

Act Property Investors

LAND REAR OF 7 CHESTNUT CLOSE, HORNCHURCH, LONDON BOROUGH OF HAVERING, RM12 5SX

Archaeological Desk-Based Assessment

Project Ref: FL12509

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. Fuller Long has been commissioned by Act Property Investors to produce an Archaeological Desk-Based Assessment (ADBA) in support of a planning application for Land Rear of 7 Chestnut Close, Hornchurch, London Borough of Havering, RM12 5SX centred at TQ 53365 85972, hereafter referred to as the Site (Figure 1). The Site is located within the administrative boundary of the London Borough of Havering.
- 1.1.2. Presently a garden to the rear of 7 Chestnut Close, the land is proposed for residential development comprising construction of a new two bedroom bungalow alongside associated car parking, cycle storage, bin stores and landscaping. For full details of the proposed scheme, reference should be made to the plans and documents submitted with this application which should be fully viewed in tandem with this ADBA.
- 1.1.3. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England Conservation Principles (Historic England, 2008) and Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015).
- 1.1.4. The report has been produced in line with The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2023) and Havering Local Plan policies.



Figure 1 Site Location

1.2 AIMS AND OBJECTIVES

- 1.2.1. The Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015) states that desk-based assessments should ‘determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment’. The Chartered Institute for Archaeology states that a desk-based assessment should ‘enable reasoned ... decisions to be made as to whether to mitigate, offset or accept [archaeological impact] without further intervention’ (Chartered Institute for Archaeology, 2020). In accordance with this guidance, this report provides an assessment of the archaeological potential within the Site, and the potential for the proposed development to impact any archaeological remains that may be present within the Site.
- 1.2.2. Therefore, in line with this guidance, this ADBA will assess the impact of the proposed scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through five objectives:
- identify the presence of any known or potential archaeological assets that may be affected by the proposals;
 - describe the significance of such assets, in accordance with the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2023) and Historic England guidance (Historic England, 2015);
 - Identify any factors which may have compromised an asset’s survival or significance;
 - assess the likely impacts upon the significance of the asset(s) arising from the proposals,
 - provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects or recording the assets prior to redevelopment.

1.3 RELEVANT LEGISLATIVE & POLICY CONTEXT

- 1.3.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).
- 1.3.2. The applicable legislative and policy framework to this assessment includes the following:
- National Planning Policy: Section 16 of The National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2023)
 - Regional Planning Policy: The London Plan 2021 (Greater London Authority, 2021)
 - Local Planning Policy: Havering Local Plan 2016-2031 (London Borough of Havering, 2021)
 - National Planning Policy Guidance (NPPG) (Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, 2019)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT, 2023)

- 1.3.3. Section 16, paragraphs 195 to 214, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.
- 1.3.4. The NPPF describes heritage assets 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’. Paragraph 195 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.

1.3.5. Paragraph 200 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It emphasises that 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.

1.3.6. In accordance with the NPPF, this report is intended to provide a proportional assessment of the potential development impacts on heritage assets.

THE LONDON PLAN 2021 (GREATER LONDON AUTHORITY, 2021)

1.3.7. The London Plan was adopted in 2021 by the Greater London Authority. Policy HC1: Heritage Conservation and Growth, is relevant to this assessment.

1.3.8. Paragraph C states that 'development proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

1.3.9. Paragraph D advises that 'Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

HAVERING LOCAL PLAN

1.3.10. Havering Council adopted the Havering Local Plan 2016-2031 (London Borough of Havering, 2021) in November 2021. Some parts of Policy 28: Heritage Assets are relevant to this assessment, the remainder refers to Designated Heritage Assets and Built Heritage Assets which is not relevant to this report. The policy state that:

The Council recognises the significance and value of Havering's heritage assets and will support:

i. Proposals that seek to conserve and enhance the significance of heritage assets at risk in the borough;

iii. The identification, and maintenance, of a local list of non-designated heritage assets that meet agreed selection criteria;

vii. Well designed and high quality proposals which would not affect the significance of a heritage asset with archaeological interest, including the contribution made to significance by its setting;

viii. The maintenance of up to date Archaeological Priority Areas;

Where a development proposal is judged to cause harm then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF) depending on whether the harm caused is substantial or less than substantial.

(London Borough of Havering, 2021)

2 METHODOLOGY AND SOURCES

2.1 METHODOLOGY

- 2.1.1. This ADBA has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2023) and to standards and guidance produced by Historic England (Historic England, 2015), and the Chartered Institute for Archaeologists (Chartered Institute for Archaeology, 2020).
- 2.1.2. In addition to the above, the proposed scheme will be assessed in relation to its compliance with the following principal sources:
- National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2023);
 - Planning Practice Guidance (Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, 2019);
 - Conservation principles, policies and guidance for the sustainable management of the historic environment (Historic England, 2008);
 - Historic Environment Good Practice Advice in Planning:
 - Planning Note 1: The Historic Environment in Local Plans (Historic England, 2015)
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)
 - The London Plan 2021 (Greater London Authority, 2021); and
 - Havering Local Plan 2016-2031 (London Borough of Havering, 2021)
- 2.1.3. This ADBA will make an assessment of the likely potential for the site to contain archaeology, and the likely significance of this archaeology if present. It will summarise the below ground impacts of previous uses of the Site and provide an assessment of potential for this development to impact archaeology.

2.2 SOURCES

- 2.2.1. The table below provides a summary of the key data sources used to inform the production of this Archaeological Desk-Based Assessment. Occasionally there may be reference to heritage assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Greater London Historic Environment Record	Monument and event data	Monument data comprises finds and features associated with the archaeological and historic built environment. Event data comprises previous investigations including archaeological desk-based assessments, trial trench evaluations, excavations and watching briefs. To inform the production of this report, a 1km search of the HER was requested.

Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Domesday Book, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Planning data	Drawings of the existing and proposed development.

Table 1 Sources of Information

- 2.2.2. A HER Search of 1km was requested, measured from the Site boundary. This is considered to be a proportionate search radius to inform this assessment.
- 2.2.3. The HER Search resulted in a return of 15 activities and 28 monuments. Upon receipt of this data, a full analysis of the records was undertaken, but only those records considered relevant to the archaeological baseline of the Site have been discussed in this report. All finds or features discussed in this report are listed in the Gazetteer in Appendix 1 of this report.

2.3 LIMITATIONS

- 2.3.1. This assessment is a desk-based study informed by a Historic Environment Record Search and other sources, as outlined in Table 1. Whilst the HER is an invaluable record of the historic resource, it relies on the appropriate reporting of finds and features identified during building work, archaeological investigations, aerial photograph analysis, desk-based studies or fieldwalking. Therefore, the data held within it is not a complete record of the archaeological resource within an area.
- 2.3.2. Whilst this assessment has utilised available sources to surmise the Site's potential for archaeological remains, there is always an element of uncertainty over the nature, extent and condition of the buried archaeological resource. Archaeological remains can be obscured by modern infrastructure, and/or give no visible indication of the presence at surface level.

