at c. 54m aOD at the eastern end, falling to c.50m aOD at the western end. The Site consists of two residential buildings with land apportionments totalling c.0.24ha.

- 2.1.3 The southern building (145 Whitehall Road) is a 1950s timber and masonry construction built over three storeys including the roofed space. It also has a partial cellar at its northern end (**Figure 4**). The property includes a garden laid mostly to lawn to the west with a former stables and summer house. The area abutting Whitehall Road is covered in concrete and grass with a number of trees.
- 2.1.4 The northern building (79 Newlands Road) is a 1970/80s masonry and brick construction also built over three storeys including the roofed space (**Figure 4**). The property is set within a fenced enclosure and the surface is mainly laid over with concrete paving, with a swimming pool to the north east side. The ground surface of the northern building is between 1-2m below that of the southern building ground surface.
- 2.1.5 To the immediate south of the southern building there is a strip of land consisting of grass and deciduous woodland, which leads into an area of Epping Forest to the west.
- 2.1.6 The Site abuts residential houses in Newlands Road to the west.

2.2 Geology and Made Ground

- 2.2.1 The Solid geology of the Site is London Clay overlaid with Woodford Gravel Drift.
- 2.2.2 The areas around both buildings consist of shallow made ground capped with concrete. The enclosure of the northern building has been excavated to a depth of c.1m from the original ground surface with further disturbance to a depth of c.3m as a result of the digging out of the swimming pool.
- 2.2.3 The garden of the southern building seems to be relatively undisturbed ground.

3 PLANNING POLICY

3.1 National Planning Guidance

- 3.1.1 Principal legislation concerning protection of important archaeological sites comprises the *Ancient Monuments and Archaeological Areas Act* 1979 (as amended). Guidance on the importance, management and safeguarding of the archaeological resource within the planning process is provided by *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) (DoE 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 and Unitary Development Plans. The underlying principle of this guidance is that archaeological resources are non-renewable, stating that:

‘where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation. (Para 8)’

3.1.2 In addition, Paragraph 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.”

3.1.3 Paragraph 22 also states:

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

3.1.4 Paragraph 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’.

3.2 Local Planning Guidance

3.2.1 The *Redbridge Unitary Development Plan Deposit Draft* (adopted November 2003) also contains policies and explanatory text relating to the management of archaeology and the historic environment within the borough.

3.2.2 Section B. 2(e) KR31-34 is called *Preserving Resources and Habitat* and makes the following policy statements:

3.2.3 KR 31 Archaeology:

The Council will encourage the protection, conservation and enhancement of the archaeological heritage of the Borough.

Justification: PPG16 (Archaeology And Planning) emphasises the importance of archaeological remains and the Council shares this view. The significance of this finite, non-renewable resource is noted in this policy.

3.2.4 KR 32 Archaeological Sites

The Council will:

- 1) refuse permission for development which damages the site or setting of a nationally important archaeological site;*
- 2) seek the permanent preservation in situ of important archaeological remains;*
- 3) ensure that other remains or sites of archaeological significance are the subject of archaeological investigations and excavation, with the recording and publication of results;*
- 4) encourage co-operation between landowners, developers and archaeological organisations to protect the archaeological heritage of the Borough.*

Justification: The Council is aware that some archaeological remains may be of such significance that they should not be disturbed. However, there is a need to ensure that other less significant remains are also investigated. This policy meets this requirement. The Council recognises the value of co-operation with all interested parties in dealing with the archaeological heritage of the Borough in accordance with the principles of the British Archaeologists and Developers Union Group Code of Practice which it recognises and endorses.

3.2.5 KR 33 Outside Archaeology Priority Zones

Outside of the Archaeological Priority Zones, as shown on the Proposals Map, where there is evidence to suggest that archaeological remains may be present, applications for development involving significant groundwork may also need to be supported by an archaeological evaluation.

Justification: To ensure that sites of archaeological interest are not destroyed through ignorance of their existence.

