



**ARCHAEOLOGICAL BUILDING RECORDING AT 21A
WELLING HIGH STREET, WELLING DA16 1TR**

Date of report 12th June 2019

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Front cover: Photograph of the site sign

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1.0 INTRODUCTION

In February 2019 SWAT Archaeology carried out an archaeological building recording of 21a Welling High Street, Welling, Bexley (Figure 1). The building is presently unoccupied and is about to undergo stripping out and demolition.

Following the planning application for the demolition of the building and before the development of the site GLAAS Archaeology has required that a programme of building recording be undertaken in advance of any site works.

1.2 Planning background

Planning permission (17/01167/FUL) was obtained for the demolition of the existing building used as a seafood store and re-development to provide one block of eight residential units comprising 6 X 2 bed and 2 X 3 bed flats with undercroft car parking and cycle storage (Figure 2).

Planning Condition 4 states that:

4. No demolition or development shall take place within the site until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the archaeological records can be made in respect of the site and in the interests of the heritage of the area.

1.3 The building recording has been conducted in one phase:

Phase 1: Recording of the building as existing to Level 2 (Plates 1-12).

This survey work and specification and will be carried out in accordance with a Level 2 survey as detailed in the English Heritage volume 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016) and the Chartered Institute of Field Archaeologists Standard and Guidance for the Archaeological investigation and recording of standing

buildings or structures (2017) Any variation in the WSI will be agreed in advance by GLAAS, the developer and the LPA.

A Level 2 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited (Historic England 2016).

The principal elements of the survey involved the creation of a record and description of the historic fabric of the building together with an analysis and interpretation of the buildings origins and historic development.

A review of Historic OS mapping has been made (SWAT WSI Figures 1-4).

In summary the work consists of a Level 2 descriptive report of the building accompanied by digital photographs and maps.

2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

2.1 The development site

The site comprises a single storey building fronting Welling High Street and selling seafood. The seafood shop was formally called Cousin's Forge (listed 399) and is a former 19th century forge which is basically intact and is the focus of the building recording programme. Behind is another building and to the rear of the site some trees, the site is surfaced with concrete at the front entrance, then grass and gravel. OD height is about 50m AOD across the site (Figures 1-12).

2.2 A rapid survey of historic OS mapping shows there were buildings on the site from at least the 19th century (SWAT WSI Figures 1-2). To the east is the listed property of the Rose and Crown Public House built in circa 1870 (listed 363). The exterior walls are stucco with a gabled slate roof over two storeys with gable end brick stacks.

2.3 Historic Background

The site is located in the centre of Welling and situated on the north side of Welling High Street where 21b which is a Seafood shop is situated and a shop called 'Harmony' which is located at 21 Welling High Street.

Welling High Street runs along the north perimeter of Danson House and Park whilst to the north is the rail link to London served by the railway station of Bexleyheath located to the north east of the site.

The site comprises a single storey building fronting Welling High Street and selling seafood. The seafood shop was formally called Cousin's Forge (listed 399) and is a former 19th century forge which was thought to be basically intact and was the focus of the building recording programme. Unfortunately no architectural elements of the forge had survived.

3. DESCRIPTION OF THE BUILDING

3.1 Exterior Unit 21A (Plates 3-6)

The plates show the existing building units that are on site. South of the site is 'Seafoods of Welling' commercial Unit 21B and further north of this are two units of the 'Leith and Smith Hardwood Joinery Specialists' Unit 21A. The Units 21A consist of offices and workshops (Plate 2) and date from the late 20th century. The walls are constructed of concrete block walls pierced by modern timber framed windows and roof structure is of a non-standard steel truss design roofed with corrugated sheeting (Plates 3-4).

3.2. Interior Unit 21A (Plates 1-4)

The interior of Units 21A are concrete floored with internal walls of concrete blocks and partitioned with vertical sheets of plywood (Plate 4).

3.3 Exterior Unit 21B (Plates 5-7)

The frontage to 'Seafoods of Welling' is modern with a signage board above the modern plate glass window and with access through a glass panelled timber framed door all dating from the 20th century (Front cover). To the west the internal wall is the external wall of the adjacent property number 25 Welling High Street (Plates 9-10). To the east the external wall

is constructed of painted yellow stock bricks laid in a Flemish Bond which can be no earlier than the late 18th century (Plate 5). The rear wall is modern and of concrete blocks (Plate 7). The roof is constructed of timber beams much blackened by soot and reinforced by modern timber beams (Plates 9, 12). The rest of the internal space of the building has been stripped out with no elements surviving of the earlier forge (Plate 11).

