

Archaeological Desk-Based Assessment  
in advance of the Proposed Development on land  
at 92-94 Broadway, Bexleyheath, Bexley, Kent DA6

NGR: TQ 49284 75234



Report for Langleys Chartered Surveyors

Date of Report: 12/05/2016

**SWAT. ARCHAEOLOGY**

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent

ME13 8UP

Tel; 01795 532548 or 07885 700 112

[www.swatarchaeology.co.uk](http://www.swatarchaeology.co.uk)

## Contents

<i>Appendix 1 Archaeological Sites</i> .....	27
<i>List of Plates</i> .....	4
<i>List of Figures</i> .....	4
1. SUMMARY.....	5
2. INTRODUCTION.....	6
2.1 Geology and Topography.....	7
2.2 Planning Background.....	7
2.2.1 Conserving and Enhancing the Historic Environment.....	7
2.3 The Proposed Development.....	10
2.4 Project Constraints.....	10
3. AIMS AND OBJECTIVES.....	10
3.1 Introduction.....	10
3.2 Desktop Study – Institute For Archaeologists (revised 2011).....	11
4. METHODOLOGY.....	11
4.1 Desk-Based Assessment.....	11
4.1.1 Archaeological databases.....	11
4.1.2 Historical documents.....	12
4.1.3 Cartographic and pictorial documents.....	12
4.1.4 Aerial photographs.....	13
4.1.5 Geotechnical information.....	14
4.1.6 Secondary and statutory resources.....	14
5. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	14
5.1 Introduction.....	14
5.2 History of the Site.....	15
5.3 Archaeological and Historical Development.....	17
5.4 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas.....	18

6. ARCHAEOLOGICAL POTENTIAL.....	19
6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age.....	19
6.2 Roman-British.....	19
6.3 Iron Age.....	20
6.4 Anglo-Saxon.....	20
6.5 Medieval.....	20
6.6 Post-Medieval and Modern.....	20
6.7 Summary of Potential.....	21
7. IMPACT ASSESSMENT.....	22
7.1 Introduction.....	22
7.2 Existing Impacts.....	22
7.3 Proposed Impacts.....	23
7.3.1 The general development of the site.....	23
7.4 Proposed mitigation for the impact of the construction process.....	24
8. MITIGATION.....	24
9. OTHER CONSIDERATIONS.....	25
9.1 Archive.....	25
9.2 Reliability/limitations of sources.....	25
9.3 Copyright.....	25
10. REFERENCES & BIBLIOGRAPHY.....	26
Appendix 1 HER Data	

### **List of Plates**

Plate 1. Historic Bexley

Plate 2. Historic Bexley

Plate 3. Google Earth 1945

Plate 4. Google Earth 2003

Plate 5. Google Earth 2015

### **List of Figures**

Figure 1. Site location

Figures. 2 -15 OS Historic mapping

Figures. 16-19 HER mapping

## Archaeological Desk-Based Assessment in Advance of the Proposed Development on land at 92-94 Broadway, Bexleyheath, Bexley, Kent DA6

NGR: TQ49284 75234

### 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 on land at 92-94 Broadway, Bexleyheath, Bexley, Kent as part of the planning application submitted by Langleys Chartered Surveyors.*

*This Desk Based Assessment examines the wide variety of archaeological data held by the Greater London HER team at [gher@historicengland.org.uk](mailto:gher@historicengland.org.uk) 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: Low*
- *Iron Age: Low*
- *Romano-British: Moderate*
- *Anglo-Saxon: Low*
- *Medieval: Low*
- *Post-medieval: High*
- *Modern: High*

*The Desk Based Assessment concludes that:*

- *The site has **Moderate** potential for any archaeological discoveries.*

*The PDA is located in the southeast of England, in the north west of Kent, south of the River Thames and within the London Borough of Bexley. It is situated within an area characterised as a Historic Landscape and a designated Archaeological Priority Area (NGR: TQ 49284 75234). The triangular parcel of urban land of some 0.05 hectares lies in the southwest of the Borough, on the north side of the Broadway, a key route*

*running east west between London and Kent, bounded to the south and east by Broadway Shopping Centre and to the north by Market Place Shopping Parade (Fig.1).*

## **2 INTRODUCTION**

SWAT Archaeology has been commissioned by Langleys Chartered Surveyors to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the proposed development on land at 92-94, Broadway, Bexleyheath, Bexley, Kent, DA6 (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 PDA is centered on National Grid Reference: TQ 49284 75234.

We have looked at archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

The PDA is situated within an 'Area of High Archaeological Potential' (DLO37069), which follows the route of the Roman Road, Watling Street, now the A207. Two pits of Late Bronze Age date containing domestic pottery were found on Churchfield Road and a further two pits of a similar date on Welling High Street which may reflect the earlier date of the road as a track way prior to the Roman period. The Road itself would have been the focus of settlement and activity, conveying troops and supplies from London to the Kent coastal ports and later as a route for the pilgrimage to Canterbury and stagecoaches. However, historic maps show that the area around the PDA remained undeveloped until the 19<sup>th</sup> Century.

There have been several evaluations within c.50m of the site but they have proved negative or the feature was undated. An evaluation carried out c.300m west of the site (ELO2920) by the Museum of London Archaeology uncovered an undated feature that may be the edge of the roadside ditch of Roman Watling Street.

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 Geophysical Survey and/or an 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) shows that the PDA is situated upon Bedrock Geology of Harwich Formation – Sand and gravel. This sedimentary bedrock was formed approximately 34 to 66 million years ago in the Palaeogene Period when the local environment was dominated by shallow seas. There are no recorded Superficial Deposits.

The PDA sits at an average height of 219ft (67m) AOD.

## **2.2 Planning Background**

The National Planning Policy Framework (March 2012)  
Policy 12 is the relevant policy for the historic environment:

### **2.2.1 Conserving and Enhancing the Historic Environment**

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.

**2.2.2** 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).

The local planning authority will have a number of policies relevant to archaeology and these policies are likely to be discussed in other documents submitted with the planning application.

### **Regional Policies**

The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

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 it’s 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 planning application for a restaurant development, associated access roads and landscaping.

### **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 Langleys Chartered Surveyors in order to supplement a planning application for the proposed development of land at 92-94 Broadway, Bexleyheath, Bexley, Kent DA6 (TQ 49284 75234), to establish the potential for archaeological features and deposits.

### **3.2 Desktop Study – Institute for Archaeologists (revised 2014)**

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 Historic England provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Bexley.

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

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 English Heritage and Historic England, the Internet and Ordnance Survey Historical mapping (Figs. 2 - 16).

##### **Map Regression 1789 - 1958**

In a Topographical Map of the County of Kent in 1769 (A Drury, W Herbert: 54 x 71cm) the PDA is located within the Hundred of Lesden, on Bexley Heath at the point on which five roads converge, one of which, the London to Dover Road forms the southwest boundary. However, the scale of the map is so small that detailed analysis is not possible.

The OS Map of 1865 shows two buildings, a small outhouse, a pathway and pump are within an enclosure to the east of the Proposed Development Area (PDA). A Signal Post is within the western area that is undeveloped and BM195.8 is located at the Public house to the northwest corner. The building shown on the PDA is a single storey building built c.1865 to house the Premier Mineral Water Company, A photograph taken in about 1910 (below) shows the building with horse and cart and the name of the company is sign written on the side of the cart- C. Ruffles.



A defined road layout emerged around this building creating a triangular island that was bound at its eastern wider end by a three storey grocery store named Penny, Sons and Parker (below).



In around 1920 the mineral water property was sold to W. T. Richards and became Richards' Garage selling cars and motor cycles and later petrol (below).



The Congregational Chapel is located on the north-east corner and a Public House is on the other side of the road at the southwest corner. The Heath track ways that converge at the point of the PDA have become roads – Chapel Street, Mill Road and the Broadway. The Broadway is flanked to its north and south boundary with terraced houses. The south of Bexley Heath remains largely undeveloped, with large areas of open space and the north of Bexley Heath is a development of pairs of semi-detached houses with large gardens, interspersed with orchards (Fig.2).

In the OS Map of 1897 the road to the North boundary of the PDA is designated as Market Place and a Bank is on the corner opposite the Public House. The Pincott Memorial (DLO33482) with Trough and Drinking fountain has been installed to the west of the site, a letterbox is to the north and a post office is on the south boundary. The Congregational Chapel has been rebuilt, a Hall is on the other side of the road at the northeast corner and the Public House across the road on the southeast corner is the Lord Bexley Arms. Glasshouses have sprung up across the area of Bexleyheath (Fig.3).

In the OS Map of 1909 BM194.0 has been installed to the Pincott Memorial (DLO33482). The enclosure has been extended to the east, although the buildings remain the same and the Congregational Chapel has a Sunday School (Fig.4).

In the OS map of 1933 the Clock Tower has now replaced the Pincott Memorial (DLO33482) and Telephone Call Boxes have been installed on the site. A triangulation point is in place on the west boundary. A new Bank has sprung up on the north boundary and the Hall has become a Picture Theatre (Fig.5).

In the OS Map of 1936 a shelter has been installed on the PDA and the Picture Theatre has a hall to the rear (Fig.6).

In the OS Map of 1960 the west of the PDA has been developed into a traffic island, the Clock Tower is still in situ and there are two Telephone Call Boxes. The shelter has been removed and the buildings to the east have been extended. A Guidepost has

been installed to the northeast and southeast corners. BM195.93 has been installed on the North boundary and a revision point to the front of the Palace Cinema. The Hall behind the Palace Cinema is the Masonic Hall (Fig.8).

In the OS Map of 1973-78 three shelters have been installed along the south boundary of the Roman Road and the Church is now named the United Reformed Church (Fig.9).

In the OS Map of 1981-85 the building to the east of the PDA has been demolished and the Broadway Shopping Centre has been constructed to the South (Fig 10).

In the OS Map of 1985-1989 the Geddes Place united Reformed Church has been rebuilt and the road system has been redesigned (Fig.11).

In the OS Map of 1993-95 posts have been installed to the southeast corner but the PDA is clear of buildings (Figs.12-15).

#### **4.1.4 Aerial Photographs**

The study of the collection of aerial photographs held by Google Earth was undertaken. In 1945 the PDA is a triangle island of land bounded by roads within an urban area of residential and commercial buildings. Large structures are located on the east side and small structures on the west. The site remains unchanged until 2003 when the area around the PDA is subject to redevelopment in the form of shopping centres and the PDA becomes pedestrianised (Plates 3-5).

#### **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 assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain (the Neolithic) through to the post-medieval period. The geographic and topographic location of Bexley is within a landscape that has been the focus of trade, travel and communication since the Neolithic. The PDA is situated within Bexley Heath, an area of occupation during the 18<sup>th</sup>/19<sup>th</sup> centuries and on the north boundary of the ancient Roman Road that conveyed troops and supplies between London, Canterbury and the coastal ports and later provided a pilgrimage and stagecoach route.

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, 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 the previous page in **Table 1**.

