

TOUCHSTONE ARCHAEOLOGY LTD

Historic Environment Desk Based Assessment

Land adjoining 1 Wearside

Road, Lewisham, London SE13 7UN

July 2020

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Historic Environment Desk Based Assessment
Land adjoining 1 Wearside Road, Lewisham, London SE13 7UN

<i>NGR</i>	<i>OASIS Ref.</i>	<i>Event No.</i>	<i>Planning Ref.</i>
TQ 37954 74989	zoeschof1-397191	TBA	DC/16/098097
<i>Site Name</i>		<i>Touchstone Archaeology Site Code</i>	
1 Wearside Road		WRL20	

<i>Local Planning Authority</i>	<i>Present Land Use</i>
London Borough of Lewisham	Residential
<i>Planning Proposal</i>	
The demolition of the existing buildings and the construction of 1no two bedroom bungalow, 2no three storey, three bedroom houses and a four storey block of 4no 2 bedroom and 2no one bedroom flats	

<i>County</i>	Greater London
<i>Village/Town</i>	Lewisham
<i>Civil Parish</i>	Lewisham
<i>Museum</i>	MOLA

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**Historic Environment Desk Based Assessment in Advance of the proposed development on
land adjoining 1 Wearside Road, Lewisham, London SE13 7UN**

NGR: TQ 37954 74989

1 SUMMARY

Touchstone Archaeology has been commissioned by Tostevin Properties Ltd to carry out a Historic Environment Desk Based Assessment on land adjoining 1 Wearside Road, Lewisham, London SE13 7UN. The proposed development area comprises of c.750sqm of a commercial building and associated yard area at the rear access from Whitburn Road (NGR: TQ 37954 74989). A planning application has been granted for the demolition of the existing building at the Site adjoining 1 Wearside Road and the construction of one residential bungalow, 2 three-storey townhouses and a four-storey block of self-contained flats (DC/16/098097). A Planning Condition (15) for a programme of archaeological works formed part of the permission and this Historic Environment Desk-based Assessment is the first stage of those works, informing on the potential for archaeological remains at the Site.

*Based upon the information contained within the HER this assessment has generally shown that the Site is to be developed within an area of **high** archaeological potential and that the periods that have the highest potential for survival are the **Prehistoric** and **Post-Medieval** periods.*

The archaeological potential rests with the location of the Site on the eastern side of the River Ravensbourne and the possible surviving presence of river gravels and of the remains of the first recorded development on site of four houses (c.1778 AD), which were demolished in c.1920 and redeveloped in the late 1940's.

Geotechnical Investigations at the site confirmed the presence of gravels at the PDA however they are Kempton Park Gravel, which has negligible potential for Palaeolithic remains (Dr Batchelor, see 2.5).

*The C20th building was constructed directly over the C18th buildings and the Geotechnical results confirmed c.1.6m of made ground overlying the gravel, suggesting that the site may have suffered considerable impact from the 1940's construction, therefore, the archaeological potential has been reduced from **high** to **low – moderate**; the prehistoric period being **low** and the post-medieval period **Low** to **Moderate**. If there was any surviving evidence from the C18th buildings it would have local significance.*

The impact from the construction of the new buildings is expected to be high and parts of the Site that have not been overly developed, such as in the area of the yard, would probably have the best chance for any surviving archaeological remains.

In light of the above it is considered unlikely that further archaeological evaluation will be required.

The scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities as part of the current condition 15 of the planning consent.

2 INTRODUCTION

Touchstone Archaeology was commissioned by Tostevin Properties Ltd (the 'Client') to carry out a Historic Environment Desk Based Assessment on land adjoining 1 Wearside Road, Lewisham, London SE13 7UN, centred on National Grid Reference (NGR) TL 84863 07012 (Fig. 1-3). This document will be used in support of a planning application (DC/16/098097).

2.1 The Proposed Development

The proposed development area comprises of c.750sqm of a commercial building and associated yard area at the rear access from Whitburn Road. A planning application has been granted for the demolition of the existing building at the Site adjoining 1 Wearside Road and the construction of one residential bungalow, 2 three-storey townhouses and a four-storey block of self-contained flats (DC/16/098097) (Fig.4).

Condition 15 of the planning permission states that:

(15) No development shall commence on Site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate access for archaeological investigations in compliance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (July 2011)

Following correspondence with Mark Stevenson, Archaeology Advisor (GLAAS - South London), he noted that the application documentation did not include an archaeological desk-based assessment and recommended that a desk-based assessment was produced to provide the evidence to determine whether or not there was an on-going archaeological interest with the Site and whether further evaluation or mitigation would be required.

This document will be used in support of the planning application conditions associated with the proposed development

2.2 Policy and Legislation

Policies relevant to the Historic environment are listed in Table 2.

2.3 Project Constraints

This document was prepared during the COVID-19 outbreak and therefore project constraints were encountered during data collection. Lewisham Library, which was temporarily closed, holds a 1592 map from the Bridge House Estate, however, it is estimated that the evidence from the map is unlikely to significantly alter any conclusions in this report. A Site visit was deemed non-essential travel as the evidence required could be taken from Google maps

2.4 Study Area

The recorded historic environment resource within a 500m Study Area around the Site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

2.5 Geology

The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of Thanet Formation (Sand), formed approximately 56 to 59 million years ago in the Palaeogene Period in a local environment previously dominated by shallow seas. The Bedrock Geology is overlain by superficial deposits of Kempton Park Gravel Member (Sand and Gravel), formed up to 2 million years ago in the Quaternary period in a local environment dominated by rivers. Immediately south of the site is Bedrock Geology of Lambeth Group (Clay, Silt and Sand) formed approximately 48 to 59 million years ago in the Palaeogene Period in an environment dominated by swamps, estuaries and deltas.

2.5.1 Consultation with Dr R Batchelor (QUEST):

This site is in the valley of the Ravensbourne, a south bank tributary of the Thames that joins the Thames about 3 km downstream from the site opposite the southern end of the Isle of

Dogs meander loop. According to BGS mapping, the floor of the Ravensbourne valley is largely underlain by Kempton Park Gravel with the Ravensbourne occupying a narrow tract of alluvium - about 100m across in the vicinity of the site.

The site is underlain by KPG resting on Thanet Sand, resting directly on Chalk

BGS archive boreholes, confirm that the floor of the valley, both in areas mapped as KPG and in areas mapped as alluvium, is underlain by up to 8m of sand and gravel. The boreholes suggest that there are few areas of undisturbed alluvium and that made ground is dominant.

The sand and gravel (KPG or Shepperton) are unlikely to contain either Palaeolithic material or palaeoenvironmental remains and do not have a high potential for prehistoric archaeology.

2.6 Topography

The proposed development area (PDA) is located in the south east of England, to the southeast of London in the Borough of Lewisham (NGR: TL 84863 07012).

Lewisham is situated south of the River Thames some 6.0 miles from the centre of London. Prior to the C19th it was a small village but the arrival of the railway caused considerable growth and it has since become encompassed within the urbanisation of Greater London. The Ravensbourne River flows just west of the site on a north-south axis through the Borough. It is a tributary of the Thames that joins the river to the north at Deptford having travelled some 11 miles, rising in Keston.

The Site is situated in an urban location on Carpet Corner, at the southwestern end of Wearside Road with Ladywell Road immediately adjacent to the south. Access to the site is via Whitburn Road to the north. It is within a mixed retail, commercial and residential area, with residential properties to the north and east and commercial units to the south and west. The proposed development area is 'L' shaped and includes a retail store and yard area at an average height of 12m AOD (Fig.1-3).

2.7 Historic Hedgerows

The PDA is located within an urban area of retail and commercial buildings, therefore there is no surviving evidence of vegetation that qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997.

The proposed development would have no impact on any vegetation (Plate 3-9).

3 AIMS AND OBJECTIVES

3.1 Introduction

This assessment has been prepared in accordance with guidance defined by ClfA (2017) and aims to provide a contextual assessment of the Site by determining through surviving and available evidence, the nature, extent and significance of the Site within the Historic Environment, the potential for archaeological deposits and the impact of the development on any identified Heritage Assets.

The overarching objectives are to assess:

- the potential for the survival of heritage assets and the archaeological, historic, architectural and artistic significance of known and potential heritage assets
- the impact of the proposed development on the significance of the heritage assets and their settings and strategies to conserve that significance
- strategies and proposals for further evaluation
- strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping

The completed document will form part of the initial stages of archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for proposed development and associated planning applications.

3.2 Site Specific Aims and Objectives:

The Site-specific aims and objectives are to understand the archaeological resource with regards to the site location within an Archaeological Priority Area (Fig.15).

3.3 Scope of Document

This assessment was commissioned by the Client in response to a planning condition in order to determine, as far as is reasonably possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for proposed development and associated planning applications.

This document is not required to record the extant building.

4 METHODOLOGY

The study area comprised 500m from the centre of the Site and considered the following sources:

4.1 Archaeological Databases

The Historic Environment Record (HER) provides an accurate insight into catalogued Sites and finds within both the proposed development area (PDA) and the surrounding environs of Maldon. The Archaeology Data Service Online Catalogue (ADS) and the Portable Antiquities Scheme Database (PAS) expanded on the research (Appendix I).

4.2 Historic Documents

Historical documents, such as charters, registers, wills and deeds etc., considered relevant to this specific study were sourced from the Local Records Office and the Internet.

4.3 Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken using resources offered by the Internet and Ordnance Survey Historical mapping (Figs. 5-13).

4.4 Aerial Photographs

A study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-2).

4.5 Geotechnical Information

A geotechnical assessment undertaken at the Site in 2015 by Provectus Remediation Ltd comprised of borehole testing and trial pits across the Site. The strata sequence generally encountered consisted of made ground to a depth of 1.6m, overlying natural geology of Kempton Park Gravel (1.6m -6m) and Thanet Sand (6-10.5m+).

4.6 Secondary and statutory resources

Relevant local and regional knowledge, studies, research frameworks, policies, directives, development plans and legislation were considered.

5 HISTORIC DEVELOPMENT

Table 1 Classification of Archaeological Periods

Palaeolithic	c. 500,000 BC – c.10,000 BC
Mesolithic	c.10,000 BC – c. 4,300 BC
Neolithic	c. 4,300 BC – c. 2,300 BC
Bronze Age	c. 2,300 BC – c. 600 BC
Iron Age	c. 600 BC – c. AD 43
Romano-British	AD 43 – c. AD 410
Anglo-Saxon	AD 410 – AD 1066
Medieval	AD 1066 – AD 1485
Post-medieval	AD 1485 – AD 1900
Modern	AD 1901 – present day

5.1 History of the Locality

5.1.1 Prehistoric

Evidence from the Prehistoric period lies with the waterways of the Thames and Ravensbourne. The northern area of Lewisham situated in what would have been the alluvial floodplain of the Thames, holds potential geological deposits of clay and peat from the past 12,000 years. This includes Palaeolithic, Mesolithic and Neolithic flint scatter Sites as well as the remains of tracks, timber platforms and evidence regarding vegetation clearance, particularly woodland clearance from the Neolithic period onwards. The terrace gravels of the Ravensbourne have provided evidence of Prehistoric communities, enclosures and settlements. The Alluvial tract is located c.150m west of the site running in a north south direction, therefore, within the vicinity of the PDA, there is scant evidence recorded.

5.1.2 *Romano British*

There is scant evidence of Lewisham in the Roman Period. A camp was located at Southwark and a line of forts existed from Lambeth to the Ravensbourne at Deptford Bridge. In Roman times the water level was approximately 4 metres lower than present and the Roman Road of Watling Street ran from Southwark to Greenwich with Deptford being a fording point across the Ravensbourne, the conjectured site of a Roman settlement. At the head of the Ravensbourne, at Keston, a Roman cemetery has been found suggesting a settlement nearby. Local evidence consists of a rim of a moratorium.

5.1.3 *Saxon*

Lewisham derives from the old English, *Lēofes hām*, meaning ‘Leof’s settlement’ or alternatively *leswe*, meaning ‘meadow settlement’. Bede¹ wrote of how the Jutes (Germanic people) settled near St. Mary’s Church in Ladywell. The Jute chieftain named *Leof* alighted his vessel, surveyed the land and burnt his boat as a mark that they had finally settled. The area was dry, yet had easy access to water.

At the time of the Domesday Book in 1086 AD, Lewisham belonged to the Abbey of Ghent. It was at the time considered to be a large settlement with 50 villagers, nine smallholders and three slaves. There was enough land for 19 plough teams. Assets included 30 acres of meadow, woodland for 50 pigs, and 11 mills; the mills most likely situated along the Ravensbourne River.

The settlement, being the confluence of the rivers Quaggy and Ravensbourne, was an attractive one, with the village expanding northwards over time into the wetter areas as drainage techniques improved. The Quaggy is a tributary of the larger Ravensbourne, and supposedly gets its name from the quagmire-like surroundings. In its upper reaches, it is also known as the Kyd Brook, hence the place name Kidbrooke.

¹ *Historia ecclesiastica gentis Anglorum: The Ecclesiastical History of the English People, Bede, 731 AD*

The Manor of Lewisham, was given by Elthruda, King Alfred's niece, to the Abbey of St. Peter at Ghent, of which Lewisham then became a cell, or an alien priory. This grant is said to have been confirmed by King Edgar in 964 AD, and by Edward the Confessor in 1044 AD, with the addition of many privileges. Lewisham had sub-manors at Catford, Bellingham, Brockley, Sydenham, Shroffolds and Bankers.

A common economic dependence on the waterpower of the Ravensbourne and close proximity of the settlement eventually resulted in Lewisham and Catford merging to form a continuous ribbon of settlement. The main estate for St Peter's of Ghent was at Greenwich. It is believed that the Domesday entry probably refers to the Priory's estate in both Greenwich and Lewisham with the early Lewisham estate probably located in the vicinity of the medieval parish church dedicated to St Mary on Lewisham High Street.

5.1.4 Medieval

The parish church of St Mary was the focal point of the village with a dispersed agricultural community connected to the water mills. The location of the Domesday water-mills are unknown, but it is possible that many were to continue in use until replaced during this period. The mills operating between Lewisham and Catford, created a ribbon of settlement running north-south to the east of the Ravensbourne.

By the later Medieval period, the settlement grew north, with the addition of a grammar school, primary school and almshouses and the church located at the southern end of the village. In the 17th century, George Legge, who went on to become Baron Dartmouth, purchased the Manor of Lewisham. His son became a prominent member of society in the Royal Court and the Earl of Dartmouth. His son, became Lord Dartmouth and was allowed to hold a fair twice yearly and a market twice weekly on Blackheath, which continued until 1772 AD.

The land around the church became known as 'Lady Well' and the site of the well is shown and named on a Bridge House estate map of 1592 AD. The well was dedicated to 'Our Lady'

because the parish church was dedicated to St Mary the Virgin. Today, the location of one of the wells, close to Ladywell Station, is marked by a large plaque stating that the *Lady Well* was in use on the Site from c.1472 AD until 1855 AD.

During the 18th century the land was occupied by Bridge House Farm, so named because it was farming land owned by the Bridge House Estates. The Bridge House Estates was a trust, set up when the first stone London Bridge was completed across the Thames in 1209 AD. Its objective was to derive revenues from land that the trust owned (or was given) and, in that way, fund the upkeep of the bridge.

5.1.5 *Post Medieval*

The town of Lewisham became an attractive residence by from the 17th century onwards but did not expand significantly until the coming of the railway in the middle of the 19th century, when the settlement migrated northwards.

The Riverdale Mill was built c.1828 and was on the site of an earlier 15th century corn mill. Other mills, such as the Armoury Mill, later known as the Silk Mill, which was producing small arms until 1818 AD and then spun silk and gold thread for the braid on military uniforms and ceremonial dress until 1937 AD, have been demolished. A wide range of products was produced locally, including steel tools, leather, mustard, corn and flour.

Ladywell was considered a wasteland or squatter village until the late 1700s following ad hoc enclosures. A medieval wooden footbridge that linked Ladywell to Lewisham High Street and the church was replaced with a brick bridge in 1830 AD.

Archive documentation containing papers dating from the 18th century onwards² refers to a '*Messuage near St Mary's, Lewisham and meadows on the north side of the land from Brockley*

² *Copy Lease and Release in Fee of land to the north of the land running from Brockley to Lewisham (A/91/18/23), Lewisham Archives Centre*

to Lewisham' dated 1778 AD and listing four names, suggesting that the properties at the PDA were in existence by the late 18th century.

Census records confirm that a Charles Perry (1819) a bricklayer from Cambridge, was in residence at Charles Place, Brockley Lane (107) with his wife Martha (1814) from Dorset and children Elizabeth (1842), Ann (1844), Emanuel (1846) and Jane (1849).

In a railway guide from 1863 AD, a description commented that *'Lewisham Station, situated on the slope of an eminence amidst picturesque scenery, beautiful green meadows rising abruptly to the summit of the hill on the left, dotted with handsome residences and gardens, while the Common is seen intersected by various cross roads and studded with country inns and houses on the low ground or valley to the right. The area of the parish is 5,789 acres... Lord of the manor, the Earl of Dartmouth to whom it gives the title Viscount'*.

At this point in time, the village was centred around a ribbon development of a single main street on a north-south axis. At its northern end was the confluence of the Rivers Quaggy and Ravensbourne. The arrival of the railway facilitated commuters and led to many new houses being constructed. Previously, the houses were mainly large with gardens but by the latter half of the 19th century, the wealthier people had moved out to be replaced by lower middle-class commuters and denser housing. Charles Booth in the late 1880s started to compile a poverty map of London and the area of the PDA was reviewed in 1899 AD. The map for the houses within the PDA and immediately around were classed as *'fairly comfortable, good ordinary earnings'* with the vicarage classed as *'middle class well-to-do'*.

Following its significant growth, Lewisham, originally part of Kent, became a Metropolitan Borough in the County of London in 1889 AD.

5.1.6 *Modern*

By the 20th century, Lewisham formed part of the urbanisation surrounding London. During the 20th century large sections of both the Ravensbourne and the Quaggy were diverted into culverts to reduce flooding

By 1916 the houses on site were demolished and a new building constructed. Its location near the Thames and the docks proved detrimental during the Second World War. In 1944, the town centre was hit by a V1 bomb, causing 51 deaths and around 250 injuries. High explosive and Incendiary bombs were also dropped in the area of Wearside Road during 1940-41. The new building on site suffered blast damage when the two buildings adjacent were seriously damaged³.

5.2 Map Regression 1864 – 1992

5.2.1 *Historic maps*

John Rocque, 1741-1745 – Lewisham is a ribbon development alongside the road from Kent and Deptford. The Ravensbourne River, here referred to as ‘Ravens’ can be seen following the line of the road, with the leather mill just to the north of the PDA, making it likely the road was dictated by the line of the river. The church is highlighted just to the south of the PDA. At this time, the PDA does not appear to be built on. Away from the roadside, the area is still one of agricultural fields and sporadic hamlets (Fig. 5).

Andrews and Dury, 1769 – Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This map clearly shows the church and the ribbon development of the village. The map is not of sufficient accuracy to exactly locate the PDA but it is to the north of the church and a road called Brockley Lane. The map clearly shows that there are now houses along the northern

³ www.layersoflondon.org

side of Brockley Road suggesting that there may have been houses within the area of the PDA or close by. Away from the ribbon development, the area is still agricultural (Fig.6).

Ordnance Surveyors Drawing, 1797 – This early map shows far greater detail and is much more accurate in its placement of features, roads and land use. This suggests that the area of the PDA does have buildings located on it with the red outline following the area from that along the western side of the High Street and round along the northern side of Brockley Road. However, the map has insignificant details as to the exact nature of the building in the area of the PDA but does appear to tie in with the documentation of a lease which suggests that the four properties here were in existence by at least 1778 (Fig.7).

Lewisham Tithe Map, 1843 – This is the first clear map to highlight individual buildings. This shows there are four terraced houses at the PDA, designated numbers 1351 – 1354. All four properties are owned by a Mary Hadley and occupied by Charles Perry and Son and are referred to as 'house and garden'. The Hadley family are a prominent landowner in the Lewisham area. It is not known when these properties were erected and whether they are those shown in the 1797 map but the boundary outlines in this area of the tithe map is similar to that seen on the OSD map. On the southern side of the road, there is a long line of terraced houses. To the west is a field between the PDA and the river and a bridge can be seen crossing the river to a group of houses at Lady Well. To the east are a couple of houses at the junction of the road to Lady Well and that of Lewisham High Street, designated 1350, the Vicarage House and other outbuildings. The area to the north designated 1324 and 1322 is referred to as 'Pleasure grounds' belonging to Mary Hadley with 1324 as a garden and 1322 as pasture. To the southeast on the opposite side of the Brockley Road and High Street Junction is the large Lewisham House (Fig.8).

5.2.2 *The Ordnance Survey Maps*

Historic OS map 1863-64 1:2500 – There appears little change at the PDA other than a road that appears to follow the boundary on the western and northern side of the houses. The field to the west has now been built on with a number of terraced houses. To the east the map

clearly shows the grounds and formal gardens of the vicarage and to the north the pleasure grounds. To the west and the northwest are the railway lines and to the west is also Ladywell Station. Brockley Road is now referred to as Ladywell Road (Fig. 9).

Historic OS map 1896 1:2500 – By 1896, there appears little change at the PDA and the immediate area surrounding it except for the area to the south of Ladywell Road where Lewisham House has been demolished and in the area to the west of what were the formal gardens to the house are now Ladywell Public Baths and the Parish Hall. An outbuilding to the west of The Vicarage has also been demolished (Fig. 10).

Historic OS map 1916 1:2500 - There have been significant changes. The four terraced properties at the PDA have been demolished and replaced by a semi-detached house to the northwest corner of the PDA. The area of the Pleasure Gardens has now been built on with terraced houses and new roads created. One of the roads, which forms the western boundary of the PDA, is Wearside Road and the small road that formed the northern boundary of the old terraced properties is now a large road called Whitburn Road. The westernmost property on Whitburn Road is located within a triangular corner plot with clear access to the rear alongside the western side of the house. In the southern corner of this plot there appears to be an outbuilding.

The area on the southern side of Ladywell Road now has more municipal buildings including the fire station, police station and coroners court (Fig. 11).

Historic OS map 1949 1:1250 – The current building on the western side of the PDA has been built with a small building adjacent on the eastern side (Fig. 12).

Historic OS map 1989-91 1:1250 – In the second half of the 20th century there is little change at the Site. In the yard there are now a couple of other smaller outbuildings (Fig. 13).

Historical Landscape Classification – The HER has provided a map for the historical landscape classification. The area of the PDA is designated 2452, Late Victorian/Edwardian Terraces. This is a very broad classification and whilst the area around the PDA could be Victorian, the

original houses at the PDA are from the 18th century. The nearby Vicarage and Church are also included in the Victorian/Edwardian residential area, which is not correct.

