

Wood Green Limited

3-11 GRENFELL AVENUE, ROMFORD RM12 4DN

Archaeological Desk-Based Assessment

Project Reference: FL12478

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. Fuller Long has been commissioned by Wood Green Limited to produce an Archaeological Desk -Based Assessment (ADBA) in support of a planning application for 3-11 Grenfell Avenue, Romford RM12 4DN centred at TQ 51714 87388, hereafter referred to as the Site (
- 1.1.2. Figure 1). The Site is located within the administrative boundary of the London Borough of Havering.
- 1.1.3. Presently a former factory building, the land is proposed for residential development. 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.
- 1.1.4. 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).
- 1.1.5. 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.

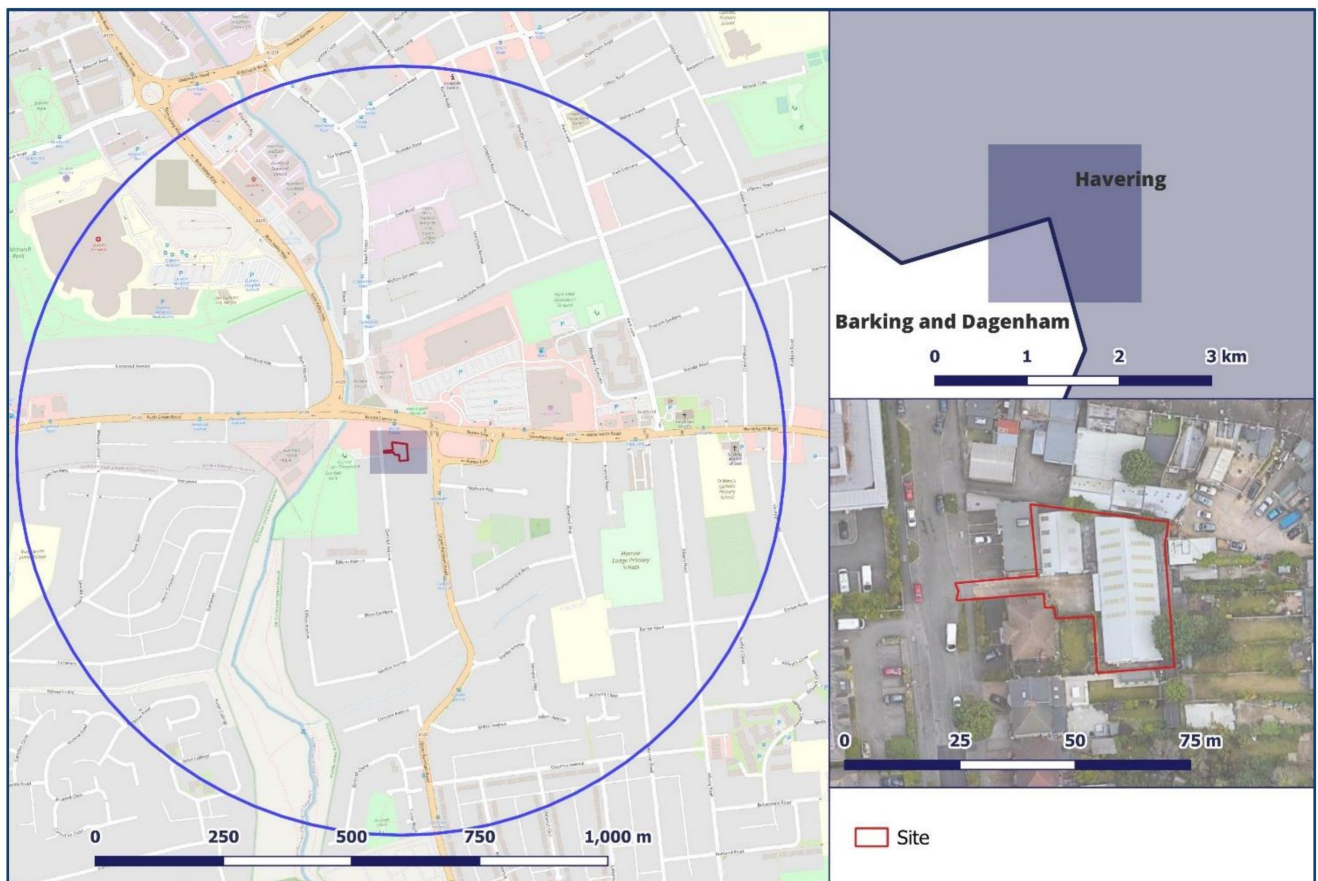


Figure 1 Site Location

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 189 to 208, 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 189 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 194 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. Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 201 of the NPPF states that:
- 2.1.4. ‘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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...’
- 2.1.5. Paragraph 202 of the NPPF states that:
- 2.1.6. ‘Where a development proposal would 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 proposals...’
- 2.1.7. In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:
- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688
- 2.1.8. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:
- 2.1.9. ‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’
- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