## **5.2 History of the site**

The Roman Road that conveyed supplies between London, Canterbury and the coastal ports separates Bexley and Bexleyheath. Bexley lies to the east and Bexleyheath to the west. The two areas became joined in 1965 when Bexleyheath was absorbed into the newly formed London Borough of Bexley.

The name Bexley derives from the ancient name Bekeslay meaning '*a stream in a pasture*' from the words '*Becc*' or '*Beke*' meaning stream, referring to the River Cray, and '*ley*' meaning pasture. In the Domesday Book it is recorded as '*Bix*' and in the Textus Roffensis '*Bixle*'.

Numerous finds of tools and flint flakes dating to the Paleolithic, Mesolithic, Neolithic periods have been discovered within the area of Bexley. A large quantity of Belgic pottery has been found and a fragment of a Bronze Age axe was recovered in Bexley woods. Iron Age settlement was evidenced by ditches and finds of a quern, an iron knife and a loom weight.

Bexley evolved during the 5<sup>th</sup> century from a crossing point along the River Cray and by the time of the Domesday survey it had grown to a population of 41 villagers, 15 smallholders and 100 pigs and was under the ownership of Wilfred, Archbishop of Canterbury, remaining so until Archbishop Cranmer granted it to Henry VIII.

The Manor was given by King James I to his Jeweler, Sir John Spilman and following his disposal of it to William Camden it passed to the University of Oxford.

Bexley continued to develop as a popular area for the wealthy and before the arrival of the railway it consisted of several large estates, farmland and small hamlets.

In 1859 the Red House was built for William Morris who wanted a '*Palace of Art*' in which he and his friends could produce works of art. It was built from red brick and a

steep tiled roof with an emphasis on natural materials. In 1865, due to financial reasons, Morris was forced to sell the house.

Bexleyheath began its life as a tract of rough open land which was unfit for cultivation and was considered a wild and deserted place.

The ancient Roman route from London to Canterbury and the channel ports ran through it and in 1782 sections of the Roman Road (DLO37069) were still visible. No evidence of Roman settlement has been found but small finds of coins, jewelry and a burial urn have been uncovered. The Medieval period saw the route used by pilgrims making their way to Canterbury Cathedral and the tomb of Thomas A 'Becket and in the Peasants Revolt of 1381 it bought thousands of rebels to Blackheath.

The Heath became a military station during the civil war of 1642-1651 and a busy staging post, which by the 18<sup>th</sup> century catered for up to 70 stagecoaches per day. Due to its position within the Heath and nestled among woods, it developed a bad reputation for Highwaymen. To the west was the 18<sup>th</sup> century coaching Inn 'The Golden Lion' which was used by local magistrates for their petty sessions. To the northeast was the Bexleyheath windmill, operated by John Dann. To the southeast was Warren Farm, known locally as 'Pest House' after a victim of the Great Plague of London died there in 1665 after catching the disease on a trip to London.

During the 18<sup>th</sup> century, the Heath became populated by the poor, who constructed small shacks and made a living from labouring and making brooms for the local broom plant. They becoming known as 'Broom-dashers' and were recorded in Parish records as 'sojourners'. The heath grew into a shantytown and the local property owners applied to Parliament for an Act authorizing the enclosure of the Heath. The act was passed in 1814 and the Heath was partitioned and shared among the local property owners. In 1821 this was developed into Bexley Heath New Town a number of fashionable houses were built along the road, some of which still survive. Parts of the Heath were used for the cultivation of cereals and fruits, particularly soft fruits such as strawberries and glass houses were constructed for the production of flowers. The produce was sent to London by road and later by railway and parts of the Heath remained farmland until the 1930's.

The first church was a chapel of ease on the Heath, which was consecrated by the Archbishop of Canterbury in 1836. In 1866 Bexleyheath became a separate parish under Rev W H Pincott and Christ Church was built in 1872 (MLO78482/79192). A memorial (MLO100621) was erected in his memory on Market Square in the form of a granite obelisk with drinking fountain and horse trough, it was later moved to Christ Church. A wooden Wesleyan chapel was built on the Heath in 1845, but was replaced in 1860 by a new chapel in North Street (DLO33382).

Alfred Bean, railway engineer and the then resident of Danson House championed the installation of the Bexleyheath Line in the 1880's to support the growth of the estates around Danson Park. In 1912, the architect W M Epps built a Clock Tower (MLO79193) on Market Square at a cost of £590 to commemorate the coronation of King George V and busts of King George and William Morris are set into the Niches.

**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 15 in **Table 1**.

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

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

No events, monuments, Listed Buildings, farmsteads, historic parks & gardens or conservation areas are recorded within the confines of the proposed development area (PDA). The site is within an 'Area of High Archaeological Potential' and 27 Locally Listed Buildings, 15 events, 12 buildings, 9 listed buildings, 5 monuments and 3 findspots are within the vicinity of the PDA. One Listed Building shares intervisibility with the PDA.

The Bexleyheath Coronation Memorial Clock Tower (DLO14095/MLO79193) is a Grade II listed Building located at the west angle of Market Place. It was designed by the architect Walter Epps to commemorate the coronation of King George V and was formally opened on Bexleyheath Gala day 17<sup>th</sup> June 1912 to stand “as a memorial to the enterprise and loyalty of the inhabitants of Bexleyheath”. A bust of King George V was set in one of the niches and it was the architect’s hope that all the niches would be filled with busts of the Royal family. The bust was damaged in the 1930’s and recast by John Ravera, President of the Royal Society of British Sculptors. In 1996 Ravera was again commissioned to sculpt a bust of William Morris who lived at the Red House. A bell was installed in 1913, but following concerns that the ringing of bells may be used by German spies to convey secret messages, the practice was banned in 1914 by the Defence of the Realm Act and the bell did not ring again until 2000.

Albion Villas (DLO14085) found c.50m west are a pair of semi-detached cottages dating to 1865, are the earliest surviving houses built by Joseph Tall, a pioneer of concrete shuttering, using his patented method.

The ancient Roman Road (DLO37069) is located c.500m east of the site.

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

## **6. ARCHAEOLOGICAL POTENTIAL**

### **6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age**

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. Palaeolithic dated material occurs in north and east

Kent, especially along the Medway and Stour Valleys. Palaeolithic presence within the assessment area has not been found.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The GLHER has no record of archaeological evidence from this period within the assessment area.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is represented by one record within the assessment area. A Neolithic greenstone axe (MLO6840) was found in the rear garden of 86 Erith Road in 1958, c.500m southwest of the PDA.

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level is represented by one record in the assessment area. A Bronze Age Celt was found at 3 Watling Street, c.500m East of the PDA.

There are only two records that reflect prehistoric activity within the search area. The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is therefore considered **Low**.

## **6.2 Iron Age**

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or *civitas* of the Cantiaci, the tribe occupying the area that is now Kent, was Canterbury). The GLHER has no record dating to the Iron Age period, therefore the potential for finding remains that date to this period within the confines of the development site is also considered **Low**.

## **6.3 Romano-British**

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years.

The predominant feature of the Roman infrastructure within North Kent is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. Canterbury or *Durovernum Cantiacorum* was a major town of the Roman province of Britannia and the regional capital. The assessment area includes three records from this period. The Roman Road (DLO37069), c.500m east of the site, a possible Roman ditch associated with the road (MLO61522), c.300m northwest and the findspot of a Roman coin (MLO10887), c.300m to the southwest. The potential is therefore to be considered as **Moderate**.

#### **6.4 Anglo-Saxon**

The Anglo-Saxon period is not represented within the assessment area. Therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **Low**.

#### **6.5 Medieval**

The medieval period is not represented within the assessment area, therefore, the potential for finding remains dating to the medieval period is therefore considered as **Low**.

#### **6.6 Post Medieval to Modern**

The Post Medieval period is represented with an abundance of Listed Buildings, Locally Listed Buildings and Buildings records. For the most part the records are of Post-Medieval 19<sup>th</sup> century houses c.50m – 500m from the PDA. In addition there are a 19<sup>th</sup> century Milestone (DLO33483/100620) recorded c.300m east and a Wesleyan Chapel (DLO33382/MLO100683) dating to 1860 c.400m north. Two public houses, The Jolly Millers (DLO33302/MLO66520) and The Prince Albert (DLO33190/MLO66460) are c.500m northeast and c.500m north respectively. Christ

Church Parish Church (DLO14166/MLO78482) dating to 1872 and built by the architect William Knight of Nottingham and Christ Church Vicarage (DLO14094/MLO79192) dating to 1868 and built by the architect Ewan Christian are c.500m west. The Pincott Memorial (DLO33482/MLO100621), raised in 1879 to the memory of Rev William Pincott is c.400m west and Bexleyheath Cemetery (MLO68943), founded in 1876, set in 5.25 acres with a 14<sup>th</sup> century style chapel designed by E Hodgkinson is c.500m southwest.

The modern period is represented by the Grade II Listed Coronation Clock Tower (DLO14095/MLO79193), built in 1911 by architect Walter Epps, c.50m north of the PDA. The Ivory Lounge cinema (DLO35537/MLO103612) survives with 1919 and 1930's Art Deco façade, c.500m west and the Town Hall (MLO73964) built in 1977 by Borough architect R D Thornley is c.200m east. The foundations of the Premier Mineral Water Company building may still survive in the PDA and may be of interest to Historic England. 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: **Low**
- Iron Age: **Low**
- Roman: **Moderate**
- Anglo-Saxon: **Low**
- Medieval: **Low**
- Post-Medieval and Modern: **High**

## 7. IMPACT ASSESSMENT

### 7.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

### 7.2 Existing Impacts

7.2.1 Cartographic regression (4.1.3), Topographic analysis (4.1.4) and Historical research (5.2) indicate that the site was the subject of agriculture until the 19<sup>th</sup> century when it was largely developed, therefore, previous impacts to archaeological remains from construction are considered to be **high** in this area.

## 7.3 Proposed Impacts

### 7.3.1 The general development of the site

At the time of preparing this archaeological assessment, the extent of the proposed development was for the construction of an A3 Restaurant development, associated access roads and landscaping.

7.3.2 The very nature of construction can have a negative impact on below ground deposits through the movement of plant, general ground disturbance and contamination and excavation. Therefore, extensive impact can be expected within the development area once construction begins.

7.3.3 With due consideration to the impacts sited above the following is an assessment of the specific impacts and their relation to this development:

- Ground contamination from the storage and use of materials may have an adverse effect on soil sampling and recording of shallow deposits – **Medium impact**
- Ground vibration, weight displacement and surface disturbance from the movement and use of plant and machinery may cause disruption of shallow features and deposits – **Medium impact**
- Ground penetration from the erection of access equipment, barriers etc. could result in isolated damage to shallow features and deposits – **Medium impact**
- Landscaping may result in the displacement of shallow features and deposits – **Medium impact**
- Ground stripping and levelling could remove shallow deposits and features and leave the archaeological horizon open to damage or destruction from the foot, plant or vehicle traffic – **High impact**

- Trenching for the installation of services may involve the removal of shallow deposits or features and further damage the archaeological horizon sited immediately below or neighbouring archaeology – **High impact**
- The excavation of the foundations may result in the entire removal of the archaeological feature or deposit from a localised area, subsequently intruding on related neighbouring archaeology – **High impact**
- The long-term effect of the development will be in the new use of the site and changes resulting therein. In this case the possibility of higher foot and vehicular traffic to the site – **Low impact**

#### **7.4 Proposed mitigation for the impact of the construction process**

The adherence to the general requirements required by HSE to increase safety, reduce risk and lessen the impact of the construction process.

