



**ARCHAEOLOGICAL DESK-BASED
ASSESSMENT OF THE PROPOSED
REDEVELOPMENT OF THE PICKWICK
ARMS, 246 WOOLWICH ROAD,
CHARLTON, LONDON, SE7 7QU**

Contents

1.0 INTRODUCTION.....	PAGE 3
2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND.....	PAGE 3
3.0 ARCHAEOLOGICAL SITES.....	...PAGE 5
4.0 DISCUSSION.....	PAGE 6
5.0 PARAMETERS.....	...PAGE 6

Front cover: 2017 photograph of the site (looking south)

Figure 1: Site Location Plan

Figure 2: Proposed Development

Figure 3: Tithe Map, 1840

Figure 4: OS Mapping 1870 (six inches to the mile)

Figure 5. OS mapping c.1895 1: 1056

Figure 6. OS mapping c.1920

Figure 7: OS Mapping 1953 1: 1250

Figure 8: OS Mapping c.1970

Figure 9: Bombs dropped in WWII

Plates 1-5. Aerial Photographs

Plate 6. View of site looking west

Plate 7. View of site looking east

Plate 8. View of site looking north west

1.0 INTRODUCTION

1.1 In July 2018 Dr Paul Wilkinson of SWAT Archaeology carried out a rapid archaeological desk-based assessment of available data of the proposed redevelopment of the Pickwick Arms, 246 Woolwich Road, Charlton, London, SE7 7QU.

1.2 Historic mapping, aerial photographs and the HER records were studied and shows that the only archaeological activity that has been recorded within 250m of the proposed development site (PDA) is that of a paleochannel from the prehistoric period.

1.3 The principal elements of the archaeological survey involved the creation of a record and description of any known archaeological and historical sites within the environs of the PDA together with an analysis and interpretation of the sites origins and historic development.

1.5 A review of Historic OS mapping has been made as was the National Heritage Register for England.

1.6 This report consists of a descriptive report accompanied by aerial photographs and annotated plans and maps.

2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

2.1 Location

The Proposed Development Area (PDA) is located on the Woolwich Road in Charlton with the retail park to the north. There is a mixture of Victorian terraced houses and small commercial shop properties to the east and west along the southern side of Woolwich Road. However, directly adjacent, to the west, is the open yard of a removals company. The Pickwick Arms is a two storey Victorian pub currently not in use.

2.2 Historic Background

A rapid map assessment of historic mapping shows that in 1840, a building was in existence on the PDA which is located on the very western edge of the parish.

It is attached to a terrace of housing with a yard area at the rear which includes an inverted 'L' shaped building, purpose unknown. There are still a number of fields around the PDA but the railway has already been built to the south of the PDA. (Figure 3).

By 1870, the OS map shows little change to the PDA and area. There is still a rural element to the area with a sawmill and lime kilns amongst the fields (Figure 4).

The 1895 map shows the increasing urbanisation of the area. The pub is marked as such for the first time and the footprint of the building has changed. It is not clear if the earlier one was replaced entirely or if it has been extended. Opposite the pub is a row of terraced houses. To the south there is now Victoria Works factory and a school located to the west. Dupree Road to the west has now been built. (Figure 5).

By 1920, there has been further residential housing built but also to the north increasing industrialisation with the metal works tramways depot. The inverted 'L' shaped building is no longer showing (Figure 6).

The 1953 map shows that the pub has been extended and doubled in size. The terraced housing opposite the pub is no longer there and is replaced by what looks to be an industrial area. In the area of the back yard of the pub to the eastern boundary a number of terraced housing has been replaced with two large buildings, purpose unclear. Figure 9 shows a number of high explosive bombs landed in that area in WWII and therefore may be the reason for the changes (Figure 7).

The 1970 map does not appear to show any changes (Figure 8).

The 1940s aerial photograph shows the PDA and the urban area around with the industrial complexes to the north (Plate 1).

The next available aerial photograph is in 2003. This shows the retail complex to the north is being built. By 2006, the aerial photograph is clearer with the site entirely of modern farm buildings (Plate 3).

By 2018, the retail area has expanded with all buildings now complete with associated car parking. There appears to be no change to the PDA (Plate 3&4).

