

Archaeological Desk-Based Assessment in advance of the proposed development of two plots of Land at Ilchester Road, Barking, Essex RM8 2YP & RM8 2YJ

NGR: TQ 46812 85408/TQ 47230 85302



Report Artelia UK

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1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment in advance of the proposed development of residential dwellings on two plots of land lying between Ilchester Road and Fitzstephen Road, Barking, as part of the planning application submitted on behalf of Artelia UK.

This Desk Based Assessment examines the wide variety of archaeological data held by Greater London HER and other sources.

Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarised as:

- *Prehistoric: Low*
- *Bronze Age: Low*
- *Iron Age: Low*
- *Romano-British: Low*
- *Anglo-Saxon: Moderate*
- *Medieval: Moderate*
- *Post-medieval: High*

The Desk Based Assessment concludes that:

- *The site has a Moderate potential for Anglo-Saxon and Medieval remains due to its close proximity to the Abbey Ruins, which date from the Saxon period through to the Post Medieval and held the lands of Barking along with the Manor houses and farmsteads surrounding.*

- *The close proximity to Manorial estates, the population expansion connected to the fishing industry and the war activity in the bordering parks increase the potential for post-medieval remains.*

The two sites lie within the Becontree Housing Estate in the suburban town of Barking, which forms part of the London Borough of Barking and Dagenham and is one of 35 major centres identified in the London Plan. They are each located on a north-south axis on the east-west Ilchester Road, within a triangle of high residential development bounded by the A124, Lodge Avenue and Porters Avenue. Site A is east of Mayesbrook Park and Site B is west of Parsloes Park (Figures 1 & 2).

2 INTRODUCTION

SWAT Archaeology has been commissioned by Artelia UK to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the development of two infill sites located between Ilchester Road and Fitzstephen Road. Site A is just east of Mayesbrook Park and the University of East London (Figure 1) and Site B is just west of Parsloes Park (Figure 2). The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Site A is centered on National Grid Reference TQ 46812 85408 and Site B on TQ 47230 85302.

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

The sites are located in Ilchester Road in the London Borough of Barking and Dagenham. At one time Barking and Dagenham were two separate parishes but they were joined in 1965.

The name Barking is found in historical records as *Bereching, Bereking, Berkyng or Barkinge*. The name may mean 'Berica's people' referring to a local Anglo-Saxon Chieftain or it may derive from *Beorce-ing* meaning 'a meadow planted with Birch

trees'. Another possibility is *Burgh-ing* meaning 'the fortification in the meadow' as it is noted in 'The Environ of London' that there was "some considerable entrenchments being still visible not far from the town" (T Cadell & W Davies 1796). This ancient entrenchment, north of the town was recorded as being roughly square, 1792 yards in circumference and contained an area of over 48 acres. The north, south and east sides were single trenched and the west, which ran parallel to the river was double trenched with a bank. In the north west corner was a spring. It was suspected to be a Roman town or camp as the nearby Abbey Church foundations contained Roman brick and a coin of Magnentius was found within the ruins. This is now documented as an Iron Age settlement known as Uphall Camp, covering an area of 25 Hectares with ramparts six metres high and defensive ditches eight metres wide and two metres deep. It is one of the largest of its kind in this part of England and would have been an important political centre for the local tribe in the 1st and 2nd Century BC. Its position would have given it control over the river and probably had some bearing on the continued use of the area by the Saxon Kings.

The Abbey (MLO102714), now located at Abbey Road, held the Manor of Barking and it has a colourful history that is inextricably linked to Royalty, from its construction to the dissolution. The Abbey was founded and dedicated to the Virgin Mary in 670 by St Ekenwald during the reign of Sebba and Sighere, the Kings of the East Saxons and was said to be the first monastery for women in England. The nuns were of the Benedictine order, the first Abbess being St Ekenwald's sister Ethelburgh and the following Abbesses mostly of Saxon royal blood. Cadell & Davies (1796) claim that several Saxon coins were found to the south east of Barking town, one of which was King Burgred.

In 870 the Abbey was burnt to the ground by the Danes with the nuns either slain or dispersed and lay desolate for 100 years until it was rebuilt by King Edgar to atone for having violated the chastity of a nun. The association with royalty continued when it became the temporary residence for William the Conqueror shortly after his arrival in England in 1066, whilst waiting for the Tower of London to be completed and it was the place where many of the nobles swore fealty to him on the restoration of their estates. Barking Abbey was an aristocratic institution boasting two queens, two princesses and one of four who were Baronesses in their own right.

While their sex prevented them from having a seat in parliament or attending wars they were given their quota of men and held precedence over other Abbesses. Mary Becket was created Abbess in 1173 in reparation for the murder of her brother Saint Thomas Becket Archbishop of Canterbury and in 1381 Elizabeth Chaucer, daughter of the poet Geoffrey Chaucer, became Abbess. Katherine de la Pole held the longest tenure as Abbess from 1433 – 1473 and Edmund and Jasper Tudor were raised there under her care. The Abbey held large areas of land containing many Manors and farmsteads and was very prosperous but in 1376 its lands were flooded and this began a decline in its fortunes. It was surrendered to King Henry VIII on 14th November 1539 and despite its troubles was still the third richest convent in England. The buildings were slowly demolished and the stone was used to build King Henry VIII's new Manor at Dartford and the lead used to repair the roof at Greenwich Palace. The Curfew Tower, housing the Holy Rood, which dates to 1125, is the only part of the Abbey that survived and now forms the gate to the St Margaret of Antioch 13th Century Church (MLO106976). The Abbey and Church are less than three miles west of the PDA.

There were many local Manors held in possession of the Abbey and in the return of the Kings surveyor of 1762 there were as many mansions (283) as there were cottages (280). Mayesbrooke Park (MLO102748), a public park that serves the Becontree Housing Estate, located approximately one mile west of the PDA was once part of the Manor of Jenkins and was granted freehold status by the Abbey. It was, for a short time, home of the Fitz-Stephen family, presumably the origin of the name of the road where the PDA's are located and from 1560 it was the seat of the Fanshawe family. The Fanshawe family were Lords of the Manor of Barking from 1630 to 1857 and were responsible for the restoration of the 13th Century St Peter & St Paul Church at Church Lane, Dagenham (MLO106977) following the dissolution. Records show that a large gabled house with a chapel and a stained glass window depicting a woman thought to be the Abbess stood in the grounds of Mayesbrook Park. The house was demolished and replaced with a new house by Sir William Humfreys, 1st Baronet, following his purchase of the Manor. A Farmhouse, known as Jenkins farm, until its demolition in 1937, replaced Sir William's house. The park was

used as temporary army accommodation during WWII and finally came under the ownership of London City Council, who designated it a public park.

Parsloes Park (MLO102756), a public park located approximately one mile east of the PDA, was the largest manor in Dagenham. In the 13th Century it was owned by the Passelewe family and later in the 16th Century owned by a second branch of the Fanshawe family from Mayesbrook Park. Parsloes Manor house was demolished in 1925 after it fell into a state of dilapidation. It was the site of an anti aircraft battery during WWII (MLO68341) and later became a public park in the Becontree Housing estate. A watching brief carried out by the Museum of London Archaeology, from Gale Street to Aidan Close, for the installation of EDF cables, revealed a brick pathway and two phases of demolished brick wall dating to 17th/18th and 19th Century thought to be remains from Parsloes Manor House and farm (ELO11244).

