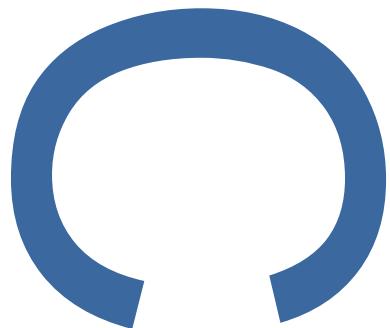


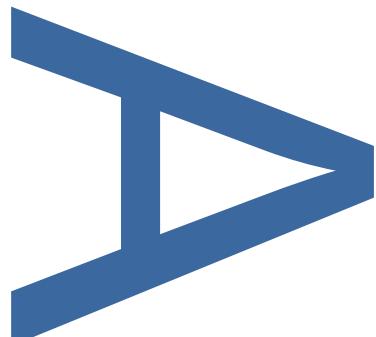
**SITE AT HYLANDS ROAD,  
WALTHAMSTOW,  
LONDON BOROUGH OF  
WALTHAM FOREST**



**ARCHAEOLOGICAL  
DESK-BASED ASSESSMENT**



**AUGUST 2019**



**PRE-CONSTRUCT ARCHAEOLOGY**

**DOCUMENT VERIFICATION**

**SITE AT HYLANDS ROAD, WALTHAMSTOW,  
LONDON BOROUGH OF WALTHAM FOREST**

**AN ARCHAEOLOGICAL DESK-BASED  
ASSESSMENT**

**Quality Control**

<b>Pre-Construct Archaeology Ltd</b>	
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# **HYLANDS ROAD, WALTHAMSTOW, LONDON BOROUGH OF WALTHAM FOREST**

## **AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

**Central National Grid Reference: TQ 38932 90066**

**Written and researched by Rosemary Banens**

**Pre-Construct Archaeology Limited, August 2019**

**Report Number: R13817**

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August 2019**

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## CONTENTS

<b>1</b>	<b>Non Technical Summary.....</b>	<b>4</b>
<b>2</b>	<b>Introduction, objectives and methodology.....</b>	<b>6</b>
2.1	Origin and Scope of the Project .....	6
2.2	Methodology.....	6
<b>3</b>	<b>The Site and Proposed Scheme .....</b>	<b>10</b>
3.1	The Site .....	10
3.2	The Proposed Scheme .....	10
<b>4</b>	<b>Planning Background.....</b>	<b>11</b>
4.1	National Planning Policy Framework (NPPF) .....	11
4.2	The London Plan .....	12
4.3	Local Guidance: Waltham Forest's Local Plan .....	13
<b>5</b>	<b>Geology and Topography .....</b>	<b>21</b>
5.1	Geology .....	21
5.2	Topography .....	21
<b>6</b>	<b>Archaeological and Historical Background: Baseline Study.....</b>	<b>22</b>
6.1	Introduction.....	22
6.2	Prehistoric .....	22
6.3	Roman.....	23
6.4	Early Medieval.....	24
6.5	Medieval .....	25
6.6	Post-Medieval.....	26
6.7	Modern .....	28
6.8	Listed Buildings .....	29
<b>7</b>	<b>Archaeological Potential and Significance.....</b>	<b>30</b>
7.1	General.....	30
7.2	Prehistoric .....	30
7.3	Roman.....	30
7.4	Early Medieval.....	30
7.5	Medieval .....	30
7.6	Post-Medieval.....	31
7.7	Modern .....	31
<b>8</b>	<b>Impact on Heritage Assets.....</b>	<b>32</b>
8.1	Previous Land Use and Existing Impacts .....	32
8.2	Impact of Proposed Development.....	32
8.3	Ground Soil Contamination .....	33
8.4	Services.....	33
<b>9</b>	<b>Conclusions and Recommendations.....</b>	<b>34</b>
<b>10</b>	<b>Bibliography .....</b>	<b>36</b>
10.1	Written Sources.....	36
10.2	Cartographic Sources .....	36
10.3	Directories .....	36
10.4	Online Sources.....	37
<b>11</b>	<b>Acknowledgements .....</b>	<b>38</b>
	<b>APPENDIX 1: GMHER Search.....</b>	<b>39</b>
	<b>APPENDIX 2: PLATES.....</b>	<b>43</b>
	<b>Plate 1: View of study site looking to eastern boundary.....</b>	<b>43</b>
	<b>Plate 2: View of study site looking north-east.....</b>	<b>43</b>
	<b>Plate 3: View of study site looking south-west along eastern boundary .....</b>	<b>44</b>
	<b>Plate 4: View of study site looking south from northern boundary .....</b>	<b>44</b>
	<b>Plate 5: View of study site looking south north-eastern corner .....</b>	<b>45</b>

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<b>Plate 6: View of study site looking west from north-eastern corner.....</b>	<b>45</b>
<b>Plate 7: View of study site looking south from north-western corner .....</b>	<b>46</b>
<b>Plate 8: View of study site looking north through centre of site .....</b>	<b>46</b>
<b>Plate 9: View of study site looking east from western perimeter .....</b>	<b>47</b>
<b>Plate 10: View of study site from south-western corner looking north .....</b>	<b>47</b>
<b>FIGURES.....</b>	<b>48</b>
<b>Figure 1: Site Location .....</b>	<b>48</b>
<b>Figure 2: Detailed Site Location .....</b>	<b>49</b>
<b>Figure 3: Plan of Proposed Ground Floor.....</b>	<b>50</b>
<b>Figure 4: Proposed Massing .....</b>	<b>51</b>
<b>Figure 5: Greater London Historic Environment Record Locations, Search Radius 1km.....</b>	<b>52</b>
<b>Figure 6: 1761 Roque .....</b>	<b>53</b>
<b>Figure 7: 1800 Milne .....</b>	<b>54</b>
<b>Figure 8: 1842 Tithe Map.....</b>	<b>55</b>
<b>Figure 9: 1864 Ordnance Survey Map .....</b>	<b>56</b>
<b>Figure 10: 1897 Ordnance Survey Map .....</b>	<b>57</b>
<b>Figure 11: 1919 Ordnance Survey Map .....</b>	<b>58</b>
<b>Figure 12: 1946 Ordnance Survey Map .....</b>	<b>59</b>
<b>Figure 13: 1955 Ordnance Survey Map .....</b>	<b>60</b>
<b>Figure 14: 1968 Ordnance Survey Map .....</b>	<b>61</b>
<b>Figure 15: 1990-95 Ordnance Survey Map .....</b>	<b>62</b>

## 1 NON TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Ltd was commissioned by NPS London Limited to undertake an Archaeological Desk-Based Assessment of a site at Hylands Road, Walthamstow, London Borough of Waltham Forest, prior to the redevelopment of the site. This document forms part of the Impact Statement submitted in support of the planning application. The site is centred at National Grid Reference TQ 38932 90066.
- 1.2 Although evidence for prehistoric activity has been uncovered within the Walthamstow area, this has thus far been concentrated to the west of the study site. The likelihood of prehistoric archaeology being present at the subject site is considered **low**.
- 1.3 Roman remains, such as coins, have been found in the Walthamstow area, while evidence for a Roman farmstead has been found to the south-west of the study site during recent excavations at Holy Family Technology College. A Roman road is thought to have passed along the southern boundary of the study area, and Roman tiles have been found in the allotment bordering the study site. Given the evidence of nearby Roman activity, the archaeological potential for this period is considered to be **low-moderate**.
- 1.4 The site lay outside of main settlement area around St Mary's Church during the early medieval period and would probably have been densely wooded. Thus, the archaeological potential for this period is considered to be **low**.
- 1.5 During the medieval period, small settlements were established along the major roads crossing through the area, which included Hoe Lane, Clay Street/Hagger Lane and Shernhall Street, with another hamlet located near St Mary's Church. The study site is situated along the medieval road known as Hagger Lane, now Forest Road. During this period, the surrounding woodland was gradually cleared and put to agricultural use. Given the site's proximity to a medieval road, and the clearance of woodland in the medieval period, there may be evidence of medieval activity present on the study site; as such the archaeological potential for this period is considered to be **low-moderate**.
- 1.6 The study site remained open farmland on the boundary of the woods until the late 19th century, when a number of buildings were constructed on the study site. These appear to be a large dwelling and several smaller ancillary buildings; the majority of these structures remained on the study site until the redevelopment of the site in the mid-20th century. Thus, the archaeological potential for the post-medieval period is considered to be **high**.
- 1.7 With the exception of the redevelopment of the study site in the mid-20th century, when the present buildings were constructed, there has been very little activity on the site during the modern period. Thus, the archaeological potential for this period is considered to be **low**.
- 1.8 It can be anticipated that the proposed scheme, in particular any work associated with ground

reduction, will have a significant impact on any archaeological deposits which may presently exist *in situ*. It is likely that any below ground works will risk impacting underlying archaeological horizons.

- 1.9 Given the findings of the Desk-Based Assessment, it is possible that archaeological work will be requested as a means of mitigating the potential archaeological resource. Such work may include archaeological watching briefs and archaeological evaluation, possibly followed by further investigation should the potential be deemed to be of sufficient importance.
- 1.10 Any required archaeological work at the study site would have to be undertaken by an approved archaeological contractor, following the compilation of a 'Written Scheme of Investigation' which has been approved in advance by the London Borough of Waltham Forest.

## 2 INTRODUCTION, OBJECTIVES AND METHODOLOGY

### 2.1 Origin and Scope of the Project

- 2.1.1 The aim of this report is to identify the potential for archaeologically significant deposits being present at the site at Hylands Road, Walthamstow, London Borough of Waltham Forest (Fig. 1 & Fig. 2). This report involves an assessment of the potential survival of any archaeological remains, identification of the types of archaeological deposits that could be encountered, the probable periods from which these deposits are likely to date and, where possible, the impact that future development may have upon extant archaeological remains.
- 2.1.2 This archaeological Desk-Based Assessment was commissioned by NPS London, prior to the redevelopment of the Hylands Estate.
- 2.1.3 A Historic Desk-Based Assessment is required as part of the planning process. This report has been compiled in accordance with guidelines issued by the Greater London Archaeology Advisory Service (GLAAS; HE 2015), the London Borough of Waltham Forest and in accordance with the standards specified by the Chartered Institute for Archaeologists (ClfA 2017).
- 2.1.4 A Desk-Based Assessment is undertaken in order that the local authority may formulate an appropriate response to any identified archaeological resource. The report aims to assess the archaeological potential of the site and to examine the likely impact of the proposed development upon the archaeological resource. Based on the findings of this research, further archaeological work may be requested as a means of mitigating the potential archaeological resource. Such work may include archaeological watching brief and evaluation, possibly followed by further investigations should the potential be deemed to be of sufficient importance.
- 2.1.5 This report was written and researched by Rosemary Banens under the project management of Zbigniew Pozorski, Pre-Construct Archaeology Limited. Sources consulted included historical maps, reports and documents, and Pre-Construct Archaeology Limited's archives. A search of the Greater London Historic Environment Record (GLHER) was also made within a 1km radius of the study site.
- 2.1.6 A walkover survey of the proposed development site was undertaken on 23rd August 2019 by Chloe Sinclair of Pre-Construct Archaeology. A number of photographs of the site were taken during this visit and are included in Appendix 2 of this report.

### 2.2 Methodology

- 2.2.1 The **potential** for surviving archaeological evidence at the site is expressed in this report as ranging between the scales of:
- **High:** The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;

- **Medium:** The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- **Low:** The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- **Uncertain:** Insufficient information to assess.

2.2.2 Buried archaeological evidence cannot be 100% identified during a Desk-Based Assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

2.2.3 Where potential or known heritage assets are identified, the heritage **significance** of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

- **NATIONAL:** The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II\* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
- **REGIONAL:** Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
- **LOCAL:** Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
- **NEGLIGIBLE:** Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
- **UNKNOWN:** Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.2.4 Adjustments to the above classification are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to

national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

2.2.5 The expected magnitude of the **impact** of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement is applied. The magnitude of impact is assessed using the following criteria.

2.2.6 For adverse (negative) impact:

- **HIGH:** Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites,
- **MEDIUM:** Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.
- **LOW:** Detectable impacts which alter the baseline condition of the receptor to a small degree; e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
- **NEGLIGIBLE:** Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.

2.2.7 For beneficial (positive) impact:

- **NEGLIGIBLE:** Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
- **LOW:** Minimal enhancement to key historic landscape elements, parcels or components, such

as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.