3.0 ARCHAEOLOGICAL SITES

3.1 The Greater London HER (GLHER) records show 7 records within the 250m assessment area. Eight of those records related to the Greenwich Industrial Estate, Bugsby Way, Charlton, just north of the PDA. There are also three excavation records in the assessment area of which only one was intrusive. The first relates to a desk-based assessment from 2001 (ELO9344), of which followed a geoarchaeological investigation in 2003 by the Museum of London Archaeology Service (ELO720). The evaluation recorded a probable palaeochannel of the Thames. A desk-based assessment was also carried out on Land at Angerstein Environmental Workshops, Horn Lane, Greenwich in 1994, to the north west of the PDA (ELO9302).

3.2 The Bugsby Way evaluation identified a number of phases. The laying down of peat in the Early Mesolithic into the Bronze Age until the sea level rises around 3200BC (MLO 76804). Sand bars deposits on the Thames braidplain from the Early Mesolithic (MLO76801). The earliest evidence was from the Upper Palaeolithic with sediments overlying floodplain gravel (MLO76184). By the Iron Age the site was mudflats and seasonally inundated by the river, rather than daily submerged (MLO76810). By the Post Medieval period until the 18th century, the site was pasture (MLO76812).

3.3 No properties were on the National Heritage List.

3.4 HE Pastscape has one record relating to the Delta Enfield Cable Factory. This factory to the south of the PDA, was formerly known as Victoria Works, began in 1877-85 for Johnson and Phillips Company Limited, innovative engineers and manufacturers of a range of electrical components. The factory was altered in 1941 and the site, with a cable tower of 1966, was cleared in 1992-3.

Other than the paleochannel evidence, other known archaeology is sparse in the vicinity of the PDA with a paucity of later Roman and Saxon remains in the wider area. It suggests in Medieval times and earlier that this area was potentially part of the Thames floodplain although no evidence was found at the Bugsby site in relation to flood defences or drainage schemes.

4.0 DISCUSSION

4.1 A review of the available data shows that the only archaeological sites known within the 250m radius of the PDA is the prehistoric paleochannel. On the basis of this rapid desk-based assessment it is clear that the impact of the proposed development on any archaeological remains is low.

