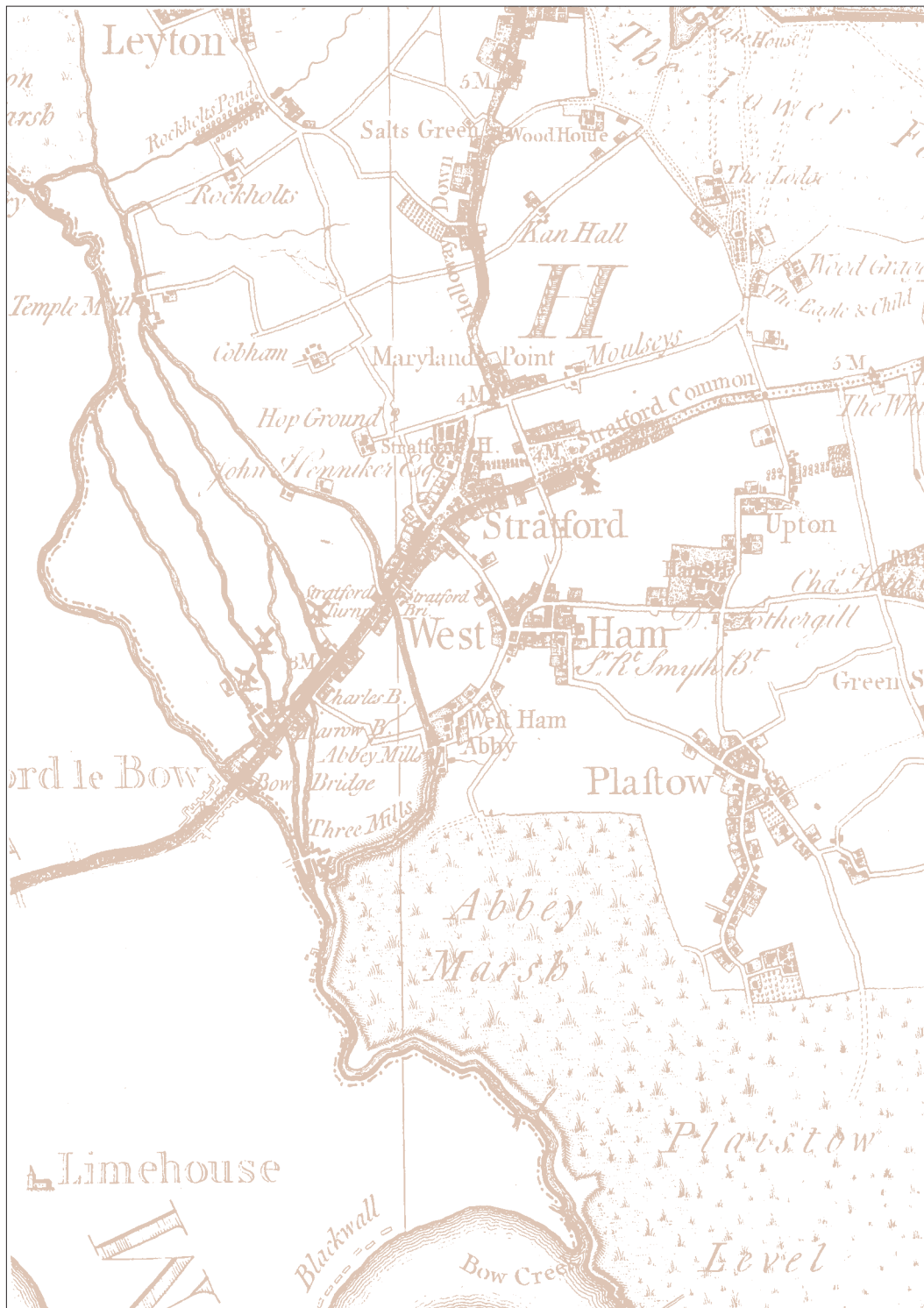




ABBNEY LANE CHILDREN'S CENTRE, ABBNEY LANE, STRATFORD, E13, LONDON BOROUGH OF NEWHAM

Archaeological Desk-Based Assessment



**ABBEY LANE CHILDREN'S CENTRE,
ABBEY LANE, STRATFORD, E13
LONDON BOROUGH OF NEWHAM**

Archaeological Desk-Based Assessment

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**ABBEY LANE CHILDREN’S CENTRE,
ABBEY LANE, STRATFORD, E13
LONDON BOROUGH OF NEWHAM**

Archaeological Desk-Based Assessment

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Summary

Wessex Archaeology was commissioned by the London Borough of Newham Property and Design Consultancy to carry out an archaeological desk-based assessment of land at the Abbey Lane Children's Centre in Abbey Lane (hereafter referred to as the Site) centred on NGR 538385 183490. The assessment is required to accompany a planning application for alterations and additions to the existing building.

There are 39 archaeological sites and findspots within a 500m square Study Area dating from the prehistoric through to the modern period.

There is archaeological evidence from the Neolithic and Bronze Age in the Study Area which infers local prehistoric presence. An Iron Age settlement is recorded from excavations at Stratford Market Depot to the north east of the Site typified by a complex of pits, postholes and ditches. Roman activity in the area is restricted to the London to Colchester Roman road which runs north west of the Study Area through the Lea Valley. Settlement evidence for the area is so far limited to areas adjacent to the road within Tower Hamlets.

The Site was within the manor of Ham and is mentioned in the Domesday Survey of 1086, with Ham meaning 'low lying pasture'. During the medieval period the area developed due to new access across the Stratford back rivers (Rivers Lea and Channelsea) between Bow and Stratford, with the construction of a series of bridges. This was initiated by Matilda, wife of Henry I, due to the unsafe ford crossing on the northern route of the original Roman road. The Cistercian Abbey of St Mary Stratford Langthorne was established during the early 12th century, the abbey owned much of the land in the manor up until the dissolution of the monasteries in the early 16th century.

With a more accessible road route from London towards the east, the use of the River Lea towards the north and the land and water management, industries were encouraged to develop in the area during the medieval and post-medieval periods. Earlier industries such as calico cloth production and other textile trades were maintained with the use of the mills and later industries such as the Bow China Works were established in the early 18th century, on the north side of Stratford High Street.

The Northern Outfall Sewer was constructed by Bazalgette in 1861, just to the north of the Site, and residential housing was established before 1867. This housing was demolished during the late 1960s and the land was not developed until the construction of the present children's centre in 1994.