3.2.6 KR 34 Archaeology Conditions and Legal Agreements

In those areas where the Council decides that planning permission may be granted, but also wishes to secure the provision of archaeological excavation and subsequent recording of remains, appropriate conditions will be imposed on any approval. In addition to this the Council may wish to enter into an agreement with developers in order to ensure appropriate access, funding and facilities.

Justification: To ensure adequate recording of remains of archaeological interest.

3.2.7 The Plan also states the council's policy on Sites of Special Scientific Interest (SSSI), which is relevant to the current development proposal. Section A 2(f) OA17 states:

Proposals for development in or likely to affect Sites of Special (SSSI) will be subject to special scrutiny. Where such development adverse effect on the SSSI it will not be permitted unless the development clearly outweigh the nature conservation value of the national policy to safeguard the national network of such sites.

Justification: In Redbridge, there are 2 Sites of Special Scientific Interest, designated under statute. These are at Hainault Forest (which exhibits a particular type of woodland of mixed native species), and at Epping Forest (which includes ancient woodland, grassland plains, wetland which in turn supports important amphibians and breeding birds). As such any disturbance could have a detrimental affect on the scientific interest of the site and needs to be fully justified.

4 ASSESSMENT METHODOLOGY

- 4.1.1 The assessment comprises principally an appraisal of records held by the Greater London Sites and Monuments (GLSMR) record. The GLSMR holds records of all known archaeological sites and findspots in Redbridge, although this is qualified by a prefatory statement: "Please note that there is a backlog of listed buildings and archaeological reports awaiting entry into the system and we cannot guarantee that the information supplied is fully up to date".
- 4.1.2 All records located in Redbridge within a 1km radius (the Study Area) of the Site, centred on NGR 540099 193470 (**Figure 1**) were assessed and those that were considered significant or relevant to the Site were included in the appraisal.
- 4.1.3 For the purposes of this assessment, the GLSMR records have been re-assigned a Wessex Archaeology (**WA**) number. The original GLSMR number and its **WA** are listed in **Appendix 1**.
- 4.1.4 Cartographic, photographic and documentary sources were consulted in the Redbridge Local Studies and Archive Service, Ilford. These sources are listed in the bibliography. All maps assessed are also listed in **Appendix 2**, and those that show relevant information are presented in **Figures 2** and **3**.
- 4.1.5 The assessment results in section **5** outline the development of the Site and Study Area from an archaeological and historic environment perspective, based on a study of all the sources outlined above.

5 ASSESSMENT RESULTS

5.1 Introduction

- 5.1.1 The assessment results presented in this section will outline the development of the Site and Study Area from an archaeological and historic environment perspective. The outline is arranged chronologically and discusses human activity in the Study Area from the prehistoric period through to the present, using the sources summarised above. This includes a map regression using all known largescale maps. The assessment also summarises any statutory protection issues relative to the Site.

5.2 Statutory Protection

- 5.2.1 The Site contains no Listed Buildings (statutory or local) or Scheduled Monuments. The Site lies to the north of a strip of land leading into the southernmost tip of Epping Forest, which consists of a grass track and deciduous woodland. This strip is an integral part of this section of Epping Forest and is designated as a SSSI.

5.3 Prehistoric (500,000 BC – AD43)

- 5.3.1 It is likely that the entire Study Area was forested throughout the prehistoric period. There is no direct evidence for prehistoric settlement any closer than Walthamstow although it is possible that clearings were being made within the ancient woodland from the Neolithic period onwards (MoLAS 2000).
- 5.3.2 Evidence of prehistoric activity from the Palaeolithic through to the Iron Age within the Study Area is limited to individual finds. A Mesolithic tranche axe was found during works in a garden in Friday Hill, Chingford (**WA 01**) and two flint waste flakes were found during an archaeological evaluation at the William Morris School in Chingford (**WA 03-04**), probably dating to the Neolithic or Bronze Age. A polished stone adze head was also found at Chingford Hatch and has been dated to the Neolithic period (**WA 02**).
- 5.3.3 There is no evidence for Iron Age activity within the Study Area.