5.0 PARAMETERS

5.1 The archaeological survey was conducted using on-line data from Historic England and other agencies.

Paul Wilkinson PhD., MCIfA., FRSA. Dated 9th July 2018

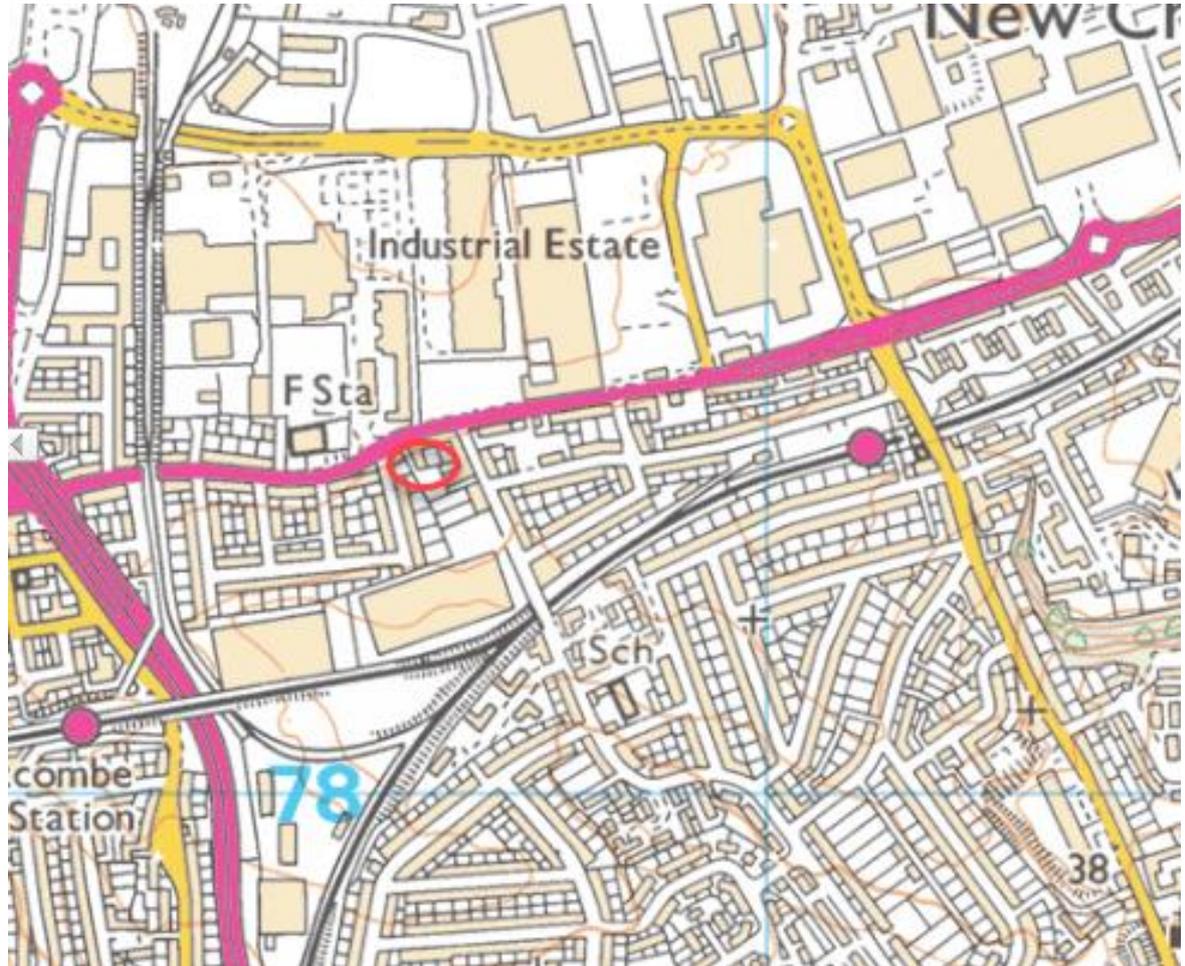


Figure 1: Site Location 1:10000



Figure 2: Proposed Development

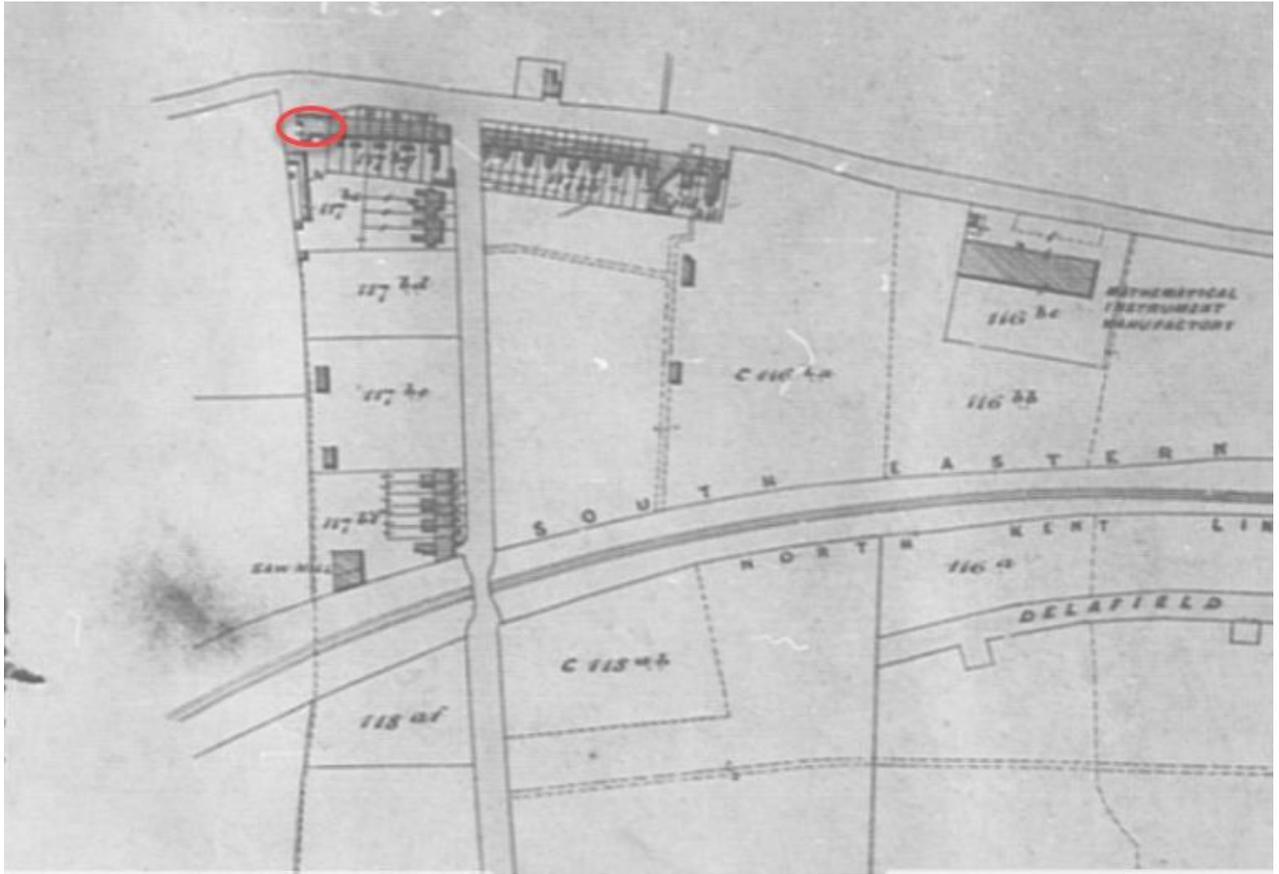


Figure 3: Tithe Map, 1840



Figure 4: OS Mapping 1870 (six inches to the mile)



Figure 5. OS mapping c.1895 1: 1056

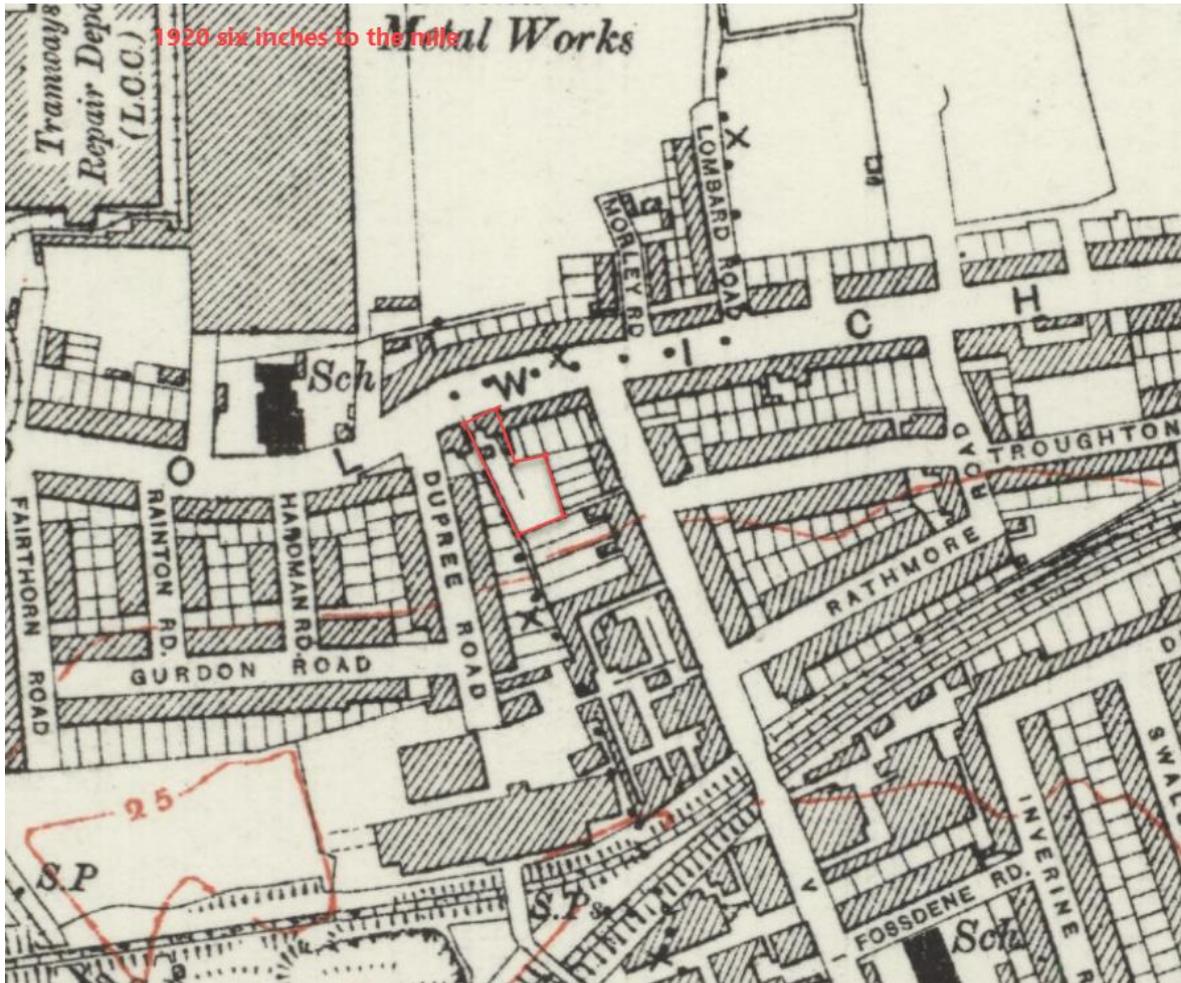


Figure 6. OS mapping c.1920



Figure 7: OS Mapping 1953 1: 1250



Figure 8: OS Mapping c.1970

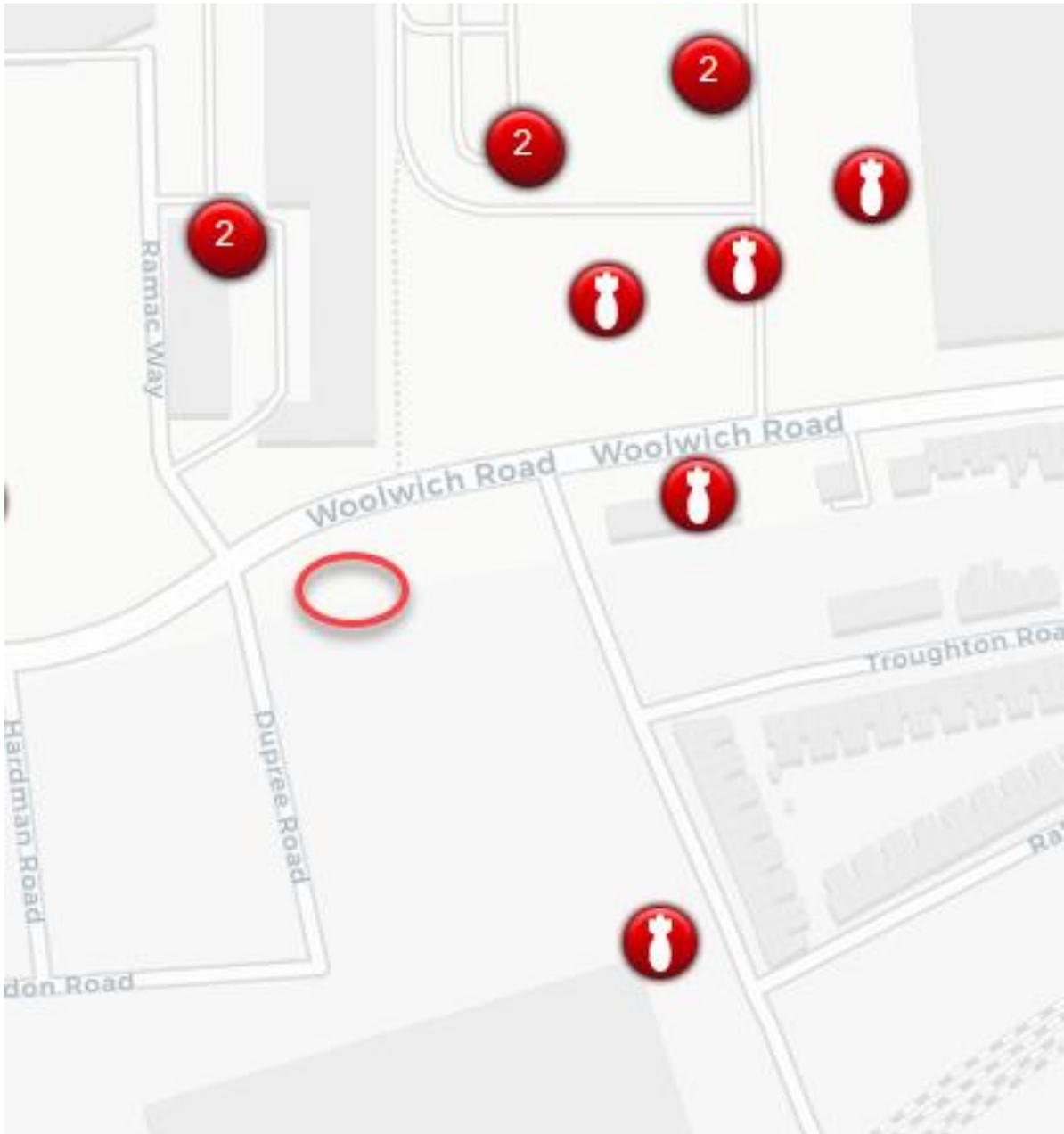


