



Archaeological Desk-Based Assessment in Advance of the Proposed Development of land at 175 Bellegrave Road, Welling.

April 2020

Archaeological Desk-Based Assessment in Advance of the Proposed Development of land at 175 Bellegrove Road, Welling DA16 3QS.

National Grid Reference TQ 545894 175932



Report for Mistvale Ltd

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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

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Archaeological Desk-Based Assessment in Advance of the Proposed Development of land at 175 Bellegrove Road, Welling DA16 3QS.

Summary

SWAT Archaeology has been commissioned by Mistvale Ltd to prepare a Heritage Impact Assessment of the proposed development area (PDA) of land at Archaeological Desk-Based Assessment in Advance of the Proposed Development of land at 175 Bellegrove Road, Welling DA16 3QS.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **high**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

The PDA is located on the western end of Bellegrove Road (A207) on the southern side on the western outskirts of Welling. The PDA is circa 9.5 miles from London and 6 miles west of Dartford. Immediately to the west and rear is a car park and to the east a petrol garage. The PDA itself is 'L' shaped and is 0.1 of an acre. Within the PDA is a detached building containing a pharmacy with two separate storage units to the rear. Access to the rear is alongside the western side of the building.

The report considers that there is high potential for archaeology from Roman and Post Medieval periods, especially since the PDA lies in an area designated as having High Archaeological Potential (AHAP). There is little evidence of below ground archaeology across the assessment area. However, the PDA lies adjacent to the anticipated route of the Rochester to London Roman Road, although its exact path through Welling is not known but it is considered to have national significance. Map regressions suggest that the area around the PDA was wooded and later became agricultural use. Prior to the current building at the PDA,

the PDA was part of a large plot containing a Post Medieval house and barn of which the corner of the barn appears to fall within part of the PDA. This was demolished in the second half of the 19th century to be replaced by the current building. To the south was a separate late 19th century terrace of which the northernmost house appears to have also fallen within the south western corner of the PDA. This terrace was demolished sometime in the middle of the 20th century although it is not known if this was due to bomb damage or other reasons. Storage buildings were then built at the rear section of the PDA and the remaining area concreted over. As a result of the demolition and subsequent construction of the current building and outbuildings, there is very little area within the PDA that does not appear to have been disturbed, which was confirmed by the high depth of made ground across the PDA. Consequently, the historical impact upon any potential archaeology is considered to be high.

The proposed development is for the demolition of the existing structures within the PDA for a new ground floor retail unit to be used as a pharmacy with four floors above providing 20 residential units will require foundations. The type and depth of foundations required is not known at the time of this report but any potential remains within the PDA in the area of the proposed development, should they survive in-situ, will be vulnerable to damage during the proposed development. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but it is recommended that a watching brief is appropriate given the high archaeological significance given to the potential of Roman activity.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mistvale Ltd (the 'Client), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at 175 Bellegrove Road, Welling, DA16 3QS. centred on National Grid Reference (NGR) TQ 545894 175932 in relation to a pre-planning application 18/02666/PREAPP (Fig 1).

1.2 The Site

1.2.1 The PDA is located on the western end of Bellegrove Road (A207) on the southern side on the western outskirts of Welling. The PDA is circa 9.5miles from London and 6 miles west of Dartford. Immediately to the west and rear is a car park and to the east a petrol garage. The PDA itself is 'L' shaped and is 0.1 of an acre. On the PDA is a detached building containing a pharmacy with two separate storage units to the rear. Access to the rear is alongside the western side of the building. The PDA sits on a gradual slope of 52m aOD at the northern end with Bellegrove Road, gently increasing to circa 53m aOD in the south eastern corner (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Harwich Formation – Sand and Gravel and that to the north west and south are large patches of London Clay Formation. There are no superficial deposits.

Geotechnical Information

1.2.3 An earlier planning application geotechnical report from 2010 confirms the presence of made ground through three borehole samples. This varied to a depth between 0.5m and 1.4m containing brick rubble, below which was natural geology of Harwich Formation.

1.3 The Proposed Development

1.3.1 The proposed development is for the demolition of the existing structures within the PDA for a new ground floor retail unit to be used as a pharmacy with four

floors above providing 20 residential units. At the rear will be a service area for storage and cycles (fig.2).

1.4 Project Constraints

- 1.4.1 Due to the Coronavirus, there were constraints in accessing the Local Archive in Bexley, which was closed.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system and ensuring that a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human

activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.2.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.2.4 Paragraph 189 of the NPPF states that:

'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.'

2.2.5 Paragraph 190 of the NPPF states that:

'The LPA should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

2.2.6 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.2.8 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge.

2.3 Regional Policies

London Plan, 2016

- 2.3.1 It is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. There are two sections relevant to archaeology.

Policy 7.8: Heritage Assets and Archaeology

(A) London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

(B) Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning Decisions

(C) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

(D) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

(E) New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF Preparation

(F) Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

(G) Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

Policy 7.9: Heritage-Led Regeneration

(A) Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning Decisions -(B) The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic.

LDF Preparation - (C) Boroughs should support the principles of heritage-led regeneration in LDF policies.

2.4 Local Policies

2.4.1 The Local Planning Authorities are obliged by the government to articulate their future planning and policy objectives in a portfolio of strategic planning documents, the Local Development Framework (LDF). Within each LDF, the primary document is the Core Strategy, which sets out long-term visions for the planning authority and how these are to be achieved, in the form of policy guidance. The Core Strategy, in turn, is supported by a suite of supporting documents and evidence-based reports, including detailed policies and sites local plans.

2.4.2 The Bexley Core Strategy was formally adopted on 22nd February 2012. The relevant policy is found within Chapter 4, 'Managing the built and natural environment.'

Policy CS19: Heritage and Archaeology

2.4.3 The Council will manage its heritage and archaeological assets, whilst seeking opportunities to make the most of these assets, including adapting to and mitigating the effects of climate change. This will enhance the local sense of place and underpin the revitalization and development of the borough, including promoting the visitor economy. This will be achieved by:

2.4.4 a) Promoting the borough's heritage assets, such as Danson house, Hall Place and Gardens, Crossness Beam Engine House and Red House;

2.4.5 b) Reviewing the status of existing and identifying new heritage and archaeological assets;

2.4.6 c) Conserving and enhancing the significance of heritage assets, their setting, and buildings of architectural or historic interest, conservation areas, registered parks and gardens, and archaeological sites;

2.4.7 d) Protecting heritage assets from development that is likely to adversely impact on the significance, integrity, character or appearance of an asset or its setting;

- 2.4.8 e) Support historic regeneration schemes through partnership working and seeking funding to enhance heritage and archaeological assets in an appropriate and sympathetic manner, and;
- 2.4.9 f) Retaining, in situ, archaeological evidence within sites, wherever possible. Where archaeological evidence cannot be retained, the appropriate levels of archaeological investigation and recording should be undertaken prior to the redevelopment of the site.

Current Policies in the Unitary Development Plan (UDP)

- 2.4.10 The Unitary Development Plan (UDP) preceded the Core Strategy. It was adopted on 28 April 2004 but some policies expired in 2007. Following the adoption of the Core Strategy in 2012, some UDP policies were replaced. However, these policies regarding heritage still apply.

Policy ENV22 – Heritage Land

- 2.4.11 The Council will protect the individual quality and character of and promote access to the areas of heritage land.
- 2.4.12 Heritage land comprises primarily open areas of land of particular strategic importance to London, being a combination of areas of nature conservation, high landscape quality and historic importance, often including opportunities for outdoor recreation. The quality and character of these areas are deserving of protection and enhancement, both for local residents and visitors.
- 2.4.13 The Thames Estuary marshes provide views of the tidal Thames from the sea walls, relics of low-lying grazing marsh dissected by a network of drainage dykes, and the vast, flat, treeless grassland landscape of the Thames-side marshes.
- 2.4.14 Shooters Hill Ridge offers wood-clad high ground at Shooters Hill and Lesnes Abbey, historic parks and gardens at Eltham Palace and remains of a 12th Century Augustinian Abbey at Lesnes. The area is also characterised by large tracts of ancient oak woodland, surviving remnants of the once extensive southeast London heathlands, open grassland and secondary woodland.
- 2.4.15 The Cray Valley is characterised by attractive valley landscape along the River Cray where networks of lanes, copses and rolling hills provide a good example of

traditional countryside. There are also ornamental grounds at Hall Place and Foots Cray Meadows.

Policy ENV56

- 2.4.16 In Areas of Archaeological Search and other areas where finds are likely to occur and in certain historic standing buildings where development proposals may affect archaeological remains or historical evidence, the Council will expect applicants to have properly assessed and planned for the archaeological implications. The Council may require a preliminary archaeological site evaluation before proposals are considered.

Policy ENV57

- 2.4.17 Where sites of archaeological significance or potential are discovered the Council will seek to ensure that:
- 2.4.18 the most important archaeological remains and their settings are preserved in situ (if appropriate for public access and display) and that where appropriate they are given statutory protection; and
- 2.4.19 sites not requiring preservation in situ shall be made available for an appropriate level of archaeological investigation and excavation by a recognised archaeological organisation before development begins.

Policy ENV58

- 2.4.20 There will be a presumption against any development, which would adversely affect any scheduled Ancient Monument or other nationally important archaeological sites and monuments and their settings.

Areas of High Archaeology Potential – Area 9: Watling Street

- 2.4.21 The London Borough of Bexley has identified a number of Areas of High Archaeology Potential. The PDA sits within one of these areas (Fig. 14). Area 9 of High Archaeological Potential captures the area along the Roman Watling Street from Shooters Hill heading eastwards towards Dover. The route of Watling Street was formalised in the 1st century AD, and was the major route from Dover to St Albans and further north. There are often settlements and other roadside activity associated with Roman roads.

2.4.22 Watling Street is of certain regional, and perhaps national, importance. It was a major transport link in the Roman period, running from Dover to the north.

Potential research topics include:

1. Investigation and understanding of any pre-Roman activity associated with an earlier trackway or route. Can a definite antecedent to Watling Street be identified?