- **MEDIUM:** Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
- **HIGH:** Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

### **3 THE SITE AND PROPOSED SCHEME**

#### **3.1 The Site**

- 3.1.1 The study site is located at Hylands Road, Walthamstow, within the London Borough of Waltham Forest, centred at National Grid Reference TQ 38932 90066. An irregular plot of land, roughly triangular in shape, it measures approximately 7500m<sup>2</sup>. It is bound by allotment gardens to the south-east, with houses situated along its northern, wester, and southern borders. The site is presently occupied by a housing estate, comprising a long two storey buildings along the western boundary and two smaller abandoned two-storey properties in the north-eastern part of the site. A row of garages is also present along the south-western boundary of the site. The centre of the study site is an undeveloped grassy area.
- 3.1.2 The property is not listed on the Statutory List of Buildings of Special Architectural or Historic Interest. The study site is not located in a Conservation Area and lies to the north-west of the Walthamstow Archaeological Priority Area, as defined by the London Borough of Waltham Forest. There are also no trees protected by the Tree Preservation Order in the vicinity of the proposed development that will be damaged by the construction works.

#### **3.2 The Proposed Scheme**

- 3.2.1 The application proposes the demolition of the current buildings on site and the construction of 120 new homes within 3 apartment blocks ranging in height from 5 storeys to 9 storeys. These new units will include a mixture of one, two- and three-bedroom apartments as well as associated landscaping. However, the exact details of the proposed development have not yet been finalised.
- 3.2.2 It is anticipated that any work intrusive below the existing ground level, e.g. ground reduction and excavation for any foundations for the proposed development risks the localised disturbance of surviving archaeological deposits.

## 4 PLANNING BACKGROUND

### 4.1 National Planning Policy Framework (NPPF)

- 4.1.1 The revised National Planning Policy Framework (NPPF) was updated in February 2019 and replaces the previous NPPF published on 24 July 2018. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.
- 4.1.2 Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

*189. 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.*

*190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

- 4.1.3 Additionally:

*199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>64</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

- 4.1.4 In considering any planning application for development, the local planning authority will now be guided by the updated policy framework set by the NPPF.

- 4.1.5 The NPPF also states:

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<sup>64</sup> Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository

212. *The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.*

213. *However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).*

214. *The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted<sup>69</sup> on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.*

#### 4.2 The London Plan

- 4.2.1 The London Plan, first published July 2011, updated March 2016, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

### POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

#### Strategic

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.*

### **4.3 Local Guidance: Waltham Forest's Local Plan**

- 4.3.1 Waltham Forest Council is currently in the process of preparing a new Local Plan. While this process takes place, guidance can be taken from the Development Management Policies Document, which was adopted in October 2013 and contains the following policies of relevance to the subject site.

### **29 Policy DM28 - Heritage Assets**

#### **Strategic Objective 12**

*Conserve and enhance the borough's heritage assets whilst maximising their contribution to future economic growth and community well-being.*

#### **Introduction**

*29.1 The historic environment is a valuable part of Waltham Forest's cultural heritage and contributes significantly to the identity of the borough, adding to the quality of life and well-being of residents and visitors. Whether in the form of individual buildings, conservation areas or other heritage assets, the conservation of this heritage and sustaining it for the benefit of future generations is an important aspect of the role the Council plays on behalf of the community and in fulfilling the Government's core planning principles set out in the National Planning Policy Framework (NPPF).*

*29.2 Whilst the borough has perhaps fewer listed buildings, conservation areas and other heritage assets than other London boroughs, the importance of its historic environment is nevertheless still significant in making a crucial contribution to its local character and distinctiveness. The fact that the borough may have fewer heritage assets than other boroughs means that these assets have a disproportionately more positive value and significance than might otherwise be the case.*

*29.3 The Council is therefore committed to protecting and where appropriate enhancing this irreplaceable heritage. All designated and other heritage assets that make a positive contribution to the significance of the historic environment will be protected from demolition or inappropriate development that affects the asset or its setting. The Council will seek to work with owners and*

*developers to ensure historic assets are properly managed and cared for and remain in a viable use.*

*29.4 The Council has, and will continue to develop, a positive strategy for the conservation and enjoyment of the historic environment that includes;*

- Guidance and advice for owners and developers in relation to the historic environment and how its assets should be conserved.*
- Identifying and managing heritage assets at risk through neglect, decay or other threats, and seeking their return to appropriate and sustainable use.*
- A programme of Conservation Area Assessments and Management plans*
- Continuing to work closely with heritage organisations such as English Heritage, local amenity societies and other relevant stakeholders in proposals affecting heritage assets within the borough and in promoting and raising awareness of local heritage matters generally.*
- Support for local communities in promoting and valuing their local heritage and in identifying other locally significant historic buildings and heritage assets within the borough.*

### ***Policy DM 28***

#### ***Heritage Assets***

*Development proposals which may affect the significance of heritage assets in Waltham Forest (both designated and undesignated) or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced. A Heritage Statement required under paragraph 128 of the NPPF should accompany all applications that affect heritage assets. In considering proposals, the Council will have regard to the following:*

##### ***Conservation Areas***

*A) In order to preserve or enhance the significance, including character or appearance of the conservation areas (as shown on the Policies Map), and their settings, the Council will:*

- i) permit development in conservation areas which preserves or enhances the character or appearance of the area;*
- ii) only permit the demolition of any building in a conservation area where it is clear that this would not have an adverse effect on the character or appearance of the area. In cases where demolition may be justified in accordance with national policy, consent to demolish will be given only when acceptable plans for redevelopment have been agreed;*
- iii) use Article 4 directions to raise awareness of good conservation practice and encourage property owners to implement appropriate improvements to properties and other heritage assets which preserve or enhance the character of conservation areas;*
- iv) preserve any tree which contributes to the character of the conservation area;*
- v) seek designation, where appropriate, of conservation areas as areas of special control for advertisements.*

##### ***Statutorily Listed Buildings***

*B) The Council will only permit proposals involving the demolition of any building which is on the statutory list of buildings of special architectural and/or historic interest where exceptional*

*circumstances are shown that outweigh the case for retention. The fact that a building has become derelict will not in itself be sufficient reason to permit its demolition.*

*C) The Council will permit uses, alterations or extensions that would not be detrimental to the significance of the assets including fabric, appearance, historic interest or setting of these buildings: and it will encourage proposals which seek their rehabilitation, maintenance repair and enhancement;*

*D) Wherever possible consideration should be given to improving access for people with disabilities to all listed buildings open to the public or where people are employed.*

#### *Locally Listed Buildings*

*E) The Council will seek to retain buildings included on its local list of buildings of architectural/historic interest and encourage their sympathetic maintenance and enhancement. Alterations or extensions to locally listed buildings will be expected to achieve a high standard of design. Buildings of importance to the character of town centre areas*

*F) In considering development proposals for properties of particular importance to the character of town centre areas, the Council will have regard to ensuring that the essential character of the particular building or asset is maintained and enhanced by the proposals. Proposals which would involve the demolition of, or drastic alterations to these properties will be resisted.*

#### *Archaeological Heritage*

*G) The Council will ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the borough (See Schedule 23and the Policies Map). Where proposals affect heritage assets of archaeological interest, preference will be given to preservation in situ. However, where loss of the asset is justified in accordance with national policy, the remains should be appropriately recorded, assessed, analysed, disseminated and the archive deposited.*

#### *Improvement Schemes*

*H) The Council will work with owners/partners to restore buildings, spaces and areas. Where significant harm to a heritage asset is justified in accordance with national policy, a programme of work will be secured with mitigation measures through planning conditions or a planning obligation.*

#### *Area of Special Character*

*I) The Highams Estate was designated as an Area of Special Character by the Council in 1988. This area is shown on the Policies Map and described in Schedule 22. Although this is not a statutory designation, the Council recognizes that this area has special character that must be protected.*

#### *Heritage at Risk*

*J) The Council will expect property owners/partners to work proactively with the authority in bringing forward proposals to preserve or enhance Heritage Assets at Risk or under threat within the borough to facilitate their successful rehabilitation and seek their viable reuse consistent with their heritage value and special interest.*

#### **Justification**

29.5 *The Council has a duty to conserve and enhance the significance, character and appearance of the borough's historic environment when carrying out its statutory functions and through the planning system. It is recognised that the historic environment contributes to the enjoyment of life in the borough and provides a unique sense of identity.*

29.6 *In accordance with government policy, this policy recognises the need to conserve heritage asset in a manner appropriate to their significance. Not all of Waltham Forest's heritage is designated. It is therefore important to recognise the value of our undesignated historic environment in planning for the future. Many buildings are of significance, particularly to the local environment, even though they may not be protected by law.*

29.7 *A Heritage Asset can be defined 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). In Waltham Forest, these include:* Designated Heritage Assets:

- Conservation Areas;
- Statutorily Listed Buildings;
- Archaeological Remains (in designated zones);

Heritage assets:

- Locally Listed buildings;
- Parks and Gardens of Local Historic Interest;
- Highams Area of Special Character; and
- Buildings of Importance to the Character of Town Centre Areas.

29.8 *The character of the borough as it is today has been shaped largely by the significant residential development and related urban expansion of the mid to late 19th century following the coming of the railways. Prior to the railways, the borough was dominated by farmland with large estates and manor houses. The dominant settlement was Walthamstow, which until 1850 was formed of five separate rural villages.*

29.9 *The urban expansion and speculative development in the Victorian era still maintains evidence of former field boundaries and many of the former manor houses are dotted throughout the borough amongst this development. Many of these original large houses have survived, having been statutorily or locally listed, and now form an integral part of the built heritage of the borough, despite mostly having changed from their original uses. Chestnuts in Hoe Street and Thorpe Coombe on Forest Road in Walthamstow are two examples of these remnants.*

29.10 *The borough nowadays is characterised in the south by denser patterns of Victorian and Edwardian terraced housing and to the north by generally lower density later 19<sup>th</sup> and 20<sup>th</sup> century development. Waltham Forest historically was made up of three different urban areas of Chingford, Leyton and Walthamstow which each has a distinct character. As such, there is a varied stock of heritage assets in the borough, with the northern end of the borough being generally more suburban in character and the southern end of the borough more urban in nature.*

### ***Conservation Areas***

29.11 *The designation of Conservation Areas is shown on the Policies Map and Schedule 21. Complementary to its aim of improving the environment of the borough as a whole, the Council seeks to conserve, and, wherever possible, improve, those buildings and areas which are of special value. That value might be for historic or architectural reasons, or because they have a particular character which is worth preserving. This can be achieved by designating Conservation Areas, and by preserving buildings which are of special historic or architectural interest.*

29.12 *The Council currently has Article 4 Directions in place for 9 of its 12 Conservation Areas. The use of Article 4 Directions is in recognition of the harm that can often be caused to the character and appearance of conservation areas by inappropriate changes such as the replacement of traditional timber windows and doors with modern plastic alternatives, natural roofing materials such as clay and slate tiles with concrete and plastic tiles, poorly located satellite dishes, removal of original chimney stacks and pots and changes to front gardens with hardstandings for vehicles etc. The Council will therefore use this mechanism to ensure good management of Conservation Areas by encouraging appropriate changes to residential properties so as to preserve or enhance the character of the Conservation Area. When considering changes to properties within a Conservation Area, applicants are advised to contact the Council's Conservation Officer for further specialist advice.*

### ***Statutorily Listed Buildings***

29.13 *Under section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 the Secretary of State compiles lists for all local authorities of buildings in their areas considered to merit statutory protection because of their special architectural/historic interest. Waltham Forest currently has 111 Statutory Listed Buildings which include a diverse range of heritage assets from the former Walthamstow Greyhound Stadium, to the former EMD Cinema and Walthamstow Town Hall. All statutory listed buildings are of national significance. The statutory list for Waltham Forest is published on the Council's website.*

29.14 *Section 7 of the Act states that prior consent must be obtained from the local authority before any demolition (in whole or in part), alteration or extension works go ahead which would affect the character of a building of special architectural or historic interest. It is a criminal offence to carry out any such works without consent.*

29.15 *Waltham Forest has a limited stock of statutorily listed buildings. They represent a finite asset and for that reason their loss/substantial demolition will not be permitted unless the Council is satisfied that every possible alternative approach for restoration, conversion or re-use has been thoroughly explored and found to be impractical.*

### ***Locally Listed Buildings***

29.16 *The Council maintains a list of buildings of local architectural/historic interest separate to those on the Secretary of State's statutory list for the borough. These buildings are not subject to*