4.0 The archaeological survey found no remains of the forge apart from part of the roof structure in 21B which were seriously blackened by soot which presumably was from the forge area (Plate 12).

5.0 PARAMETERS

5.1 The photographic survey was conducted using digital photography

5.2 This work did not include any investigation of below ground archaeology. Such work is administered separately by SWAT Archaeology to a WSI prepared for the Local Planning Authority.

5.3 The site survey took place on 22nd February 2019 and the team consisted of Dr Paul Wilkinson FRSA MCIfA.

6. References

English Heritage, 2016 *Understanding Historic Buildings: a guide to good recording practice.*

SWAT Archaeology 2018 *Specification for an Archaeological Building Recording at 21A Welling High Street, Welling DA16 1TR*

Appendix 1 HISTORIC BUILDINGS SURVEY:

Summary Sheet

Property Name 21A Welling High Street	Address Welling, Bexley	Building Name
Property/ Building Reference	OS Grid Reference 546855 175821	Surveyor/Date of Survey SWAT Archaeology 22/02/19
Category Shop & Workshops	Original Use Forge	Current Use Seafood shop
Date(s) of Construction The building dates no earlier than the late 18 th century and reconstructed in mid 20 th century	Statutory Designation	HER Reference
Walling Materials Walls are brick and concrete	Roofing Materials Corrugated sheets	Flooring Materials Concrete
Description: Two areas of build, the original area of the forge now a seafood shop and to the rear modern industrial units		
Architectural/Historic Significance: The building is significant as part of local history		Landscape Significance: No significance
Notes/Qualifications Regarding Survey: The survey was undertaken whilst the building was derelict		
Additional Information Sources for this Building (s):		
Copies & CDs of this report held at: SWAT Archaeology, The Office, School Farm Oast, Faversham		

Appendix 2. Digital Photography Register

Shot No.	Camera	Description
1	N	General view Unit 21A
2	S	General view interior Unit 21A
3	S	General view interior Unit 21A
4		General view roof trusses
5	NW	General view east wall Unit 21B
6		Interior view Unit 21B
7		General view north wall Unit 21B
8	S	General view interior Unit 21B
9		View of external east wall
10		Close up same wall
11		View of interior Unit 21B
12		Soot blackened timbers Unit 21B



Plate 1. View of Unit 21A (looking north)



Plate 2. Interior of Unit 21A (looking south)



Plate 3. Interior of Unit 21A (looking south)



Plate 4. View of roof trusses Unit 21A



Plate 5. Exterior east facing wall of Unit 21B



Plate 6. Interior view of Unit 21B (looking north)



Plate 7. View of north wall of Unit 21B



Plate 8. Interior view of Unit 21B (looking south)



Plate 9. View of external east facing wall of adjacent property No. 25



Plate 10. Close up of same wall

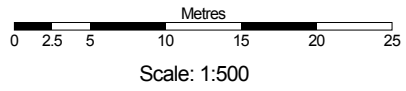


Plate 11. View of interior of Seafood Shop (Unit 21B)



Plate 12. Soot blackened roof timbers of Unit 21B

Figure 1
Location of Site



Supplied by: National Map Centre
License number: 100031961
Produced: 26/11/2018
Serial number: 2054819

Plot centre co-ordinates: 546855,175821
Download file: swat_wellinghighst.zip
Project name: swat_wellinghighst

Only Figured Dimensions to be used.
 All dimensions to be checked on site.
 All materials and workmanship to comply with
 current British Standards and Codes of Practice.
 © Copyright reserved.