- 2.1.10. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- 2.1.11. 'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'
- 2.1.12. In line with the above, this ADBA will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property/ site, and, where relevant, heritage assets beyond the subject property/ site.
- 2.1.13. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

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 750m 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 750m 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 18 activities and 21 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 0.083ha in size. The Site is located east of Grenfell Avenue, south of Roneo Corner, and west of Upper Rainham Road. The Site is currently used as an industrial site (Figure 1). The landscape around the Site is largely residential, though there are a number of commercial and industrial units located to the north of the Site.
- 3.1.2. The site is roughly level and measures 13m above Ordnance Datum (aOD). The current banks of the River Rom are located approximately 120m west of the Site.
- 3.1.3. The underlying bedrock geology of the Site is London Clay Formation (clay, silt and sand), a sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period (British Geological Survey, 2023). The Site contains superficial deposits of Hackney Gravel Member (sand and gravel), a sedimentary deposit formed between 362 and 126 thousand years ago during the Quaternary period.
- 3.1.4. No boreholes have been extracted within the Site, but a borehole was extracted 70m east of the Site in 1976. The results of the borehole are reproduced in Table 2. This generally confirms the above geological sequence of superficial deposits deposited by the river.

Geological Section	Thickness (m)	Depth (m)
Sand with gravel and bricks	1.10	1.10
Brown sand with grey silty clay	0.85	1.95
Soft grey silty sandy clay with gravel	0.35	2.30
Coarse sandy gravel with traces of peat	1.00	3.30
Firm to stiff fissured dark grey silty clay with some gravel and sand with light grey sand along the fissures	10.25	13.55
Stiff fissured dark grey silty clay with zones of light grey sand along the fissures	2.90	16.45
Stiff grey silty clay with sand and traces of shell	5.05	21.50
Firm grey sandy clay with zones of light grey sand	7.40	28.90
Dense grey silty sand	1.10	30.00

Table 2 Borehole 70m west of the Site, BGS Ref TQ58NW110 (British Geological Survey, 2023)

4 ARCHAEOLOGICAL CONTEXT

4.1.1. This section provides an overview of the site and study area's archaeological context. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the site's historical development and archaeological potential in accordance with the NPPF. 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. Not all data obtained as part of the HER search will be discussed in this report. Only evidence relevant to the Site's archaeological potential has been included.

4.2 ARCHAEOLOGICAL PRIORITY AREAS (APAS)

4.2.1. The Site is located in the Gravel Sand Deposits (Geology) APA (**Error! Reference source not found.**). This APA covers an area of superficial gravel deposits which may preserve buried prehistoric deposits. There are two other APAs located within the study area. The Site is located 100m east of the Alluvium Deposits (Geology) APA (**Error! Reference source not found.**). This APA covers an area of potential for prehistoric deposits beneath alluvial deposits. Alluvial deposits can help preserve biological environmental features. The Site is also located 350m south-east of the Oldchurch APA, a possible area of medieval settlement.