Acknowledgements

This report was commissioned by Ron Shaul, Principal Architect of the London Borough of Newham Property and Design Consultancy.

Wessex Archaeology is grateful to the Greater London Sites and Monuments Record and the staff of the Newham Archive and Local Studies Library for their assistance.

The report was researched and written by Hilary Valler (Project Officer) and the illustrations were prepared by Mark Roughley. The project was managed by Lawrence Pontin (Senior Project Manager) in Wessex Archaeology London.

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**Archaeological
Desk-Based Assessment**

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Wessex Archaeology was commissioned by the London Borough of Newham Property and Design Consultancy to carry out an archaeological desk-based assessment of land at the Abbey Lane Children's Centre, which is centred on NGR 538385 183490 (hereafter referred to as the Site).
- 1.1.2 The Abbey Lane Children's Centre is situated at 1 Abbey Lane, Stratford. The open land to the east of the building is recreational, to the south is Abbey Lane, on the western side are industrial units and it is bound to the north by the Northern Outfall Sewer (**Figure 1**).
- 1.1.3 The assessment is required as part of a future planning application for alterations and additions to the existing building.
- 1.1.4 The aim of this assessment is to collate and detail the known archaeological and historical information relating to the Site and to assess the potential for the presence of undiscovered archaeological remains. This information will be used to inform the planning authority with respect to consideration of archaeological issues in relation to the planning application.
- 1.1.5 In order to assess the significance and importance of the Site as a whole, it is considered within a broader Study Area of 500m square area around the Site. Information for the Study Area has provided the archaeological and historical context within which the Site has been assessed. Where appropriate, archaeological sites and findspots that fall immediately outside of the defined Study Area have also been considered.

2 LEGISLATIVE AND PLANNING BACKGROUND

2.1 National Planning Guidance

2.1.1 The Department of the Environment published its Planning Policy Guidance Note 16 (PPG16) in 1990. This sets out the policy of the Secretary of State on archaeological remains on land, and provides many recommendations that have subsequently been integrated into Local Development Plans.

2.1.1 PPG16 acknowledges the potentially fragile and finite or irreplaceable nature of such remains (para. 6), and sets out the desirability of preservation of archaeological remains and their settings as a material consideration within the planning process (para. 18).

2.1.2 In addition, *Para. 19* states:

“ in their own interests... prospective developers should in all cases include as part of their research into the development potential of a site... an initial assessment of whether the site is known or likely to contain archaeological remains.”

Para. 25 adds:

“Where planning authorities decide that the physical preservation in-situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself, before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such excavation and recording should be carried out before the development commences, working to a project brief prepared by the planning authority and taking advice from archaeological consultants.”

2.2 Local Planning Guidance

2.2.1 The London Borough of Newham (LBN) Unitary Development Plan (UDP), adopted 6th June 2001 contains policies and explanatory text relating to the management of archaeology. The plan states:

Archaeology: Investigation, Excavation and Protection

3.114 Archaeological remains often provide the only evidence of the Borough's past. They are a finite and fragile resource very vulnerable to modern development and land use. The archaeology of the Borough is a community asset which should be preserved and the needs of development balanced and assessed against this. Early consideration of and consultation on archaeological issues will maximise preservation in accordance with

PPG16. The destruction of such remains should be avoided if possible and either left in situ if the remains are of national or particular local interest, or excavated and recorded prior to development, where remains are of lesser importance. Site layouts designed to retain archaeological features intact will be considered favourably by the Council.

3.115 The Greater London Archaeology Advisory Service (GLAAS - part of English Heritage) provides impartial advice to Newham Council. Sites of potential archaeological importance, to which this policy relates, can be defined as any site within an Archaeological Priority Area (APA). APAs are defined by GLAAS as areas having particular interest or value (Please refer to Map EQ6), or as sites where it can reasonably be shown from existing sources of information (most notably the Greater London Sites and Monuments Record) that remains of archaeological importance may survive. For further information, please refer to SPG Note 'Archaeological Code of Practice'. An archaeological assessment (either a desk study or a preliminary field investigation) will normally be required for any development involving a site more than 0.4 acres within an APA. The Council will also require such an assessment for smaller sites within the APAs, and sites outside the APAs, where this is clearly justified by the archaeological sensitivity of the site. Developers should undertake early consultation with the Council, and recognised archaeological organisations such as GLAAS, to avoid uncertainty and later delays.

POLICY EQ43: *the council will promote the conservation, protection and enhancement of the archaeological heritage of the borough. Developers of sites of potential archaeological importance will be required to produce a written report, as part of the application for planning permission, on the results of an archaeological assessment or field evaluation carried out by a suitably qualified archaeological contractor; and when remains of importance are identified, the council will seek preservation of the remains in situ. On other important sites, where the balance of other factors is in favour of granting planning permission by means of the imposition of conditions on the grant of planning permission, and possibly by legal agreements, the council will ensure that adequate provision is made for the protection, excavation and recording of remains, and the subsequent publication of the records of excavation, providing a written account of the archaeological exploration, including records of finds.*

3.116 The Council will promote co-operation between landowners, developers and archaeological organisations in accordance with the British Archaeologists' and Developers' Liaison Group Code." (LBN 2001).

2.3 Statutory Designations

- 2.3.1 The Site is within an Archaeological Priority Area as defined by the LBN UDP.
- 2.3.2 There are no Scheduled Monuments, as defined within the Ancient Monuments and Archaeological Areas Act 1979, within the Study Area.

3 METHODS

3.1 Introduction

- 3.1.1 The aim of this assessment is to provide a detailed inventory and assessment of the known archaeological resources within the Study Area, and to place the results within a wider archaeological context. A brief summary of the sources consulted is given below.

3.2 Greater London Sites and Monuments Record

- 3.2.1 English Heritage maintains a database of archaeological sites and findspots for the 33 London boroughs. All records within the Study Area were examined. A synthesised summary is presented as **Appendix 1**. These records are not a record of surviving archaeological features and artefacts, but a record of the discovery of such features and artefacts.

3.3 Documentary Sources

- 3.3.1 A search of other relevant primary and secondary sources was carried out in Newham Archives and Local Studies Library and in Wessex Archaeology's own library. Recent volumes of local journals were consulted and both published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied. The sources consulted are listed in References.

