

Archaeological Desk-Based Assessment in Advance of the Proposed Development at Safa House, Kent.

National Grid Reference TR 615382 135105



Report for Barron Edwards

Date of Report: 4th June 2018

SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

www.swatarchaeology.co.uk

Contents

1	INTRODUCTION	6
1.1	Project Background	6
1.2	The Site	6
1.3	The Proposed Development.....	8
1.4	Project Constraints	8
1.5	Scope of Document	8
2	PLANNING BACKGROUND.....	8
2.1	Introduction.....	8
2.2	Heritage Assets.....	8
2.3	National Planning Policy Framework (NPPF)	9
2.4	Planning Policy Guidance	13
2.5	Statutory Protection.....	15
2.6	Local Policies	17
3	AIMS AND OBJECTIVES.....	25
3.1	Introduction.....	25
3.2	Desk-Based Assessment – Chartered Institute for Archaeologists (2017) ...	26
4	METHODOLOGY	27
4.1	Introduction.....	27
4.2	Designated Heritage Assets.....	27
4.3	Sources	29
5	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	30
5.1	Introduction.....	30
5.2	Designated Heritage Assets.....	31
5.3	Previous Archaeological Works.....	33
5.4	Archaeological and Historical Narrative.....	37
5.5	Cartographic Sources and Map Regression	42
5.6	Aerial Photographs.....	45
5.7	Summary of Potential.....	46
6	IMPACT ASSESSMENT.....	49
6.1	Introduction.....	49
6.2	Historic Impacts.....	50
7	ARCHAEOLOGICAL MITIGATION.....	51
7.1	Introduction.....	51
8	OTHER CONSIDERATIONS.....	51
8.1	Archive.....	51
8.2	Reliability/Limitations of Sources.....	51
8.3	Copyright	51
9	REFERENCES	52
9.1	Bibliographic.....	52
9.2	Websites.....	52
10	APPENDIX 1 – KCC HER Data (see Figures 22-23).....	74

List of Plates

- Plate 1. Aerial photograph from 1940
Plate 2. Aerial photograph from 2003
Plate 3. Aerial photograph from 2006
Plate 4. Aerial photograph from 2010
Plate 5. Aerial photograph from 2013
Plate 6. Aerial photograph from 2015
Plate 7. Aerial Photograph from 2017
Plate 8. View of Safa House (looking east).
Plate 9. View of Safa House (looking north).
Plate 10. View of Safa House (looking south).
Plate 11. View of Safa House (looking west).

List of Figures

- Fig.1 Site location map and site Location plan 1:10000
Fig.2 Proposed Development Area
Fig.3 John Rocque's Map 1746
Fig.4 Andrews, Dury and Herbert map from 1769
Fig.5 Ordnance Surveyors Drawing, 1799
Fig.6 Ordnance Survey First Series, Sheet 1, 1805
Fig.7 Crutchley's Map, 1833
Fig.8 1842 Tithe Map
Fig.9 Historic mapping OS 1:1,056 1868-1873
Fig.10 Historic mapping OS 1:1,056 1896
Fig.11 Historic mapping OS 1:2,500 1896
Fig.12 Historic mapping OS 1:2,500 1916
Fig.13 Historic mapping OS 1:1,250 1949-1950
Fig.14 Historic mapping OS 1:2,500 1950
Fig.15 Historic mapping OS 1:2,500 1953
Fig.16 Historic mapping OS 1:2,500 1969
Fig.17 Historic mapping OS 1:1,250 1979-1980
Fig.18 Historic mapping OS 1:1,250 1981-1985
Fig.19 Historic mapping OS 1:1,250 1991-1992
Fig.20 Mapping WWII bombs.

- Fig. 21 Charles Booth map.
- Fig.22 GLHER Monuments
- Fig.23 GLHER Data
- Fig.24 Archaeological Priority Areas in Lewisham

Archaeological Desk-Based Assessment in Advance of the proposed development at Safa House, Arklow Road, Deptford, London.

Summary

SWAT Archaeology has been commissioned by Barron Edwards to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at Safa House, Arklow Road, Deptford, London.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

The PDA is a heavily urbanised area in north Deptford. It lies within 800m of the waterfront of the Thames. Historically it was previously an area of agricultural inland from the waterfront and following the coming of the railways in the early Victorian period, the area was subsequently 'boxed in' on two sides effectively forming a triangle. This was seen as a perfect place for the engineering company J. Stone to transfer their business to from elsewhere in Deptford. The company as well as setting up the industrial offices set about creating terraced housing for the workers and an Institute. Safa House being the Institute. The company closed the site in 1969, before becoming industrial units and the industrial complex has since been turned into residential apartments blocks. In addition, all but two of the terraced houses have been replaced by modern houses. As a result, the wider setting and significance of Safa House and the historic links with the engineering company has been significantly reduced.

Deptford given its waterside location and the Ravensbourne river has been a region that has attracted people, especially from the Roman times onwards as attested by the Roman tessellated pavement, Watling Street and the Anglo-Saxon burials found in Deptford. The site itself sits within the local authority Archaeological Priority Area (AP2), which comprises of terrace gravels from the edge of the river Thames and Ravensbourne and is associated with evidence related to the prehistoric period. However, the area immediately around the PDA was inland from the waterside and being north of the Ravensbourne crossing at Deptford Bridge was essentially agricultural until the early Victorian period and the recent archaeological excavations nearby have revealed little other than the Post Medieval and modern periods and this is also seen in the GLHER, with the majority of the records for the Post Medieval and modern periods. Therefore, as a result the possibility of archaeological remains is low for all periods except for the Post Medieval period.

The proposed development is to retain the shell of Safa House and the only below ground works will be the foundations for the new three storey extension to replace the existing tyre shop, whose existing foundations would have already resulted in the truncation and disturbance of any potential archaeology. Therefore, the need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Barron Edwards (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at Safa House, Arklow Road, Deptford, London centred on National Grid Reference (NGR) 615382 135105 (Fig 1).

1.2 The Site

- 1.2.1 The proposed site sits at an average height of circa 4m AOD. The site is situated in Deptford, within the London Borough of Lewisham and is circa 4.4km south east from London Bridge Station, circa 6800m west of the Thames. Deptford Bridge cross the Ravensbourne circa 1km south west of the PDA. The PDA sits at

the apex Arklow Road and Kerry Road at the north western tip. To the north west of the property is the new housing development of Arklow Foundry. On the far side of Kerry Road is the raised railway viaduct of the London to Greenwich line and on the far side of Arklow Road is the raised railway viaduct of the Croydon line. Immediately either side of the PDA to the south is residential housing. Access to Arklow Road and Kerry Road is via Edward Street to the south or via Abinger Grove which passes under the viaduct. The PDA is Safa House. A Victorian building with a single storey extension to the south facing Arklow Road. The current building has in recent years been used a storage with blocked up windows and the extension as a tyre shop.

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of bedrock comprising of Thanet Formation Sand, which found in the London Basin of south east England and was deposited in open marine conditions during the mid to late Thanetian age circa 59 -56 million years ago. It sits on the Late Cretaceous chalk. There are superficial deposits at the PDA of Kempton Park gravel, which is sand and gravel deposited circa 2 million years ago during the Quaternary period.

Geotechnical Information

- 1.2.3 Geotechnical information is available from the Astra House monitoring undertaken in 2004, which is circa 30m south west from the PDA. This established that the surface of nature sand and gravel lie between 2.88m OD and 3.40m OD, at approximately 1.0m below ground level. An undated silty sand subsoil over-lies the natural deposits and is interpreted as an early uncultivated land surface. A homogenous layer of dark brown/black sandy silt garden soil was laid over the subsoil and dates to the late post medieval period.
- 1.2.4 Additional geotechnical information is from the evaluations in 2016 at the Arklow Foundry site immediately to the north west of the PDA. This established the presence of Kempton Park Gravels at approximately 1.0m below ground level. Borehole data shows that the underlying geology for the site is Upper White Chalk with frequent flint nodules, overlying by sands of the Thanet Formation, of which the Kempton Park formation are above that.

1.3 The Proposed Development

- 1.3.1 The proposed development is for the shell of Safa House to be retained and the main house converted into 7 apartments. The tyre shop will be demolished and replaced with a new 3 storey building with a lower roofline than the existing roofline of Safa House. The ground floor of which will become a coffee shop. (Fig. 2).

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is 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 the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Heritage Assets

- 2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

‘World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.’

2.2.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

2.3 National Planning Policy Framework (NPPF)

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.3.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 126 of the NPPF states that:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

2.3.5 Paragraph 128 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.3.6 Paragraph 129 of the NPPF states that:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including, by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering

the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

2.3.7 The NPPF, Section 12, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Heritage Asset.** This is 'a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.
- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.3.9 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment;

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

- 2.3.10 In order to determine applications for development, Paragraph 128 (2.3.5 above) of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.
- 2.3.11 According to Paragraph 129, the LPA should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.3.12 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.
- 2.3.13 Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or Registered Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.
- 2.3.14 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- The nature of the heritage asset prevents all reasonable uses of the Site; and

- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the Site back into use.

2.3.15 Conversely, paragraph 133 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.3.16 Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.3.17 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.

2.4 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.

2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential

value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.

- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- **Communal value.** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

2.5 Statutory Protection

Ancient Monuments and Archaeological Areas Act 1979

- 2.5.1 Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979. Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). ^[11]Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5.2 The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Enterprise and Regulatory Reform Act 2013

- 2.5.3 From April 2014, the act introduced changes to the Planning (Listed Building and Conservation Areas) Act 1990. This covers heritage planning and legal requirements around nationally and locally listed buildings and consent orders. It upholds levels of existing heritage protection, whilst also simplifying the process. Listed Building Heritage Partnership Agreements were introduced to allow listed building consent for specified works (other than demolition), to listed buildings covered by the Agreement, which would otherwise require several consents. Listed Building Consent Orders and Locally Listed Building Consent Orders have been introduced to allow local planning authorities to grant permission for works (other than demolition) to listed buildings in their area, which would otherwise require several consents. Where new buildings are listed, it is now possible to declare that specific features of the building, or specific buildings or structures attached to, or within the curtilage of the listed building are not of special interest. The demolition of unlisted buildings in conservation areas now requires planning permission rather than conservation area consent.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.5.4 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

Treasures Act 1996

- 2.5.5 The act is designed to deal with finds of treasure in England, Wales and Northern Ireland. It legally obliges finders of objects which constitute a legally defined term of treasure to report their find to their local coroner within 14 days. An inquest led by the coroner then determines whether the find constitutes treasure or not. If it is declared to be treasure then the finder must offer the item for sale to a museum at a price set by an independent board of antiquities experts known as the Treasure Valuation Committee. Only if a museum expresses no interest in the item, or is unable to purchase it, can the finder retain it. 'Treasure' is defined as being: (i) All coins from the same find, if it consists of two or more coins, and as long as they are at least 300 years old when found. If they contain less than 10% gold or silver there must be at least 10 in the find for it to qualify; (ii) Two or more prehistoric base metal objects in association with one another; (iii) Any individual (non-coin) find that is at least 300 years old and contains at least 10% gold or silver; (iv) Associated finds: any object of any material found in the same place as (or which had previously been together with) another object which is deemed treasure; (v) Objects substantially made from gold or silver but are less than 300 years old, that have been deliberately hidden with the intention of recovery and whose owners or heirs are unknown.

Burial Act 1857.

- 2.5.6 Its purpose is to regulate burial grounds. It regulates where and how deceased people may be buried and provides for the exhumation of remains. The Act made it illegal to disturb a grave (other than for an officially sanctioned exhumation).

2.6 Local Policies

- 2.6.1 Lewisham Council, has a Core Strategy adopted in 2011. Strategically, the north of the borough forms part of the Thames Gateway, a nationally recognised growth area stretching east to the Kent and Essex coasts along the Thames Estuary.
- 2.6.2 The plan has a number of policies relevant to archaeology:

Core Strategy Policy 16

- 2.6.3 The Council will ensure that the value and significance of the borough's heritage assets and their settings, which include the Maritime Greenwich World Heritage Site, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non-designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice. The Council will work with its partners, including local communities, to ensure that the borough's heritage assets and those yet to be identified will be valued positively and considered as central to the regeneration of the borough as detailed in the Core Strategy spatial policies. The World Heritage Site buffer zone for the Maritime Greenwich World Heritage Site is identified on the Proposals Map (see also Core Strategy Policy 18). The Council will ensure that its Outstanding Universal Value, integrity and authenticity will be protected and enhanced and will ensure the implementation of the World Heritage Site Master Plan. The Council will continue to review its conservation areas, designating new ones and preparing associated management plans and policies to conserve their character.

Development Management Local Plan, adopted 2014

- 2.6.4 Policy DM30 – (j) where there is an impact on a heritage asset a statement will be required that describes the significance of the asset, including its setting, and an assessment of the impact of the proposals upon that significance.

DM Policy 36

- 2.6.5 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

A. General principles

1. For development proposals affecting heritage assets the Council will require a statement that describes the significance of the asset and its setting, and an assessment of the impact on that significance.
2. Where the significance of an asset may be harmed or lost through physical alteration or destruction, or development within its setting, the Council will

require clear and convincing justification. The Council will consider the wider public benefits which may flow from the development where these are fully justified in the impact assessment.

3. The Council encourages the adaptation of historic buildings to improve energy efficiency in line with the detailed guidance provided by English Heritage. Careful consideration should be given to the most appropriate options for insulation, power use and power generation. Intrusive interventions, such as externally mounted micro-generation equipment or external wall insulation, should be avoided where these would unacceptably alter the character and appearance of the heritage asset. The Council encourages the retention and thermal upgrading of historic windows.

B. Conservation Areas

4. The Council, having paid special attention to the special interest of its Conservation Areas, and the desirability of preserving or enhancing their character or appearance, will not grant planning permission where: (a.) new development or alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials (b.) development, which in isolation would lead to less than substantial harm to the building or area, but cumulatively would adversely affect the character and appearance of the conservation area (c.) development adjacent to a Conservation Area would have a negative impact on the significance of that area.