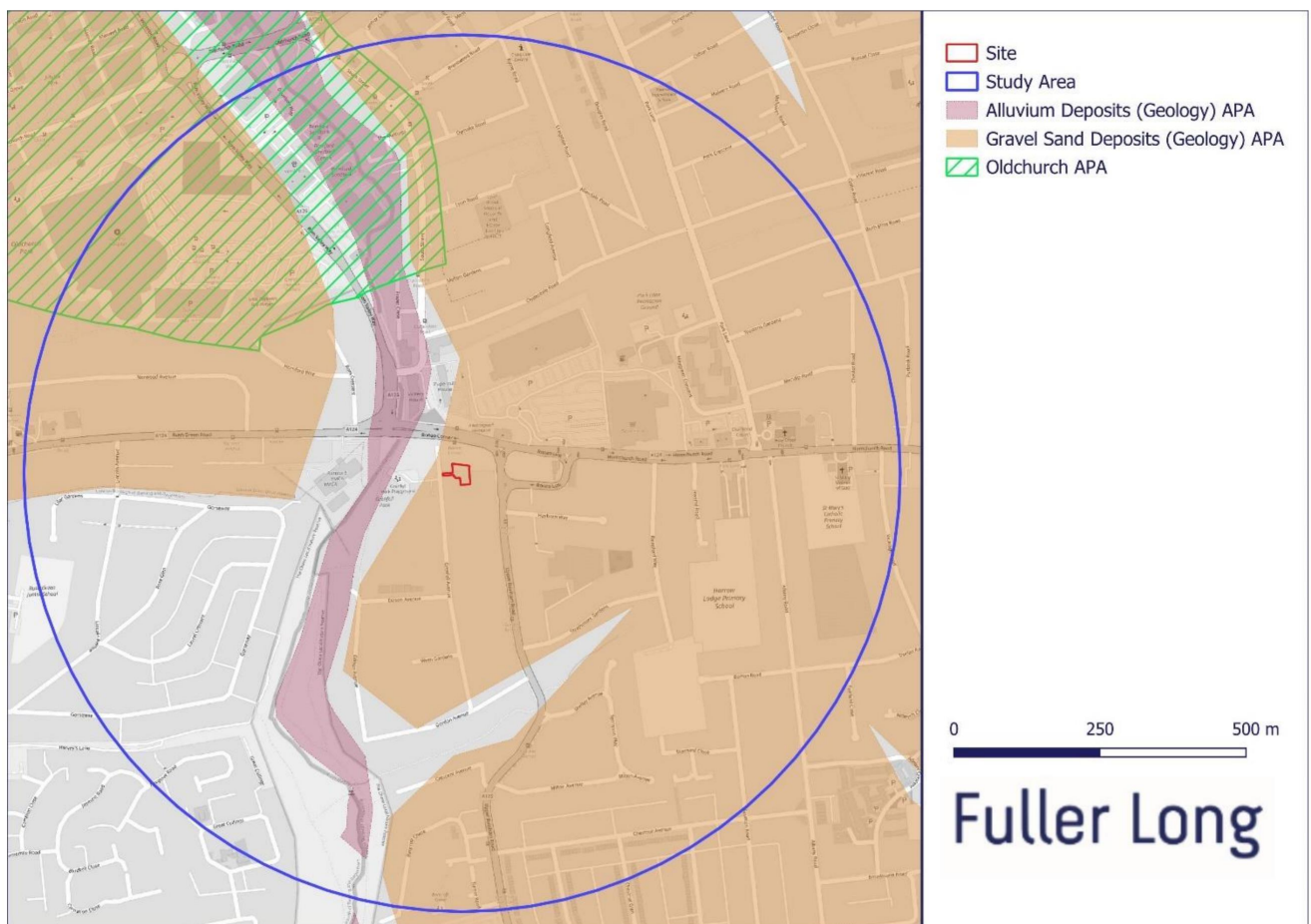


Figure 2 Archaeological Priority Areas

4.3 DESIGNATED HERITAGE ASSETS

4.3.1. There are no Scheduled Monuments, Listed Buildings, Historic Wrecks, Registered Parks and Gardens, Historic Battlefields, World Heritage Sites or Conservation Areas located within the Site or Study Area.

- 4.4 PREHISTORIC - PALAEOLITHIC (1,000,000-10,000 BC), MESOLITHIC (10,000-4,000 BC), NEOLITHIC (4,000-2,200 BC), BRONZE AGE (2,200-800 BC) AND IRON AGE (800 BC TO AD 43 AD)
- 4.4.1. 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.
- 4.4.2. 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.
- 4.4.3. 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.
- 4.4.4. The only evidence of human activity dating to any prehistoric period within the study area comprises Neolithic flint axes found 380m north-west of the Site (**Error! Reference source not found.: 1**) and 660m north-east of the Site in the early 20th century (**Error! Reference source not found.: 2**).
- 4.4.5. 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.
- 4.4.6. The Iron Age period 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.
- 4.4.7. A spring was recorded 260m north-east of the Site on a map dating to 1618. This spring, though first mapped in the post-medieval period, could have originated earlier. Typically, springs have been focal points for human activity since the prehistoric as they provided easy access to water. However, there is limited archaeological evidence for human activity within the area around the spring prior to the post-medieval period, which could indicate that it was either discovered quite late or that the area was considered unsuitable for settlement (**Error! Reference source not found.: 3**).
- 4.4.8. A series of archaeological and geological work was undertaken for a piece of land located at the junction of Rom Valley Way and Rush Green Road, 65m north of the Site at its closest point, in 2012 (**Error! Reference source not found.: 4**). The borehole survey recorded a sequence of London Clay, Fluvial sands and gravels, peat, alluvium, made ground and topsoil. The peat, which is likely prehistoric in date, contained preserved wood, seeds and hazelnuts indicative of mature woodland in this area during this time. The archaeological evaluation comprised three trenches. Despite the underlying geological sequence being conducive to the presence of Prehistoric evidence, no evidence for human activity predating the post-medieval period was identified during this investigation.
- 4.4.9. In 2002, a Watching Brief took place at Roneo Corner Petrol Station (**Error! Reference source not found.: 5**), 70m north of the Site and just to the south-east of the area investigated in 2012 (**Error! Reference source not found.: 4**). The

watching brief identified naturally formed river terrace gravels below a shallow depth of made ground, but no evidence of human activity.