### **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 area of **moderate** archaeological potential.

#### **8.1 WALKOVER SURVEY**

A walkover survey by the writer of this report was accomplished on Friday 29<sup>th</sup> April 2016. Weather conditions were dry but overcast. The reason for the survey was to:

1. Identify any historic landscape features not shown on maps
2. Conduct a rapid survey for archaeological features
3. Make a note of any items of archaeological interest
4. Constraints or areas of disturbance that may affect archaeological investigation

The walkover survey was not intended as a detailed survey but the rapid identification of archaeological features and any evidence surviving archaeology. No additional information was gathered as a result of the walk-over survey.

## **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).

One Listed Buildings shares intervisibility with then PDA. The Commemorative Clock Tower (MLO79193), located c.50m north of the site. (Plates 3-6)

### **9.1 Archive**

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to Kent 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 Kent County Council, and therefore considered as being reliable.

### **9.3 Copyright**

Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Hume Planning

Consultancy (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD., MCifA., FRSA.

10<sup>th</sup> May 2016

## **10 REFERENCES & BIBLIOGRAPHY**

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

National Planning Policy Framework 2012.

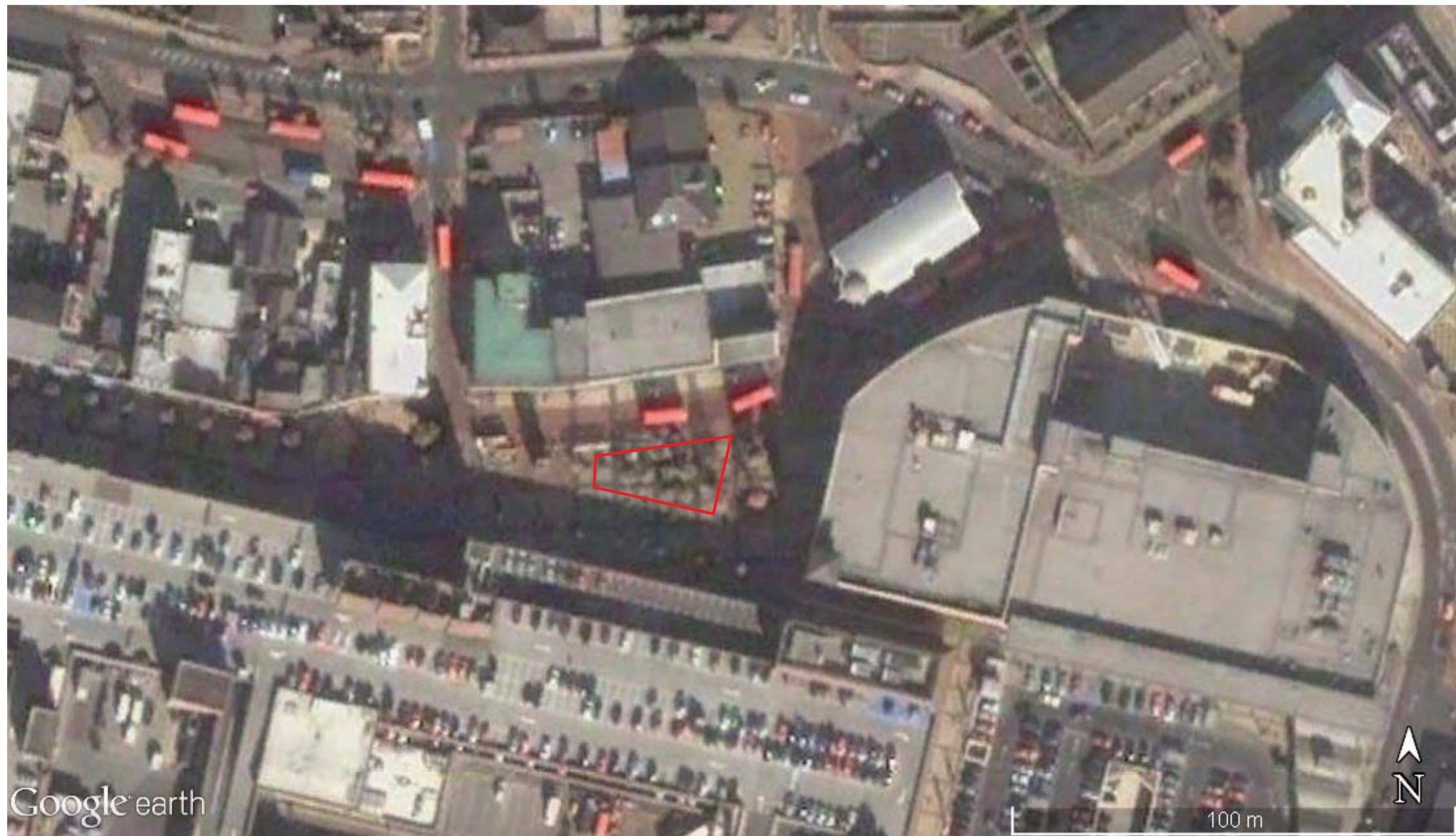
Data provided by GLHER and Google searches for historic Bexley:

[www.bexley.gov.uk/archives](http://www.bexley.gov.uk/archives)

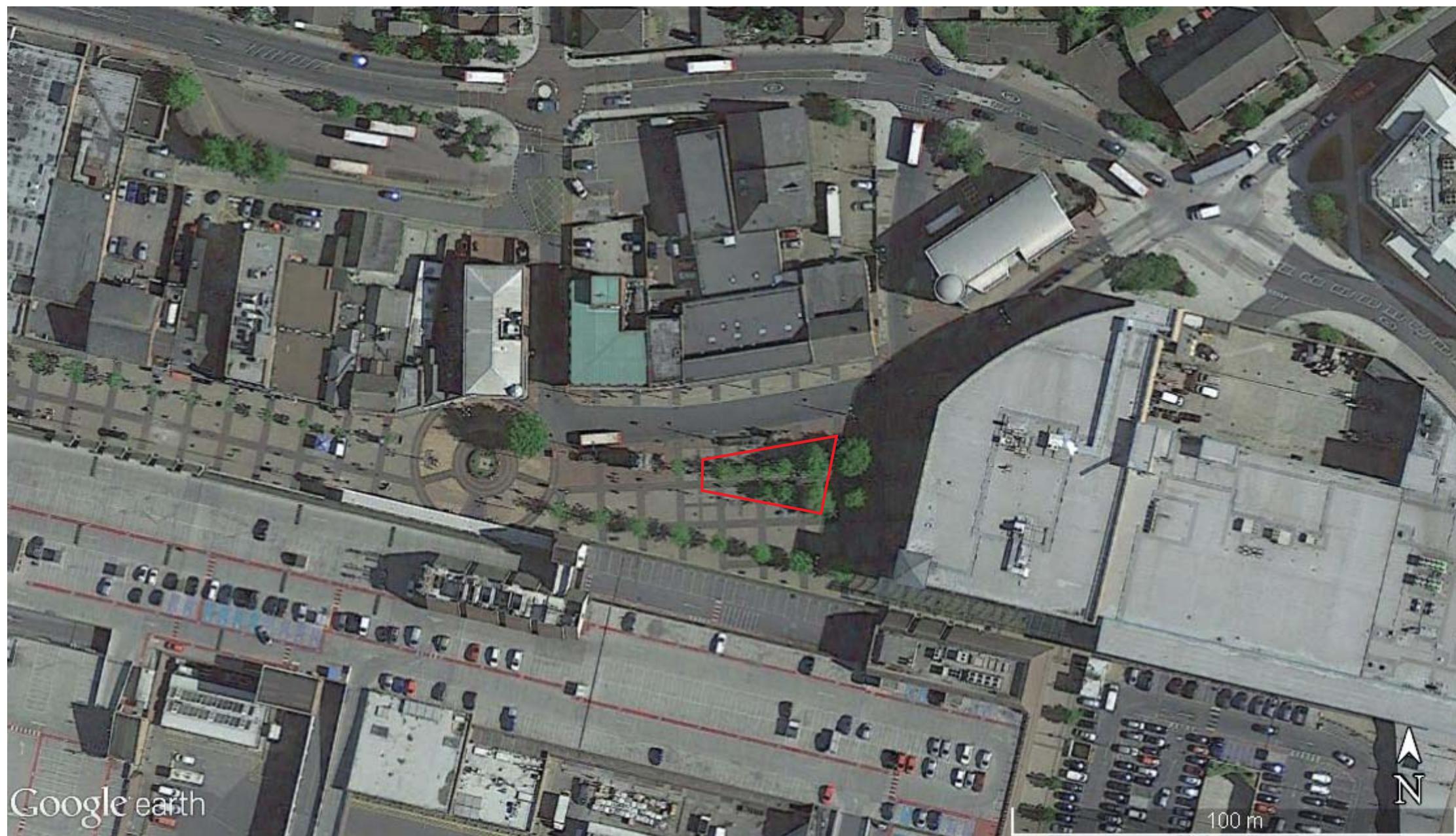
[www.bexleyhistoricalsociety](http://www.bexleyhistoricalsociety)