5. The Council will encourage the reinstatement or require the retention of architectural and landscaping features, such as front gardens and boundary walls, important to an area's character or appearance, if necessary by the use of Article 4 Directions.

6. The Council will require bin stores and bike sheds to be located at the side or rear of properties where a front access to the side and rear exists.

C. Listed Buildings

7. In order to ensure the conservation of Listed Buildings the Council will: (a.) only grant consent for alterations and extensions to Listed Buildings which relate sensitively to the building's significance and sustain and enhance its significance

and integrity (b.) have special regard to the desirability of preserving the setting of Listed Buildings in considering any application in their vicinity, and consider opportunities for new development within the setting to enhance or better reveal the significance of the asset (c.) use its powers under Sections 47, 48 and 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that Listed Buildings are maintained to a reasonable standard.

8. When considering applications for change of use of Listed Buildings, the Council will consider the contribution of the existing use and the impact of any proposed new use to the significance and long-term viability of the historic building. The Council will seek to ensure that the building is put into an optimum viable use i.e. the one that causes least harm to the significance of the building, not just through initial changes but also as a result of subsequent wear and tear or any likely future changes. The implications of complying with Building Regulations, such as fire escapes, will be taken into account prior to determining applications for change of use.

D. Scheduled Monuments and Registered Parks and Gardens

9. Scheduled Monuments will be protected and preserved in accordance with Government regulation. Where the site or setting is adversely affected planning permission will be refused.

10. When considering the impact of a development proposal on Registered Parks and Gardens, or on their settings, the Council will consider that any loss or substantial harm to these assets will be in wholly exceptional circumstances. The Council will apply the provision in point 2 of the above policy to the assets.

DM Policy 37

2.6.6 Non-designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest

A. General Principles

1. The Council will protect the local distinctiveness of the borough by sustaining and enhancing the significance of non-designated heritage assets.

2. Development proposals affecting non-designated heritage assets should be accompanied by a heritage statement proportionate to the significance of the asset and which justifies the changes to the asset.

3. Non-designated heritage assets may be identified during the development management process.

B. Locally listed Buildings

4. The Council will seek to retain and enhance locally listed buildings and structures and may use its powers to protect their character, significance and contribution made by their setting, where appropriate.

5. The Council will resist the demolition of locally listed buildings and expect applicants to give due consideration to retaining and incorporating them in any new development.

C. Areas of special character

6. Development in areas of special local character should sustain and enhance the characteristics that contribute to the special local spatial, architectural, townscape, landscape or archaeological distinctiveness of these areas.

7. The Council will resist demolition of unlisted buildings in areas of special local character where these contribute to architectural and townscape merit and local distinctiveness of the area.

D. Non-designated heritage assets of archaeological interest

8. The Council will ensure that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be considered subject to the policies for designated heritage assets.

9. The conservation, protection and enhancement of the archaeological heritage of the borough will be promoted through: (a.) requirements to assess and plan for the archaeological implications of development proposals that may affect the archaeological heritage of a site which may require preliminary archaeological site evaluations. Proposals on sites within areas of archaeological priority as shown on the Policies Map should be accompanied by an evaluation.

Evaluations should be commissioned from professionally qualified archaeological organisations or consultants. (b.) the location and design of developments should avoid archaeological remains in order to ensure these remain preserved in situ, with public access and display. (c.) where permanent preservation is not justified, the remains are investigated, recorded and subsequently published by a recognised archaeological organisation prior to the start of development. (d.) Where remains unexpectedly come to light, seeking ensure their preservation or their recording in consultation with the developer.

DM Policy 38

- 2.6.7 Demolition or substantial harm to designated and non-designated heritage assets. 1. Heritage assets are an irreplaceable resource and the greater the importance of the heritage asset, the greater the weight will be given to its conservation. Proposals for the demolition of, or substantial harm to a heritage asset will require clear and convincing evidence and will only be considered under exceptional circumstances for Grade II listed buildings, parks or gardens. Substantial harm or loss to designated heritage assets of the highest significance, including scheduled monuments and Grade I and II* listed buildings, will only be considered under wholly exceptional circumstances.
2. Proposals for demolition or substantial harm to designated heritage assets will be refused unless it can be demonstrated that these are necessary to achieve substantial public benefits that outweigh the harm or loss, and that there is no practical way of realising the benefits without demolishing the building or causing substantial harm.
3. Where applicants cannot demonstrate substantial public benefits all of the following will be taken into account in order to justify the loss or harm: (a.) the significance of the asset, architecturally, historically, contextually, and any communal value. The greater the significance of the heritage asset, the greater the weight will be given to its conservation. (b.) the nature and condition of the asset and the economic viability of its repair and re-use (c.) the adequacy of marketing efforts made that would enable its conservation in the medium term (d.) the adequacy of efforts to find alternative sources of funding or some form of charitable or public ownership e. the benefits of bringing the site back into use.

4. Development proposals involving substantial structural alterations to a heritage asset need to demonstrate, by way of a structural survey and methodology statement, that the alterations proposed can be carried out without unacceptable risk to the integrity and significance of the asset.

5. Where demolition is proposed on the grounds that a building's condition is beyond repair, a structural survey will always be required. This should be prepared by a suitably qualified conservation professional and must describe, explain and illustrate the structural problems, and discuss repair options.

6. Where demolition or substantial harm is proposed on the ground that repair is not economically viable, the Council will require full supporting evidence, for example: a. a valuation of the existing building and site b. a full survey identifying the repairs required c. development costs, including a costed schedule of repairs d. an estimate of the value of the repaired property, including potential yields e. evidence that the property has been marketed for a reasonable period at a price reflecting its condition.

7. Where demolition is sought on grounds of redundancy, applicants will be required to demonstrate by way of a marketing exercise that no viable use for the site can be found. The timing, period and means of marketing may be set by the Council and will depend on the type of building and marketing conditions. The Council will consider in its assessment the asking price, the property's condition, the extent of land that was offered with the building, and the terms of lease.

8. Demolition of a heritage asset will only be considered in conjunction with a full planning application for a replacement development.

London Plan, 2016

2.6.8 It is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. There are two sections relevant to archaeology.

Policy 7.8: Heritage Assets and Archaeology

2.6.9 (A) London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes,

conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

- 2.6.10 (B) Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology. Planning decisions
- 2.6.11 (C) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- 2.6.12 (D) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 2.6.13 (E) New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset. LDF preparation.
- 2.6.14 (F) Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- 2.6.15 (G) Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

Policy 7.9: Heritage-Led Regeneration

- 2.6.16 (A) Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm. Planning decisions
- 2.6.17 (B) The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality. LDF Preparation.
- 2.6.18 (C) Boroughs should support the principles of heritage-led regeneration in LDF policies

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Barron Edwards, to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 The Good Practice Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.
- 3.1.3 Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary as

“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

3.1.4 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*

- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well

as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

4.2.3 The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

Significance

4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

4.3 Sources

- 4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.3.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

- 4.3.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

- 4.3.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-7).

Secondary and Statutory Resources

- 4.3.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape

studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

4.3.8 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for archaeological features.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Ancient Monument or Protected Military Remains in the assessment area. Time scales for archaeological periods represented in the report are listed in Table 1.

5.1.2

Prehistoric	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	c. 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	

Table 1: Classification of Archaeological periods

5.1.3 The majority of GLHER records within the 500m assessment area relate to the Post Medieval period and are essentially buildings. The table in Figure 22 details all the finds, features and buildings within the assessment area.

5.2 Designated Heritage Assets

5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).

5.2.2 This guidance states that “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” (The Setting of Heritage Assets, English Heritage 2011).

5.2.3 There are four listed heritage assets within the assessment area and one HER building record of a non-designated asset (Table 2).

Table 1 Designated Heritage Assets

MLO 102958	Post Medieval	Grove Street SE8. Club Boathouse and Premises Foreshore. Grade II listed (1080016). 1781-98. 2 large warehouse buildings facing North to the river. The inner returns of the buildings and 3 bays of main fronts, were formerly the Commandant's House and the Administrative Offices. Symmetrical main fronts. Each building has slightly projecting outer 3-bay section under gable with lunette, then 7-bay flush main section. All of 3 storeys: with arched ground floor open in front providing covered walk to entrances. Multicoloured stock brick. Stone 1st floor band, cornice band and stone coped parapet. Stone impost band to ground floor. Segmental brick arches to sash windows with glazing bars. French windows, with wrought iron guards, replace loading doors at centres of sections. Taller inner wings of 3 storeys and basement, 3 windows in large canted bay. Stone cornice band below parapet, moulded cornice at 2nd floor level, ground floor band. Gauged flat brick arches to sash windows with glazing bars. Some glazing bars lost. Entrances on 5-bay inner returns whose outer windows are blocked. Entrance terrace to slightly projecting centre bay, has double flight of steps with wrought iron handrail.
------------	---------------	---

		Doors of 6 fielded panels, in moulded architrave, have pattered rectangular fanlight, and wide console bracketed cornice and pediment, covering narrow, flanking windows.
TR 13 SE 72	Modern	Evelyn Street (No. 186). Deptford Fire Station. Grade II listed (1393505). Queen Anne style, having a seven-bay brick façade with giant order pilasters, advancing central bay with a broken scroll pediment, Mansard roof with dormer windows and exaggeratedly-tall chimneys. The ground floor is functionally determined by the necessity of at least two appliance bays and an entrance bay but is enlivened by ornamentation including a keystone over the entrance bay, stone sills to the windows and the elegant lettering above the appliance bays which reads 'LCC Fire Brigade Station Deptford 1903'. The appliance bay doors and ground and first floor windows are modern replacements and the boundary wall and railings shown in historic photographs of the station has been removed. The rear is largely unaltered and the arrangement of accommodation remains legible, with railed, external walkways leading from a central staircase tower to flats.
MLO 107959	Post Medieval	Church of St. Luke, Evelyn Street. Non-designated asset. 1870-2 church designed by Thomas Henry Watson in a Gothic style. The side chapel was created in 1902 and the building divided into three parts in 1981-2 by the firm of Maguire & Murray.
MLO 90195	Modern	Police Station, Amersham Vale. Built in 1912. Grade II listed (1080026). 3 storeys and basement, 6 windows, irregular, modified neo-classical style. High pitched tiled roof with overhanging eaves and end chimneys. Dull red brick with bright red brick dressings, i.e. gauged brick window archer extended to form bands, banding on angle pilasters, moulded and dentilled cornices and blocking courses to 2 round, 2-storey bows at left bay and 2nd bay from right, each having 3 sash windows with glazing bars on each floor. All similar windows, those on 2nd floor 2-light. 8 steps to round-arched entrance with keystone through moulded architrave to cornice of raised surround, all in carved red brick. Handsome wrought iron handrail and area railings, these framing white stone on high plinth, with date, "1912", and lamp holder of cast and wrought iron cover.
MLO 90291	Post Medieval	Railway Viaduct between Deptford Creek and North Kent Junction. Grade II listed (1253151). Construction was authorised by Act of Parliament in 1833; the section from North Kent Junction to Deptford was opened in February 1836, that east to Deptford Creek in December 1836. The total

		<p>length is 5,150 metres. Grey brick; each arch is 20 feet from centre to centre and 22 feet high. The 28 ft railbed is enclosed by parapets roughly four and a half feet high. The viaduct comprises the following: 32 arches from Deptford Creek to Deptford Church Street - most of the arches remain open and this is the most attractive part of the line; 30 arches from Deptford Church Street to Deptford High Street - southern parapet rebuilt and modern construction within arches; 52 arches from Deptford High Street to Edward Street - the platform buildings of Deptford Station, which surmount the viaduct, have been rebuilt and are not of special interest; skew bridge spanning west branch of Edward Street - a singularly graceful composition; 36 arches from Edward Street to Abinger Grove - the south face obscured by other buildings up against it, but the north face a strong composition; 33 arches from Abinger Grove to Rolt Street - the arches infilled with workshops of no special interest; skew bridge over Rolt Street - particularly handsome in its use of brick; 13 arches from Rolt Street to North Kent Junction. This viaduct carried the first passenger railway in London and is one of the first major achievements of railway engineering in Britain.</p>
--	--	---

5.3 Previous Archaeological Works

5.3.1 A number of excavations have been undertaken in the assessment area in recent years. However, focus is given to the two that are in the immediate vicinity of the PDA being the J. Stone & Co site (Arklow Foundry) and Astra House in Arklow Road. These are covered in more detail below.

Astra House

5.3.2 In 2004, the Museum of London Archaeology Service undertook a monitoring exercise on six geotechnical pits at the site of Astra House. As well as establishing the geotechnical information for the site covered in section 1.2.3, finds relating to the Post Medieval period were found. These included fragments of charcoal, coal, 19th century brick, with occasional fragments of oyster shell and interpreted as late medieval garden soil and made ground likely to have been laid down during the development of the area in the late 18th, early 19th century. (*Unpublished Document: Museum of London Archaeology Service. 2004. Astra House, Arklow Road, Deptford, SE14: A Report on Archaeological Monitoring of Geotechnical Test-Pits*).

Arklow Foundry

5.3.3 14 machine excavated geotechnical investigation pits (TP1 and TP3 to TP15) were monitored by AECOM in 2014. Archaeological features of post-medieval to modern date were encountered in a total of four test pits - TP1, TP6, TP13, and TP14. The report concludes that there is late post-medieval and modern remains associated with the J. Stone and Co. Foundry present within the site. No evidence for archaeological remains of other periods were identified and the potential to encounter remains of other periods has been judged to be very low. (*Unpublished Document: AECOM. 2015. Anthology Deptford Foundry Historic Environment Desk-Based Assessment*).

5.3.4 An evaluation was carried out in 2016 by Pre-Construct Archaeology at the site. Evidence related to the Post Medieval period was found in relation to the development of the site as an industrial complex during the 1880s until the final years of the 19th century. There was a second phase relating to the first half of the 20th century of modifications and additions to the industrial complex. No archaeology related to human activity prior to the 19th century except for agricultural activity (*Unpublished report: Pre-Construct Archaeology. 2016. An Archaeological Evaluation at Deptford Foundry, arklow Road, London Borough of Lewisham, London SE14 6EB*).