3 SITE LOCATION, LANDSCAPE CONTEXT AND GEOLOGY

- 3.1.1. The Site is approximately 0.079ha in size. The Site is broadly triangular in shape, and comprises part of the driveway and garage of 7 Chestnut Close on the south, and part of its gardens to the rear. The Site is located north-east of Lancaster Drive and Chestnut Close, north-west of Randall Drive, and south of the District Line railway tracks which connect Upminster to Central London and beyond (Figure 1). The landscape around the Site is largely residential though there is open space associated with nearby schools to the north and south-east of the Site. The Historic Landscape Characterisation Data for the Site confirms this, and depicts the vast majority of the Study Area as Inter-War Suburbs.

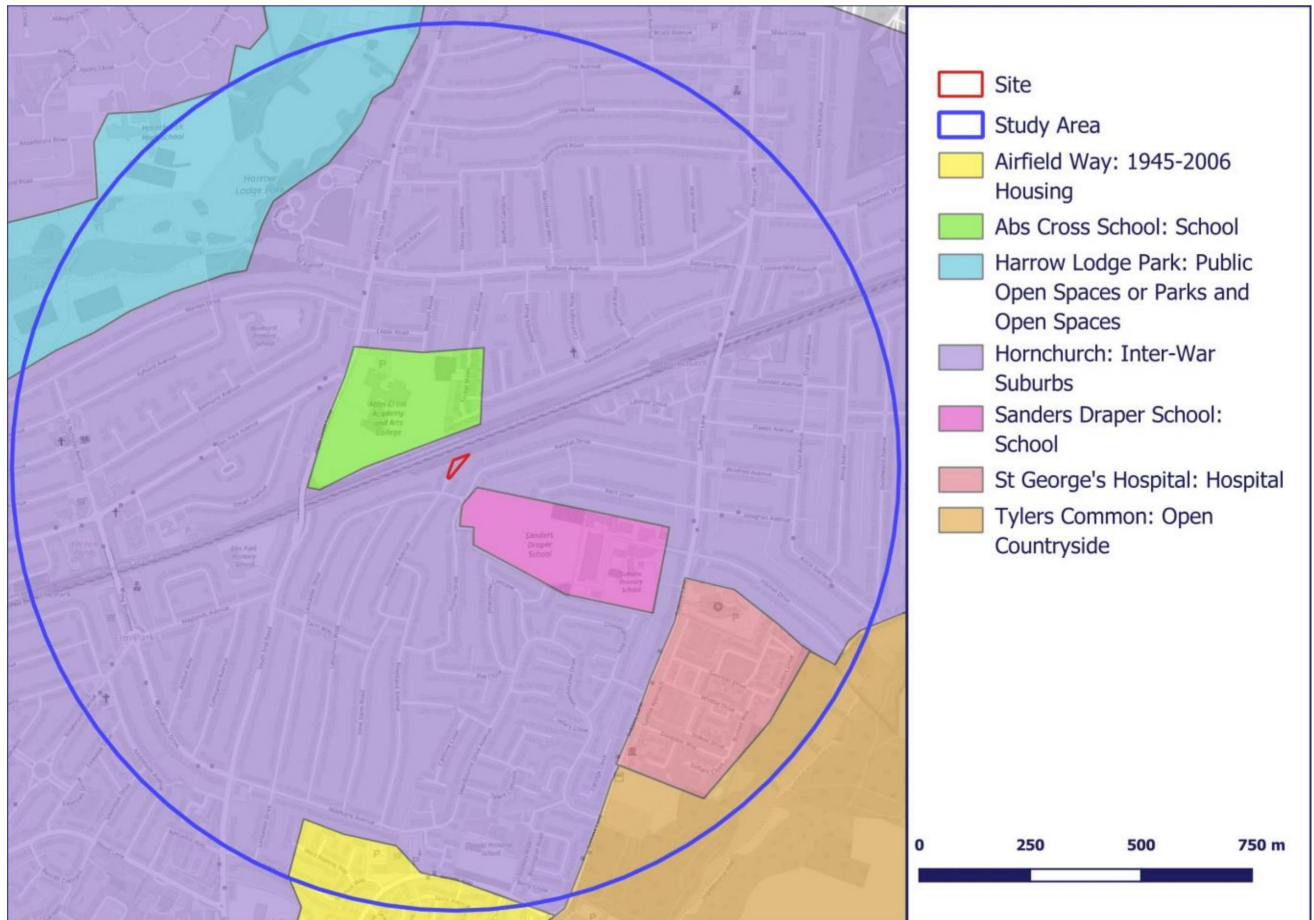


Figure 2 Historic Landscape Characterisation Data

- 3.1.2. The site measures 19m above Ordnance Datum (aOD). The Ravensbourne River is the closest watercourse to the Site and is located 800m to the north-west.
- 3.1.3. The underlying bedrock geology of the Site is London Clay Formation (clay, silt and sand) formed between 56 and 47.8 million years ago during the Palaeogene period. (British Geological Survey, 2023). The Site contains superficial deposits of Boyn Hill Gravel Member (sand and gravel), formed 423 to 126 thousand years ago during the Quaternary period. No boreholes have been extracted within or in close proximity to the Site.

4 ARCHAEOLOGICAL CONTEXT

4.1.1. This section provides an overview of the Site's archaeological and historical background relevant to assessing its potential for archaeological evidence in accordance with the NPPF. This is based on accessible records. A gazetteer can be found in Appendix 1 and can be used to cross-reference the following text and figures with the original HER data.

4.2 ARCHAEOLOGICAL PRIORITY AREAS AND DESIGNATED HERITAGE ASSETS

4.2.1. The Site is located in Gravel Sand Deposits (Geology) Archaeological Priority Area (APA). The Area is included in the APAs for the London Borough of Havering because there is potential for prehistoric deposits to be buried beneath gravel deposits.

4.2.2. There are four other APAs within the Study Area. The Silt Deposits (Geology) APA is located 110m east of the Site. There is potential for prehistoric deposits to be buried beneath gravel deposits. The Alluvium Deposits (Geology) APA is located 715m north-west and 960m south-east of the Site. There is potential for prehistoric deposits to be buried beneath alluvial deposits, and alluvial deposits can be conducive for the preservation of paleoenvironmental evidence. The Maylands Moated Manor Site APA is located 790m north-west of the Site and covers a Medieval to Early Post-Medieval moated manor site. The RAF Hornchurch APA is located 850m south-east of the Site and covers the location of RAF Hornchurch, a 20th century Airfield.