3.4 Cartographic Sources

- 3.4.1 A search of surviving maps and illustrations was undertaken in the Newham Archives and Local Studies Library and at Wessex Archaeology. The study of maps and other associated historical sources helps to clarify the archaeological potential of the Site in two ways. First, it suggests aspects of the medieval and later land-use prior to its modern development. Secondly, it pinpoints areas of the Site, which because of that development, are likely to have become archaeologically sterile. The maps relevant to the Site are listed in Cartographic Sources.

3.5 Best Practice Guidance

- 3.5.1 This assessment has been carried out in accordance with the Institute of Field Archaeologists' *Standards and Guidance for Archaeological Desk-Based Assessment* (IFA 1994 revised September 2001).

3.6 Assumptions

- 3.6.1 The SMR data consists of secondary information derived from varied sources only some of which have been directly examined for the purposes of this study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

4 SITE DESCRIPTION

4.1 Location and Topography

- 4.1.1 The London Borough of Newham is situated to the east of the confluence of the River Lea with the River Thames. Prior to 1965 the area lay within the Borough of West Ham in the county of Essex. The modern borough is divided by the A13, the main arterial road that runs east-west through it, with the southern half dominated by the Royal Docklands and the northern half characterised by intensive urban settlement.

- 4.1.2 The Site is located to the south east of the A113 (High Street) and south west of the Northern Outfall Sewer.

- 4.1.3 The ground on the Site is level and at 2m aOD. The buildings to the north and west of the Site are built on top of raised ground.

4.2 Geology

- 4.2.1 The underlying geology of the Site comprises the alluvial floodplain of the River Lea to the west and the Kempton Park and Taplow river terrace gravels to the east (British Geological Survey 1994). The terrace gravels are overlain by sandy silty clays.

4.3 Hydrology

- 4.3.1 The Site is situated on low-lying ground, on the edge of the alluvial floodplain of the River Lea with the Channelsea River, the eastern most of the 'Stratford back rivers', tidal branches of the River Lea.

4.4 Landscape History

- 4.4.1 The area is relatively flat and low lying due to its situation on a floodplain, as mentioned above. The prehistoric landscape around the Site would have been one of wetland marsh interspersed with natural sand and gravel bank islands. Occasional exploitation of the area during the prehistoric period would have probably been in the form of temporary, perhaps seasonally, occupied camps. There is evidence for a small permanent settlement to the north east at

Stratford Market Depot during the Neolithic through to the Early Iron Age, and activity appears to have continued through the Late Iron Age into the early Roman period in that area. Also, evidence for the London to Colchester Roman road is noted to the north west of the Site. A layer of ploughsoil formed over the early Roman features indicates that the area was given over to agricultural use (Barber, Chew, Dyson and White 2004, 11).

- 4.4.2 Deposits from the post-Roman period are evidenced by a combination of flooding and agricultural use in the area. During the pre-monastic period (c. AD1000 – 1135) a large group of mills were associated with the ‘Stratford back rivers’, while many of the channels may have originated or been adapted as mill streams in the late Saxon period (*ibid*, 12). The early development of the area would have been influenced by the Roman road to the north west and the channels and floodplain of the Lea.
- 4.4.3 Land-use during the monastic period (AD1135 - 1540) continued in the same vein with land around the Cistercian Abbey of St Mary Stratford Langthorne (to the north east of the Site) being cultivated and managed by the monks/lay brethren themselves.
- 4.4.4 A new road was constructed to the south of the Roman road during the early 12th century, commissioned by Queen Matilda, wife of Henry I. This route, with a series of bridges linked by a causeway between Bow and Stratford, was a much safer route and remained a principal crossing point until the 19th century. The new route encouraged the settlements of Stratford at Bow and Stratford Langthorne to develop on either side of the river.
- 4.4.5 In the mid 16th century the marshes comprised the West Ham ‘level’, half of which belonged at the Dissolution to Stratford Abbey, which then had rights and riparian responsibilities for land drainage and sea defences (VCH 1973, 94).
- 4.4.6 There were radical changes to the landscape with the increase in industry from the 16th century with docks at Burford Wharf, the continuation of water management, the production of calico cloth with the development of mills. Industries, such as the Bow China Works, developed along the High Street in Stratford from the early 18th century.

5 ARCHAEOLOGICAL AND HISTORIC DEVELOPMENT

5.1 Introduction

5.1.1 A total of 39 archaeological sites, findspots or investigations have been located within, or on the periphery of the Study Area and they range in date from the prehistoric through to the modern period. Sites and findspots have been assigned a unique Wessex Archaeology (**WA**) number for the purposes of this report. These numbers and the Study Area are plotted on **Figure 1** and listed in the Gazetteer (**Appendix 1**). Archaeological and historical findspots are referred to in chronological order.

5.2 Palaeolithic (c. 500,000 – 10,000 BC)

5.2.1 No evidence of Palaeolithic activity has been recorded in the Study Area.

5.3 Mesolithic (c. 10,000 – 4000 BC)

5.3.1 No evidence of Mesolithic activity has been recorded in the Study Area.

5.4 Neolithic – Bronze Age (c. 4000 – 700 BC)

5.4.1 Archaeological evidence from the Study Area has indicated concentrations of activity during this period. Two flint implements dating to the Neolithic were recovered during ballast loading at Bow: a possible dagger (**WA1**) and a stone axe (**WA2**).

5.4.2 Excavations (Site Code HW-OP-91) in connection with the Jubilee Line Extension at Stratford Market Depot in 1991-2 by Oxford Archaeological Unit (OAU) recovered a sparse amount of residual flint (**WA3**) and pottery (**WA4**) dating from the late Neolithic to the late Bronze Age.

5.4.3 A bronze tanged spearhead (**WA5**) was found during unspecified works in the River Lea beneath Bow Bridge in 1862. It has been dated from the late Neolithic to the early Bronze Age.

5.5 Iron Age – Romano-British (c. 700 BC - AD 410)

5.5.1 Archaeological finds from this period have proved hard to characterise, with the suggestion of a nearby settlement at Stratford Market Depot. The excavation in connection with the Jubilee Line Extension at Stratford Market Depot produced a single crouched inhumation burial (**WA6**), which was provisionally dated to the early Iron Age/ early Roman period. This is associated with an occupation site with a complex of pits, postholes and ditches (**WA7**), including a horse burial (**WA8**) and plough soil (**WA9**) containing moderate amounts of pottery dated to the mid 3rd Century. This

site lies *c.* 700m to the south of the London to Colchester Roman road, and it has been suggested that it was part of a small settlement rearing livestock to be sold on the London markets, or perhaps, of the nearby roadside settlement of Old Ford (Barber, Chew, Dyson and White, 2004, 11).