*Plate 3: Google Earth aerial photograph from 1945*



*Plate 4: Google Earth aerial photograph from 2003*



*Plate 5: Google Earth aerial photograph from 2015*

# OS Plan Colour

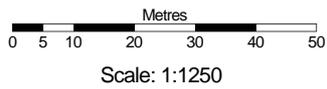
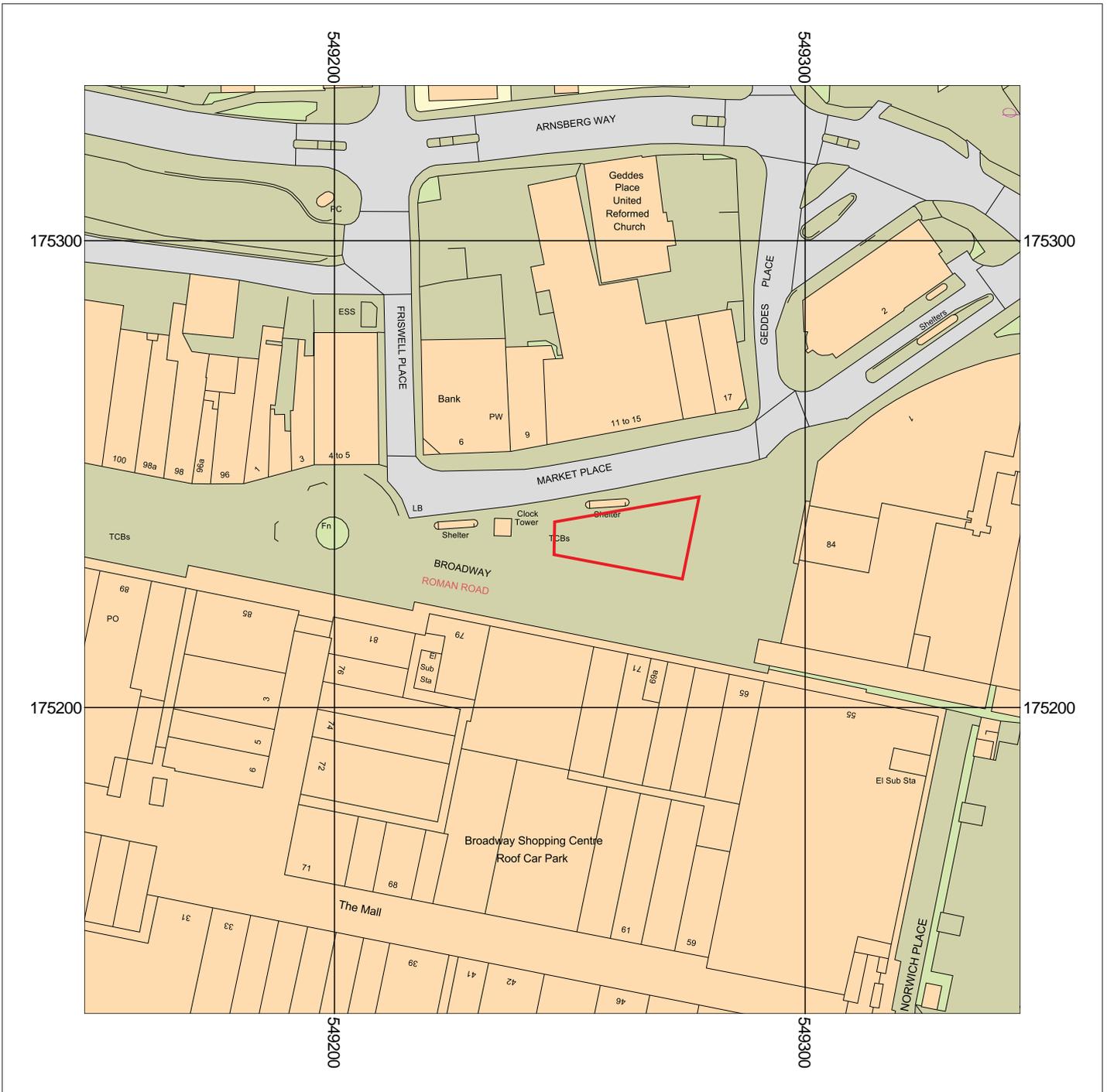