5.4 Romano-British (AD 43 – 410)

- 5.4.1 There are no finds or sites attributable to a Romano-British date within the Study Area. The projected course of the Stratford – Great Dunmow Roman road ran north-east – south-west to the east of the Study Area (MoLAS 2000) but there are no known villas or settlement sites in this part of Epping Forest, which would have still been a densely forested area.

5.5 Saxon and Medieval (AD 410 – 1499)

- 5.5.1 The manor of Woodford Hall, which comprised the greater part of the parish, is first mentioned in an 11th-century charter to the canons of Waltham Holy Cross. The boundaries of the manor then stretched westwards from the River Roding to Chingford Hatch (VCH 1973, 338-44).
- 5.5.2 The canons of Waltham retained Woodford after the Conquest. In 1086 the manor comprised 5 hides and was valued at 100s. When Waltham was reconstituted by Henry II in 1177, he confirmed its possessions, including the manor and church of Woodford. The abbey acquired more lands in Woodford during the 13th century, including a messuage and 60 acres of land worth 100s. per annum (VCH 1973, 338-44).
- 5.5.3 Woodford was never a compact village; separate hamlets, only tenuously linked together, grew up along the High Road and at Woodford Bridge in the north-east corner of the parish. The wooded surroundings made the parish attractive to wealthy Londoners from at least the 15th century, and their mansions became a feature of Woodford (VCH 1973, 338-44).
- 5.5.4 Woodford Wells takes its name from the springs mentioned in a document of 1285 (**WA 06**). It is unlikely that this ever became a holy well and it fell out of use in the post-medieval period. However, in 1796 it was reputed to have medicinal qualities.
- 5.5.5 The oldest road through the parish entered the village from the north-east. Coming from Abridge, it crossed the Roding by a ford, from which the village derived its name, and continued along the western bank, eventually veering south-west towards London (**WA 07**). The earliest list of Woodford residents, drawn up about 1235, shows most of the tenants living in this neighbourhood. The principal tenant in the list was John de Monte, who probably held Hill House. A lane, following more or less the line of the present Roding Lane North, linked Hill House with the community at Woodford Bridge and gave access to the meadows; it is mentioned in 1271 as forming part of the boundary with Barking parish (VCH 1973, 338-44).
- 5.5.6 From the ford a way known as 'the Lane' struck westwards for about a mile before turning north towards Chingford. Maud in the Lane (1235) gave her name to a tenement called Lanes, later Sakes. From the Sake family the lane became known as Sakes Lane, later corrupted as Snakes Lane. The way now followed by the High Road, along the western border of the parish, was then only a track. It seems to have been the highway in the forest from London to Epping Heath mentioned in 1341. Because of the need to preserve the forest it remained little more than a track until the 17th century, but settlements were made beside it.

- 5.5.7 The site of the medieval manor house (**WA 05**) was just to the north of what would become Bancrofts School at the southern end of Whitehall Road. This would have been one of the principal houses in medieval Woodford. In 1285 it was the residence of the lord of Woodford Manor, William de Fonte.

