

Archaeological Desk-Based Assessment
in advance of the proposed development
of the Garden Island at North Street,
Barking, Essex IG11 8JD

NGR: TQ 44028 84268



Report Peter Barber Architects

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SWAT. ARCHAEOLOGY

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1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment in advance of the proposed development of two terraces of courtyard cottages and a community shop to the garden island at North Street, Barking, as part of the planning application submitted on behalf of Peter Barber Architects.

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

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

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

The Desk Based Assessment concludes that:

- *The site has a Moderate potential for the Prehistoric period and the Bronze Age due to its close proximity to the River Roding, a prime site for riverside settlements. The Romano-British period representation is considered moderate because although there has been evidence of Roman activity in the*

area there has been little definitive evidence of occupation probably due to the continued use of Roman technology in later periods.

- *The site has a High potential for the Iron Age due to the existence of the Uphall Camp, a major Iron Age settlement.*
- *The site has a High potential for the Anglo Saxon period due to the close proximity to the Abbey Ruins, which date from the Saxon period through to the Post Medieval and held the lands of Barking along with the surrounding Manor houses and farmsteads. Evidence of Anglo-Saxon occupation has been uncovered in several evaluations near to the PDA.*
- *The continued occupation of the area and evidence from evaluation in close proximity to the PDA provide a High potential for the Medieval, Post Medieval and Modern periods.*

The site lies in the suburban town of Barking, which forms part of the London Borough of Barking and Dagenham and is one of 35 major centres identified in the London Plan. It is located on a north-south axis on North Street, bounded to the east by two and four-storey apartment buildings and to the west by Weber House which forms part of the estate surrounding Whiting Avenue. To the north the A124 and to the south is Asda superstore and Barking Abbey Grounds.

(Figure1).

2 INTRODUCTION

SWAT Archaeology has been commissioned by Peter Barber Architects to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the development of a garden island site located on North Street, Barking. The site is north of Barking Abbey Grounds (Figure 1). The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. The site is centered on National Grid Reference TQ 44028 84268.

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

The site is located in North Street in the London Borough of Barking and Dagenham. At one time Barking and Dagenham were two separate parishes but they were joined in 1965.

The name Barking is found in historical records as *Bereching*, *Bereking*, *Berkyng* or *Barkinge*. The name may mean 'Berica's people' referring to a local Anglo-Saxon Chieftain or it may derive from *Beorce-ing* meaning 'a meadow planted with Birch trees'. Another possibility is *Burgh-ing* meaning 'the fortification in the meadow' as it is noted in 'The Environ of London' that there was "some considerable entrenchments being still visible not far from the town" (T Cadell & W Davies 1796).

This ancient entrenchment, now identified as Uphall Camp, north of the town was recorded as being roughly square, 1792 yards in circumference and contained an area of over 48 acres. The north, south and east sides were single trenched and the west, which ran parallel to the river was double trenched with a bank. In the north west corner was a spring. It was suspected to be a Roman town or camp as the nearby Abbey Church foundations contained Roman brick and a coin of Magnentius was found within the ruins. However, excavations have revealed that it was a major Iron Age settlement and an important political centre in the 1st and 2nd Century.

It covered an area of 25 Hectares with ramparts six metres high and defensive ditches eight metres wide and two metres deep. It is one of the largest of its kind in

this part of England. Its position would have given it control over the river and probably had some bearing on the continued use of the area by the Saxon Kings.

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

In 870 the Abbey was burnt to the ground by the Danes with the nuns either slain or dispersed and lay desolate for 100 years until it was rebuilt by King Edgar to atone for having violated the chastity of a nun. The association with royalty continued when it became the temporary residence for William the Conqueror shortly after his arrival in England in 1066, whilst waiting for the Tower of London to be completed and it was the place where many of the nobles swore fealty to him on the restoration of their estates. Barking Abbey was an aristocratic institution boasting two queens, two princesses and one of four who were Baronesses in their own right. While their sex prevented them from having a seat in parliament or attending wars they were given their quota of men and held precedence over other Abbesses. Mary Becket was created Abbess in 1173 in reparation for the murder of her brother Saint Thomas Becket Archbishop of Canterbury and in 1381 Elizabeth Chaucer, daughter of the poet Geoffrey Chaucer, became Abbess. Katherine de la Pole held the longest tenure as Abbess from 1433 – 1473 and Edmund and Jasper Tudor were raised there under her care. The Abbey held large areas of land containing many Manors and farmsteads and was very prosperous but in 1376 its lands were flooded and this began a decline in its fortunes. It was surrendered to King Henry VIII on 14th November 1539 and despite its troubles was still the third richest convent in England. The buildings were slowly demolished and the stone was used to build King Henry VIII's new Manor at Dartford and the lead used to repair the roof at Greenwich Palace. The Curfew Tower, housing the Holy Rood, which dates to 1125,

is the only part of the Abbey that survived and now forms the gate to the St Margaret of Antioch 13th Century Church (MLO106976). The Church is to the south of North Street, built from flint and rag stone rubble and Reigate stone. It has been continually improved, particularly after the dissolution and was the site of Captain James Cook's marriage to Elizabeth Batts in 1762. The Abbey and Church are less than 100m west of the PDA.

The River Roding, less than 300m from the PDA, rises in the north and follows the west boundary to the River Thames and so it is no surprise that Barking began its life as a fishing and agrarian settlement that eventually formed an ancient parish of Essex. In 1792 it covered an area of 7850 acres of cultivated land that incorporated marshland, potato and cabbage crops, meadow, arable and woods. A market was established in 1175 and continued to the dissolution where it passed to the crown. Queen Elizabeth I built a Market-house in 1567 but the market quickly fell into decline. The Market-house was a two-storey house with attic set on four arcaded bays.

From the 14th Century to the 19th Century fishing was the most important industry in Barking and by the 17th century the fishermen were sailing as far as Iceland. The boats or 'Smacks' measured 75ft (23m), weighing 50 tons and employing some 1370 men and boys and during Queen Elizabeth I's reign, the Royal Navy used them as fleet auxiliaries. In 1814 the number of 'Smacks' (Boats) was listed as 70 and by 1833 this had grown to 120, finally reaching its peak in 1850 at 220. A document from 1805 describes 23 'Smack Owners and Masters' and by 1848 that number had grown to 75. Samuel Hewett, one of these owners, founded the 'Short Blue Fleet' and the 'Home Fleet', the largest fishing fleet in England and introduced the use of using natural ice for preserving fish. The ice came from the marshes and fields of Barking that were flooded at the onset of winter through the opening of the sluice-gates. The ice was then harvested and stored in icehouses. Unfortunately, by 1850 the River Thames became so polluted that that the fishing industry went into decline and the coming of the railway and a storm in 1863, off the Dutch coast, killing 60 men and causing over £6000 worth of damage finished it.

The port of Barking had been used for the repair and fitting out of royal ships during the reign of Henry VIII and this continued long after the fishing industry had

declined. The directories list shipwrights, sail-makers, rope and line-makers, mast, pump and block makers, ship-smiths and ship-chandlers. Many of the tavern were named for the maritime occupations of the town.

The tanning industry was another busy trade that gave its name to Tanner Street, a brickfield on North Street may be the same 'Brykfeld' referred to in a 1555 lease and Jute-spinning was carried out in a factory in Fisher Street in the 18th and 19th Centuries. Over time parish economics changed to market gardening and an industrial development grew adjacent and south of the River Thames. The gasworks were established in 1839 at a cost of £1500 in £5 shares and in 1854 the railway arrived. By 1908 the railway was served by London Underground. The riverside became the site of many chemical industries producing fertilizer, sulphuric acid and tar and the Asbestos factory gave Barking the highest death rate in England.

In 1931 Barking became a Municipal Borough and finally in 1965 was absorbed into Greater London.

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

It was an Agrarian village that became a parish and although very small, in 1205 it had its own Chaplain, which probably prompted the construction of St Peter and St Paul Church (MLO106977).

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

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

The PDA lies within an 'Archaeology Priority Area' measuring 8618m x 9083m and totalling 1691.52 Ha (TQ48NE/MLO106938/MLO106942). The site is designated Tier 3 because it is a Topographical Zone. It covers the areas around The River Rodings and has the potential for the preservation of organic remains associated with the riverside settlement and of Uphall Camp, a major Iron Age Settlement. The west has been waterlogged and marshy throughout history but is rich in alluvial deposits and peat deposits were found at Langdon School in 2011. The East has evidence of Bronze Age track-ways suggesting that this area may have been settled in prehistoric times. Uphall was an Iron Age Settlement of 25 Hectares with ramparts 6 metres high and defensive ditches 8m wide and 2m deep. It is one of the largest sites of its kind in this part of England and would have been an important political centre for the local tribe, probably prompted by control of the river.