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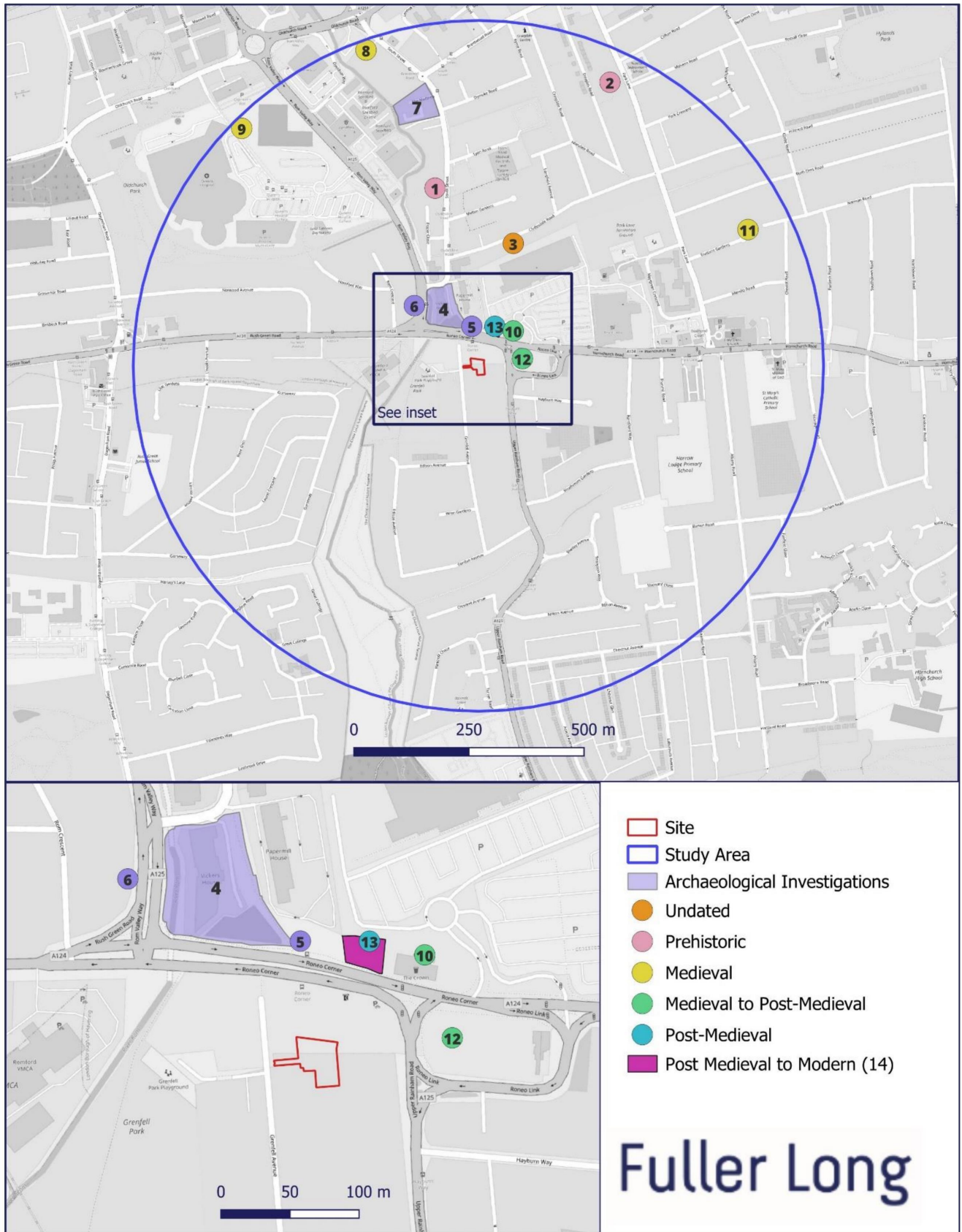


Figure 3 Archaeological evidence within the study area

4.4.10. An archaeological evaluation was carried out at Roneo Corner, 170m north-west of the Site, in 2001 (**Error! Reference source not found.: 6**). The evaluation comprised four trial trenches. Whilst it identified evidence of environmental deposits of presumed prehistoric date, no evidence of human activity or settlement was identified. A trial trench evaluation comprising two trenches was undertaken at Former Brooks Timber Yard, 365m north of the Site in 1998, but despite the presence of alluvial deposits no evidence of human activity predating the 19th century was identified (**Error! Reference source not found.: 7**).