Figure 2
 Proposed development



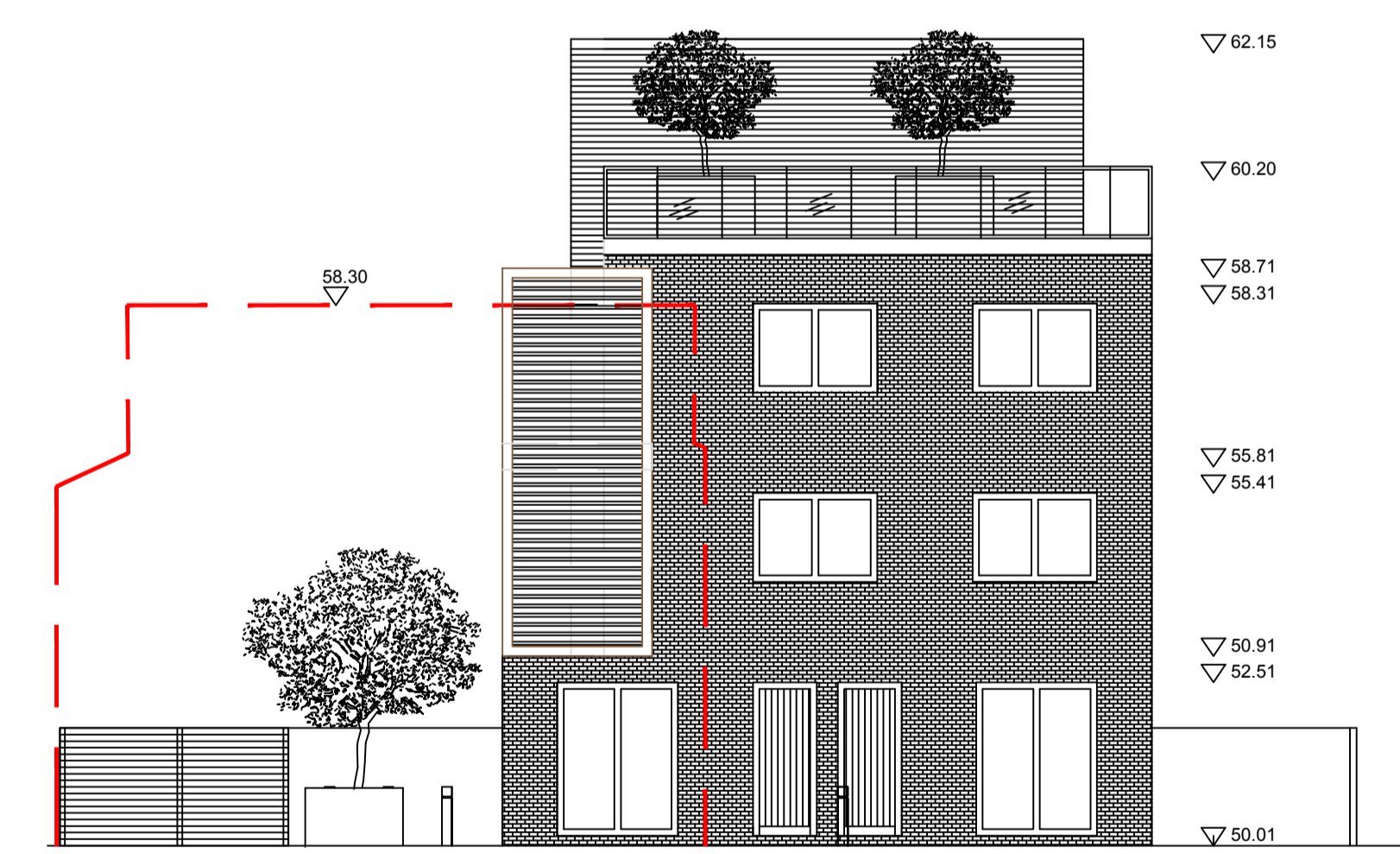
01 PROPOSED
 Courtyard EAST Elevation
 REF. 14140 SCALE: 1:100 (A1)



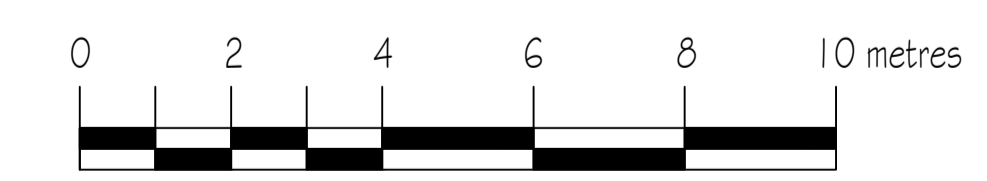
02 PROPOSED
 South Street elevation
 REF. 14175 SCALE: 1:100 (A1)



03 PROPOSED
 South Courtyard elevation
 REF. 14175 SCALE: 1:100 (A1)



04 PROPOSED
 North elevation
 REF. 14175 SCALE: 1:100 (A1)



PLANNING	
Architects Atelier Ltd	
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Client: Mr T SMITH	Drawing Title: Proposed Elevations SHEET 1
Job Title: 21A/21B WELLING HIGH STREET WELLING Kent DA	Scale: 1:100@A1
	Date: MAY 2017
	Drawn: BSB
Drawing Number: 14175 (01)004	Printed: MAY 2017 rev: