



## Curwen School, Atlas Road, Plaistow

Archaeological Desk-based Assessment





**CURWEN SCHOOL  
ATLAS ROAD  
PLAISTOW**

**Archaeological Desk-based Assessment**

Prepared for  
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## CURWEN SCHOOL ATLAS ROAD PLAISTOW

### Archaeological Desk-based Assessment

#### Summary

WA Heritage was commissioned by Newham Borough Council to undertake an Archaeological Desk-Based Assessment of a site at Curwen School, Atlas Road in Plaistow, East London. The site lies under the jurisdiction of the London Borough of Newham and is centred on National Grid Reference (NGR) 540209 182148.

This report addresses the presence of, and the potential for, buried archaeology within the school grounds. Land within a 750m circular Study Area has been considered to provide an appropriate archaeological and historical context for interpretation. Development proposals are not available at the time of writing. However, any development of the Site would necessitate ground intrusion; which may have a detrimental impact upon any surviving archaeological remains.

There are no Scheduled Ancient Monuments within the Study Area. The Site is situated within an Archaeological Priority Area (APA) and there are four listed buildings within 400m of the Site. Archaeological evidence for human occupation is evidenced within the Study Area from the prehistoric period to the present day. There is however, a particular emphasis on Post-medieval building activity: Plaistow and its environs were largely agricultural until the mid-19<sup>th</sup> Century. The first school, 'Stock Street Primary' opened in 1888 occupying a widely different space to the current school site. The arrival of the railways and the growth of industrial activity provided impetus for the rapid expansion of terraced housing, which, until its redevelopment in the late 20<sup>th</sup> Century, encroached upon approximately two-thirds of today's Site. There is therefore, a high potential for the recovery of material associated with the 19<sup>th</sup> Century growth of Plaistow including terraced housing and industrial remains within the Site boundary.

Overall, a **moderate** potential for the survival of archaeological deposits within the Site has been established. There is a **low** potential for evidence prior to the mid 19<sup>th</sup> Century and a **high** potential for associated archaeological remains thereafter.

Given the findings of this report, it is envisaged that small scale archaeological evaluation is likely to be required by the Greater London Archaeological Advisory Service in any part of the Site subject to future ground intrusive development. It is anticipated that further archaeological work in the form of a mitigation strategy may be required. This could consist of further evaluation works or an archaeological watching brief. This correlates with the aims of the Newham UDP which specifies the desirability of preserving and displaying important structural remains *in situ* within Archaeological Priority Areas.

**CURWEN SCHOOL  
ATLAS ROAD  
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**Archaeological Desk-based Assessment**

**Acknowledgements**

Wessex Archaeology was commissioned by Newham Borough Council to undertake an archaeological desk-based assessment of Curwen School, Plaistow, West Ham, London. Wessex Archaeology would like to thank Steve Elwood, SMR Officer for the Greater London Sites and Monuments Record.

This report was researched and compiled by Alice Hobson and the illustrations were prepared by Kitty Brandon. The Site visit was undertaken by Katharine Barber. The project was managed for Wessex Archaeology by Lawrence Pontin.

## **CURWEN SCHOOL ATLAS ROAD PLAISTOW**

### **Archaeological Desk-based Assessment**

#### **1 INTRODUCTION**

##### **1.1 Project Background**

- 1.1.1. WA Heritage was commissioned by Newham Borough Council to undertake a desk based archaeological assessment of the site of Curwen School, Atlas Road in Plaistow, West Ham. The Site lies under the jurisdiction of the London Borough of Newham it is positioned National Grid Reference (NGR) 540209 182148.
- 1.1.2 This report will form part of an overall assessment for the archaeological potential of the site. Development proposals are not available at the time of writing. Any development of the Site would necessitate ground intrusion which may have an impact upon any surviving archaeological remains.
- 1.1.3 The purpose of the study therefore, is to gauge the archaeological potential of the Site and to establish, as far as available information will allow, the extent of previous ground intrusion at the Site. This will indicate the likelihood for the survival of archaeological remains. The results are subsequently based on information concerning the historic development of the site.

##### **1.2 Landscape and Geology**

- 1.2.1 The Site is situated off Atlas Road, to the South of Plaistow High Street, the main road from Stratford, amidst high density 19<sup>th</sup> century housing and industrial activity. The Site is currently occupied by a primary school and associated play grounds. The Site occupies two levels, the lower level in the vicinity of Stock Street, to the south of the Site. The majority of the site is situated at a higher level which aligns with Atlas Road to the north. The school building is accessible via the main entrance off Atlas Road to the North and from secondary entrances of Stock Street and London Road.
- 1.2.2 The Site is situated on extensive alluvial marshes comprising 'flood plain gravel terraces' of the River Thames and River Roding (British Geological Society Sheet 257). The district of West Ham is bounded by the River Thames to the South, the River Lea to the West, Wanstead Flats to the North and River Roding to the East. Plaistow is the southernmost ward of the ancient parish of West Ham.
- 1.2.3 The low lying nature of the area has influenced landscape and subsequently settlement throughout prehistory. Development of the area during the 20<sup>th</sup> century has resulted in the raising of land levels. The topography has been much affected by the construction of the Royal Victoria Dock (to the South) in

the 1850s, whilst the ancient pattern of channels was greatly altered by flood relief schemes in 1031-5 (Victoria County History (VCH), 1973).

## **2 METHODOLOGY**

### **2.1 Scope**

- 2.1.1. The aim of this assessment is to detail the known information relating to sub surface archaeology at the Site and to assess the potential for the presence of previously unknown elements that may be impacted by any proposed development.
- 2.1.2 The archaeological resource within a 750m circular Study Area (**Figure 1**) of the Site centre has been considered here in order to provide a context for the discussion and interpretation of the known and potential resource.
- 2.1.3 A brief summary of the sources consulted is given below.

### **2.2 Research**

- 2.2.1 Various publicly accessible sources of primary and synthesised information were consulted.

#### ***Greater London (GLSMR) Sites and Monuments Record***

- 2.2.2 English Heritage maintains a database of archaeological sites and findspots for the 33 London boroughs. All records within the Study Area were examined. A synthesised summary is presented as **Appendix 1**.
- 2.2.3 The GLSMR is not a record of all *surviving* elements of the Historic Environment but a record of the discovery of a wide range of archaeological and historical components of the Historic Environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the Historic Environment that are at present unknown.

#### ***Legislative and Planning Documents***

- 2.2.4 The London Plan: Spatial Development Strategy for Greater London was published in 2004 and sets out the Mayor's strategic plan for "an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years." The Islington Unitary Development Plan (UDP) sets out the council's planning policies, and provides the basis for all the council's planning decisions. Newham's UDP was adopted on 6th June 2001. These plans were consulted to inform of any existing development controls relating to the historic environment. This document has been prepared in accordance with national guidelines including Planning Policy Guidance (PPG) Notes 15 and 16.
- 2.2.5 The results of a review of this legislation and where relevant details of any statutory designations are included in **Section 4** of this report.