4.4.11. Despite a range of archaeological investigations in the vicinity of the Site which has identified the presence of Prehistoric geological deposits, evidence of human activity is limited to a few individual findspots of flint dating to the Neolithic period. This suggests that despite the proximity of the River Rom, this area was not a focal point for human activity at this time. Therefore, the Site is considered to have a low potential for archaeological remains dating to all Prehistoric periods.

4.5 ROMAN (AD 43-410)

4.5.1. 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.

4.5.2. The closest Roman road to the Site as identified by the Rural Settlement of Roman Britain Database is located 1.4km north of the Site (Allen, et al., 2016). It connected London (20km south-west of the Site) to Colchester (60km north-east of the Site).

4.5.3. No finds or features dating to the Roman period have been identified within the study area. The Site is considered to have low potential for evidence dating to this period.

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

4.6.1. 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.

4.6.2. No finds or features dating to the Anglo-Saxon period have been identified within the study area. The Site is considered to have low potential for evidence dating to this period.

4.7 MEDIEVAL (1066-1540)

4.7.1. 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.

4.7.2. The Domesday Book is a detailed record of landholdings which was compiled in 1086 (Powell-Smith, 2023). Upminster, presently located 4km east of the Site, is the closest recorded settlement to the Site and was under the ownership of the Holy Canons of Waltham Cross, Bishop Odo of Bayeux, and Walter of Douai. It had a recorded population of 35 households which is above average for the period and the land and resources were described as ploughland, meadow and woodland.

4.7.3. The Chapel of St Andrew was first mentioned in 1177, when the Pope confirmed that it belonged to Hornchurch Priory and was located 700m north-west of the Site (**Error! Reference source not found.: 8**). An attempt to establish a graveyard at the chapel was squashed by Henry III in 1236. By the 15th century, the growth of Romford on the London to Colchester road meant that the Chapel was isolated, and it was replaced by a new church, located within Romford town centre in 1410, outside of the study area.

- 4.7.4. A 1696 map of the area shows field names including “great ruins”, “three little ruins”, “lower ruins”, and “ruin meadow” 700m north-west of the Site and 300m south-west of the former chapel site (**Error! Reference source not found.: 9**). It has been suggested that this may indicate an area of medieval settlement, which was deserted as the settlement developed along the London to Colchester road. However, no physical evidence dating to the medieval period has been identified at or close to this location within the study area.
- 4.7.5. The pub located 90m north-east of the Site was reportedly founded in 1433 (**Error! Reference source not found.: 10**). However, the present building is the result of an almost complete rebuild in the 1920s, and no building fabric dating to the medieval period has been identified within the existing structure. Surviving timbers of possible 17th century date were reused in the 1920s, and indicate that there was a public house on this site by the post-medieval period. It is possible that this replaced a medieval public house, but currently there is no physical evidence of a pub at this location during this time.
- 4.7.6. A building located 640m north-east of the Site (**Error! Reference source not found.: 11**) contains an east cross wing dating to the 15th century and was probably part of a medieval farmhouse. 13th century glazed tiles have also been identified in the outbuildings suggesting that there was an earlier building here than is indicated by the surviving 15th century structure.
- 4.7.7. With the exception of medieval material identified in the building 640m north-east of the Site, and the former chapel located 700m north-west of the Site, no physical evidence dating to the medieval period has been recorded within the study area, despite a number of investigations. If there had been any settlement within the Site or the vicinity, it is likely that ceramic building material, pottery or other finds dating to the Medieval period would have been recovered during archaeological investigations to the north of the Site, either residually or within a feature. The complete absence finds dating to the Medieval period indicates that the Site was unlikely to be located in proximity to Medieval settlement. Furthermore, no Medieval drainage ditches were recorded during nearby archaeological investigations, despite the area’s low-lying topography and proximity to the river. This suggests that the area may not have been under cultivation during this time. It is possible that the area was used for seasonal grazing, or the woodland first preserved in the prehistoric peat survived into the medieval period. The Site is considered to have a low potential for archaeological evidence dating to the Medieval period.