North Street, where the PDA is situated, has been part of the main thoroughfare through Barking since ancient times. While the Abbey and the Market were situated to the South and the main town grew from this area, North Street boundary has been continually occupied and developed. The 'Friends Meeting Hall' was established here in 1673, in an old house and opposite the Quaker Burial ground, which had been established in 1672 and was the burial site of Elizabeth Fry (1780-1845), the famous prison reformer. The meetinghouse was rebuilt in 1908 and closed in 1924 and in 1980 the Burial ground became a small public garden. The house of correction was also built in North Street in 1792 to replace the original building on East Street. It stood on a half-acre site surrounded by garden with a keeper's house, an infirmary and separate yards and workrooms for men and women. In 1819, the building with 120 prisoners, was overcrowded and consequently it was demolished in 1834 and a new house built at Little Ilford.

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

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

2.1 Geology and Topography

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

Superficial deposits of Taplow Gravel Formation, a combination of sand and gravel formed two million years ago during the quaternary period from rivers depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium, and some bogs depositing peat; includes estuarine and coastal plain deposits mapped as alluvium. (BGS 1:50,000 digital).

The site is at a height of 9m (29.53ft) to the south and continues downhill at a slight gradient to the north where the height is 6m (19.69ft).

2.2 Planning Background

The National Planning Policy Framework (March 2012)

Policy 12 is the relevant policy for the historic environment:

12. Conserving and enhancing the historic environment

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

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

12.8. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (NPPF 2012).

This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practise Advice notes 1, 2 and 3, which now supersede the PPS 5 Practise Guide, which has been withdrawn by the Government. The Good Practise Advice notes emphasises the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process. Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is

experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

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

2.3 The Proposed Development

The proposed development will comprise of a garden island in the centre of North Street, Barking. The site is laid to lawn interspersed with trees and measures approximately 12m x 102m (1224sqm). The street in which the PDA is located comprises of high-density residential development and has formed the main road through Barking for several hundred years. It has been bounded by buildings since at least the 16th Century and probably earlier. The PDA once formed the west boundary until the construction of the housing estate to the west between 1939 and 1962, at which time North Street was extended west to provide a slip road separated by a garden island (Figure 6).

2.4 Project Constraints

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

3 AIMS AND OBJECTIVES

3.1 The Desk-Based Assessment was commissioned by Peter Barber Architects in order to supplement a planning application for the development of a site at North Street, Barking.

3.2 Desktop Study – Institute for Archaeologists (revised 2011)

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

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

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological databases

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

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

Relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

4.1.2 Historical documents

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

4.1.3 Cartographic and pictorial documents

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by Barking Council, the Internet and Ordnance Survey Historical mapping (Figs. 3-11).

Map Regression 1695-2004

A map regression exercise on maps was carried out on the proposed development area and has shown that the PDA was part of the main thoroughfare that ran through the centre of Barking town and by 1799 was developed to both sides of the street. Beyond this there are open fields interspersed with farmsteads.

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

The scale on the maps was too small to interpret any detail of the site in question but Barking is shown as a town with a north south road intersected by an off-set east and west cross road dividing the town into four sections of development. In the 1799 sketch North Street is a continuation of the main road that runs through Barking town and is developed on both sides.

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

In the OS Map of 1897 Barking has undergone significant development of medium density housing. The development to the east and west boundary of North Street in the 1799 sketch has now extended to incorporate the whole of the east area and reaches almost halfway to the River Roding in the west. The riverside area is open fields with raised embankments and the Loxford Water tributary for boundaries. The railway can be seen running in a northwest/southeast direction in the northeast. To the north of North Street the 'Friends Meeting House' and 'Sunday School' can be seen on the east side and the 'Burial Ground' opposite on the west. To the south of North Street the 'Five Bell Tower' is on the west side and opposite on the east is the

'Public House'; close by are the School, Post office, the Methodist Chapel, the Fire Station and the Mortuary. The side roads to the east side are Queens Road, Kings Road, Nelson Street, Trafalgar Street and East street. Between these lie William Street, George Street and James Street joining with Linton Road. The side roads to the west are Cowbridge Lane, Union Street, Braintree Terrace and New Road. New Road is the largest of the roads and leads to the River and the small terraced development at Bridge Street. (Figure 3)

In the OS Map of 1920 the riverside area has been industrialised and is now known as Barking Wharf. An 'Asbestos works' is to the north and adjacent to Bridge street a Tin works. A 'cooling tank' and ancillary buildings can be seen at the edge of the map. To the north opposite Cowbridge Lane a rectangular area of open ground is now a school and adjacent to this a triangular plot has been developed into gardens 'Victoria Gardens'. Further east on the Wakering Road is a cinema. The Sunday school on Queens Road is a chapel and a new chapel, a Roman Catholic Church and a Baptist Tabernacle have appeared on Linton Road.

On North Street the 'Friends Meeting House' has been replaced with a much larger building. The north side of Braintree Terrace has been developed and opposite is a 'Club', just behind to the south is a 'Misn. Hall' (Missionary) and there is a small school on William Street. George Street has been extended to join with North Street and there is Public House on the corner. To the south of North Street there is a new Tramway that continues into what was New Road and has now become London Road and a development of terraced and semi-detached buildings runs along the boundary. The whole of the southwest corner has been developed into a 'School' and 'Abbey Playing Field' with the remains of 'St Mary's Abbey' now marked on the map. The Tramway continues into East Street and in the southeast corner there is now a Bank, another Club, a Methodist Church, Sunday School, the U.D.C. Offices, a Library and a Public Baths. The Mortuary and Fire Station are still in situ. At the edge of the map the Electric Works can just be seen and further east is a Brewery, another Bank and a Meeting Room. The overall picture is of a town that is growing and modernising (Figure 4).

In the OS Map of 1939 the Asbestos Works has increased in size and now has tanks and a chimney. The Bridge Street development has been replaced with a 'Match Works'. Adjacent to the Asbestos Works is an open field and a 'Pavilion' and on Cowbridge Lane a plot has been developed into 'Allotment Gardens'. A 'Drill Hall' on Queens Road was presumably developed in response to the war and the Brewery on Linton Street has become a Public House. Union Street and Braintree Terrace to the west of North Street have been upgraded and re-designated as Whiting Avenue and Bennington Avenue and the area has seen some development. The main changes have happened to the south of North Street where London road has been extended east connecting to James Street and the area to the southeast has been redeveloped with a new Town Hall and Market (Figure 5).

The OS Map of 1961-62 the Asbestos works has continued to increase and the Match Works has been redeveloped into an industrial area. Tennis Courts have been added to either side of the Pavilion and the Allotment area has a glasshouse. The area between Queens Road and William Street was at one time housing, but Kings Road has been reduced and the housing cleared and in its place are two sections of a new development of Council flats known as The Linton Estate, two medium-rise blocks and one 16-storey high-rise. There have been some expected additions to the town in the form of a Telephone Exchange, a Surgery, St Josephs RC Primary School, a Garage, Factory and several buildings marked 'Works'. The southeast corner has undergone more changes and now boasts 'Barking Old Folks Centre', a Barking Central Hall and a Magistrates Court. The whole area to the west of North Street has been developed into houses and flats with ornamental gardens and consequently North Street has changed considerably; the development of flats to the west has caused the road to be widened to provide a slip road separated by garden islands. One of these garden islands opposite 'Weber House' is the site of the PDA (Figure 6).

The OS Map of 1960 -1962 at a scale of 1:2500 shows that the school to the north is still in situ and has been named 'St Ethelburga's RC Secondary School (Mixed) and Northbury County Primary School (Mixed). The Linton Estate now has a third section and access roads making the estate complete (Figure 7)..

In the OS Map of 1971-73 the asbestos works has been developed into an estate of flats and this has incorporated the allotment area, the Pavilion and Tennis courts. The single units around Roding Avenue have been removed and the area is open ground. The Match works to the south has been redeveloped and is now a Car Heater Factory and an Oil Refinery. Garages have been added to the Linton Estate and the Friends Meeting Room is now a Sikh Temple. The houses between William Street, George Street and James Street have been demolished and a Car Park has replaced the housing between George Street and James Street. Two car parks have been added to the southeast corner and the development of buildings to the boundary of London road and the Abbey playing fields have been removed and the site is now a public park with trees and footpaths (Figure 8).