Landscape Characterisation

5.3.5 The PDA is in an area characterised by GLHER Historic Landscape Characterisation of 'RES 3: 1945-2006 housing'. However, it should be noted that within Arklow Road and Kerry Road only Safa House and 2 terraced houses are from the Victorian period. All other buildings are post 1945.

Areas of Archaeological Priority

5.3.6 There are a number of specific Archaeological Priority Areas. 1) Deptford – The Strand, Sayes Court and the Royal Naval Dockyard; 2) New Cross; 3) Thames Alluvial Floodplain; 4) Thames and Ravensbourne Terrace Gravels; and 5) Upper Deptford. These are covered in more detail below:

1) Deptford, The Strand, Sayes Court and the Royal Naval Dockyard - Henry VIII founded a Royal Dockyard for the construction of his ships around the nucleus of a storehouse for naval supplies that has been built in 1513 and which survived

virtually complete until the Blitz of 1940-41. The remaining walls were demolished in 1953 and the undercrofts filled in with rubble. A plan of 1623, which was annotated by John Evelyn, provides a particularly informative view of the early dockyard and its relationship to St Nicholas Church and The Creek.

2) New Cross - The name is derived from the sign of the Golden Cross carried by a well-known medieval coaching house on Watling Street. Recent excavation on New Cross Road has also revealed that sometime after purchasing the manor estate in 1614, the Haberdashers Company established brickworks, possibly supplying the demand which followed the Fire of London. Counter Hill House built in the 18th century was a boarding school between 1792 and 1837 before making way for Goldsmiths College (Listed Grade II). The site of the Cromacks nursery is evidence of the importance of local market gardens which supplied expanding populations of Deptford and Southwark during the 18th century.

3) Thames Alluvial Floodplain - The extensive peat and clay deposits across North Southwark and North Lewisham are up to 12m thick and record the geological and environmental history of south-east England for the past 12,000 years. Environmental changes include the loss of the European land-bridge c. 7000 BC and the clearance of the once extensive woodland. These deposits contain a range of prehistoric evidence including: Upper Palaeolithic/early Mesolithic flint scatter sites; Late Mesolithic and early Neolithic flint scatter sites and remains of associated woodlands; Middle and later Bronze Age sites, including the remains of tracks, timber platforms, 'camps', and vegetation clearance.

4) Thames and Ravensbourne Terrace Gravels (APA2) - The terrace gravels fringing the Thames are commonly associated with evidence of successive prehistoric communities, including enclosed fields and open settlements.

5) Upper Deptford - By the late 17th century John Evelyn was building houses on land on the west side of Butt Lane, which later became Deptford High Street. These were required to meet the demand for housing as the local population increased with the expanding Dockyard. This population pressure played a significant part in the division of Deptford into two parishes. The southern part became a new parish with a new church, the Baroque Church of St. Paul (Listed

Grade I), which was erected in 1713-30 along with an extraordinary rectory which was triangular with octagonal rooms and turrets at each corner. The main period of growth in housing occurred in the years 1650-1730, with a further boom in 1770-1800.

- 5.3.7 The PDA itself sits with the APA2 being the Thames and Ravensbourne Terrace Gravels (Fig.24).

0-100m Radius

- 5.3.8 There are two GLHER entries for this area. At the site of Astra House, circa 50m south west of the PDA, a Post Medieval garden and pit was found along with the remains of 19th century foundations (MLO 7823). Circa 30m to the west the railway viaduct is Grade II listed (MLO 90291).

100-200m Radius

- 5.3.9 There are no GLHER entries for this area.

200-300m Radius

- 5.3.10 There is one GLHER entry for this area. The Police Station at Amersham Vale that was built in 1912 and is Grade II listed and is circa 250m south east of the PDA (MLO 90195).

300-400m Radius

- 5.3.11 There are five GLHER records for this area. At the Deptford Green Lower School at Edwards Street, circa 350m south west, a soakaway thought to be related to the 19th century housing was found during a watching brief (MLO 101079). To the north, circa 400m from the PDA is the Grade II listed Deptford Fire Station (MLO 102958). The same distance to the north, north east is the Church of St. Luke in Evelyn Street (MLO 107959). Circa 300m to the north east is the farmhouse Staunton Street and was perhaps the only building in Evelyn Street at one point (MLO 1634). The Grade II listed building at Grove Street is circa 400m north east of the PDA. (MLO 90185), dating from 1781-98 and includes 2 large warehouse buildings facing north to the river. Originally the Commandant's House and administrative offices.

400-500m Radius

- 5.3.12 There are two GLHER records for this area. The Grand Surrey Canal once ran circa 500m to the north, north west of the PDA and completed in the early 19th century. The canal went out of use in the early 1970s (MLO 098360). Convoys Wharf is circa 500m north east of the PDA (MLO 97921) where the remains of the Royal Dockyard established by Henry VIII was found.

Outside 500m

- 5.3.13 The dockyard area is on the periphery of the assessment area. A number of other monuments in that area are important enough to be mentioned. This includes the manor house, originally in wood (MLO 6979), it was replaced by Browne's House in 1568, and remains of this have recently been found archaeologically (MLO 16134). St. John's Tower, the Sayes family home was built by Guilbert de Magminot in Norman times (MLO 11356), that remained visible up to the 18th century.

5.4 Archaeological and Historical Narrative

- 5.4.1 Deptford so named from a deep ford which crossed the Ravensbourne before the bridge was built. In old English it was 'dēop ford', becoming 'Depeford' in 1293 AD, 'Deppeford' in 1314 and 'Depford' in 1334. The 't' in the middle appears in the 15th century.
- 5.4.2 The Thames would have attracted people during the prehistoric period. Flint scatter sites of the Upper Palaeolithic and early Mesolithic flint scatter sites along with Late Mesolithic and early Neolithic flint scatter sites have been found. People would have been exploiting the marshy alluvial areas for fishing and hunting.
- 5.4.3 Middle and later Bronze Age sites in the area, including the remains of tracks, timber platforms, 'camps', and vegetation clearance. Little is known about Iron Age Deptford.
- 5.4.4 The Roman had a camp at Southwark and had a line of forts from Lambeth to the Ravensbourne at Deptford Bridge. Watling Street, a Roman road from Dover to London, forded the creek and veered southwards to avoid the flood prone

riverside area, continuing along Deptford Broadway, New Cross Road, and Old Kent Road to Londinium. Roman tessellated pavements have been found at Deptford High Street along with nearby sites evidencing Roman occupation and field boundary ditches. In Roman times the water level was much lower by approximately 4 metres

- 5.4.5 Deptford in Anglo-Saxon times is evidenced by Anglo-Saxon graves and it appears they may have occupied the area by the Old Dover Road. Documentary evidence tells us that in 871 AD, Athelred the Unready, and his brother the future King Alfred, fought the Danish fleet, which had sailed up the Ravensbourne. In 918 AD, King Alfred's daughter, Elfrida, bequeathed her lands in Lewisham, Greenwich and Woolwich to the Abbey of St Peter of Ghent in Flanders. Saxon London, called Ludenwic was centred to the west of the Roman city near The Strand. Before the Norman Conquest, Grenviz was two separate manors, one owned by Earl Harold Godwinson and the other by Brixi Cild. It is thought the settlement were around Deptford Bridge and to the north around St. Nicholas' Church.
- 5.4.6 The Ravensbourne had many mills and the Domesday Book mentions eleven of them. The book in 1086 AD tells us that Deptford formed part of the manor of West Greenwich, 'Grenviz' and was held by Gilbert de Magminot, bishop of Lisieux. He is reputed to have built a castle in the area of which the exact location of this is not known, but in the 19th century it thought to be close to the Mast Dock on the Thames bank near Sayes Court.
- 5.4.7 Deptford Strand, also known as West Greenwich would have primarily been a fishing settlement and behind the river's edge, Inland Deptford was agricultural. The lands eventually reverted to the Crown under Henry V in 1414.
- 5.4.8 The estate remained in the Magminot family until the late 12th century, when it passed to their descendants the de Says who gave the manor its alternative name of Sayes Court.
- 5.4.9 Sayes Court is to the south of the dockyard and is a Medieval manor house, which after the death of Charles I, was seized by parliament. It was subsequently assigned to the Browne family. In 1647 Mary Browne married John

Evelyn, the famous diarist. John Evelyn rebuilt and enlarged the house and created gardens.

- 5.4.10 Sayes court estate included 62 acres around the house and comprised of 159 tenements in 1706. In 1728, the estate was broken up and the house partly demolished in 1728, with part converted into a warehouse.
- 5.4.11 The dockyard in Deptford was founded in 1513. The earliest buildings were of a temporary nature, while the dry docks were constructed entirely of mud. Only later was Deptford to receive more permanent structures such as a large storehouse adjoining an area of enclosed water known as the basin which allowed vessels to be fitted out within the dockyard rather than having to stay in deep water and have fittings ferried out to them. The basin, the Great Dock, wharf and sheds in 1517. The yard continued to grow rapidly, and by the end of Henry VIII's reign was the Navy's principal yard.
- 5.4.12 It declined in importance during the 17th century, but it always had the advantage of being close to London and as a result, even when in the 18th century the Thames silted too much to allow larger ships to dock there, it retained prestige as a centre for the distribution of naval stores and victuals.
- 5.4.13 Due to the dockyard, Deptford grew in size and was no longer a fishing village but an industrial town, still separated from London by the marshy land towards Rotherhithe and Bermondsey. In Deptford itself the areas west of the High Street and south of New Cross Road were still mainly agricultural. The town had reached its highest point of prosperity during the Napoleonic Wars.
- 5.4.14 When the dockyard closed, a descendant of John Evelyn, William John Evelyn purchased back the site of Sayes Court and turned it into a public recreation ground. Museum of London Archaeology (MOLA) unearthed the remains of Sayes Court. In 2011, the excavation identified the plan of Sayes Court, as modified in the course of its history, with ground floor walls surviving up to a metre high in places. The front door of the building in the southwest wall opened into a central hallway, with a pair of rooms either side. The hallway led to the back of the building and a further four rooms. A cellar occupied the northwest part of the building, accessed by a stair in the north corner and later by a flight of stone steps added onto the northwest wall.

- 5.4.15 The dockyard closed for ship construction in 1832, although it continued in use for ship breaking. The Dockyard finally closed in 1869 and 22 acres of the site were subsequently sold by the Admiralty to the Corporation of the City of London for use as a Foreign Cattle Market. At this time the basin, main storehouse, covered slips and the Great Dock were all identifiable. At the time of closure, a further 15 ¼ acres including the site of Sayes Court, were resold to Sir John Evelyn.
- 5.4.16 Deptford became increasingly urbanised with new houses closest to Deptford Broadway and moved southwards in the 1820s and 1830s. The building of St John's Church in 1855 was a powerful stimulus to the extension of the New Town east of Friendly Street, and gave that area its distinct name, St John's. The rapid increase of houses persuaded the South Eastern Railway Company to open its new St John's station in 1873. By the 19th century Deptford had expanded over most of the area. The construction of the Surrey Canal and railways encouraged factories.
- 5.4.17 Opened in 1836, Deptford station is reputedly the oldest railway station in London, which came into existence when the London and Greenwich Railway opened its first section between Spa Road, Bermondsey and Deptford on 8 February 1836. The line was extended westwards to the new London Bridge Station on 14 December 1836 and eastwards to Greenwich on 24 December 1838. The London Bridge – Greenwich Railway Viaduct consists of a series of nineteen brick railway viaducts linked by road bridges between London Bridge railway station and Deptford Creek, which together make a single structure 3.45 miles (5.55 km) in length. The structure carries the former London and Greenwich Railway line and consists of 851 semi-circular arches and 27 skew arches or road bridges. It is the longest run of arches in Britain. It is also one of the oldest railway viaducts in the world, and the earliest example of an entirely elevated railway line. The junction close to the PDA has the northern side go to Deptford and Greenwich and the southern side towards New Cross, Dartford and Tonbridge.
- 5.4.18 Constructed in the 1800s, the Grand Surrey Canal Its main purpose was to transport cargo, primarily timber to the Surrey Commercial Docks. 5.4.19 The Grand Surrey Canal closed progressively from the 1940s, with all but the

Greenland Dock closing in the 1970s. Much of the route is traceable, as it has been turned into roadways and parks.

- 5.4.19 J Stone & Co were marine, railway and general engineers. Josiah Stone established an engineering workshop in 1831, producing cast copper nails for the shipbuilding industry in nearby Greenwich. In 1842, with George Preston and John Prestige, he co-founded J. Stone & Co and relocated to premises in railway arches near Deptford Station, where he made hand pumps and manual firefighting engines. Stone died in 1867 but his name was commemorated in the new name of the company, J Stone and Co. By 1871 the company was employing 250 workmen and 30 staff. BY 1892, this had increased to 700.
- 5.4.20 With the company's product range expanded to include rivets and other engineering items, the firm established a foundry in Deptford's Arklow Road in 1881, becoming a specialist in casting large copper propellers. It purchased 3 acres and the houses in Arklow Row were tenanted by the mechanics. The corner of Arklow Row included a large Coffee Tavern and Institute mainly used by the workers. An article in *The Engineer* in 1892, confirms that opposite the factory gates the firm have erected a large building which contains a concert room and gymnasium, a reading room and library, a coffee bar and two dining rooms.
- 5.4.21 The works include erecting and fitting shops; smithery; a small iron foundry, comparatively little cast iron being used save in the construction of sluice valves, of which the firm have made some enormous specimens for the Metropolitan Water Companies and the main drainage; a copper and zinc nail-making shop; cabinet makers' and coppersmiths' shop, and large brass and bronze foundries. Power was supplied by two horizontal condensing engines. The water was obtained by pumping from a well about 60ft. deep.
- 5.4.22 Charles Booth in the late 1880s started to compile a poverty map of London. Figure 21 shows the map for the area around the PDA. You can see from the maps that the area was classes as fairly comfortable, good ordinary earnings. This is likely due to the employment of J. Stone and other local industries. Moving to the east and west of the railway it becomes more mixed and to the south nearer the centre of Deptford, there are areas classed as poor.