5.5.2 With transport links from London becoming established, the road (**WA10**) to Colchester is predicted to run to the north of the Study Area across the marshes from Bow to Stratford. Building works near Marshgate Lane during the early 18th century recorded by Defoe revealed part of a possible Roman causeway (**WA11**).

5.5.3 This site fits into the wider pattern of rural settlement without the city bounds during this period. Evidence from the Greater London area would suggest that small farmsteads and villa sites were located throughout the landscape and were associated with small scale farming (MOLAS 2000, 155). In some cases these sites appear to have been founded during the Iron Age with continued use into the later Romano-British period.

5.5.4 It is likely that the marshland to the east of the developing city of *Londinium* was an important resource procurement zone. As with other low lying marshland areas in the country, it is likely that the landscape would have been managed in some way during this time with, for example, small-scale drainage.

5.6 Saxon (*c.* 410 – 1066)

5.6.1 The only evidence for this period comes from the excavations at Stratford Market Depot with sparse residual middle and late Saxon pottery (**WA12**).

5.7 Medieval (*c.* 1066 – 1499)

5.7.1 There is scant archaeological evidence for activity within the immediate vicinity of the Site during the medieval period. However, from this period onwards it becomes possible to establish the way in which the Study Area was developing through the consultation of written documents.

5.7.2 At the time of the Domesday survey in 1086, the Study Area lay in the manor of Ham, (meaning ‘low lying pasture’), with a population recorded at 130, suggesting a settlement, although no definition is made between West and East Ham, so a more dispersed settlement pattern may be indicated (Barber, Chew, Dyson and White 2004, 12). It was recorded as being of 8 hides and was owned by Robert Gernon and Ralph Peverel (Powell 1973, 45). Local traditions associate the ‘Stratford Back Rivers’ with defensive works of King Alfred who obstructed the River Lea to prevent Danish incursions (Fry and Pagenstecher 1888).

- 5.7.3 By the early 12th century an abbey (**WA13**) had been established at Stratford Langthorne, founded by William de Montfichet, who was probably the grandson of Robert Gernon, who held 44 manors in Essex, including half of West Ham at the time of the Domesday Survey (see above *para.* 5.7.2). It initially belonged to the Order of Savigny (which was amalgamated within the Cistercian Order in 1147) but from 1135 it became a Cistercian house.
- 5.7.4 The earliest recorded evidence for building activity is in 1225 when there is an instruction for tree trunks to repair the abbey mills, which had burnt down (*ibid*, p17). Excavations at Stratford Market Depot recorded greenstone walls of a building belonging to the abbey with associated destruction layers (**WA14**) and two isolated inhumation burials, which are presumed to be of medieval date and therefore associated with the abbey (**WA15**).
- 5.7.5 The abbot of Stratford was charged with the repair of the bridges and causeways between Bow and Stratford. The marshes in 1563 comprised the West Ham 'level' which amounted to 1717 acres, half of which belonged to the abbey at the Dissolution, which had responsibility for land drainage and sea defences (Barber, Chew, Dyson and White, 16).
- 5.7.6 Stratford Langthorne Abbey was surrendered to the crown in 1538. It has been suggested that the pattern of land ownership in the vicinity of the abbey precinct after the Dissolution led to a considerable dislocation of the local economy, poverty and absentee landholding. It is also suggested that burgeoning industrial activity in the Stratford area gradually began to encroach on the abbey precinct. Industries in the 13th century included fulling, with other textile trades established by the 16th century. By the time of Defoe's visit in the early 18th century he noted a growing village of handsome large houses (*ibid*, p121).
- 5.7.7 Transport systems from London changed due to the replacement of the ford over the River Lea further upstream, with Bow Bridge which was financed by the crown under the instruction of Queen Matilda (wife of Henry I) and the creation of the main route to Essex via Whitechapel Road (**WA16**). The demolition of a public house on the Essex side of Bow Bridge during the late 18th century revealed two arches of the medieval Bow Bridge (**WA17**).
- 5.7.8 With the creation of Bow Bridge from the early 13th century a settlement formed (**WA18**) and developed as a transport and industrial centre during the medieval period. Stratford meaning 'street by the ford' was first recorded as a place name between 1066 and 1087 and takes its name from the old Roman crossing point.
- 5.7.9 The River Lea was used to transport goods from Hertfordshire to London with lighter goods off-loaded at Bow and transferred by road (**WA19**).

5.7.10 An iron stirrup, stylistically dated to the 10th century, was revealed during work connected with alterations to the foundations of the Northern Outfall Sewer in Stratford High Street in 1935 (**WA20**).

5.7.11 An excavation at Burford Road Pumping Station (Site Code Hw-Bu 95) noted a chalk-walled drain possibly dating to the medieval period (**WA21**) and a possible ditch (**WA22**).

5.8 Post-medieval - Modern (c. 1500 - present)

5.8.1 The excavation at Burford Road Pumping Station also revealed post-medieval features with a drain (**WA23**) and a ditch (**WA24**), both of which had been in disuse and backfilled during this period.

5.8.2 Burford Wharf (**WA25**) to the north of the Site is noted as having archaeological preservation occurring to the far west of the site, where natural shelving towards the River Lea protected the early dock structures from later development maybe as early as the 16th century. This could be the direct result of the site's industrial development and the production of calico. It continued to function as a wharf into the 19th century, when it was superseded by the development of a mill, probably serviced by Caledonian Wharf, later Burford Wharf.

5.8.3 Evaluation trenches (Site Code BWF04) at Burford Wharf revealed organic silty deposits which were either the wharf fill or related to the manufacture of the cotton fabric, calico and a timber revetment. An edge of a channel and a wall associated with the former calico works had been recorded during previous works on the site (**WA26**).

5.8.4 Evaluations (Site Code BUA00) to the north of Burford Road also revealed a water management system. A series of ditches and channels appeared to represent a phase of water and land management prior to the formation of the garden soils in the late 18th century. It is possible that these channels relate to the calico works (**WA27**). Also a chalk lined channel to the south of Wharf Road was revealed (**WA28**), with the re-use of chalk blocks probably from structures associated with the abbey. It is suggested that the feature could have been a cistern.