The separate Heritage Statement, written in 2016 comments that a replacement structure was in place by the Second World War (as seen on the Bomb-damage map) however the presence of a building is not reflected clearly in the historical OS maps. The Heritage Statement refers to the post war Site as a vehicle servicing depot for a builder's merchant based in the High Street and the current buildings dates from that period.

It is not known when the rear garden area of 55 Whitburn Road formed part of the yard for the PDA.

5.3 Aerial photographs

5.3.1 1945

The 1945 image is grainy and unclear (Plate 1).

5.3.2 2003 -2019

By 2003, the current building and yard area can be seen (Plate 2).

5.4 Walkover Survey

The walkover survey is not intended as a detailed survey but for the purpose of:

1. Identifying any designated heritage assets within the wider context of the PDA in accordance and determining their setting
2. Identifying any historic landscape features not shown on maps
2. Conducting a rapid survey for archaeological features

3. Making a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

This document was compiled during the COVID-19 outbreak and a site visit was deemed non-essential travel. The information was instead gathered from Google Maps/Earth.

The PDA consists of a large industrial building with a rear yard to the east, surrounded by residential dwellings and trees. The buildings on site are modern and surface area is hard-standing. Therefore no archaeological features would have been visible.

5.5 Designated Assets

One of the tasks of the Site visit was aimed to identify any designated heritage assets within the wider context of the PDA. Historic England guidance states: *“setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset”* (HE, 2017).

5.5.1 The PDA has been subject to a separate Heritage Statement (2016), which discusses the designated heritage assets and the conservation area in detail. A full list of all designated assets can be found in the table in Appendix 1, although those in the vicinity of the PDA are listed below. There are no designated assets within the area of the PDA itself.

- Coroner’s Court, Kirkdale Road (Grade II);
- Police Station, Ladywell Road (Grade II);
- Old Swimming Baths, Ladywell Road (Grade II);
- No. 340 Lewisham High Street (Grade II);
- St. Mary’s Vicarage, Lewisham High Street (Grade II*);
- Garden walls to south and west of St Mary’s Vicarage, Lewisham High Street, (Grade II).

6 THE HISTORIC ENVIRONMENT RECORD

6.1 Introduction

The geographic and topographic location of Lewisham is within a landscape alongside the River Ravensbourne that has been the focus of activity and settlement since at least the Anglo-Saxon period, particularly on the eastern banks of the Ravensbourne, where the focus of the settlement gradually moved northwards as wetter land was reclaimed.

The town, formed as a ribbon development along the road from London to Kent and following the arrival of the railway, developed from an agricultural village, to a suburb that attracted commuters and set the course for significant expansion in the second half of the 19th century. The PDA, located just outside the core settlement appears to have first been built on sometime prior to 1778. During the early 20th century a housing estate built in the area north of the PDA caused the demolition of the original houses and the construction of a new building on site in the 1940's.

This section of the assessment will focus on the archaeological potential of the area, placing it within a local context. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment (Appendix I).

6.2 Events

6.2.1 Summary

There have been a number of intrusive events within the assessment area and these are provided in the table in Appendix 1 and the map in figure 16. The vast majority, mainly found to the south in the area of Lewisham High Street have recorded scant evidence of any activity other than from the Post Medieval period onwards. Occasional finds from earlier periods are recorded, such as a few residual flints recovered at Molesworth Street (ELO9944), c.360m NE during trial trenching. In 2004 a geo-archaeological evaluation was undertaken (ELO6292), at

Lewisham High Street in the area of what was Lewisham Hospital c.370m south of the PDA. The results furthered our understanding of the area around the Ravensbourne from the Prehistoric period onwards. The environmental evidence confirmed the presence of flooding with Palaeo-environmental and indirect activity up to the Iron Age. Between the Roman and Post Medieval period, there are sands and silty clays showing regular flooding of grassland areas.

6.3 Monuments & Findspots

There are no Historic Environment Records within the confines of the proposed development area (PDA). There are, 35 monuments, five findspots, one building and 18 Listed Buildings, as well as three parks within c.500m vicinity of the PDA (Appendix I). The vast majority concern the Post Medieval period. A map showing the location of the HER data is provided in Figure 14.

6.3.1 *Palaeolithic, Mesolithic, Neolithic and Bronze Age*

The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The PDA lies within an APA relating to river gravels and would have a **high** potential for archaeological deposits. The HER has no records from this period within the assessment area, although geo-archaeological evidence does suggest that possible Holocene alluvium potentially exists (MLO76130) just c.150m west of the PDA. The geotechnical survey at the PDA suggests that Kempton Park gravels are present on site, which are unlikely to contain any Palaeolithic material or palaeoenvironmental remains, therefore, the potential for finding remains that date to this period within the confines of the development Site is considered **low**.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The HER has no records from this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development Site is considered **low**.

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The HER has no records dating to this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development Site is considered **low**.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The HER has one record dating to this period within the assessment area; a palstave axe found in 1907 c.335m north, north east of the PDA (MLO1856). Little else is known about the find. Therefore, the potential for finding remains that date to this period within the confines of the development Site is considered **low**.

6.3.2 *The Iron Age*

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas, '*of the Cantiaci*'). The HER has no records dating to this period. The potential for finding remains that date to this period within the confines of the development Site is considered **low**.

6.3.3 *Romano British*

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. There is just one HER record from this period within the assessment area; a single sherd of a mortarium rim found c.385m north east of the PDA (MLO11227). The geo-archaeological examination suggested that during this period the area was subject to regular flooding, perhaps preventing any permanent settlement. The Romans were known to site mills along rivers and several have been found along the nearby Cray River, although there is currently no evidence that the Romans exploited the Ravensbourne in this area. Therefore, the potential for finding archaeological features or deposits from this period is considered **low**.

6.3.4 *Anglo-Saxon*

There is just one HER record from this period within the assessment area concerning a corn mill at Molesworth Street (MLO4031), c.430m north, north east of the PDA, many mills were mentioned in the Domesday Book and this one was part of the Bridge House estate from at least 1299 AD. However, the PDA is not directly aside the Ravensbourne and being to the north of the core area, along with little other evidence from this period, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered **low**.

6.3.5 *Medieval*

There are nine HER records from this period within the assessment area, mainly to the south or east of the PDA. The Medieval centre of the parish church was located just to the south of the PDA (MLO70543), where the Medieval base of the tower remains, with a later structure on top. Along the High Street to the south are remains of walls (MLO11348) and pits (MLO12992) and sites of Public Houses (MLO1769; MLO1948). A couple of sites have revealed evidence of Medieval pottery; in Ladywell Road, on the site of the Old Baths (MLO11329), just c.85m south west of the PDA, some redeposited Surrey ware was found in a service trench; c.215m south of the PDA, on the High Street, 12th century material was recovered (MLO2130) and c.130m to the east, an earthenware pipkin was found in a yard (MLO4022). To the north, north east at Molesworth street, possible late Medieval gravel pits were identified. It is reasonable to conclude from the map regression that the location of the PDA was just north of the original core area of Lewisham Village in the early Post Medieval period and probably the Medieval period. The potential for chance finds relating to this period cannot be discounted but overall the potential for finding remains dating to the medieval period in the PDA is considered **moderate**.

6.3.6 *Post Medieval*

There are 39 records held at the HER within the assessment area. Many are listed buildings reflecting the growth of Lewisham in this period. To the south of the PDA, the present-day church that dates from 1774 AD (MLO90247) and surrounding walls (MLO90158), the vicarage (MLO90331) and walls (MLO90388). Other buildings represent structures that supported society; the Police Station, (MLO90147), coroner's court (MLO90147) and the old public baths (MLO102603). There are also monument records reflecting the sites of other buildings, public and private, the closest of which are c.85m to the south west in an area that was the site of Lewisham House, where 19th century pottery and clay pipe and the remains of 19th century buildings (MLO 4637; MLO54443) have been uncovered. In the area to the northeast, c.175m from the PDA, Post Medieval plough soil was found (MLO76131) suggesting that this end of Lewisham was less densely occupied. The 1797 Ordnance Surveyors map suggests that there were houses on the PDA by the end of the 18th century and by the time of the tithes in 1840, there is clearly four terraced houses fronting Ladywell Road. Given the Site's history of development and the location close to the core settlement area, the potential for finding remains dating to this period is considered **high**, however, the new building was constructed directly over the original buildings so this has been reduced to **low - moderate**.

6.3.7 *Modern*

There are nine records in the HER within the assessment area, of which the majority are listed buildings of religious or public nature; churches, public libraries, war memorials. There is one monument record c.195m east, north east, the site of a World War II pillbox (MLO105587). The terraced houses built at the PDA were demolished by 1916 (OS map) probably due to changes in the road layout and the creation of Wearside Road. A new structure then stood at the PDA (the 1939 census suggests this is the Borough Council Depot occupied by Helen Curtis, Unpaid Domestic (1878), George Curtis, Fitter (1909) and Vera Curtis, Unpaid Domestic (1911) and by the late 1940s the current structure was in place and was a vehicle servicing depot for a builder's merchant. Various planning permissions were granted for a petrol pump, diesel

storage tank and retention of lock up garages at the rear of No. 55 Whitburn Road. In 1993, planning permission was granted for the change of use of part of the garage to its current retail (Class A1) use. Therefore, the potential for finding remains dating to this period is considered **low**.

6.3.8 *Farmsteads*

There is one farmstead recorded in the assessment area; Malyons Terrace, c.375m, west south west of the PDA, of approx. 70 acres and built over in 1894.

6.3.9 *Undated*

There is one undated record within the assessment area; the site of the United Reform Church, c.150m to the east, where Holocene alluvium was found, although it did not contain any finds (MLO76130).

7 SUMMARY OF ARCHAEOLOGICAL POTENTIAL

The PDA is located to the west of Lewisham High Street and just north of the historic core around St Mary's Church, close to the eastern side of the River Ravensbourne. The site lies within an Archaeological Priority Area due to the potential for Holocene gravels beside the River Ravensbourne, which may contain datable artefacts or environmental evidence from the prehistoric period. However, scant evidence has been found to date for the Prehistoric period and the geotechnical report carried out at the PDA confirmed the presence of Kempton Park gravels, therefore the potential is considered **low** for the Prehistoric period. Documentary and cartographic research suggests that the PDA was not built on until the second half of the 18th century, a similar time period to the reconstruction of the nearby parish church (1774 AD). Due to the likelihood of potential remains of these Post Medieval houses and the subsequent impact of the construction of the C20th building directly over the footprint of the previous house, the archaeological potential is **low - moderate**.

The Historic Environment Desk-Based Assessment has considered the archaeological potential of the Site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the overall potential for archaeology is Low and can be summarised as:

- Prehistoric: **Low**
- Iron Age: **Low**
- Roman: **Low**
- Anglo-Saxon: **Low**
- Medieval: **Low**
- Post-Medieval: **Low -Moderate**
- Modern: **Low**

8 IMPACT ASSESSMENT

8.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the Site. By collating this information, an assessment of the impact on potential archaeological remains is carried out through the following method of categorisation:

Total Impact - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.

High Impact – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.

Medium Impact – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

Low Impact – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

8.2 Summary of Impacts Both Historic and Proposed

8.2.1 Historic Impacts

Cartographic regression (8.3), Topographic analysis (2.2) and Historical research (8.2) indicate that the PDA was not built on until the second half of the 18th century with four houses which were later demolished by 1920. The yard area, originally the garden to 55 Whitburn Road, had an outbuilding in the southern corner. Later in the 20th century it appears that that this was replaced with a row of garages (since demolished) and the area became a yard for the current commercial building on the western side of the PDA. The construction of the late 1940s building is likely to have had a high impact upon the 18th century building remains, similarly the construction of the yard area where the garages were, although parts of the yard has probably seen the least impact. The geotechnical report refers to c.1.6m of made ground. The overall historic impact is considered **high**.

8.2.2 Proposed Impacts

Current development proposals include the demolition of the existing building and the construction of new dwellings across the extent of the PDA. This includes excavation of foundations, access routes, services, drainage, landscaping and surfaces (Fig. 4).

At the present time engineering details associated with foundation designs are unknown, although it is anticipated that this will have a **high** impact on any archaeological remains that may be present.

9 ARCHAEOLOGICAL MITIGATION

The purpose of this Historic Environment Desk-Based Assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

This desk-based assessment has established that there are no designated assets or recorded undesignated archaeological assets within the development Site boundary.

Based upon the information contained within the HER this assessment has shown that the Site to be developed is within an area of **low to moderate** archaeological potential and that the period that has the highest potential for survival is the Post-Medieval period. The possibility of surviving evidence the early development of Lewisham so close to the historical core would be of local significance.

The history of construction on the Site means that there is likely to have been a **high** historical impact as evidenced by the depth of the made ground confirmed by the geotechnical investigation. The expected impact from the construction of the new buildings is also expected to be **high**. Parts of the Site that have not been overly developed, such as the yard, may have a higher potential for surviving archaeological remains.

In light of the above it is considered unlikely that further archaeological evaluation will be required. The scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities as part of the current condition 15 of the planning consent.

10 OTHER CONSIDERATIONS

10.1 Archive

Subject to any contractual requirements on confidentiality, a copy of this Historic Environment Desk-Based Assessment will be sent to the Historic Environment Advisor for inclusion in the Historic Environment Record and uploaded to OASIS within 6 months of completion.

10.2 Reliability/Limitations of Sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at HER, and therefore considered as being reliable.

10.3 Copyright

Touchstone Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive license to The Client for the use of this document in all matters directly relating to the project.

Zoe Schofield

Touchstone Archaeology Ltd

July 2020

11 REFERENCES & BIBLIOGRAPHY

11.1 Bibliography

CIfA 1994 (revised 2014): Standards and Guidance for desk-based assessment, Institute for Archaeologists

Hasted. 1797. The History and Topographical Survey of the County of Kent, Volume 1.

Glover, J. 1982. The Place Names of Kent.

Greater London Authority: The London Plan (2016)

Historic England, 2017. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment Policies

Historic England, 2017. Setting of Heritage Assets.

London Borough of Lewisham: Development Management Local Plan (2014).

London Borough of Lewisham: Core Strategy (2011).

Ministry of Housing, Communities and Local Government, 2019. National Planning Policy Framework.

Provectus Remediation Ltd 2015. Geoenvironmental Site Assessment: Carpet Corner, Wearside Road, Lewisham.

Turley Heritage 2016. Heritage Statement: Carpet Corner, Wearside Road, London, SE13 7UN

11.2 Historic Environment Records

Historic Environment Record (HER)

11.2 Cartographic and Documentary Sources

John Rocque, 1741-1745

Andrew and Dury, 1769

Ordnance Surveyors Drawing, 1797.

Lewisham Tithe Map, 1843

Historic OS Map 1863-64 1:2500

Historic OS Map 1896 1:2500

Historic OS Map 1916 1:2500

Historic OS Map 1949 1:1250

Historic OS Map 1989-91 1:1250

11.4 Online resources

Charles Booth's Poverty Maps. Available at:

<https://booth.lse.ac.uk/about>

Lewisham Archives Catalogue 1989 – 1996

<https://lewisham.gov.uk/-/media/files/lewishamarchivescatalogue.ashx>

British Geological Survey. Available at:

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Greater London Archaeological Priority Area Guidelines. Available at:

<https://www.historicengland.org.uk/images-books/publications/greater-london-archaeological-priority-area-guidelines/>

12 FIGURES

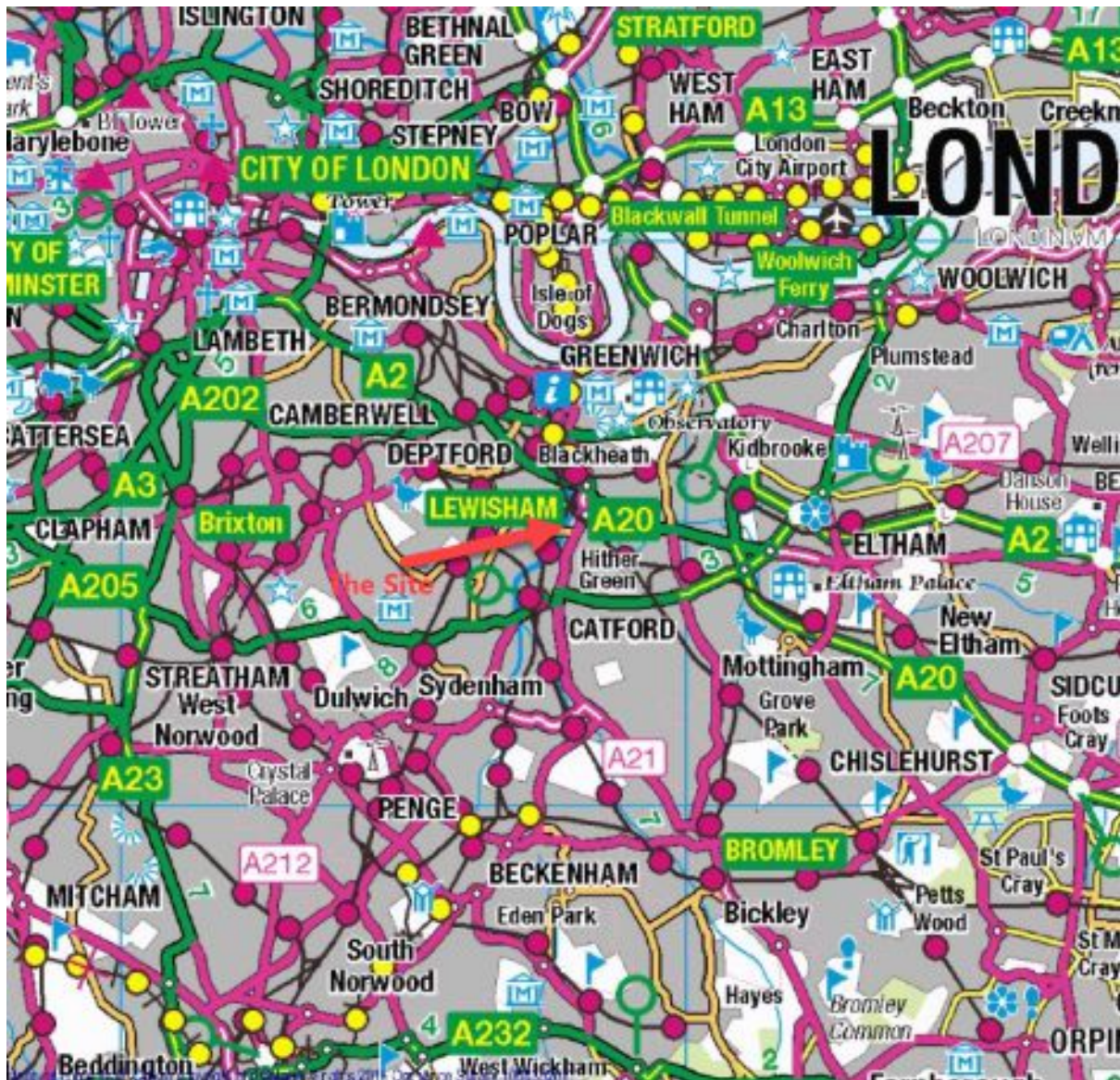


Figure 1: Location Map 1:250,000

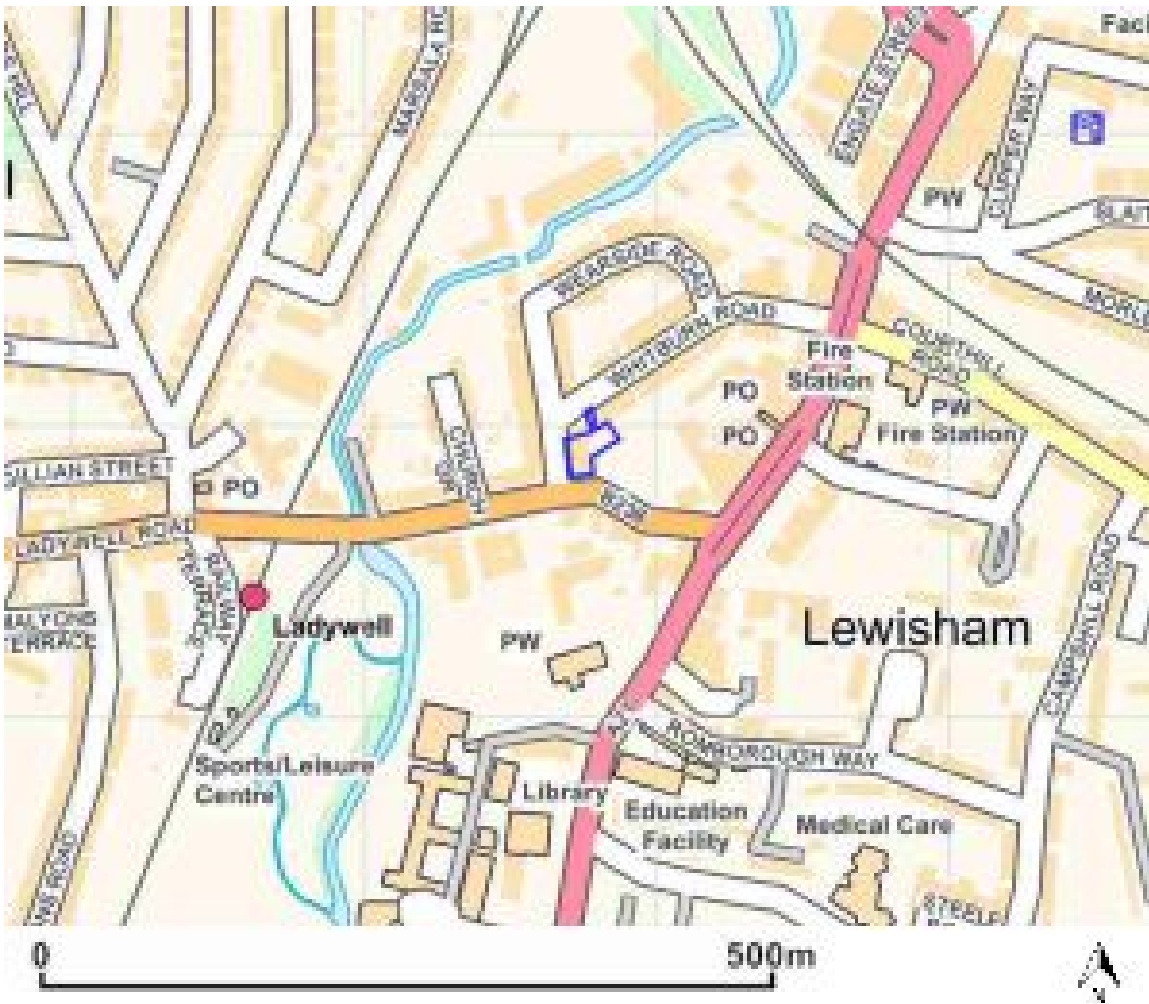


Figure 2:Location Map, Scale 1:10,000



Figure 3: Location Map

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Figure 4: Proposed Development



Figure 5: John Rocque, 1741-1745



Figure 6: Andrew and Dury, 1769



Figure 7: Ordnance Surveyors Drawing, 1797.



Figure 8: Lewisham Tithe Map, 1843



Figure 9: Historic OS Map 1863-64 1:2500

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Figure 10: Historic OS Map 1896 1:2500

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Figure 11: Historic OS Map 1916 1:2500

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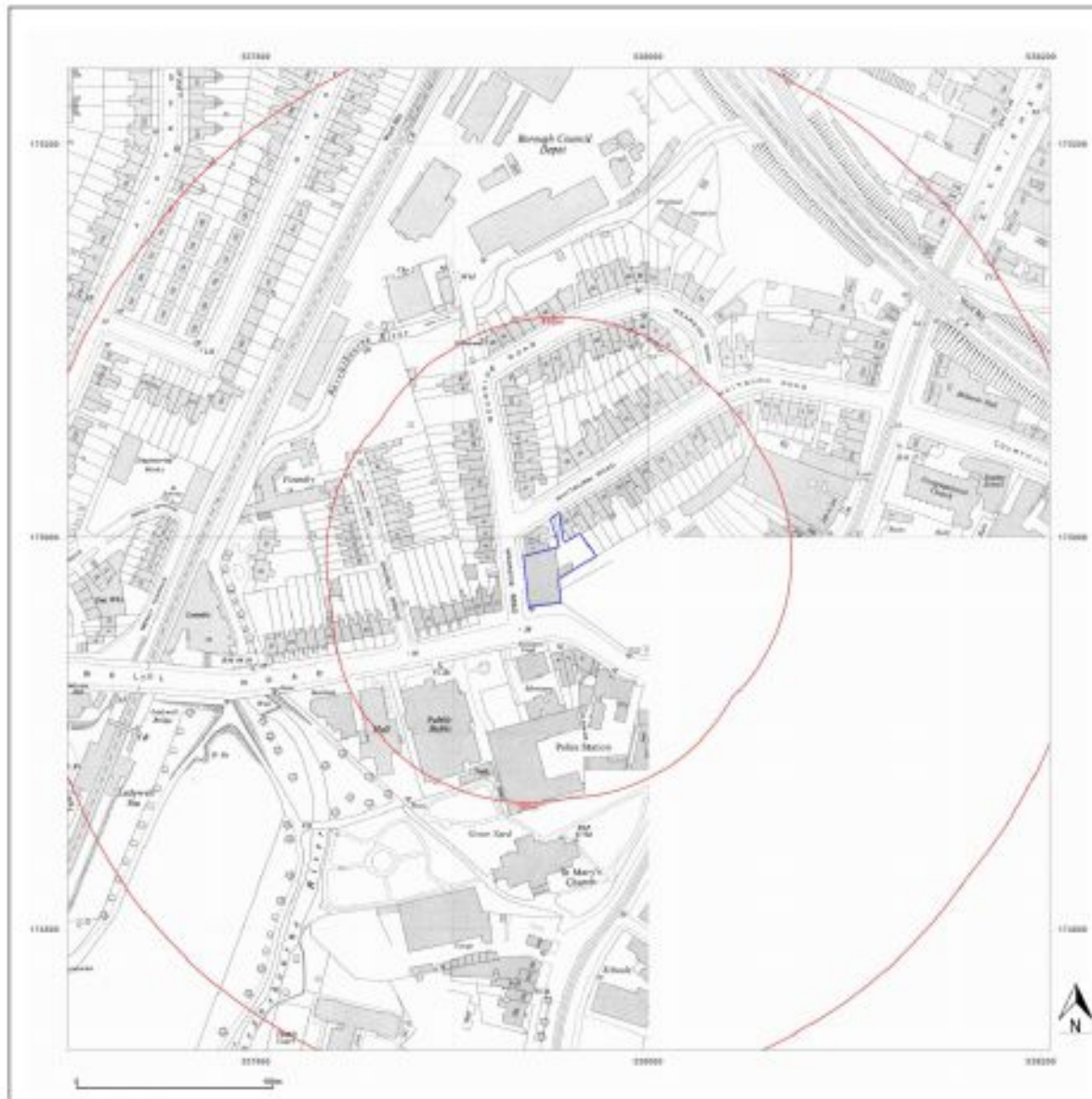


Figure 12: Historic OS Map 1949 1:1250

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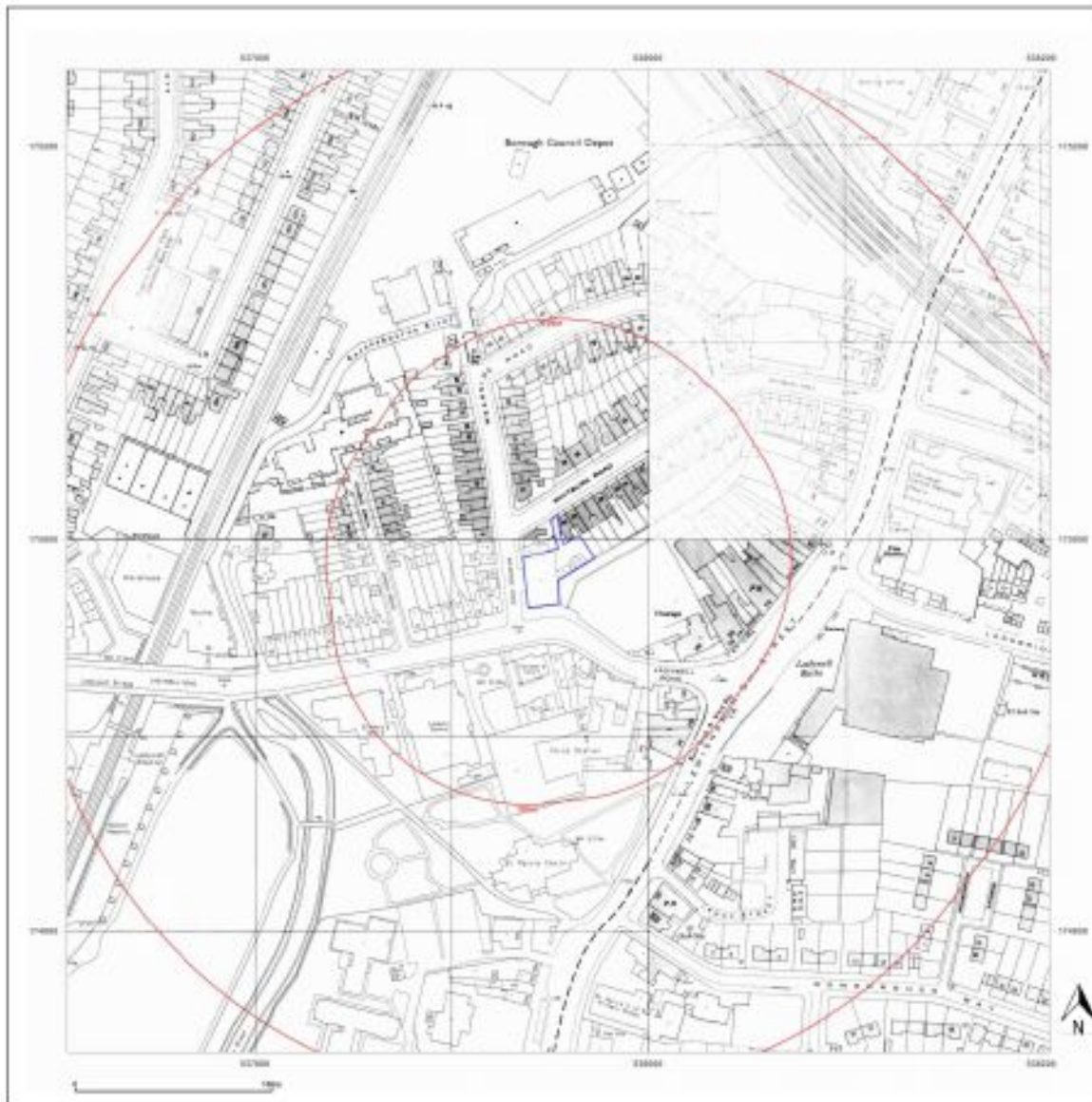


Figure 13: Historic OS Map 1989-91 1:1250

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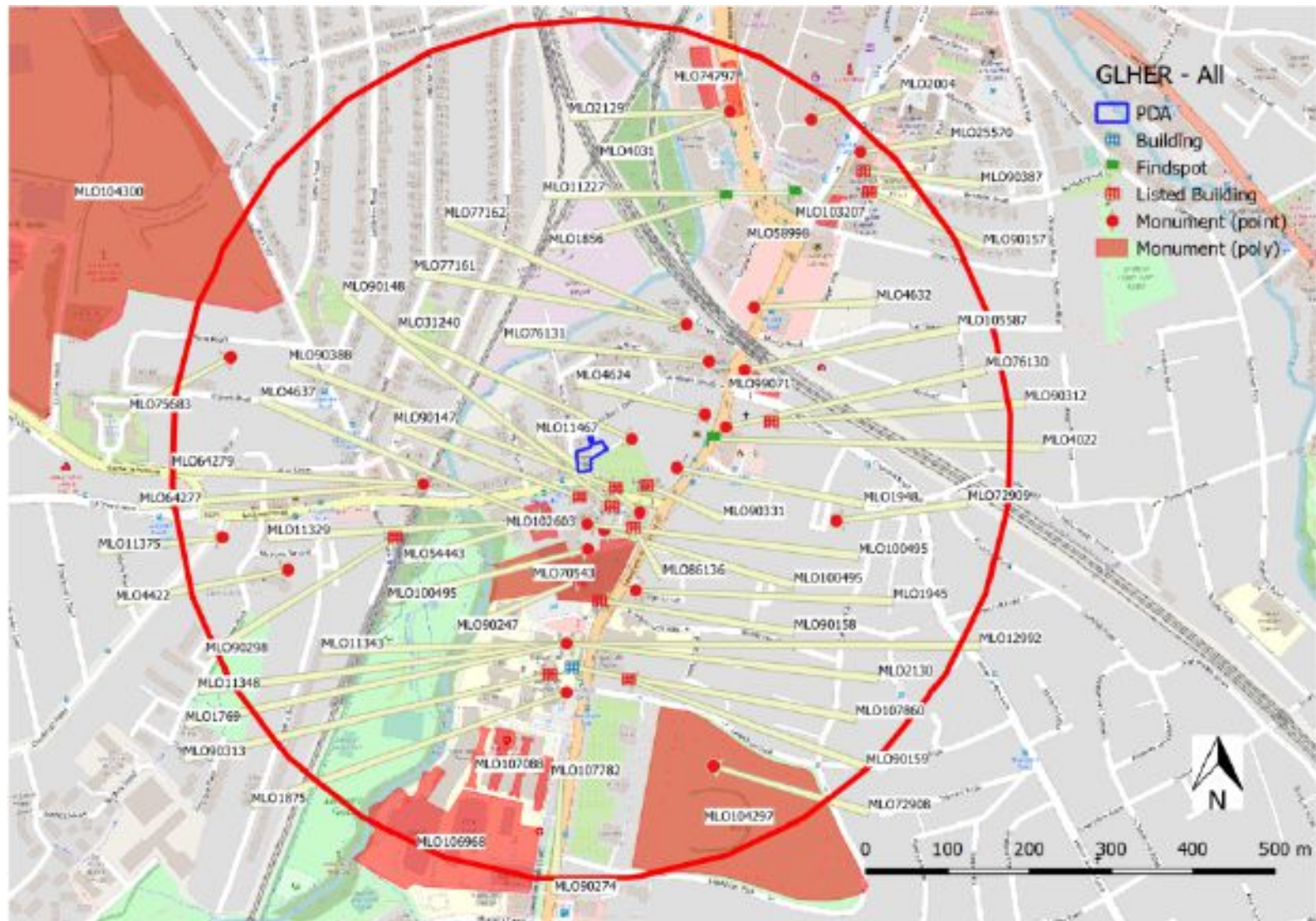


Figure 14: GLHER Data – All

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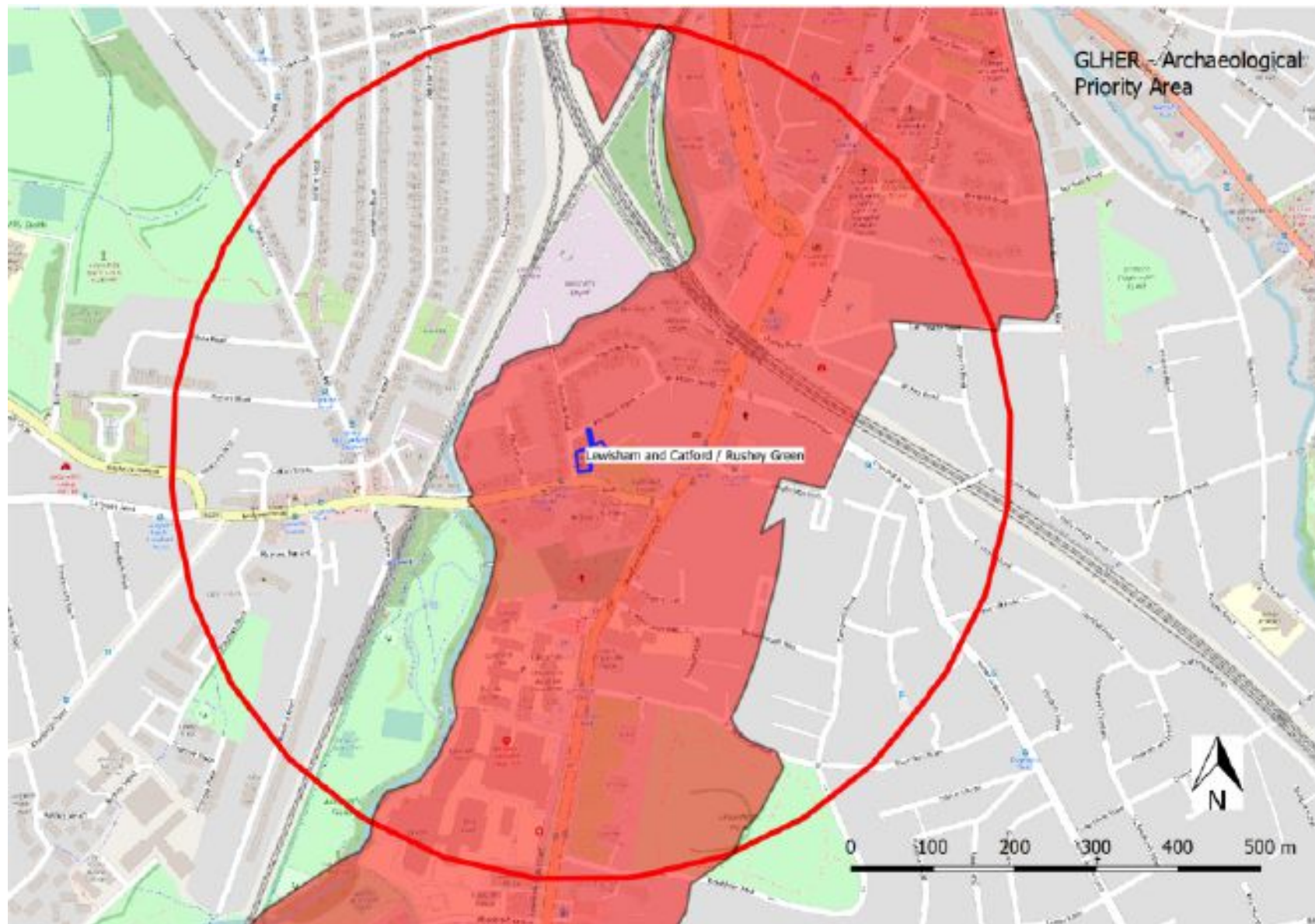


Figure 15: GLHER – Archaeological Priority Area

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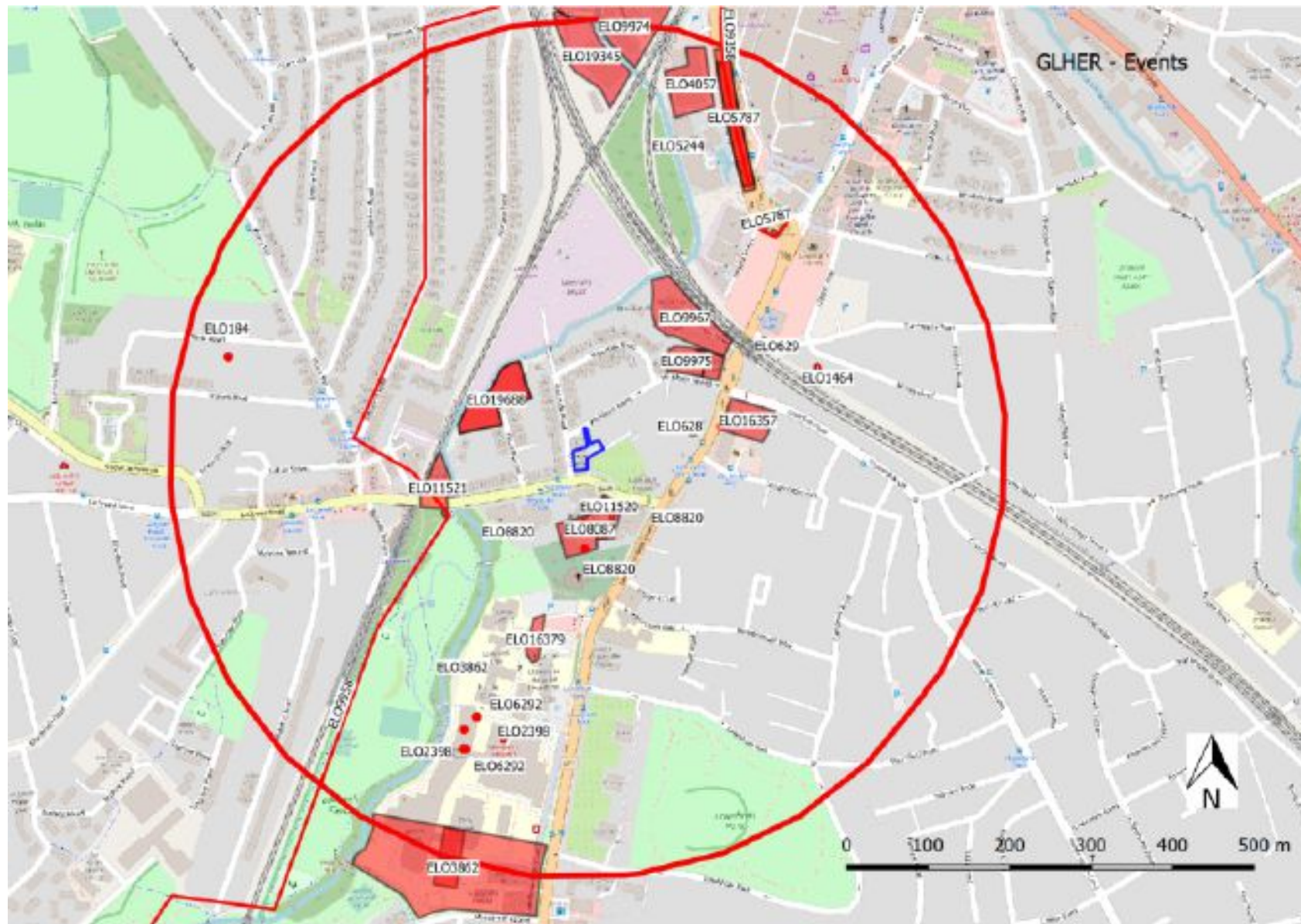


Figure 16: GLHER Events

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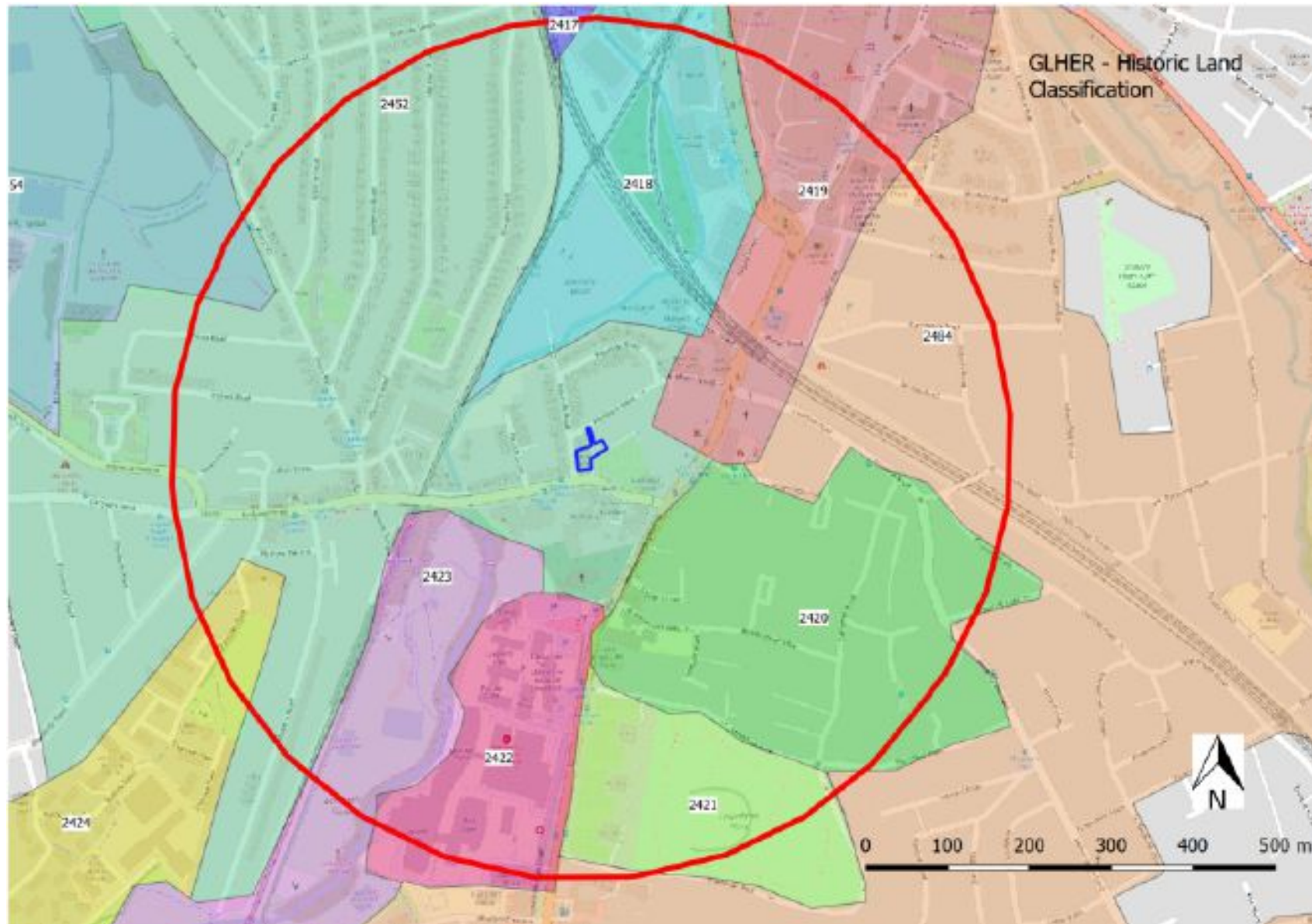