- 5.4.23 The company produced 22,000 propellers for the Royal Navy during World War II (its products being fitted to battleships, aircraft carriers, cruisers and numerous smaller vessels), plus propellers and water-tight doors for RMS Queen Mary, RMS Queen Elizabeth and Royal Yacht Britannia. In 1963 Stone's marine propeller business merged with Manganese Bronze (also originally founded in Deptford, in 1882, before relocating to Millwall and then Birkenhead in 1941) and manufacture moved to Birkenhead. In 1950 the Deptford works made rail and road transport products, nails, rivets and washers. In 1959 the firm became Stone Platt Industries. The Deptford factory closed in 1969.
- 5.4.24 The Foreign Cattle Market was taken over by the MOD in 1913 and in WWII the site was used by the US 11th Amphibious Neptune Force as a repair and maintenance base, ahead of the DD landings.
- 5.4.25 In the 1920s, the Coffee Tavern and Institute in Arklow Road was brought by Lady Florence Pelham-Clinton and renamed Florence House. The trust fund she left Deptford withdrew from the area in the 1970s and the house was then boarded up but since used for storage.
- 5.4.26 During WWII bombing the old dockyard main storehouse received a direct hit in 1940 and again from a V1 flying bomb in 1943. The major part of the above ground dockyard structures and features are believed to have been demolished between circa 1955 and circa 1975. The slips, docks, basin and mast ponds, shown on the 1868 map, were filled in between circa 1869 and circa 1955.
- 5.4.27 It was inevitable given Deptford's location that it was a target during the Blitz. Figure 20 shows the location of the WWII bombs in the area of the PDA. One high explosive device exploded on the eastern side of Arklow Road.

5.5 Cartographic Sources and Map Regression

John Rocque's map of 1746

- 5.5.1 This shows a sparsely populated and agricultural landscape. There are a number of properties that hug the waterfront on the Thames. In addition, to the south of the PDA are the more populated areas of New Cross and Deptford Bridge. (Fig. 3).

Andrews, Dury and Herbert Map of 1769

- 5.5.2 This shows the area beginning to become more built up to the south and east along the river. The PDA and inland is still fields. On this map we can see that New Cross straddles the border between Surrey and Kent with the border marked by a dotted line north and south of New Cross (Fig. 4)

Ordnance Surveyors Drawing of 1799

- 5.5.3 The urban area is to the south of the dockyard at the point of Deptford Bridge. Inland is still rural and the west side of the map shows the county border line. The PDA is still fields (Fig. 5).

Ordnance Survey First Series, Sheet 1, 1805

- 5.5.4 We are beginning to see greater detail. Housing has developed along Evelyn Street (A200). Edward Street is to the south of the PDA and Sandford Road to the west. The PDA and inland is still fields (Fig. 6).

Crutchley's Map, 1833

- 5.5.5 This shows the line of the railway from London Bridge towards Greenwich. The PDA is still fields. Note Edwards Street is called Loving Edwards Lane and the road to the north called Coney Hall Lane (Fig. 7).

Tithe Map from 1842

- 5.5.6 This shows immense detail. The PDA itself is still a field. The owner of the field is William John Evelyn and the occupier Frances Bryan. In the tithe records it is a market garden. To the far north is the Grand Surrey Canal. The area still has a rural feel to it (Fig. 8).

Historic OS Map 1868-1873 1:1056

- 5.5.7 This is the first properly scaled OS map. The PDA now effectively within a triangle of created by the two railway lines to the north east and south west. To the south is Edwards Street. Access to this area and the railway arches can be seen passing under the railway to the west and the PDA straddles the track across the site. To the west, east and south evidence can be seen of residential housing (Fig. 9).

Historic OS map 1896 1:1056

5.5.8 There have been significant changes. The area within the triangle is now occupied. To the north west part is labelled Brass, Copper & Iron Works and is the J. Stone & Co foundry. The PDA is situated across from the entrance and is labelled Institute. The building now occupied by the tyre shop is to the south of Safa House. The PDA is at the apex of Arklow Road and Kerry Road all of which are rows of terraced housing. On Kerry Road the rear of the Institute adjoins a terrace house. The rear of the building on Arklow Road is separated from the housing given the angle of the road and the building now occupied by the tyre shop. Before Edwards Road is reached, there is another new street called Trim Street, which is again residential housing and includes a Sunday School at the rear of St Mark's Church which faces onto Edwards Street, which was built in 1883 (Fig.10).

Historic OS map 1896 1:2,500

5.5.9 This shows the wider area and the residential and dense terraced housing in the area (Fig.11).

Historic OS map 1916 1:2,500

5.5.10 There does not appear to be any change to the PDA. The associated J Stone & Co works have a number of new buildings in the yard and has also expanded to the east of the London and Greenwich railway line breaking up a row of terraced housing (Fig.12).

Historic OS map 1949-1950 1: 1250

5.5.11 The eastern side of Arklow Road has lost its residential housing, which is likely due to bomb damage and appears to have been replaced with buildings possibly relating to J Stone & Co and would include Astra House. J Stone & Co have continued expanding on the eastern side of the railway. The building now occupied by the tyre shop is labelled 24a (Fig.13).

Historic OS map 1950 1:2500

5.5.12 There does not appear to be any difference to the map above (Fig.14).

Historic OS map 1953 1:2500

5.5.13 There do not appear to be any changes (Fig.15).

Historic OS map 1969 1:2500

5.5.14 On either side of the triangle there have been significant change to the residential housing. The Victorian terraced housing has been replaced by tower blocks. The PDA appears unchanged and to the south is still terraced housing. (Fig.16).

Historic OS map 1979-1980 1:1250

5.5.15 There have been significant changes within the triangle area. Only Safa House, 24a and a couple of terrace housing remains and Kerry Road has been shortened as a result. The terraced house that adjoins to the institute is no longer in existence and to the south only the church of St Mark's remains. The area is labelled New Deptford Green. (Fig. 17).

Historic OS Map 1981-1985 1:1,250

5.5.16 The building that was previously labelled an Institute is now called a club. This was when the house was used as a Caribbean social centre and youth club (Fig. 18)

Historic OS map 1991-1992 1:250

5.5.17 There do not appear to be any changes (Fig.19).

5.6 Aerial Photographs

1940s

5.6.1 The photograph is not of good quality. The PDA is located at the head of Arklow Road and Kerry Street with the buildings of J. Stone & Co to the north west. Aside for the railway lines that pass to the west and north east, the rest of the area is residential (Plate 1).

2003

5.6.2 Safa House appears unchanged but to the east along Kerry Road only 2 terraced houses remains. The rest of the terraced housing in Kerry Road and Arklow

Road have been replaced by modern residential housing. On the west side of Arklow Road, Astra House has been built. To the north west is the yard and buildings that belonged to J Sone & Co. (Plate 2).

2006

5.6.3 No changes are noted. (Plate 3).

2010

5.6.4 No changes are noted (Plate 4).

2013

5.6.5 No changes are noted (Plate 5).

2015

5.6.6 Demolition of the J Stone Buildings have begun on the north eastern side of the railway. No other changes are noted (Plate 6).

2017

5.6.7 Demolition of the rest of the J. Stone site has commenced (Plate 7).

Walkover Survey

5.6.8 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. The walkover survey was undertaken on the 17th May 2018. No artefacts or archaeological features were identified in the walkover (Plates 8-11).

5.6.9 The PDA consists of main building of Safa House with its boarded-up windows. To the rear on the south side is a single storey tyre shop. To north is the new housing estate of apartment blocks of the Deptford Foundry due for completion later this year.

5.7 Summary of Potential

Palaeolithic

5.7.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The GLHER has no records from

this period within the 500m assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

- 5.7.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The GLHER 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**.

Neolithic

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

Bronze Age

- 5.7.4 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 GLHER 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**.

Iron Age

- 5.7.5 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 GLHER 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**.

Romano-British

- 5.7.6 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. The GLHER

has no records from this period within the assessment area. However, elsewhere in Deptford Roman remains have been found where the Romans crossed the Ravensbourne in the area at Deptford Bridge and tessellated pavements at Deptford High Street. Given the distance of the PDA to the north of these sites, the the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

5.7.7 The GLHER has no records from this period within the assessment area. Elsewhere in Deptford Anglo-Saxon graves have been found near the Old Dover Road. Given the distance of the PDA to the north east of the site, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

5.7.8 The GLHER has just three records from this period, all are just within or just outside of the 500m assessment area. This is the Wooden mansion house built near Sayes Tower, the Medieval dockyard area of Convoys Wharf and St John's Tower built by the Norman bishop, Guilbert de Maginot. From map regressions is appears that the area of the PDA was likely to have been agricultural in this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Post Medieval

5.7.9 The GLHER has eight records from this period within the assessment area. The closest being the Grade II listed railways viaduct and the Post Medieval garden at Astra House. Other relates to buildings or the canal. Detail from the map regressions confirms that the site was fields until the building of the industrial site of J. Stone & Co and residential terraced housing in the 1880s. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Modern

5.7.10 GLER has two records dating to this period being the Police Station and Fire Station. The PDA itself has undergone changes of use in its lifetime from the Post Medieval period but the building still remains from that period. Therefore, the potential for finding remains dating to this period in the PDA is considered **low**.

Overview

5.7.11 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.7.12 The 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 PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains 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.

6.2 Historic Impacts

- 6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was fields until the 1880s when J Stone & Co took over the industrial complex to the north west of the PDA and built Safa House, which became the Institute and coffee house used by the employees of J. Stone & Co. The buildings of the house and extension would have had a **high** impact on any potential archaeology.
- 6.2.2 The proposed development retains the shell of the existing house with the removal of the single storey extension and replacement with a three storey building. This new building will require foundations. As a consequence, the proposed development in this area of the PDA will have a **high** impact upon any potential archaeology, although the foundations relating to the existing tyre shop would have already resulted in the truncation and disturbance of any potential archaeology.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

- 7.1.1 The purpose of this archaeological 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.
- 7.1.2 The assessment has generally shown that the area to be developed is within an area of **low** archaeological potential for all periods except for the Post Medieval period.

8 OTHER CONSIDERATIONS

8.1 Archive

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Greater London Archaeological Advisory Service within 6 months of completion.

8.2 Reliability/Limitations of Sources

- 8.2.1 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, and therefore considered as being reliable.

8.3 Copyright

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence Barron Edwards (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

June 2018

9 REFERENCES

9.1 Bibliographic

- London Borough of Lewisham: Development Management Local Plan (2014).
- London Borough of Lewisham: Core Strategy (2011).
- Greater London Authority: The London Plan (2016)
- Standard and Guidance for historic environment desk-based assessment
- National Planning Policy Framework 2012
- Data provided by Greater London Historic Environment Record
- Hasted. 1797. *The History and Topographical Survey of the County of Kent*, Volume 1.
- Glover, J. 1982. *The Place Names of Kent*.
- Steele, J, 1993, *Turning the tide: The history of everyday Deptford*. London: Deptford Forum Publishing
- English Heritage Guidance (2014) *The setting of the Heritage Assets*
- Unpublished Document: Museum of London Archaeology Service. 2004. Astra House, Arklow Road, Deptford, SE14: A Report on Archaeological Monitoring of Geotechnical Test-Pits.
- Unpublished report: Pre-Construct Archaeology. 2016. An Archaeological Evaluation at Deptford Foundry, arklow Road, London Borough of Lewisham, London SE14 6EB.
- Unpublished Report: AECOM. 2015. Anthology Deptford Foundry Historic Environment Desk-Based Assessment.
- Gaimster, M. 2005. Saxons in Deptford. In *London Archaeologist*, Autumn 2005
- Anon. 1892. Messrs. Stone's Work, Deptford. In *The Engineer*. February 26th, p.166.

9.2 Websites

- Ancient Monuments and Archaeological Areas Act 1979. Available at: <http://www.legislation.gov.uk/ukpga/1979/46>.
- Chartered Institute for Archaeologists, 2014. *Standards and guidance for historic environment desk-based assessment*. Available at: <http://www.archaeologists.net/codes/ifa>
- Department of Communities and Local Government (DCLG), 2012. *National Planning Policy Framework*. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Historic England, 2008: *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Available at:

<https://www.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

Planning (Listed Buildings and Conservation Areas) Act 1990. Available at:
<http://www.legislation.gov.uk/ukpga/1990/9/contents>

Portable Antiquities Scheme. Available at:
<http://www.finds.org.uk>

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/>

London Borough of Lewisham: Core Strategy (2011). Available at:
<https://www.lewisham.gov.uk/my services/planning/policy/LDF/core-strategy/Pages/default.aspx>

London Borough of Lewisham: Development Management Local Plan (2014). Available at:
<https://www.lewisham.gov.uk/my services/planning/policy/LDF/core-strategy/Pages/default.aspx>

Charles Booth's Poverty Maps. Available at:
<https://booth.lse.ac.uk/about>

J. Stone & Co. Graces' Guide to British Industrial History. Available at:
https://www.gracesguide.co.uk/J._Stone_and_Co

Edward Walford, 'Deptford', in *Old and New London: Volume 6* (London, 1878), pp. 143-164.
British History Online. Available at:
<http://www.british-history.ac.uk/old-new-london/vol6/pp143-164>.