Figure 1: Site location map

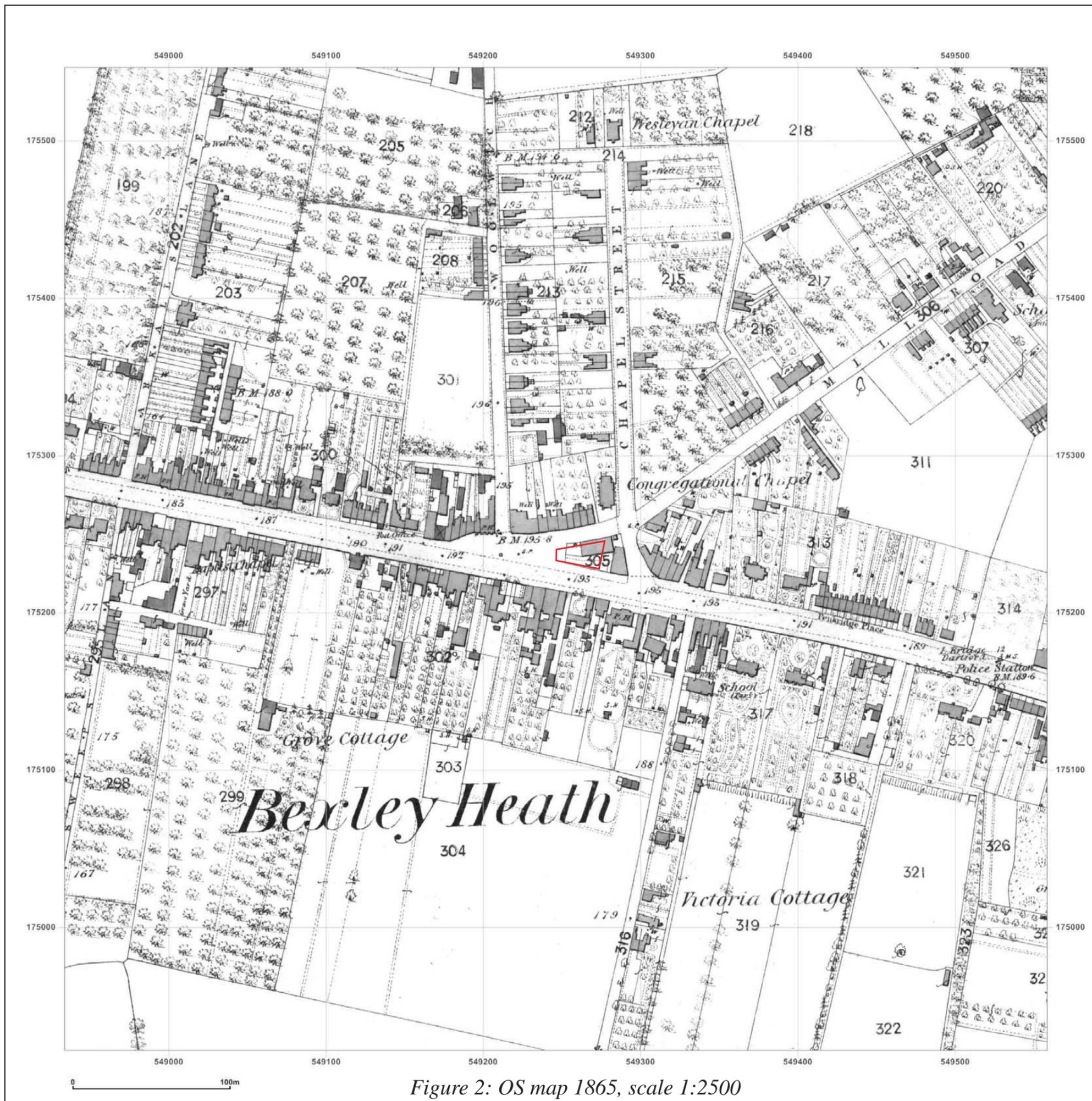


Figure 2: OS map 1865, scale 1:2500



Figure 3: OS map 1897, scale 1:2500



Figure 4: OS map 1909, scale 1:2500

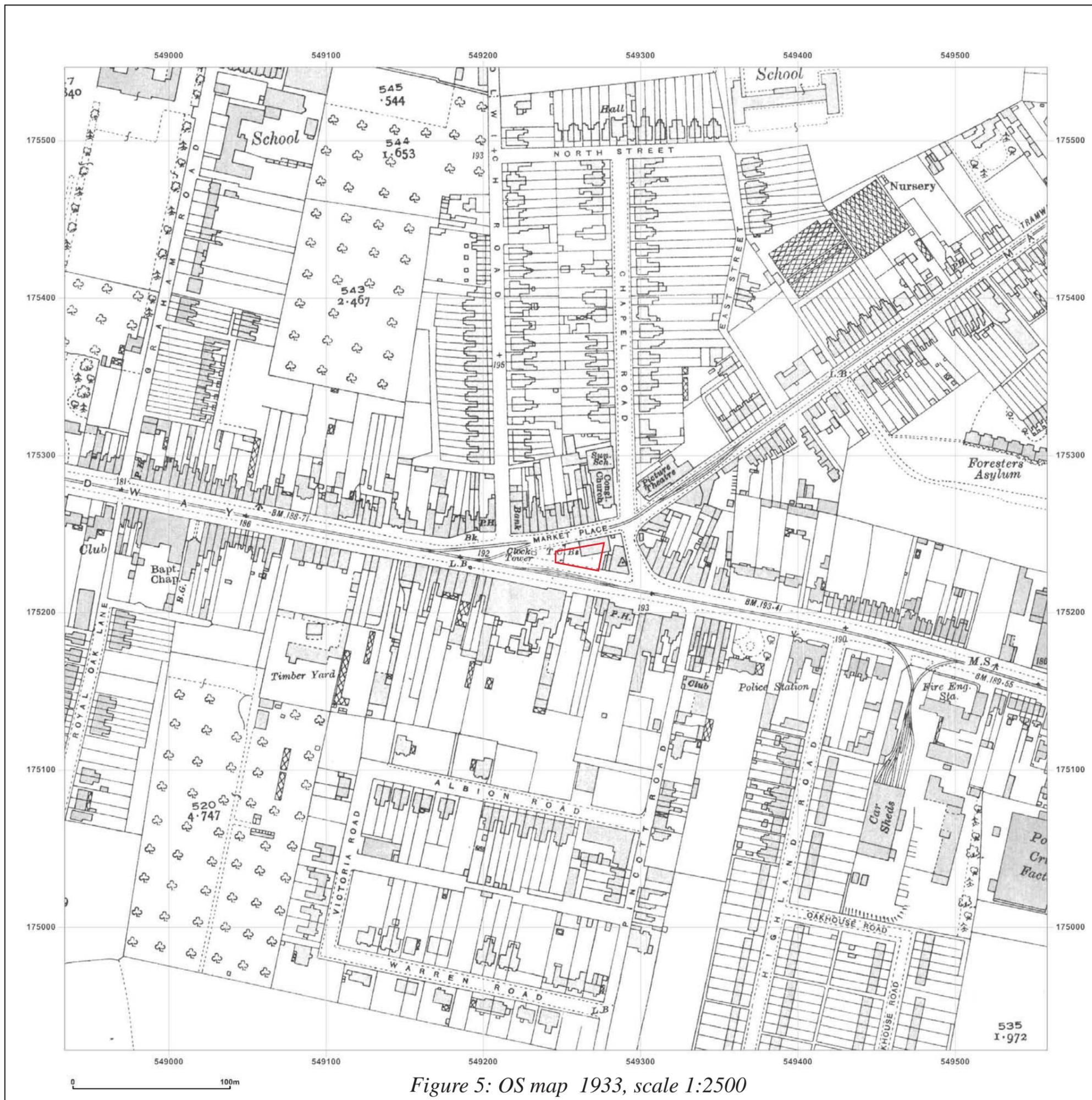


Figure 5: OS map 1933, scale 1:2500



Figure 6: OS map 1936, scale 1:2500



Figure 7: OS map 1960, scale 1:2500



Figure 8: OS map 1960-61, scale 1:2000

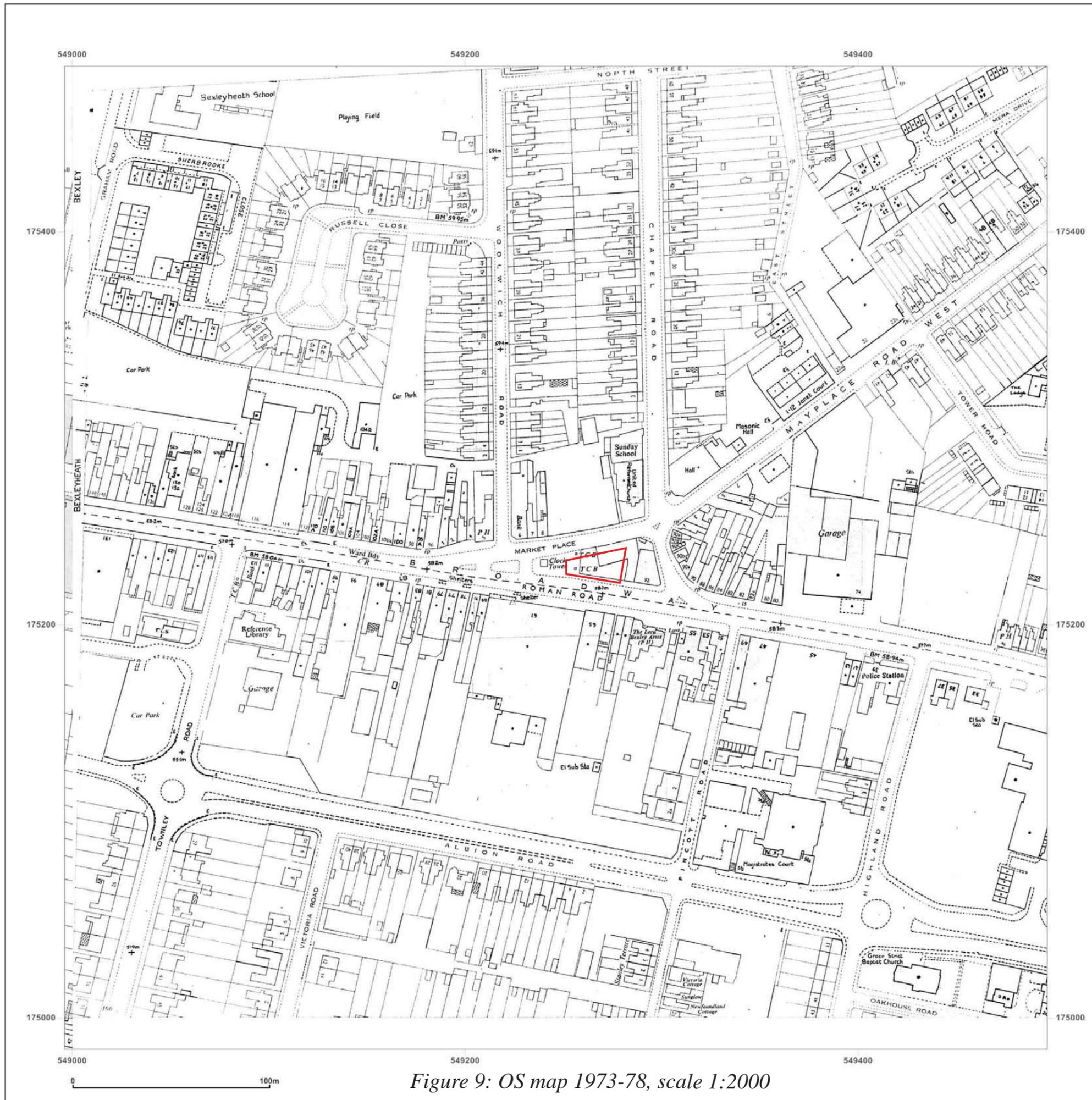


Figure 9: OS map 1973-78, scale 1:2000

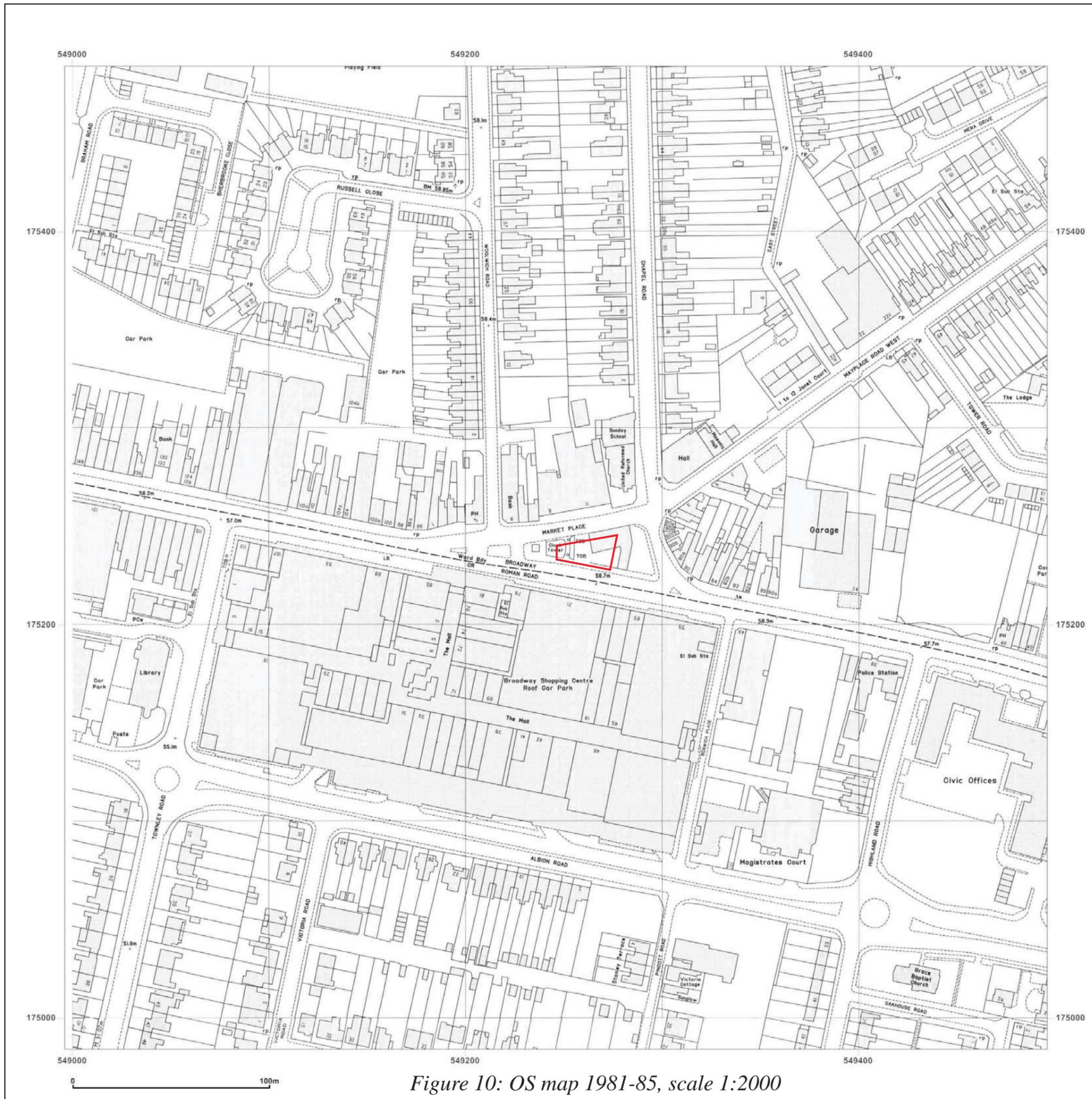


Figure 10: OS map 1981-85, scale 1:2000

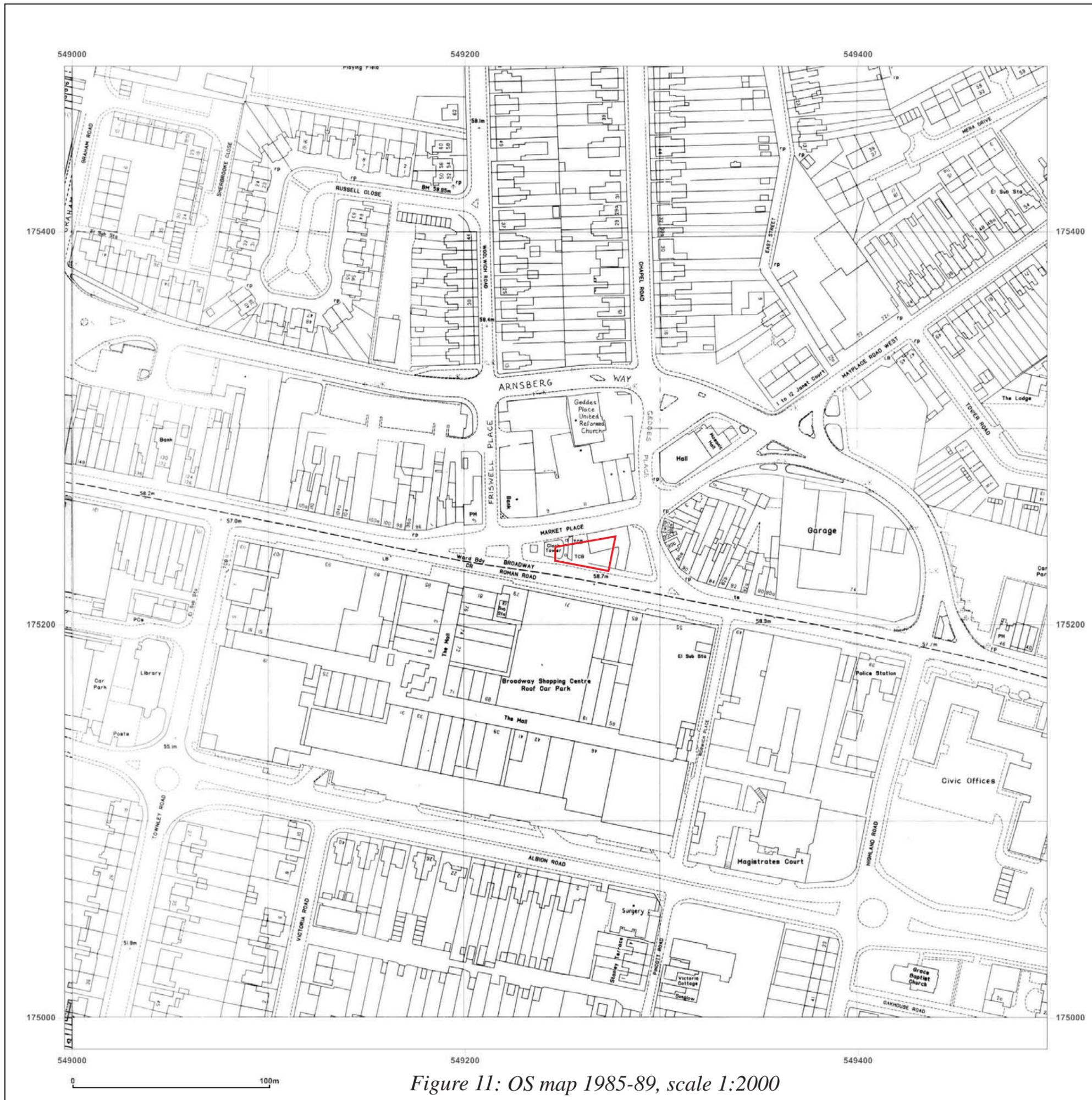


Figure 11: OS map 1985-89, scale 1:2000

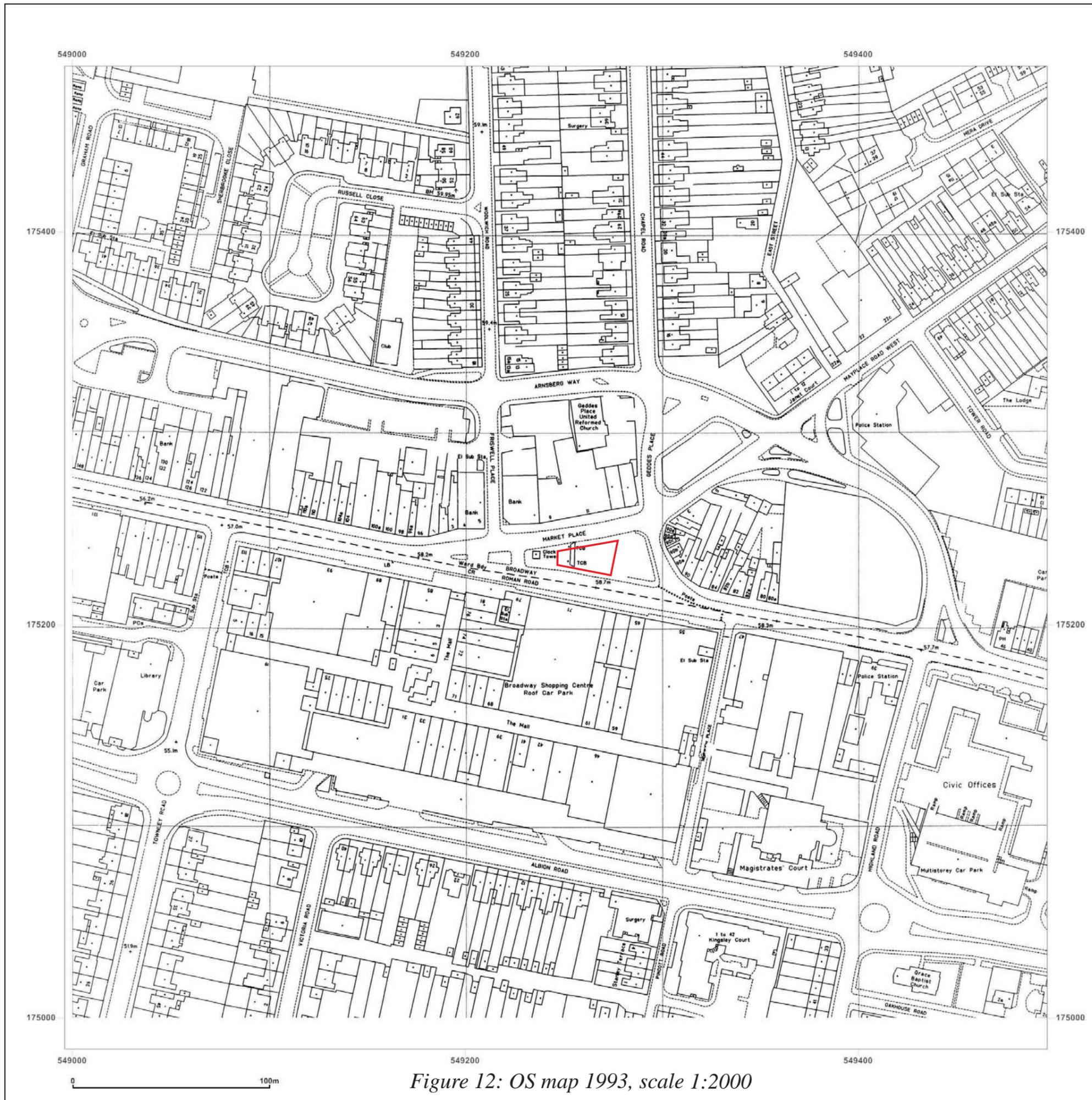


Figure 12: OS map 1993, scale 1:2000

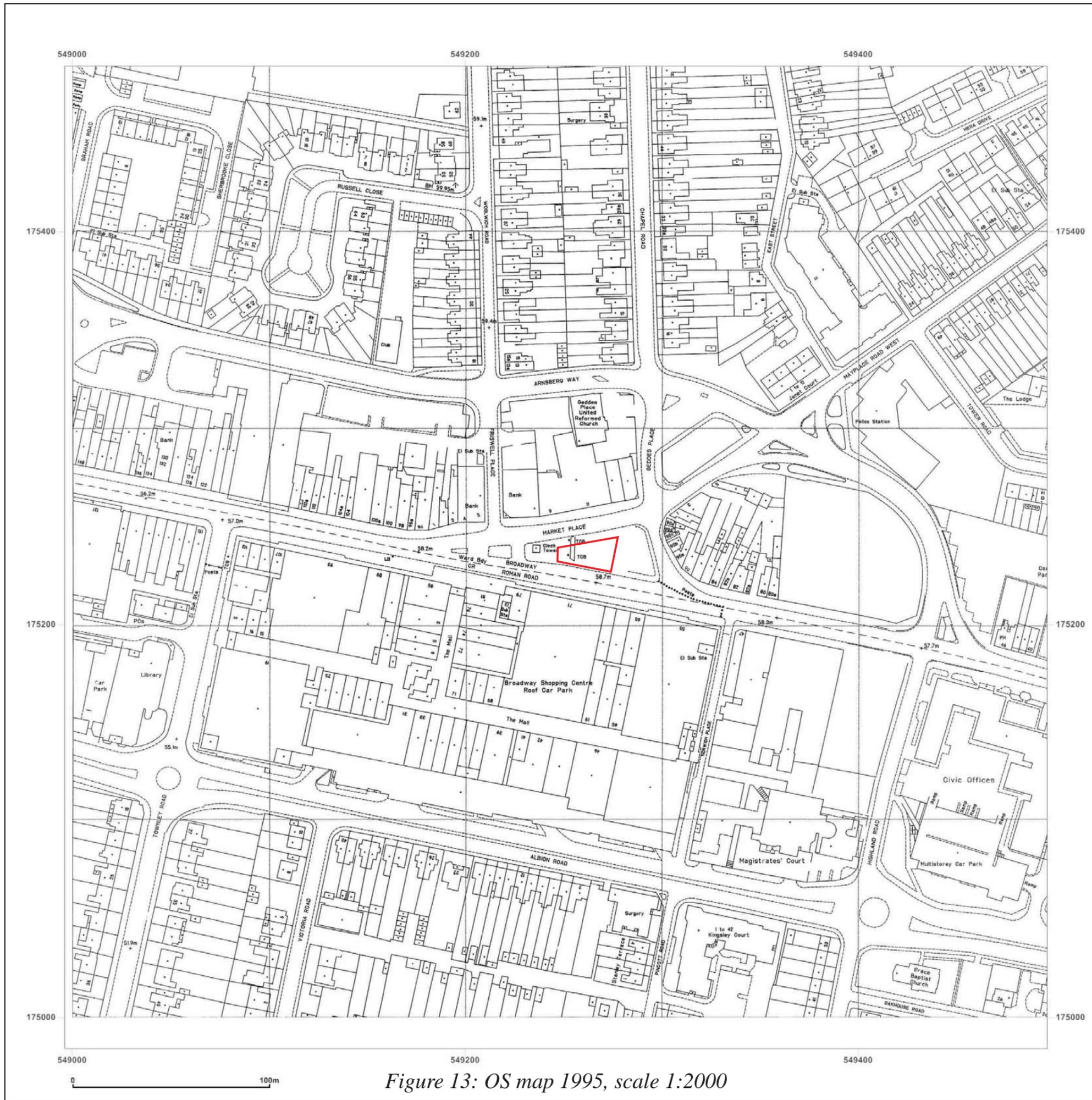


Figure 13: OS map 1995, scale 1:2000



Figure 14: OS map 1991-95, scale 1:2000

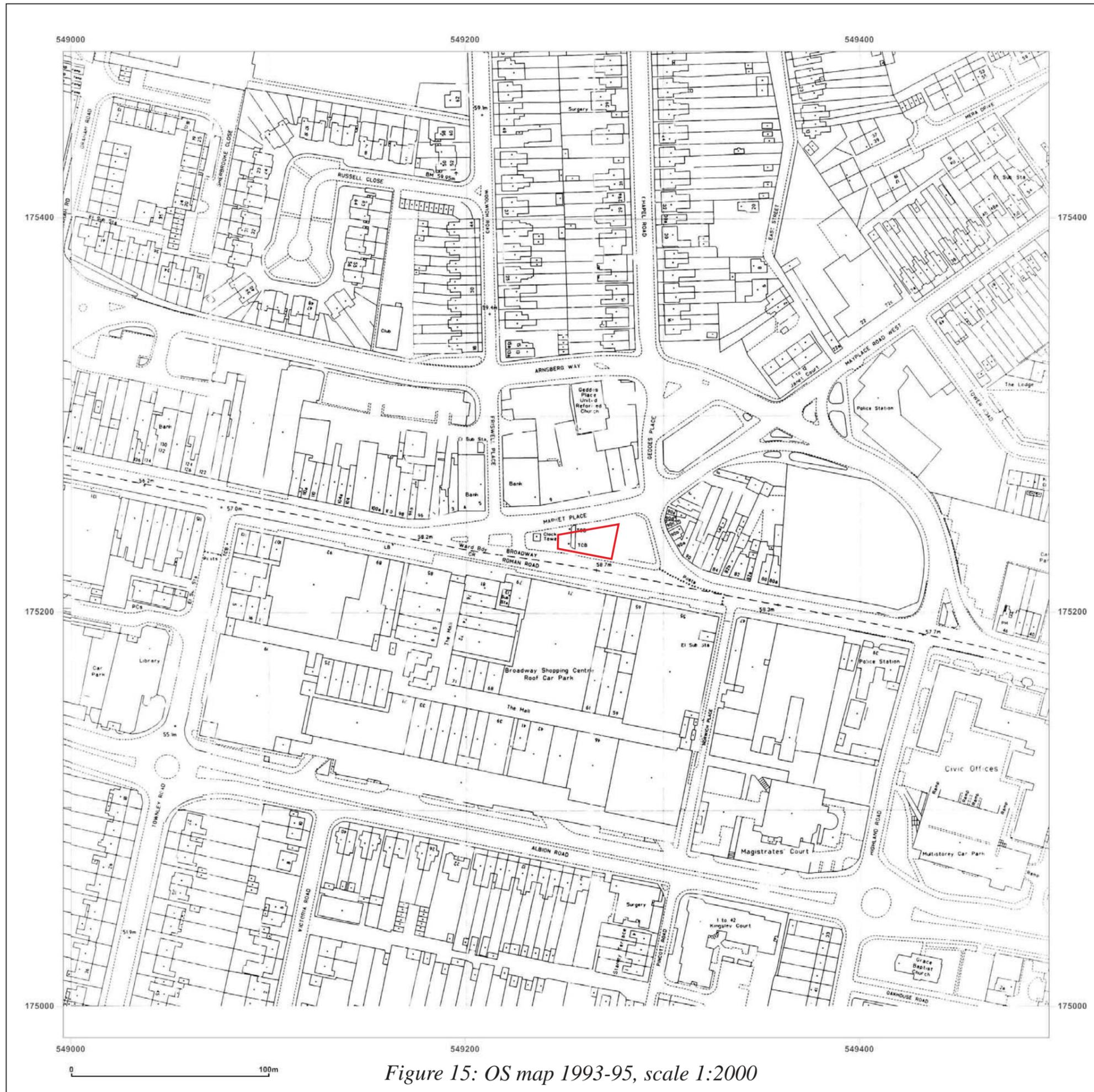


Figure 15: OS map 1993-95, scale 1:2000

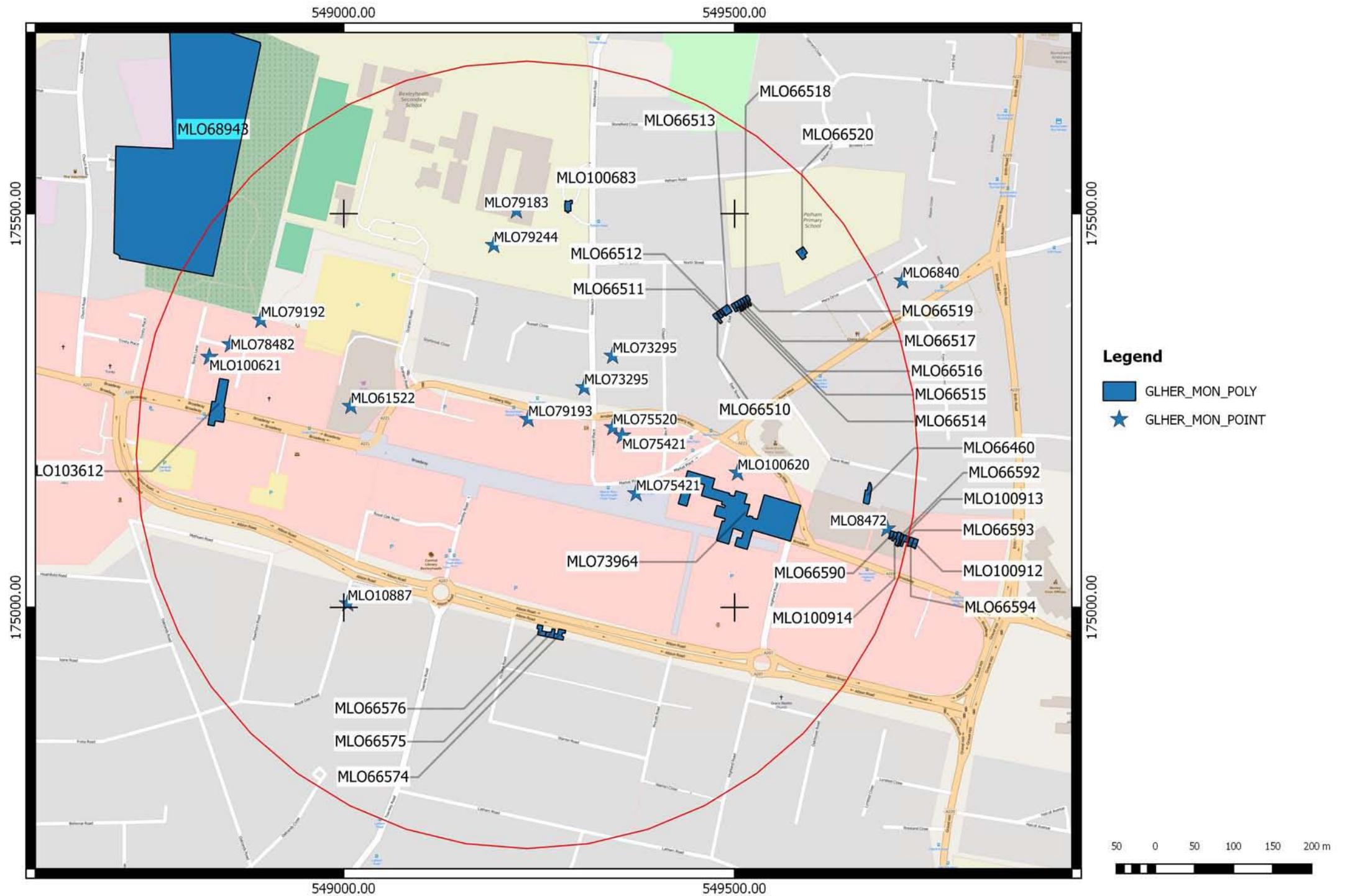


Figure 16: GLHER Monuments

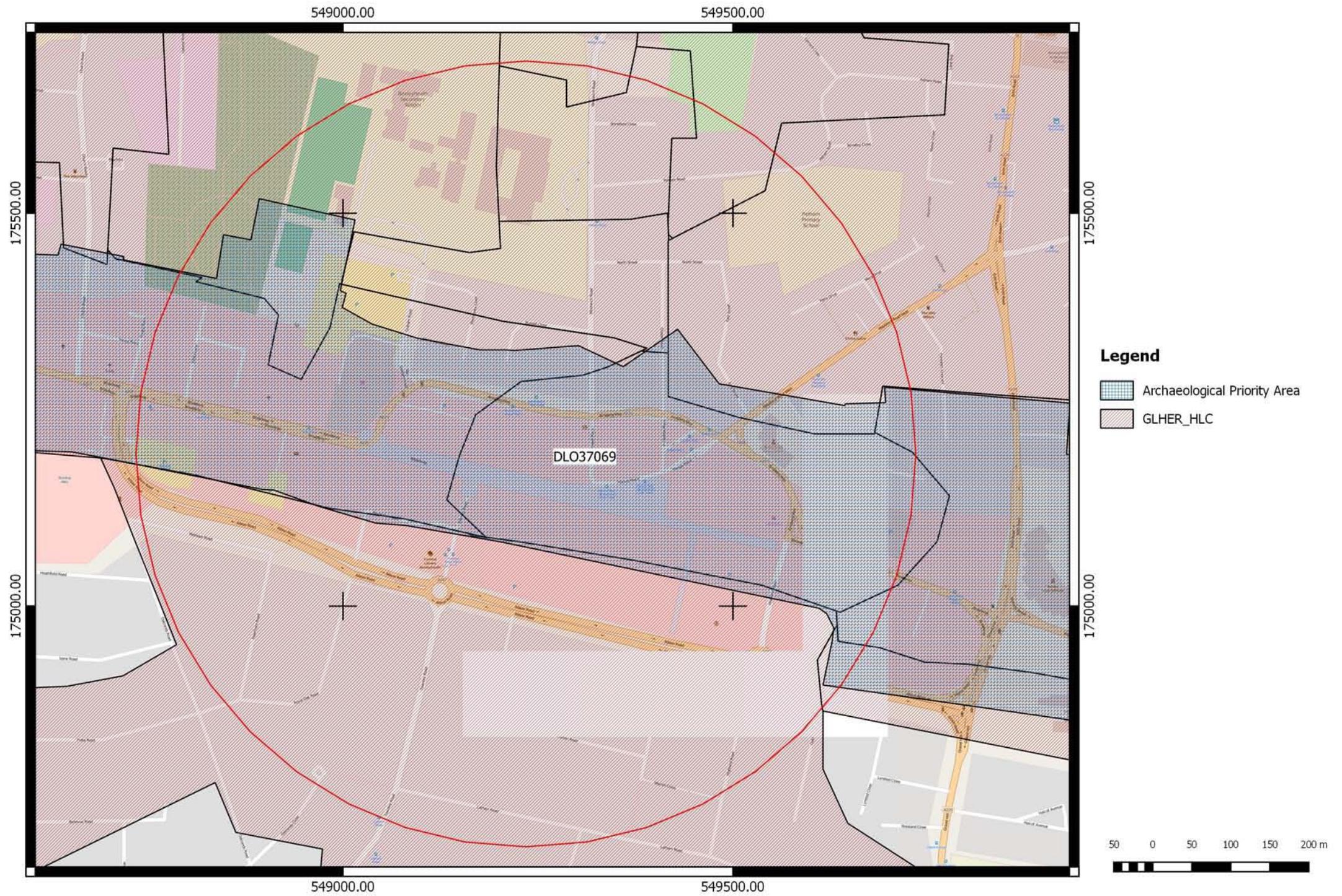


Figure 17: GLHER Designations



Figure 18: GLHER Events

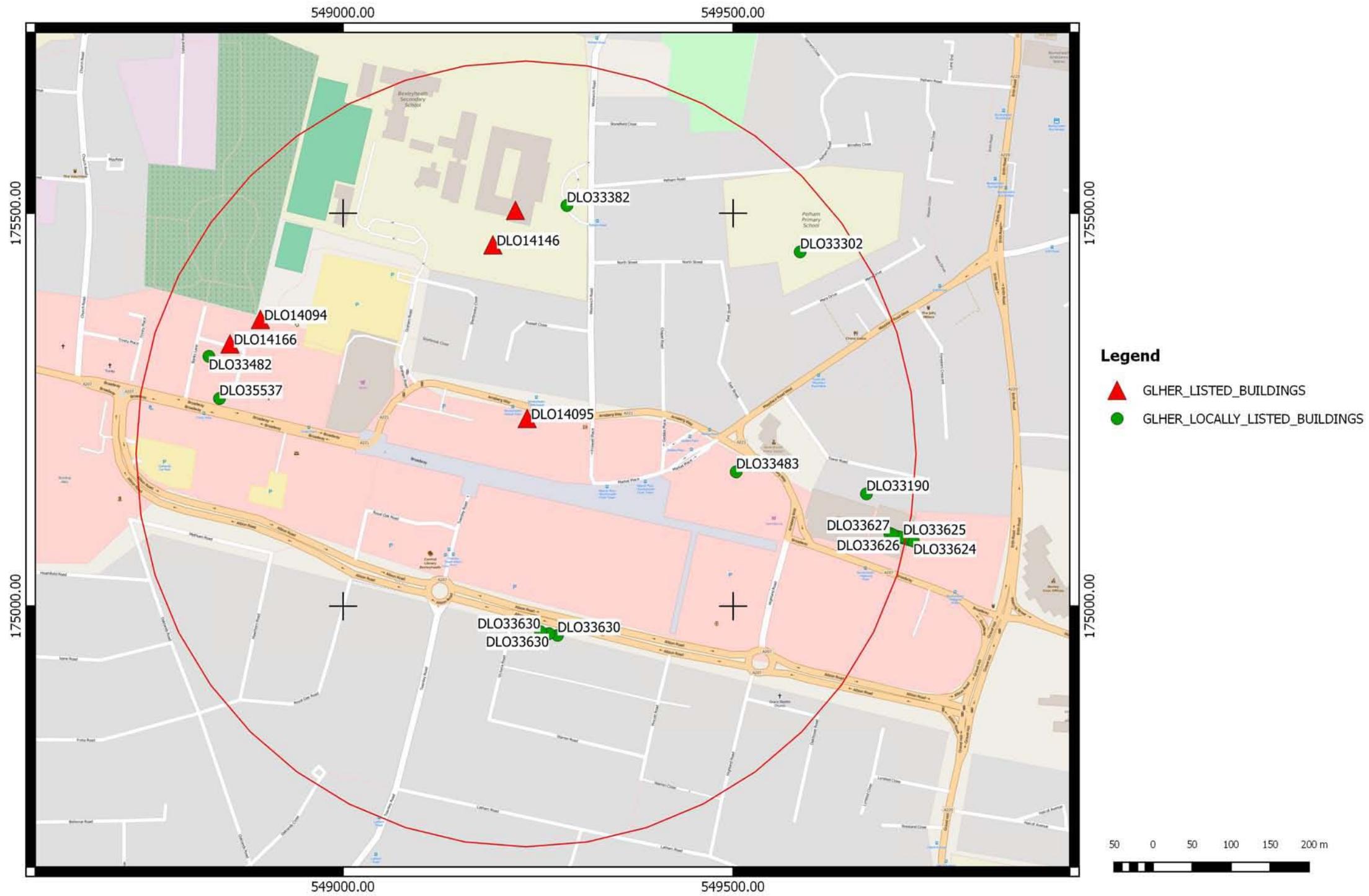


Figure 19: GLHER Listed Buildings

## Appendix I

GLHER Ref	Type	Location	Period	Description
DL037069	Archaeological Priority Area		Prehistoric/Roman	Roman Road, Watling Street
ELO114	Event	c.50m E	Undated	1999. Broadway 2 Shopping Centre. Trial Trench. Undated ditches. 1787AD silver shilling George III. Archaeological Solutions.
ELO1401	Event	c.50m E	Negative	2000. Broadway 2 Shopping Centre. Watching Brief. Archaeological Solutions
ELO2741	Event	c.50m E	Undated	2000. Broadway 2 Shopping Centre. Eval. Archaeological Solutions.
ELO8968	Event	c.100m E	N/a	1994. Broadway. DBA. Bexley London Borough.
ELO1505	Event	c.100m N	Undated	1998. Mayplace Road West. Watching Brief. AOC Archaeology Group. Undated ditch.
ELO4077	Event	c.100m N	Undated	1998. Mayplace Road west. Trial Trench. AOC Archaeology Group. Undated Ditch
ELO8972	Event	c.100m NW	N/a	1996. Friswell Place. DBA. Mills Whipp.
ELO12143	Event	c.300m E	N/a	2011. Highland Road. DBA. CgMs Consulting.