4.2.3. There are no Designated Heritage Assets within the Site or study area.



Figure 3 Archaeological Priority Areas

4.3 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

- 4.3.1. There have been 15 Archaeological Investigations recorded by the HER within the study area. Of these, five comprised Desk-Based Assessments. The remaining ten investigations comprised eight evaluations and two watching briefs and these are mapped on Figure 4.
- 4.3.2. An evaluation comprising 12 trenches took place 130m north of the Site at Abbs Cross School in 2003 (Figure 4: **EV1**). This evaluation identified no archaeological finds or features. An evaluation 600m north-west of the Site (Figure 4: **EV2**) at 198 Abbs Cross Lane identified a few undated features which may have been natural. A single sherd of medieval pottery and several sherds of post-medieval pottery were also recovered during the evaluation. An evaluation at St George's Hospital, 600m south-east of the Site (Figure 4: **EV3**), identified a few undated cut features but no finds or features which could be identified as belonging to a specific archaeological period. An evaluation 880m west of the Site at St Nicholas Church Hall (Figure 4: **EV4**) identified several features, all of which were either undated or from the 20th century.
- 4.3.3. Evaluations at St George's Hospital 560m south-east of the Site (Figure 4: **EV5**), 77 Mayback Avenue 725m south of the Site (Figure 4: **EV6**), Kilmartin Way 880m south-west of the Site (Figure 4: **EV7**) and Hornchurch Sports Centre 940m north of the Site (Figure 4: **EV8**) failed to identify any archaeological features or finds.
- 4.3.4. A Watching Brief at Suttons Primary School, 430m south-east of the Site, identified a single undated linear feature, which was ditch-like in its form but could conceivably be natural (Figure 4: **WB1**). A Watching Brief at 2A Sutton Lane, 500m east of the Site (Figure 4: **WB2**), identified no archaeological evidence predating the 19th century.
- 4.3.5. Other investigations have also taken place within the study area but they were not included in the events data supplied by the HER. Where relevant, any features or finds discovered during these investigations will be discussed below.



Figure 4 Intrusive Archaeological Investigations recorded as Events by the HER

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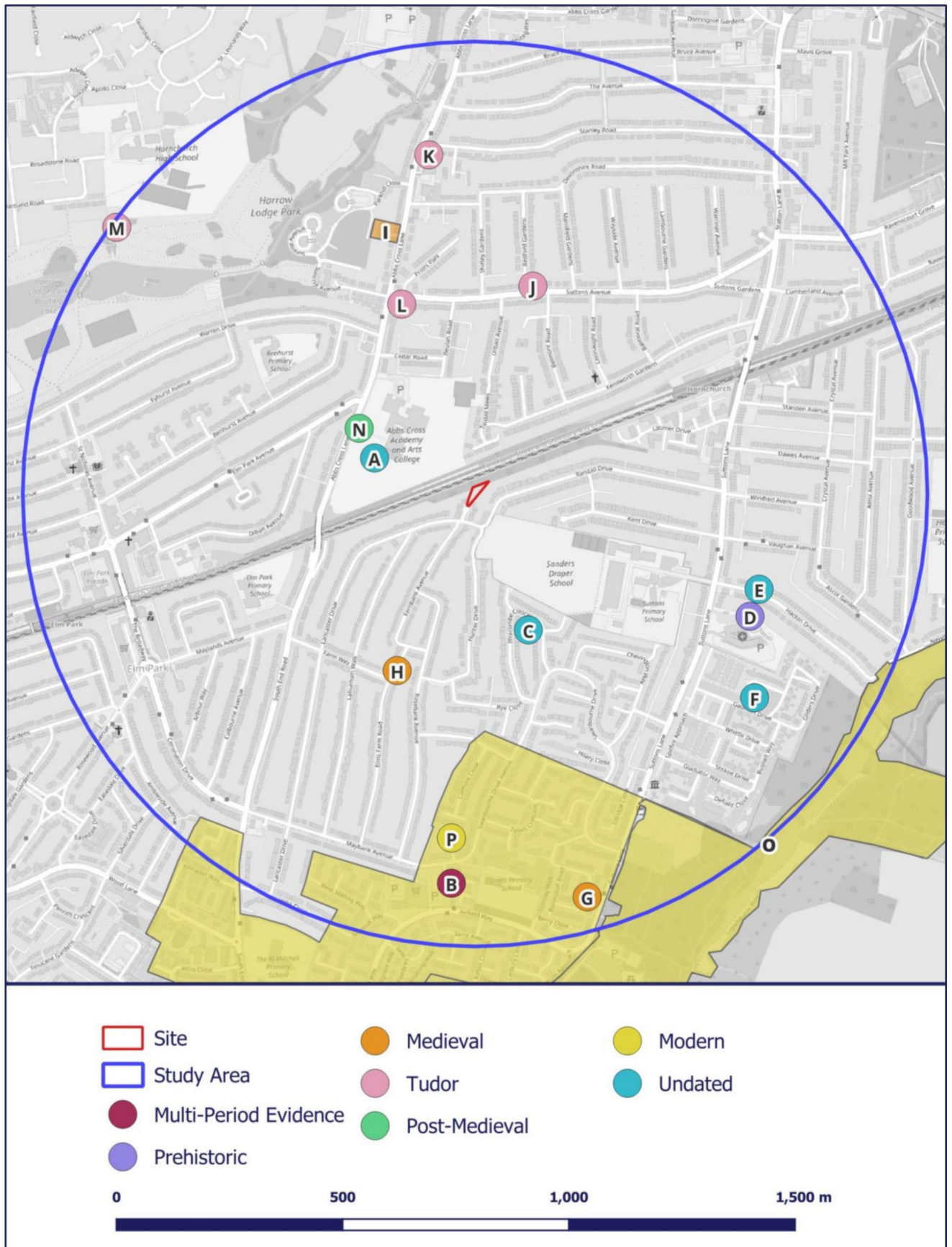