The London Plan (2016). Available at:
<https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-2016-pdf>

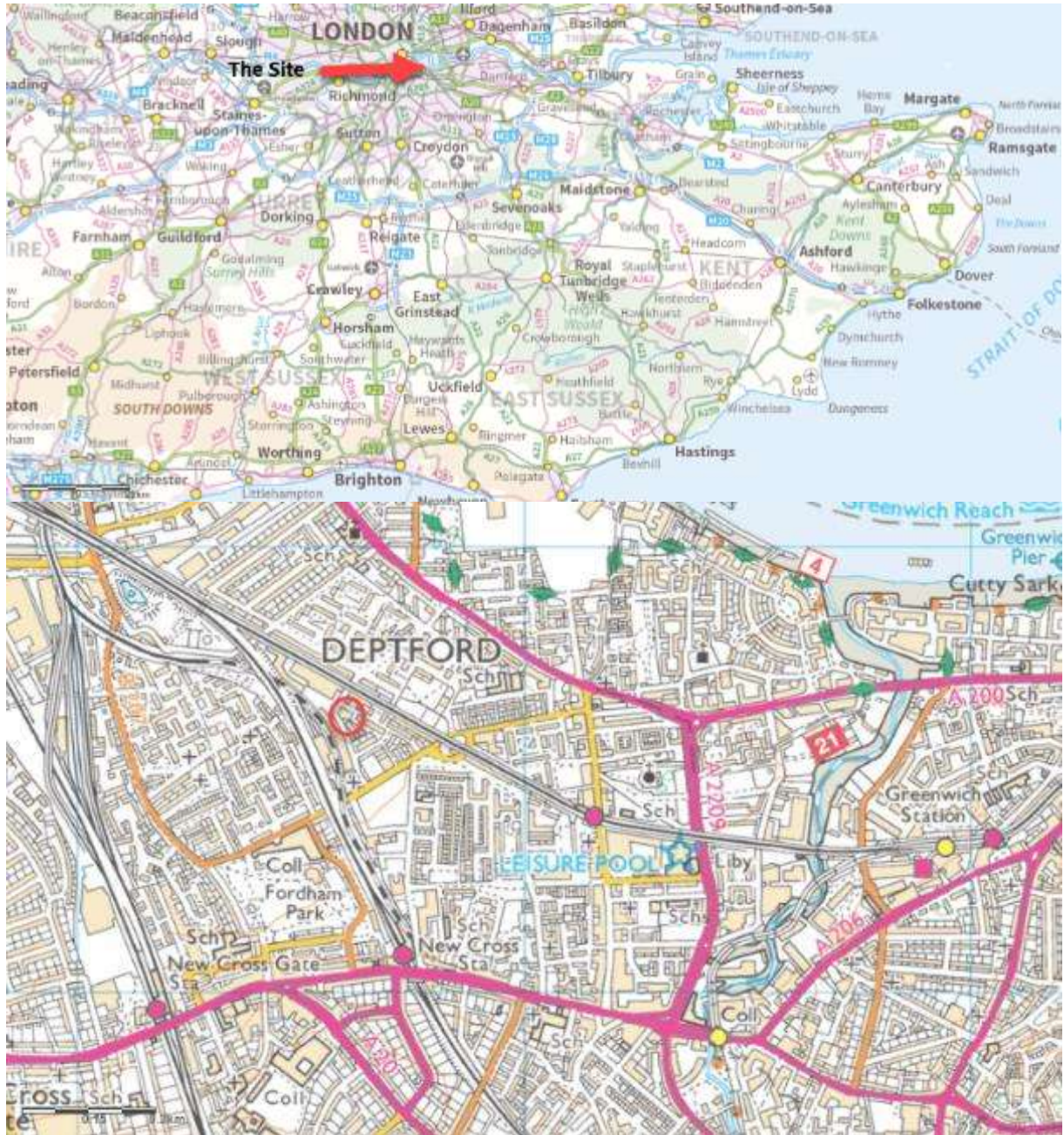


Figure 1: Site location map, scale 1:10000.



Figure 2: Proposed Development Area.