ELO11791	Event	c.300m SW	N/a	2005. Victoria Rd. DBA. Pre-Construct Archaeology. CgMs Consulting.
ELO2920	Event	c.300m W	Negative	1995. 131 Broadway. Trial Trench. Undated feature that may be the edge of the roadside ditch of Watling Street. MOLA
ELO8950	Event	c.300m W	Negative	1993. Royal Oak Road. Watching Brief. 19 <sup>th</sup> C Pottery. MOLA
ELO13739	Event	c.400m W	N/a	2014. Albion Rd. DBA. CgMs Consulting.
ELO12149	Event	c.500m E	N/a	2011. Watling Street. DBA. CgMs Consulting.
ELO12927	Event	c.500m E	N/a	2013. Pinnacle Square. DBA. CgMs Consulting.
ELO2322	Event	c.500m NW	N/a	2003. Graham Rd. DBA. MOLA
DL014085	Listed Building	c.50m W	Post-Medieval	GII Listed. Albion Villas. Semi detached cottages. c.1865
DL014095	Listed Building	c.50m N	Modern	GII Listed. Clock Tower. C.1911. Architect Walter Epps
DL033483	L. Listed Building	c.300m E	Post-Medieval	Locally Listed. Milestone. 19 <sup>th</sup> C.
DL014146	Listed Building	c.300m N	Post-Medieval	GII Listed. Orchard House. Early to mid 19 <sup>th</sup> C.
DL033630	L. Listed Building	c.300m S	Post-Medieval	Locally Listed. 2,4,&6 Warren Road. Terrace of 3 houses. C.1880

DL033382	L. Listed Building	c.400m N	Post-Medieval	Locally listed. Wesleyan Chapel, Bethany Hall. C.1860
DL033302	L. Listed Building	c.500m NE	Post-Medieval	Locally Listed. The Jolly Millers, 111 Mayplace Rd. Public House. C.1860
DL033190	L. Listed Building	c.500m E	Post-Medieval	Locally Listed. The Prince Albert, 2 Broadway. Hotel. C.1851
DL033624	L. Listed Building	c.500m E	Post Medieval	Locally Listed. 17&19 Watling Street. Semi-detached houses. Early 19 <sup>th</sup> C.
DL033625	L. Listed Building	c.500m E	Post-Medieval	Locally Listed. Grove Lodge, 15 Watling Street. House. Early 19 <sup>th</sup> C.
DL033626	L. Listed Building	c.500m E	Post-Medieval	Locally Listed. Dashwood Cottage, 11&13 Watling Street. Pair of houses. Early 19 <sup>th</sup> C.
DL033627	L. Listed Building	c.500m E	Post-Medieval	Locally Listed. 7&9 Watling Street. Semi-detached houses. Early 19 <sup>th</sup> C.