#### ***Documentary Sources***

- 2.2.6 A search of other relevant primary and secondary sources was carried out via the Greater London Sites and Monuments Record, on line, from information



provided by the City of Westminster Council and in Wessex Archaeology's own library. The sources consulted are listed in the References (**Section 8**).

### ***Cartographic Sources***

- 2.2.7 A search of historic manuscripts and Ordnance Survey maps was undertaken. The study of maps and other associated historical sources helps to clarify the archaeological potential of the Study Area in two ways. Firstly, it suggests aspects of the medieval and later land-use prior to its modern development. Secondly, it pinpoints areas within the Study Area which, as a result of that development, are likely to have become archaeologically sterile. The maps relevant to the Site are listed in the References section (**Section 8**).

### ***Aerial Photographs***

- 2.2.9 Under certain conditions sub-surface archaeological features can be visible on Aerial Photographs (AP's). Given the urban setting of the site, aerial photography would provide no additional historic information regarding the study area.

### ***Site Visit***

- 2.2.10 An inspection of the Site exterior was undertaken on Wednesday 14<sup>th</sup> November 2007. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from sources. A photographic record of the visit was made and is held in the project archive, selected images are included in the report (**Plates 1-7 and Cover**).

### ***Best Practice Guidance***

- 2.2.11 This assessment has been carried out in accordance with the Institute of Field Archaeologists' Standards and Guidance for Archaeological Desk-Based Assessment (IFA 2001).

### ***Assumptions***

- 2.2.12 The GLSMR data consists of secondary information derived from varied sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. Listed buildings within the Study Area have been checked in the GLSMR and the English Heritage Listed Buildings Online. The information is available to registered users and is stated to be 'complete, but has not yet been fully assured'.

## **3 LEGISLATIVE AND PLANNING BACKGROUND**

### **3.1 National Legislation and Planning Guidance**

#### ***Archaeology***

- 3.1.1 The main legislation concerning the protection of important archaeological sites is the *Ancient Monuments and Archaeological Areas Act 1979* (as amended), which provides for nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments (SAM's). The principal

national guidance on the importance, management and safeguarding of the archaeological resource within the planning process is *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in November 1990. 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 Paragraph 25 advises:

*Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstance of the case...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 excavating 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.*

### **Conservation Areas and Listed Buildings**

3.1.3 Conservation Areas and Listed Buildings are given statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (Listed Buildings) and the designation of Conservation Areas.

3.1.4 Sections 16 and 66 of the Act [(Planning (Listed Buildings and Conservation Areas) Act 1990)], require “....authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building”.

3.1.5 Guidance on the identification and protection of historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15) issued by the Department of the Environment in September 1994.

## **3.2 Regional Planning Guidance**

3.2.1 The London Plan: Spatial Development Strategy for Greater London was published in 2004 and sets out the Mayor’s strategic plan for “an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years.” The legislative onus is devolved to unitary borough councils to ensure that the strategic plan is implemented. Sections 4.60-62 deal with the management of the built heritage and archaeology of London. The relevant policies are summarised below:

- 3.2.2 Policy 4B.10 sets out the Mayor's strategic plan to protect the built environment, stating that "UDP policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy, both through tourism and the beneficial use of historic assets."
- 3.2.3 Policy 4B.11 covers heritage conservation and states that the enhancement of the historic environment is based on a full understanding of the special character of historic assets and their landscape setting.
- 3.2.4 Policy 4B.14 states that the Mayor in conjunction with borough councils and English Heritage will protect the archaeological resource in London. UDP's are to contain adequate legislative provision to ensure the protection of archaeological remains and the enhancement of their interpretation.

### **3.3 Borough Planning Guidance**

- 3.3.1 The London Borough of Newham (LBN) Unitary Development Plan (UDP), adopted 6<sup>th</sup> June 2001 contains policies and explanatory text relating to the management of archaeology.
- 3.3.2 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). APA's are defined by GLAAS as areas having particular interest or value 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 APA's, and sites outside the APA's, 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.
- 3.3.3 Policy EQ43 of the UDP concerning archaeology states that :

*" 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.*

*The Council will promote co-operation between landowners, developers and archaeological organisations in accordance with the British Archaeologists' and Developers' Liaison Group Code."* (London Borough of Newham, 2001).

## **4 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT OF THE SITE**

### **4.1 Prehistoric (500,000BC-AD 43)**

- 4.1.1 The Site is situated on the alluvial flood plain associated with the River Lea, in close proximity to the River Thames and is traversed via many ancient drainage channels. This suggests an increased archaeological potential for the recovery of prehistoric archaeological deposits.
- 4.2.2 The topography and geology of a landscape can be used to interpret and substantiate the potential for the recovery of archaeological deposits. Prehistoric activity is commonly focused at prominent geographical locations e.g. on rising or higher ground either side of river flood plains, hunting grounds, hill tops, well trodden trade/transport routes or on higher ground in proximity to flint/stone beds.
- 4.2.3 A range of Prehistoric artefacts have been recovered from the vicinity of the Site. A group of five Palaeolithic hand axes have been found in the West Ham area (**WA1**). Further archaeological evidence from the Prehistoric period includes four pieces of worked flint (**WA2**) from Elizabeth Fry School, to the north-west of the Study Area. In the same location environmental sampling uncovered a natural river channel (**WA3**) and prehistoric peat (**WA4**). To the South, in Canning Town, an archaeological watching brief (**WA5**) confirmed cartographic data that shows the area as low-lying, undeveloped and marshy until the later 18<sup>th</sup> Century.
- 4.2.4 Findspot **WA6** comprises a Gold Stater, or Iron Age coin, of Cunobelinus. Uncovered during unspecified works in Plaistow prior to 1866 it helps provide evidence of later prehistoric occupation of the area.

### **4.3 Romano-British (AD 43-410)**

- 4.3.1 There is sparse artefact evidence for the Roman occupation of the Plaistow area. The SMR data re the find spot of a bronze coin of Magentius and Decentius c351-2 AD (**WA7**) found on the 'northern outfall sewer bank'. This may correlate with excavations at the sewer in the 1860's, west of the church of St Mary Magdalene that identified evidence for a small Roman cemetery, indicating the possibility of a settlement (Weinreb & Hibbert 1983, 255).
- 4.3.2 According to the Victoria County History (VCH) there was a Roman crossing at Stratford, where the road from London to Colchester crossed the River Lea. This was probably at Old Ford in Bethnal Green and remained in use until the 12<sup>th</sup> Century.

### **4.4 Saxon (AD 410-1066) – Medieval (AD 1066 - 1499)**

- 4.3.1 Historical evidence for the Saxon and medieval periods is better understood through the study and inclusion of documentary sources relating to the period

as archaeological excavations uncovering data related to this era are not well recorded in the SMR.