5.8.5 A watching brief in 1985 in Sugar House Lane (no site code noted) revealed part of a wooden drain made from a hollowed out tree trunk, orientated north west by south east (**WA29**).

5.8.6 An evaluation at the Green Man Public House (HTD01) to the north east of the Site revealed made ground which had consequently been banked up,

presumably to counter the risk of flooding during the 18th century. No archaeological features were observed (**WA30**).

- 5.8.7 A parish boundary marker dated 1731, is noted between Nos 231 and 233 High Street, Stratford which is sandstone and square in plan (**WA31**).
- 5.8.8 Cartographic evidence shows that the land fronting onto Abbey Lane was separated with field boundaries before 1745 on the Rocque map (**Figure 2**) with buildings fronting onto Stratford High Street. It also shows the medieval road alignment with Bow Bridge to the south west.
- 5.8.9 The Bow China Works (or New Canton) was probably established in *c.*1730 on a site to the east of the Lea on the north of Stratford High Street, near to the corner of Marshgate Lane (**WA32**). Maps drawn by Chapman & Andre in 1777 and Rocque in 1744 show a collection of buildings but do not indicate individual function.
- 5.8.10 Documentary evidence (insurance policies) revealed that warehouses built of timber and brick were located on the Bow China Works site (**WA33**). These insurance policies also revealed that by 1744 two workshops buildings were in existence. These are described as ‘workhouses’, one of which fronted onto Stratford High Street and was called ‘New Canton’. By 1765 another workshop/warehouse had been built. Following the closure of the factory in 1775, ‘New Canton’ was converted into tenements (subsequently called China Row), which were finally demolished in 1919 (**WA34**).
- 5.8.11 Evaluations undertaken in 1994 (Site Code HW-PL 94) on the possible site of the Bow China Works showed four possible factory constructions dating from the 18th century to the 1950s (**WA35**). Another evaluation revealed the remains of an 18th-century house and associated middens, the structure had a chalk raft to support its foundations; the chalk was probably robbed from the remains of the nearby abbey (**WA36**).
- 5.8.12 The map by Chapman and Andre (1777) (**Figure 2**) shows a similar alignment for Abbey Lane as it is today with the Channelsea River running from Temple Mills towards the south east, with the new road layout in evidence and bridges over the river. Buildings front onto Stratford High Street and the abbey named as West Ham Abbey to the east. Abbey Marshes are noted to the south east but no specific mention is made to the Site.
- 5.8.13 Cartographic evidence shown on the tithe map of the ‘Survey of the parish of West Ham in the county of Essex’ dated 1821 shows that the Site was of marsh pasture, with the apportionment number 4 allocated to the land. It was not noted who owned the land. The map was in the possession of John

Tucker of Waltham Abbey and found as part of his estate in 1844, from which it is inferred that he may have been the author (**Figure 3**).

- 5.8.14 At Abbey Mills, to the south east of the Site, a 19th-century stores building has been listed. This has Bazalgette design of c. 1865 of grey brick with red brick and stone dressing. It was listed for group value with the main pumping station to the east (**WA37**), which relates to the Northern Outfall Sewer built in 1861.
- 5.8.15 The Northern Outfall Sewer was constructed in 1861 and is shown on the 1st-edition Ordnance Survey map of 1867 running along the northern edge of the Site with residential housing with streets laid out prior to this date (road names not mentioned). Abbey Lane is on the same alignment as today but it is named Abbey Road (**Figure 3**).
- 5.8.16 A post-medieval sewer which linked with the 1868 pumping station and a ceramic pipe running roughly north-south as an overflow pipe following the old course of an earlier open sewer (the Mill Meads Common Sewer between Stratford and the Channelsea River) was recorded during a watching brief at Gay Road, West Ham (**WA38**). Also recorded during this watching brief were deposits of 19th- and 20th-century date (**WA39**).
- 5.8.17 The 2nd-edition Ordnance Survey map (1894-96) shows the residential properties to the north of Abbey Lane (now called Abbey Lane) with Godfrey Street and Napier Road on either side of where the present children's centre (**Figure 4**).
- 5.8.18 The only change of note on the 1916 Ordnance Survey map is the change of name to Napier Street to Nansen Road and the appearance of a public house noted on the south west corner of this road (**Figure 4**).
- 5.8.19 The later Ordnance Survey map of 1968 (not illustrated) shows that the land to the east of Godfrey Street is labelled as 'recreation ground' with no roads or houses shown.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Summary of Archaeological Potential

Prehistoric Potential

- 6.1.1 Evidence from the Study Area and topographically comparable sites in the surrounding low-lying region suggest that there is a **low to moderate** potential for the presence of prehistoric activity from the Neolithic period onwards on the Site.

- 6.1.2 Any archaeology is most likely to be associated on or near to remnants of gravel and sand dyots that provided relatively dry ground within the predominantly boggy marshland along the margins of the River Lea.

Iron Age - Roman Potential

- 6.1.3 The evidence for Iron Age to Roman activity within the Study Area is to the north east of the Site at the Stratford Market Depot. With the London to Colchester road dating to the Roman period to the west there may be other evidence for this period. There is a **low to moderate** potential for Roman activity to have been present on the Site.

Saxon

- 6.1.4 There is sparse Saxon evidence in the Study Area. There is a **low** potential for activity of this period to be present on the Site.

Medieval

- 6.1.5 Throughout the medieval period the Study Area was a low lying pasture with the Cistercian monastic site situated to the south east of the Site. Industries, drainage and transportation systems were established during this period to make the area a more easily accessible place. There is a **moderate** potential for activity during this period on the Site.

Post-medieval and Later Potential

- 6.1.6 The industries in the area continued to be established with the Bow China Works on Stratford High Street during the 1730s.
- 6.1.7 In the late 18th century a phase of water and land management was in force in the area with ditches and channels used to distribute water to use for industrial activities. The Northern Outfall Sewer was built to the north of the Site during the 19th century.
- 6.1.8 Residential terrace housing was established on the Site before 1867 and continued in use until their demolition sometime around 1968 when the area became known as 'recreational ground' and in 1994 the Abbey Lane Children's centre was built on the Site. There is a **moderate to high** potential for activity during this period on the Site.