Figure 17: GLHER – Historic Land Classification

13 PLATES



Plate 1: Aerial Photograph 1945 (Google Earth)

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Plate 2: Aerial Photograph 2019 (Google Earth)

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Table 2: Policy that applies to the Historic Environment

Document	Policy	Updated
National Planning Policy Framework (NPPF)	Section 16. Conserving and Enhancing the Historic Environment, paragraphs 184 – 202	June 2019
Planning (Listed Buildings and Conservation Areas) Act 1990	Provides specific protection for buildings and areas of special architectural or historic interest.	March 2016
Ancient Monuments and Archaeological Areas Act 1979	Provides specific protection for monuments of national interest.	July 2019
Protection of Wrecks Act 1973	Provides specific protection for wreck Sites of archaeological, historic or artistic interest.	February 1991
Historic Buildings and Ancient Monuments Act 1953	Makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).	February 1991
Lewisham Council Core Strategy	Core Strategy Policy 15: High Quality Design, Regeneration and Growth Areas Core Strategy Policy 16: Conservation Areas, heritage assets and the historic environment spatial Policy 1: Lewisham Spatial Policy	June 2011
Lewisham Council Development Management Local Plan	Policy DM30: Urban Design and Local Character Policy DM36: New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens. Policy DM37: Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest. Policy DM38: Demolition or substantial harm to designated and non-designated heritage assets APA2: Area of Archaeological Priority: Thames and Ravensbourne Gravels	November 2014

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London Plan	Policy 7.8: Heritage Assets and Archaeology Policy 7.9: Heritage-Led Regeneration	March 2016
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14 APPENDIX I – HER DATA

EHHER	Type	Location	Period	Description
ELO1464	Archaeological intervention	c.280m ENE		2003 Pre-Construct Archaeology. The Site comprised two trial trenches at 2a Morely Road, Lewisham, which revealed no archaeological finds or features.
ELO16379	Archaeological intervention	c. 190m S	Post Medieval/ Modern	1994, Museum of London Archaeology Service. Lewisham High Street watching brief. No features or material earlier than the 19th century (or possibly earlier 20th century) were revealed.
ELO16381	Archaeological intervention			1993. Museum of London Archaeology Service. Lewisham High Street watching brief. The west and east facing section of the trench showed a 1.20 metre thick deposit of mixed dark grey and brown silt, sandy clay and dirty gravels (dumped make-up deposits) over orange gravels at the north. The orange gravel represents a river deposit part of the natural geological sequence found in the river valley.
ELO184	Archaeological intervention	c. 440m WNW	Post Medieval/ Modern	2001. PCA Ltd. Evaluation at 79b Adelaide Avenue. No finds or features earlier than the nineteenth century were found.
ELO2398	Archaeological intervention	c. 340m SSW		2004. Museum of London Archaeology Service. Lewisham High Street. Trench 1 revealed natural gravels overlain by alluvial clays. These clays were truncated by two metres of modern fills. Trench 2 revealed natural gravels overlain by organic clays cut into by erosion processes leaving a sand bar
ELO3862	Archaeological intervention	c. 270m SSW	Post Medieval/ Modern	1993-1994. Museum of London Archaeology Service. Lewisham High Street. An evaluation produced no archaeological finds or features, however the location of two trenches were moved to the presence of a potentially active land drain and a 19th century well.
ELO4057	Archaeological intervention	c. 420m NNE	Medieval	2000. Museum of London Archaeology Service. No 68 Molesworth street. Evaluation revealed alluvial ground plus possible Medieval Gravel pits (MLO74797).
ELO5787 & ELO9944		c. 320m NE	Post Medieval	1992. Museum of London Archaeology Service. Molesworth Street. Watching Brief. The investigations revealed no evidence of prehistoric activity, with the few flints recovered being considered residual. Most of the evidence was of an early to late post medieval date. A small amount of evidence for 16th to 17th century buildings were present, with evidence of the 19th century expansion of Lewisham being more numerous (MLO59000; MLO59001).

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ELO628		c. 115m E		2000. Museum of London Archaeology Service. Site of the United Reform Church, 243-247 Lewisham, High Street. Within the alluvium no prehistoric material was found and no trace of any pre-1866 buildings or features were found on the Site.
ELO629		c. 250m NE		2002. Museum of London Archaeology Service. 256 Lewisham High Street. There was very little evidence of archaeological strata across the Site, although a buried topsoil was observed and a brick floor from the cellar of an early 18th century house fronting onto Lewisham High Street was seen on the eastern side of the Site. Limited evidence of an ornamental lake or pond was seen to the west of the Site. (MLO 76131;MLO77161;MLO77162).
ELO6292		c.370m S		2004. Museum of London Archaeology Service. Lewisham High Street. Geotechnical investigation. Pollen analysis provided indirect evidence for anthropogenic activity, and stratigraphic analysis provided evidence for flooding. There is palaeoenvironmental and indirect evidence for human activity up to the Iron Age. Pollen evidence for this period shows weed and other signs of anthropogenic disturbance. The Roman to Post Medieval periods are represented by sands and silty clays indicating regularly inundated grassland areas.
ELO8820		c. 125m S		2009. AOC Archaeology Group. Ladywell Road (No 2) [Police Station]. Only produced evidence for a 19th to 20th century garden soil.
MLO100495	Monument	c. 75m S	Post Medieval to Modern	Ladywell Road (No 2) [Police Station], Lewisham. 19th to 20th century garden soils were uncovered during excavations at the Former Police Station at 2 Ladywell Road by AOC Archaeology in March 2009.
MLO105587	Monument	c. 195m ENE	World War Two to Modern	223/5, High Street, Lewisham. Pillbox. Site recorded as part of the Defence of Britain project from field and documentary work carried out between April 1995 and December 2001. The purpose of the Project was to record the 20th century military Sites across the United Kingdom, and with a view.
MLO107860	Building	c. 245m S	Modern	Lewisham High Street, Lewisham, SE13 6LH. The Lewisham Military Hospital War Memorial is located near the former public library which is now part of University Hospital Lewisham.
MLO11227	Findspot	c. 385m NE	Roman	Lewisham High Street. Mortarium rim.
MLO11329	Findspot	c. 85m SW	Medieval	Ladywell Road, [Old Baths (Site Of)]. Surrey ware, probably redeposited with early 19th century material in gas trench excavation.
MLO11343	Monument	c. 215m S	Post Medieval	358 Lewisham High Street. Altered 3 storey, 5 window (3 window, 2nd

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				floor) stucco. Band at 1st floor brick corbel, eaves. May have been 'George' inn originally (070309).
MLO11348	Monument	c. 215m S	Medieval to Post Medieval	358 Lewisham High Street. Probable 16th century walls under cellar. Not connected with house.
MLO11375	Monument	c. 440m WSW	Post Medieval	Ladywell Road Junction With Chudleigh Road. Farm owned by bridge house company, 79 acres land bounded by Ladywell/Chudleigh Road in most part. Farmhouse demolished 1895 when present streets laid out.
MLO11467	Monument	c. 75m SE	Post Medieval	Lewisham High St Near Junction With South Side Of. Pre 1634, house possibly rebuilt 1680. School in late 18th century. Alterations 1860s-70s. Demolished 1894. Coroners court, police station and old fire station built on Site.
MLO12992	Monument	c. 215m S	Medieval	358 Lewisham High Street. Two circular pits. One wood lined, vertical plank and dome top, horizontal laths-decreasing diameter.
MLO1769	Monument	c. 215m S	Medieval to Post Medieval	358 Lewisham High St. First mentioned 1588 as 'George'. Demolished and rebuilt on corner of George Lane in 18th century.
MLO1856	Findspot	c. 335m NNE	Bronze Age	Molesworth Stor Elliots Works. Bronze palstave found 1907.
MLO1875	Monument	c. 275m S	Post Medieval	Lewisham High St. Almshouse. Rectangular block with cross-wing containing chapel, and 3 houses each side. 1955 photos shows derelict.
MLO1945	Monument	c. 160m SSE	Post Medieval	Lewisham High St. Late 17th century pub. Name in parish records 1704. Later housed hay and straw chandlers business. 17th century building demolished for present pub 1930s.
MLO1948	Monument	c. 90m E	Medieval to Post Medieval	Lewisham High St. Public House. In parish register of 1592, and in licensed victuallers' lists 1712-18. Rebuilt entirely in 1907.
MLO2004	Monument	c. 470m NNE	Post Medieval	Lewisham High St. Before 1828 miller lived in small house by mill 070069. John Penn rebuilt mill (070275) and new large house called Riverdale. Later became club house. Demolished 1961.
MLO2129	Monument	c. 430m NNE	Post Medieval	Riverdale Centre. Mill built on Site of medieval mill in the 19th century. Changed to steam in 1870s. Now an art display centre.
MLO2130	Monument	c. 215m S	Medieval to Post Medieval	358 Lewisham High St. Pottery from c12th and other material continuous from early medieval, on Site of house.
MLO25570	Monument	c. 475m NE	Post Medieval	169-171 Lewisham High St. Late 17th century/early 18th century house. First known owner was Jane sparrow. Visited by John Wesley. Lands gradually sold 1850s-1890s. House demolished 1894.
MLO31240	Monument	c. 35m ENE	Post Medieval	Belmont Hill, Stable
MLO4022	Findspot	c. 130m E	Medieval to Post Medieval	Lewisham High St. Earthenware pipkin found at depth of 3 feet 6 inches in yard.
MLO4031	Monument	c. 430m NNE	Early Medieval/Dark	Molesworth St. Corn mill. Mentioned in Domesday. Corn mill was part

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			Age to Medieval	of Bridge House estates from at least 1299. In c13th known as seemanysmille. Leather mill in 18th century then corn again. Existing mill built c. 1828.
MLO4422	Monument	c. 375m WSW	Post Medieval	Malyons Terrace. Farmstead. 70 acres bounded to north and west by Chudleigh Rd. House Site uncertain-built over 1894.
MLO4624	Monument	c. 130m ENE	Post Medieval	Lewisham High St. Originally parish property. Site bequeathed 1630. Perhaps not inn then, but was by 18th century when rebuilt.
MLO4632	Monument	c. 245m NE	Post Medieval	246 Lewisham High St. Top storey (3rd) added mid-18th century. 1865 railway bridge built over most of garden. In 1890s used as liberal club. Commercial use from 1897. Pulled down 1963.
MLO4637	Findspot	c. 85m SW	Post Medieval	Ladywell Rd Old Baths (Site of). 19th century pottery and clay pipe type 27 (1780-1820) initialled J.S. found with garden boundary wall of Lewisham house.
MLO54443	Monument	c. 85m SW	Post Medieval	Ladywell Rd. Garden wall of Lewisham house discovered during excavation of gas trench.
MLO64277	Monument	c. 190m W	Post Medieval	Slagrove Place. Evaluation undertaken by D Garrod for SELAU, Dec'93. At the S end of the Site, evidence of a substantial community building dating from c.1910 was found.
MLO64279	Monument	c. 190m W	Post Medieval	Slagrove Place. The plough soil on the Site prior to a community building dating from c.1910 (SMR ref: 071328) contained roof tile, sherds and tobacco pipe fragments of 18th century-19th century.
MLO72908	Monument	c. 395m SSE	Post Medieval	Lewisham Park. Gravel pit seen on 1st edition map.
MLO72909	Monument	c. 295m ESE	Post Medieval	Campshill Rd. Gravel pit identified from 1st Edition OS map.
MLO75683	Monument	c. 435m WNW	Post Medieval	79b Adelaide Avenue. Mixed clay loam sealed the natural London Clay and contained much broken tile and roofing slate, along with some nineteenth century pottery and assorted iron and timber fragments. 19th century de ground, consolidated as well were observed.
MLO76130	Monument	c. 150m E	Unknown	United Reform Church. Holocene alluvium was revealed during the evaluation although no prehistoric material was recovered. Still the alluvium lies undisturbed and may have great potential and considering only small areas of the Site were revealed confidence is limited in the conclusion that there are no features of archaeological interest. 19th century rubbish pits were found and the foundations of the 1866 church.
MLO76131	Monument	c. 165m NE	Post Medieval	256 Lewisham High Street. The results of the field evaluation have helped to refine the initial assessment of the archaeological potential of the Site. There was very little evidence of archaeological strata