Figure 5 The Archaeological Resource of the Site

4.4 UNDATED CROPMARKS AT ABBS CROSS ACADEMY

4.4.1. Parch marks of a field system and possible ring ditch were revealed on the school playing field at Abbs Cross Academy in the 1970s. No 1970s photographs of the site were available for consultation at the time of producing this report, however, analysis of more recent aerial images, taken at times of similarly dry conditions, indicates that there are a number of cropmarks visible within the school playing fields. The HER maps the centre of this record 230m west of the Site and this is mapped on Figure 5 (A) however, analysis of aerial imagery undertaken for this report has confirmed that there are also cropmarks located within the east of the school field site too (Figure 6). The majority of cropmarks, including those recorded as a possible field system by the HER, correspond with field boundaries depicted on post-medieval maps. However, in the east of the Site, a range of linear anomalies which do not correspond with mapped features are also visible. These cropmarks most likely represent field boundaries, but as they do not follow the alignment of field boundaries depicted on late post-medieval maps, they would have predated the 19th century field systems and likely predate the post-medieval period altogether. Furthermore, a ring shaped cropmark, approximately 10m in diameter with a 1-2m wide ditch is visible within one of the possible early fields indicated by the cropmarks. Based on cropmark analysis alone, it is not possible to ascribe a date to these cropmarks with any certainty, beyond stating that they relate to features predating the 19th century. Cropmarks of ring ditches could be interpreted as one of many feature types from a range of periods, including a Neolithic cursus, a Neolithic, Bronze Age, Roman, or Anglo-Saxon burial mound, an Iron Age roundhouse, or an Anglo-Saxon Grubenhaus (sunken feature building). There is no obvious visual relationship between the circular cropmark and the field boundary cropmarks therefore it is not possible to confirm whether these features are contemporary with each other, and though an evaluation took place in close proximity to the area in the early 2000s (EV1), no archaeology of any date was identified during this investigation, therefore it is not possible to provide an estimated date based on other known finds or features in the vicinity. However, considering the complete lack of material recovered during the 2000s evaluation, it is considered unlikely that the cropmark relates to any form of sustained settlement activity over a long period of time, as even a few residual finds of domestic material such as animal bones, pottery, or flint would likely be present in the trenches if a long-term settlement of any period was present in the vicinity.

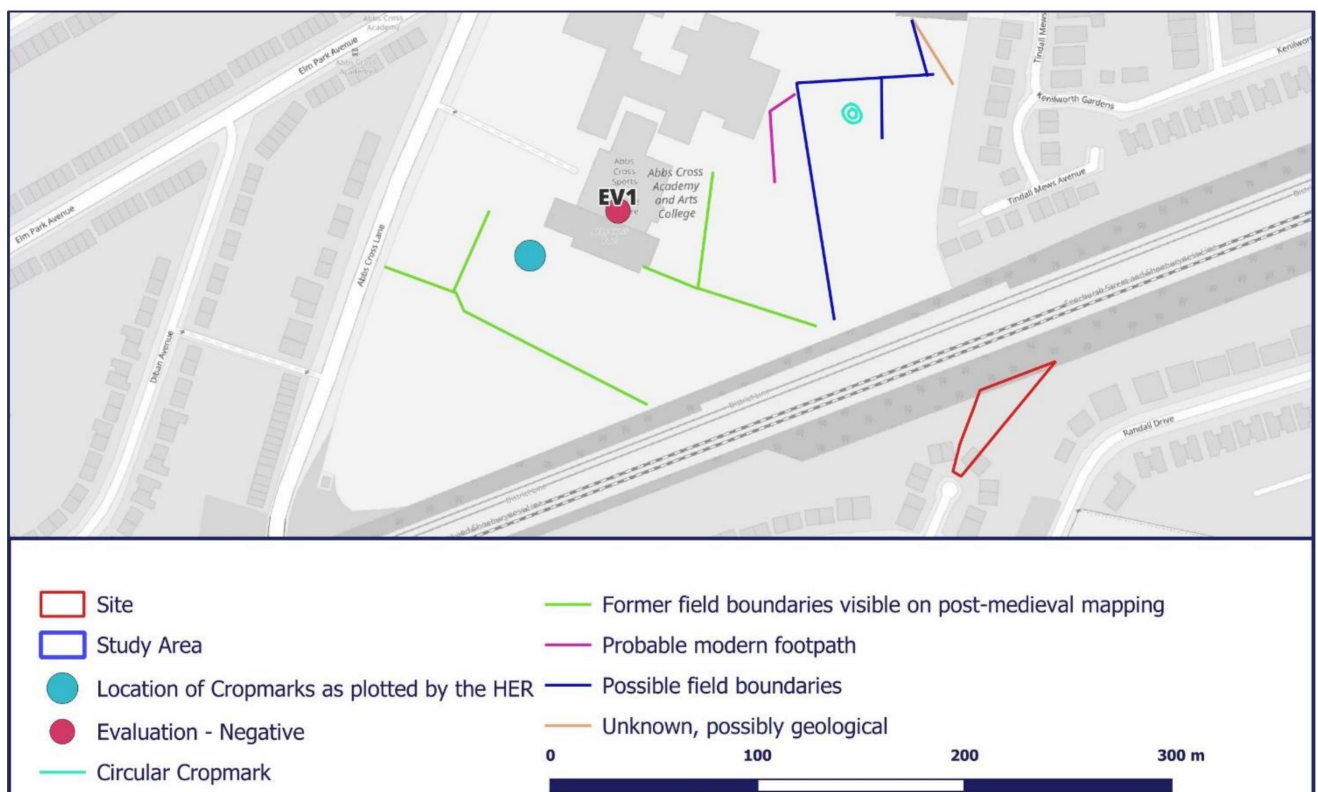


Figure 6 Cropmarks at Abb School

4.5 PALAEOLITHIC (1,000,000-10,000 BC)

- 4.5.1. The Palaeolithic period began in 1,000,000 BC and ended in 10,000 BC and is the broadest and earliest archaeological period. Palaeolithic people lived as non-sedentary hunter-gatherers, likely focused along river systems which would have provided a wide variety of resources. As a result of their non-sedentary lifestyle, the presence of Palaeolithic artefacts is difficult to predict, and generally depends on an appropriate underlying geology sequence such as river terrace deposits. Palaeolithic artefacts generally comprise redeposited finds of lithics such as hand axes, flakes, and cores which are usually recovered from river terrace gravel deposits.
- 4.5.2. The HER records no evidence dating to the Palaeolithic period within the study area. However, the Portable Antiquities Scheme records the findspot of a hand axe dating to 400,000 to 300,000 BC 750m north of the Site boundary, close to the Ravensbourne River, which is consistent with rivers being a focal point for Palaeolithic activity (not mapped, Portable Antiquities Scheme Reference ESS-156B21).
- 4.5.3. The Site is considered to have a low potential for evidence dating to this period.

4.6 MESOLITHIC (10,000-4,000 BC)

- 4.6.1. The Mesolithic period began in 10,000 BC and ended in 4,000 BC. Similar to the Palaeolithic, deposits or artefacts are most common along river valleys and in areas with topographical prominence. Artefacts dating to this period generally comprise redeposited lithics.
- 4.6.2. No evidence dating to the Mesolithic period has been identified within the study area. The Site is considered to have a low potential for evidence dating to this period.

4.7 NEOLITHIC (4,000-2,200 BC)

- 4.7.1. The Neolithic period began in 4,000 BC and ended in 2,200 BC. During this period, human lifestyle shifted from the hunter-gatherer non-sedentary lifestyle of the Palaeolithic and Mesolithic periods into sedentism. Domestication of livestock and crop resulted in the establishment of settlement sites, generally concentrated close to rivers and natural bodies of water. As a result of the shift towards landscape settlement and 'place making', this period is dominated by landscape monuments including causewayed enclosures, henges and funerary barrows.
- 4.7.2. A single Neolithic axe was recovered from the topsoil during a 1992 excavation at Maybank Avenue, 830m south of the Site (Figure 5: B) but was not found within the context of Neolithic soil horizons.
- 4.7.3. The Site is considered to have a low potential for evidence dating to this period.