The River Roding rises in the north and follows the west boundary to the River Thames and so it is no surprise that Barking began its life as a fishing and agrarian settlement that eventually formed an ancient parish of Essex. In 1792 it covered an area of 7850 acres of cultivated land that incorporated marshland, potato and cabbage crops, meadow, arable and woods. A market was established in 1175 and continued to the dissolution where it passed to the crown. Queen Elizabeth I built a Market-house in 1567 but the market quickly fell into decline. The Market-house was a two-storey house with attic set on four arcaded bays.

The fishermen sailed as far as Iceland and Samuel Hewett founded the 'Short Blue Fleet', the largest fishing fleet in England. The boats or 'Smacks' measured 75ft (23m), weighing 50 tons and employing some 1370 men and boys; the Royal Navy used them in the 17th and 18th Century as fleet auxiliaries. Unfortunately by 1850 the River Thames became so polluted that the fishing industry went into decline and a storm in 1863, off the Dutch coast, killing 60 men and causing over £6000 worth of damage finished it.

Over time parish economics changed to market gardening and an industrial development grew adjacent and south of the River Thames. The gasworks were established in 1839 at a cost of £1500 in £5 shares and in 1854 the railway arrived. By 1908 the railway was served by London Underground.

Barking Park was established as a classic Victorian Park in 1896 and was the first Council-controlled Park in the Borough. The main features of the park were the 910 metre boating lake, which from 1953 was navigated by row boats, motor boats and a Mississippi style steamer and a light railway and in modern times the Barking Park War Memorial (MLO107144) dedicated to the men of Barking who were killed in the first and second world wars. In 1931 Barking became a Municipal Borough and finally in 1965 was absorbed into Greater London.

Dagenham first appears in a charter of Barking Abbey dating 666 AD as 'Daecanham' or 'Daecanham' and the name clearly derives from a farmstead; 'ham' meaning *farm* in old English, 'Daecan' meaning *of a man named Daeca*.

It was an Agrarian village that became a parish and although very small, in 1205 it had its own Chaplain, which probably prompted the construction of St Peter and St Paul Church (MLO106977). Whalebone Lane is the site of The Warren Stone (MLO84871), a boundary marker from 1642 of the Liberty (Land area) of Havering-atte-Bower (an ancient Manor), the site of the Milestone which marked the tollgate/turnpike and the ten mile limit from the City of London and a 15th Century Moated Manor House that was demolished in the 19th Century. The adjacent field was used in WWII as an anti aircraft battery by the Royal Artillery and later became a prisoner of war camp for German soldiers.

In 1894 Dagenham became part of the 'Romford Rural District'. Although the railway came through in 1854, Dagenham station did not open until a second line was installed in 1885. A second station 'Dagenham Dock' opened in 1908 and in 1932 the railway joined the London Underground District Line at 'Dagenham' and 'Heathway'. The railway increased the population slightly but Dagenham remained undeveloped until the construction of the Becontree Housing estate in 1921 in 1926 Dagenham Parish was removed from 'Romford Rural District' and designated an Urban District. and then became a Municipal Borough in 1938. In 1931 the Ford Motor Company relocated from Trafford Park, Manchester to the site of a supplier, Briggs Motor Bodies, in Dagenham. The 500-acre riverside site was developed to become Europe's largest plant and at its peak it covered 4 million sq.ft. and employed 40,000 people.

In 1965 Dagenham Borough was abolished and became part of London Borough of Barking and Dagenham.

Becontree housing estate, named after the ancient Becontree Hundred recorded in the Domesday Book, and from the old English meaning 'tree of a man named Beohha', is the location of the PDA's. The development was begun after the war in 1921 as "Homes fit for heroes" and was the flagship of London County Council's 'Cottage Estate' house building project, designed to house 100,000 people in 26,000 homes. G. Topham Forest was the chief architect and the first house completed in Chittys Lane is marked with a blue council plate. The estate was completed in 1935 with the ceremonial opening of Parsloes Park. The houses had indoor toilets, gas, coal fires, a copper boiler and private gardens and a fleet of gardeners were employed to keep the privet hedges at regulation height. There was no provision for car parking as it was not considered that the residents would own cars and so in 1937 the council provide 11 garages for rent and a further eighty in 1951, the PDA's are two of these garage areas. Telephones arrived in 1954 and Electricity in 1955. Many of the resident were moved from the slums of Limehouse and the estate grew faster than the infrastructure, creating a shortage of education, healthcare and social facilities but fortunately, the arrival of the Ford Motor Works solved the problem of unemployment.

Documentary sources refer to a 'Bennets Castle' (MLO14933) from 1432 AD and maps from 1653 AD show 'Tile Kiln Field' (MLO5896), evidence of a Kiln and 'Dogge House' (MLO10875) a possible Medieval Kennels.

An early 17th Century, two-storey timber-framed house on Longbridge Road (MLO26383) was recorded as having a wall painting dated 1618.

Excavations at Barking Technical College in 1991 by S Chew for NMUS revealed two possible middle Bronze Age ditches, which possibly formed an enclosure with an entrance between the butt ends of the ditches. Finds included middle Bronze Age artefacts of Ardleigh urn sherds and Roman and middle Iron Age deposits. A shallow pit with a sherd of Grey ware was also uncovered and 70 sherds were found in later features or ploughed soil. The features were dated to Bronze Age because of the possibility that the other finds were redeposited (MLO65802/MLO65803).

An 'Archaeology Priority Area' measuring 8618m x 9083m and totalling 1691.52 Ha (TQ48NE/MLO106938/MLO106942) lies west of Site A. The site is designated Tier 3 because it is a Topographical Zone. It covers the areas around The River Rodings and has the potential for the preservation of organic remains associated with the riverside settlement and of Uphall Camp, a major Iron Age Settlement. The west has been waterlogged and marshy throughout history but is rich in alluvial deposits and peat deposits were found at Langdon School in 2011. The East has evidence of Bronze Age track-ways suggesting that this area may have been settled in prehistoric times.

This report is a desk-based appraisal from known cartographic, photographic and archaeological sources and is a research led statement on the archaeological potential of the proposed development.

It may be that intrusive investigations such as a Archaeological Evaluation with machine cut trial trenching may be requested by the Local Planning Authority (LPA) as a Planning Condition.

2.1 Geology and Topography

The Geological Survey of Great Britain (1:50,000) indicates that the bedrock of the site is London Clay, formed 34 to 56 million years ago, during the Paleogene period, when the area was dominated by deep seas and infrequent slurries of shallow water sediments were re-deposited as graded beds.

Superficial deposits of Ilford Silt, a combination of clay and silt formed two million years ago during the quaternary period from wind blown deposits. (BGS 1:50,000 digital).

Site A is at a height of 7m (22.97ft) and the road continues uphill at a slight gradient to Site B where the height is 9m (29.53ft).

2.2 Planning Background

The National Planning Policy Framework (March 2012)

Policy 12 is the relevant policy for the historic environment:

12. Conserving and enhancing the historic environment

12.6. 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.

12.8. 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 (NPPF 2012).

This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practise Advice notes 1, 2 and 3, which now supersede the PPS 5 Practise Guide, which has been withdrawn by the Government. The Good Practise Advice notes emphasises 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. 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”.

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.