- 4.3.2 The Site lies in North Plaistow, towards to the centre of the ancient parish of West Ham. Little is known in detail of the settlement prior to the 16<sup>th</sup> Century. The Domesday Manor of Ham lay on the gravel terraces above the marshes with the forest immediately to the North (VCH 1973). The Survey of 1086 recorded the manor having a population of 130, which was, by contemporary standards a large village (*ibid*).
- 4.3.3 Until the later 12<sup>th</sup> century, references to 'Ham' (Low lying pasture) do not distinguish between east and west. Between the 14<sup>th</sup> and 17<sup>th</sup> centuries West Ham grew while East Ham appears to have stagnated or declined, remaining an agricultural village until the 19<sup>th</sup> century (*ibid*).
- 4.3.4 In 1135 William de Montfitchet founded the Cistercian abbey of Stratford Langthorne (**WA8**). Steadily enlarging into West Ham; by the 15<sup>th</sup> Century it controlled most of the parish (VCH, 1973). Documentary sources also refer to the Manor of Plaize as the third part of the Montfitchet Estate (**WA9**), inherited by Robert De Plaize c1268. In the 13<sup>th</sup> Century, the Manor of Bretts (**WA10**), the manor house in Plaistow village, was created from parishes neighbouring West Ham village (*ibid*).
- 4.3.5 The place name Plaistow, first appears in 1414 (VCH, 1973). The SMR speculates that the name may originate from the local family name 'Plaize' or alternatively represents a derivation of the phrase 'place of play' since the shape of the old village is centred on the green. The village of 'Playstowe' is first mentioned in 1278, for these reasons the modern settlement pattern is highlighted in the SMR record (**WA11**) as particular confirmation of medieval archaeology.

#### **4.5 Post-Medieval (1500-1799) - Modern**

- 4.4.1 The archaeological record for the Post-medieval period within the Study Area is related to the increasing prominence of West Ham which, from the 16<sup>th</sup> to the early 19<sup>th</sup> Century, was favoured as a place of residence or a holiday resort by wealthy merchants and professionals working in London (VCH 1973).
- 4.4.2 Several manor houses from the early Post-medieval period are recorded by the SMR (**WA14-23**) within the wider study area. Other archaeological records include a cemetery dating from this period (**WA12**), covering 35 acres with a gothic chapel and late Post-medieval finds (**WA13**) within a backfilled drainage system to the South of the study area, in Canning Town. 18<sup>th</sup> Century Mapping provides opportunity for further analysis.
- 4.4.3 Of particular relevance given their proximity to the Site are **WA16-19** Plaistow High Street. **WA16** refers to a large boarded house, bricked c1723 with later additions of wings and a barn granary. Such evidence provides further confirmation of the agricultural nature of the site at this time, together with the expansion of the settlement along the High Street. Contemporary to this development **WA17** represents a 3 storey bricked coach house and

structures identified as **WA18** and **WA19**, also bricked, were part of the Manor of West Ham.

- 4.4.4 By 1670 West Ham contained some 415 houses (VCH, 1973). However, any population estimates for this time would have to account for the Great Plague, which killed 160 between 1665-6 (*ibid*).

### **18<sup>th</sup> Century Mapping**

- 4.4.5 Rocque's 1746 map provides the earliest depiction of the West Ham area. Settlement is generally sparse, but concentrated at Plaistow, particularly bounding the road that leads south-west, towards the 'plastow levels'. This road although unnamed seems to correlate with Balaam Road. This pattern is backed up by Chapman and Andre's 1777 map of the County of Essex (**Figure 2**).
- 4.4.6 Plaistow appears to have been the largest settlement in the parish during this period, comprising the present High Street, North Street and Richmond Street, together with the aforementioned Balaam Road. **WA25** provides evidence of a 'large old boarded house' c1742 on Balaam Road. The Site of Curwen School at this time, positioned as it is to the south-west of Plaistow High Street may have been incorporated in the expanding 18<sup>th</sup> Century settlement.
- 4.4.7. There is documentary and cartographic evidence to suggest that a farmstead (**WA26**) existed on Swete Street, just 100m south-east of The Site. A barn (**WA27**) most probably associated with this farm contained a brick gateway dated 1579 with an inscription that read 'this is the gateway to everlasting life'. This gate is popularly thought to have been the entry to the premises which the monks of Stratford Langthorne used after the Dissolution. Contemporary out-buildings can be seen on the 18<sup>th</sup> Century maps.
- 4.4.8 At this point the area further South West of Plaistow towards 'Abbey Marsh' and the River Lea appear undeveloped and, broadly speaking (as the numbers of recorded manor houses testify) the region remained largely agricultural until the mid 19<sup>th</sup> Century.

### **19<sup>th</sup> Century Mapping**

- 4.4.9 West Ham and Plaistow experienced unparalleled development into the 19<sup>th</sup> Century. This was due to two interrelated factors – the development of the railways and the growth of industry, particularly related with weaving and leather in the 1840s and 50s.
- 4.4.10 The Eastern Counties Railway reached Stratford 1839-40 and corresponded with the growth of south West Ham. About 1843 the North Woolwich Land Co. bought and began to develop much of Plaistow marshes (VCH 1973), between Barking Road and the Thames (to the South of the Study Area).
- 4.4.11 New streets had been laid out north and south-west of Plaistow village by 1855 and further development in the locality was stimulated by the opening, in 1858, of the London, Tilbury and Southend Railway's loop line to Barking,

with a station on Plaistow Road. The resultant terraced housing continues to contribute to the settlement's character into the present day.

- 4.4.12 The Ordnance Survey map of 1867 shows the proximity of the new railway to the Site and the school plot (with no school as yet), intruded by Victoria Road and Albert Road (now 'Atlas Road') to the north (**Figure 3c**). Development of housing plots along these roads appears to have started from the High Street end, and do not, on this 1867 map, encroach further southwards.
- 4.4.13 The school opened as 'Stock Street Primary School' in 1888, as a 'three storey building for 1,316' (VCH 1973). The first depiction of the original school building is on the OS map of 1894 – 6. Resilient features of this first phase, and visible on **plate 6** are the Stock Street entrance and the London Road entrance (**plate 7**) together with the building between the current route and today's sunken play ground (**plate 2**).
- 4.4.14 The 19<sup>th</sup> century school site boundary remains unchanged throughout the 19<sup>th</sup> Century but does not reflect the boundary today. The building too is decidedly different, and is shown as a symmetrical structure and placed in the centre of the plot, most probably indicative of separate boy and girl areas.
- 4.4.15 West Ham grew extensively after 1870 and by the end of the century had become a great seaport and manufacturing town, with a northern fringe occupied by professional men and clerks working in London (VCH, 1973). Between 1871 and 1901 over 30,000 houses were built (*ibid*).

### 20<sup>th</sup> Century Mapping

- 4.4.16 The 1939 OS map (**Figure 4E**) shows the school building to have been altered. What appears to have taken place is an extension and remodelling of the earlier build without change to the wider surrounding area. A significant development is the construction of a factory, to the rear of houses on the eastern side of Atlas Road, this is subsequently incorporated into the north-eastern end the Site.
- 4.4.17 The Second World War had considerable impact on Plaistow and the surrounding area. Heavy bombing damaged and destroyed a great number of houses and forced large-scale evacuation. Indeed, the 1949 OS map shows many gaps in the street plans, presumably resulting from war damage. Cartographic evidence suggests that the school was not affected. There is damage discernible to the north of the Site, however, amidst the houses of Atlas Road's eastern side.
- 4.4.18 The 1961 OS map (Not reproduced) shows no visible alterations to the Site since 1939. The 1994 plan however, shows a great deal of change with the school building shifted to the north-western corner of the Site where it exists in an elongated form. The school boundary now incorporates the Site fully and subsequently this expansion has led to the demolition of approximately 40 19<sup>th</sup> Century houses on Victoria and Atlas Road. This rebuilding has also necessitated the demolition of the original 1888 school and the factory (seen in the 1939 map, **Figure 4E**). The site of this factory has been redeveloped as residential, as shown in the 1994 plan (Not reproduced).