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

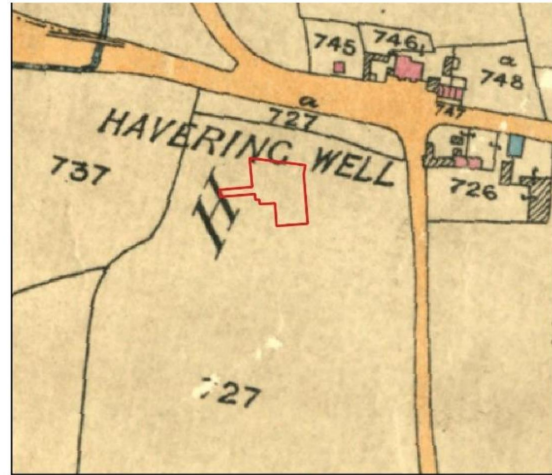
- 4.8.1. A series of archaeological and geological work was undertaken for a piece of land located at the junction of Rom Valley Way and Rush Green Road, 65m north of the Site at its closest point, in 2012 (**Error! Reference source not found.: 4**). The only feature identified during the evaluation comprised a single drainage ditch which contained ceramic building material dating to the 16th to 18th centuries. The presence of building material could indicate that there was some settlement nearby at this time.
- 4.8.2. In the post-medieval and modern periods, cartographic sources are useful in illustrating the development of the Site and study area over time.
- 4.8.3. Maps dating to 1618 (not reproduced), 1778 (not reproduced), 1799 (Figure 4), 1805 (not reproduced), 1848 (Figure 4), 1875 (Figure 4) and 1883 (figure 4) depict unnamed buildings between Upper Rainham Road and Hornchurch Road, 80m east of the Site. The buildings, which most likely comprised a small farmstead and outbuildings, were most likely of 16th century or late medieval date (**Error! Reference source not found.: 12**).
- 4.8.4. A Presbyterian Chapel was built in 1698 (**Error! Reference source not found.: 13**), and a cemetery was subsequently established in the 18th century (**Error! Reference source not found.: 14**). The chapel was demolished in 1819, but the cemetery, located 60m north of the Site at its closest point, remained in use until the late 19th century. It was subsequently laid out as a small public garden in 1952, but a third of the former cemetery was destroyed by road widening in the 1970s.
- 4.8.5. The public house located 90m north of the Site (**Error! Reference source not found.: 10**) is purported to date to the medieval period despite a lack of evidence for any medieval building fabric. The present pub, largely rebuilt in the 1920s,

does however contain some reused timbers of a 17th century or later date which may have belonged to the pub depicted on this site on post-medieval maps.

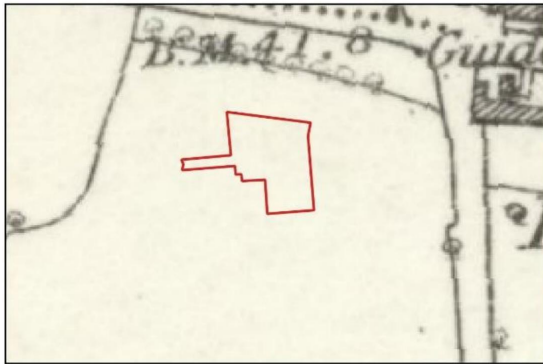
- 4.8.6. The 1799 Ordnance Survey Drawing shows the Site comprising part of a large field to the south-west of the junction between Roneo Corner and Upper Rainham roads.
- 4.8.7. Tithe maps were prepared following the Tithe Commutation Act 1836. This act allowed tithes to be paid in money rather than 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. The 1848 Tithe Map of Hornchurch and Romford parish shows the Site within a large field, as depicted on the earlier 1799 Ordnance Survey Drawing. The field, numbered as apportionment 727, was under the ownership of the Marquis of Salisbury and occupied by Thomas Walter Brittain. It was known as 'Eight Acres' and was cultivated.
- 4.8.8. The 1875 Ordnance Survey Map and 1898 Ordnance Survey Map show no changes to the Site. However, by 1920, the Site is shown within an area of gravel extraction. Whilst the gravel pits themselves are depicted to the south-east and south-west of the Site, however, the hashed line immediately north of the Site boundary indicates that there was also some levelling or extraction within the Site.
- 4.8.9. By the 1940s, the Site and surrounds had been completely redeveloped. By this time, the Site contained a large factory or warehouse building. To the north, east and south, a range of residential buildings had been constructed, generally comprising semi-detached and terraced houses with long rear gardens. The Historic Land Characterisation Data (not reproduced) confirms this, recording the Site and its surrounds as 'Res 2: Inter-war suburbs – Detached, Semis and Terraces'.
- 4.8.10. The building within the Site was expanded significantly by 1962 to take up the majority of the Site area. Present satellite imagery shows that this building is still located within the Site, but that the building has been reroofed in recent years. At present, the Site comprises this building, with a small area of hardstanding in the west.