2. Further investigation and understanding of Roman Watling Street. Can the road or associated roadside ditches be identified in excavation, and if so, what is its nature? Can the route of Roman Watling Street be better defined? Are there any deviations in the route, and if so, why?

3. Further investigation and understanding of later activity associated with the road, including roadside coaching inns catering to the passing trade, and the growth of the settlements of Welling and Bexleyheath.

2.4.23 To the east of the PDA is another Area of High Archaeological Potential being that of Area 10: Roman Welling. The most intensive area of Roman activity appears to be situated to between the junctions of Welling High Street and Upper Wickham Road in the east, down to the Welling Sports Ground, to the junctions of the High Street and Warwick Road in the west. This includes a number of small cremation burial groups that surround the occupation area, such as a group of three urned cremations found at No. 8 Welling High Street, and a cluster of five burials excavated by the Kent Archaeological Rescue Group, near to the end of the high street and Roseacre Road.

2.4.24 Recent excavations by Pre-Construct Archaeology at Embassy Court have revealed the most comprehensive evidence of the Roman settlement to date. Preliminary reports from the excavation suggest east-west running road side ditches, a possible well, and evidence for post and beam road side buildings and associated pits, filled with domestic pottery. The site was bisected north-south by a substantial ditch, and to the east of this ditch were at least six cremation burials, including burial urns and other votive offerings. All of the Roman material in the area appears to date to early in the period, from the 1st and 2nd centuries. The full extent and nature of the settlement is not as yet known.

2.4.25 The Roman settlement at Welling is considered of local and regional significance.

Potential research topics include:

1. Further investigation and understanding of the Roman settlement, including its boundaries, period of use/disuse and nature. Is there any evidence for activities related directly to the Roman road? What is the relationship between the scattered cremation burials and the settlement?
2. Further investigation and understanding of the post-medieval development of the roadside settlement at Welling. How did trade and transport affect the growth of the area and settlement patterns?

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Mistvale Ltd to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

3.1.2 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.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

4.2 Sources

- 4.2.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.2.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held for Greater London (GLHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and 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.

Cartographic and Pictorial Documents

- 4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the GLHER, the internet, Ordnance Survey. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

- 4.2.6 The study of the collection of aerial photographs, some held by Google Earth was undertaken (Plates 1-3).

Secondary and Statutory Resources

- 4.2.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

- 4.2.8 The Site is visited for a walkover survey. This is for the purpose of:
- Identifying any historic landscape features not shown on maps.
 - Conducting a rapid survey for archaeological features.
 - Making a note of any surface scatters of archaeological material.
 - Identifying constraints or areas of disturbance that may affect archaeological investigation.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 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 (5000m radius centred 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 in Table 1.

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		c. 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		

5.1.2 The Greater London HER records within the 500m assessment area are sparse and dominated by Locally Listed building records from the late Post Medieval period onwards (Fig.11 & 12). The PDA resides in an Archaeological High Priority Area of the Watling Street Roman Road (Fig. 14).

5.2 Designated Heritage Assets

5.2.1 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).

5.2.2 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).

- 5.2.3 There are no national designated assets within the assessment area. However, there are a number of locally listed assets. One is an air raid warden post on the opposite side of the railway, where this is no intervisibility. The other is the former Station Hotel, now a Tesco Express, of which there is intervisibility. The significance of this building is the aesthetics and design of the building with its turret providing local character. The aesthetical and historical interest of the building will not be impacted by the proposed development.

5.3 Previous Archaeological Works

- 5.3.1 There is little by way of intrusive events in the area which are listed and shown in Figures 11 and 15. The desk-based assessments essentially refer to the Roman potential in relation to their proximity to Watling Street. There is only one intrusive event which has revealed archaeology being at Churchfield Road (ELO10110) where two pits were found dating to the Bronze Age. Other sites that were excavated or had watching briefs, had no archaeological finds or features.
- 5.3.2 Just outside of the assessment area to the north west a larger site was excavated in 2014 at Hill View. No archaeological finds and features were found with the area subjected to 19th century woodland clearance and subsequent agricultural exploitation.

Landscape Characterisation

- 5.3.3 The PDA is classed as an area outside of the core settlement area of Welling whereby the landscape character is classed as inter-war residential housing (Fig.13).

5.4 Archaeological and Historical Narrative

- 5.4.1 In the wider area around Welling, evidence to the Prehistoric period is rare. Late Iron age pottery has been found in the area of Welling High Street. Further east of Welling, early Prehistoric activity is found along the Cray valley and to the north, where in East Wickham a Neolithic stone axe was found in 1910. To the east, a large Iron Age settlement was located at Crayford. Dominating the area in this period would have been the hillfort at Keston, south of the PDA, known as

Caesar's Camp, which lies to the west of the Upper Cray Valley and is considered to have covered territory as far north as the Thames and the Upper Cray Valley, as well as the Ravensbourne Valley so likely to cover the area around the PDA

- 5.4.2 The PDA sits alongside the Roman road of Watling Street being one of the main thoroughfares from London all the way to Dover. Romans are known for their roadside activities. The structure of Roman roads varied greatly, but a typical form was an agger, or bank, forming the road's core, built of layers of stone or gravel (depending on what was available locally). In areas of soft ground, the road might be built over timber piles and layers of brushwood. The core of the agger would be covered with a layer of larger stones, if available, with the upper surface being formed from layers of smaller stones or gravel. The full 'road zone' could be defined by ditches set some distance from the road, providing drainage and possibly space for pedestrians and animals. The width of roads varied from about 5 metres to more than 10 metres. The original Anglo-Saxon name for the section of the route between Canterbury and London was 'Casingc Stræt' or Key Street. This section in Kent only later became considered part of Watling Street.
- 5.4.3 Welling appears to have been a small settlement in this period although the full extent of the settlement area is poorly understood. Roman buildings and burials have been found in Welling and the settlement area is thought to be between Welling High Street, Upper Wickham Road, Welling Sports Ground and Warwick Road. Roman Cemeteries have also been found in nearby Crayford, which also had a sizeable Roman fortification and was called Noviomagus Cantiacorum - The New Market [of the Cantiaci].
- 5.4.4 The name, Welling most likely derived from the old English 'Wellingas' meaning people by a stream or spring. A small stream appeared to originate near the junction of Welling High Street and Wickham Lane. The course of this stream was dammed in the eighteenth century to create an ornamental lake in Danson Park.
- 5.4.5 Welling was part of the settlement of Plumstead in the Domesday Book. It had 17 villagers and three smallholders and enough land for 5 plough teams and woodland for 5 pigs and belonged to Bishop Odo of Bayeux.
- 5.4.6 Welling is documented as a separate settlement in 1362, where it formed part of the manor of East Wickham. There is no physical evidence for activity of medieval

date in the vicinity of the site and it seems likely that it remained as agricultural land until development encroached into the area during the 18th century onwards.

- 5.4.7 In the late 19th century a book detailing the London to Dover Road commented that going eastwards from Shooters Hill the area was not regarded to be safe being an area known to highwaymen and robbers in the 17th and 18th centuries. Especially with the route frequented by the mail coaches. By this time Watling Street began to be used again as the London to Dover road and coaching inns sprang up alongside for the travellers.
- 5.4.8 Danson Manor had a Palladian villa built south of the current town in the late 1760s and still survives in its own parkland. In the early 20th century, west of the town a high-class residential district called Belle Grove was established although the late 19th century book comments that the place is 'not beautiful, nor ever could have been'. It is even more disparaging of Welling regarding it as 'uninteresting and a shabby hamlet'. The railway arrived in 1849 and the area became one of fields, hedgerows and market gardening either side of the road supplying the London Markets.
- 5.4.9 By the 1920/30s Welling had a period of significant growth with the construction of large housing estates. Shops still focus upon the London to Dover Road with the PDA situated at the western end.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

- 5.5.1 The PDA is located within a cleared area on the western outside of Welling between the 9 and 10 mile markers from London. This area is heavily wooded. To the north west of the PDA is a triangular area of common land referred to as 'Shoulder of Mutton Green' due to its shape. The boundary between Bexley and East Wickham Parishes is along the main road directly in front of the PDA. Welling at this time is just a small linear settlement with the estate of Danson Hill south east of the village (Fig. 3).

Ordnance Surveyors Drawings 1797

- 5.5.2 This map shows greater detail in the land use and field boundaries. The Wood is referred to here as West Wood. And the PDA here is not showing as being cleared of woodland. The triangular area of the Shoulder of Mutton Green can be identified to the west (Fig. 4).

Bexley, 1840 and East Wickham, 1842 tithe Map

- 5.5.3 As the boundary between these parishes runs alongside the main road, in order to understand the surrounding area, it is appropriate to view two tithe maps. There have been significant changes. There are now houses alongside the road and the area is referred to as Belgrove. Going southwards from the main road, west of the PDA can be identified Westwood Lane. The PDA forms part of a larger plot designated 1484. This is owned and occupied by a George Weeks and referred to as a 'House, Barn and Garden'. Part of the PDA area clips the barn structure. The house is similar in size to others fronting the road, which are a mixture of short terraces detached and semi-detached. To the south east is Belgrove Farm. The northern side of the main road is less developed. The fields to the south of the PDA are a mixture of orchards, arable with plantations of market gardening in the wider area (Fig.5).

Historic OS Map 1870

- 5.5.4 This is the first properly scaled OS map. There is little change at the PDA other than the garden area is an orchard. The area name has altered spelling slightly to that of Bellgrove. West of Westwood Lane, the area there is still woodland. To the north west on the opposite side of the main road, there are now houses. (Fig.6).