DL014094	Listed Building	c.500m W	Post Medieval	GII Listed. Christ Church Vicarage. C.1868
DL014166	Listed Building	c.500m W	Post Medieval	GII Listed. Christ Church Parish Church. C.1872
DL033482	L. Listed Building	c.500m W	Post-Medieval	Locally listed. Pincott Memorial. Granite Stone Obelisk. C.1879
DL035537	L. Listed Building	c.500m W	Modern	Locally listed. The Ivory Lounge, 167 Broadway. 1930's cinema architecture. 20 <sup>th</sup> C.
MLO79193	Listed Building	c.50m N	Modern	Clock Tower. Market Place. Architect Walter Epps. C.1911.
MLO75520	Monument	c.50m E	Modern	1999. Eval. Modern foundations. Hertfordshire Archaeological Trust.
MLO75421	Monument	c.50m E	Undated	1999. Eval. Undated Ditches. Hertford Archaeological Trust.
MLO73295	Monument	c.100m N	Undated	1998. Mayplace Road West. Undated Ditch. AOC Archaeology
MLO100620	L. Listed Building	c.200m E	Post-Medieval	Milestone.
MLO73964	Building	c.200m E	Modern	Town Hall. Built 1977 by Borough Architect R D Thornley.
MLO66574	L. Listed Building	c.300m S	Post-Medieval	2 Warren Road. Terraced House. C.1880
MLO66575	L. Listed Building	c.300m S	Post-Medieval	4 Warren Road. Terraced House. C.1880
MLO66576	L. Listed Building	c.300m S	Post-Medieval	6 Warren Road. Terraced House. C1880
MLO10887	Findspot	c.300m SW	Roman	Roman coin
MLO61522	Monument	c.300m NW	Roman	Possible Roman ditch associated with the Roman Road. 131 Broadway.
MLO66510	Building	c.300m NE	Post-Medieval	Mayplace Road West. House. C.1860
MLO66511	Building	c.300m NE	Post Medieval	Mayplace Road West. Terraced House. C.1860
MLO66512	Building	c.300m NE	Post-Medieval	Mayplace Road West. Terraced House. C.1860
MLO66513	Building	c.300m NE	Post-Medieval	Mayplace Road West 71&71A. Terraced House. C.1860.
MLO66514	Building	c.300m NE	Post-Medieval	Mayplace Road West 73. Terraced House. C.1860.
MLO66515	Building	c.300m NE	Post-Medieval	Mayplace Road West 75. Terraced House. C.1860.

MLO66516	Building	c.300m NE	Post-Medieval	Mayplace Road West 77. Terraced House. C.1860.
MLO66517	Building	c.300m NE	Post-Medieval	Mayplace Road West 79. Terraced House. C.1860.