In the OS Map of 1982 – 1986 a Superstore has taken the industrial area to the south and there are Garages to the west of the Whiting Avenue Estate. The buildings to the north of Queens Road have been demolished in preparation for the new road system and the Burial ground has become gardens for the flat development in the northwest. The land between William Street and George Street has become a second Car Park and an area off of George street has been designated 'Abbey ward' and a building is now in situ. A large Shelter has been installed on James Street (Figure 9).

In the OS Map of 1990 – 1992 the Garages to the west of Whiting Avenue have been replaced with a new road system and roundabout and additional Garages and Gardens have been added to the Linton Estate (Figure 10).

In the OS Map of 1993 – 1995 the Northern Relief Road has been constructed north of Queens Road and connected to the new road system to the west. A Multi-Storey Car Park has replaced the open-air Car Park off of James Street (Figure 11).

4.1.4 Aerial photographs

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

Very little has changed from 1945 to the present day. The small areas of open ground to the northeast and southeast have now been developed but the PDA and its immediate surrounding area still retains its original character.

4.1.5 Geotechnical information

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

4.1.6 Secondary and statutory resources

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

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

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

Table 1 Classification of Archaeological Periods

The Archaeological record within the area of Barking is diverse and comprises possible activity dating from the Prehistoric through to the Modern period. The geographic and topographic location of the site is within a landscape that was dominated by the River Roding as an ancient settlement which probably led to the founding of the Iron Age settlement at Uphall camp, this in turn probably had some bearing on the siting of Barking Abbey as a continuation of a high status town and as such has been the focus of trade, travel and communication for a period of some 4000 years. Archaeological investigations (Appendix 1) have delivered an abundance of evidence for all periods from prehistoric through to modern.

5.2 History of the site

5.3 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centered on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 19 in **Table 1**.

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

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

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

The PDA is within an Archaeological Priority Area (DLO35949) relating to the settlement of the riverside area of the River Roding and its association with Uphall Camp, a major Iron Age Settlement (408130), considered to be an important political centre in the 1st and 2nd Century BC. The Scheduled Ancient Monument of Barking

Abbey remains is 100m south of the PDA and would have been one of the most influential buildings in the area for a period of several centuries. Several Listed Buildings survive within the vicinity of the PDA; the outer walls of the Abbey (DLO13415) survive to several feet in places and the The Firebell Gate (DLO13416) survives from the medieval rebuilding of the Abbey. It is a two-storey gateway built from coursed rubble and stone dressings with crenelated parapet with embattled octagonal stair turret that houses the 12th Century stone Rood of the Virgin Mary and St John. The parish church of St Margaret (DLO13417) dating to the 13th Century was constructed from Reigate stone. It was under continual improvement and benefited from the addition of a western, three-storey, crenelated, ashlar tower. In the Churchyard lies the Tomb of Captain John Bennett (DLO37078) dated 1716 and is of elaborate early Georgian design. Barking Baptist Tabernacle (DLO33664) was built in 1893 to replace a small modest chapel. It is in free Renaissance style, constructed from stock and red brick with stucco dressings that frame a complete scheme of art-nouveau style stained glass windows and contains a sunken Baptistery, a distinctive tradition of Baptist worship. Barking Magistrates Court (DLO13436) was also built in 1893, but in the manner of Flemish Renaissance. It is three-storey, red brick and stone with a steeply pitched slate roof surmounted by a cupola with a clock and a wrought iron finial and weather vane. Wrought iron railings and Globe lanterns enclose it. Fawley House (DLO33039) was the home of Fishing Smack owner James Morgan, built in 1860, it is the oldest secular building in Barking town centre. East Street has a wealth of Listed Buildings in Victorian (DLO33038), Late Victorian/Edwardian (DLO33040/DLO33036), Neo-Georgian (DLO33043) and Art Deco styles (DLO33041) and Blakes Corner Retail development (DLO33042) from 1911. The Bridge over the River Roding (DLO13424) was completed in 1904. The abutments and piers are built from brick and stone while the parapets are cast iron, each nine panels in quatrefoil design with infill centres embellished by rosettes; the centre panel containing the date and the Essex Coat of Arms. Barking Station Booking Hall (DLO13433) was constructed in 1961 on a bridge over the railway tracks. It is fourteen bays long and made from vertically ribbed, fair faced concrete.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The River Roding is considered to be a site of prehistoric activity and falls within the Archaeological Priority Area in which the PDA is located. Peat deposits were found at Langdon School in 2011 and Bronze Age track-ways have been recorded east of the river. A Palaeolithic hand-axe was found at Ilford Manor Park (061621/00/00) but its provenance is questionable. The river is an ideal site for occupation and it seems that the area has been inhabited from at least the Bronze Age, therefore, the potential for finding remains dating to the Prehistoric within the confines of the PDA is considered **high**.

6.2 Iron Age

Uphall camp (408130) is evidence of a major Iron Age settlement that was an important political centre in the 1st and 2nd Centuries BC and remains one of the largest sites of its kind in this part of England. Iron Age deposits were found at Loxford Road (ELO13506) just north of the PDA. The potential for finding remains dating to the Iron Age within the confines of the PDA is considered **high**.

6.3 Romano-British

The Romans were clearly in the area as there have been numerous finds of Roman pottery and the Roman brick in the foundations of the Abbey and the coin found in the ruins are further evidence of their presence. An evaluation at Barking Magistrates Court (ELO15064) in 2015 recorded a Roman pit dated from the Roman pottery found within, along with Saxon features and deposits. In all cases Roman evidence is found in conjunction with other periods, which suggests on-going occupation and the re-use of Roman technology. The potential for finding remains dating to Romano-British archaeology in the research area suggests that the potential is therefore to be considered **moderate**.

6.4 Anglo-Saxon

The Abbey (MLO102714), built in 666 AD was the most dominant feature in the landscape and was in continued use until its destruction in 870 AD, whereby it lay dormant for 100 years until it was rebuilt and continued until the dissolution. The Saxon period is widely represented in the area surrounding the PDA. In Abbey Road the walls, garderobe, drains and boundary wall of the Abbey along with Saxon artefacts were found in an excavation in 1986 (ELO13025). In 1990 a Saxon furnace was also uncovered (ELO13026) and metal working deposits found in 1995 (ELO2706). At Barking Magistrates Court a Saxon pit containing pottery, a quern stone and a loom weight was recorded (ELO14269) and in London Road pits and a well were uncovered (ELO15065) while George Street revealed evidence of domestic activity (ELO8748). The potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **high**.

6.5 Medieval

The Abbey's lands were flooded in the 13th Century, which impeded its fortunes significantly, however, it still continued to be the main religious and Manorial house in the area (MLO102714). St Margaret's Antioch Church (MLO106976) was built in the 13th Century and is still standing. Evidence of the Medieval period is prolific within the area of the PDA and particularly in North Street where the PDA is sited. Archaeological features relating to the period were found 2006 (ELO14909) and domestic pottery was found on an evaluation in 2012 (ELO12546). In London Road flint-lined storage pits, a well, a chalk wall and finds of pottery, glass and bone were uncovered (ELO15065) as well as quarry pits (ELO11159) and ditches, pits and post-holes were found at Barking Magistrates Court (ELO15064). The potential for finding remains dating to the medieval period on the development site is considered as **high**.

6.6 Post-Medieval and Modern

The Abbey was surrendered to King Henry VIII in 1539 but both the religious house and the Manors and Farmsteads on the estate found new lives in new ownership. An excavation in 1994 revealed a chalk-floored building covered by demolition from the

Abbey (ELO2708). Several of the excavations previously referred to had evidence of Post Medieval activity and evidence of continuous use through to the modern period. The site was widely developed in the 19th and 20th Century and therefore, the potential for finding remains dating to the post-medieval period is therefore considered as **high**.

6.7 Summary of Potential

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

- Prehistoric: high
- Bronze Age: moderate
- Iron Age: high
- Roman: moderate
- Anglo-Saxon: high
- Medieval: high
- Post-Medieval and Modern: High

7 IMPACT ASSESSMENT

7.1 Existing Impacts

The entire search area of the PDA has been subject to 20th Century high-density development and this development will have had significant impact on buried archaeological deposits. The original site of Barking Abbey is located immediately west (100-200m) of the PDA and St Margaret's Church and the remains of the later Barking Abbey are found 100m to the south. The River Roding and is 300m to the west and evidence suggests that the river area has been occupied since prehistoric times probably encouraging the founding of Uphall camp, a major Iron Age settlement. The PDA is set in an Archaeological Priority Area, which has proved rich with archaeological finds and features and consequently previous impact on

archaeological features and deposits. Because of previous high density development on the PDA the previous impacts are considered **high** (Figures 3-11).

7.2 Proposed Impacts

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

8 MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an Archaeological Priority Area and is therefore in an area of **high** archaeological potential.