*additional statutory controls, but the Council will encourage their preservation through its normal town planning controls.*

*29.17 In addition to the intrinsic qualities of the buildings included on the Council's local list, their setting may also contribute to their environmental value, hence the policy also seeks to protect their character and setting.*

#### ***Buildings of importance to the character of town centre areas***

*29.18 In town centre areas in particular, the Council considers that it is important, as far as is practicable, to retain certain individual or groups of buildings or other assets of importance to local character. Schedule 31 identifies the buildings in this category as designated in Walthamstow Town Centre. This designation is carried over from previous plan documents. In other town centres, there will be other undesignated historic buildings or heritage assets which will justify such protection. Where justified, these designations will be included and reviewed in other development plans. In particular, this relates to the town centre areas included in the emerging AAPs for Walthamstow, Northern Olympic Fringe and Wood Street. For other centres, such designations will be made and included as part of town centre strategies to be adopted as Supplementary Planning Document or neighbourhood plans.*

#### ***The Setting of Heritage Assets***

*29.19 In addition to the need to identify and assess the particular significance of any heritage asset that may be affected by a proposal, it is also essential to consider the impact of proposed development on the setting of such assets. The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced.*

*29.20 English Heritage has produced guidance on the setting of heritage assets which the Council will take into account in the consideration of development proposals, which applicants are strongly advised to refer to in bringing forward relevant schemes. The guidance recommends following a broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases. These comprise the following steps;*

- i) identifying which heritage assets and their settings are affected;*
- ii) assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);*
- iii) assessing the effects of the proposed development, whether beneficial or harmful, on that significance;*
- iv) exploring ways of maximising enhancement and avoiding or minimising harm;*
- v) making and documenting the decision and monitor outcomes.*

#### ***Archaeological Heritage***

*29.21 The history of Waltham Forest dates from the time of the earliest settlements in the Forest. Archaeology is an important way in which greater knowledge about the history of the borough can*

*be discovered. However, the opportunity to carry out archaeological investigations usually only arises when construction work begins.*

*29.22 The Greater London Archaeology Advisory Service (GLAAS) which is part of English Heritage has defined a number of Archaeological Priority Zones (APZs) which have been identified as having particular archaeological interest. These are shown on the Policies Map and Schedule 23.*

*29.23 For archaeological sites over 0.4 hectares, applicants should note that the Council will also consult the Greater London Archaeology Advisory Service (GLAAS). GLAAS provides archaeological advice to local planning authorities, developers and their agents, and local people and maintain the Greater London Historic Environment Record (formerly the Greater London Sites and Monuments Record).*

### ***Heritage at Risk***

*29.24 The Council maintains a Heritage at Risk Register in conjunction with English Heritage. Waltham Forest currently has 9 Heritage Assets on the register which do not have a single defined character but are indicative of the diverse heritage of the borough. These include a 20<sup>th</sup> Century cinema, a 16<sup>th</sup> Century dovecote, a wall to a churchyard and a pumping station. The Heritage at Risk Register is a fluid document which can change over time.*

*29.25 The purpose of the register is to monitor and provide the basis for solutions for designated heritage assets that have been recognised as being at risk of losing their significance. The most common risk factors for those heritage assets within the borough include decay through vacancy, lack of maintenance and lack of viable use. The Council will therefore work with owners to facilitate the successful refurbishment and repair of these assets with the objective of putting them back into viable and sustainable use and ultimately removing them from the at-risk register. Appropriate temporary uses will also be considered that could prevent further decay of the asset, provide improved security and allow an increased prospect of sustainable re-use. Subject to resources, the Council may also be able to offer assistance in the form of small grants and can advise on other external grant giving bodies.*

*29.26 The most viable use for a heritage asset may not be the use for which it was originally intended, and the original use has become redundant, such as a pumping station or dovecote. However, there are successful alternative uses to which redundant heritage assets can be put which are consistent with their conservation value and which can also respond to the changing social, cultural, economic or environmental needs of the borough. Successful examples within Waltham Forest have included changes of use of previous commercial premises, such as banks and larger office uses, to residential and/or community uses. The Council will continue to work with landowners and relevant bodies to promote the viable re-use of heritage assets through the preparation of specific guidance such as design and development briefs, regeneration plans, and in the implementation of its planning and conservation policies.*

### ***Implementation***

*29.27 This policy will be primarily delivered through planning applications and enforcement work. Where necessary, further detailed guidance will be included in Supplementary Planning Documents.*

*29.28 Monitoring of heritage assets at risk will be reported through the Annual Monitoring Report. Section 106 agreements will be used to secure repair and reuse of historic buildings.*

- 4.3.2 This report has been produced in order to assess the potential for archaeological remains and the proposed impact of the development, prior to the submission of the planning application for approval.

## 5 GEOLOGY AND TOPOGRAPHY

### 5.1 Geology

- 5.1.1 The British Geological Survey shows that the study site is situated on the border of an area with no superficial deposit and an area with a superficial deposit of Woodford Gravel. The Woodford Gravel Formation, composed of sand and gravel, was formed up to 2 million years ago in the Quaternary period in a local environment dominated by rivers (BGS 2019).
- 5.1.2 The bedrock geology is comprised of sedimentary London Clay Formation – clay, silt, and sand formed approximately 34 to 56 million years ago in the Palaeogene period (BGS 2019).

### 5.2 Topography

- 5.2.1 A site visit indicated that the study site slopes down to the south-west. The study site is situated at approximately 49m OD in the north-east corner, dropping down to c. 45m OD in its south-west corner. The ground to the east of the study site has been artificially raised, a result of historic landfill.
- 5.2.2 The River Lea lies approximately 3.4km to the west of the site, while one of its tributaries, the River Ching, is located approximately 1.37km to the north of the site. A small watercourse running roughly north-south lies c. 200m to the east of the study site. The River Roding lies approximately 2.3km to the east of the site.

## 6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND: BASELINE STUDY

### 6.1 Introduction

- 6.1.1 In order to assess the archaeological potential of the study site an examination of all archaeological entries in the Greater London Historic Environment Record (GLHER) has been made within a 1km radius of the proposed development site (Figure. 5; Appendix 1).
- 6.1.2 The intention of the GLHER search is to locate known archaeological sites and to predict and extrapolate the likely archaeological conditions within the redevelopment area from finds made nearby. This latter analysis is important, as many entries result from chance discoveries and are at best a small and unrepresentative sample of the total buried heritage.
- 6.1.3 Future archaeological investigation within the study area and/or further research may result in a significant change to the baseline data, which then in turn, may greatly affect the archaeological potential of the study site.
- 6.1.4 The following text details the archaeological and historic evidence as revealed by the GLHER search. This evidence is further supplemented by a site-specific historic map regression and reference to other relevant archives.

### 6.2 Prehistoric

- 6.2.1 During the prehistoric period, the landscape surrounding Walthamstow would have been heavily wooded, with areas of marshland alongside the River Lea. During the excavation for large reservoirs along the River Lea in the late 19th century, prehistoric implements were uncovered, as well as the bones of wild horses, wolves, beavers, reindeer and a mammoth tusk and tooth (Diamond 2018). Additionally, Neolithic objects, including handaxes, have been found in the area of Higham Hill and around How Street.
- 6.2.2 Pile dwellings, known as 'crannogs', are believed to form the first evidence of settlement in Walthamstow. These dwellings are wooden structures erected on the shores of lakes and rivers, with discoveries of Bronze Age pile dwellings reported in Ireland, Scotland and East Anglia. A fossil collector, Dr Frank Corner, claimed to have found a pile-dwelling settlement at one of the reservoirs in Walthamstow, while the remnants of pile dwellings were apparently discovered on the right bank of the old River Lea during the excavation of the Banbury reservoir in c. 1900 (Diamond 2018).
- 6.2.3 It is likely that with the first settlement in the area, small tracts of woodland would have been cleared for agriculture. The marshes are believed to have been used for pastoral agriculture, as well as grazing livestock, while there is evidence of fishing having taken place along the River Lea, with a Bronze Age fish trap or fishing platform found along the old course of the river (Diamond 2018).

- 6.2.4 Excavations conducted in 2017 by Pre-construct Archaeology along Vinegar Alley at Holy Family Technology College, c. 1.28km to the south-west of the study site, revealed evidence of a Late Bronze Age/Early Iron Age settlement. Here, a roundhouse, consisting of two entrance post-holes and an outer drip gully, as well as two pit groups were recorded. One of these pit groups represents an area of quarrying, with the largest assemblage of prehistoric pottery recovered from this group; dating to the late Bronze Age to early Iron Age, a number of the pottery sherds were highly decorated with impressed decoration comprising linear tooling, finger-tipping and finger-pinchng/rustication. Additionally, a number of burnt deposits and a quantity of burnt animal bone were uncovered within the pits. It is thought that the presence of burnt animal bone alongside the decorated pottery fragments may suggest deliberate deposition. The other pit group produced very few finds and is thought to represent the water source or sources for the settlement. Other prehistoric features with no particular structural patterns were recorded across the site, although it is likely that they were associated with the settlement (Maher forthcoming report; Diamond 2018).
- 6.2.5 The route of a possible Iron Age path, known in the late 19th century as the Black Path, ran through the Walthamstow area. Connecting Walthamstow with the River Lea, it would have been the quickest route over the marshes and meadows; its route can be traced more or less from the Lea Bridge Road crossing of the River Lea to the present-day St James Street station (Diamond 2018).
- 6.2.6 Despite the evidence for prehistoric activity in Walthamstow, there are no entries on the HER from this period within the 1km search radius, with the Holy Family Technology College excavations lying just outside the search area.

### 6.3 Roman

- 6.3.1 During the Roman period, three main roads were located in Essex. One of these connected the Roman settlement at *Londinium* with Colchester, via Brentwood and Chelmsford, while another, known as Ermine Street, travelled directly north out of Londinium, past Edmonton and Enfield; these two roads were connected by the third road between Colchester and Braughing (Edwards 1978). A Roman road is thought to run roughly north-east to south-west approximately 900, to the south-east of the study site; this road is believed to run from London to Great Dunmow in Essex (Figure 5, No. 4). The River Lea was also likely used as a means of transportation during the Roman period.
- 6.3.2 Much of the Roman activity discovered in the Walthamstow area has been related to finds rather than settlement. Romano-British vessels, thought to represent a river trade were recovered during early 20th century excavations within the Walthamstow reservoirs; these were found alongside an iron knife, beads, a copper alloy brooch and everyday household goods (Diamond 2018). Excavations on a building site in Vallentin Road in 1931, c. 950m to the south-west of the study site, revealed a 1st century bronze medal/token that would have been given out as a souvenir for patrons of a circus (Figure 5, No. 3). Also known as a 'contorniate', it depicted a chariot race on one side and the dedication to a Divus Nerva Traianus on the other (Roebuck 1952; Diamond

2018). A coin of the Emperor Arcadius was discovered during works to the allotments at Hale End Road, c. 740m to the north-west of the study site (Figure 5, No. 1). In 1953, two Roman building tiles were uncovered while digging on allotment gardens bordering the study site off Forest Road (Figure 5, No. 2).

- 6.3.3 However, the recent excavations at Holy Family Technology College have revealed Roman buildings belonging to a possible enclosed farmstead; no other Roman settlement had been found in the Walthamstow area prior to this (Maher forthcoming). The majority of the archaeology uncovered on the site dated to the Roman period, primarily the late 3rd to late 4th century. The site was occupied by a series of four separate buildings, thought to have been timber framed with clay walls; two of these buildings were large multi-roomed structures while the other two were single roomed. It is thought that these structures were farm buildings, possibly barns and part of a larger farmstead. A sizeable quantity of building material was recovered from across the site, suggesting a masonry structure somewhere in the vicinity, while the large quantity of box-flu tiles indicate this building was centrally heated and possibly high-status, maybe a bathhouse. Early Roman ceramic building material, although residual in nature, demonstrated the possibility of an early Roman presence in the area. No water sources (i.e. wells) associated with the Roman settlement were encountered, and the settlement itself was bound by a ditch to the west (Maher forthcoming).
- 6.3.4 The farmstead at Holy Family Technology College can be seen as one of several settlements known from within the Lea Valley; farmsteads have been recorded at Sewardstone and Wanstead, with settlement evidence at Snaresbrook and a high-status building at Leyton (Roebuck 1952; Diamond 2018). These settlements appear to have been abandoned by the fifth century, following the falter in Roman rule.