2.3 The Proposed Development

The proposed development will comprise of two plots of vacant infill land located on the Becontree Housing Estate between Ilchester Road and Fitzstephen Road. Both sites are characteristically similar and measure approximately 20m x 40m (800sqm). The plots once provided an access road to garages built between 1937 and 1951 to facilitate the surrounding housing estate. A third plot, of similar character, which is not included in this assessment, is found at the mid point of Ilchester Road, but was never developed and remains a pedestrian through-road with grass amenity areas. The street in which the PDA’s are located comprises of a high-density residential development built between 1921 and 1935 of back-to-back terraced housing with long rear gardens and small front gardens that are now predominantly driveways. Site A is entered through palisade gates from the south on Ilchester Road and is

bounded to the east and west by the redundant garages. The north elevation faces onto Stonard Road and the south elevation Ivinghoe Road (Figure 1).

Site B is entered through palisade gates from the north on Fitzstephen Road and is also bounded to the east and west by redundant garages. The North elevation faces Babington Road and the South elevation Lillechurch Road (Figure 2).

2.4 Project Constraints

No project constraints were encountered during the data collection for this assessment.

3 AIMS AND OBJECTIVES

3.1 The Desk-Based Assessment was commissioned by Artelia UK in order to supplement a planning application for the development of two sites at Ilchester Road, Barking.

3.2 Desktop Study – Institute for Archaeologists (revised 2011)

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

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (CiFA 2014)

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological databases

The local Historic Environment Record (HER) held at GLHER provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Barking.

The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site (20/10/15).

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.

4.1.2 Historical documents

Historical documents, such as charters, registers, wills and deeds etc were considered not relevant to this specific study.

4.1.3 Cartographic and pictorial documents

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by Barking Council, the Internet and Ordnance Survey Historical mapping (Figures. 3-8).

Map Regression 1695-2004

A map regression exercise on maps was carried out on the proposed development area and has shown that the PDA was open fields until 1921 when the London City Council built the Becontree Housing Estate.

Maps consulted for this period include the 1695 Map of Essex 1:200000, 1724 - 1730 Map of Kent 34 x 57cm Bildgrosse 50 x 59cm Homannische Erben, 1768 Map of Essex Surveyed 1:191000, 1789-1806 Map of Barking 20 x 26cm Reilly F.J.J. von Reilly and the 1799 Sketch of Barking 1:21120.

The scale on the maps was too small to interpret detail of the site in question but Barking is shown as a town with a north south road with an off-set east and west

cross road dividing the town into four sections of development. In the 1799 sketch the area of the PDA is in an area of open fields between Mayesbrook Park and Parsloes Park.

From the 1840s the Ordnance Survey started work on the Great Britain 'County Series', modelled on the earlier Ireland survey. A start was made on mapping the whole country, county by county, at six inches to the mile (1:10,560). From 1854, to meet requirements for greater detail, including land-parcel numbers in rural areas and accompanying information, cultivated and inhabited areas were mapped at 1:2500 (25.344 inches to the mile), at first parish by parish, with blank space beyond the parish boundary, and later continuously.

In the OS map of 1864 shows a landscape of three open fields interspersed with the occasional tree; field 7 (27.458), field 8 (11.012), field 33 (80.063). Field 33 has a track-way running north south and east west with a small track-way leading off on a tangent towards the northwest. A small area of scrub and trees are found to the north and a tree-lined boundary to the east. No dwellings, structures or occupational features are shown. (Figure 3)

The OS map of 1897 shows that there has been little change. Field 33 is now designated 36 (80.033), Field 8 is 27 (11.012) and the track-way has reduced by half in both the north south and east west direction so that it forms a reverse L-shape. (Figure 4).

The OS map of 1915-1939 shows a complete change to the area. The Becontree Housing Estate has been constructed between 1921 and 1935 and the area is now high-density housing with two schools. The two PDA's are visible as pathways with verges connecting Ilchester Road and Fitz-Stephen Road. (Figure 5)

By 1960-61 there has been some development to the schools to cope with the rising population. Site A has a post-box at the entrance to Fitzstephen Rd and trees to the left and right verges of the pathway. The council has realised the need for parking

and has developed Site B into 26 garages to each side with a central access road with radial verges at the entry point. Bollards across the centre of the plot prevent vehicular access and divide the garages into blocks of 13. (Figure 6).

The OS map of 1961 shows that there has been no change. (Figure 7)

The OS Map of 1986 shows that there has continued to be no change. (Figure 8)

The OS Map of 1987 – 1991 shows that Site A has received the same development as Site B. there are 14 garages to each side with a central access road and bollards through the centre to prevent vehicular access. In addition there are two garages to the west of the south entrance and two garages to the east of the north entrance parallel to the main road. Several of the end-terraced houses have built garages in their gardens that are accessed from their front driveway.

4.1.4 Aerial photographs

The study of the collection of aerial photographs held by Google Earth was undertaken.

Very little has changed from 1945 to the present day. The areas of open ground to the east and west remain so, the University was in situ and the housing estate in which the PDA sits still retains its original character.

4.1.5 Geotechnical information

To date, no known geotechnical investigations have been carried out at the site.

4.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and websites are considered appropriate to this type of study and have been included within this assessment where necessary.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

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		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

The Archaeological record within the area of Barking is diverse and comprises possible activity dating from the Bronze Age through to the Modern period. The geographic and topographic location of the site is within a landscape that has been the focus of trade, travel and communication accelerated by the building of the Abbey that lies west of the PDA.

There have been archaeological investigations (Appendix 1) that have delivered some potential for the Bronze Age, Iron Age and Romano-British Period, however, the largest resource is the constant occupation from the construction of the Abbey in the Saxon period to Modern day.

5.2 History of the site

5.3 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 centered on

each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 18 in **Table 1**.

A preliminary review of the cultural heritage data shows that the site has archaeological potential.

5.4 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

No farmsteads; no monuments; no events; no milestones; no Listed Buildings; no Historic Parks & Gardens and/or Conservation Areas are recorded within the confines of the proposed development area (PDA).

Mayesbrook Park (MLO102748) and Parsloes Park (MLO102756) are within the vicinity of the PDA and form part of the Becontree Housing Estate in which the PDA is located. They are 20th Century parks that began their lives as historic Manors that formed part of the Abbey estate and have been in constant use from at least the medieval period through to modern times.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

Excavations at Barking Technical College have revealed Bronze Age ditches, a pit and a possible enclosure (MLO65802) dated from Ardleigh urn pottery sherds. This is some distance from the PDA, therefore, the potential for finding remains dating to the Prehistoric within the confines of the PDA is considered **low**.

6.2 Iron Age

Excavations at Barking Technical College revealed Iron Age pottery sherds (MLO65802). Although they were recorded as redeposited their presence is possible evidence of Iron Age occupation. The potential for finding remains dating to the Iron Age within the confines of the PDA is considered **low**.

6.3 Romano-British

Excavations at Barking Technical Collage revealed Roman pottery sherds (MLO65802). Although they were recorded as redeposited their presence attests to Roman occupation. The entrenchment found to the north of the town, the Roman brick in the foundations of the Abbey and the coin found in the ruins are further evidence of occupation, however, all of this evidence is at some distance from the PDAs. The potential for finding remains dating to Romano-British archaeology in the research area suggests that the potential is therefore to be considered **low**.

6.4 Anglo-Saxon

The Abbey (MLO102714), built in 666 AD was the most dominant feature in the landscape and was in continued use until its destruction in 870 AD, whereby it lay dormant for 100 years until it was rebuilt and continued until the dissolution. It was wealthy and held large areas of land, Manors and Farmsteads. The PDA is set within the original lands of the Abbey, therefore, the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **moderate**.