Figure 3: John Rocque's map, 1746



Figure 4: Andrew, Dury and Herbert Map from 1769



Figure 5: Ordnance Surveyors Drawing, 1799



Figure 6: Ordnance Survey First Series Sheet 1, 1805

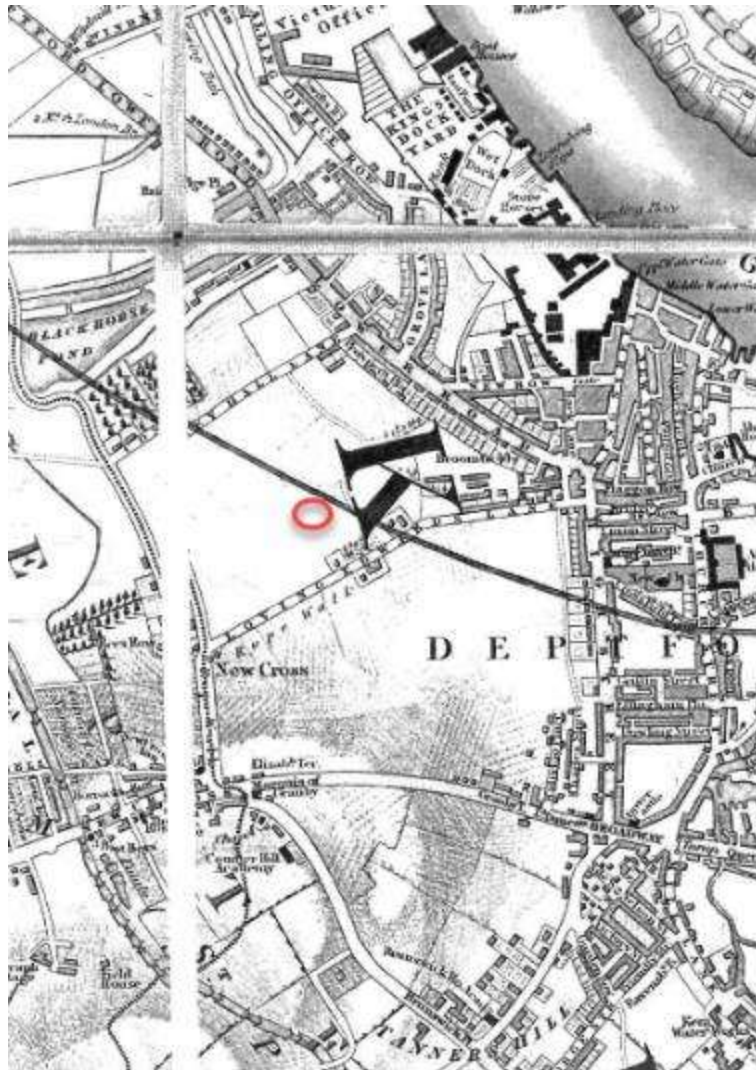


Figure 7: Crutchley's map, 1833

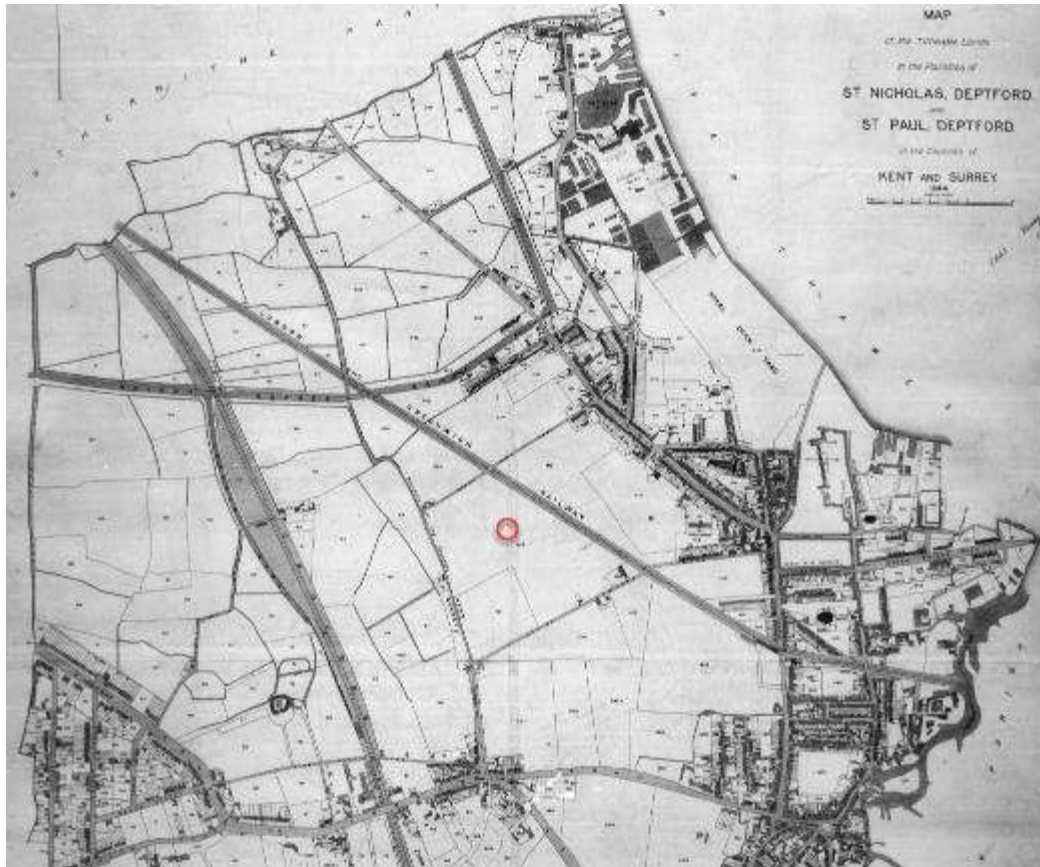


Figure 8: 1842 Tithe Map

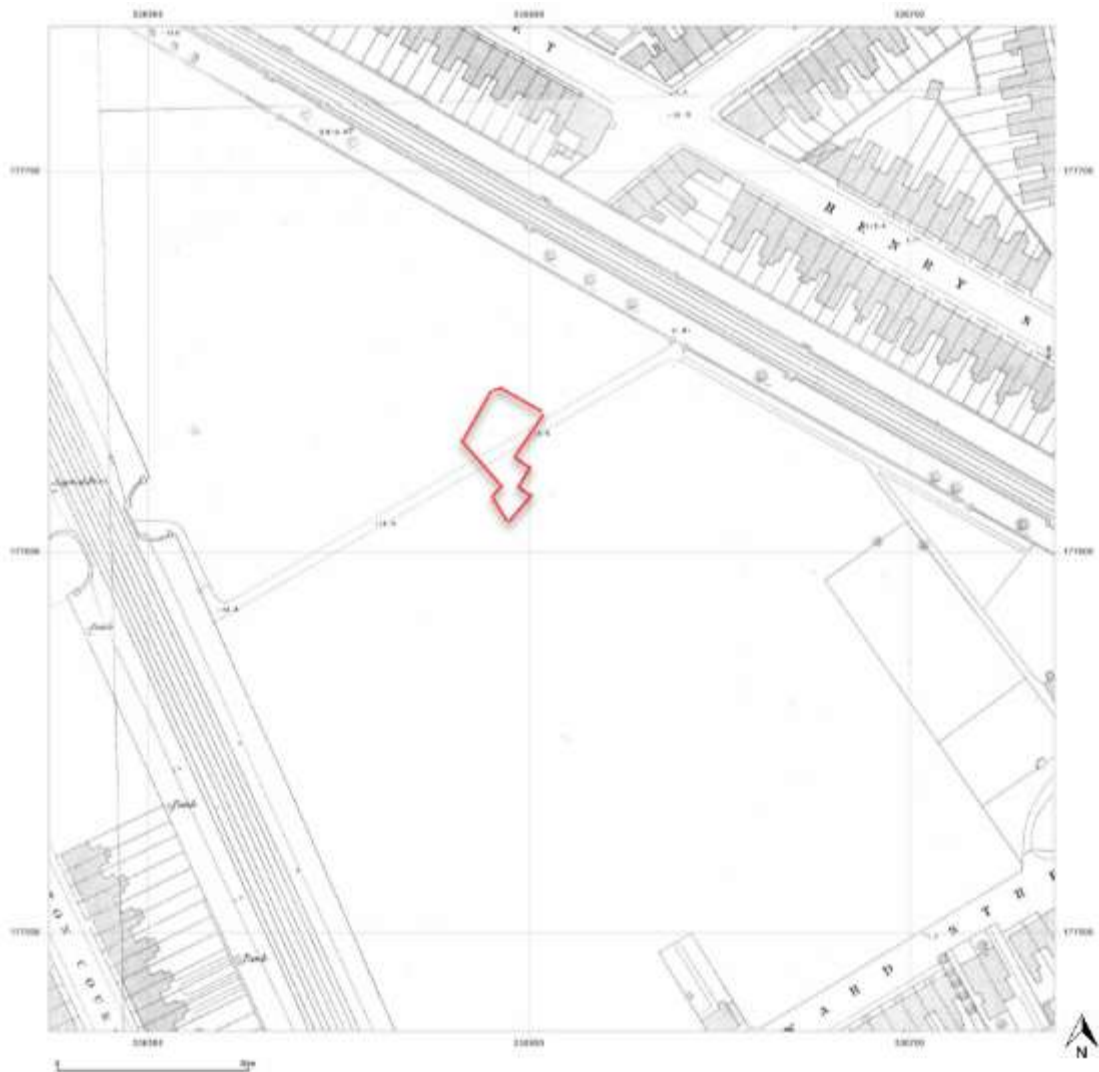


Figure 9: Historic OS Map 1868-1873 1:1,056

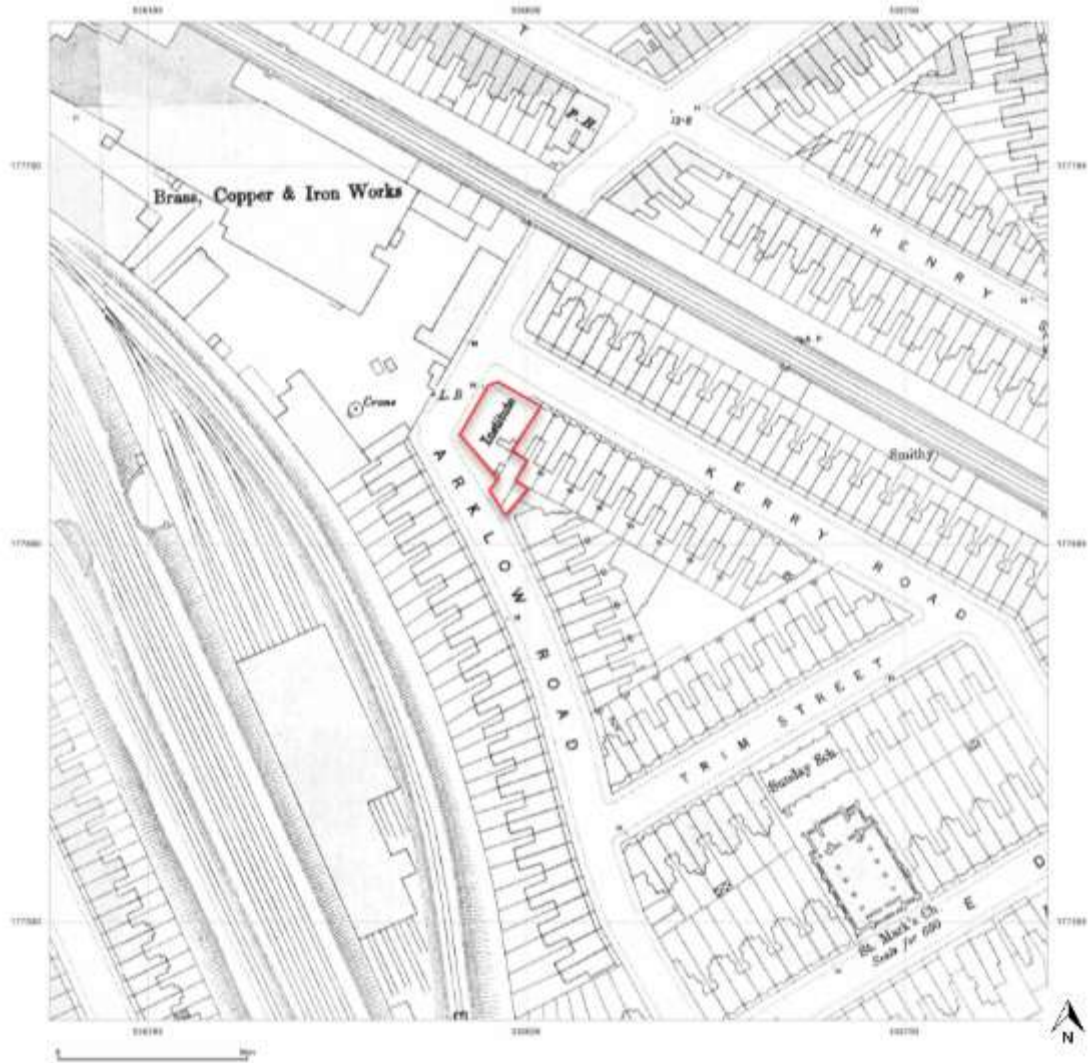


Figure 10: Historic OS Map from 1896 1:1,056



Figure 11: Historic OS Map 1896 1:2,500



Figure 12: Historic OS Map 1916 1:2,500



Figure 13: Historic OS Map 1949-1950 1:1,250



Figure 14: Historic OS Map 1950 1:2,500

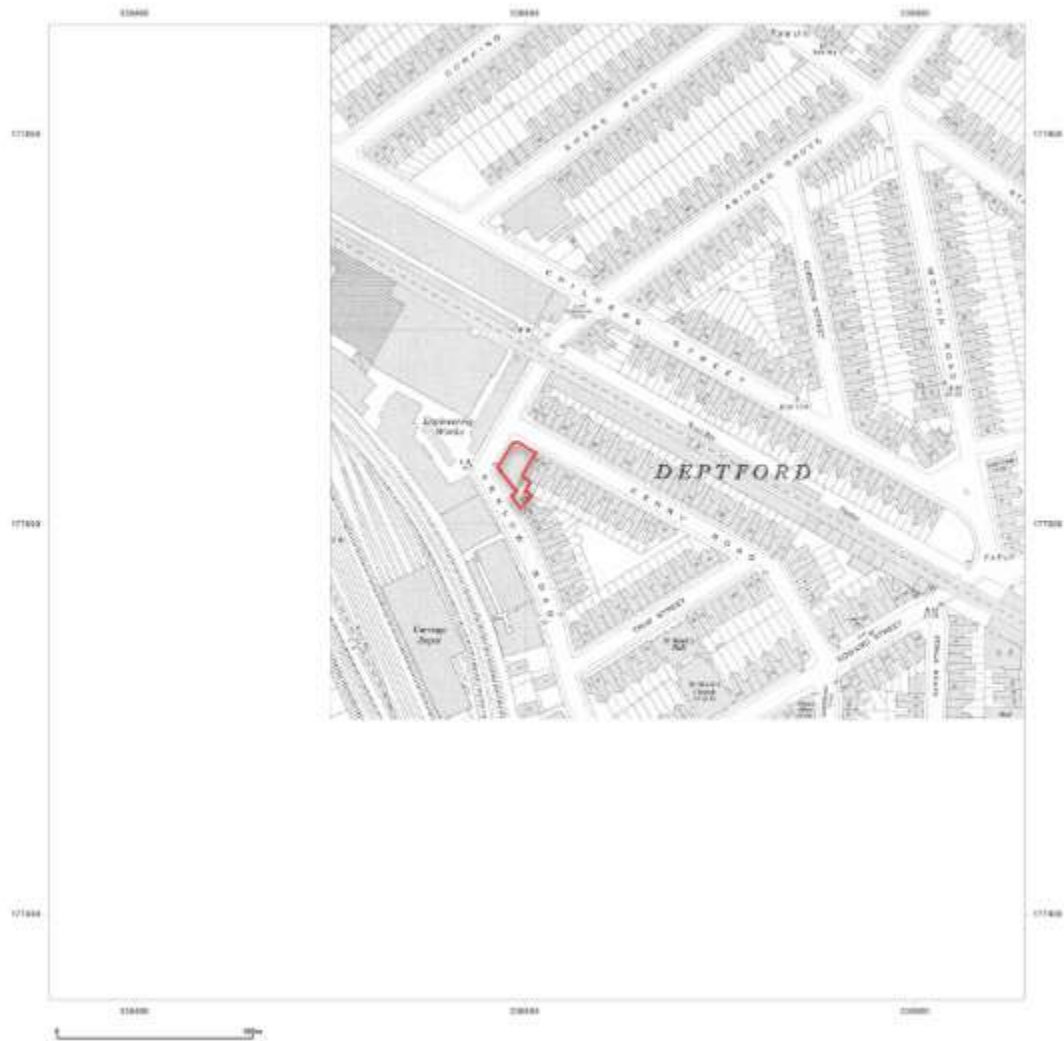


Figure 15: Historic OS Map 1953 1:2,500



Figure 16: Historic OS Map 1969 1:2,500

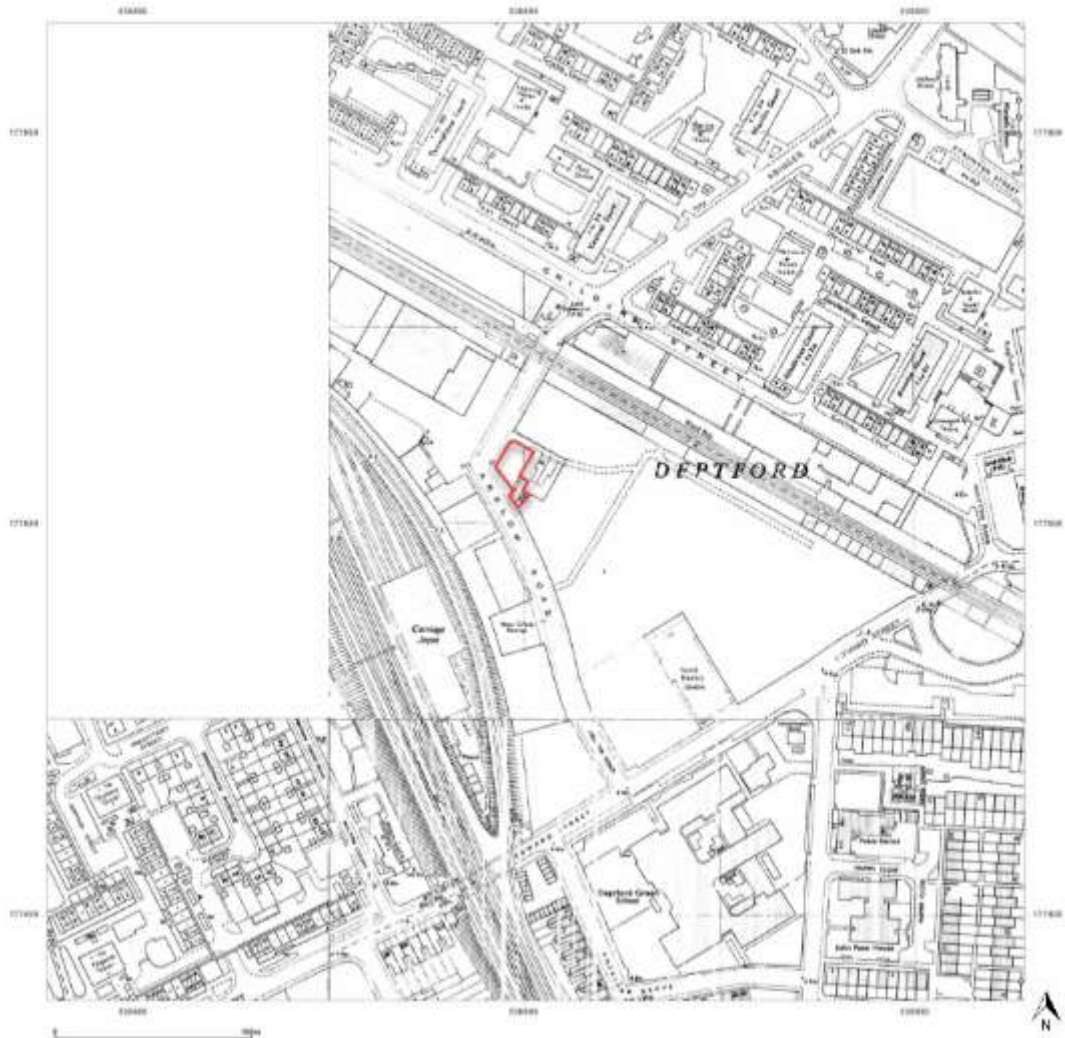


Figure 17: Historic OS Map 1979-1980 1:1,250

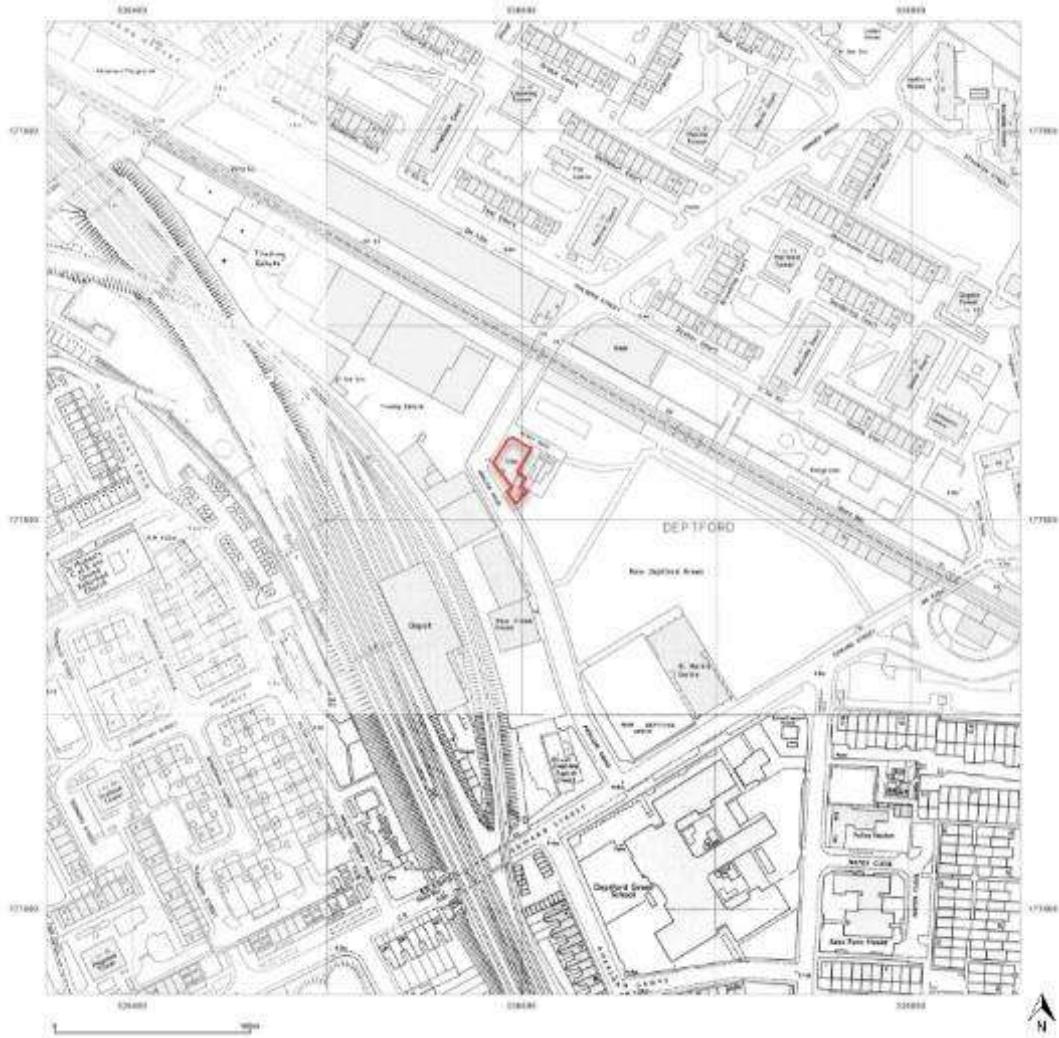


Figure 18: Historic OS Map 1981-1985 1:1,250



Figure 19: Historic OS Map 1991-1992 1:1,250

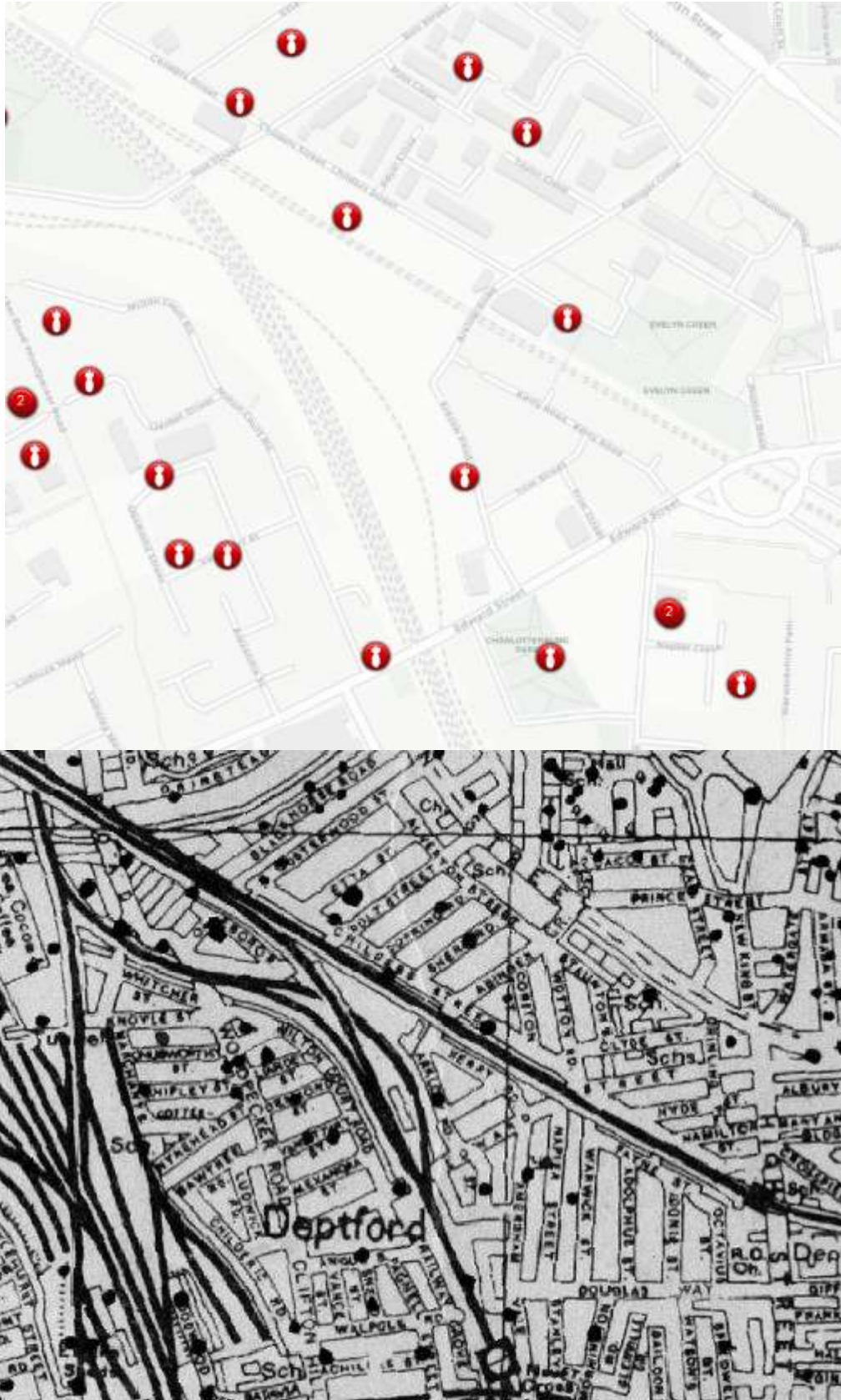


Figure 20: Mapping WWII bombs, Bombs sites on modern map alongside original 1940s map (Bomb Sight)

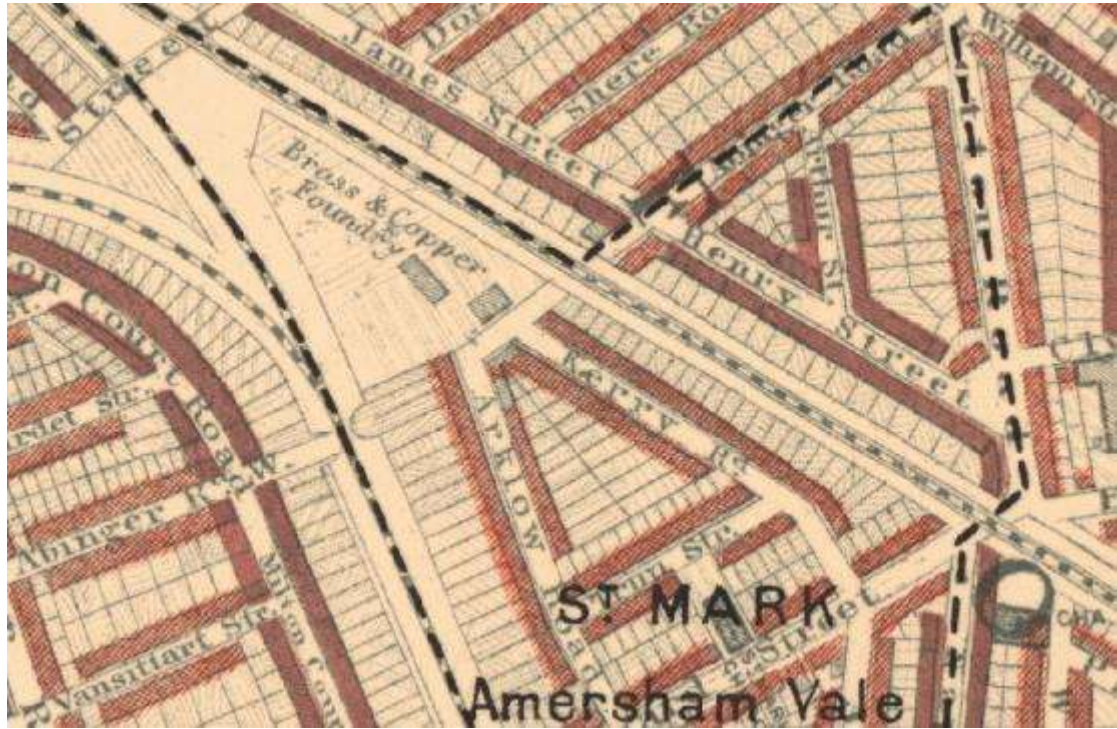


Figure 21: Charles Booth map

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 22-23)

GLHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by GLHER Historic Landscape Characterisation of 'RES 3: 1945-2006 housing.
MLO 90185	Listed Building	c. 400m NE	Post Medieval	Grove Street SE8. Club Boathouse and Premises Foreshore. Grade II listed (1080016). 1781-98. 2 large warehouse buildings facing North to the river. The inner returns of the buildings and 3 bays of main fronts, were formerly the Commandant's House and the Administrative Offices. Symmetrical main fronts. Each building has slightly projecting outer 3-bay section under gable with lunette, then 7-bay flush main section. All of 3 storeys: with arched ground floor open in front providing covered walk to entrances. Multicoloured stock brick. Stone 1st floor band, cornice band and stone coped parapet. Stone impost band to ground floor. Segmental brick arches to sash windows with glazing bars. French windows, with wrought iron guards, replace loading doors at centres of sections. Taller inner wings of 3 storeys and basement, 3 windows in large canted bay. Stone cornice band below parapet, moulded cornice at 2nd floor level, ground floor band. Gauged flat brick arches to sash windows with glazing bars. Some glazing bars lost. Entrances on 5-bay inner returns whose outer windows are blocked. Entrance terrace to slightly projecting centre bay, has double flight of steps with wrought iron handrail. Doors of 6 fielded panels, in moulded architrave, have patterned rectangular fanlight, and wide console bracketed cornice and pediment, covering narrow, flanking windows.

MLO 7823	Monument	c. 50m SW	Post Medieval	Astra House. A post-medieval garden/made ground deposit measuring an average of 0.30m thick overlay the subsoil. The deposit was dated by the inclusions of brick and tile fragments and occasional clay pipe stem fragments. The deposit description is also characteristic of late post-medieval activity. A small pit was seen in the southwest corner of the site in Geotechnical pit one and is considered contemporary with the garden soil/made ground activity. The remains of 19th century foundations were seen in the northernmost pit adjacent to Astra House.
MLO 101079	Monument	c. 350m SW	Post Medieval	Edward Street (Deptford Green Lower School). A post medieval /early modern buried soil and a 19th century soakaway were found during a watching brief by Pre-Construct Archaeology at Deptford Green Lower School in July 2009. The soakaway was constructed of a 0.18 m thick double skin of red brick, with the internal face covered by a lime mortar wash. It measured over 1.00 m in diameter by 1.90 m deep and was found at a height of 0.27 m below ground level. It was thought to be related to the development of terraced housing on the site in the later 19th century.
MLO 102958	Listed Building	c. 400m N	Modern	Evelyn Street (No. 186). Deptford Fire Station. Grade II listed (1393505). Queen Anne style, having a seven-bay brick façade with giant order pilasters, advancing central bay with a broken scroll pediment, Mansard roof with dormer windows and exaggeratedly-tall chimneys. The ground floor is functionally determined by the necessity of at least two appliance bays and an entrance bay, but is enlivened by ornamentation including a keystone over the entrance bay, stone sills to the windows and the elegant lettering above the appliance bays which reads 'LCC Fire Brigade Station Deptford 1903'. The appliance bay doors and ground and first floor windows are modern replacements and the boundary wall and railings shown in historic photographs of the station has been removed. The rear is

				largely unaltered and the arrangement of accommodation remains legible, with railed, external walkways leading from a central staircase tower to flats.
MLO 107959	Building	c. 400m NNE	Post Medieval to Modern	Evelyn Street, Church of St. Luke. 1870-2 church designed by Thomas Henry Watson in a Gothic style. The side chapel was created in 1902 and the building divided into three parts in 1981-2 by the firm of Maguire & Murray. The foundation stone was laid on 19th July 1870 by William J Evelyn of Wotton, Surrey in the presence of the Bishop of Rochester.