6.2 Impact of Previous Development

- 6.2.1 The Site was open marsh land until the mid 19th century when housing and the Northern Outfall Sewer was built just to the north of the Site.
- 6.2.2 Cartographic evidence shows that the houses had been demolished by the late 1960s and the land became recreational ground. The modern building of the children's centre was constructed after this date and no further building appears on the land to the east of it.
- 6.2.3 It is not clear whether the Site has been disturbed in any other ways such as by the laying of services, but the cartographic evidence and Site visit would suggest that there have been no major structures or disturbances of ground levels.
- 6.2.4 Any archaeological remains that are present will not have been impacted upon greatly by later development on the Site and the potential for their survival is high.

7 DEPOSIT SURVIVAL AND FURTHER RECOMMENDATIONS

7.1 Deposit Modelling

- 7.1.1 Prehistoric deposits are present within the Study Area. It is likely that archaeology of this date would be undisturbed.
- 7.1.2 The marshland environment throughout the Roman and Saxon period would have negated significant settlement or industrial activity therefore Saxon and Roman remains are not expected.
- 7.1.3 The area throughout the medieval and post-medieval period gradually began to be used for industry with a phase of land and water management becoming more established and residential properties constructed. Any archaeological remains encountered are likely to be associated with past housing. However, due to the lack of later development on the site remains of this date if present have the potential to survive well.
- 7.1.4 On the basis of the information supplied to Wessex Archaeology with regards to the nature of the development at the Site, it is thought that impact of the proposed development on any buried archaeological remains will be negligible.

7.2 Recommendations for Further Work

- 7.2.1 Given the **low** probability of finding significant archaeological remains on the Site, but the **high** probability that any remains that may be present on the Site will survive well, Wessex Archaeology recommends that a watching brief be maintained on the groundworks associated with the new building at Abbey Lane Children's Centre.
- 7.2.2 This process would require agreement with English Heritage (Greater London Archaeological Advisory Service) and be secured by the attachment of a suitably worded condition to a planning consent.

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Cartographic Sources

Maps were sourced from the Newham Archive and Local Studies Library and Wessex Archaeology's own library.

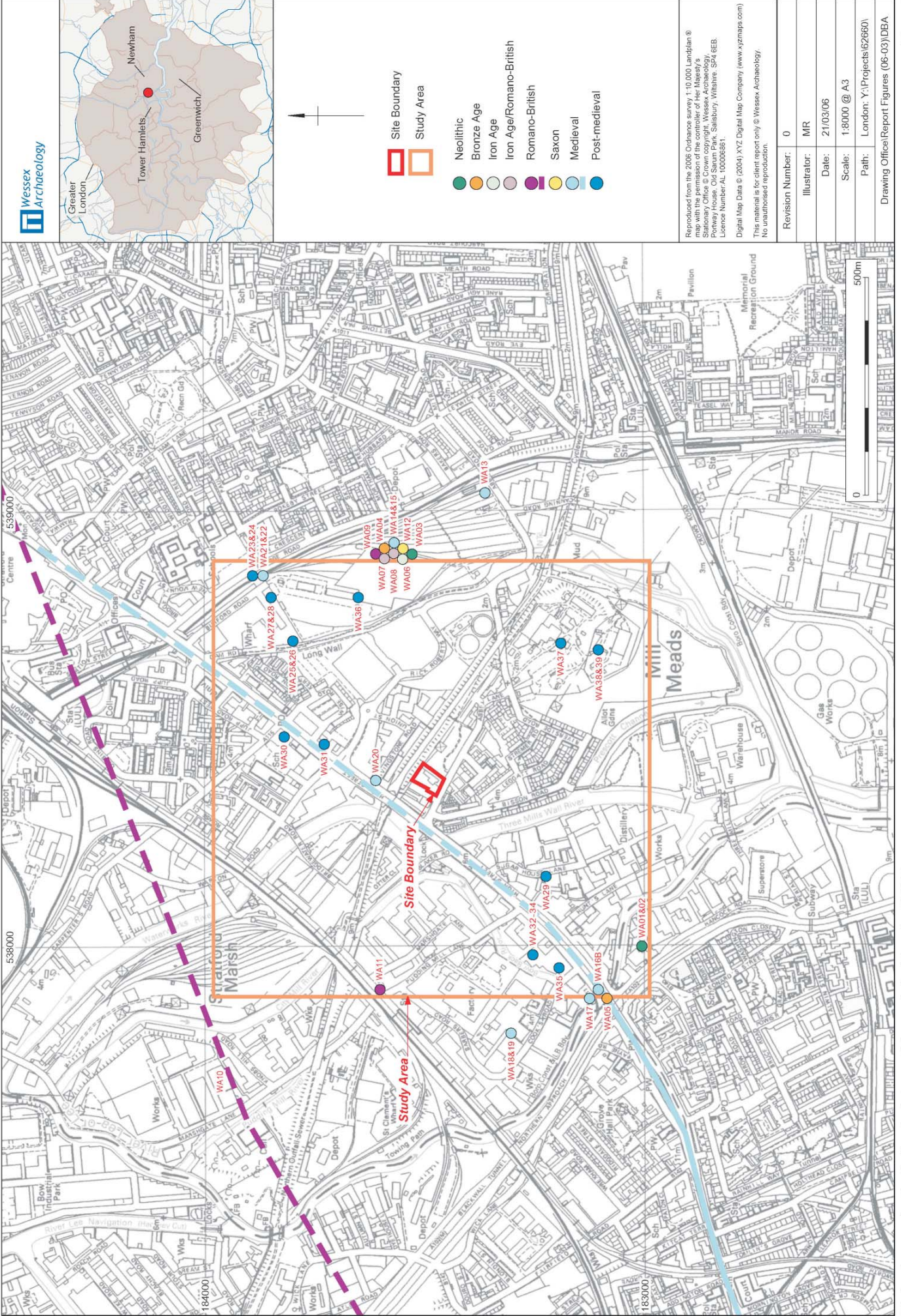
Documents reproduced as figures in this report are in **bold**; those not illustrated are in *italics*.