6.5 Medieval

The Abbey's lands were flooded in the 13th Century which impeded its fortunes significantly, however, it still continued to be the main religious and Manorial house in the area (MLO102714). St Margaret's Antioch Church (MLO106976) and St Peter and St Paul Church (MLO106977) were both built in the 13th Century and are still standing. The potential for finding remains dating to the medieval period on the development site is considered as **moderate**.

6.6 Post-Medieval and Modern

The Abbey was surrendered to King Henry VIII in 1539 but both the religious house and the Manors and Farmsteads on the estate found new lives in new ownership. Mayesbrook Manor (MLO102756) and Paysloes Manor (MLO68341) have both had continued use as Manors and then through the war as temporary army accommodation, anti-aircraft batteries and prisoner of war camps until finally becoming Victorian parks, which are still in use today. Maps from 1653 AD show 'Tile Kiln Field' (MLO5896) at Lodge Avenue immediately west of Site A and 'Dogge

House' (MLO10875) a possible Medieval Kennels at High Grove Road immediately north of both sites. The potential for finding remains dating to the post-medieval period is therefore considered as **high**.

6.7 Summary of Potential

The desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Research has shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: Low
- Bronze Age: Low
- Iron Age: Low
- Roman: Low
- Anglo-Saxon: Moderate
- Medieval: Moderate
- Post-Medieval and Modern: High

7 IMPACT ASSESSMENT

7.1 Existing Impacts

The entire search area of the PDA has been subject to 20th Century high-density housing development. There are few historical buildings still standing within the surrounding area and archaeological fieldwork at Barking Technical College has provided minimal evidence of Bronze Age occupation and scant evidence of Iron Age and Roman occupation. While historical records show that the area was widely populated from at least the 6th Century and prosperous for much of that time the potential impact on buried archaeological deposits from the construction of the Becontree Housing Estate between 1921 and 1935 will have been significant. Therefore, previous impact on archaeological features and deposits is considered **high**.

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the extent of the proposed development was for the build of residential units, access roads, landscaping and car parking. Extensive impact is to be expected within the development area once construction begins. The excavation of footings and the installation of services will be the main cause of this impact and it is therefore considered as **high**.

8 MITIGATION

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.

The assessment has generally shown that the area to be developed is within an area of **moderate to high** archaeological potential, particularly from the Anglo-Saxon period onwards.

The proposed development will have an adverse impact on these buried remains and it is recommended that an archaeological investigation either through geophysical survey and/or archaeological evaluation should be carried out under planning conditions. These procedures will provide an additional assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the site and used to inform if further mitigation is necessary.

9 OTHER CONSIDERATIONS

Setting of Listed Buildings

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). 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).

The PDA is screened by its location within a high-density housing estate. No designated heritage asset shares intervisibility with the PDA (Plate 2)

9.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to Greater London County Council (Heritage) within 6 months of completion.

9.2 Reliability/limitations of sources

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

9.3 Copyright

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Paul Wilkinson PhD., MCifA., FRSA.

December 11th 2015

10 REFERENCES & BIBLIOGRAPHY

Daniel Lysons, 'County of Essex: Barking', in *The Environs of London: Volume 4, Counties of Herts, Essex and Kent* (London, 1796), pp. 55-110 <http://www.british-history.ac.uk/london-environs/vol4/pp55-110> [accessed 1 December 2015].

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National Planning Policy Framework 2012.

Data provided by Greater London HER

APPENDIX 1 ARCHAEOLOGICAL SITES

HER Ref.	Location	Period	Summary
MLO65802	NW of site	Bronze Age	Ditch, enclosure, pottery sherds
MLO65803	NW of site	Roman	Pit
MLO5896	N of site	Medieval	Kennels
MLO10875	W of site	Medieval	Tile Kiln
MLO14933	W of site	Medieval	House
MLO26383	W of site	Post Medieval	Farmhouse
MLO68341	E of site	WWII	Anti-Aircraft Battery
MLO102756	E of site	Post Medieval	Parsloes Park
MLO102748	W of site	Modern	Mayesbrook Park
MLO99293	NW of site	Modern	Technical College
ELO7563	NW of site	Modern	Building Recording – University of East London, Barking Campus
ELO11373	NW of site	Prehistoric	DBA Cannington Road School
ELO5366	NW of site	None	Excavation – Barking Technical College
ELO8384		Post Medieval/Modern	DBA - EDF Cable Route
ELO11244		Post Medieval/Modern	Watching Brief – EDF Cable Route
ELO7564	NW of site	None	Trial Trench – University of East London, Barking Campus
DLO35949	W of site	13 th – 20 th Century	Archaeological Priority Area

Plates



Plate 1. North elevation facing east (Fitzstephen Road)