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

9 OTHER CONSIDERATIONS

Setting of Listed Buildings

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). This guidance states that “*setting embraces all of the surroundings (land, sea, structures, features and skyline)*”

from which the heritage asset can be experienced or that can be experienced from or with the asset' (The Setting of Heritage Assets, English Heritage 2011).

The PDA is screened by its location within a developed area of tall buildings. No designated heritage asset shares intervisibility with the PDA (Plate 1-4)

9.1 Archive

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

9.2 Reliability/limitations of sources

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

9.3 Copyright

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Paul Wilkinson PhD., MCifA., FRSA.

December 11th 2015

10 REFERENCES & BIBLIOGRAPHY

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

IFA (2014) **STANDARD AND GUIDANCE** for historic environment desk-based assessment.

National Planning Policy Framework 2012.

Data provided by Greater London HER

APPENDIX 1 ARCHAEOLOGICAL SITES

HER Ref.	Location	Period	Summary
DLO35949	W of site	Bronze Age – Post-Medieval	Archaeological Priority Area
ELO11159	S of site	Medieval	Evaluation 2010 - London Road – Quarry pit, 12 th /13 th Century pottery
ELO11369	E of site	Post-Medieval Potential	DBA 2010 - Cambridge Road
ELO11370	E of site	Modern	Building Recording 2010 - 16-48 Cambridge Road
ELO11748	S of site	Post Medieval Potential	DBA 2009 - Ripple Road
ELO11757	S of site	Late-Prehistoric Potential	DBA 2011 - 157-159 North Street
ELO12150	S of site	Medieval/Post-Medieval Potential	HEA 2011 - London Road
ELO1241	S of site	Medieval	Excavation 2000 - Barking Abbey – 11 th -12 th Century - foundations, pits, ditches, agricultural features, finds of pot, roof tile and bone
ELO12517	S of site	Medieval/Victorian	Trial Trench 2012 - London Road – pits, postholes, quarry pits, cess-pits or wells, finds of pottery.
ELO12546	Close to Site	Medieval/Post Medieval	Evaluation 2012 - North Street – Medieval/Post-Medieval features – finds of domestic pottery
ELO12786	N of site	Prehistoric/Roman Saxon/Medieval	DBA 2012 - 54 Victoria Road
ELO13025	S of site	Saxon - Medieval	Excavation 1986 - Abbey Road – Walls (Garderober), Drain, Boundary wall, Post-holes, finds of Saxon artefacts
ELO13026	S of site	Saxon	Excavation 1990 - Abbey Road – Saxon Glass furnace
ELO13139		N/A	Heritage Report 2008

ELO13421	S of site		DBA 2013 - Abbey Road
ELO13506	N of site	Iron Age/ Medieval /Post-Medieval	Evaluation 2013 - Loxford Road – Iron Age peat, Medieval and Post Medieval activity.
ELO13731			Heritage Study 2008
ELO14269	S of site	Medieval	Evaluation 2014 – Barking Magistrates Court – Post hole and pit, 11 th Century pottery
ELO14946	E of site		Heritage Audit Trail 2008 – North London Railway
ELO15060		Medieval – Post-Medieval	Excavation – 2012 – St Josephs Primary School – Four Medieval pits, a Post-Medieval ditch, Post Hole, Stake Hole, air raid shelter – Pottery and animal bone
ELO15064	S of site	Romano-British – Post-medieval	Post excavation assessment – 2015 - Barking Magistrates Court - Roman Pit (pottery), Saxon pit (pottery, quern stone, loom weight), medieval ditches, pits and postholes (pottery), post medieval post holes(pottery, clay pipe bowl)
ELO15065	S of site	Saxon – Post-medieval	Assessment of archaeological investigation – 2013 - London Road – Saxon pits and well, Medieval pits, a well, chalk wall (pottery, glass and animal bone) post medieval quarry pits, brick walls, WWII shelter.
ELO15067	S of site	Roman – post-medieval	Post Excavation Assessment – 2013 - Axe street – Roman pottery and building material, Saxon pottery, Medieval pits, 2 gravel quarries, possible furnace or kiln, postholes, possible hearth, wells, stakeholes, modern drainage and Anderson shelters, medieval coins, window glass, copper straps, wine glasses, bottles, 3 bone toothbrushes, mourning brooch.

ELO2327	S of site	No Description	DBA – 2004 - Clockhouse Avenue
ELO2529	S of site	No description	Evaluation – 2003 – The Broadway Theatre Site
ELO2581	S of site	No description	Excavation – Abbey Road
ELO2586	S of site	No description	Building Recording – 1910 – St Margaret Churchyard wall
ELO2706	S of site	9 th – 17 th Century	Evaluation – 1995 – Abbey Road – 9 th to 17 th Century deposits, metal working debris and pottery.
ELO2707	S of site	No description	Excavation 1988 – Abbey Road
ELO2708	S of site	Post Medieval	Excavation – 1994 – North Street – Chalk floored building, demolition debris from Abbey.
ELO2710	SW of side	No description	Evaluation 1995 – Highbridge Road
ELO2712	S of site	No description	Excavation 1985 - Barking Abbey Ind. Est.
ELO2713		No description	Excavation 1990 – Amberley House
ELO2716	S of site	No Archaeological deposits	Watching Brief – 1995 – Abbey Road
ELO2729	S of site	No description	Trial Trench 1983 – Abbey Road
ELO4870		No description	Watching Brief 1998 – Wey Estate
ELO5053		Medieval - Modern	Evaluation – 1993 – North Street

ELO5368		No description	Church House School 1965
ELO5370		No description	17-36 North Street
ELO5371	S of site	Bronze Age – Roman – Saxon – Medieval and Post Medieval	Excavation – 1998 – Abbey Road
ELO7851	N of site	No description	Watching Brief - 1997 - Ripple Road – detailed alluvial sequence
ELO8496	SW of site	1510BC – 1250BC	Excavation – 1993 - Highbridge Road – Brushwood track-ways and platforms
ELO8497	S of site	Prehistoric to Post- Medieval potential	DBA 1996 – George Street
ELO8748	S of site	Saxon - Modern	Excavation – 1996 – George Street- Saxon domestic activity (pottery)
ELO9007	SE of site	No description	DBA – 2001 – Longbridge Road
ELO9015	W of site	Prehistoric to Saxon potential	DBA 1997 – Hertford Road
ELO9022	SW of site	Prehistoric – Saxon potential	DBA 1997 – Highbridge Road
ELO9024		No archaeological deposits	Evaluation 1992 – North Street
ELO9026	S of site	No archaeological deposits	Excavation 1990 – Broadway
ELO9031	S of site	No description	Evaluation 1995 – Axe Street – disturbed pottery

ELO9033		No description	Watching brief – 1994 – Boreholes – cobbled surface
ELO9037		No description	Resistivity Survey 1996 - River Roding
ELO978	N of site	Modern	Excavation 2001 – Former Odeon barking – 19 th and 20 th century pits
ELO14775		Saxon	1996 – Crucible / mould relating to copper-alloy working
ELO6615	N of site	No archaeological deposits	Evaluation – 2005 – Tanner Street
ELO7196	E of site	No archaeological deposits	Evaluation – 2007 – Wakering Road
ELO7287	S of site	Medieval –Modern	Evaluation – 2006 – Axe Street – Medieval features and pottery, 19 th Century foundations, 17 th and 18 th Century pits.
ELO8680	E of site	Prehistoric - Modern	Evaluation – 2008 – Linton Road – Un-urned cremation, two pits and a ditch, 20 th century remains.
ELO8708	E of site	Post medieval	Excavation – 2008 – Linton Road – Un-urned cremation, post medieval activity.
ELO11747		Prehistoric - Romano-British – Anglo Saxon Potential	DBA -2011
ELO14909	E of site	Medieval – Modern	Evaluation 2006 – 96 North Street – Medieval features and pottery
ELO8097		1200AD – 1800AD	Excavation – 2006 – North Street – quarry pits and domestic pits, 19 th and 20 th C features.
ELO14916	S of site	Saxon – Modern	Excavation – 2013 – London Road – Saxon well and pit, medieval chalk wall, flint lined storage and pits, post medieval brick walls (workhouse), WWII shelter.