5.6 Post Medieval (AD 1500 – 1799)

- 5.6.1 By 1670 about 70 families were living in the parish, some of them quite humble, such as those who had erected cottages on the manorial waste or who were living as 'inmates' in others' households. More than half the parishioners were then living in houses with 3 or fewer hearths. At the same time Woodford showed a much greater proportion of larger houses, with 8 or more hearths, than neighbouring parishes: in Woodford 18 out of 72 houses came into this category, compared with 8 out of 92 in Chingford, 7 out of 40 in Wanstead, and 23 out of 189 in Walthamstow (VCH 1973, 338-44).
- 5.6.2 This development continued into the 18th century. In 1748 the houses in Woodford were said to be scattered and 'of brick, several storeys high, well built, and some of them handsome. The inhabitants are partly farmers, but still more gentlemen' (VCH 1973, 338-44).
- 5.6.3 In the late 18th and early 19th centuries most of the houses were clustered along the High Road from Woodford Wells in the north, through Woodford Row (or Green), to Salway Hill, Church End, and along George Lane in the south; Woodford Bridge was a separate hamlet. As late as 1876 Woodford still comprised widely separated hamlets.
- 5.6.4 The north-western section of the parish comprised a large piece of forest land. In spite of attempts by Bernard Whetstone and other lords of the manors to reclaim some of this area, it remained woodland until the middle of the 19th century. It is shown as such in the 1777 map by Chapman and Andre (**Figure 2**). Apart from a few scattered cottages the house called Manor House, built on the site of the workhouse, was the only building in this part of the parish. It was replaced by Bancroft's school in 1889 (Green 1991; VCH 1973, 338-44).
- 5.6.5 The road now known as Whitehall Road was built in 1832 as a means of providing work for local men who may otherwise have ended up in the workhouse. This road cut through the ancient woodland of Epping Forest and the 1840 Woodford Tithe Map (surveyed in 1838) clearly show that apart from a row of five cottages and Manor House at the south-eastern end of the road there were no properties along the road at this date (Green 1991, 16). Some properties began to appear during the mid-19th century further north along the road, most of which were associated with fenced/ditched enclosures carved out of Epping Forest (Green 1991).

- 5.6.6 Two late 19th-century buildings in Whitehall Road (nos 155 and 185) are locally Listed Buildings (not Statutorily Listed) and represent the type of house that was being built along Whitehall Road by this time: large villas with extended plots of land to the rear. However, the photographs in **Figures 5 and 6** demonstrate that even by 1901 there was still very little development along the road away from Woodford High Road.
- 5.6.7 The parish workhouse (**WA 10**) was built by 1827 just to the south of the site of the medieval manor house. By 1848 it had been converted into a private house (known as the Manor House), which was replaced by Bancrofts School between 1870 and 1889. Bancrofts School is built of red brick in the late Victorian 'Tudor Style', using squared and four-centred arch windows and late Gothic door arches. The main quadrangle contains a library and chapel designed by Sir Arthur Blomfield based on St John's College, Cambridge (**WA 12**). This is a Grade II Listed Building.

5.7 Map Regression

- 5.7.1 **Figure 2** demonstrates that in the late 18th century, at the time of Chapman and Andre's survey of Essex, the entire area between Woodford and Chingford was woodland. This was previous to the construction of Whitehall Road in 1832 and subsequent settlement along the course of this road.
- 5.7.2 By the time of the Tithe Map survey in 1838 (**Figure 2**) there were some buildings along the south-eastern course of Whitehall Road but it was not until the 1st-edition OS map survey in 1862 that houses appear further north along the road. Whitehall Cottage is just to the north of the Site and contains an enclosed apportionment of land, as do the other houses along the western side of the road. The 1862 map also shows a road called *Cross Road* circling south from Whitehall Road to join the main road through Woodford. This road had disappeared by the 1897 OS map, its course being fossilised in the shape of a woodland enclosure, but its entrance on Whitehall Road had widened and it still provided access to Epping Forest. This is the strip of land that survives to the south of the present day Site as part of Epping Forest SSSI. The area of the Site was enclosed woodland at this date.
- 5.7.3 The 1897 OS map shows the western boundaries of the properties along Whitehall Road to the north of the Site had formed into a curved enclosure with the woodland of Epping Forest to the west (**Figure 3**). This shape is preserved in the present day Newlands Road. There were also, by this date, several large properties opposite the area of the Site on the eastern side of Whitehall Road.
- 5.7.4 The Site was still shown as empty, apart from several drainage ditches/fences, in the 1920 OS map. It is not clear whether the Site

was on land owned by Whitehall Cottage but there were no buildings or substantial features shown at this time.

- 5.7.5 This still seems to be the case in 1946, although this OS edition may have been using previous surveys for details such as ditches and land boundaries. However, the 1946 edition would have shown any new buildings on the Site, but there were none. This means that the present southern building on the Site dates to after 1946 but to before 1963 when it is shown on the next OS edition.