Historic OS map 1897

- 5.5.5 There have been significant changes at the PDA. The original house and barn of the plot that the PDA belonged to have been demolished and replaced by a terrace of houses. However, the building at the PDA, whilst it is joined to the house to the east, the front of the house at the PDA is on a different alignment, being set slightly further forward towards the main road suggesting it was not built at the same time as the others. A search of trade directories did not reveal any information regarding that address. It is also different to the others in that at the rear of the house there is a large extension. More houses are also located in

blocks at the rear of the property and the south western corner of the PDA covers one of those blocks of houses. Access to these houses are alongside the PDA from the main road for the western row and alongside the eastern end of the terrace for the eastern row. To the west, one of the semi-detached houses is referred to as a smithy. At the junction of the main road and Woodland Lane, there is now a railway bridge crossing the road. Bellgrove Farm has now become Belle Grove Park. In keeping with the market gardening of the area, on both sides of the main road are nurseries (Fig.7).

Historic OS map 1909

- 5.5.6 There appears little change at the PDA. There is now more development along the main road referred to as Bell Grove Road and also the beginning of houses in the area formerly West Wood (Fig.8).

Historic OS map 1933

- 5.5.7 There is no change at the PDA. In the wider area Belle Grove Farm has been replaced by a housing estate and there are also more new estates surrounding the area of Welling Station (Fig.9)

Historic OS map 1947

- 5.5.8 There have been significant changes. Only the buildings within the PDA remains. Along with the house at the south western corner. At the south eastern corner of the PDA there is now a new building. The remainder of the terrace that the main building at the PDA was attached to have gone as have the two rows of housing south of the PDA. The reason for the clearance of these houses is not known. An online search of the World War II Bomb Sight Blitz map shows the location of bombs in the general vicinity but not at the location of the PDA, nor does a map of V2 rocket locations suggest that one detonated in that area. Unfortunately, the archive held at the Bexley Library was closed and prevented further investigation (Fig.10)

5.6 Aerial Photographs

1932

- 5.6.1 This shows the PDA being that of the current building identified by the single central window on the first floor. Unlike the historical OS maps, this shows the PDA set back from the rest of the terrace. The two rows of houses at the rear of the terrace can also be seen (Plate 1).

1945

- 5.6.2 This shows that the area of the PDA has undergone significant changes. The resolution does not provide sufficient detail (Plate 2).

2019

- 5.6.3 This shows the PDA with the two storage buildings with the car park to the south and west and the petrol station to the east. To note that the current south western storage building is not that of part of the house that used to be in that location seen previously in Plate 1 and the southeasternmost storage building is on a poor condition (Plate 4).

5.7 Walkover

- 5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. A walkover was not able to be undertaken due to restrictions as a result of Coronavirus. However, site photos taken by the architect were able to be viewed. As the entire site outside of the main building is covered in concrete, no artefacts or features were seen. The outbuildings, especially the in the south eastern corner is in a poor state of repair. The current building is used as a pharmacy on the ground floor. Access to the rear is via the western side of the building. A public car park surrounds the western side and rear of the PDA. At the side the boundary is metal fencing and at the rear a modern brick wall which is rendered in places (Plates 4-11).

5.8 Summary of Potential

Palaeolithic

- 5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The GLHER has no records. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

- 5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The GLHER has no records from this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The GLHER has no records from this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The GLHER has one record from this period, where circa 400m to the south east two pits were found in 1986/7 dated by domestic pottery suggesting a small settlement site may be nearby (MLO24718). The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

- 5.8.5 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 GLHER has no records from this period within the assessment area. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

5.8.6 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 GLHER has no records from this period within the assessment area. However, the PDA directly lies aside the route of the Roman Road of Watling street, which forms the Area of High Archaeological Potential along the road and covers areas either side back from the road to ensure that any roadside activity is picked up and also because the exact line of the Roman Road in relation to the current Watling street is not known in this particular stretch. In nearby Bexley, the road is provided with the HER reference MLO1088 but it is likely that traces of the Roman Road due to urbanisation has led to destruction of any evidence of it since Hasted mentioned that it was still visible in his time at the late 18th century at Bexleyheath and through Welling. The area of the PDA lays outside the Roman Settlement area in Welling and the main focus in this area for the Roman's in this period would have been towards nearby Crayford and the Darent Valley. Due to the proximity to the road, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Anglo-Saxon

5.8.7 The GLHER has no records from this period within the assessment area. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

5.8.8 The GLHER has no records from this period within the assessment area. Documentary evidence refers to the existence of Welling by this period, the core of which is focused to the east, outside of the assessment area. Historical mapping suggests that the PDA was on the rural hinterland in the Post Medieval period and it is likely that this applies to the Medieval period as well with the area between Welling and Shooters Hill heavily wooded. The potential for finding remains that date to this period is considered **low**.

Post Medieval

5.8.9 The GLHER has 4 records from this period within the assessment area, which two are locally listed buildings and 2 Building records all from the late 19th century

reflecting the growth of the Bellegrove Road area in this period. During the earlier part of the Post Medieval period the area would have been cleared and the area used for agriculture and market gardening. The original buildings within the area of the PDA appear to relate to a house and barn for which the area of the PDA covers part of the corner of the barn area. Following the arrival of the railway and the expansion of Welling, houses and shops lined along the Bellegrove Road in the later 19th century and the original house and barn cleared away and a terrace of houses built and likely includes the construction of the current building within the PDA in this period. Given the difference in design and location back from the road, along with the larger extension at the rear of the main building based on the historical maps, it is possible that the building was some form of retail premises from the outset, although this has not been able to be confirmed. Therefore, the potential for finding remains that date to this period is considered **high**.

Modern

5.8.10 GLHER has six records dating to this period a number of which are locally listed buildings and the site of an air raid warden's post. During this period the Bellegrove area saw significant changes with the urbanisation of the area with residential housing estates. Around the middle of the 20th century, the terrace houses to the east and south of the PDA were demolished, initially leaving the main building within the PDA standing alone, until the petrol garage to the east was rebuilt and the surrounding area a car park. There appears to have been different outbuildings in the area to the rear. It is unknown as to whether these buildings in the middle of the 20th century were demolished as a result of bomb damage. The potential for finding archaeological remains dating to this period in the PDA is considered **low**.

Overview

5.8.11 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.8.12 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**

- Iron Age: **low**
- Roman: **high**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 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.

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was a wooded area and then later agricultural and was not built on until the 19th century when the area of the PDA covered a corner of a barn and in the wider plot there was a house. This was later demolished in the second half of the 19th century to be replaced by terraced houses to the east and the current building constructed within the PDA as an end of terraced house with an extended area to the rear. To the rear there was also another row of terraced housing, also constructed in the second half of the 19th century of which part of the end terraced appears to fall within the south western area of the PDA. The eastern and southern terrace were demolished in the middle of the 20th century and storage buildings built at the rear and the remaining area concreted over. As a result of the demolition and subsequent construction of the current building

and outbuildings, there is very little area within the PDA that does not appear to have been disturbed as confirmed by the presence of considered depth of made ground across the PDA. Consequently, the historical impact upon any potential archaeology is considered to be **high**.

- 6.2.2 The proposed development is for the demolition of the existing structures within the PDA for a new ground floor retail unit to be used as a pharmacy with four floors above providing 20 residential units will require foundations. The type and depth of foundations required is not known at the time of this report but any potential remains within the PDA in the area of the proposed development, should they survive in-situ, will be vulnerable to damage during the proposed development, which is why a watching brief is recommended in this case.

7 SIGNIFICANCE

7.1 Introduction

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

7.2 Significance Criteria

Period

7.2.1 There is archaeological significance within the assessment area of high potential for the Roman and Post Medieval periods with low for all other periods.

Rarity

7.2.2 The exact location of the Roman Road is unknown in this area and evidence of its path would be rare and highly significant. Any evidence relating to the Post Medieval barn would not be considered rare.

Documentation

7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources. However, it is possible that further detailed research nationally may uncover more documentary evidence in relation to possible trade directories and or potential bomb damaged in this area, although it is unlikely to alter the conclusion present in this report.

Group Value

7.2.4 The potential for archaeology at the PDA has a group value in adding additional information regarding the path of the Roman Road on the stretch between Rochester and London.

Survival / Condition

7.2.5 The survival of archaeology at the site is considered to be low given demolition and current buildings located within the PDA which is likely to have created a high level of truncation and disturbance below ground.

Fragility / Vulnerability

- 7.2.6 Any potential remains within the PDA in the area of the proposed development, should they survive in-situ will be vulnerable to damage during the proposed development.

Diversity

- 7.2.7 There is little by way of diversity for potential archaeological remains.

Potential

- 7.2.8 The Impact assessment concludes that the site has a high potential for archaeological remains for the Roman and Post Medieval period, with the Roman Road considered to be of national significance and designated as an Area of High Archaeological Potential. However, it is highly unlikely that these survive given the below ground disturbance that has occurred at the PDA.

Significance

- 7.2.9 Based on the information gained in this report, it can be concluded that the site has the potential to be of national archaeological significance for the Roman period. Any post Medieval remains would be of local significance.

8 ARCHAEOLOGICAL MITIGATION

8.1 Introduction

- 8.1.1 The purpose of this heritage impact 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.
- 8.1.2 The assessment has generally shown that the area to be developed is within an area of high archaeological potential for the Roman and Post Medieval period. Whilst it is highly unlikely that any potential archaeology would have survived, this needs to be tested. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but it is recommended that a watching brief is appropriate given the potential archaeological significance of the Roman Road.

9 OTHER CONSIDERATIONS

9.1 Archive

- 9.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and GLHER within 6 months of completion.

9.2 Reliability/Limitations of Sources

- 9.2.1 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 GLHER & GLAAS, and therefore considered as being reliable.