MLO66518	Building	c.300m NE	Post Medieval	Mayplace Road West 81. Terraced House. C.1860.
MLO66519	Building	c.300m NE	Post-Medieval	Mayplace Road West 83. Terraced House. C.1860.
MLO100683	L. Listed Building	c.300m N	Post-Medieval	Wesleyan Chapel/Bethany Hall, North Street. C.1860
MLO79183	Listed Building	c.300m N	Post-Medieval	GII Listed. Albion Villas. Two semi-detached cottages. C.1865. Built by Joseph Tall.
MLO79244	Listed Building	c.300m N	Post-Medieval	GII Listed. House.
MLO66520	L. Listed Building	c.400 NE	Post Medieval	Mayplace Road West. The Jolly Millers Public House. C.1860.
MLO103612	L. Listed Building	c.400m W	Modern	Cinema. Art Deco façade. 1919
MLO100621	L. Listed Building	c.400m W	Post Medieval	The Pincott Memorial. Granite Stone Obelisk. 1879 to Rev William Pincott
MLO78482	Listed Building	c.400m W	Post-Medieval	Christ Church Parish Church. C.1872AD. Architect William Knight of Nottingham
MLO79192	Building	c.400m W	Post-medieval	GII Listed. Christ Church Vicarage. C.1868. Architect Ewan Christian.
MLO66460	L. Listed Building	c.400m E	Post-Medieval	The Prince Albert Public House. Built 1851 as a hotel
MLO8472	Findspot	c.500m E	Bronze Age	Bronze Age Celt (3 Watling Street)
MLO66590	L. Listed Building	c.500m E	Post-Medieval	7 Watling Street. House. 19 <sup>th</sup> C.
MLO100914	L. Listed Building	c.500m E	Post-Medieval	9 Watling Street. 19 <sup>th</sup> C.
MLO66592	L. Listed Building	c.500m E	Post-Medieval	11 Watling Street. House. 19 <sup>th</sup> C.
MLO100913	L. Listed Building	c.500m E	Post-Medieval	Dashwood Cottage, 13 Watling Street. House. 19 <sup>th</sup> C.
MLO66593	L. Listed Building	c.500m E	Post-Medieval	Grove Lodge, 15 Watling Street. House. 19 <sup>th</sup> C.
MLO100912	L. Listed Building	c.500m E	Post-Medieval	19 Watling Street. House. 19 <sup>th</sup> C.
MLO66594	L. Listed Building	c.500m E	Post-medieval	17 Watling Street. House. 19 <sup>th</sup> C.
MLO6840	Findspot	c.500m NE	Neolithic	Greenstone Axe found 1958 (86 Erith Road)
MLO68943	Monument	c.500m SW	Post-Medieval	Bexleyheath Cemetery founded 1876. 14 <sup>th</sup> c style chapel. 5.25 acres.