6 PREVIOUS DEVELOPMENT IMPACTS

- 6.1.1 The map regression discussed in **5.7** demonstrates that the Site was relatively free from development impacts of any type until the post-WWII period. The enclosures in place by 1862 do not seem to have contained any buildings or groundworks on the Site itself, although there was fencing/hedging of some sort dividing the plots. The 1920 OS map appears to show drainage ditching encroaching on the Site, but up until at least 1946 there are no building developments of any sort on the Site.
- 6.1.2 The construction of Whitehall Road in 1832 (see **5.6.5**) may have impacted on the eastern edge of the Site and would have provided access to the area of the Site, which had been previously woodland.
- 6.1.3 The main previous impacts involve the construction of the two buildings that currently occupy the Site. The structural foundations for the buildings, including the cellarge for the southern building and the swimming pool excavation to the north of the northern building will have had a significant impact on any below-ground archaeology. The two structures in the garden of the southern building will have shallower foundations but will also have had an impact on any below-ground archaeology.
- 6.1.4 The northern building is sited in an enclosure excavated to a depth of 1-2m below the original ground surface. This will have had a negative impact on any medieval and post-medieval deposits but may not have impacted earlier deposits.
- 6.1.5 The general landscaping of the Site will have had a minimal impact on the below-ground archaeology.

7 PROPOSED DEVELOPMENT IMPACTS

- 7.1.1 The proposed development of 23 residential apartments over 4 storeys will involve ground excavation for structural foundations and an underground car park. This will have a destructive impact on below-ground archaeology to a depth of c.2-7m where the foundations/car park are/is excavated. This depth of excavation would destroy archaeological deposits from all periods.

- 7.1.2 Drainage provision will also have a destructive impact on below-ground archaeology depending on the extent and location of the drainage.
- 7.1.3 The proposed development landscaping would involve limited excavation and would have a minimal or negligible impact on post-medieval archaeological deposits.
- 7.1.4 The demolition of the two buildings on the Site will have a minimal impact on the historic environment or archaeology. Neither building has any intrinsic historical or architectural value and their demolition and removal will have a negligible impact on any below-ground archaeology.
- 7.1.5 There are no statutory Listed Buildings within visual range of the proposed development and it is considered that there would be negligible impact on the historic character of the area by the introduction of the residential development.
- 7.1.6 The proposed development will have a minimal or negligible impact on the SSSI bordering the southern end of the Site. Drainage provision should not infringe on the SSSI.

8 ASSESSMENT CONCLUSIONS AND RECOMMENDATIONS

- 8.1.1 Due to the Site being an area of woodland for most of its history there is a low potential for deposits containing pre-19th century archaeological remains to be found.
- 8.1.2 There is a low to moderate potential for post-1800 archaeological deposits to be found on the Site. These are most likely to consist of 19th-century and early 20th-century drainage ditches and fencing post holes associated with the woodland enclosures created during this time.
- 8.1.3 Any surviving archaeological features are therefore likely to be at a relatively shallow level below-ground and are most likely to survive in undisturbed areas away from the current buildings on the Site, such as the garden to the west of the southern building.
- 8.1.4 The current buildings on the Site were constructed between c.1950 and 1980 and have extremely limited archaeological, historical or architectural value. It is recommended that no standing building recording take place prior to their demolition and removal.
- 8.1.5 The Greater London Archaeological Advisory Service may decide to impose, as an attachment to the planning condition, an appropriate mitigation strategy in order to ensure that any potential archaeological remains are recorded or preserved *in situ* prior to or during the development of the Site.

- 8.1.6 Any infringement on the SSSI to the south of the Site would need to take full account of the policies contained in London Borough of Redbridge's Unitary Development Plan, as outlined in section 3.2.7 and English Nature's specific management recommendations for Epping Forest (English Nature 2005).