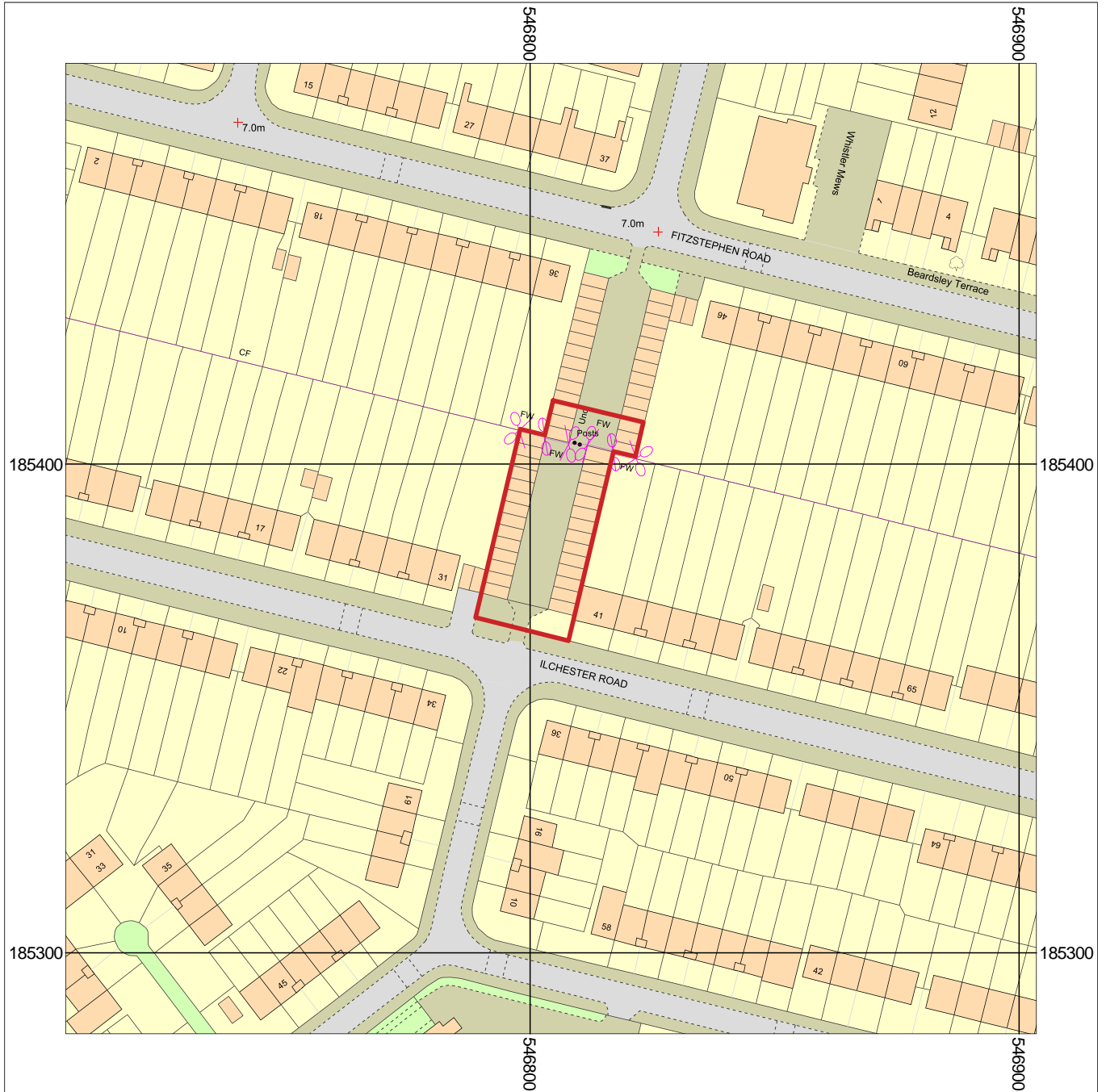
Plate 2. North elevation facing south



Plate 3. South elevation facing east (Ilchester Road)



Plate 4. South elevation facing west (Ilchester Road)



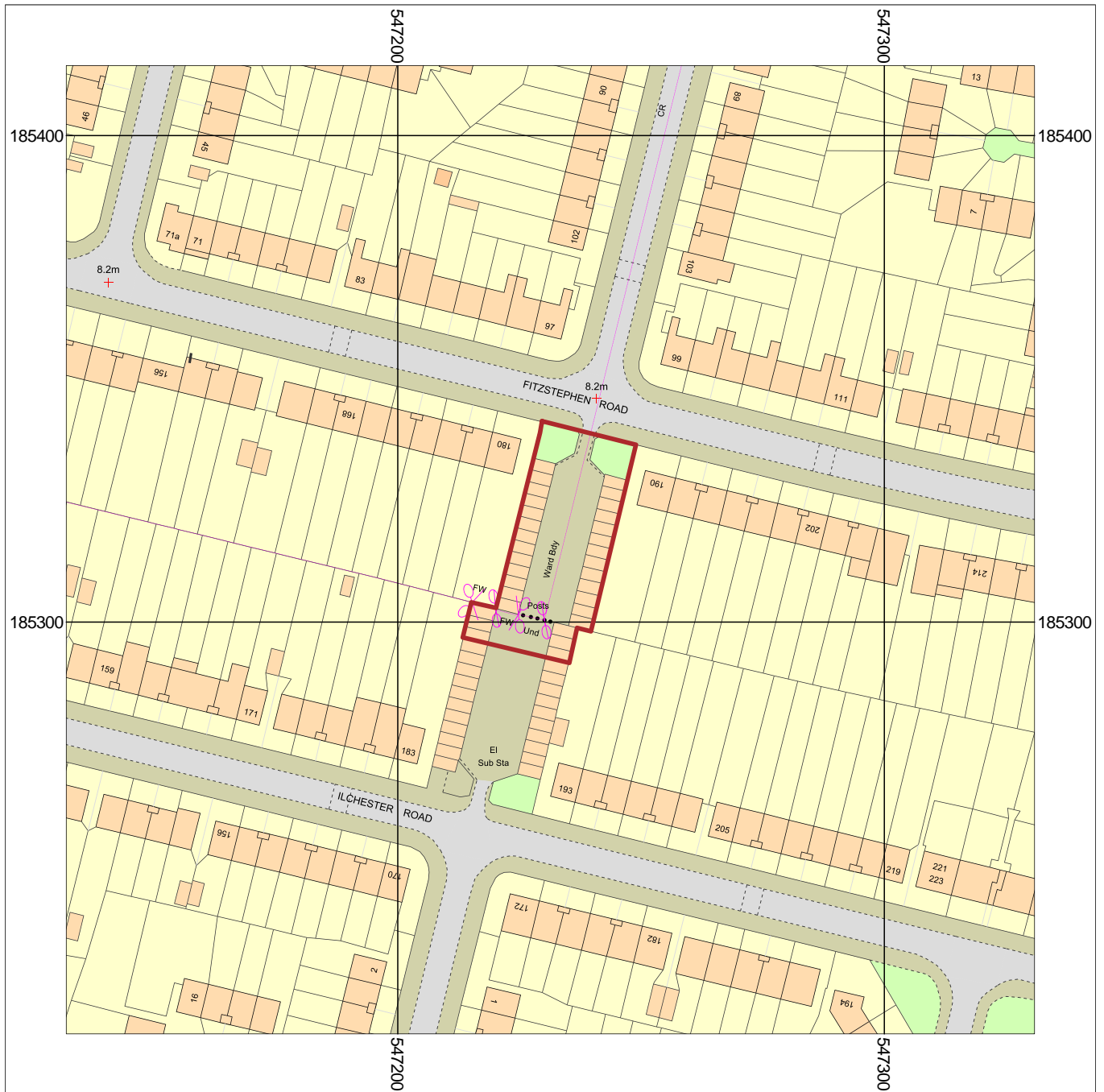
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Scale: 1:1250



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Ilchester Road
Site A

Plot centre co-ordinates: 546804,185383
Download file: swat2.zip
Project name: ilchester 1



Metres
0 5 10 20 30 40 50
Scale: 1:1250



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Ilchester Road
Site B

Plot centre co-ordinates: 547231,185315
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Project name: ilchester 1