1746	John Rocque's 'An exact survey of the Cities of London, Westminster and Borough of Southwark with the Country near 10 miles round 1741-1745'
1777	Chapman & Andre
1821	Survey of West Ham in the county of Essex
1867	Ordnance Survey 25" Series 1st edition
1894-6	Ordnance Survey 25" Series 2nd edition
1916	Ordnance Survey 25" Series 3rd edition
<i>1954</i>	<i>Ordnance Survey 1:1250 Series</i>
<i>1968</i>	<i>Ordnance Survey 1:1250 Series</i>

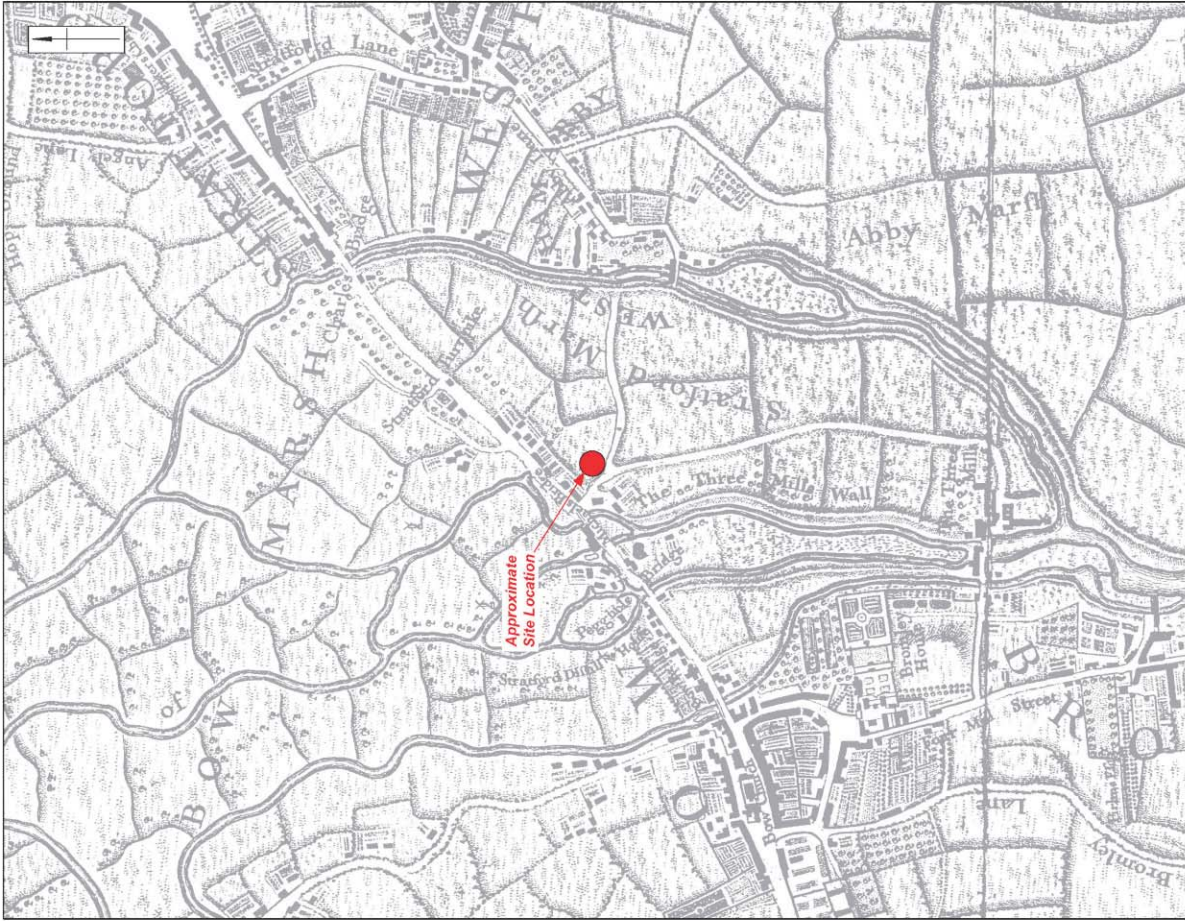
APPENDIX 1: Gazetteer of archaeological sites and findspots

WA no	SMR No	Eastings	Northing	Period	Class	Description	Other References/ Site Codes
1	080724	538000	183000	Neolithic	Findspot	Flint implement (dagger) comparable to North German types. Found in ballast	
2	080733	538000	183000	Neolithic	Findspot	Stone axe found in ballast	
3	061933	538900	183520	Neolithic	Findspot	Sparse amount of residual flint on Jubilee Line Extension site	Site Code HW-OP-91
4	061934	538900	183590	Bronze Age	Findspot	Residual pottery and flint at JLE site	Site Code HW-OP-91
5	060922	537880	183080	Bronze Age	Findspot	Bronze tanged spearhead found during unspecified works in River Lea under Bow Bridge prior to 1862	
6	061935	538900	183550	Iron Age	Inhumation	Single crouch inhumation burial probably associated with occupation of this period	Site Code HW-OP-91
7	061935	538900	183590	Iron Age / Roman	Occupation Site	Complex of pits, postholes and ditches	Site Code HW-OP-91
8	061935	538900	183570	Iron Age / Roman	Animal burial	Single horse burial	Site Code HW-OP-91
9	061936	538900	183610	Roman	Cultivated soil	Plough soil containing moderate amounts of pottery	Site Code HW-OP-91
10	N/A			Roman	Road	Predicted route of London to Colchester road	
11	061651	537900	183600	Roman	Ford	Building works near modern Marshgate Lane in the early 18 th century recorded by Defoe revealed part of a Roman (?) stone causeway	
12	061937	538900	183570	Saxon	Findspot	Sparse residual middle and late Saxon pottery (context not stated)	Site Code HW-OP-91
13	061139	539040	183360	Early Medieval	Abbey	Stratford Langthorne Abbey founded in 1134 by Montfichet. Cistercian abbey in 1147. Surrendered to crown in 1538	
14	061938	538900	183570	Medieval	Wall	Greenstone walls of building of Stratford Langthorne Abbey and associated destruction layers	Site Code HW-OP-91
15	061939	538900	183570	Medieval	Inhumation	Two isolated inhumation burials probably associated with abbey	Site Code HW-OP-91
16	080895	535730	182130	Medieval	Road	Main route to Essex when Bow Bridge replaced ford upstream	
17	080909	537880	183120	Medieval	Arch	Demolition of a pub on the Essex side of Bow Bridge in the late 18 th century revealed 2 arches of the medieval Bow Bridge	
18	080942	537800	183300	Medieval	Village	Bow Bridge crossed River Lea here from early 13 th	