## 4.6 Cultural Heritage Definitions

- 4.6.1 The Site lies within an Archaeological Priority Area (Refer **Figure 1**) which includes the area along Balaam Street and out towards Victoria Dock. Newham Borough Council's Archaeological Code of Practice states that:

*“Developers should also be aware of the desirability of preserving and displaying important structural remains in situ and given that they can be sympathetically incorporated into the new works they become interesting heritage features making for both a more visually attractive scheme and an investment.”*

(Supplementary Planning Guidance, 2001:7)

- 4.6.2 There are no Scheduled Ancient Monuments within the Study Area or further conservation areas beyond the Archaeological Priority zone.
- 4.6.3 There are seven listed buildings within the Study Area, three of which are within 400 metres of the Site. Number 42 Balaam Street (**WA30**), an 18<sup>th</sup> Century end of terrace house, has been afforded Grade II status and is approximately 275m from the Site. The two further Listed Buildings (also Grade II) in proximity are 48 The Earl of Derby Public house (**WA33**) 48 London Road, and Willow Cottage (**WA34**) on Willow Grove. Both are 19<sup>th</sup> Century. There are no views of these Listed Buildings to or from the Site.

## 5 EXISTING AND POTENTIAL ARCHAEOLOGICAL IMPACTS

### 5.1 Existing Impacts

- 5.1.1 Knowledge of the recorded historic environment can assist in the prediction of buried archaeological remains. These remains may either have been subject to prior evaluation or linger undiscovered. It is important to recognise however, that the potential for the survival of such remains depends partly on the impacts of previous land use and alterations.
- 5.1.2 The Site would appear to have retained green field status into the early-mid 18th century and remained primarily agricultural until expansion of Plaistow settlement, seen in the 1867 Ordnance Survey (**Figure 3C**). This expansion encroached into the northern Site boundary, along Victoria and Albert (Atlas) Roads. Cartography suggests that the Site is likely to have undergone three further phases of development.
- 5.1.3 The second phase of noteworthy development was sometime between 1867 and 1888 and would have had significant impacts on predating archaeological deposits. The 1894-6 OS map also shows that the settlement surrounding the (1888) school was further developed, incorporating approximately two thirds of the present site to the north as well as along Stock Street and London Road. Ground intrusion to accommodate building foundations for the original school– the south of the Site - may have also been detrimental to surviving evidence of medieval farming activity for example, as well as any earlier deposits.



- 5.1.4 There are no further alterations visible on historical cartography of the Site until the 1939 depiction, it is difficult to determine their extent but remodelling and extensions appear to occupy a different amount of ground coverage. These dynamics on site would have impacted upon the late 19<sup>th</sup> Century building fabric as well as pre-dating archaeological deposits due to the observable change in the school building's ground cover.
- 5.5.5 The complete demolition and rebuilding of the school building and entire Site area sometime between 1961 and 1994 would have had a major impact upon surviving archaeological remains on site. Particularly since the shifting of the site footprint would have involved the construction of new building foundations
- 5.1.6 It is not possible to determine the extent of previous basement construction, yet it is important to note that such activity would have impacted heavily upon any surviving sub-surface archaeological remains within the site footprint.
- 5.1.7 The historic and modern construction of infrastructure at the Site is likely to have impacted further upon any predating archaeological remains.
- 5.1.8 Overall, considering the localised but significant nature of the building phases that have been undertaken on Site, conditions for the survival of potential buried archaeological material are considered **moderate**.

## **5.2 Potential Impacts**

- 5.2.1 Relevant development activities which may impact upon the archaeological resource are:
- Excavation, ground disturbance and ground compaction as a result of building (Particularly concerning basement and foundation construction), access, surfacing, service installation.
  - Temporary land take during construction phase including, stockpiling, storage and temporary site access.
- 5.2.2 These activities could lead to the following effects on the Historic Environment resource:
- Permanent complete or partial loss of an archaeological feature or deposit as a result of ground excavation.
  - Permanent or temporary Loss of the physical and/or visual integrity of a feature, monument, building or group of monuments.
  - Damage to resources as a result of ground excavation.
  - Damage to resources due to compaction, desiccation or water-logging.
  - Damage to resources as a result of ground vibration caused by construction.

All ground intrusive activity proposed at the Site beyond made ground will pose threats to any surviving archaeological deposits or features that survive *in situ*.

## **6 ARCHAEOLOGICAL POTENTIAL**

### **6.1 Introduction**

- 6.1.1 This section of the report details the archaeological constraints in terms of the proposed development and is based on information derived from the sources listed in the **Methodology**, taking into account the likely effects of previous land use on the preservation of potential remains.

### **6.2 Legislative and Planning Constraints**

- 6.2.1 For ease of reference details of any statutory and/or local planning designations are detailed separately below.

#### ***Scheduled Monuments***

- 6.2.2 There are no Scheduled Monuments within the Study Area.

#### ***Designated Areas***

- 6.2.3 The Site is situated within a council designated Archaeological Priority Area.

#### ***Listed Buildings***

- 6.2.4 There are 7 Listed Buildings within the Study Area, three of which are within 400 metres of the Site. None of these structures are visible from the Site.

### **6.3 Archaeological Potential**

- 6.3.1 Archaeological evidence reflects human presence in the wider Study Area from the prehistoric period to the modern day. Archaeological information directly regarding the Site is sparse reflecting a low level of archaeological investigation undertaken in the locality to date.

- 6.3.2 The geographical situation of the Site, on the low lying alluvial plain, may represent emphasis on prehistoric finds in the archaeological record. However, this is unsubstantiated by the current archaeological record. Due to the intrusive nature of subsequent developments at the Site, and across the wider study area, it is concluded that the potential for the survival of prehistoric archaeological deposits is **low**.

- 6.3.3 There is a possibility for the survival of Romano-British remains in the locality. This is due to the Site's relative proximity to the Romano-British river crossing at Stratford and (unsubstantiated) archaeological evidence for a possible Roman settlement at West Ham. It is probable that subsequent building works have been detrimental to the survival of this material. Consequently the potential for the survival of Roman archaeology is considered **low**.

- 6.3.4 Documentary evidence reveals the Study Area to have been predominately agricultural estate land, utilised in the Saxon and medieval periods as land to serve the expanding urban population. Very little detail is known about the locality of Plaistow itself, which does not appear in name until 1414 (VCC,

1973). It is sensible to assume that the Site would have been incorporated into the Manor of Bretts (as discussed in section 4.3). Due to the later building on this manor (it was demolished in 1696) and subsequent periods of development it is believed that the potential for Saxon and Medieval archaeology relating to agriculture and the estate is **low**.

- 6.3.5 The Site lies along the south-western edge of Plaistow High Street in close proximity to the settlement expansion of the Post-medieval period. Mapping dating from the 18<sup>th</sup> century reveals that housing was concentrated along this route but that the site was peripheral to this expansion. There is considered to be a **moderate** potential for the recovery of 18<sup>th</sup> century material associated with the development of Plaistow settlement and West Ham Estate.
- 6.3.6 There is a **high** possibility for the survival of 19<sup>th</sup> - 20<sup>th</sup> Century archaeology associated with the construction of the original school building and the surrounding estates and factory to the north of the site (along Victoria and Atlas road).

## **7 CONCLUSIONS AND RECOMMENDATIONS**

### **7.1 Summary of Archaeological Constraints**

- 7.1.1 Overall, a **moderate** potential for the survival of archaeological deposits within the Site has been established. There is a **low** potential for evidence prior to the mid 19<sup>th</sup> Century yet a **high** potential for associated archaeological remains thereafter.

### **7.2 Further Works and Mitigation**

- 7.2.1 Given the findings of this report, it is envisaged that small scale archaeological evaluation is likely to be required by the Greater London Archaeological Advisory Service in any part of the Site subject to any future ground intrusive development.
- 7.2.3 It is anticipated that further archaeological work in the form of a mitigation strategy may be required. This could consist of further evaluation works or archaeological watching brief. This correlates with the aims of the Newham UDP which specifies the desirability of preserving and displaying important structural remains *in situ* within Archaeological Priority Areas.
- 7.2.4 This mitigation process would require agreement with English Heritage (Greater London Archaeological Advisory Service).

---

## 8 REFERENCES

### Cartographic Sources

Maps highlighted in **bold** are included as figures in the report. Maps less the 50 years old are still in copyright and can therefore not be reproduced.

**Rocque's map of London c.1737-1746 (Published 1747).**

**Chapman and Andre, 1777**

**1:2500 Ordnance Survey, 1867**

**1:2500 Ordnance Survey, 1894-6**

**1:2500 Ordnance Survey, 1934**

1:2500 Ordnance Survey, 1961

1:12500 Ordnance Survey, 1994

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### Written Sources

Institute of Field Archaeologists, 2001. Standards and Guidance for Archaeological Desk-Based Assessment (IFA).

Council of the London Borough of Newham, 1986, *West Ham 1886-1986 London*

Weinreb, B, and Hibbert, C, (Eds.), 1983, *The London Encyclopaedia*. London

Victoria County History, 1973 *A History of the County of Essex*, Volume 6

### Digital Sources

[www.english-heritage.org.uk/lbonline](http://www.english-heritage.org.uk/lbonline)

[www.british-history.ac.uk](http://www.british-history.ac.uk)

[www.newham.gov.uk](http://www.newham.gov.uk)

[www.magic.co.uk](http://www.magic.co.uk)

Listed Building information

Secondary source material

London Borough of Newham website.

GIS Mapping, Statutory and land designations



9 APPENDIX 1- GAZETTEER OF SITES AND FINDSPOTS ON FIGURE 1

WA no	Glsmr ref	Molas code	Address	Description	Type	Easting	Northing	Period
1	MLO7973		West Ham	5 Hand Axes From The West Ham Area	Findspot	139500	183000	Palaeolithic (500000 BC To 10001 BC)
2	MLO66983	HW-EF 94	Elizabeth School	Four Pieces Of Worked Flints Found	Findspot	539950	182560	Pre Historic (500000 BC To 42 AD)
3	MLO66985		Elizabeth School	Watercourse: sampling Uncovered Natural River Channel.	Archaeology	539950	182560	Pre Historic (500000 BC To 42 AD)
4	MLO66984		Elizabeth School	Peat	Archaeology	539950	182560	Pre Historic (500000 BC To 42 AD)
5		ELO126 6	Land At Hermit Road, Canning Town, E16	An Archaeological Watching Brief Took Place On A Site On The Junction Of Hermit Rd And Grange Rd, Plaistow, Newham. Cartographic Evidence Shows That The Site Lay Within A Low-Lying And Marshy Area That Was Not Developed Until The Later 19th		539820	182586	Pre Historic (500000 BC To 42 AD)



				Century.					
6	MLO24138			Plaistow E13	Unspecified works in 1866 revealed a gold stater of cunobelinus.	Findspot, findspot	540000	182500	Iron Age (700 BC To 42 AD)
7	MLO25418			Northern Outfall Sewer Plaistow E13	Bronze coin of magentius and decentius c 351-2 ad. Apparently minted in aquilea	Findspot	540380	182700	Roman (43 AD To 409 AD)
8	MLO1431			West Ham	MANOR HOUSE - Documentary Evidence For The Manor Of East West Ham Derives From Land Acquired By Stratford Langthorne Abbey From John De Lancaster In Early 14th C. Granted Along With Manor Of Plaiz To R Chomley 1553 And Descended Along With East Ham Burnells. Exact Location Unknown.	Archaeology	540000	183000	Medieval To 16th Century (1066 AD To 1600 AD)
9	MLO25826			Plaistow E13	MANOR - Documentary Sources: Manor Of Plaiz Was The 3rd Part Of The Montfitchet Estate, Inherited By Richard De Plaiz C 1268. Exact Location Unknown.	Archaeology	540500	183100	Medieval To 16th Century (1066 AD To 1600 AD)
10	MLO25685			St Marys Rd Plaistow E13	Manor house - documentary evidence for The Manor Of Bretts C1244, Expanded By 1540. Sold In Mid 19th C. Depicted On Estate Map As Gatehouse. Demolished In C 1696	Archaeology	540530	183340	Medieval To 19th Century (1066 AD To 1900 AD)



11	MLO25834		Plaistow E13	Settlement - sources first attest to 'pleystowe' in 1278. Thought to mean 'place of play' though could also derive from the plaize family. By 1740 plaistow was the largest village in west ham parish. Rapid dev due to the advent of rail in c1858	Archaeology	540500	183100	Medieval To 19th Century (1268 AD To 1900 AD)
12	MLO68986		Grange Rd E13	Cemetery, covering 35 acres with gothic chapel	Archaeology	539800	182800	Post-Medieval (1540 AD To 1900 AD)
13	MLO77417		Land At Hermit Road, Canning Town, E16	Drainage system - Land Reclamation And Recorded On OS Map Of 1869. Backfilled In Late 19th C. Made Ground Contained Late Post-Medieval Finds - Pottery, Tobacco Pipes Etc	Archaeology & Find Spots	539820	182586	Post-Medieval (1540 AD To 1900 AD)
14	MLO24847		Whitwell Rd Plaistow E13	House - documentary sources dated 1742 reveal that a timber boarded house of 3 storeys stood on site. House held to the manor of west ham.	Archaeology	540400	182450	Post-Medieval (1540 AD To 1900 AD)
15	MLO74286		140 Balaam St	Watching Brief 2000. Late 18th C-19th Made Ground And Two Associated Brick Walls	Archaeology	540550	182730	Post-Medieval (1540 AD To 1900 AD)
16	MLO58244		High St	House, old boarded house, front was bricked c 1723 & 2 wings added 1742, 6 lower rooms and 9 chambers. Large barn granary demolished 1757	Archaeology	540410	183240	Post-Medieval (1540 AD To 1900 AD)
17	MLO58249		High St	House - modern brick house	Archaeology	540270	183260	Post-Medieval (1540 AD To 1900 AD)



18	MLO58250		High St	Public house - brick front and boarded back, manor of west ham	Archaeology	540500	183110	Post-Medieval (1540 AD To 1900 AD)
19	MLO58247		High St	Public house - large boarded house demolished 1776	Archaeology	540270	183270	Post-Medieval (1540 AD To 1900 AD)
20	MLO58254		Richmond St	House - modern brick house	Archaeology	540420	183240	Post-Medieval (1540 AD To 1900 AD)
21	MLO64363	HW-BG93	West Ham Bus Garage	Building - evaluation for newham museum services, 1993. Evidence for predecessor for bus garage - a tram depot active 1906-1933	Archaeology	540700	182930	Post-Medieval (1540 AD To 1900 AD)
22	MLO68051	GM201	Falcon Stnorth Turret Of Fort	Two 18th Century Chamber Pots, All Glazed	Findspot	540100	182500	Post-Medieval (1540 AD To 1900 AD)
23		ELO2856	The Village Public House	There Is No Description For This Event		540700	182930	Post-Medieval
24		ELO3689	West Ham Bus Garage	There Is No Description For This Event		540700	182930	Post-Medieval
25	MLO13470		Balaam Rd Plaistow E13	Documentary Evidence For A 'Large Old Boarded House, 3 Storeys High With 5 Rooms On Each Floor' Existed In 1742. Set In 1 Acre Of Land, Included Farms And Out Buildings	Archaeology	540460	182470	Post-Medieval 15th Century To 19th Century (1485 AD To 1900 AD)





26	MLO25668		Swete Plaistow E13	St	Farmstead - Documentary And Cartographic Sources Show A Farm Existed To The South Of Hyde House. Little More Known But Outbuildings Shown On 18th C Maps. Demolished C 1859	Archaeology	540350	183080	15th Century To 19th Century (1485 AD To 1900 AD)
27	MLO55684		Swete Plaistow E13	St	Barn - Built To The South Of A 16th C House. Barn Belonged To Mr Ireland In 1850s And Contained Gateway Dated 1579, Popularly Thought To Have Been Entry To The Premises On Which The Monks Of Stratford Langthorne Used After The Dissolution. Demolished In 1859	Archaeology	540350	183080	15th Century To 19th Century (1485 AD To 1900 AD)
28	MLO90613		Coach Horses House	And Public	Building, public house - the coach and horses	Listed Building	540490	183107	16th Century To 18th Century (1567 AD To 1799 AD)
29	MLO90698		Essex Lodge		Railings, house, house, gate	Listed Building	540745	182875	17th Century To 19th Century (1667 AD To 1860 AD)



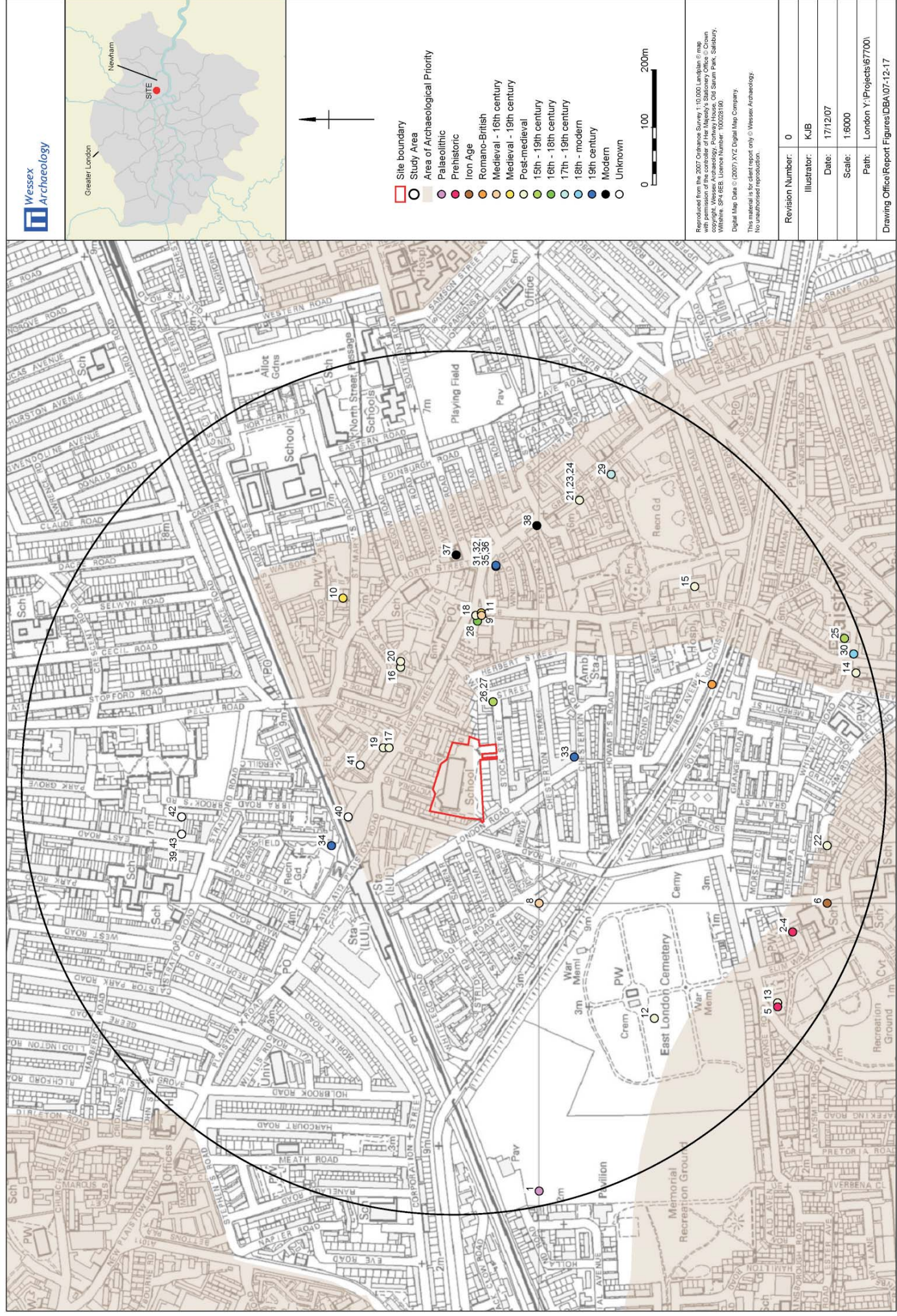
30	MLO90688	Number 42 And Attached Railings	Terraced house, steps, railings, terraced house	Listed Building	540433	182454	18th Century To Modern (1733 AD To 1999 AD)
31	MLO98310	High Street (123-136), E13 Plaistow, {19th Century Demolished Cellar}	CELLAR - Watching Brief By Wessex Archaeology- 2006-19th C Cellars Recorded From Terraced Housing. Cellars Had Been Infilled With Brick Rubble.	Archaeology	5405870	1830750	19th Century (1801 AD To 1900 AD)
32	MLO98298	High Street (128-136), Plaistow, London E13 {19th Century Wall}	WALL-Evaluation By Wessex Archaeology - 2006- Since Trench Excavation Revealed 19th C Deposits	Archaeology	540587	183075	19th Century (1801 AD To 1900 AD)
33	MLO90711	The Earl Of Derby Public House	Public house	Listed Building	540254	182939	19th Century (1860 AD To 1900 AD)
34	MLO90712	Willow Cottage	Lodge, house	Listed Building	540100	183360	19th Century (1836 AD)
35		ELO693 5 High Street (128-136), Plaistow, E13	The Front Walls Of The Cellars Of Terrace Houses Built In The Late 19th Century And Later Demolished Were Observed. (1)	Watching Brief	540585	183075	19th Century