9.3 Copyright

- 9.3.1 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 Mistvale Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

April 2020

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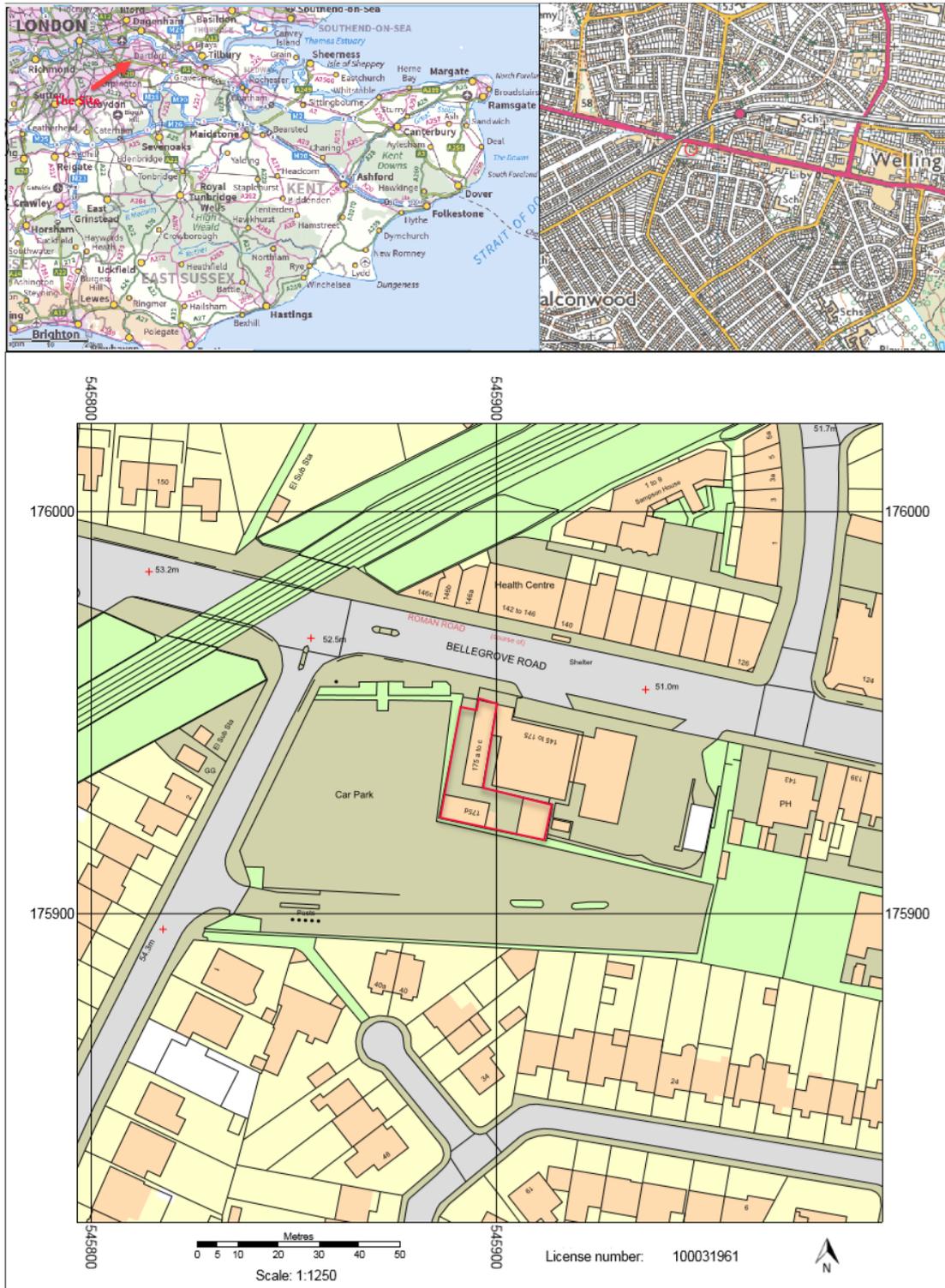


Figure 1: Location Maps, Scale:1:640,000, 1:5,000, 1:1,250



Figure 2: Andrew, Dury and Herbert Map from 1769



Figure 3: Ordnance Surveyors Drawing, 1797.