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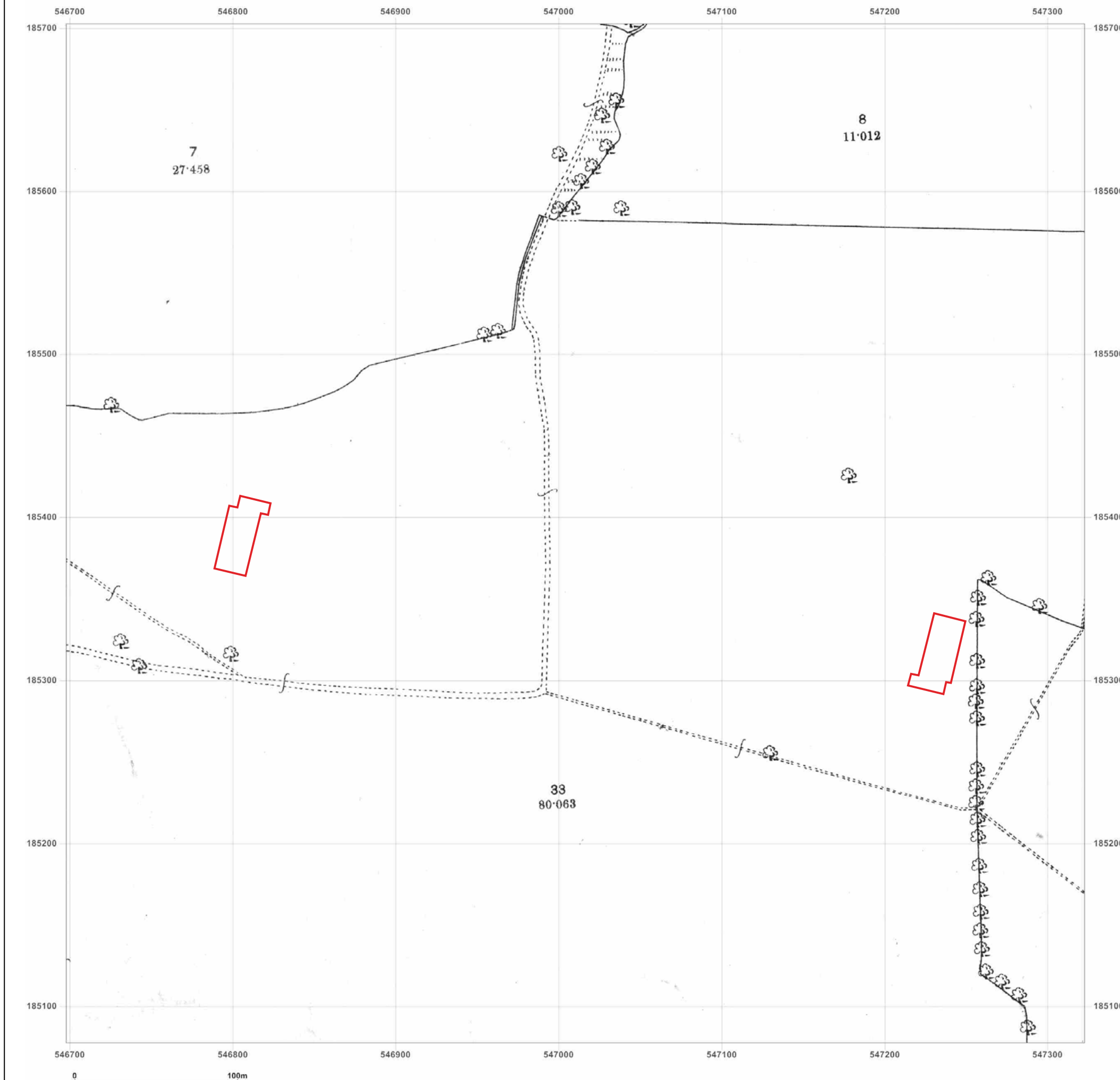


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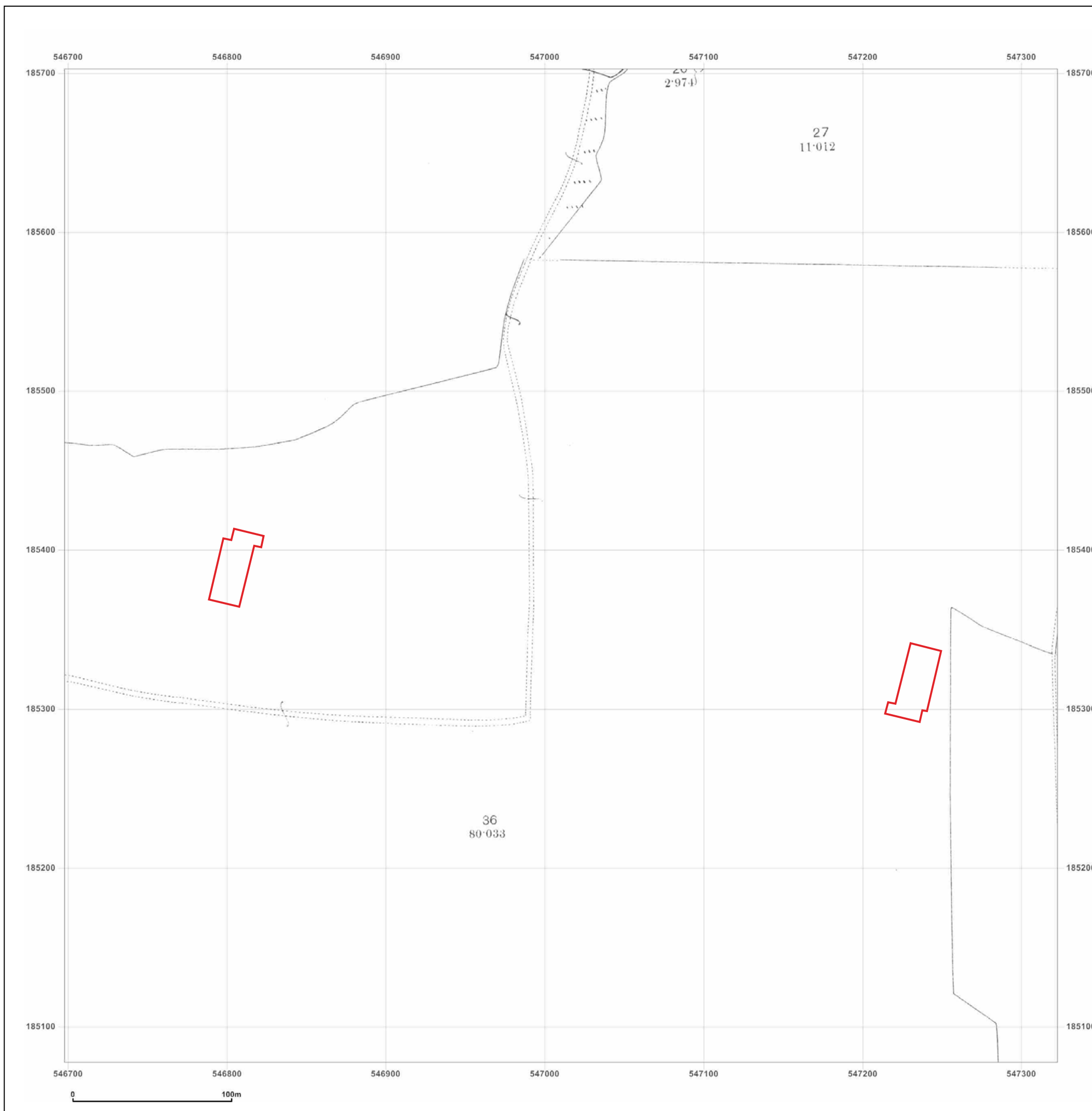