MLO 97921	Monument	c. 500m NE	Medieval to Post Medieval	Convoys Wharf. Surviving structural remains of the late medieval and post medieval Royal Dockyards, established in 1513 by Henry VIII, were found during an archaeological evaluation carried out at Convoys Wharf, Deptford, by Pre-Construct Archaeology in 2000. Convoys Wharf site also potentially contains the remains of an 11th century castle, built by Gilbert de Magminot, and thought to have been on the bank of the Thames near Sayes Court. Sayes Court lies to the south of the dockyard and was the site of a medieval Manor House which was in existence by 1405. Also, potentially on site is the remains of Sir Francis Drake's ship the 'Golden Hind'. 17th century records indicate that the skeleton of the ship was near the 'Mast Pond'. Features include Storehouse (demolished), wet dock, dock, dock gate (demolished), mast pond, slipway and other demolished buildings.
MLO 098360	Monument	c. 500m NNW	Post Medieval	Grand Surrey Canal. authorised in 1801 and ran from the Surrey Commercial Docks to Camberwell. It was originally planned to reach Mitcham but was never completed beyond Peckham. The engineer for the first year was Ralph Dodd and the entrance lock into the River Thames was opened in 1807. The use of the canal for transport ended in 1836 and it became a line of wharves. The company combined with the Commercial Docks Company to take

				over the Surrey Commercial Docks in 1864. In 1908, the canal was transferred to the Port of London Authority, who eventually closed it in 1971. The canal was subsequently drained. The drained canal was partially used for landfill.
MLO 90195	Listed Building	c. 250m SE	Modern	Police Station, Amersham Vale. Built in 1912. Grade II listed (1080026). 3 storeys and basement, 6 windows, irregular, modified neo-classical style. High pitched tiled roof with overhanging eaves and end chimneys. Dull red brick with bright red brick dressings, i.e. gauged brick window archer extended to form bands, banding on angle pilasters, moulded and dentilled cornices and blocking courses to 2 round, 2-storey bows at left bay and 2nd bay from right, each having 3 sash windows with glazing bars on each floor. All similar windows, those on 2nd floor 2-light. 8 steps to round-arched entrance with keystone through moulded architrave to cornice of raised surround, all in carved red brick. Handsome wrought iron handrail and area railings, these framing white stone on high plinth, with date, "1912", and lamp holder of cast and wrought iron cover.
MLO 90291	Listed Building	c. 30m W	Post Medieval	Railway Viaduct between Deptford Creek and North Kent Junction. Grade II listed (1253151). Construction was authorised by Act of Parliament in 1833; the section from North Kent Junction to Deptford was opened in February 1836, that east to Deptford Creek in December 1836. The total length is 5,150 metres. Grey brick; each arch is 20 feet from centre to centre and 22 feet high. The 28 ft railbed is enclosed by parapets roughly four and a half feet high. The viaduct comprises the following: 32 arches from Deptford Creek to Deptford Church Street - most of the arches remain open and this is the most attractive part of the line; 30 arches from Deptford Church Street to Deptford High Street - southern parapet rebuilt and modern construction within arches; 52 arches from Deptford

				High Street to Edward Street - the platform buildings of Deptford Station, which surmount the viaduct, have been rebuilt and are not of special interest; skew bridge spanning west branch of Edward Street - a singularly graceful composition; 36 arches from Edward Street to Abinger Grove - the south face obscured by other buildings up against it, but the north face a strong composition; 33 arches from Abinger Grove to Rolt Street - the arches infilled with workshops of no special interest; skew bridge over Rolt Street - particularly handsome in its use of brick; 13 arches from Rolt Street to North Kent Junction. This viaduct carried the first passenger railway in London and is one of the first major achievements of railway engineering in Britain.
MLO 1634	Monument	c. 300m NE	Post Medieval	Staunton Street. Farmhouse. Perhaps originally a farm, once the only house in Broomfields (now Evelyn Street).
MLO 16134	Monument	c. 600m NE	Post Medieval to Modern	Dacca Street. The remains of the post medieval rebuilding of the medieval manor of Sayes Court, were found during an archaeological evaluation carried out at Convoys Wharf, Deptford, by Pre-Construct Archaeology in 2000. The earliest structural remnant was a brick wall, possibly dating from the documented 16th century reconstruction of the house. Other walls and floors representing modifications to this building were recorded. A series of 18th century walls built over a layer of demolition debris suggests the demolition of this earlier post-medieval building and reconstruction on the site, possibly the documented conversion to a parish workhouse in 1729. Mano house probably rebuilt by Browne family, then home of John Evelyn. Decayed after 1700. Renovated 19 th century.
MLO 6979	Monument	c. 600m NE	Medieval to Post Medieval	Manor House. Wooden mansion built near Sayes Tower. Decayed and Browne's house built 1568.
MLO 24330	Monument	c. 600m NE	Post Medieval	Dockyard. Established by Henry VIII as one of the main naval

				dockyards, by 1753 it was the fourth largest in the country, employing just over 800 men. The dockyard closed in 1869. The land sold and transformed into a foreign cattle market, which closed in 1913.
MLO 11356	Monument	c. 600m NE	Medieval	St. John's Tower. Built by Guilbert de Magimot. Castle and Sayes family home. Visible in the 18 th century.