4.8 BRONZE AGE (2,200-800 BC)

- 4.8.1. The Bronze Age period began in 2,200 BC and ended in 800 BC and is defined by the adoption of bronze as the primary material for tools and weapons. The Bronze Age is also characterised by an increase in trade which is illuminated by the use of bronze as a material, as the copper and tin ores required to produce bronze do not generally naturally occur in proximity to each other. Similarly to the Neolithic period, landscape monuments are also established during this period with round barrows being the most numerous.
- 4.8.2. No evidence of confirmed Bronze Age date has been recorded within the study area. However, a ring ditch measuring 12m in diameter was recorded 300m south of the Site (Figure 5: C), based on a cropmark identified on a 1930s aerial photograph. This area was subsequently heavily developed in the mid-20th century and the cropmark is no longer visible. Though the area was not properly investigated before development took place, the cropmark could date to the Bronze Age or Iron Age, and could represent an enclosure, barrow or a roundhouse.
- 4.8.3. The Site is considered to have a low potential for evidence dating to this period.

4.9 IRON AGE (800 BC TO AD 43 AD)

- 4.9.1. The Iron Age began in 800 BC and ended in AD 43. It is characterised by its agrarian economy and established settlements. Features dating to this period are generally associated with the field systems, cattle enclosures and roundhouses which developed during this period. No finds or features dating to the Iron Age have been identified within the study area.
- 4.9.2. An excavation took place 830m south of the Site (Figure 5: B) at Maybank Avenue in 1992. Evidence dating to a range of archaeological periods was identified during this investigation, but the majority of evidence recorded during the excavation dated to the middle Iron Age. Evidence dating to this period included a trackway, ditch, pits, and a roundhouse which was rebuilt three times, indicating that the area was occupied for a sustained period of time.
- 4.9.3. Two slightly curved east to west orientated lengths of ditch have been identified at Sutton Lane 650m south-east of the Site and have been ascribed a broad Prehistoric date by the HER (Figure 5: D). No information in relation to how they were identified or how they were dated is provided by the HER, which only states that the ditches were likely an extension of ditches recorded under a different HER reference number. Unfortunately this reference number (060322) does not correspond with any of the data provided by the HER as part of this search. It is possible that this reference number relates to an entry from outside of the study area, or that the reference number given in the description was subsequently changed to something else. Ditched enclosures of unknown date were also identified on 1930s Aerial Photographs at Hacton Drive, Hornchurch 640m south-east of the Site (Figure 5: E) and Suttons Lane, Hornchurch 760m south-east of the Site (Figure 5: F). Again, it is not possible to ascertain a date for these features, but no features comparable to the descriptions provided by the HER are apparent on 19th or 20th century maps, therefore they certainly predate the 19th century. Considering these features are located 60m north and 180m south of the ditch, it is possible that these features are also prehistoric, and associated with it (Figure 5: D).
- 4.9.4. The Site is considered to have a low potential for evidence dating to this period.

4.10 ROMAN (AD 43-410)

- 4.10.1. During the Roman period, important areas of settlement were connected by Roman Roads. The development of a road system also led to development of new settlements, particularly in areas where multiple roads or travel routes converged. The highest concentration of Roman finds and features can be found within these settlements and along these roads.
- 4.10.2. There is no evidence to suggest that there was a Roman Road within the Study Area, although there was a Roman Road approximately 4km north of the Site at Romford which connected London to Colchester (Journal of the British Archaeological Association, 2017).
- 4.10.3. No evidence dating to the Roman period has been identified within the study area. The Site is considered to have a low potential for evidence dating to this period.

4.11 ANGLO-SAXON/EARLY MEDIEVAL (410-1066)

- 4.11.1. After the decline of Roman rule in the 5th century, Germanic peoples from northern Europe crossed the North Sea and settled in eastern Britain. Whilst the population of migrants is generally considered to be small, they had a lasting impact on the development of England. The Old Germanic languages they brought with them developed into Old English, and they established a series of kingdoms which would later unify to form England. Furthermore, during this period the prevailing religion of the population changed from paganism to Christianity.
- 4.11.2. Though there has historically been a tendency to refer to the Anglo-Saxon period as the 'Dark Ages' due to the lack of documentary sources during this time, a significant wealth of written documents and histories dating to this period have survived to the present day. These documents can represent the first time a place name is documented, in some cases predating the Domesday Book by centuries. They also provide us with an idea of a place's importance during this time – the greater the number of references to a place during the Anglo-Saxon period, the more likely it was that it was of greater importance. There are no documents dating to the Anglo-Saxon period which refer to Hornchurch. However, it should be

noted that lack of documentary evidence does not necessarily equate to somewhere being of less significance, as most documentary sources during this time will have been lost as a result of Viking attacks, fire or water damage, decay, the sacking of the monasteries by Henry VIII or even simply human error. However, the only evidence dating to the Anglo Saxon period within the study area comprises a single ditch dating to the middle of the period, identified 830m south of the Site (Figure 5: **B**). Therefore in this instance it is likely that the lack of documentary sources which references Hornchurch reflects a lack of activity in this area during this time.

- 4.11.3. The Site is considered to have a low potential for evidence dating to this period.

4.12 MEDIEVAL (1066-1540)

- 4.12.1. During the medieval period settlements developed, both within areas that had been settled in earlier periods (London, Colchester etc) and in entirely new areas. These settlements, which were generally focused around manors, trade routes and churches, are the origin of many hamlets, villages and towns throughout the country. Around these settlements, agricultural hinterlands were established to provide resources for use within these settlements, and commodities to trade with the wider area.
- 4.12.2. The Domesday Book is a detailed record of landholdings which was compiled in 1086 (Powell-Smith, 2023). Hornchurch is not recorded under its own entry in the Book. The closest modern settlement recorded as a manor in the Book is Upminster, and Upminster's historic core is presently located 2.8km east of the Site. Upminster was recorded under the ownership of the Canons of Waltham Cross and had a recorded population of 35 households which is above average for the period. The land and resources were described as ploughland, meadow and woodland.
- 4.12.3. Despite there being no manor recorded within the study area in the Domesday Book, by the 12th century, there was a manor at Suttons approximately 900m south-east of the Site (Figure 5: **G**). The manor house was heavily altered, extended and/or rebuilt over the following centuries, and the final house was demolished after 1933. A chapel was located close to the manor, though its exact location is unknown.
- 4.12.4. Other evidence dating to the medieval period include a farm 400m south-west of the Site which likely had medieval origins (Figure 5: **H**), and a ditched feature which contained a single sherd of medieval pottery 560m north of the Site (Figure 5: **I**) but could be a natural cut feature as opposed to associated with human activity.
- 4.12.5. During the Tudor period (1485-1539), a number of houses were constructed in the study area including at Bedford Gardens 440m north of the Site (Figure 5: **J**), at South End Road 440m north of the Site (Figure 5: **K**), at Abbs Cross Lane 740m north of the Site (Figure 5: **L**), and at Harrow Lodge Park 980m north-west of the Site (Figure 5: **M**).
- 4.12.6. The Site is considered to have a low potential for evidence dating to this period.

4.13 POST-MEDIEVAL (1540-1901) AND MODERN (1901 TO PRESENT)

- 4.13.1. In the late post-medieval and modern periods, cartographic sources are useful in illustrating the development of the Site and study area over time.
- 4.13.2. Tithe maps were prepared following the Tithe Commutation Act 1836. This act allowed tithes to be paid in money rather than goods. These maps were produced in association with an accompanying schedule (the apportionment) that gave the names of all owners and occupiers of land in the relevant parish, and descriptions of land use.
- 4.13.3. The Tithe Map of 1848 (Figure 7) shows the Site as part of a large sub-rectangular field, recorded as a meadow in the apportionments under the name of "Three Acres". The apportionments record the site under the same ownership (George Holding Rickards) and occupier (James Merritt) as Upper Havering, a farmstead depicted 250m to the north-west of the Site on the tithe map which is not recorded by the HER but has been mapped for the purposes of this report on Figure 5 (**N**). It is likely that the Site formed part of this farm's land for much of the post-medieval period. There are several ponds depicted in the surrounding fields to the east and south-west which may have been fed by a field drainage system of some form.

- 4.13.4. No changes are depicted on the 1862 Ordnance Survey Map (Figure 7), except for the fact that Upper Havering Farm was known as Uphavering Farm by this time.
- 4.13.5. However, in the late 19th century, the arrival of the railways in this area resulted in significant changes to the site and its surrounds. The London, Tilbury and Southend Railway Company constructed a line which connected Fenchurch Street Station in central London with east London and Essex, including Barking, Upminster, and Southend. Construction of the railway began in 1852, and the Barking to Pitsea cut off line was completed in the 1880s (Kay, 1996). This railway line was constructed close to the Site's northern boundary on a south-west to north-east alignment and severed the site from Uphavering Farm. This is illustrated on the 1896 Ordnance Survey Map (Figure 7). The arrival of the railway resulted in changes to field boundaries in proximity to the railway. The field within which the site was located underwent significant boundary changes. The western and northern boundaries were completely removed as a result of the railway line, and the southern boundary was extended westwards to incorporate part of what was apportionment 520 in the 1848 Tithe Map. The eastern boundary was not altered as a result of the railway. This resulted in the creation of a new triangular-shaped field.
- 4.13.6. During World War I, an airfield was established 500m south of the Site (Figure 5: **O**) at Suttons Farm and was used by the Royal Flying Corps to defend London from attacks by Zeppelins. RAF Hornchurch was subsequently established at this location.
- 4.13.7. By 1920 the southern boundary of the Site was removed (Figure 7), and a small pit dug close to the north-eastern extent of the Site. Other changes to the surrounding field boundaries are also depicted within the wider area.
- 4.13.8. In 1933, when Richard Costain bought the land of Wyebridge, Elm and Uphavering farms with the intention of building a new country town known as Elm Park Garden City specifically for lower income groups (Edith's Streets, 2018).
- 4.13.9. During World War II, RAF Hornchurch (Figure 5: **O**) was home to fighter aircraft which played a fundamental role in the Battle of Britain. After World War II it became a training establishment for a brief period of time, but from 1949 onwards the air field facilities began to be demolished. In the 1960s the area was subject to gravel extraction and then used for landfill. It was subsequently landscaped to form Hornchurch Country Park, which opened in 1980. Defensive features associated with the airfield include an Anti Aircraft Gun Post located 735m south of the Site (Figure 5: **P**) and a pillbox located 830m south of the Site (Figure 5: **B**), both dated to World War II and both now removed.
- 4.13.10. After World War II, Hornchurch Urban District Council built high density social housing in the area originally purchased by Costain in 1933, as the demand for social housing increased.
- 4.13.11. By 1947, Chestnut Close had been constructed, along with further residential development to the east, north-east, west and south. The Site comprised the same plot then as it does currently, an almost triangular parcel of land comprising a semi-detached house in the south and gardens in the north. The railway line to the north had been widened by this time and bordered the Site boundary. Uphavering Farm had been demolished by this time, reflecting loss of its farmland to residential development. The fields immediately around it are not depicted as having a specific use on this map, but in 1958, Abbs Cross Academy and Arts College opened on this plot of land. There are several small areas of the surrounding area which are depicted as undeveloped on this map, especially to the east of Chestnut Close, and to the north of the railway line to the north-east of the Site, It is likely that these areas simply had not been developed by this time, but there is a possibility that these areas previously contained housing which was damaged and demolished as a result of bombs dropped during World War II. The Site's proximity to RAF Hornchurch would have made the area a target for German fighter planes during the War.
- 4.13.12. Current satellite imagery shows no substantial changes to the Site since the Site was developed in the first half of the 20th century. In the wider area, some built development took place in the undeveloped areas discussed above, and the school was completed and subsequently extended multiple times since the 1950s, but generally the area surrounding the Site has remained relatively stable from a development perspective for the last half a century.

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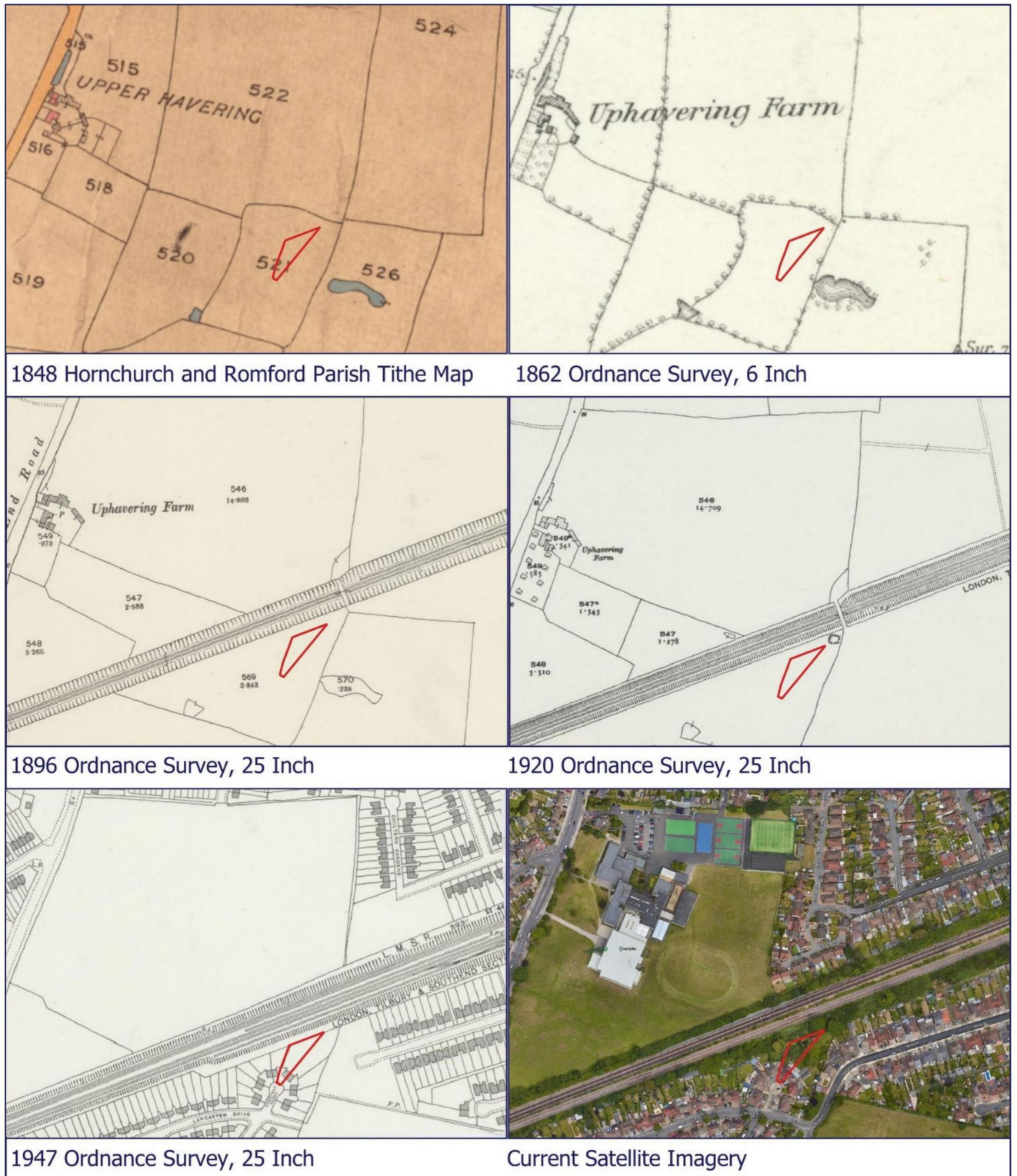


Figure 7 Historic Maps, 1848-1947 and Current Satellite Imagery

5 IMPACTS OF PREVIOUS DEVELOPMENT, ARCHAEOLOGICAL POTENTIAL, AND POTENTIAL DEVELOPMENT IMPACTS

5.1 IMPACTS OF PREVIOUS DEVELOPMENT

- 5.1.1. The Site remained undeveloped until Chestnut Close was constructed in the mid-20th century. Impacts associated with this phase of development may include some levelling of the land within the Site, as well as excavation of drainage channels and service trenches. The construction of 7 Chestnut Close and associated garage will have had a localised impact on services as a result of cutting of foundation trenches, but previous development impacts within the Site are generally likely to be minimal.

5.2 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 5.2.1. The archaeological potential of the Site, by period, is summarised in Table 2. Where a moderate or high potential for evidence has been identified, this will be discussed in more detail below, and an assessment of their likely significance will be given. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage ‘assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ (Ministry of Housing, Communities & Local Government, 2023).

Period	Potential
Palaeolithic	Low for features, low for finds
Mesolithic	Low for features, low for finds
Neolithic	Low for features, low for finds
Bronze Age	Low for features, low for finds
Iron Age	Low for features, low for finds
Roman	Low for features, low for finds
Anglo-Saxon/Early Medieval	Low for features, low for finds
Medieval	Low for features, low for finds
Post-Medieval	Low for features, low for finds
Modern	High for features, high for finds

Table 2 Archaeological Potential

- 5.2.2. Though the Site is located within Gravel Sand Deposits (Geology) APA which reflects areas of potential for early Prehistoric evidence beneath gravel deposits, the boundaries of this APA are defined by geology as opposed to archaeological finds or features. Based on currently available information, including the results of nearby archaeological evaluations (**EV1**), the Site is considered to have a low potential for archaeological finds or features predating the modern period.

MODERN – HIGH POTENTIAL FOR FEATURES, HIGH POTENTIAL FOR FINDS

- 5.2.3. The Site was developed in the mid-20th century, when Chestnut Close was constructed to meet the need for more affordable housing on the outskirts of London. Features associated with this phase of development are expected within the Site, including foundations of existing structures and service trenches. Finds associated with domestic use of the Site from the mid-20th century onwards are also expected to be present within the Site. Any features or finds dating to this period are not considered to have any archaeological significance.

5.3 POTENTIAL DEVELOPMENT IMPACTS

- 5.3.1. This section will set out the development proposals, and likely development impact on any potential archaeological remains within the Site.
- 5.3.2. The Site is proposed for redevelopment comprising demolition of the existing garage and construction of a new two bedroom bungalow alongside associated car parking, cycle storage, bin stores and landscaping.

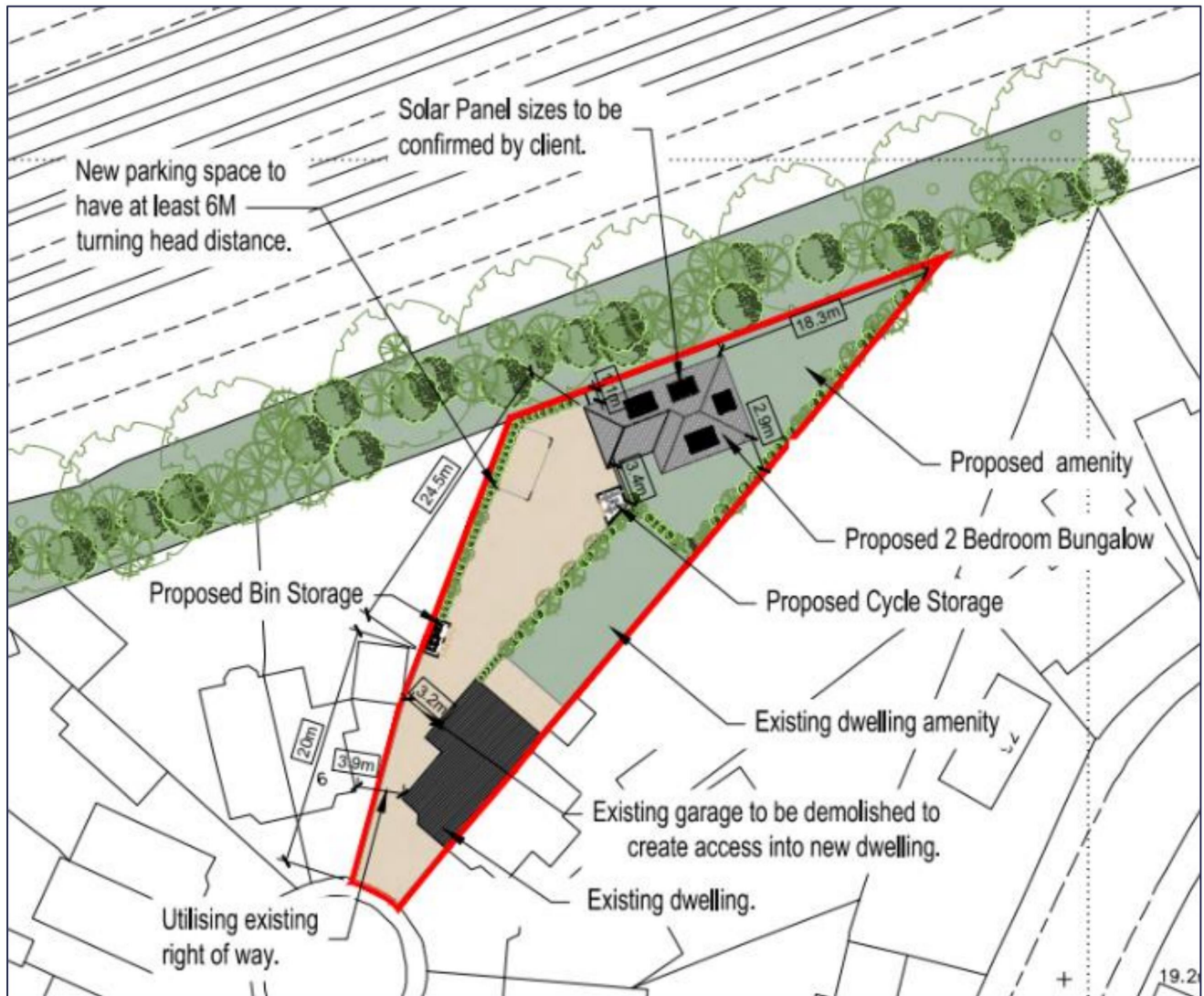


Figure 8 Development Proposals

- 5.3.3. In the unlikely event that any archaeology is present within the Site, disturbance or truncation (physical development effects) of buried archaeological remains would primarily result from groundworks associated with construction of the new bungalow. Such groundworks would likely include:
- Pre-construction impacts associated with demolition of the garage;
 - Ground reduction;
 - Construction groundworks including excavation of building foundations, service trenches, and stripping for roads or carparks;
 - Excavation of new site drainage channels; and

- Landscaping and planting.

5.3.4. Considering the small size of this Site, the low potential for evidence of archaeological significance predating the modern period, and the relatively small-scale nature of the development proposals, it is recommended that no further archaeological mitigation is required for this Site, though this decision ultimately rests with the archaeological advisor to the Local Planning Authority.

6 CONCLUSIONS

- 6.1.1. This archaeological desk-based assessment draws together the available archaeological, historical, topographical and landuse information in order to clarify the archaeological potential of Land to the Rear of Chestnut Close, Havering which is proposed for redevelopment. The assessment addresses the information requirements set out in the NPPF, the London Plan, and Havering Local Plan.
- 6.1.2. Though the Site is located within Gravel Sand Deposits (Geology) APA which reflects areas of potential for early Prehistoric evidence beneath gravel deposits, the boundaries of this APA are defined by geology as opposed to archaeological finds or features. The Site has a low potential for archaeological evidence predating the mid-20th century.
- 6.1.3. The Site is proposed for redevelopment comprising demolition of the existing garage and construction of a new two bedroom bungalow within the garden of an existing property.
- 6.1.4. Considering the small size of this Site, the low potential for evidence of archaeological significance predating the modern period, and the relatively small-scale nature of the development proposals, it is recommended that no further archaeological mitigation is required for this Site, though this decision ultimately rests with the archaeological advisor to the Local Planning Authority.

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APPENDIX ONE: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

ARCHAEOLOGICAL PRIORITY AREAS

Ref	Name	Period	HER Refs
-	Gravel Sand Deposits (Geology)	Prehistoric	76971
-	Silt Deposits (Geology)	Prehistoric	76358
-	Alluvium Deposits (Geology)	Prehistoric	76531
-	Maylands Moated Manor Site	Medieval to Early Post-Medieval	78130
-	RAF Hornchurch	Modern	76582

PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

Ref	Name	Period	HER Ref
-	Desk-Based Assessments	-	155599 155777 166640 169770 171433
EV1	Evaluation at Abbs Cross School	Negative	152742
EV2	Evaluation at 198 Abbs Cross Lane	Undated (possibly natural), Medieval and Post-Medieval	158425
EV3	Evaluation at St George's Hospital	Undated	169783
EV4	Evaluation at St Nicholas Church Hall	Undated and 20 th Century	171840
EV5	Evaluation at St George's Hospital	Negative	212034
EV6	Evaluation at Maybank Avenue	Negative	155173
EV7	Evaluation at Kilmartin Way	Negative	154730
EV8	Evaluation at Hornchurch Sports Centre	Negative	158058
WB1	Watching Brief at Suttons Primary School	Undated (possibly natural)	168565
WB2	Watching Brief at 2A Sutton Lane	Late Post-Medieval (19 th Century) and Modern	160820

OTHER SELECTED RECORDED HERITAGE ASSETS

Ref	Name	Period	HER Ref
A	Cropmarks at Abbs Cross Academy School	Undated, likely predating the Post-Medieval	132214
B	Multiperiod finds and features at Maybank Avenue, including: Neolithic Axe Iron Age Roundhouse, Trackway, Ditch and Pits Mid-Saxon Ditch	Neolithic Iron Age Anglo-Saxon	141060 98637 109339 143061 105855
C	Hunter Drive, Hornchurch – Ring Ditch Cropmark	Undated, likely Bronze Age or Iron Age	136465
D	Prehistoric Ditch	Prehistoric	133856
E	Hacton Drive, Hornchurch	Undated	123183
F	Suttons Lane, Hornchurch	Undated	95229
G	Medieval Manor of Suttons and Chapel	Medieval	122387 139633
H	Medieval Farmstead	Medieval	151097
I	Single sherd of pottery and possible ditch	Medieval	146257
J	Tudor House at Bedford Gardens	Tudor	129415
K	Tudor House at South End Road	Tudor	107245
L	Tudor House at Abbs Cross Lane	Tudor	102165
M	Tudor House at Harrow Lodge Park	Tudor	149770
N	Upper Havering or Uphavering Farm	Post-Medieval	Not recorded by the HER
O	First World War to Second World War Airfield (RAF Hornchurch)	Modern	138775 129864
P	Anti-Aircraft Battery	Modern	134391

Thank you for viewing our Archaeological Desk-Based Assessment.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact hello@fullerlong.com