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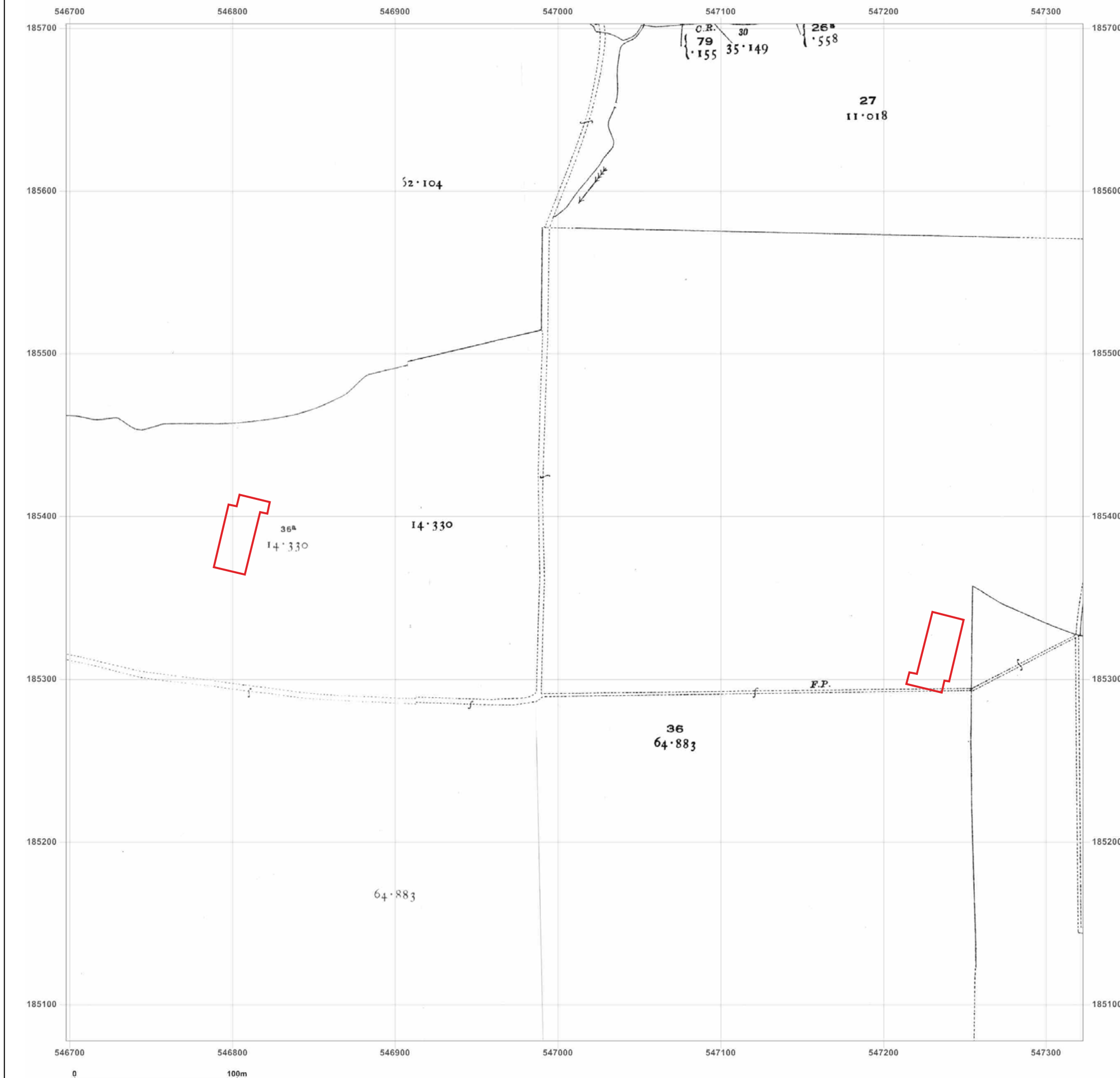


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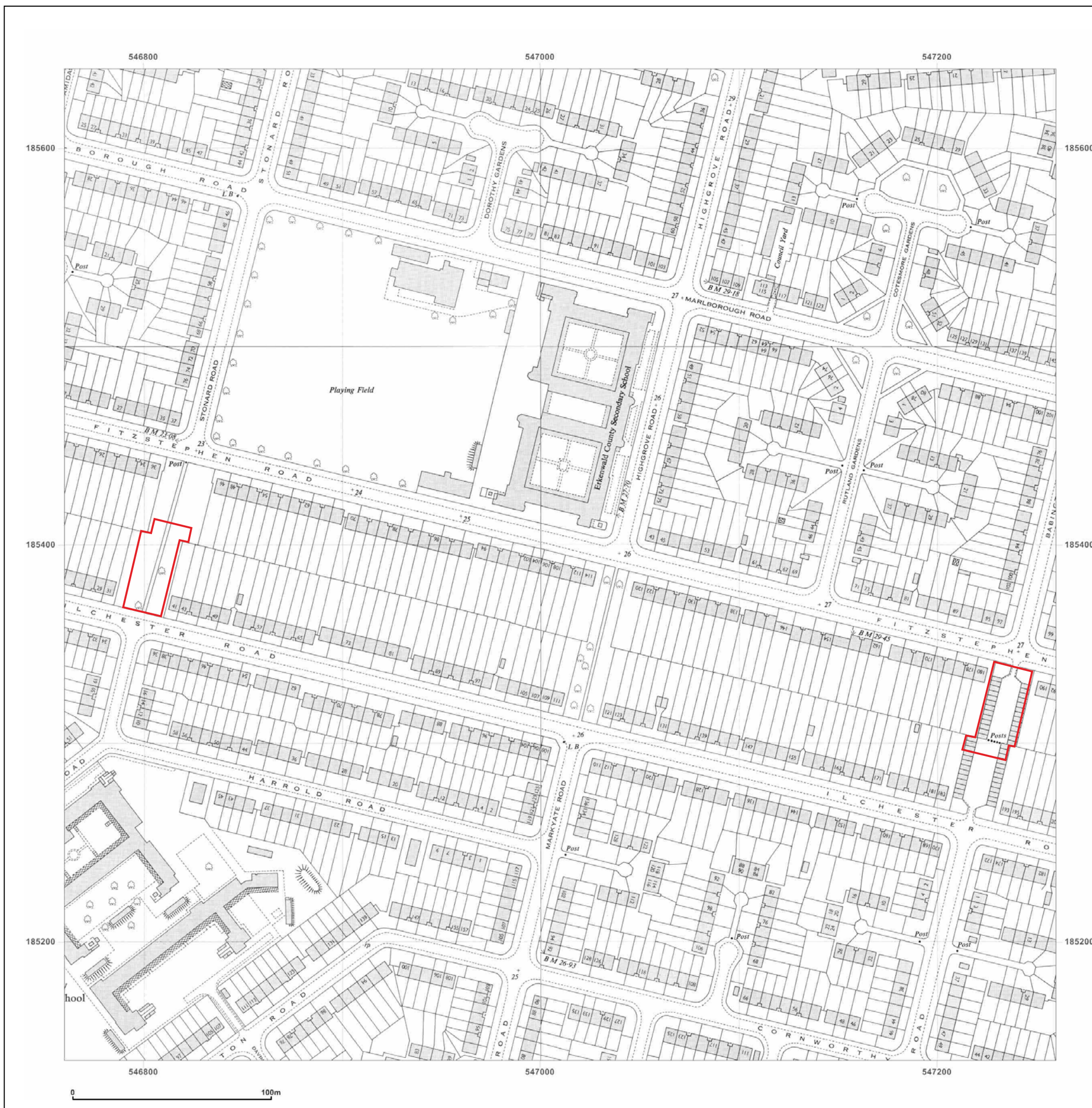