9 BIBLIOGRAPHY

- | | | |
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APPENDIX 1: LIST OF GLSMR/WA RECORDS

Archaeological Sites and Finds

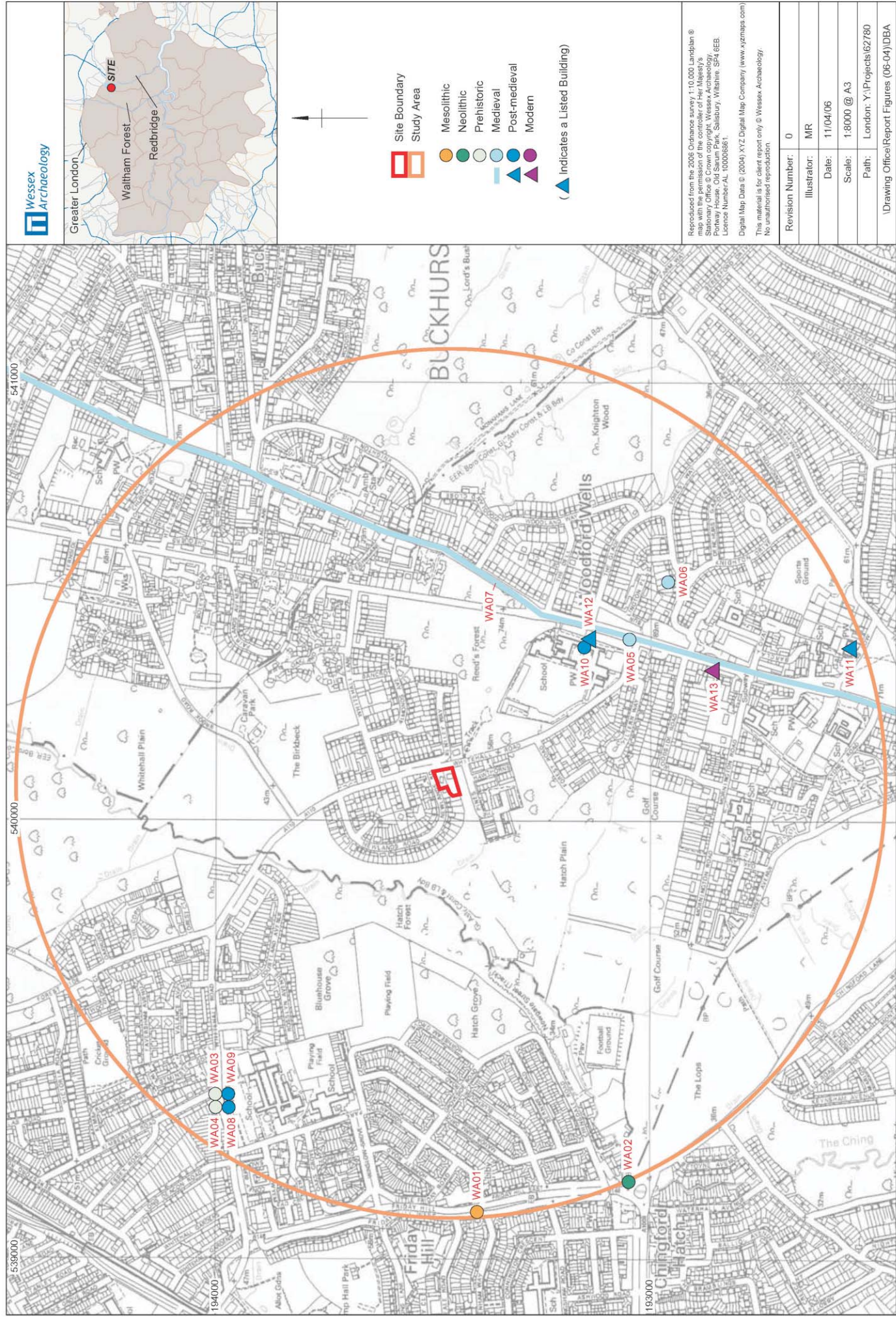
WA No.	GLSMR Ref	NGR East	NGR North	Assessment Period	Description	Location
01	MLO10442	539102	193400	Mesolithic	Tranchet axehead	Found during work in garden, 1954 137 Friday Hill, Chingford Hatch
02	MLO25140	539171	193051	Neolithic	Polished stone adzehead	Isolated find Chingford Hatch
03	MLO26398	539357	193984	Prehistoric	Flint flake find	Isolated find William Morris School, Chingford
04	MLO58864	539357	193984	Prehistoric	Flint flake find	Found during archaeological evaluation William Morris School, Chingford
05	MLO8292	540419	193049	Medieval	Site of medieval manor house	Mentioned in documentary source, 1285 Woodford Green
06	MLO14001	540551	192960	Medieval	Woodford Wells spring	Mentioned in documentary source, 1285 Woodford Green
07	MLO72079			Medieval	Woodford High Road	Modern road follows the course of main medieval road through Woodford Woodford Green
08	MLO58866	539357	193984	Post Medieval	19 th -century occupation site	Archaeological evaluation William Morris School, Chingford
09	MLO26397	539357	193984	Post Medieval	19 th and early 20 th -century building site	Archaeological evaluation of school site William Morris School, Chingford
10	MLO26345	540401	193153	Post Medieval	Workhouse	Constructed 1820-7, cleared for Bancrofts School Woodford Green