#### 6.4 Early Medieval

- 6.4.1 As the Roman settlements were abandoned, new immigrants made their way into the Lea Valley, making use of the cleared areas of the abandoned Roman settlements and bringing new styles and influences into the existing populations (Edwards 1978; Diamond 2018).
- 6.4.2 Walthamstow is thought to derive its name from the Saxon words *wilcume*, meaning welcome, and *stow*, meaning place. The favoured explanation is that travellers reaching the settlement who had walked through the dense forests used these words to describe the attractiveness of the place, the ‘welcome-place’. However, *wilcume*, was also an Anglo-Saxon female name, and it is known that there was a queen and abbess named Wilcume as well as ordinary women with the name. Thus, it may be that Walthamstow derived its name from Wilcumestou, or “Wilcume’s place” (Roebuck 1952, Diamond 2018). Another alternate is that Walthamstow is derived from *weald* (wood), *ham* (a manor), and *stow* (a place), indicating a wooded manor settlement; given the former heavily wooded nature of the area, this origin does not seem implausible (Kelly’s Directory 1914). In any case, a settlement is known to have existed at Walthamstow during the early medieval period.

- 6.4.3 The Saxon settlement is thought to have been enclosed, and the shape of this enclosure has been traced in early maps of the area (Bates 2019). It has been suggested that an apsidal shaped enclosure was present at Walthamstow, comprising of two long boundaries approximately 1 mile long, a squared-off side approximately  $\frac{1}{4}$  mile long and a rounded end which represented either an enclosure for cattle or horses, or simply the result of ox-teams turning. With the enclosure also containing common land, it is thought that the settlement would have been located at the squared-off end. Hoe Street is believed to represent one of the longer boundaries and, lying just outside of the opposite boundary, the present-day parish church is believed to have been the site for an earlier Saxon church (Huggins 1998). There is also some evidence for the custom of 'lammes land', which divided the common lands of the manor into parallel strips of about and acres; these divisions of the marshes and common lands remained in use centuries after they were marked out by the Saxons (Roebuck 1952).
- 6.4.4 Despite the historical evidence for the Saxon settlement at Walthamstow, little evidence from the early medieval period has been recovered. Anglo-Saxon jewellery was discovered during the excavations for the Walthamstow reservoirs, while an upside-down wooden boat, covering a skeleton, was recovered from the banks of the River Lea at the end of the 19th century; a sword and some gold ornaments were also discovered and it is believed that this find may represent a Saxon or Viking burial (Marsden 1964; Diamond 2018). However, there are no entries on the GLHER related to this period within the study area.

## 6.5 Medieval

- 6.5.1 Walthamstow is recorded in the Domesday Book as very large, with a settlement comprising 36 villagers, 25 smallholders and 4 slaves, under the control of the Earl Waltheof in 1066 and Countess Judith in 1086 (Doubleday and Page, 1903). The settlement contained enough ploughland to support 2 lord's plough teams and 22 men's plough teams, 80 acres of meadowland, enough pasture to support 300 pigs, 1 mill and 1 fishery; additionally, the livestock recorded in 1086 included 1 cob, 8 cattle, 35 pigs, 60 sheep and 20 goats
- 6.5.2 Hoe Street is the earliest known road to run through Walthamstow. Running parallel to the River Lea, it provided a main link between the two important religious houses at Waltham Abbey and Stratford Langthorne. Documentary evidence indicates that it was used by King John in 1209 on one of his royal progresses, suggesting that it was a highway of some importance (Roebuck 1952). The main east to west route through Walthamstow connected the settlement with both Epping and Tottenham. This road was known as Hangerstrete and later Hagger Lane on the west and to the east it was known as Clay Street, later Priorstrete; in the 19th century these two roads became known as Forest Road, off of which the study site is located (Powell 1973; Figure 5, Nos. 5 & 6).
- 6.5.3 Settlement in Walthamstow took place in scattered hamlets along the major routes of Hoe Street and Clay Street, as well as along Shernall Street (Powell 1973; Figure 5, No. 7). Another hamlet, known as Church End, was located next to the parish church of St. Mary's. The church is first

reference in 1108, although the medieval church is believed to have been constructed on an earlier place of worship (Roebuck 1952).

- 6.5.4 Despite the documentary evidence for scattered settlements, material evidence from the medieval period remains scarce. Residual medieval pottery was recovered during an evaluation at the William Morris Gallery on Forest Road (Humphrey 2011). A medieval house, known as Brooklands, was located just outside of the study area to the west, at 540 Forest Road (Bates 2019). Built at the very end of the medieval period, it is believed to have been encircled by a moat; this can be traced on historic maps of the area.
- 6.5.5 Excavations at Holy Family Technical College revealed a series of medieval ditches and linear features representing field or property boundaries, which formed a series of enclosures. Pottery recovered from these features placed them in the 11<sup>th</sup> to 12<sup>th</sup> centuries which is consistent with St. Mary's Church to the west. However, no structures dating to the medieval period were uncovered. It is thought that the site was largely in agricultural use during the medieval period and was likely a series of small fields or enclosures belonging to the church (Maher forthcoming).

## 6.6 Post-Medieval

- 6.6.1 The settlements along Hoe Lane, Clay Street, and Shernall Street continued to expand into the post-medieval period, gradually merging into one. Forest clearance continued, especially eastwards, and fields are known along the south of Hagger Lane from at least 1699; it is likely that the study site, being situated on the southern side of Forest Road (formerly Hagger Lane), was located within one of these fields (Powell 1973).
- 6.6.2 By the 17th century, Walthamstow had developed into an area of large houses, which were largely occupied by London merchants, bankers, and public officials. The centre of the village was located at Church End, next to St. Mary's Church, and it was here that the alms-houses, workhouse, and schools were constructed. In 1670 there were 189 dwellings in the parish; by 1762 this had expanded to 301 (Powell 1973).
- 6.6.3 Although the nucleus of the settlement lay around the church, as depicted on John Rocque's map of 1761, buildings and associated yards can be seen along Wood Street, extending from Whips Cross in the south up to Hagger Lane (Figure 6). A large property can be seen on the northern side of Hagger Lane, opposite its junction with Wood Street. Much of the surrounding land, however, is undeveloped, divided into fields. The study site is located within one of these fields, with bordered by large expanses of woods to the north and east. The wood to the north is noted as 'Hale Brink Wood', while the wood to east is labelled as 'Lady Maynard's Wood'. A windmill is depicted to the north-north-east of the study site, at the northern end of Lady Maynard's Wood, while brick-kilns are noted at the southern end. The Maynard family bought the estate of the manor of Walthamstow in 1639, still holding possession of it in 1796 (Lysons 1796).

- 6.6.4 Milne's land use map of 1800 shows the study site within meadow or pasture land, with the fields shown on the Rocque map having been subdivided into smaller areas (Figure 7). Epping Forest is shown to the east, with the forests previously depicted to the north mostly cleared for use as arable and meadow land. The surrounding landscape is still mainly agricultural in nature, although areas of settlement can be seen to the south and south-west of the study site.
- 6.6.5 At the beginning of the 19th century, Clay Street was largely bordered by mansions set within ample parks. These included Water House, now the William Morris Gallery; an archaeological evaluation uncovered 18th century brick structures and surfaces representing the east wing of Water House and a separate outbuilding (Humphrey 2011, Powell 1976). Wood Street, however, was largely crowded with timber cottages and shops at the start of the 19th century and housed some of the parish's poorest inhabitants, contrasting with the large mansions along Clay Street. Evidence of the residential development in this area was uncovered during an evaluation at 257-273 Wood Street, which recorded a 19th century brick drain and soakaway (Hawkins 2005, Powell 1976; Figure 5, Nos. 8, 13). In 1840, a 'daughter' church of St Mary Walthamstow, St Peter-in-the-Forest, was founded in recognition that parts of the growing parish lay over 4km from the parish church. Situated on the fringe of the busy Wood Street area, it serves an area known as 'The Forest'; approached from Epping Forest abutting common land, the churchyard, which surrounds the church, has since been allowed to grow wild (Figure 5, No. 12).
- 6.6.6 Following the arrival of the railway at Lea Bridge in 1840, the character of Walthamstow began to change. In 1850, the common fields were broken up and the enclosure award set out new public carriage roads. Walthamstow developed within these roads, its hamlets merging into one another as new residential developments were created (Powell 1976). The 1842 Tithe Map shows Walthamstow at the beginning of this period of change (Figure 8). Although the landscape is still largely dominated by agricultural lands, settlement can be seen along Hagger Lane, as well as Wood Street. The study site is depicted in great detail, seen within a plot of land numbered 625. The study site remains devoid of development, with a small pond located in the south-eastern corner. The corresponding tithe apportionment lists the plot as owned by Churchwardens and Overseers of the Parish of Walthamstow. The land was used as meadow, occupied by Thomas Fellows, who also occupied the adjoining plot of 624.
- 6.6.7 The 1864 Ordnance Survey illustrates the predominately rural nature of the area encircling the study site (Figure 9). Although a sizeable settlement can be seen along Wood Land and the area surrounding the church, the study site remains within an undeveloped field. Wooded areas remain to the north and east/south-east of the study site; however, the woods to the north were part of a landscaped garden belonging to Bellevue House, a regency villa constructed in 1803 (Figure 5, No. 9). Also known as 'Cooke's Folly', Bellevue House was demolished c. 1937 (Parsons 1973). A plot of land divided into thin strips along the south-eastern border of the study site is possibly allotment gardens, although is unlabelled on the map.

6.6.8 The first buildings on the study site can be seen on the 1897 Ordnance Survey map (Figure 10). These building appear to consist of a larger structure (possibly a dwelling) and several smaller ancillary buildings. Examination of late 19th and early 20th century directories shows that Charles Henry Gardom lived at 896 Forest Road, known as 'Hylands', and was neighboured by William Horner, who lived at a 'Fern Hill'; it is likely that Hylands is the building lying just outside of the study site, and that Fern Hill is the larger building on the study site. The fields to the west have mostly been replaced by houses, with Fyfield Road and Hempstead Road depicted; also illustrated to the west of the site, the railway line can be seen running north-south, with a station at the junction of Wood Street and Vallentin Road. A pumping station with two reservoirs has been established to the east of the study site, on the edge of the woods, and Bellevue House is still extant to the north. Hagger Lane has been renamed Forest Road.

6.6.9 Other entries on the GLHER from the post-medieval period include a mound along Hermitage Walk in Snaresbrook, thought to possibly be a demolished icehouse or the remains of a garden temple of folly, and a landfill site off Hylands Road (Figure 5, Nos. 10 & 11). This area, viewed on the government's map of historic landfill sites, is situated immediately east of the study site.

## 6.7 Modern

6.7.1 The study site remained primarily unchanged into the 20th century, as seen on the 1919 Ordnance Survey map (Figure 11). Two small ancillary buildings have been added to the collection of structures in the southern part of the site. Although there has been little alteration to the study site, the area around Walthamstow has been subject to massive expansion, with rows of houses replacing most of the former agricultural fields. The allotment gardens bordering the site have been labelled, as have the reservoirs for the pumping station to the east. A tram line is visible running along Forest Road, and Bellevue House, although still extant, is now surrounded by terraced houses.

6.7.2 The 1946 Ordnance Survey, surveyed in 1939, shows little change to the study site, although all the fields which remained in the early 20th century have been replaced with housing (Figure 12). Hillside Gardens has been established to the south of the study site and blocks of flats now border the eastern side of Hempstead Road.

6.7.3 Walthamstow was heavily bombed during the Second World War, and a war memorial commemorating the lives lost in both the First and Second world wars is located 1.2km to the west of the study site. Although a high explosive bomb fell on Forest Road, near to Ulverstone Road, the study site appears to have been unaffected during the war. However, a number of anti-tank blocks were established within the study area; these concrete blocks were concentrated to the north-north-west of the study site, around the North Circular, which had been constructed in the early 20th century (Scott 2007; Figure 5, Nos. 14-17).

- 6.7.4 Hylands, the large building bordering the north-eastern boundary of the study site, is labelled for the first time, and some of the ancillary buildings on the study site are no longer present by the 1955 Ordnance Survey (Figure 13). The north-south running portion of Hempstead road has been renamed Fernhill Court; buildings have been established along the small eastern extensions, also labelled as Fernhill Court. However, there is little overall change to the study site.
- 6.7.5 It is not until the 1968 Ordnance Survey that the study site is fully developed, with Hylands Road and associated buildings established (Figure 14). According to archived planning applications, planning permission was granted for 96 flats in 1954, with permission for 12 garages granted in 1955. The 1968 Ordnance Survey shows minimal alterations to the surrounding area. The study site remains the same on the 1990-95 Ordnance Survey, with the main change being the reduction of the allotment gardens to the east. The land has been built up from Forest Road, encroaching on approximately half of the land formerly used for allotments (likely the historic landfill entered on the GLHER for the post-medieval period); the reduced allotment gardens are still present to the south-east of the study site.