ELO7042	SW of site	18 th -20 th Century	Excavation – 2006 – Highbridge Road – Brick built foundations of corn mill, wattle fence, moorings, pottery, leather shoe – 18 th -120 th Century.
ELO2540		17 th -19 th Century	Watching Brief – 2004 – 17 th -19 th Century burials
ELO7176	S of site	Medieval	Evaluation – 2007 - Clockhouse Avenue/Ripple Road - medieval pits, ditches, post holes and stake holes
ELO7670	S of site	Medieval – modern	Evaluation – 2007 – Axe Street – medieval pits, 19 th and 20 th Century walls
ELO14922		No archaeological deposits	Watching Brief – 2007 – No features
ELO7960		Saxon – Medieval	Excavation – 2007 – Cuts and pits form Saxon and Medieval period
ELO14910		No archaeological deposits	Watching brief – 2009 – No archaeological features
ELO6402	S of site	Post medieval	Watching Brief – 2005 – Ripple Road - Cemetery
DLO13222	S of site	Saxon – post medieval	SAM - Barking Abbey
DLO33664	E of site	Post medieval	LB – Barking Baptist Tabernacle built 1893
DLO13436	S of site	Post Medieval	LB – Barking Magistrates Court, Railings, Lampholders and lamps built 1893
MLO78442	E of site	Modern	LB – Barking Station Booking Hall built 1961
DLO13424	W of site	Modern	LB – Bridge over River Roding built 1904
DLO13416	S of site	Medieval	LB – Fire Bell Gate, Barking Abbey 15 th -16 th Century

DLO13417	S of site	Medieval	LB – Parish Church of St Margaret 13 th Century
DLO13415	S of site	Medieval	LB – Remains of Barking Abbey and old Churchyard walls
DLO37078	S of site	Post-Medieval	LB – Tomb of Captain John Bennett dated 1716
DLO33041	S of site	Modern	LB - 2a-4a East Street built 1931
DLO33040	S of site	Post Medieval	LB - 41 East Street – Late Victorian/Edwardian building
DLO33043	E of site	Modern	LB – Barclays Bank – 2 Station Parade – Early 20 th Century
DLO33038	S of site	Modern	LB – 13-27 East Street – early 20 th Century
DLO33039	S of site	Post-Medieval	LB – 33-35 East Street, formerly Fawley House – 1860
DLO33042	S of site	Modern	LB - 54-66 East Street - 1911
DLO33036	S of site	Modern	LB – 1-11 East Street - 1906

Plates



Plate 1. Facing east



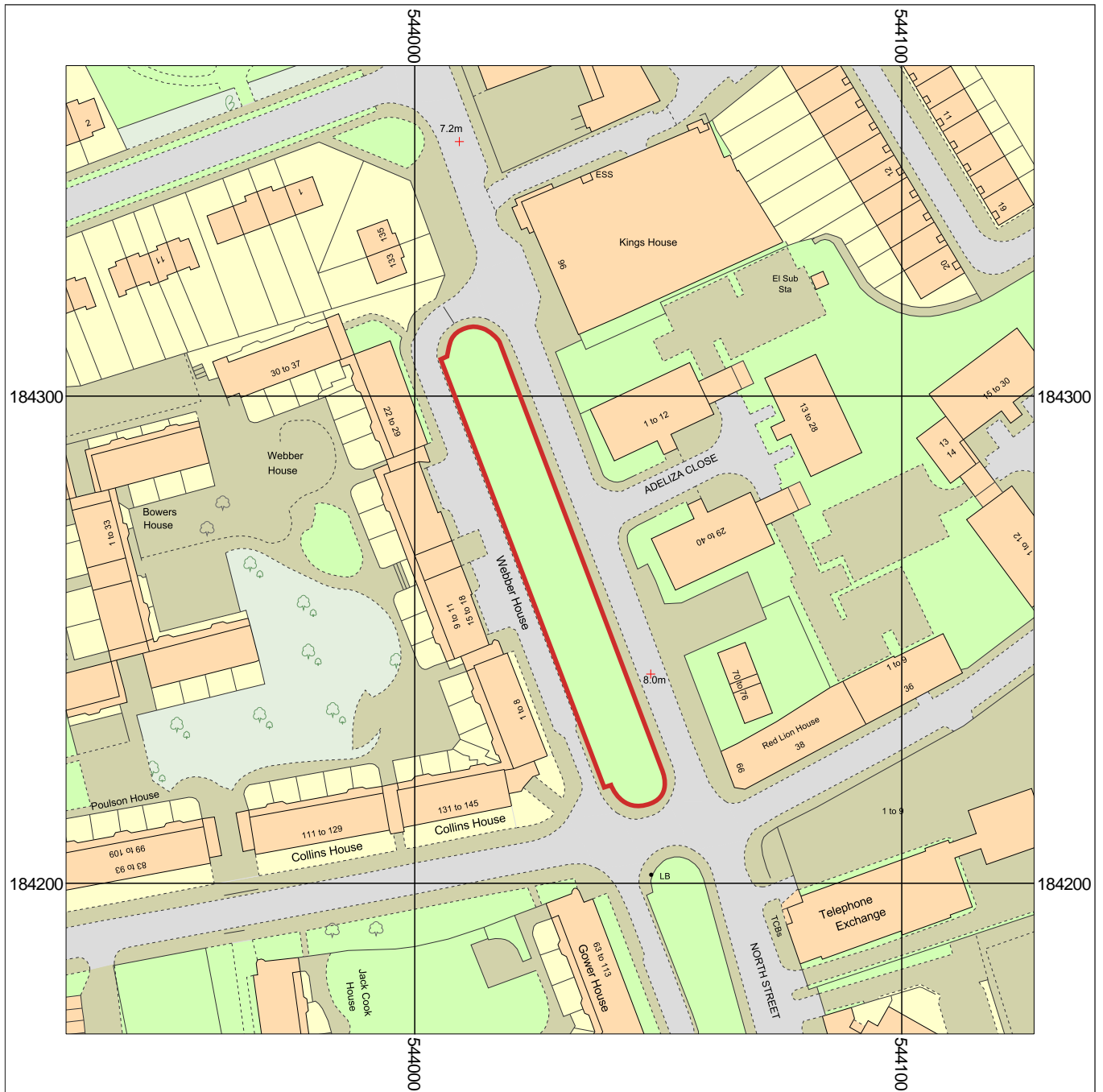
Plate 2. Facing north



Plate 3. Facing south



Plate 4. Facing east



Metres
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Scale: 1:1250



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Produced: 09/11/2015
Serial number: 1589891

North Street, Barking

Plot centre co-ordinates: 544028,184268
Download file: swat1.zip
Project name: north