Statutory Listed Buildings

11	MLO90827	540395	192543	Post Medieval	Church of All Saints	Parish church and boundary wall, 1874	Woodford Green
12	MLO90771	540401	193151	Post Medieval	Bancrofts School quadrangle	School in Victorian Tudor Revival style (brick-built), 1870-1889	Woodford Green
13	MLO90760	540347	192854	Modern	Anti-Abyssinian War Memorial	Designed by Eric Benfield, 1935	Woodford Green

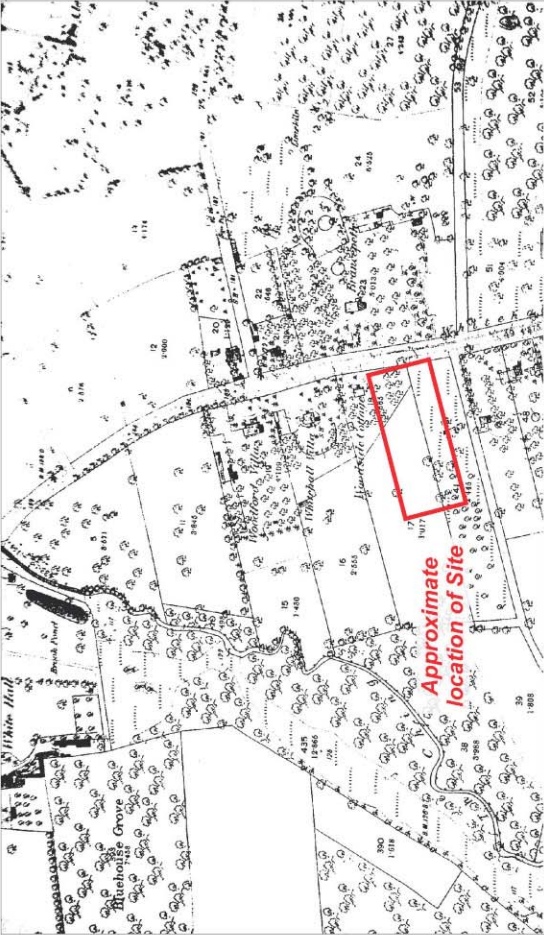
APPENDIX 2: CARTOGRAPHIC SOURCES

Date	Title	Scale	Source
1777	Chapman and Andre Map of Essex	2 inch: 1 mile	Redbridge Local Studies and Archives Service, Ilford
1840	Tithe map of Woodford		
1862	Ordnance Survey 1 st Edition	25 inch:1 mile	
1897	Ordnance Survey 2 nd Edition	25 inch:1 mile	
1920	Ordnance Survey New Series	25 inch:1 mile	
1946	Ordnance Survey New Series	1:10,560	



Site location map showing the Site, Study Area and data synthesised from the GLSMR