## 6.8 Listed Buildings

- 6.8.1 There are several listed buildings noted on the GLHER within the study area, the majority of which are 18th century in date. These include the Forest School, Gwdyr Lodge, the original house of Thorpe Coombe Hospital, Walthamstow House (Corpus Christi School), and the old butchers shop adjacent to No. 76 on Wood Street (Figure 5, Nos. 19-24). The 19th century chapel, gates, gate piers, and railings to Forest School are also listed, along with the 19th century Ivy Cottages and church of St Peter's in the Forest (Figure 5, Nos. 18, 25-27).

## 7 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

### 7.1 General

- 7.1.1 There is a total of 27 assets within the wider 1km study area. There are 4 entries on the GLHER with a Roman date, and 3 of a medieval date. There are also 6 entries from the post-medieval period, 4 entries from the modern period, and 10 listed buildings on the GLHER.

### 7.2 Prehistoric

- 7.2.1 There is evidence for prehistoric settlement within the Walthamstow area from the Bronze Age, with pile dwellings recorded along the River Lea. Additionally a Late Bronze Age/Early Iron Age settlement in the form of a ring ditch and several quarry pits has recently been uncovered along Vinegar Alley, at the Holy Family Technology College. However, remains of this date appear to be concentrated along the River Lea, with many of the artefacts recorded from the reservoirs, or in the area around St. Mary's Church; no entries dated to the prehistoric period are recorded on the GLHER within the study area. Therefore, the archaeological potential for this era is considered to be **low**, although should any remains be found they are likely to be considered of **local to regional** significance.

### 7.3 Roman

- 7.3.1 Roman remains, such as coins and tiles, have been found dispersed through the Walthamstow area, and a Roman road is thought to have passed along the southern boundary of the study area. More recently, evidence for a Roman farmstead has been found during excavations at Holy Family Technology College; other farmsteads have been recorded at Sewardstone and Wanstead, with settlement evidence at Snaresbrook and a high-status building at Leyton. Roman tiles have been found in the allotment bordering the study site, possibly indicating nearby activity. The archaeological potential for the Roman period is therefore considered to be **low-moderate**.

### 7.4 Early Medieval

- 7.4.1 Although Walthamstow was established during the early medieval period, thought to have been centred around St Mary's Church, little archaeological evidence from this period has been recovered. It is likely that the study site, given its proximity to Epping Forest, would have been heavily wooded at this time, lying outside of the settlement area. There are no entries from this period on the GLHER, and the archaeological potential for the early medieval period is considered to be **low**. Any remains from this period are likely to be of **local** significance.

### 7.5 Medieval

- 7.5.1 During the medieval period, Walthamstow appears to have started as a collection of scattered settlements along the major roads crossing through the area, which included Hoe Lane, Clay Street and Shernhall Street. Another hamlet, known as Church End, was located near to St Mary's

Church, and a series of medieval ditches and linear features representing field or property boundaries were uncovered near to the church, at the Holy Family Technology College excavations. As the settlements grew, woodland was gradually cleared and put to agricultural use. The study site is located along a medieval route known as Hagger Lane, and there may be evidence of medieval activity nearby. As a consequence, the archaeological potential for the medieval period is considered to be **low-moderate**, although any remains would likely be of **local** significance.

## 7.6 Post-Medieval

- 7.6.1 Walthamstow continued to grow and develop into the post-medieval period and the introduction of the railway during the middle of the 19th century saw the separate hamlets gradually grow into one another. The study site remains open land into the late 19th century, when the first buildings are observed on the site; these consisted of one large building and several ancillary buildings. These buildings remained on site into the mid-20th century. Thus, the archaeological potential for the post-medieval remains is considered to be **high** with remains likely to relate to the buildings depicted on site or agricultural remains. Should these remains be encountered, they are expected to be considered of **local** significance.

## 7.7 Modern

- 7.7.1 There is very little change to the study site through the 20th century until the demolition of the 19th century buildings and the construction of the present buildings on site. It is therefore considered that the potential for modern heritage assets is **low**, and any remains would be of **local** significance.

## 8 IMPACT ON HERITAGE ASSETS

### 8.1 Previous Land Use and Existing Impacts

- 8.1.1 Walthamstow is known to have been comprised of large areas of forest and marshland during much of its history and it is likely that the study site remained heavily forested until the medieval or post-medieval period.
- 8.1.2 The historic map regression suggests that the study site remained as undeveloped farmland into the late 19th century, when several buildings were erected upon the site. These consisted of a large building, thought to be a dwelling known as Fern Hill, and several smaller ancillary buildings along the southern boundary. Additional buildings can be seen to have been added in the early 20th century to the southern part of the site. The study site avoided damage during WWII, and the buildings on site were replaced with the present development in the mid-20th century.
- 8.1.3 Details regarding the foundation types or sub-surface elements associated with the post-medieval and modern buildings or the present structures are unknown. These are likely to have had a **negative** impact upon the underlying potential archaeological horizons. However, there is a possibility that archaeological remains and horizons may have survived below the level of the truncation. Areas of the site have also remained undeveloped throughout the post-medieval and modern periods, and it is possible that any underlying archaeological horizons will have survived without having been truncated at these locations.
- 8.1.4 The installation of any existing or prior services through the area is also likely to have had a **negative** truncating effect upon the deposits through which the service trenches were cut. However, it is possible that archaeological deposits and remains may survive in un-truncated areas, or beneath the services.

### 8.2 Impact of Proposed Development

- 8.2.1 The proposed development comprises the demolition of the present buildings on site and the construction of three apartment blocks between 5 and 9 stories high. A total of 120 units are proposed: 51 one-bedroom units, 32 two bedroom units, and 37 three bedroom units. The exact details of the proposed development, including the foundation plans, have not been finalised, and thus the impact of the proposed development cannot be fully ascertained.
- 8.2.2 It is anticipated that any work which extends below the existing ground levels, e.g. ground reduction and excavations for any foundations required, risks the localised disturbance of any archaeological deposits which may presently exist *in situ*.

### 8.3 **Ground Soil Contamination**

- 8.3.1 No ground soil contamination report has been provided at the time of writing. Given the study site's history as undeveloped land, until the late 19th century, whereupon a house and several ancillary buildings were constructed, it is thought that the risk of contaminated soil is relatively low.
- 8.3.2 However, a planning application for the demolition of single & two-storey detached property and a row of garages along Hylands Road states that asbestos containing materials are known to be present in the garage roofs and presumed to be present within the two-storey building. It is likely that the other buildings present on the study site, constructed in the mid-20th century, also contain asbestos.

### 8.4 **Services**

- 8.4.1 It is likely that the proposed development will contain a number of buried service runs including electricity and telecommunications cables, water supply and drainage pipes, which will have a negative impact on any archaeological remains.

## 9 CONCLUSIONS AND RECOMMENDATIONS

- 9.1 This report aimed to identify the potential for the occurrence of archaeological remains on the site, the probable period from which they date and the type of remains that can be expected. In addition, the likelihood for the survival of these remains has been assessed, as has the impact of future development.
- 9.2 Despite the evidence for prehistoric activity within the Walthamstow area, this has thus far been concentrated to the west of the study site. The likelihood of prehistoric archaeology being present at the subject site is considered **low**.
- 9.3 Roman remains, such as coins, have been found in the Walthamstow area, and evidence for a Roman farmstead has been found during recent excavations at Holy Family Technology College. A Roman road is thought to have passed along the southern boundary of the study area, and Roman tiles have been found in the allotment bordering the study site. Given the evidence of nearby Roman activity, the archaeological potential for this period is considered to be **low-moderate**.
- 9.4 The site would probably have been densely wooded during the early medieval period, lying outside of the main settlement area around St Mary's Church. Thus, the archaeological potential for this period is considered to be **low**.
- 9.5 The study site is situated along the medieval road known as Hagger Lane, now Forest Road. Small settlements were established along the major roads crossing through the area, which included Hoe Lane, Clay Street/Hagger Lane and Shernhall Street, with another hamlet located near St Mary's Church. During this period, the surrounding woodland was gradually cleared and put to agricultural use. Given the site's proximity to a medieval road, and the clearance of woodland in the medieval period, there may be evidence of medieval activity present on the study site. Consequently, the archaeological potential for this period is considered to be **low-moderate**.
- 9.6 The study site remains open farmland on the boundary of the woods throughout the majority of the post-medieval period. In the late 19th century a number of buildings were constructed on the study site; these appear to be a large dwelling and several smaller ancillary buildings. The majority of these buildings remained on the study site until the redevelopment of the site in the mid-20th century. Thus, the archaeological potential for the post-medieval period is considered to be **high**.
- 9.7 Two small additional building were constructed in the southern part of the study site in the early 20th century. The study site was undamaged during WWII, and the present buildings on the site were constructed in the 1950s. There has been very little alteration to the site since then. Thus, the archaeological potential for this period is considered to be **low**.
- 9.8 It can be anticipated that the proposed scheme, in particular any work associated with the foundations and services, will have a significant impact on any archaeological deposits which may presently exist *in situ*. It is likely that any below ground works will risk impacting underlying

archaeological horizons.

- 9.9 Given the findings of the Desk-Based Assessment, it is possible that further archaeological work will be requested as a means of mitigating the potential archaeological resource. Such work may include archaeological watching briefs and archaeological evaluation, possibly followed by further investigation should the potential be deemed to be of sufficient importance. However, if they are, any work must be undertaken by an approved archaeological contractor, following the compilation of a 'Written Scheme of Investigation' which has been approved in advance by the London Borough of Waltham Forest.

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## APPENDIX 1: GMHER SEARCH

*GREATER LONDON HISTORIC ENVIRONMENT RECORD: 1km radial search centred on TQ 38932 90066*

PCA NUMBER	EASTINGS	NORTHINGS	MI_PRINX	MonUID	Record Type	PrefRef	Name	MonType	Date Range	Period Range	Summary
<b>Roman</b>											
1	538505	190655	18658	MLO139 82	FS	060835/00/00	HALE END RD WALTHAMSTOW E17	FINDSPOT	43 to 409	Roman	COIN (Roman)
2	539025	190005	20894	MLO188 58	FS	060864/00/00	Forest Road Walthamstow Waltham Forest E17 {Find-spot: Roman tiles}	FINDSPOT; FINDSPOT	43 to 409	Roman	BUILDING MATERIAL (Roman); TILE (Roman)
3	538355	189355	29723	MLO575 6	FS	060248/00/00	VALLENTIN RD WALTHAMSTOW E17	FINDSPOT	43 to 409	Roman	MEDAL (Roman)
4	533424	182641	12996	MLO106 811	MON	MLO106811	Roman road running from London to Great Dunmow. {Line of Roman Road}	ROAD	43 to 409	Roman	Roman road running from London to Great Dunmow in Essex.
<b>Medieval</b>											
5	539310	190280	19016	MLO145 18	MON	061316/00/00	FOREST RD WALTHAMSTOW E17	ROAD; ROAD	1066 to 1600	Medieval to Post Medieval	
6	538030	189850	19019	MLO145 19	MON	061317/00/00	FOREST RD WALTHAMSTOW E17	ROAD	1066 to 1539	Medieval	
7	538005	190005	40349	MLO732 66	MON	062833/00/00	SHERNHALL ST	SETTLEMENT	1485 to 1600	Medieval to Post Medieval	
<b>Post-Medieval</b>											
8	538700	189110	61519	MLO979 55	MON	MLO97955	Wood Street (No 257-273) Walthamstow	SOAKAWAY; DRAIN	1540 to 1900	Post Medieval	Excavation undertaken by N. Hawkins on behalf of PCA between 15th and 18th August 2005.
9	538915	190295	21534	MLO200 52	MON	060826/00/00	HILLCREST RD WALTHAMSTOW E17	HOUSE	1540 to 1900	Post Medieval	