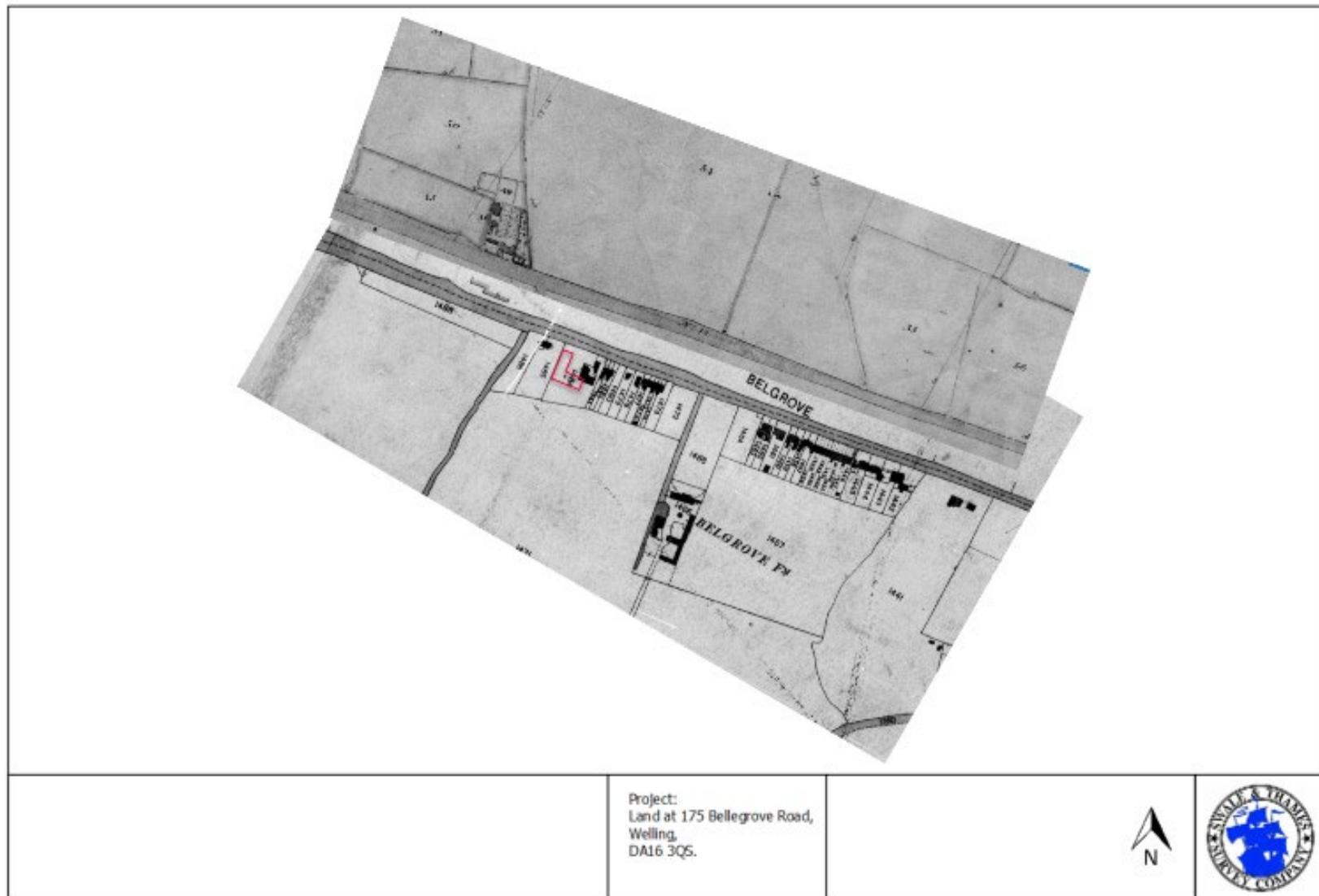


Figure 4: East Wickham (top) & Bexley (bottom) Tithe Map, 1840 & 1842



Figure 5: Historic OS Map 1870

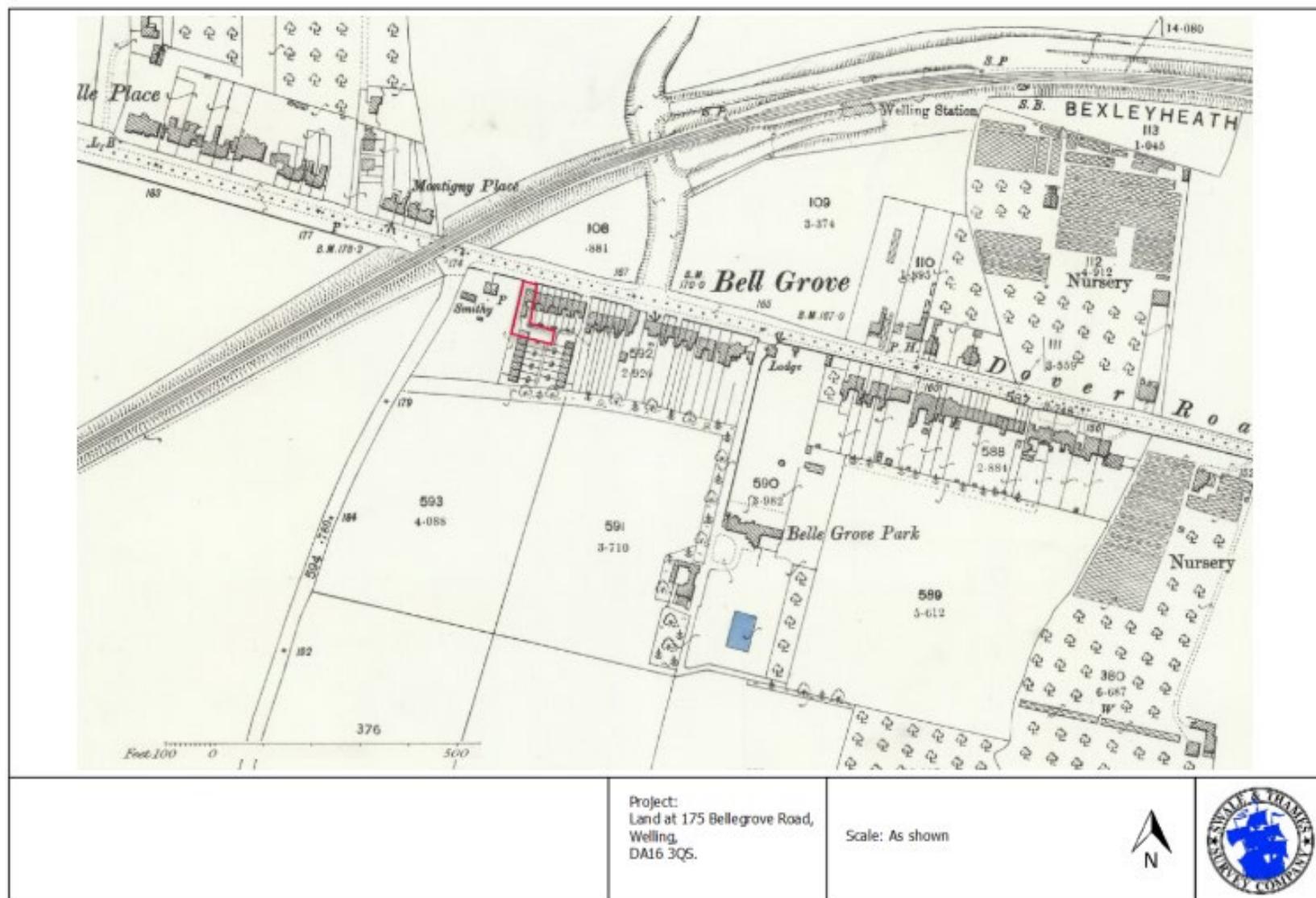


Figure 6: Historic OS Map from 1898

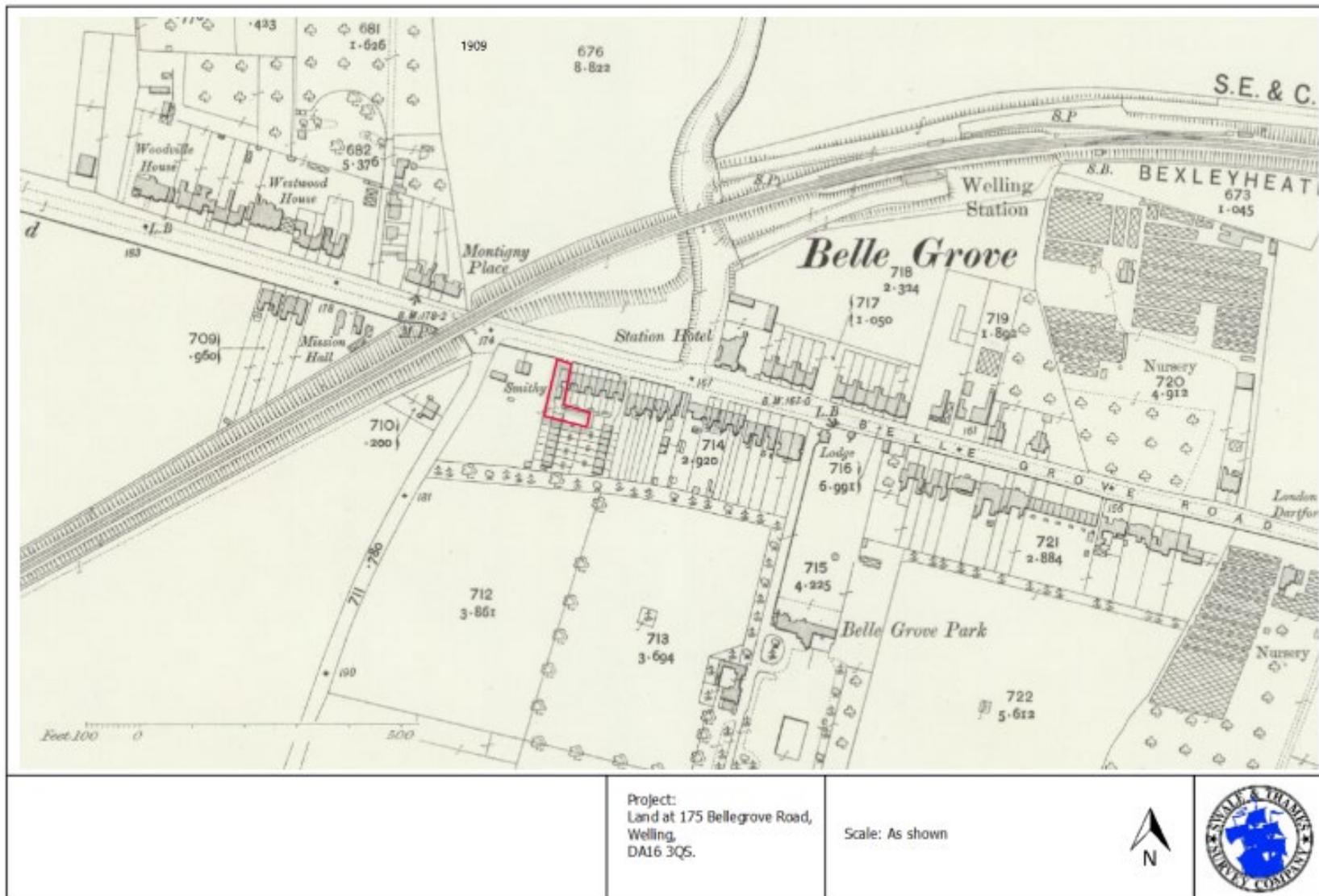


Figure 7: Historic OS Map 1909

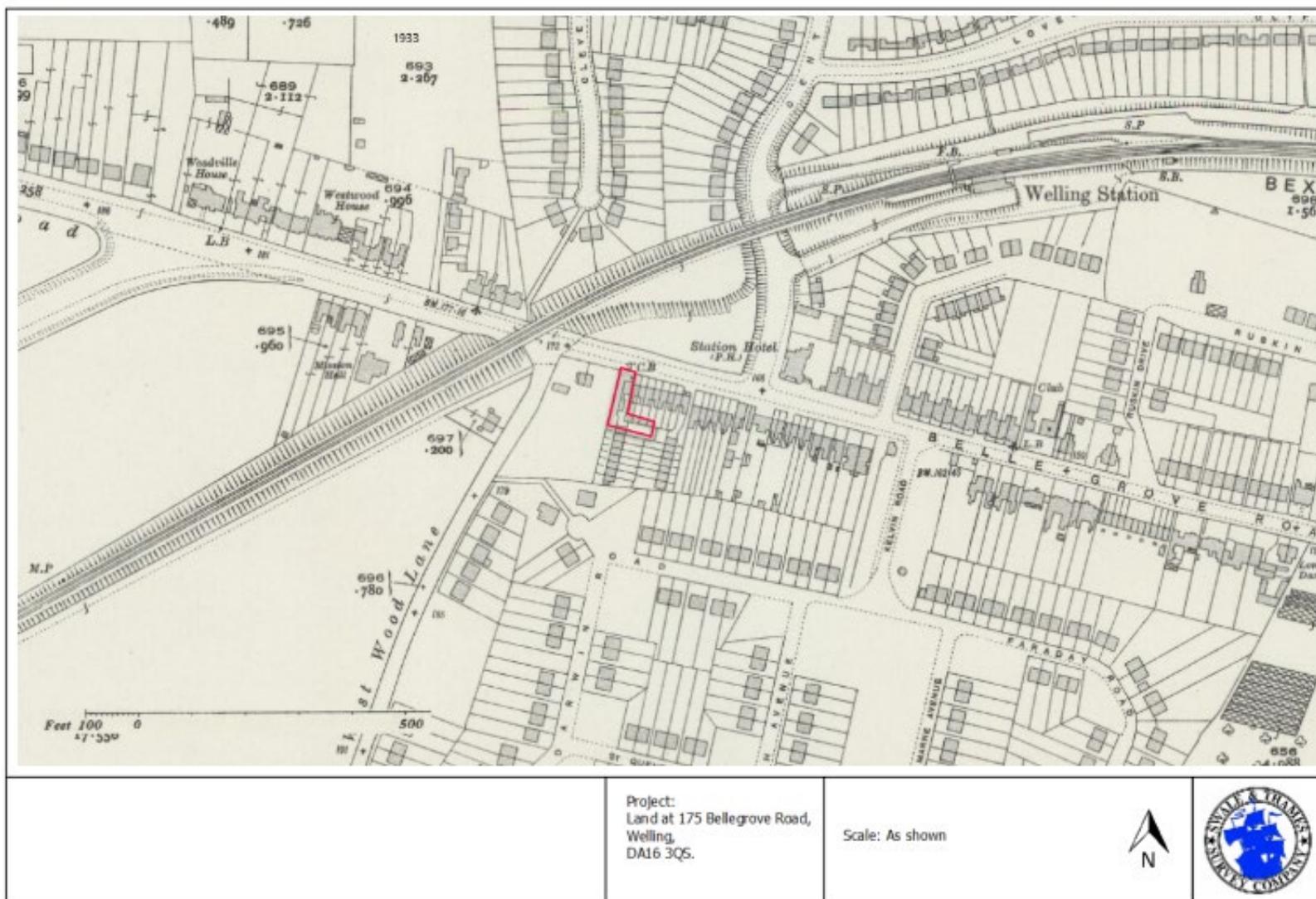


Figure 8: Historic OS Map 1933

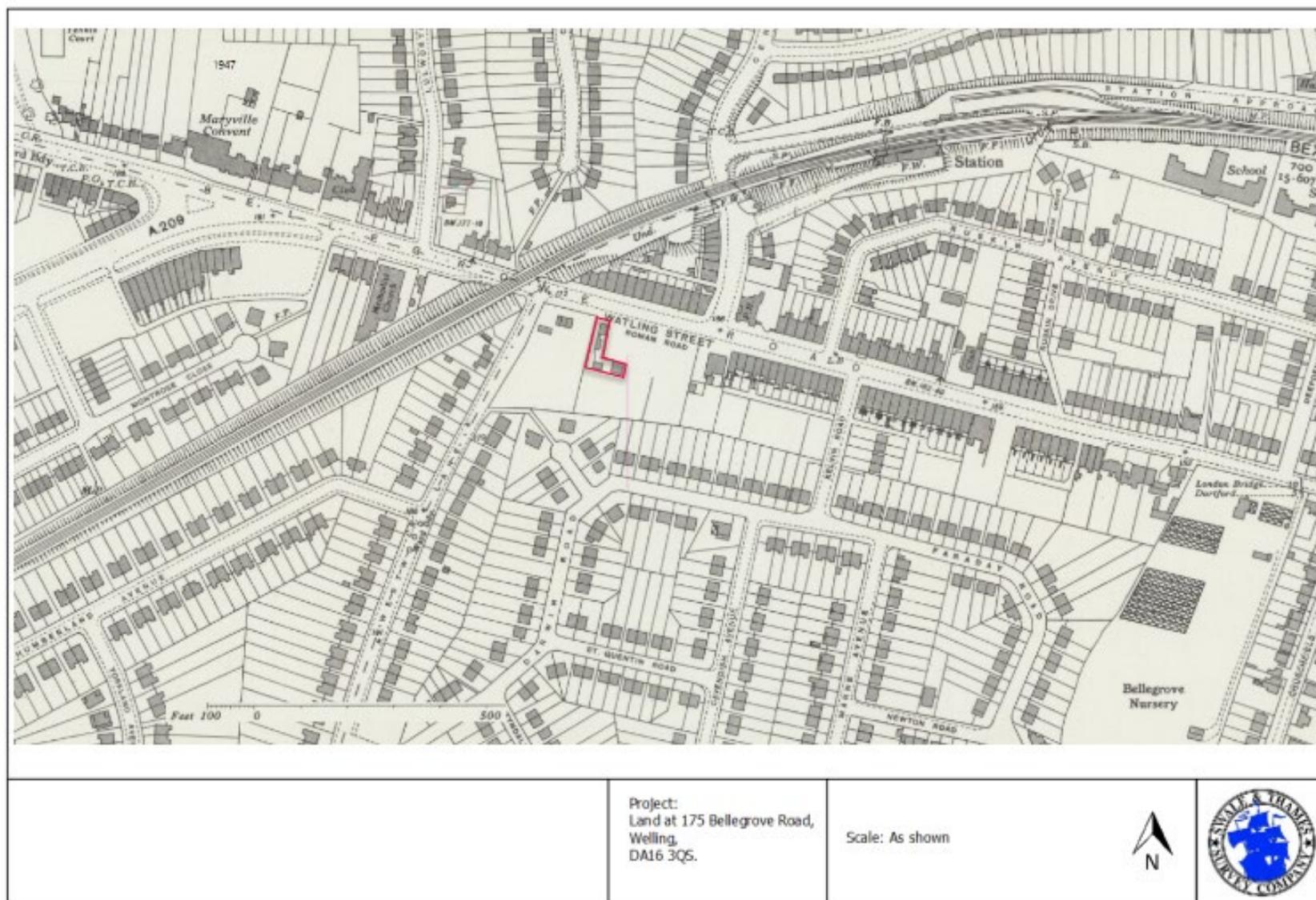


Figure 9: Historic OS Map 1947

11 APPENDIX 1 – GL HER DATA (SEE FIGURES 11-15).

GLHER	Type	Location	Period	Description
MLO100940	Locally Listed Building	c. 445m E	Modern	A telegraph junction box sign circa 1905 is located outside 20 Bellegrove Road, Welling.
MLO24718	Monument	c. 400m SE	Late Bronze Age	Churchfield Road, Welling {Late Bronze Age pits}
MLO8447	Findspot	c. 135m SSE	Prehistoric	6 Cavendish Avenue. Worked flint flake found in garden c.1972.
MLO100946	Building	c. 245m E	Post Medieval to Modern	Bellegrove Road (No 87), Welling, Bexley, DA16 {19th century semi-detached house
MLO100947	Building	c. 230m E	Post Medieval to Modern	89 Bellegrove Road is a semi-detached house of a mid 19th century date.
MLO100943	Locally Listed Building	c. 490m E	Modern	Welling Library on Bellegrove Road is a 1930s building of brick and stone construction. It has three storeys and a flat roof with stone parapet.
MLO100750	Locally Listed Building	c. 125m W	Modern	Air raid wardens post. Circa 1939, enclosed within the site of Methodist Chapel on Bellegrove Road, Welling