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				across the Site, although a buried topsoil was observed. This was the earliest deposit and spread across the whole Site. It was of post-medieval date.
MLO77161	Monument	c. 175m NE	Post Medieval	256 Lewisham High Street. The sole evidence for any activity associated with the High Street Frontage was a brick cellar floor observed at a level of 9.86m OD in the eastern side of the Site. The modern backfill of many of the trenches may indicate the demolition of such properties.
MLO77162	Monument	c. 175m NE	Post Medieval	256 Lewisham High Street. Limited evidence of an ornamental lake or pond was seen to the west of the Site.
MLO86136	Listed Building	c. 85m SSE	Victorian to Late 20th Century	Lewisham High Street (No. 340) London {fire station}. Grade II listed (1390058). Fire station, also incorporating tied housing for firemen and stabling for horses, later converted to part residential, part offices and ground floor front part adapted as nursery school. Built in 1898 for LCC in Queen Anne/ Arts and Crafts style.
MLO90147	Listed Building	c. 35m SSW	Post Medieval	Coroner's Court. Grade II (1079978). Between 1895 and 1899. Gothic building in red brick with white ashlar dressings.
MLO90148	Listed Building	c. 50m SSE	Post Medieval	Police Station. Grade II (1079979). 1899. 2 storeys and attic.
MLO90157	Listed Building	c. 445m NE	Modern	Presbytery Adjoining Church of St Saviour and St John Baptist And Evangelists. Grade II (1079988). Presbytery of 3-storeys, 3 windows in late Art and Craft style.
MLO90158	Listed Building	c. 160m S	Post Medieval	Walls Surrounding Churchyard of St Mary's Church. Grade II (1079989). 18th century walls of stock brick.
MLO90159	Listed Building	c. 260m S	Post Medieval	School Treatment Centre. Grade II (1079990). Mid C19 house, 2 storeys attic and basement, 3 windows.
MLO90247	Listed Building	c. 135m S	Tudor to Georgian	Church of St Mary The Virgin. (Grade II*(1193297). Base of late medieval tower (recorded building dates of 1498 and 1512). Top of tower and body of the church 1774-7 by local architect George Gibson junior. Interior remodelled and chancel built 1881-2 by A W Blomfield. Chancel interior remodelled 1995-6.
MLO90274	Listed Building	c. 370m S	Modern	K2 Telephone Kiosk Outside Lewisham Hospital. 1927. Grade II (1252854).
MLO90298	Listed Building	c. 240m WSW	Post Medieval	Ladywell station. Grade II (1246025). 1857, extended circa 1880.
MLO90312	Listed Building	c. 205m E	Post Medieval	United Reformed Church Sunday School. Grade II (1261924). Sunday school building for the Lewisham United Reformed Church (formerly Lewisham Congregational Church). 1880-1, George Sherrin.
MLO90313	Listed Building	c. 255m S	Modern	Lewisham Public Library. Grade II (1261963). Public Library. 1901 by

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				Alexander Hennell, extended 1929.
MLO90331	Listed Building	c. 60m ESE	Post Medieval to Modern	St Mary's Vicarage. Grade II* (1286235). Former vicarage, now offices. 1692-1693 for George Stanhope, vicar of Lewisham with additions of 1879-1881 by Edwin and Hilton Nash and 1894-1895, the latter using bricks from the demolished Lewisham House, which formerly stood opposite.
MLO90387	Listed Building	c. 460m NE	Modern	Church of St Saviour and St John Baptist and Evangelist (Roman Catholic). Grade II listed (1358499). 1909. Red brick building in Italian style.
MLO90388	Listed Building	c. 35m SE	Post Medieval	Garden Walls to South and West of St Mary's Vicarage. Grade II (1358500). Brown brick walls of C18 appearance along front of Vicarage, where they are low, and high around the garden.
MLO102603	Listed Building	c. 55m SW	Post Medieval to Modern	Ladywell Road, [Old Swimming Baths], Lewisham, SE13. Former late 19th Century Public Baths, consisting of first and second class swimming pools constructed in 1884. Designed in the Gothic style by Wilson and Son and Thomas Aldwinkle. Currently unused. Grade II (1391811).
MLO103207	Listed Building	c. 370m NE	Modern	Lewisham High Street (Nos 187-197)/Limes Grove [Former Prudential Building], Lewisham, SE13 {1908 Offices with shops and housing}. Grade II (1400278). The former Prudential Insurance offices, with a row of shops and residential accommodation above was built in 1908. It was designed by Paul Waterhouse for the Prudential Assurance Company and has minor later alterations.
MLO104297	Park	c. 300m SE	Post Medieval to Modern	Lewisham Park [Lewisham Park] Lewisham, SE13. Lewisham Park was laid out as the centrepiece of a housing development built on the estate of the Rt Hon William Legge, Earl of Dartmouth, prior to building commencing. Today, the park is used and open as a public garden.
MLO104300	Park	c. 400m NW	Post Medieval to Modern	Hilly Fields Crescent/Adelaide Avenue/Montague Avenue/Vicars Hill/Eastern Road, Ladywell, Lewisham, SE4. 19th century park. The park layout included perimeter railings, a refreshment house, drinking fountain, open-air grandstand and bandstand. Prendergast School is within the park and dates from 1880. A nature reserve was established in 1992.
MLO106968	Monument	c. 410m S	Post Medieval to Modern	Lewisham High Street (NO.390), Lewisham, London SE136LJ. The Lewisham Workhouse was first mentioned in 1612, when a house in Rushy Green was bequeathed to the parish council for the use of housing the local poor.

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MLO107088	Monument	c. 325m S	Post Medieval to Modern	High Street, (No 390), Lewisham. A workhouse and infirmary used as a military hospital during World War One. The workhouse inmates were transferred out and the building became Lewisham Military Hospital.
MLO107782	Listed Building	c. 360m S	Modern	Lewisham High Street, Lewisham. War Memorial, unveiled 1921, is Grade II listed (1435882).
MLO58998	Monument	c. 345m NE	Post Medieval to Modern	Lewisham High Street (No 224) [Camden Place] Lewisham. An 1820's villa which was recorded prior to demolition in 1992 by the Museum of London Archaeology Service.
MLO59001	Monument	c. 425m N	Post Medieval to World War Two	Molesworth Street [Lewisham 2000], Lewisham. 19th century building and their associated features provided evidence of the 19th century expansion of Lewisham. They were uncovered during investigations in 1992 by the Museum of London Archaeology Service.
MLO70543	Park	c.85m S	Medieval to Modern	Lewisham High Street [St Mary's Churchyard] Lewisham, SE12 {medieval/18th c. churchyard, 19th c park} Churchyard of the 1777 church with medieval precedent. Laid out as a garden in 1886.
MLO74797	Monument	420m NNE	Medieval	Molesworth Street (No 68) [Citibank Car Park and Riverdale House], Lewisham, SE13. Possible late medieval gravel pits were located at 68 Molesworth Street, Lewisham during an evaluation by the Museum of London Archaeology Service in 2000.
MLO99071	Listed Building	c. 175m NE	Modern to Unknown	Lewisham High Street (No.233-241), Rileys. Former Temperance Billiard Hall, 1909-10 by Norman Evans, Architect to Temperance Billiard Halls Ltd. Later alterations, to interior in particular. Grade II (1392397).

15 APPENDIX II – OASIS FORM

OASIS ID: zoeschof1-393813

Project details

Project name	Land adjoining 1 Wearside Road, Lewisham, London SE13 7UN
Short description of the project	Historic Environment Desk Based Assessment on Land adjoining 1 Wearside Road, Lewisham, London SE13 7UN
Project dates	Start: 01-06-2019 End: 01-09-2019
Previous/future work	No / Not known
Any associated project reference codes	FLM19 - Contracting Unit No.
Type of project	Desk based assessment
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 5 - Garden
Monument type	None
Significant Finds	None
Methods & techniques	"Aerial Photography - interpretation","Documentary Search","Visual Inspection"
Development type	Urban commercial
Prompt	Planning condition

Project location

Country	England
Site location	Carpet Corner,1 Wearside Road, Lewisham, London
Postcode	SE13 7UN
Study area	750 Square metres
Site coordinates	TQ 37954 74989 51.457078 -0.015780151 51 27 25 N 0 00 57 07 W Point
Lat/Long Datum	Unknown

Project creators

Name of Organisation	TOUCHSTONE ARCHAEOLOGY
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Zoe Schofield
Project director/manager	Zoe Schofield
Project supervisor	Zoe Schofield
Type of sponsor/funding	Landowner

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body

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Museum of London
Digital Archive ID	FLM18
Digital Contents	"none"
Digital Media available	"Images raster / digital photography","Spreadsheets","Text"
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Environment Desk-Based Assessment in Advance of the proposed development on land adjoining 1 Wearside Road, Lewisham, London SE13 7UN
Author(s)/Editor(s)	Schofield, Z
Date	2020
Issuer or publisher	Touchstone Archaeology
Place of issue or publication	www.touchstonearchaeology.com
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URL	www.touchstonearchaeology.com
Entered by	zoe (zoeschofield1@gmail.com)
Entered on	10 May 2020

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16 APPENDIX III – HER SUMMARY FORM	
Site Name/Address: Land adjoining 1 Wearside Road, Lewisham, London SE13 7UN	
Parish:	District: Lewisham
NGR: TQ 37954 74989	Site Code: WRL20
Type of Work: Historic Environment Desk Based Assessment	Site Director/Group: Touchstone Archaeology Ltd, Zoe Schofield
Date of Work: June/July 2020	Size of Area Investigated: N/A
Location of Finds/Curating Museum: Museum of London	Funding source: Owner
Further Seasons Anticipated? Yes	Related EHCR No's: N/a
Final Report: Schofield, Z., Historic Environment Desk Based Assessment in Advance of the proposed development on land adjoining 1 Wearside Road, Lewisham, London SE13 7UN.	OASIS number: Zoeschof1-397191
Periods Represented: Medieval to Modern	
SUMMARY OF FIELDWORK RESULTS: A Historic Environment Desk Based Assessment was carried out on Land adjoining 1 Wearside Road, Lewisham, London SE13 7UN in June/July 2020. The assessment found that the Site had a high potential for the Prehistoric and Post Medieval periods. Further archaeological evaluation may be required.	
Previous Summaries/Reports: No	
Author of Summary: ZOE SCHOFIEL	Date of Summary: July 2020