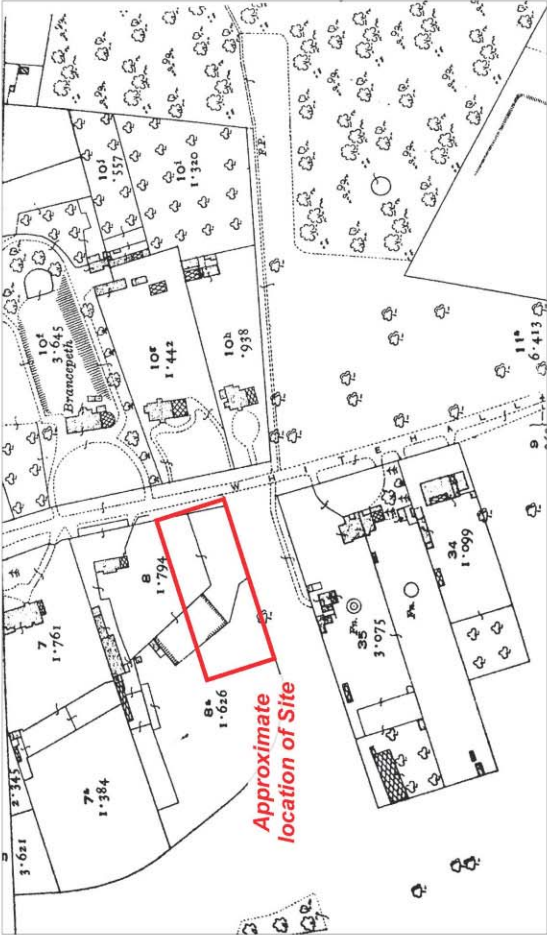
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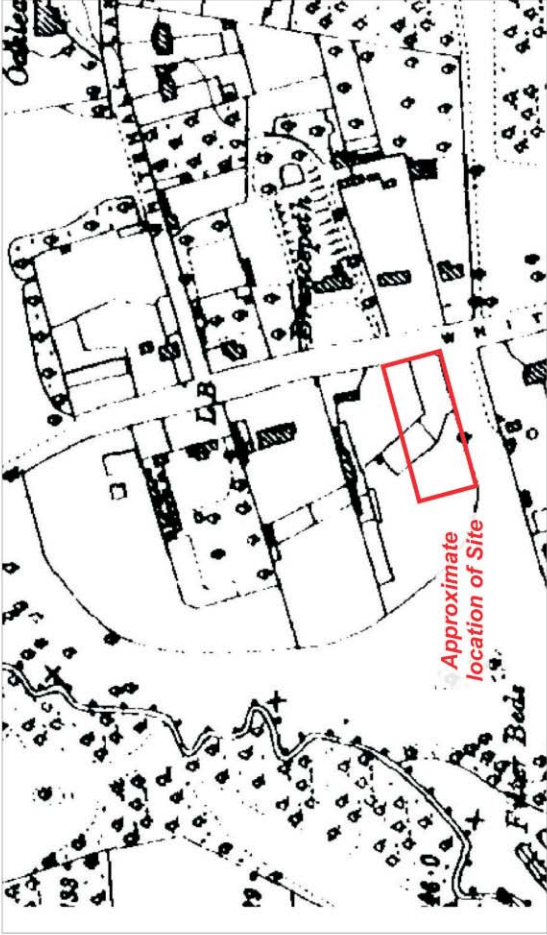
Ordnance Survey 1862



Ordnance Survey 1897



Ordnance Survey 1920



Ordnance Survey 1946

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Plate 1: The southern building and garden from the west, showing the roof of the northern building



Plate 2: The Site showing the southern building and part of the northern building. The grass track is the strip of the SSSI to the south of the Site leading to Epping Forest

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WESSEX ARCHAEOLOGY LIMITED.

Head Office: Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB.

Tel: 01722 326867 **Fax:** 01722 337562 **info@wessexarch.co.uk** **www.wessexarch.co.uk**

London Office: Unit 113, The Chandlery, 50 Westminster Bridge Road, London SE1 7QY.

Tel: 020 7953 7494 **Fax:** 020 7953 7499 **london-info@wessexarch.co.uk** **www.wessexarch.co.uk**



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