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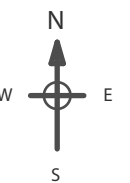
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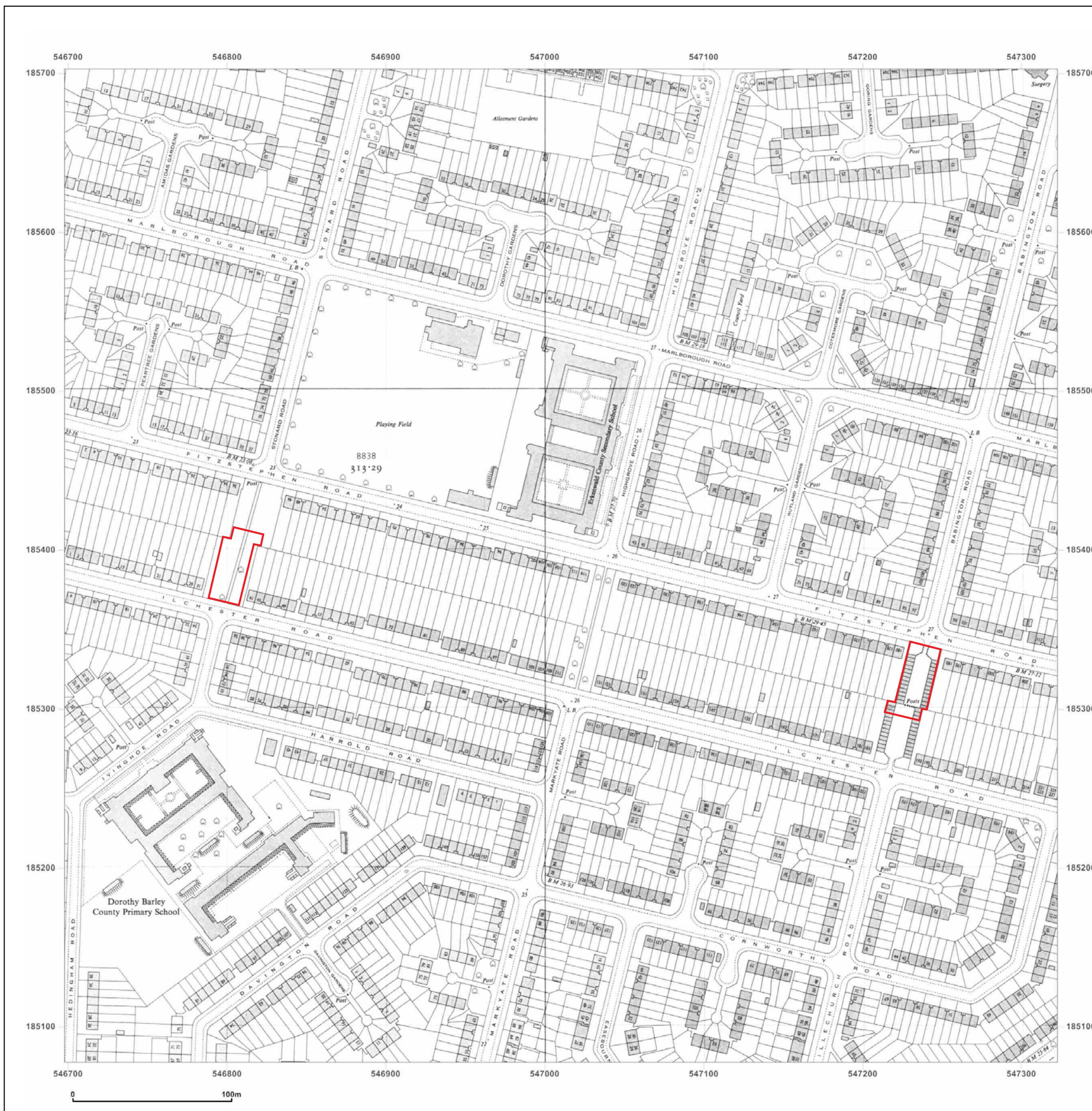


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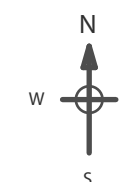
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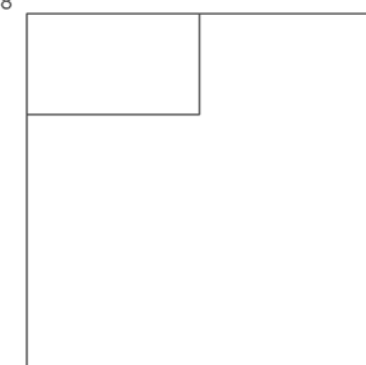
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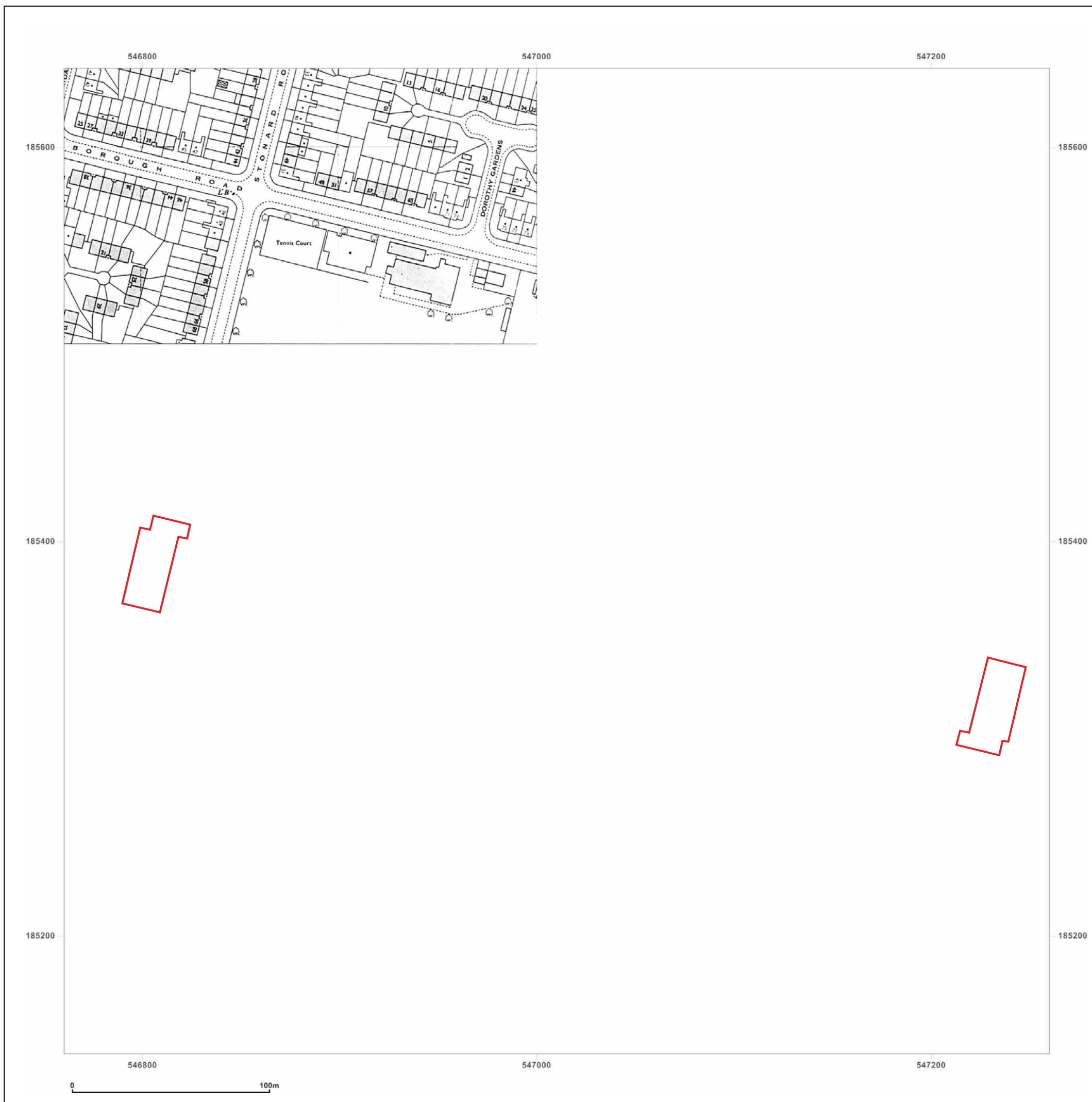


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Map date: 1991-1993

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