MLO66323	Locally Listed Building	c. 75m E	Post Medieval to Modern	Bellegrove Road, (No.124), [New Moon, now 'The Inferno', orig. Station Hotel], Welling. The New Moon or The Inferno on Bellegrove Road was the former Station Hotel built in 1897. It was constructed from red brick, render and rough-cast. It also has a corner turret, wooden balconies and decorative brickwork.
MLO100753	Building	c. 50m E	Modern	Bellegrove Road (No.143), [Plough and Harrow], Welling, Bexley, DA16 {1935 Public House}
MLO100718	Locally Listed Building	c. 240m NE	Post Medieval to Modern	Stephenson Close, [Welling Station], Welling, Bexley, DA16 {Passenger Shelter}. A railway platform passenger shelter is

				located at Welling Station, Stephenson Close. It was constructed around 1895, and has been altered.
MLO100969	Building	c. 70m SW	Modern	Westwood Lane (No 1), Welling, Bexley, DA16 {1930's bungalow}
MLO100970	Building	c. 80m SW	Modern	Westwood Lane (No 3), Welling, Bexley, DA16 {1930's bungalow}
<u>EVENTS</u>				
ID	Type	Year		Description
ELO20401	Evaluation & Watching Brief	1993		Hook Lane Junior and Infants School. No features or artefacts of archaeological interest were recorded other than 19th century china and tile.
ELO10110	Excavation	1987		Churchfield Road, Welling. Two pits were found, dated by pottery to the Late Bronze Age.
ELO13936	Desk-based assessment & geo-technical bore holes	2005		Bellegrove Road (Nos.197-199).
ELO14047	Desk-based assessment	2012		Bellegrove Road (No 87-89).
ELO14513	Desk-based assessment	2005		Bellegrove Road (No 65).
ELO2446	Watching Brief	2004		Bellegrove Road (Nos 147-173). No activity prior to the late 20th century was recorded within the small area monitored.
ELO18620	Desk-based assessment	2018		Station Approach [Land at] Welling.