Figure 3: Historic mapping 1897, scale 1:2500



Figure 4: Historic mapping 1920, scale 1:2500

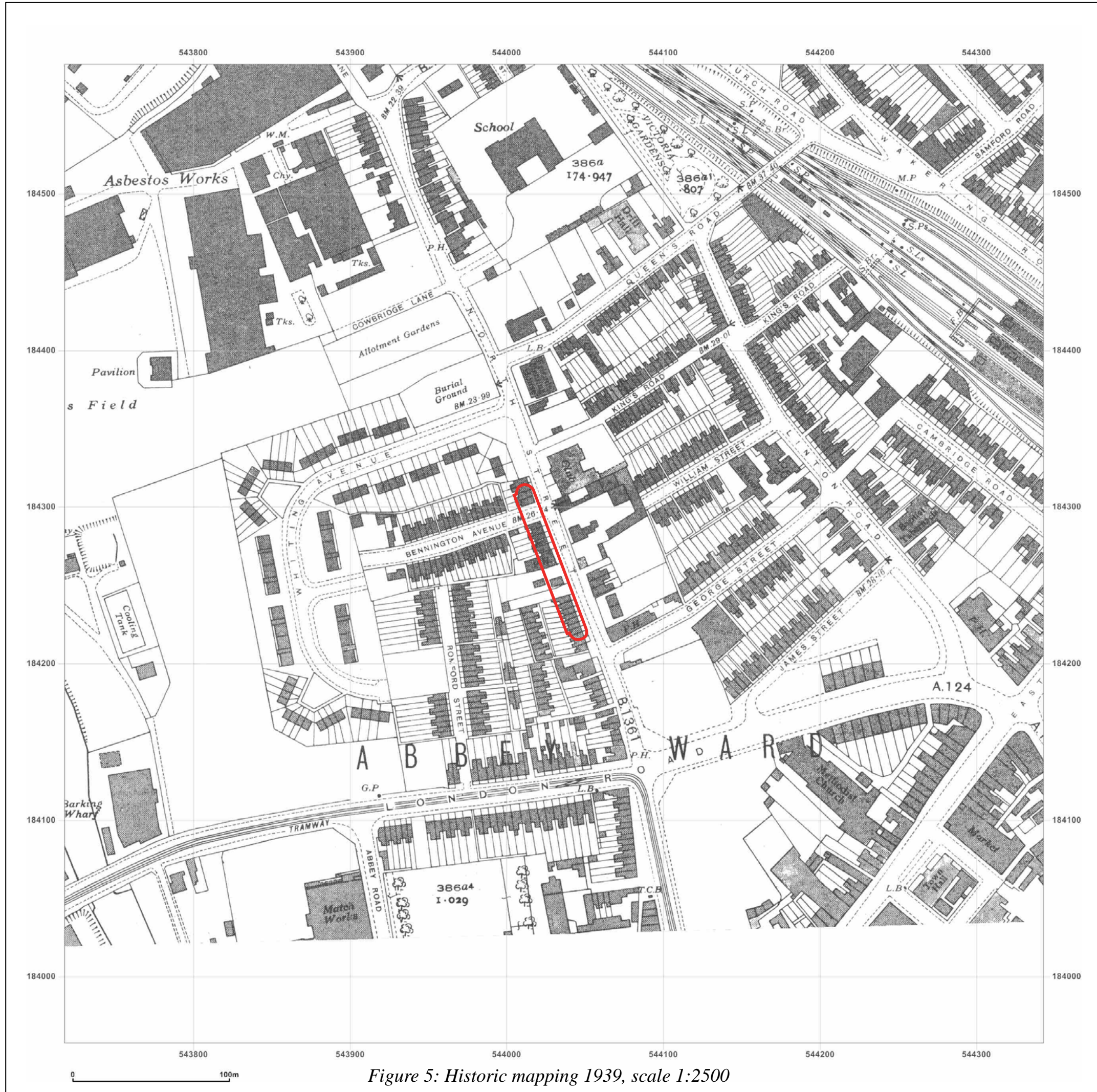


Figure 5: Historic mapping 1939, scale 1:2500

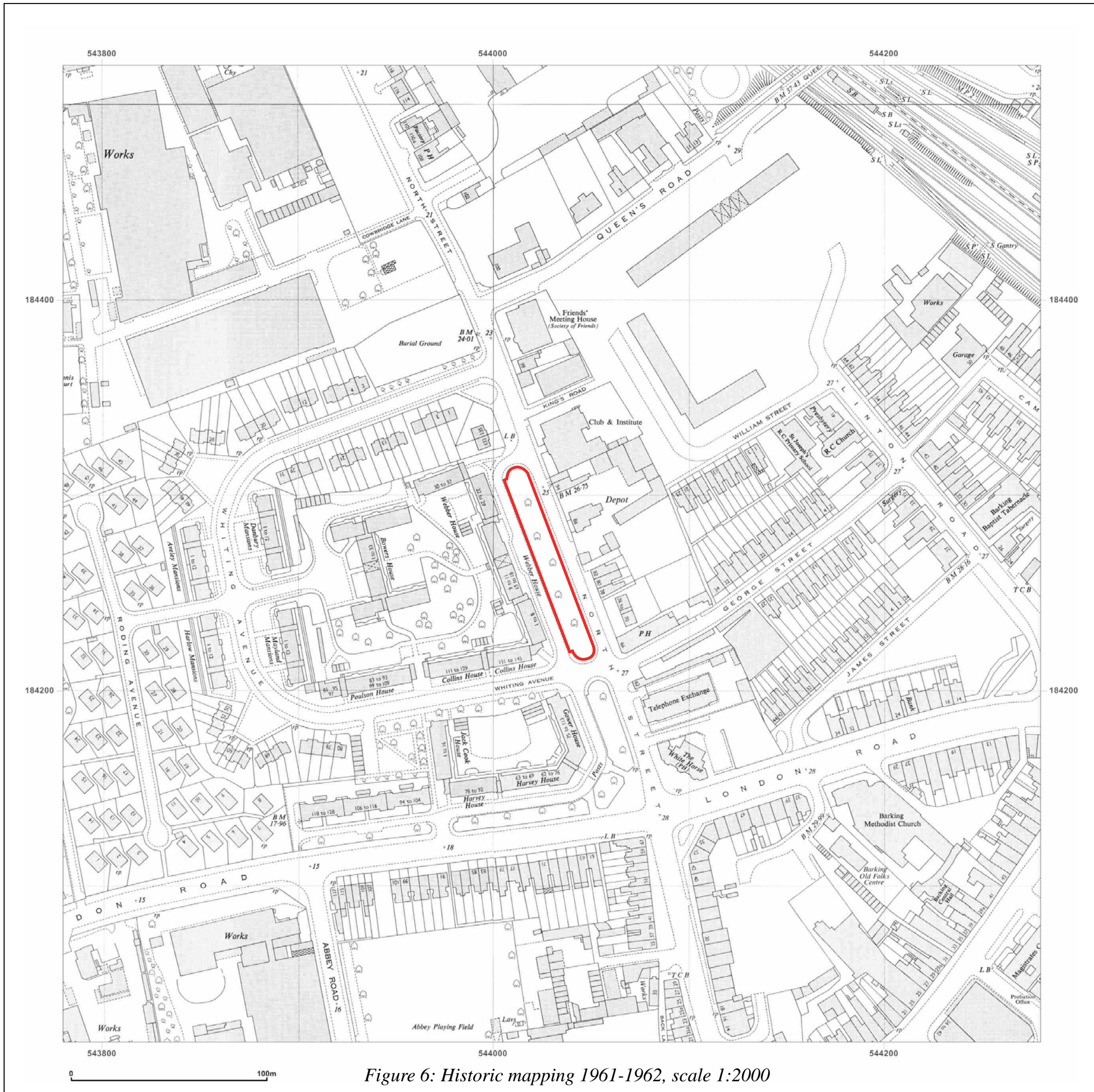


Figure 6: Historic mapping 1961-1962, scale 1:2000

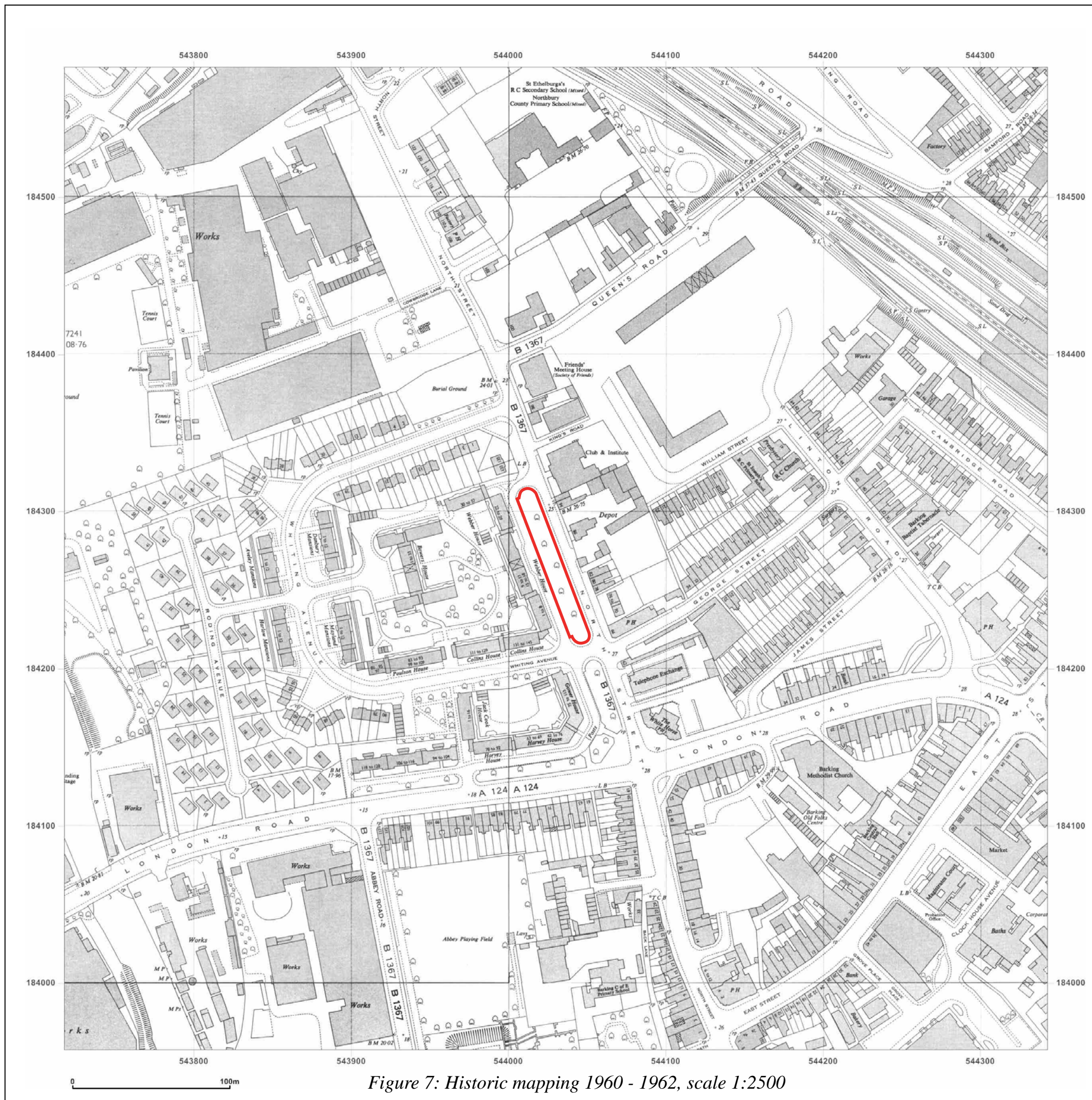


Figure 7: Historic mapping 1960 - 1962, scale 1:2500

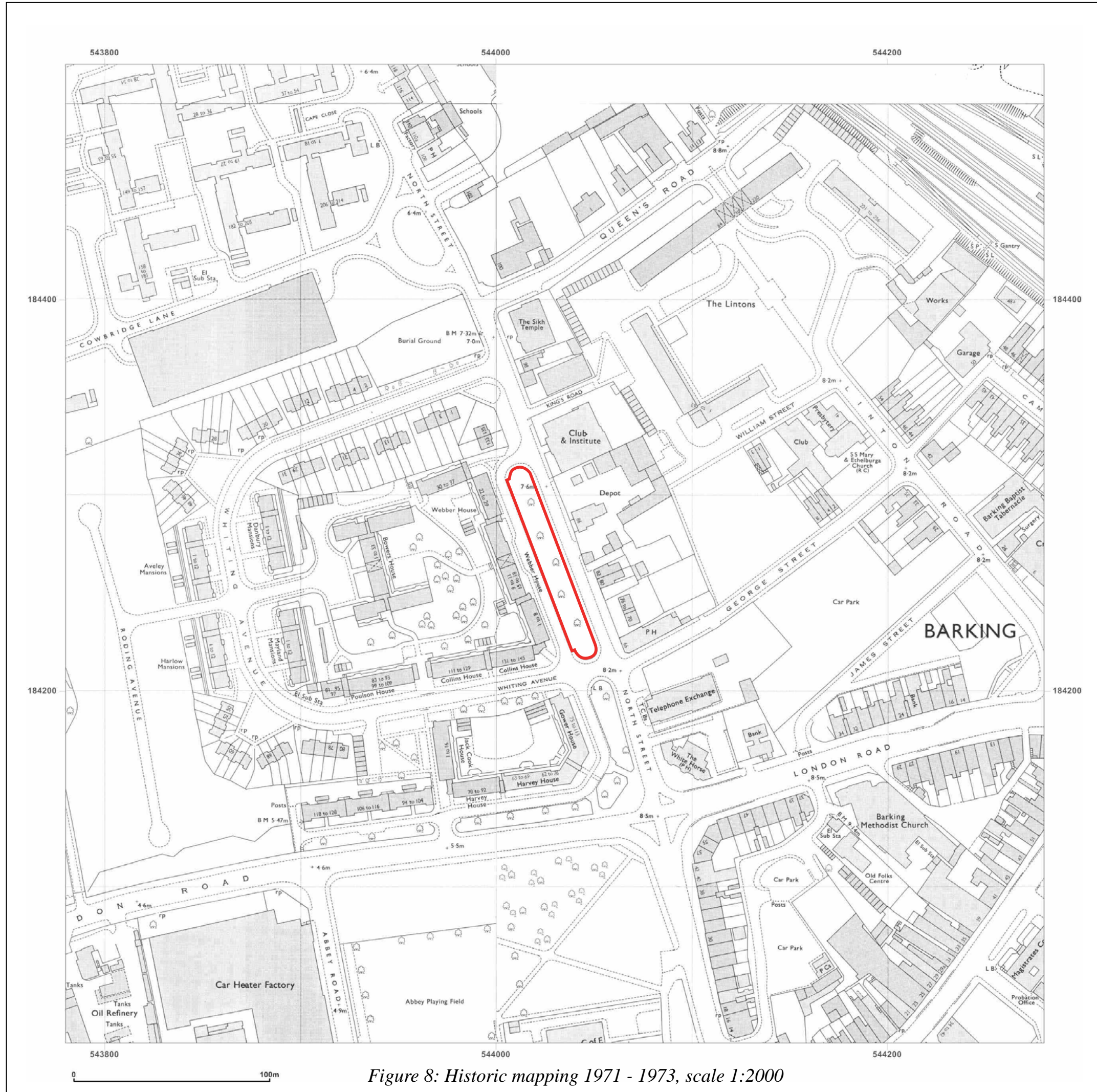


Figure 8: Historic mapping 1971 - 1973, scale 1:2000

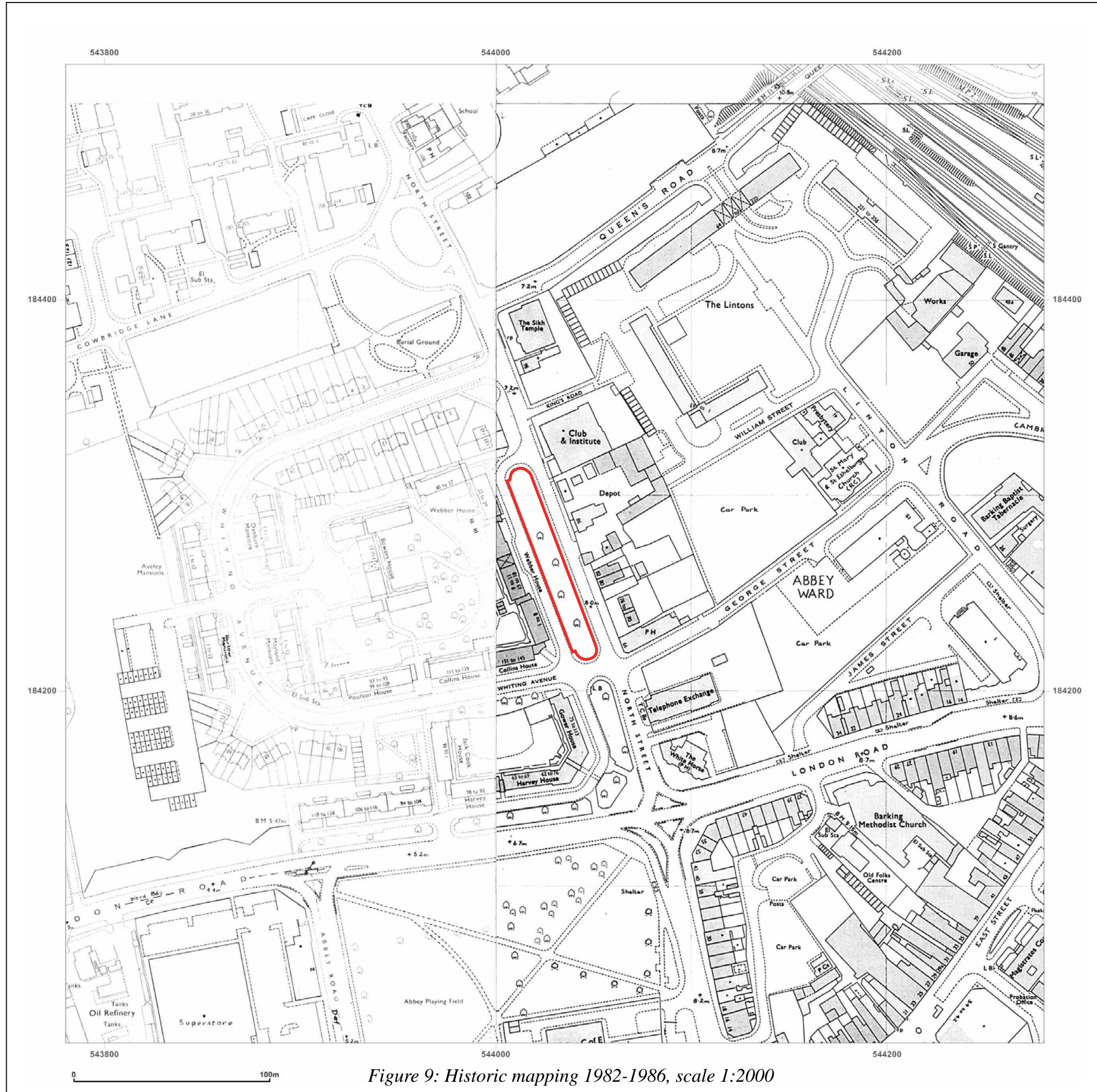