10	539760	189555	23536	MLO240 93	MON	061712/00/00	HERMITAGE WALK SNARESBROOK	MOUND; STRUCTURE; ICEHOUSE	1540 to 1900	Post Medieval	
11	539005	190105	40025	MLO728 18	MON	062793/00/00	HYLANDS RD	LANDFILL SITE	1540 to 1900	Post Medieval	
12	539062	189469	6235	MLO489 55	MON	MLO48955	Woodford New Road [St Peter's-in- the-Forest Churchyard] Waltham Forest, E17 3PP {19th c. churchyard}	CHURCHYARD	1840 to 2050	Post Medieval to Modern	Founded in 1840 as a 'daughter' church to St Mary Walthamstow. The churchyard has been allowed to grow semi-wild.
13	538655	189087	11377	MLO979 55	MON	MLO97955	Wood Street (No 257-273) Walthamstow	SOAKAWAY; DRAIN	1540 to 1900	Post Medieval	Excavation undertaken by N. Hawkins on behalf of PCA between 15th and 18th August 2005.
<b>Modern</b>											
14	538400	190900	15518	MLO105 661	MON	MLO105661	Under road bridge (Wadham Road) crossing railway line, on W side of railway, Woodford.	ANTI TANK BLOCK	1939 to 2050	World War Two to Modern	Site recorded as part of the Defence of Britain project from field and documentary work carried out between April 1995 and December 2001. The purpose of the Project was to record the 20th century military sites across the United Kingdom, and with a view
15	538700	191000	15520	MLO105 663	MON	MLO105663	Clapp's Petrol Filling Station [no longer present], Sky Peals Road, Woodford Green.	ANTI TANK BLOCK	1939 to 2050	World War Two to Modern	Site recorded as part of the Defence of Britain project from field and documentary work carried out between April 1995 and December 2001. The purpose of the Project was to record the 20th century military sites across the United Kingdom, and with a view
16	538310	190820	15728	MLO105 845	MON	MLO105845	2 [now 'The Highams'], Forest View Road, nr. Wadham Road, Woodford.	ANTI TANK BLOCK	1939 to 2050	World War Two to Modern	Site recorded as part of the Defence of Britain project from field and documentary work carried out between April 1995 and December 2001. The purpose of the Project was to record the 20th century military sites across the United Kingdom, and with a view
17	538450	190910	15730	MLO105 847	MON	MLO105847	73, Guildford Road, Walthamstow.	ANTI TANK BLOCK	1939 to 2050	World War Two to Modern	Site recorded as part of the Defence of Britain project from field and documentary work carried out between April 1995 and December 2001. The purpose of the Project was to record

											the 20th century military sites across the United Kingdom, and with a view
<b>Listed Buildings</b>											
18	539358	189193	57295	MLO935 95	LB	MLO93595	IVY COTTAGES	SEMI DETACHED HOUSE	1800 to 1832	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
19	539328	189325	57302	MLO936 02	LB	MLO93602	FOREST SCHOOL (JUNIOR SCHOOL BOARDING HOUSE) EAST OF MAIN BUILDINGS OF FOREST SCHOOL	DETACHED HOUSE; SCHOOL BOARDING HOUSE	1700 to 1799	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
20	539357	189192	57329	MLO936 29	LB	MLO93629	GWYDR LODGE	HOUSE; HOUSE	1733 to 1766	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
21	539305	189326	57333	MLO936 33	LB	MLO93633	FOREST SCHOOL INCLUDING MAIN BLOCK AND EXTENSIONS	ROW HOUSE; ROW; ROW HOUSE; ROW HOUSE; ROW HOUSE; SCHOOL	1733 to 1899	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
22	538128	189883	57344	MLO936 44	LB	MLO93644	THORPE COOMBE HOSPITAL (ORIGINAL HOUSE ONLY)	HOUSE; HOSPITAL; HOSPITAL	1767 to 1999	Post Medieval to Modern	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
23	538335	189711	57255	MLO935 54	LB	MLO93554	OLD BUTCHERS SHOP ADJACENT TO NUMBER 76	BUTCHERS SHOP; BUTCHERS SHOP	1750 to 1799	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
24	538101	189745	57282	MLO935 82	LB	MLO93582	WALTHAMSTOW HOUSE (CORPUS CHRISTI SCHOOL)	HOUSE; SCHOOL; SCHOOL; ORPHANAGE; PLAQUE	1733 to 1985	Post Medieval to Modern	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
25	539260	189357	57292	MLO935 92	LB	MLO93592	FOREST SCHOOL CHAPEL	CHAPEL; SCHOOL; SCHOOL; CHAPEL	1857 to 1875	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

26	539296	189297	57293	MLO935 93	LB	MLO93593	GATES, GATEPIERS AND RAILINGS TO MAIN BUILDINGS OF FOREST SCHOOL	RAILINGS; GATE; GATE PIER	1800 to 1832	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
27	539071	189487	5848	MLO200 24	LB	060798/00/00	Woodford New Road, St Peter's in the Forest Church, Walthamstow {19th Century Church}	CHAPEL OF EASE; NAVE; CHURCH	1840 to 1844	Post Medieval	Church, originally Chapel of Ease, 1840. Architect John Shaw Jnr (1776-1832). Extended 1887, repaired and extended 1951 and 1958, interior renovated by Martin Travers (1936-7). Built of yellow stock brick laid in Flemish bond with stone dressings; pitched

## APPENDIX 2: PLATES

*Plate 1: View of study site looking to eastern boundary*



*Plate 2: View of study site looking north-east*



*Plate 3: View of study site looking south-west along eastern boundary*



*Plate 4: View of study site looking south from northern boundary*



*Plate 5: View of study site looking south north-eastern corner*



*Plate 6: View of study site looking west from north-eastern corner*



*Plate 7: View of study site looking south from north-western corner*



*Plate 8: View of study site looking north through centre of site*



*Plate 9: View of study site looking east from western perimeter*



*Plate 10: View of study site from south-western corner looking north*



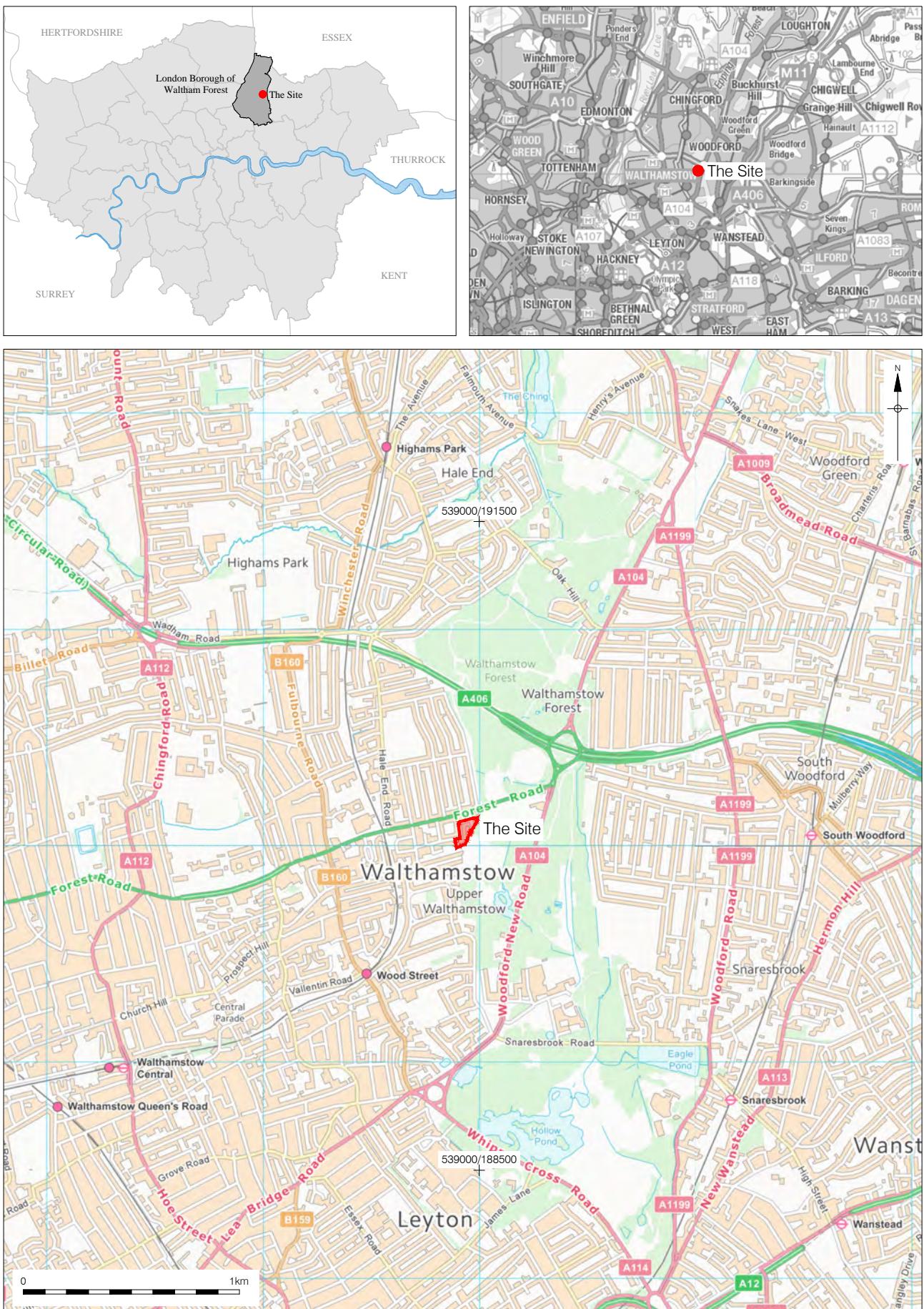


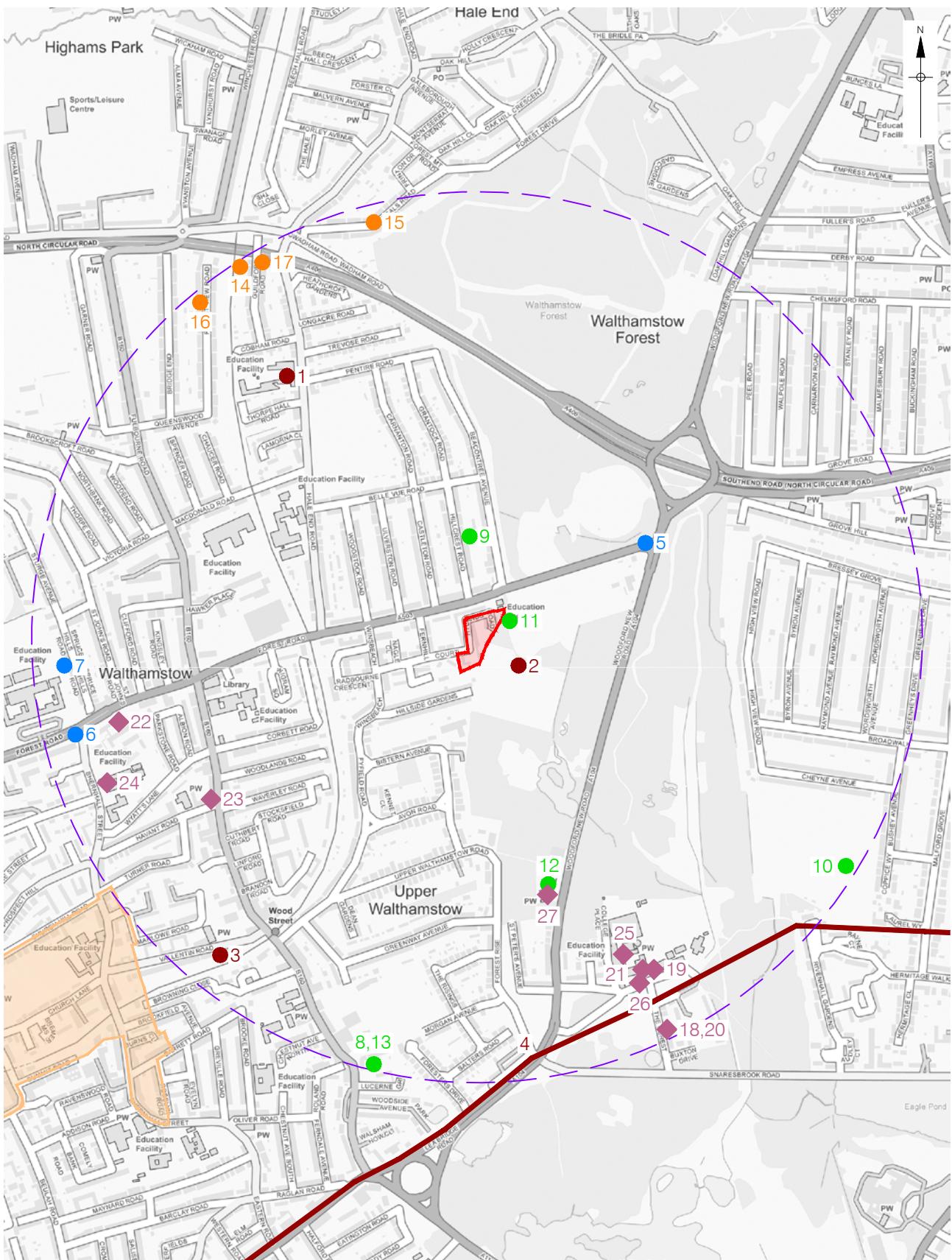




Figure 3  
Proposed Development - Ground Floor Plan  
1:625 at A4



Figure 4  
Proposed Development - Massing  
(not to scale)