Figure 10: Gazetteer of GLHER Records

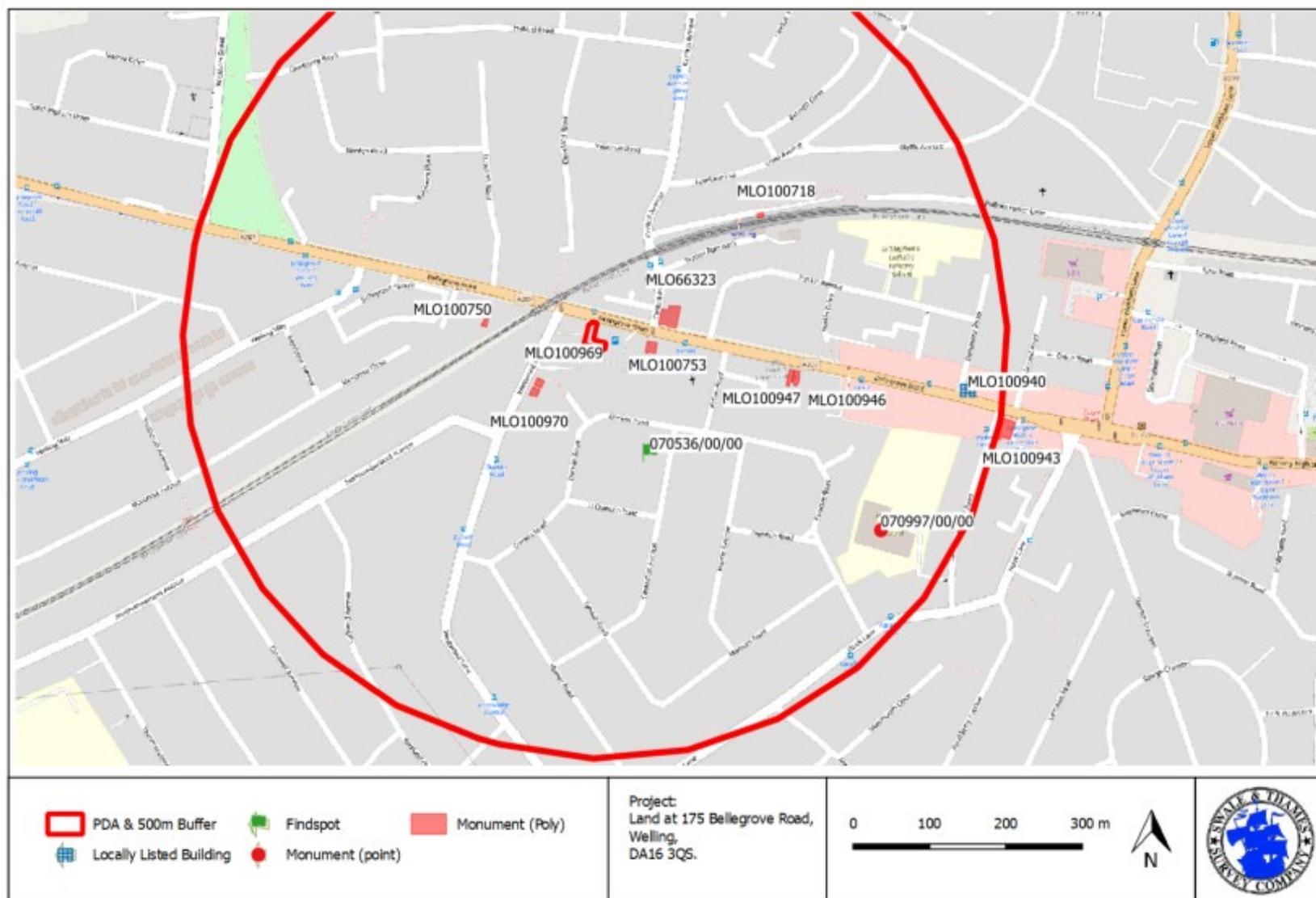


Figure 11: GLHER Monument Record – All

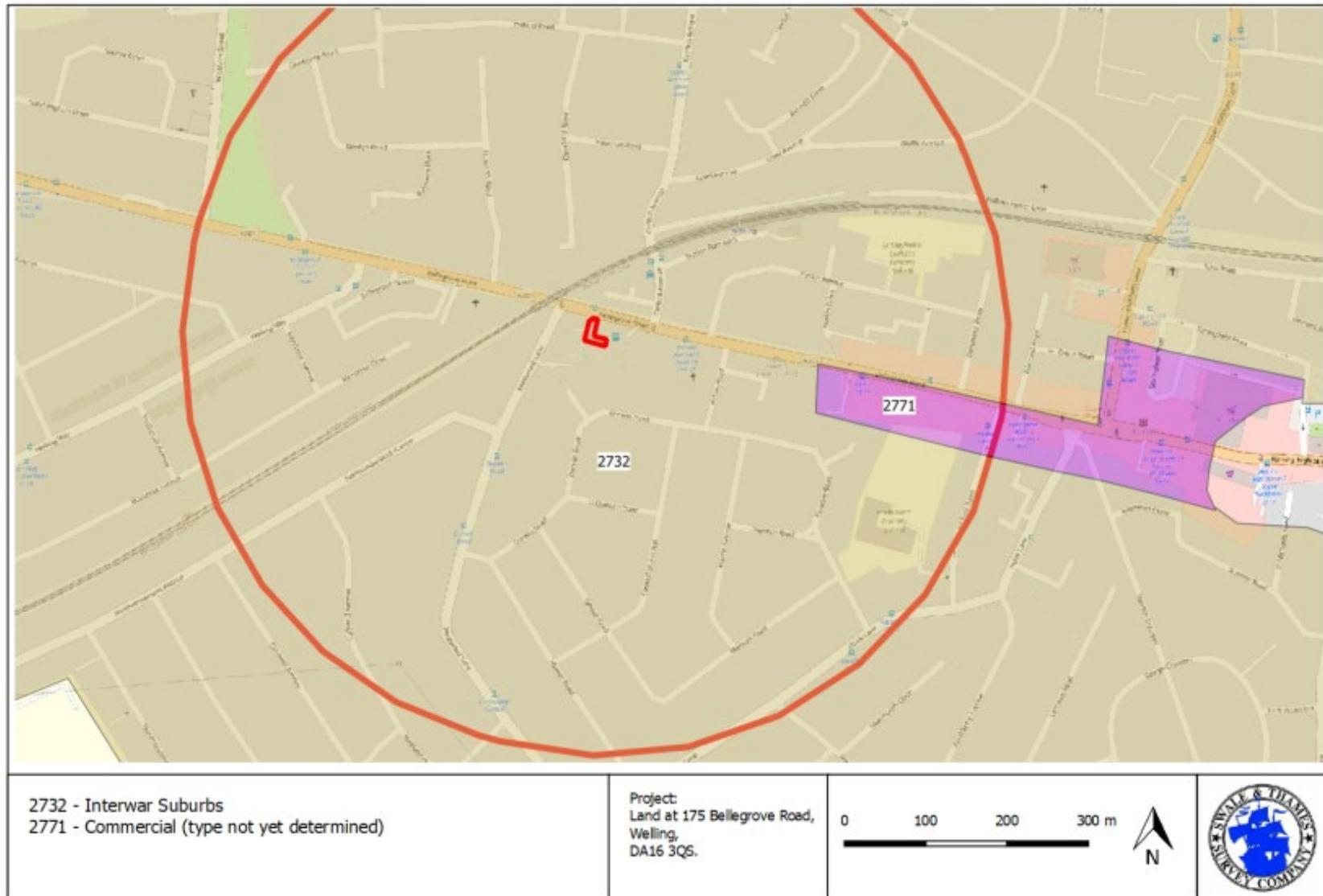


Figure 12: GLHER Historic Landscape Characterisation

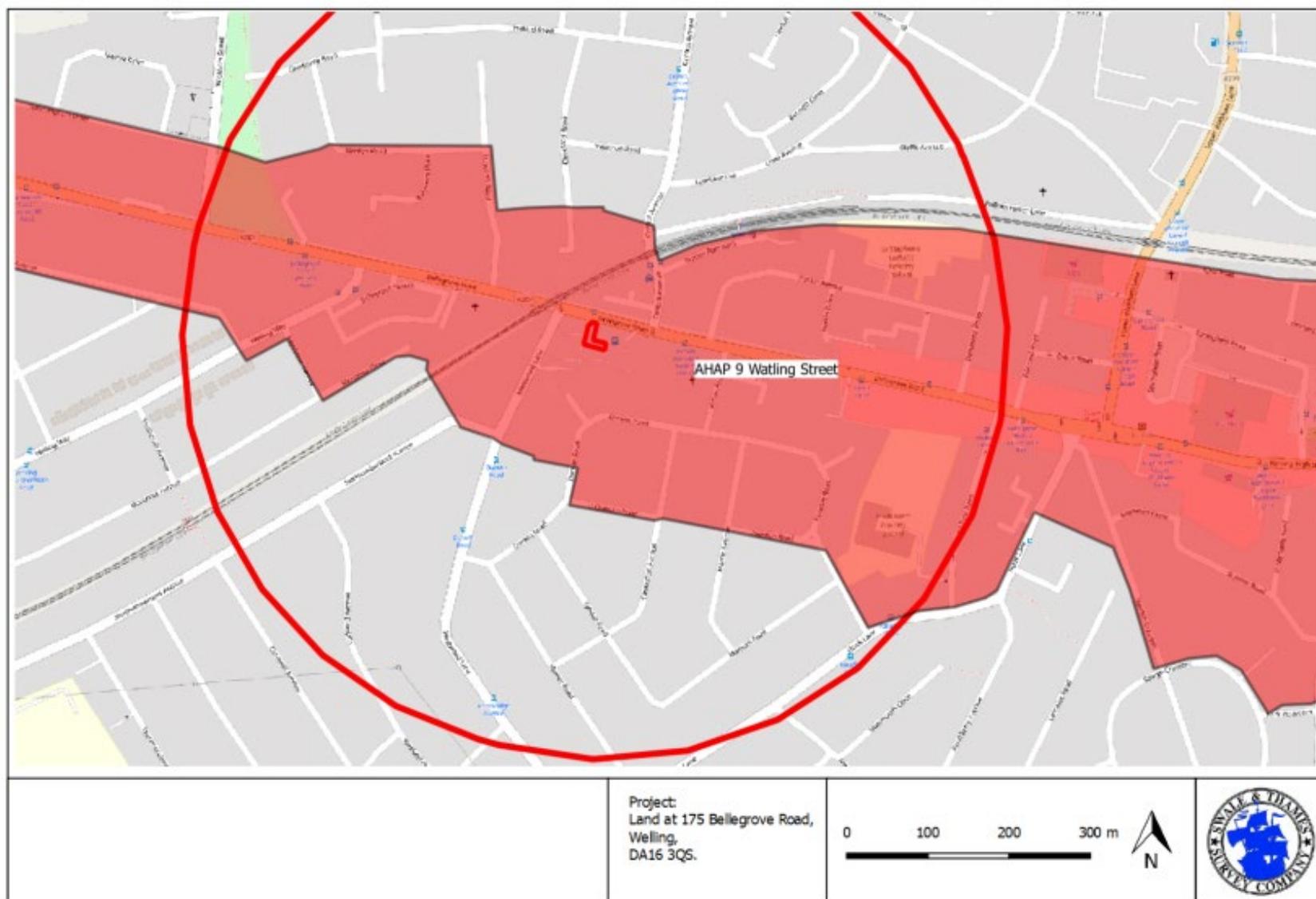


Figure 13: GLHER Area of Archaeological Potential

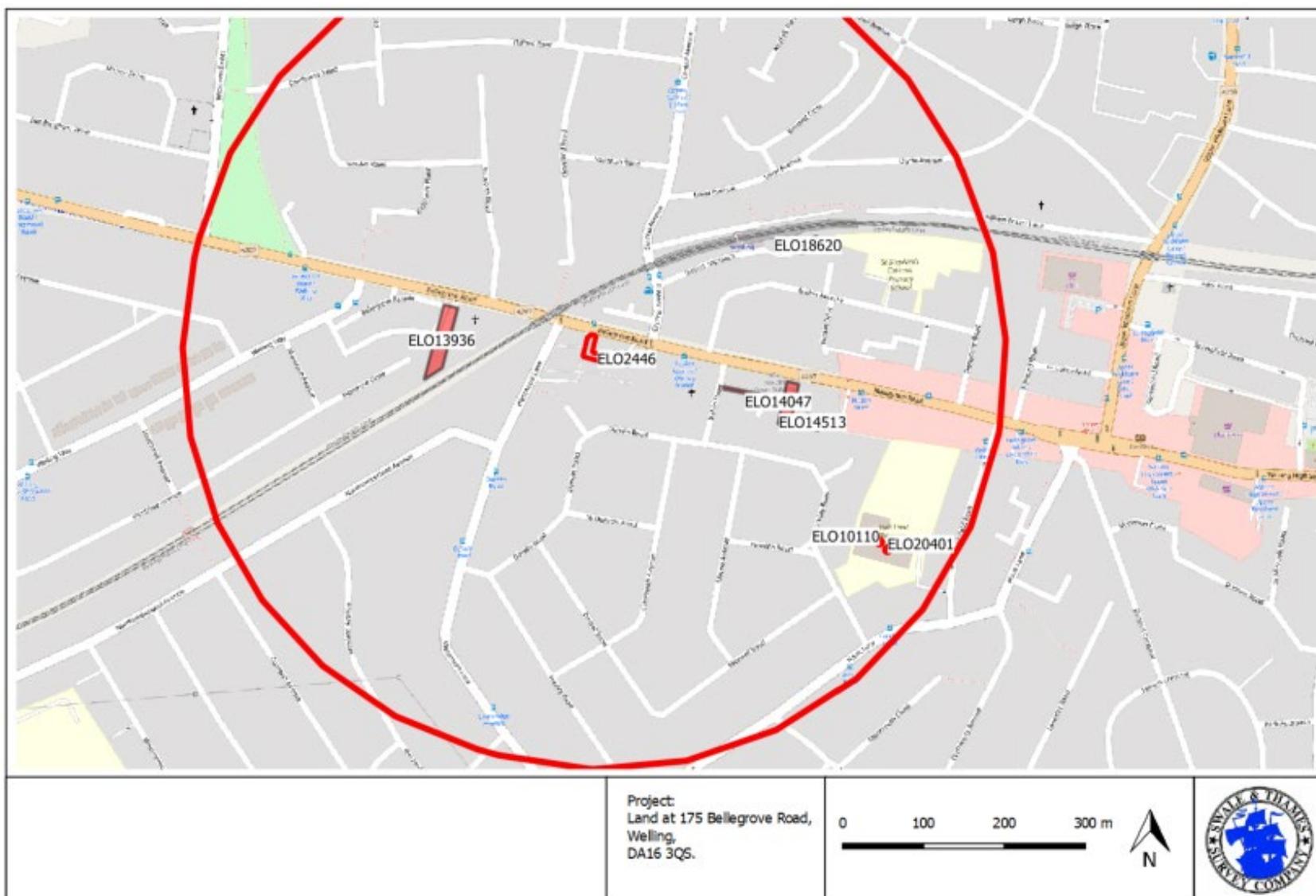


Figure 14: GLHER - Events

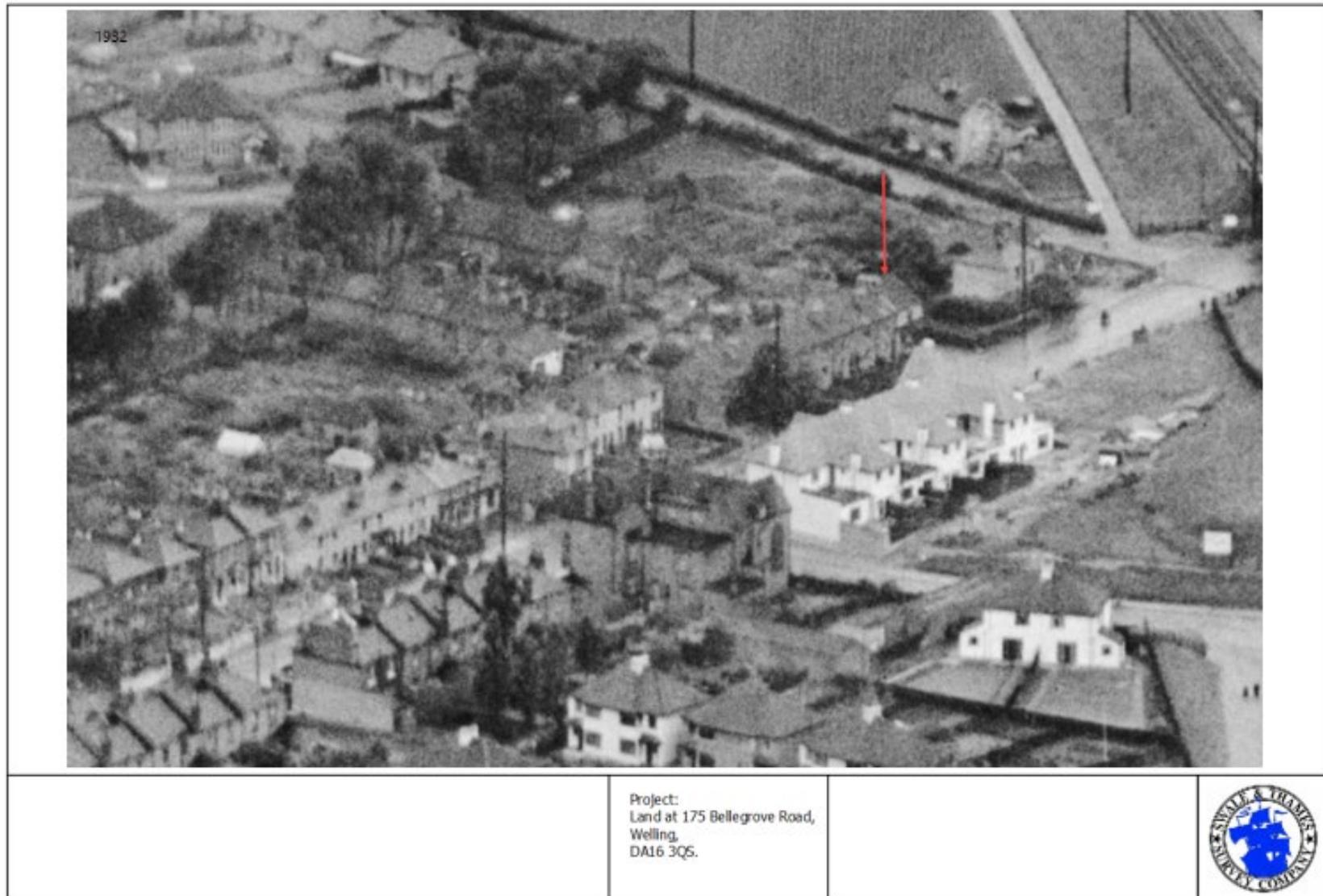


Plate 1: Aerial Photograph 1932



Plate 2: 1940s. All at altitude 392m (Google Earth).



Plate 3: 2019 (Google Earth)