Figure 22: GLHER Monument Record

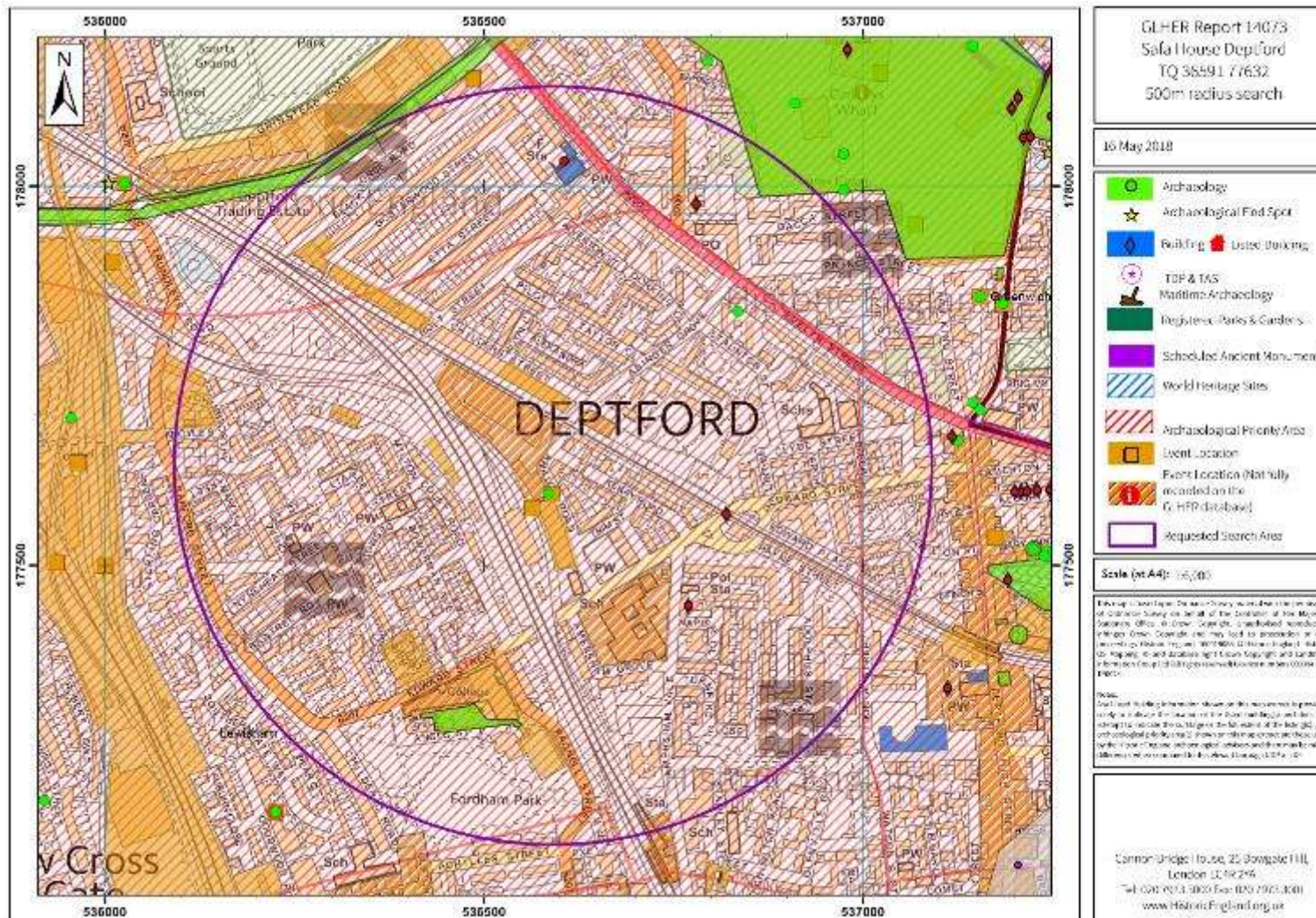


Figure 23: GLHER Data

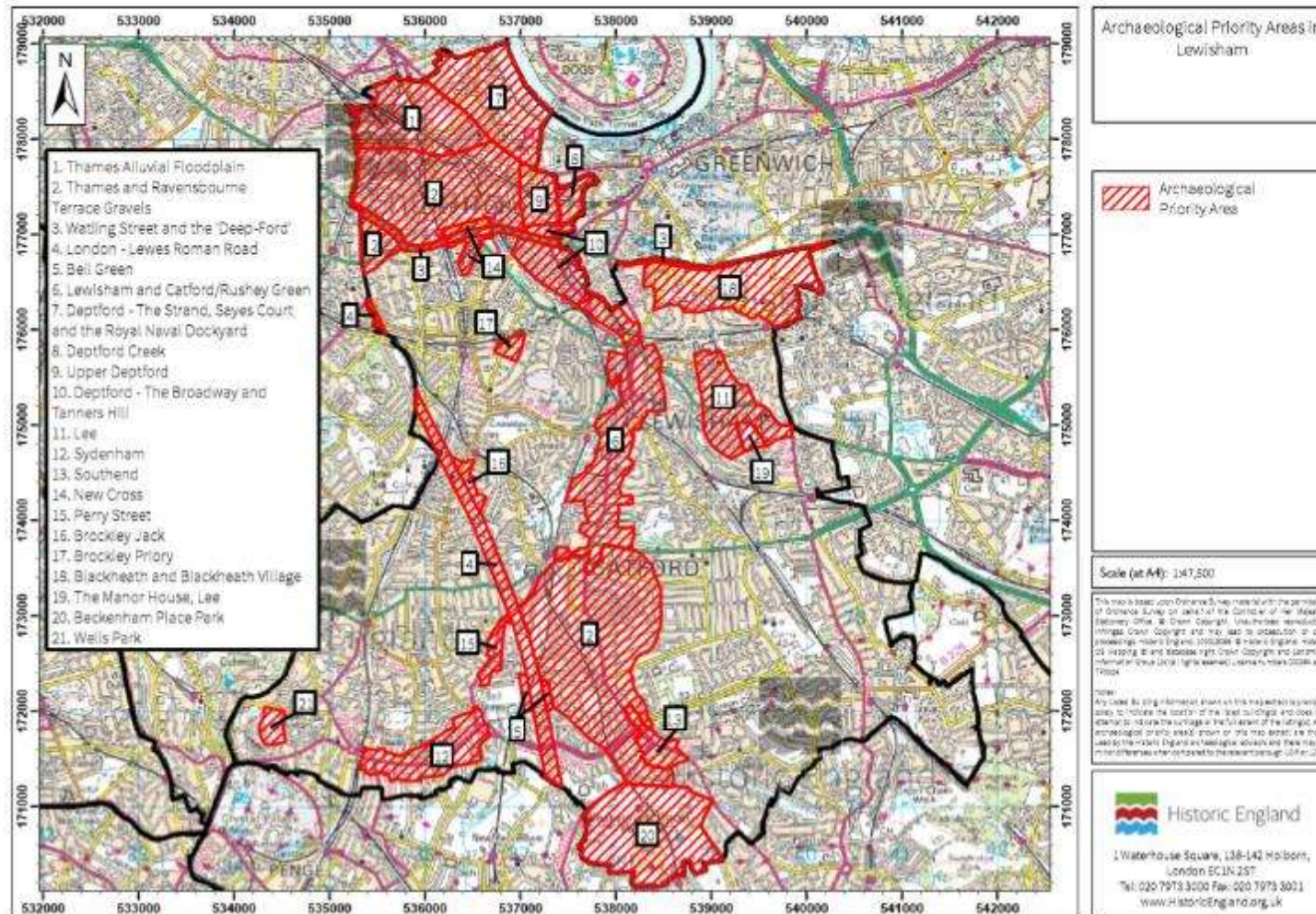


Figure 24: archaeological Priority Areas in Lewisham.

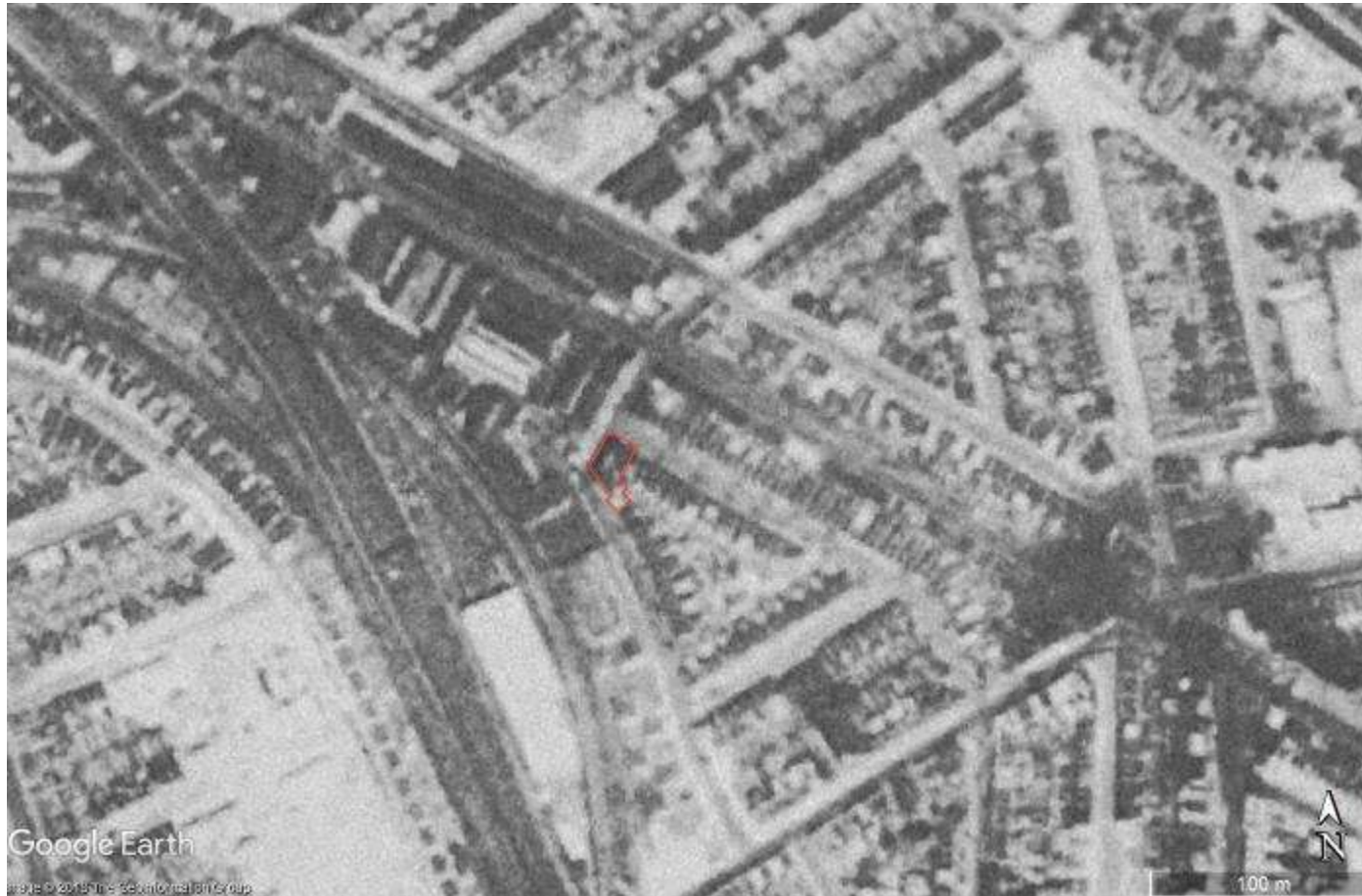


Plate 1: 1940s. All at an altitude of 593m (except plate2) (Google Earth).



Plate 2: 2003 (Google Earth)



Plate 3: 2006 (Google Earth)



Plate 4: 2010 (Google Earth)



Plate 5: 2013 (Google Earth)



Plate 6: 2015 (Google Earth)



Plate 7: 2017 (Google Earth)



Plate 8: View of Safa House (looking east).



Plate 9: View of Safa House (looking north).



Plate 10: View of Safa House (looking south).



Plate 11: View of Safa House (looking west).