● Roman (1-4)   ● Medieval (5-7)   ● Post-Medieval (8-13)   ● Modern (14-17)   ● Listed Buildings (18-27)  
 ■ Archaeological Priority Area   —— 1km Search Radius

0 500m

Contains Ordnance Survey data © Crown copyright and database right 2019  
 © Pre-Construct Archaeology Ltd 2019  
 23/08/19 MR

Figure 5  
 GLHER Locations  
 1:12,500 at A4



0 400m

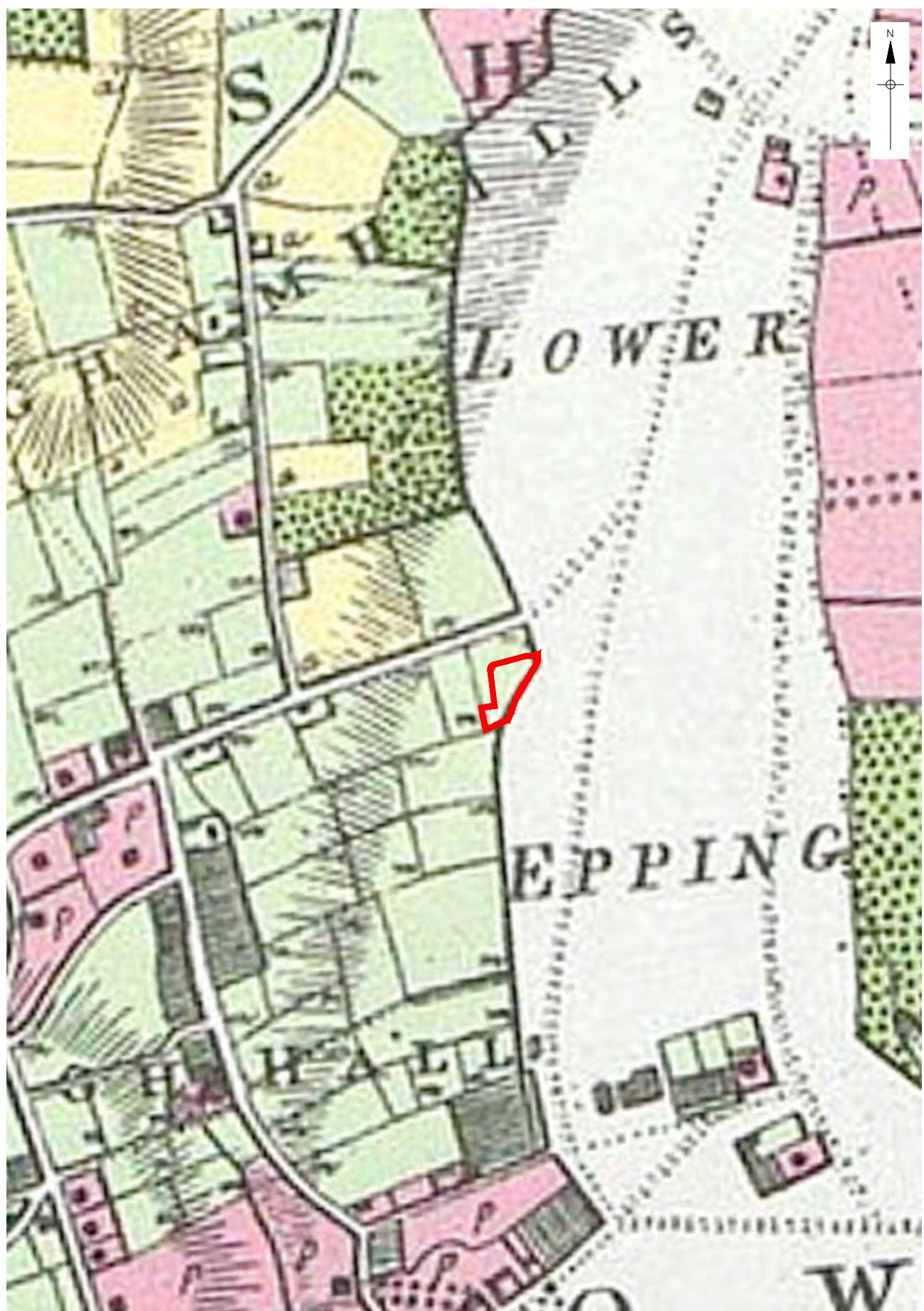


Figure 7  
Milne's Land Use Map of London and Environs, 1800  
Approx. 1:10,000 at A4