Plate 4: View of the front of the PDA (facing SSW).



Plate 5: View towards the eastern side of the PDA (facing SW)



Plate 6: View of the western side of the PDA (facing ESE).



Plate 7: View of the rear boundary of the PDA (facing NE)



Plate 8: View towards the south east corner of the PDA (Facing NW)



Plate 9: View for the easternmost storage building (facing ESE)



Plate 10: View along the rear of the PDA building (facing E)



Plate 11: View towards the south western storage building (facing SE)

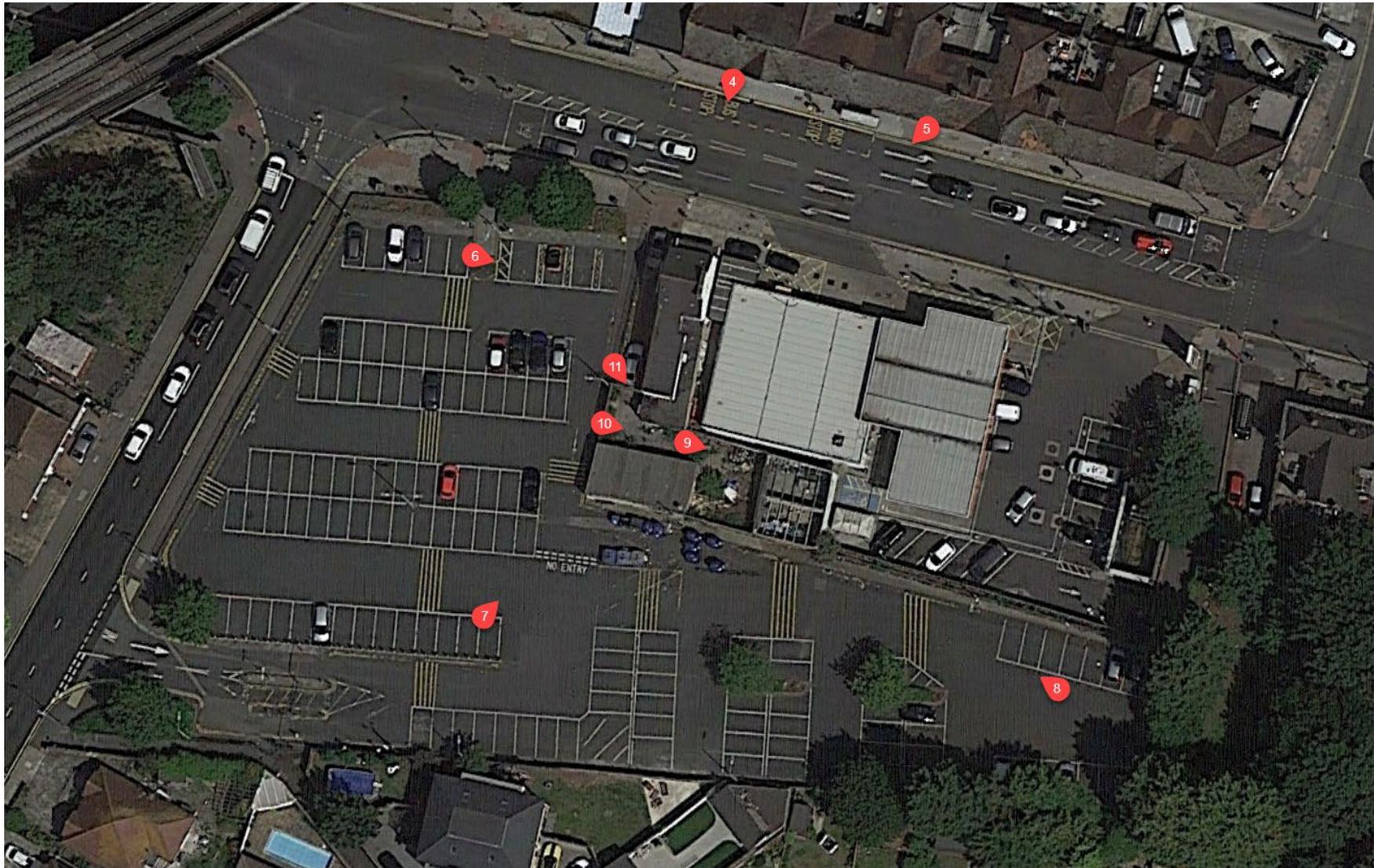


Plate 12: Plate Locations