36		ELO682 4	High Street (128-136), Plaistow, E13 {19th Century Wall}	19th Century Deposits Including A Brick Built Wall Were Recorded As Well As 20th Century Made Ground.(1)		540587	183075	
37	MLO90713		Passmore Edwards Library	Public library	Evaluation Listed Building	540605	183144	19th Century Modern (1902 AD)
38	MLO90709		Tramway Workers Memorial	War memorial	Listed Building	540656	183004	Modern (1918 AD To 1930 AD)
39	MLO75915		Brooks Estate, Plaistow, E13	Dba of the brooks estate, plaistow	Archaeology	540120	18362	Unknown (Unknown)
40	MLO74587	GMD00	Ashburton Terra Cee13	Molas watching brief 2000. Victorian garden soil overlaying subsoils and gravels. No finds recorded.	Archaeology	54015	183331	Unknown (Unknown)
41	MLO74881	PHS00	9a High St E13	Watching Brief For PCA 2000. Deposits Truncated By 19th C Basements. A Clay Deposit Containing Lenses Of Peat And Organics May Have Been The Backfill Of Palaeochannel.	Archaeology	540240	183310	Unknown (Unknown)



42		ELO347 7	Ashburton Terrace	There Is No Description For This Event		540150	183620	Unknown
43		ELO429	Brooks Estate, Plaistow, E13	There Is No Description For This Event		540120	183620	Unknown