Figure 9: Historic mapping 1982-1986, scale 1:2000

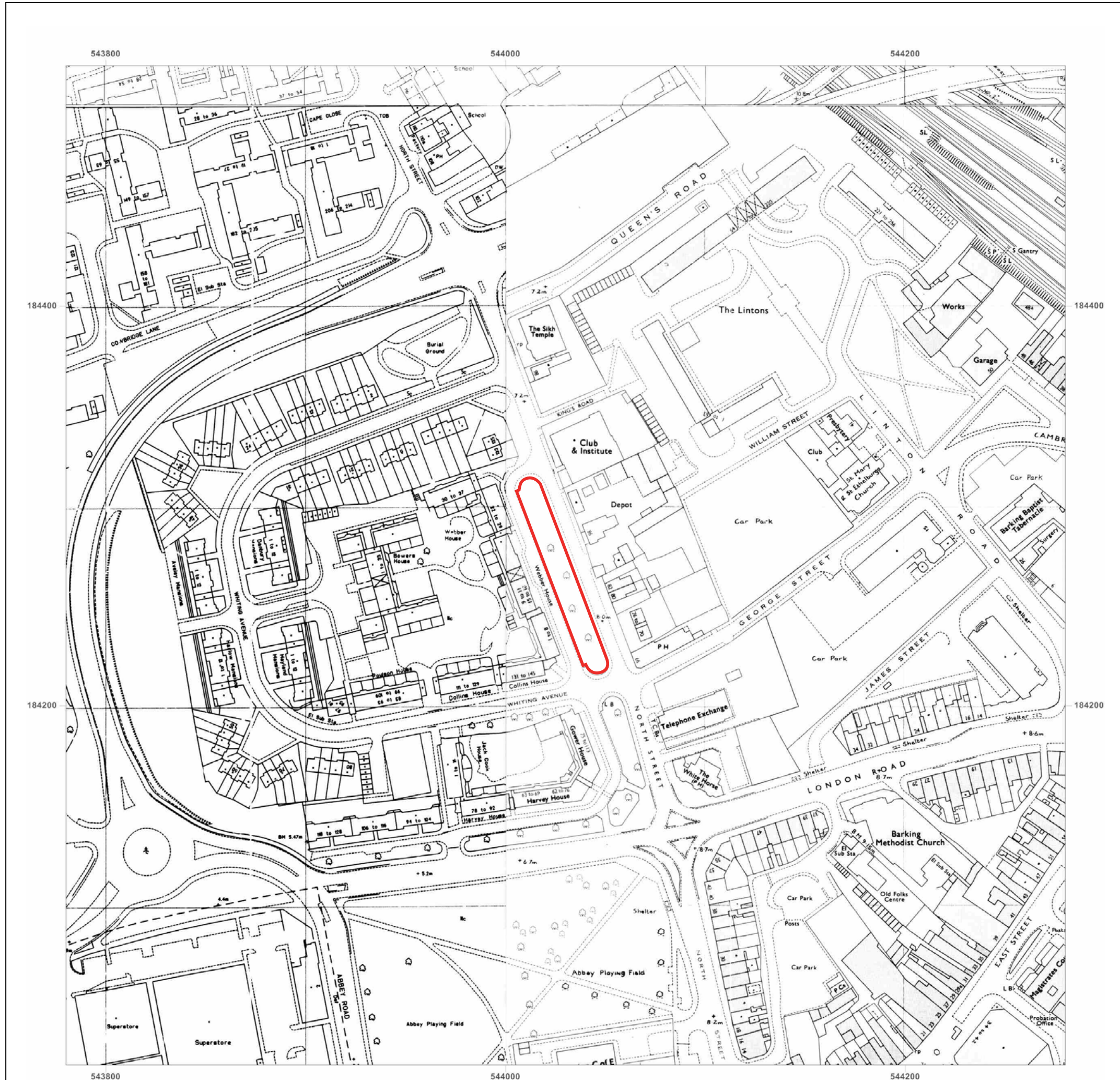





Figure 10: Historic mapping 1990-1992, scale 1:2000

16 November 2015

-  Archaeology
-  Archaeological Find Spot
-  Building  Listed Building
-  TDP & TAS
-  Maritime Archaeology
-  Registered Parks & Gardens
-  Scheduled Ancient Monuments
-  World Heritage Sites
-  Archaeological Priority Area
-  Event Location
-  Event Location (Not fully recorded on the GLHER database)
-  Requested Search Area

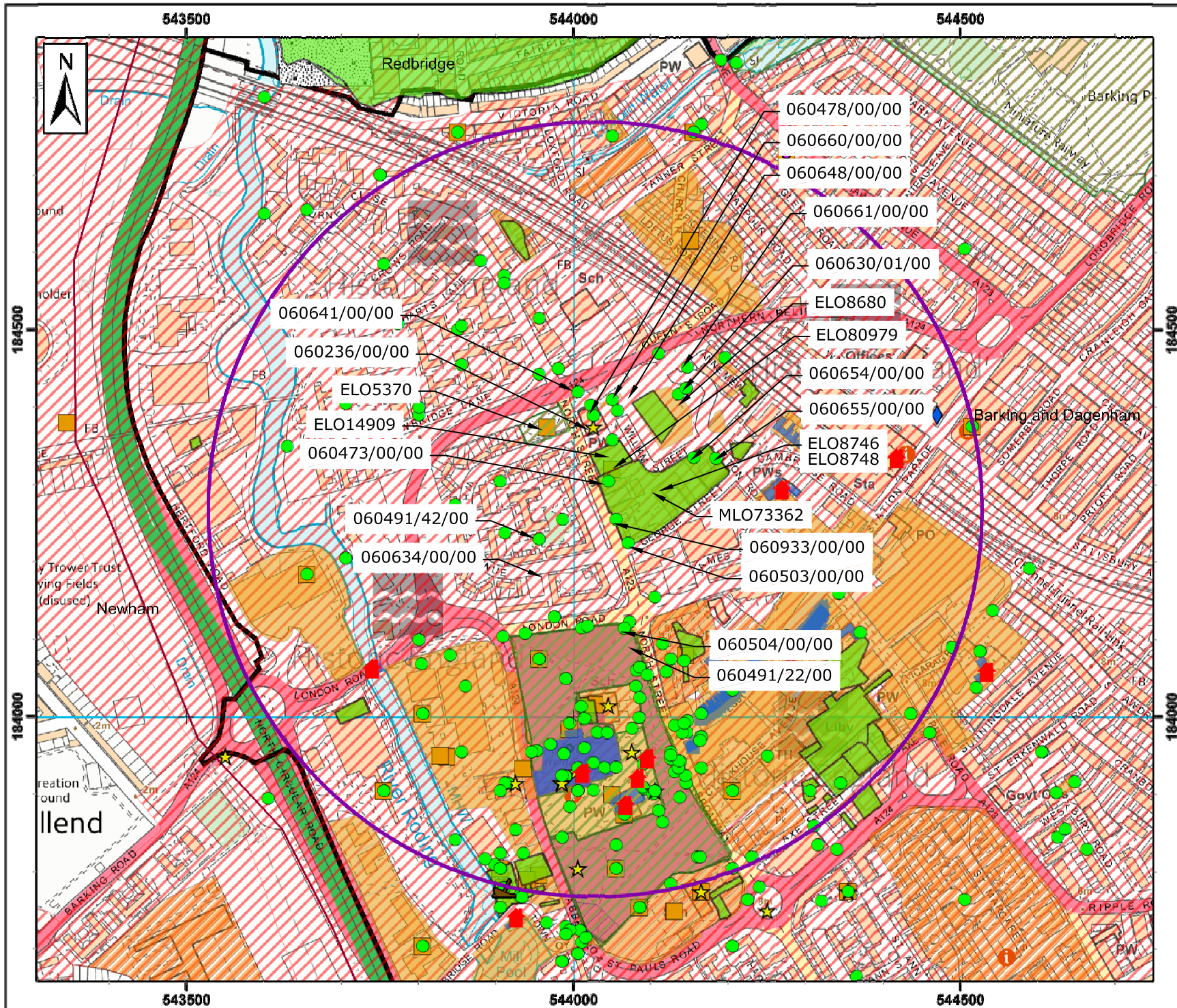
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Notes:
 Any Listed Building information shown on this map extract is provided solely to indicate the location of these buildings and does not attempt to indicate the curtilage or the full extent of the buildings. Any archaeological priority areas shown on this map extract are those used by the Historic England archaeological advisors and there may be minor differences when compared to the relevant borough UDP or LDF.



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