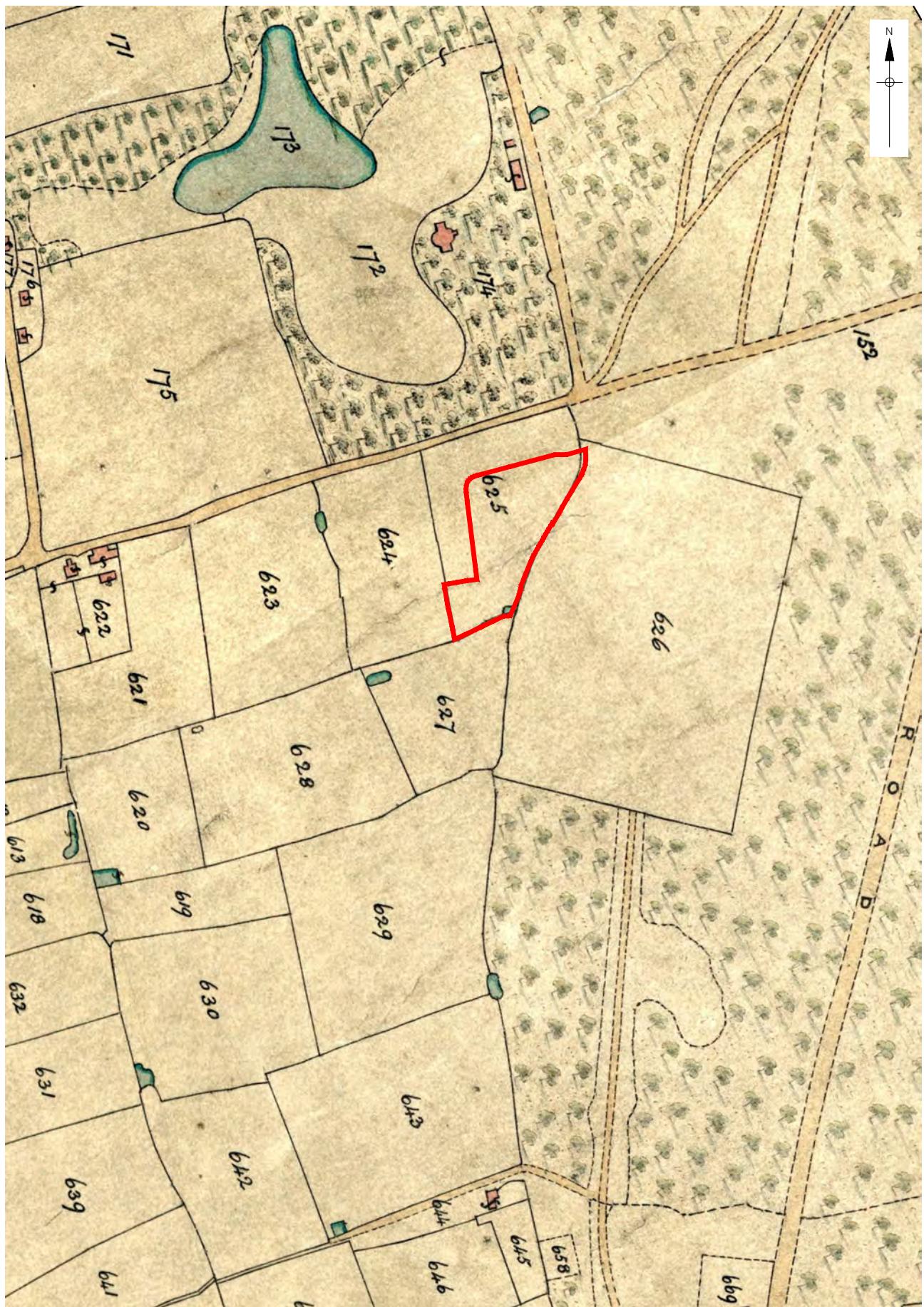


Figure 8  
Tithe map, 1842  
1:4,000 at A4

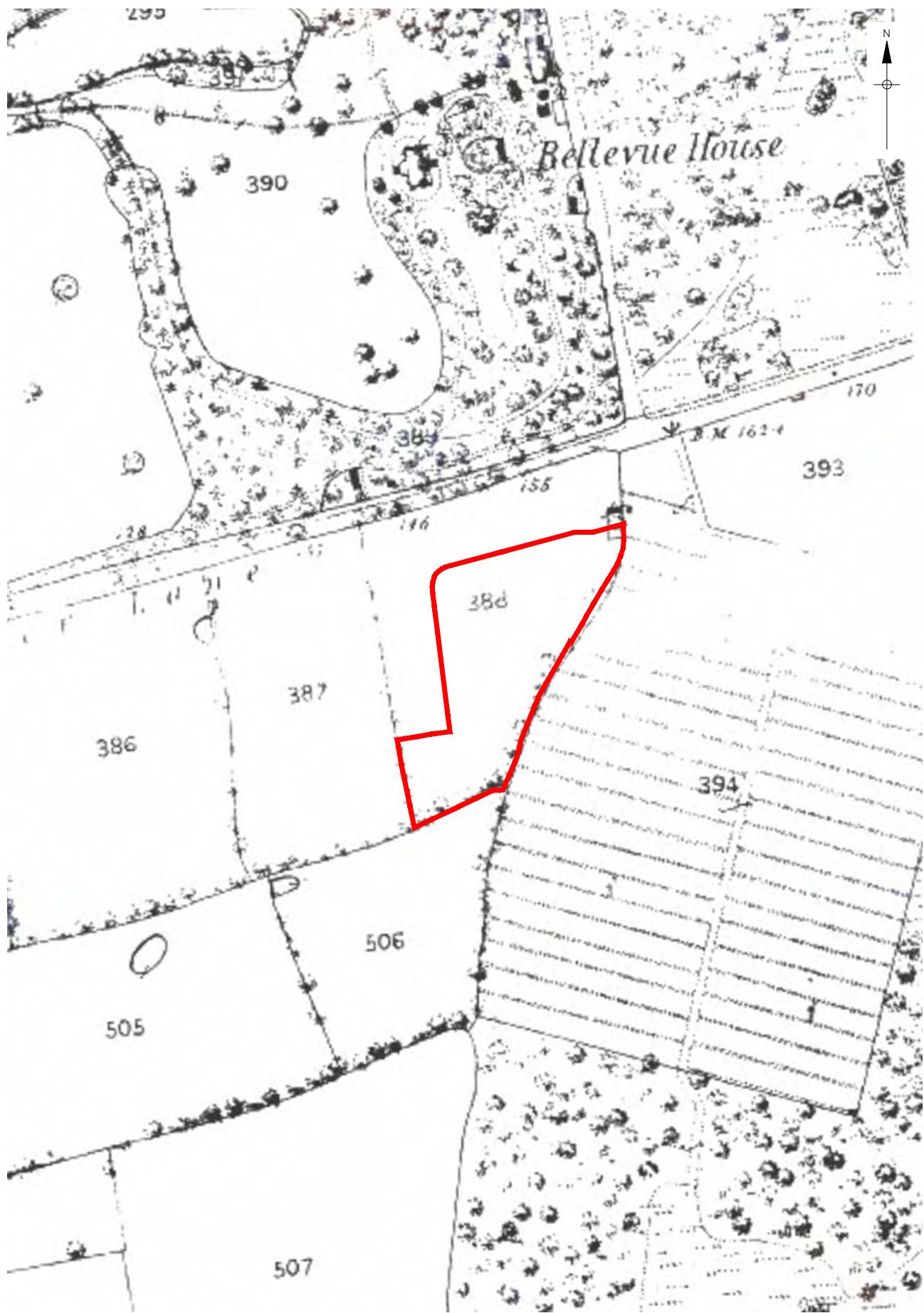


Figure 9  
Ordnance Survey map, 1864  
1:2,500 at A4

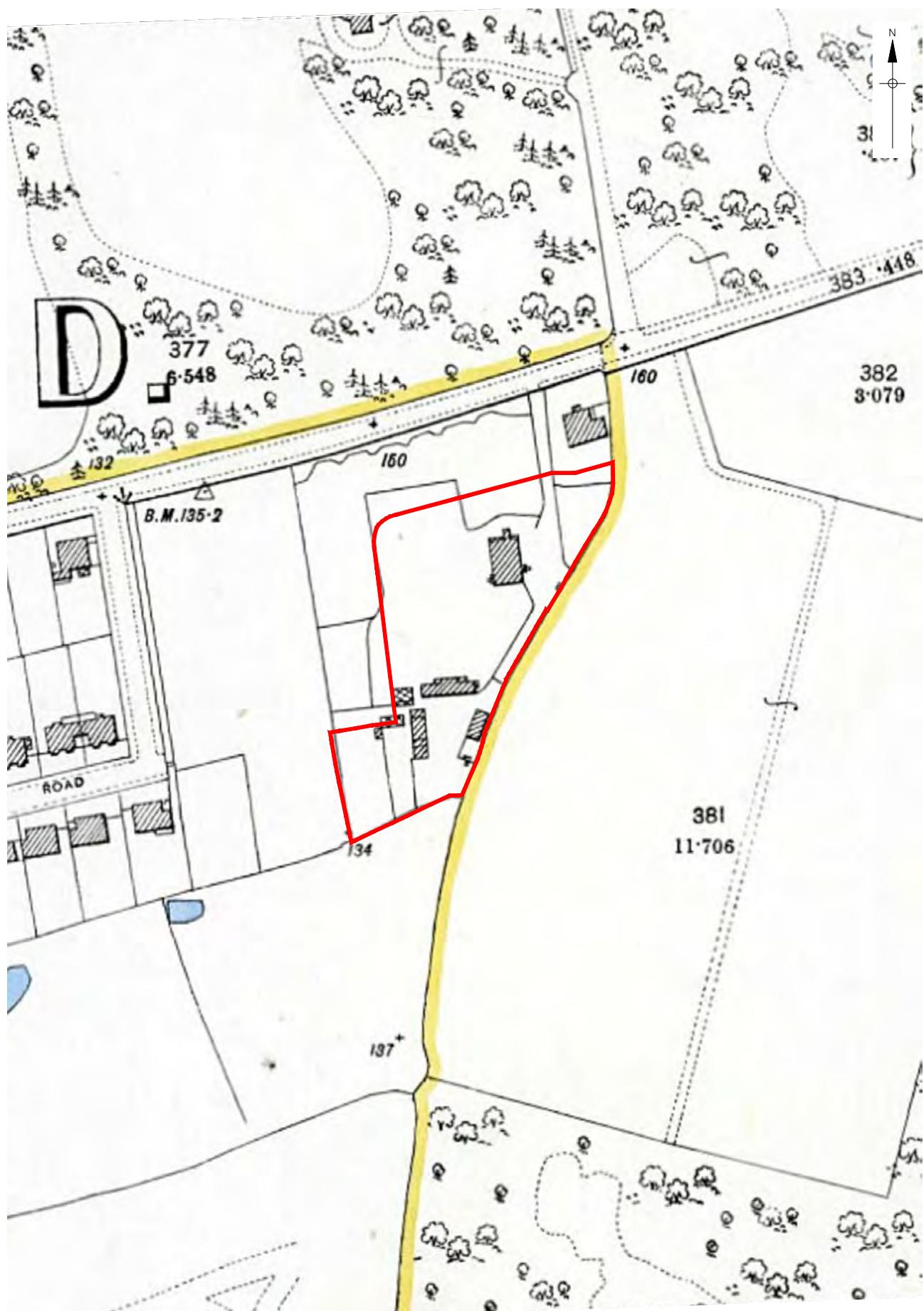


Figure 10  
Ordnance Survey map, 1897  
1:2,000 at A4

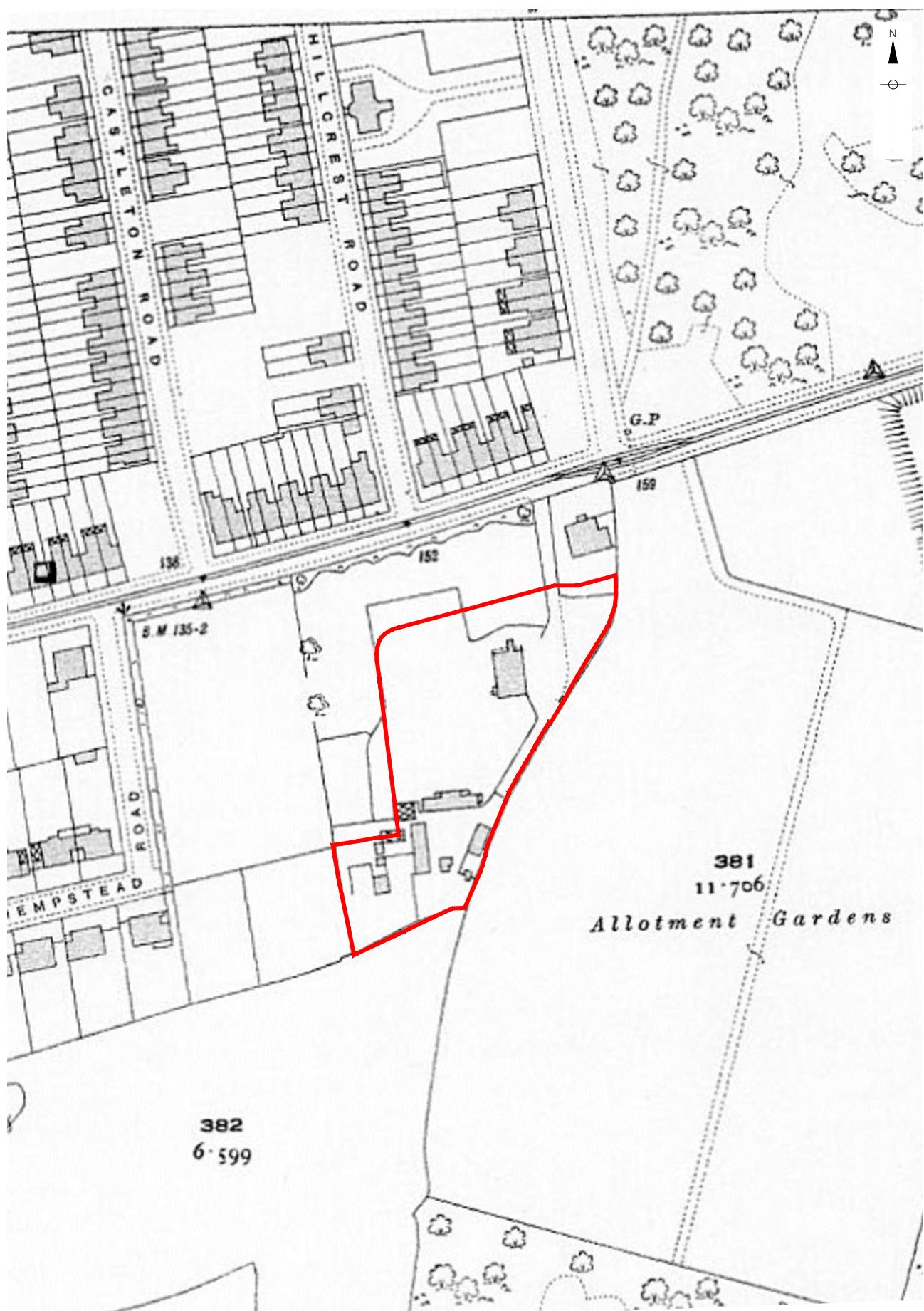




Figure 12  
Ordnance Survey map, 1946  
1:2,000 at A4



Figure 13  
Ordnance Survey map, 1955  
1:2,000 at A4

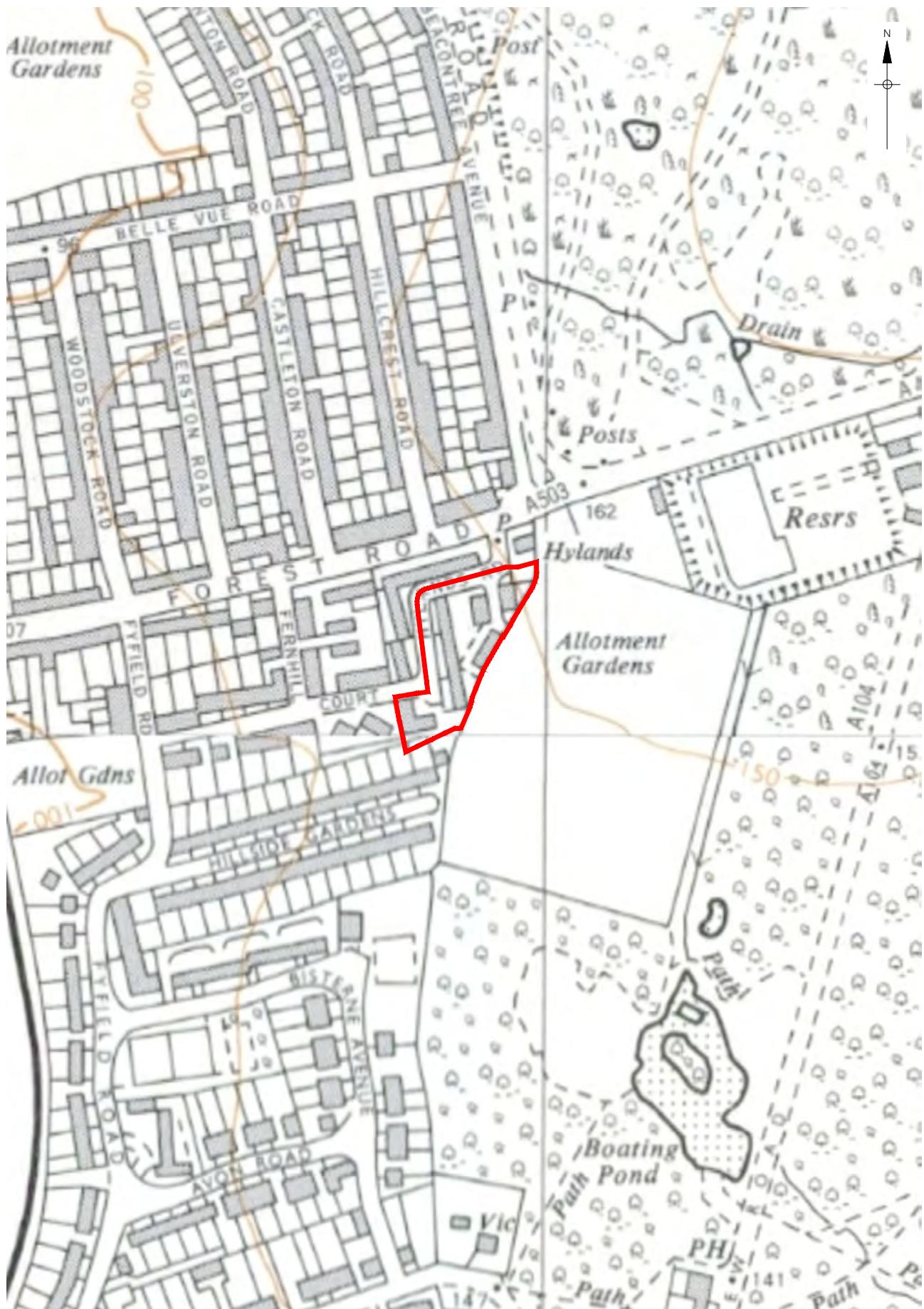


Figure 14  
Ordnance Survey map, 1968  
1:4,000 at A4



0

200m

# PCA

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