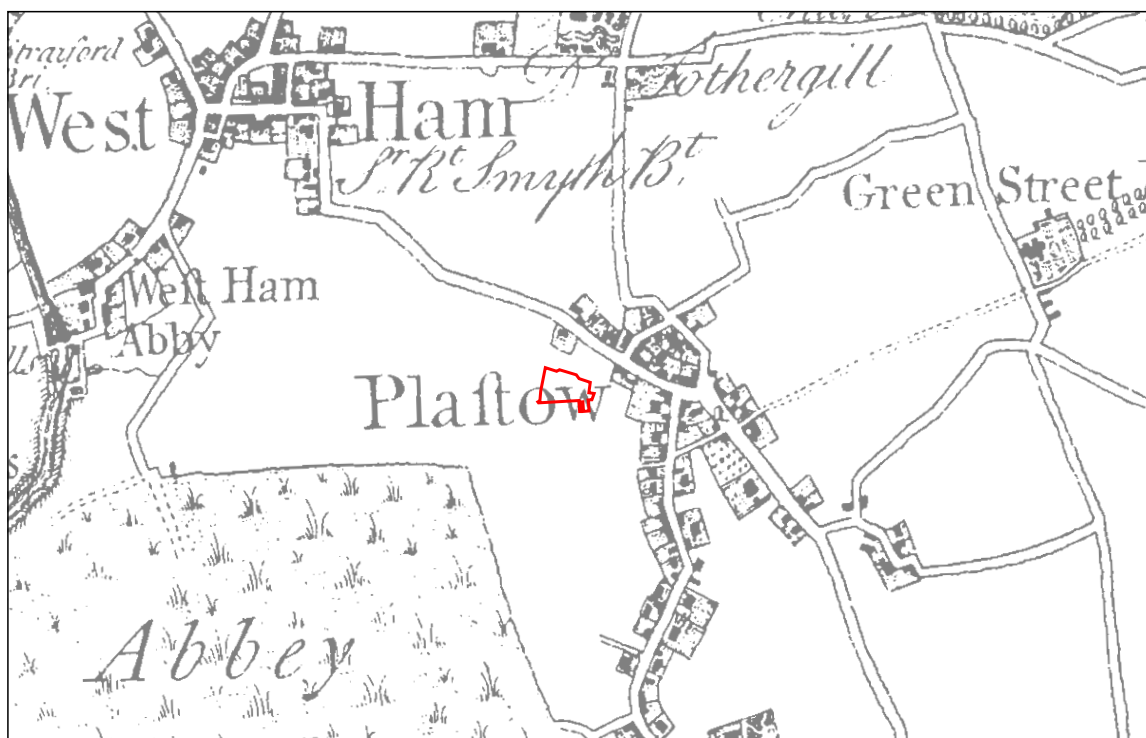


### Study Area showing site outline, Study Areas, WA Numbers, and designated areas






A. Rocque's Survey of London, 1744-6



B. Chapman and Andre, 1777

 Approximate Site location

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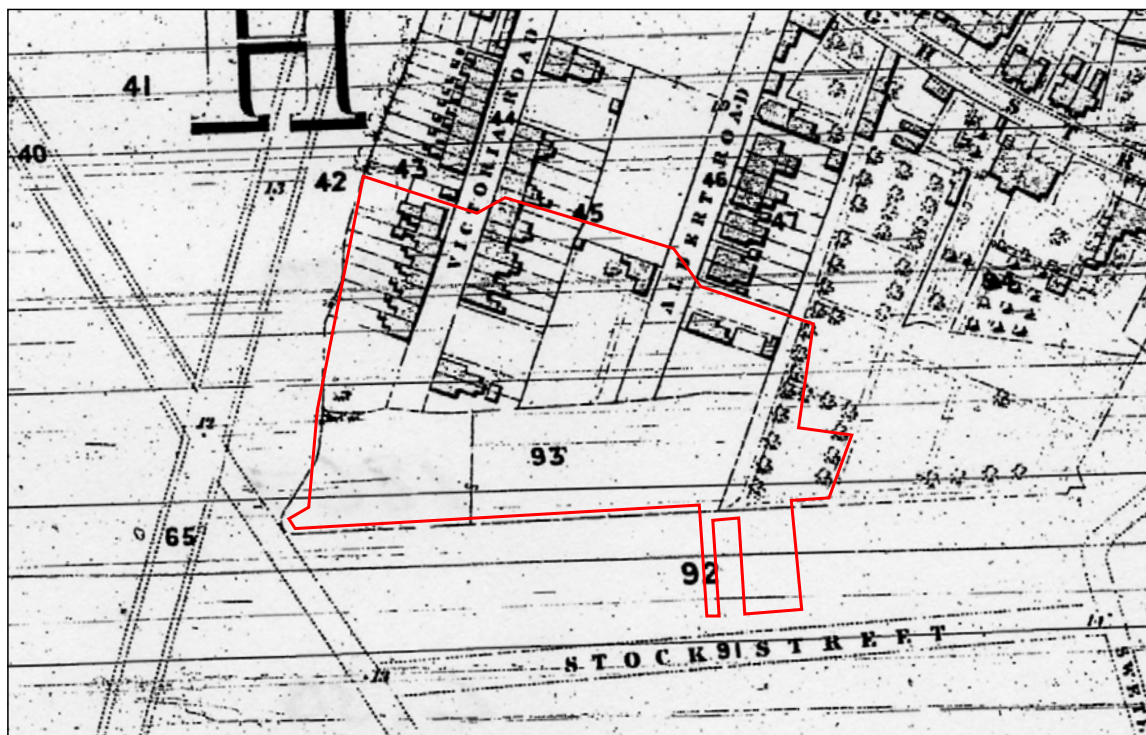
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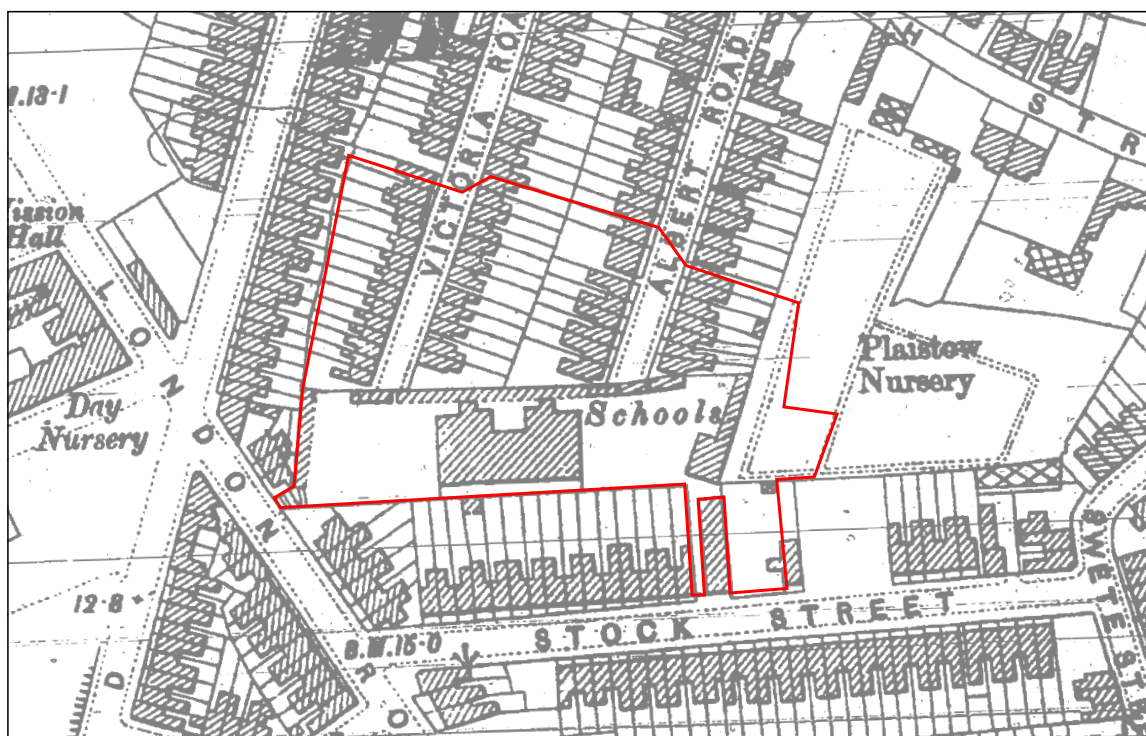
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C. 1st edition 1:2500 Ordnance Survey Map, 1867



D. 2nd edition 1:2500 Ordnance Survey Map, 1894-6

 Site boundary

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Archaeology

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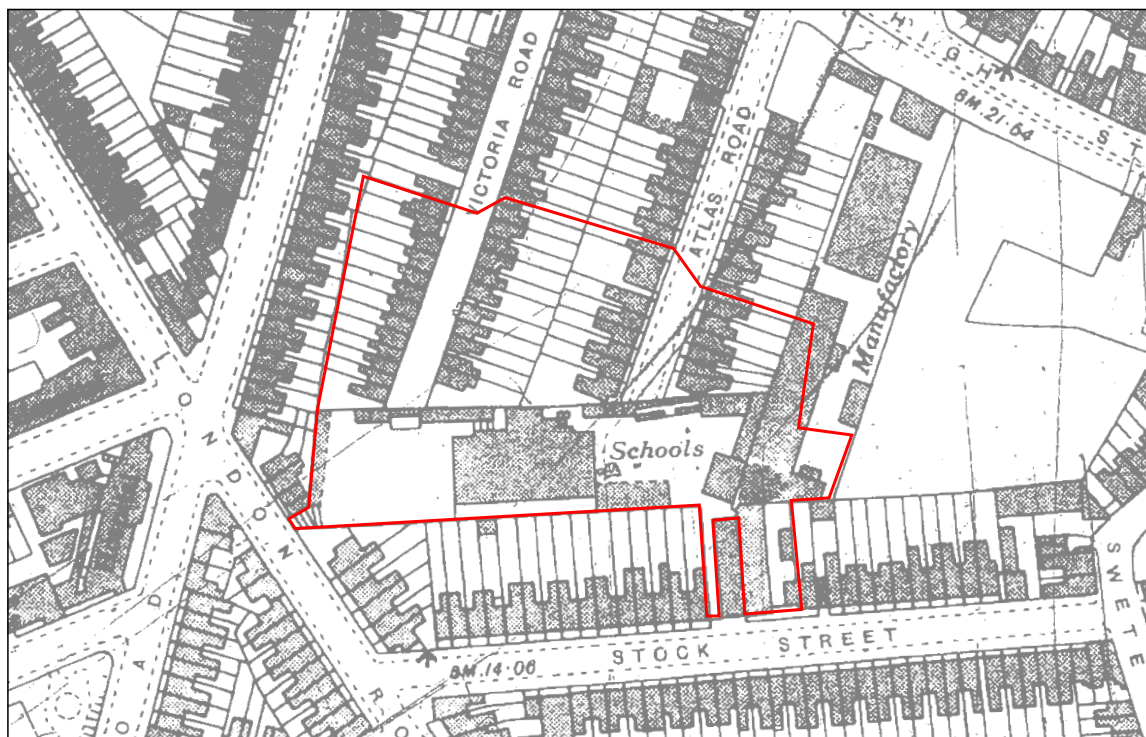
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E. Revised 3rd edition 1:2500 Ordnance Survey Map, 1939

 Site boundary



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Plate 1: View across eastern extent of playground. Looking north-west.



Plate 2: View across Lower playground at south-eastern corner of Site. Looking south.


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Plate 3: View across playground. Looking west.



Plate 4: View of side playground, west of school. Looking north.


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Plate 5: Car park to front of school. Looking west.




Plate 6: Stock Street Entrance. Looking north.

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Plate 7: London Road entrance. Looking north-east.

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