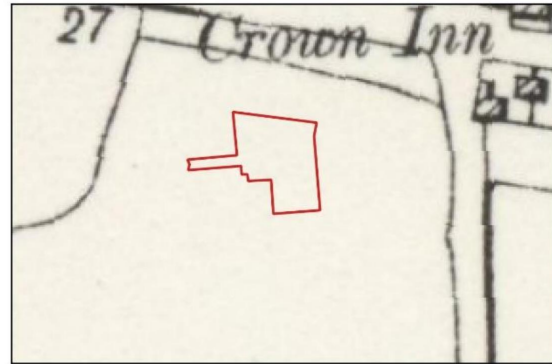
1799 Ordnance Survey Drawing



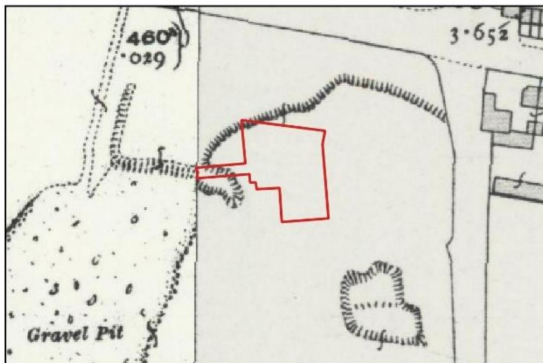
1848 Hornchurch and Romford Parish Tithe Map



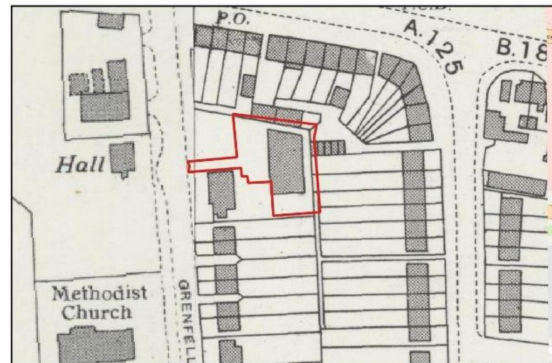
1875 Ordnance Survey



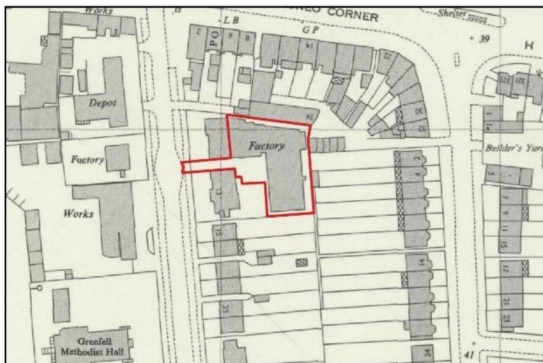
1898 Ordnance Survey



1920 Ordnance Survey



1946-1947 Ordnance Survey



1962 Ordnance Survey



Current satellite view of the Site

Figure 4 Historic Maps and Current Aerial Image of Site, 1799 to Present

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

5.1 IMPACTS OF PREVIOUS DEVELOPMENT

- 5.1.1. The area around the Site started to develop in earnest during the post-medieval period, and comprised a farmstead, a pub, a chapel and other buildings. However, cartographic evidence indicates that the Site itself remained in agricultural use until the early 20th century, when it became part of gravel quarry. Though the gravel pits themselves are depicted to the south-east and south-west of the Site on the 1920 map, the hashed line immediately north of the Site boundary indicates that some levelling or extraction within the Site likely took place at this time. Gravel extraction would have resulted in the removal of archaeological features which may previously have been present within the Site.
- 5.1.2. A factory was constructed within the Site in the mid-20th century and was extended by the 1960s. Construction of the factory would have resulted in further truncation of the ground within the Site.

5.2 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 5.2.1. The archaeological potential of the Site, by period, is summarised in Table 3. Where a moderate or high potential for finds 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	Moderate for features, low for finds
Paleoenvironmental	Moderate for deposits

Table 3 Archaeological Potential

MODERN – MODERATE POTENTIAL FOR FEATURES, LOW POTENTIAL FOR FINDS

- 5.2.2. A factory building was constructed within the Site in the 1940s and extended by the 1960s. Features associated with this building including service trenches and foundations are likely to be present within the Site. These features are not considered to be of archaeological significance.

PALEOENVIRONMENTAL – MODERATE POTENTIAL FOR DEPOSITS

- 5.2.3. Investigations to the north of the Site have confirmed the presence of alluvial and peat deposits in the area, deposited over the course of millennia by the nearby River Rom. These deposits have the potential to preserve important environmental evidence dating from the Prehistoric period to the present.
- 5.2.4. The Site is considered to have a moderate potential for paleoenvironmental deposits, though it is likely that such deposits were heavily truncated and contaminated by modern gravel extraction and mid-20th century development of the Site.