Figure 9: Bombs dropped in WWII



Plate 1. Aerial c.1940



Plate 2. Aerial 2003

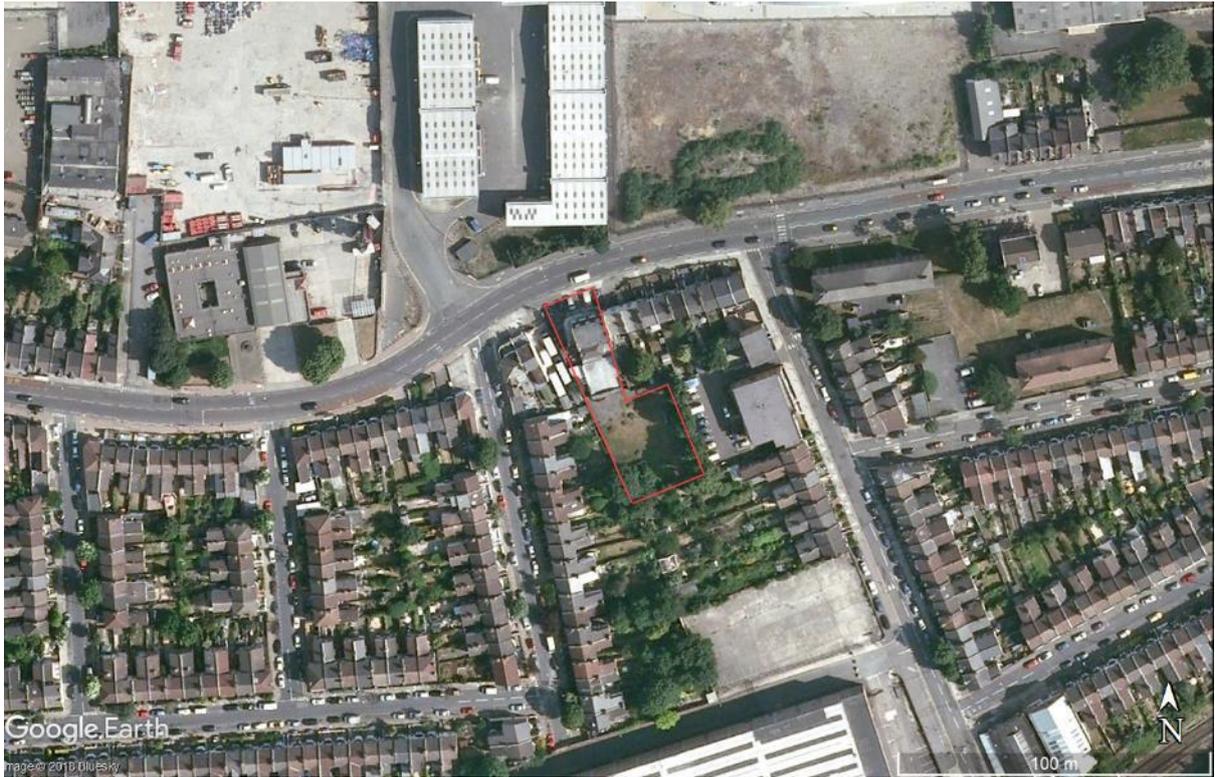


Plate 3. Aerial 2009



Plate 5. Aerial 2018



Plate 6: Facing west



Plate 7: Facing East



Plate 8: Facing north east