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 residential redevelopment. For full details of the proposed scheme, please consult the plans submitted as part of this planning application.
- 5.3.3. The development has the potential to truncate existing ground levels as a result of groundworks associated with construction. Such groundworks would likely include:
- Pre-construction impacts associated with demolition and ground investigation works;
 - Ground reduction;
 - Construction groundworks including excavation of building foundations, service trenches, and stripping for roads or car parks;
 - Excavation of new site drainage channels; and
 - Landscaping and planting.
- 5.3.4. However, given that the Site is considered to have a very low potential for archaeological remains predating the 20th century, these groundworks are unlikely to impact any features or finds of archaeological interest.
- 5.3.5. The development has the potential to result in the removal or truncation of any surviving paleoenvironmental deposits within the Site, but it is considered likely that these deposits have already been severely truncated by gravel extraction and modern development of the Site.
- 5.3.6. If further archaeological mitigation measures are required prior to development of the Site, it is suggested that this could take the form of a borehole survey or test pit survey, focused on identifying and recording any paleoenvironmental evidence which has survived within the 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 3-11 Grenfell Avenue, presently a 20th-century factory building, which is proposed for residential development. The assessment addresses the information requirements set out in the NPPF, the London Plan 2021 and Havering Local Plan.
- 6.1.2. The Site is located within Gravel Sand Deposits (Geology) Archaeological Priority Area, an area of superficial gravel deposits with potential for buried prehistoric evidence.
- 6.1.3. There are no designated heritage assets within the Site or study area.
- 6.1.4. Archaeological evidence and cartographic sources indicate that the area around the Site was first developed in the post-medieval period. However, mapping indicates that the Site itself was not developed until the 20th century when a factory building was constructed within the Site in the 1940s and extended by the 1960s. Features associated with this building are expected to be present within the Site, but they are not considered to be of archaeological significance. Prior to construction of the factory, mapping indicates that the Site formed part of a gravel quarry in the 1920s.
- 6.1.5. Gravel extraction and mid-20th century development within the Site likely resulted in significant truncation of the Site.
- 6.1.6. Alluvial and peat deposits, deposited over the course of millennia by the nearby River Rom, were recorded during archaeological investigations in the vicinity of the Site. These deposits have the potential to preserve important environmental evidence dating from the Prehistoric period to the present. However, these nearby investigations took place to the north of Roneo Corner, outside of the mapped gravel extraction area, and it is likely that deposits within the Site itself have been heavily truncated. However, if these deposits survive in places throughout the Site, they could contain important evidence of local land use in prehistory and early history.
- 6.1.7. Given that the Site is considered to have a very low potential for evidence of human activity predating the 20th century, these groundworks are unlikely to impact any features or finds of archaeological interest.
- 6.1.8. The development has the potential to result in the removal or truncation of any surviving paleoenvironmental deposits within the Site, but it is considered likely that these deposits have already been severely truncated by gravel extraction and modern development of the Site.
- 6.1.9. If further archaeological mitigation measures are required prior to development of the Site, it is suggested that this could take the form of a borehole survey or test pit survey, focused on identifying and recording any paleoenvironmental evidence which has survived within the 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	HE and HER Refs
-	Oldchurch	Medieval	76310
-	Alluvium Deposits	None - Geological	76531
-	Gravel Sand Deposits	None – Geological	76971

OTHER SELECTED RECORDED HERITAGE ASSETS

Ref	Name	Period	HER Ref
1	Neolithic findspot at Oldchurch Park	Neolithic	113876
2	Neolithic findspot at Romford	Neolithic	99290
3	Spring	Undated	104149
4	Archaeological work at Junction of Rom Valley Way and Rush Green Road	-	170343 169852 159018
5	Watching Brief at Roneo Corner Petrol Station	-	161995
6	Trial trench at Land at Roneo Corner	-	152879
7	Trial Trench at Former Brooks Timber Yard	-	156518
8	Medieval Chapel	Medieval	126987
9	Field names indicative of possible settlement	Medieval	139210
10	Pub	Medieval to Post-Medieval	124841
11	Medieval farmhouse	Medieval	121018 100204
12	House recorded on early post-medieval maps	Medieval to Post-Medieval	140857
13	Chapel	Post-Medieval	143256
14	Cemetery and Public Garden	Post-Medieval and Modern	121067 106608

Thank you for viewing our Heritage Statement.

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