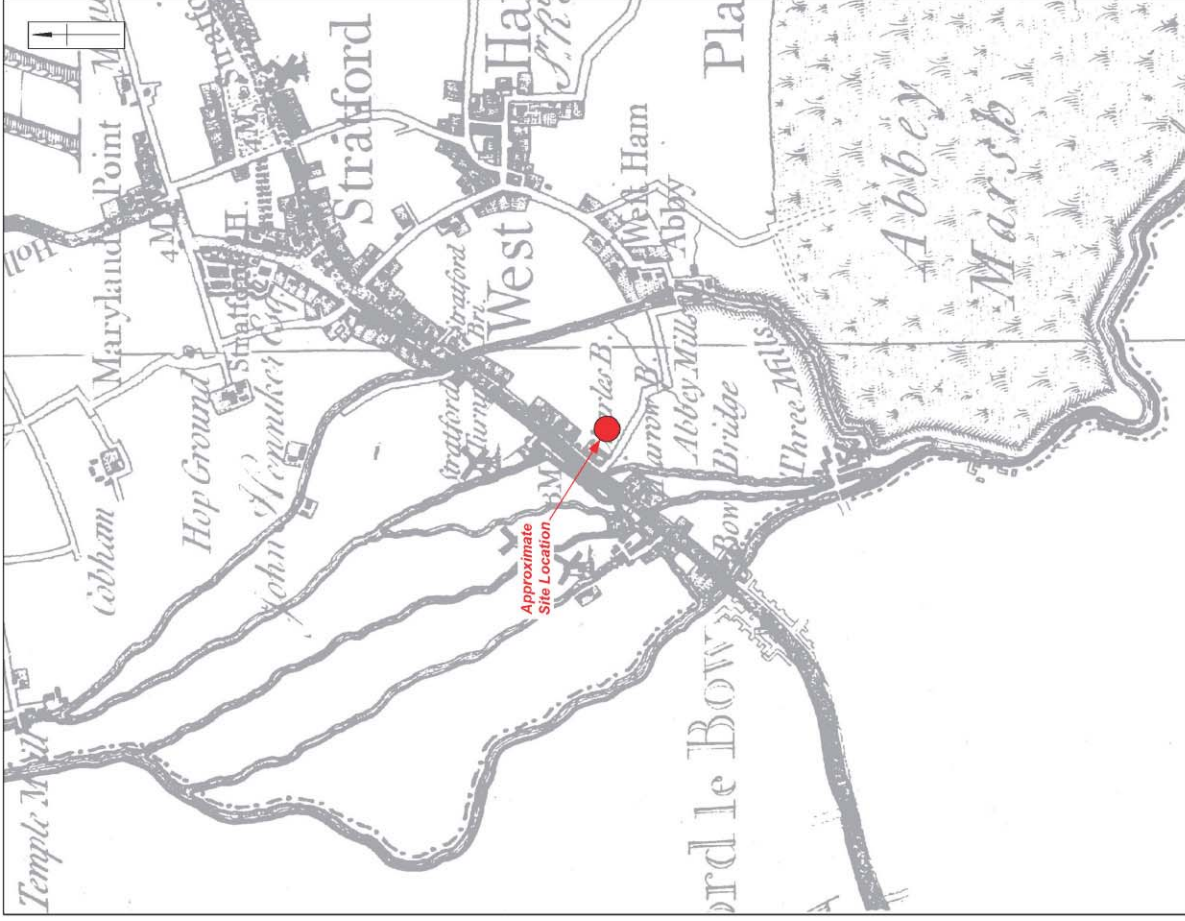
							century. Settlement developed as transport and industrial centre	
19	081590	537800	183300	Medieval	Wharf		River Lea used to transport goods from Herts to London. Lighter goods off-loaded at Bow and transferred by road	
20	061761	538380	183610	Medieval	Findspot		Alteration works on Northern Outfall sewer in Stratford High Street in 1935 revealed an iron Stirrup	
21	062226	538850	183880	Medieval	Drain		Chalk walled drain	Site Code HW-BU 95
22	062227	538850	183880	Medieval	Ditch		Ditch possibly dating to medieval period	Site Code HW-BU 95
23	062228	538850	183880	Post-medieval	Drain		Drain with fill indicating disuse & backfill during post-medieval period	Site Code HW-BU 95
24	062229	538850	183880	Post-medieval	Ditch		Ditch with fill indicating disuse & backfill during post-medieval period	Site Code HW-BU 95
25	ML077965	538700	183800	Post-medieval	Wharf		Burford Wharf; natural shelving towards river protected early dock structures	
26	ML077880	538700	183800	Post-medieval	Channel Revetment		Channel revetment at Burford Wharf	Site Code BWF04
27	ML077214	538800	183850	Post-medieval	Water management system		Several ditches & channels to north of wharf	Site Code BUA00
28	ML076386	538800	183850	Post-medieval	Water channel		Chalk lined channel to south of Wharf Road	Site Code BUA00
29	060173	538160	183220	Post-medieval	Drain		Wooden drain made from hollowed tree trunks orientated NW-SE	No site code/ Passmore Edwards Museum
30	ML077216	538480	183820	Post-medieval	Made ground		Banked up to counter risk of flooding	HTD01
31	ML090616	538463	183728	Post-medieval	Boundary marker		Parish boundary marker between nos 231 & 233 High Street, Stratford	
32	061641/00	537980	183250	Post-medieval	Factory		Bow China Works established c. 1730 on north side of High Street, Stratford	
33	061641/02	537980	183250	Post-medieval	Warehouse		Bow China Works timber & brick warehouses	
34	061641/05	537980	183250	Post-medieval	Workshop		Bow China Works two workshop buildings	
35	062423	537950	183190	Post-medieval	Factory		Bow China Works evaluation record	Site Code HW-PL 94
36	062433	538800	183650	Post-medieval	House		C18th house and associated midden	Site Code HW-WC 94
37	ML090630	538695	183186	Post-medieval	Listed building II		Stores building at Abbey Mills related to pumping station	
38	062253	538680	183100	Post-medieval	Sewer		Low level sewer linked to 1868 pumping station	Site Code HW-AM95
39	062254	538680	183100	Post-medieval	Findspot		C19th & C20th deposits	Site Code HW-AM 95



Site location map showing the Site, Study Area and data synthesised from the GLSMR



Rocque 1745 map

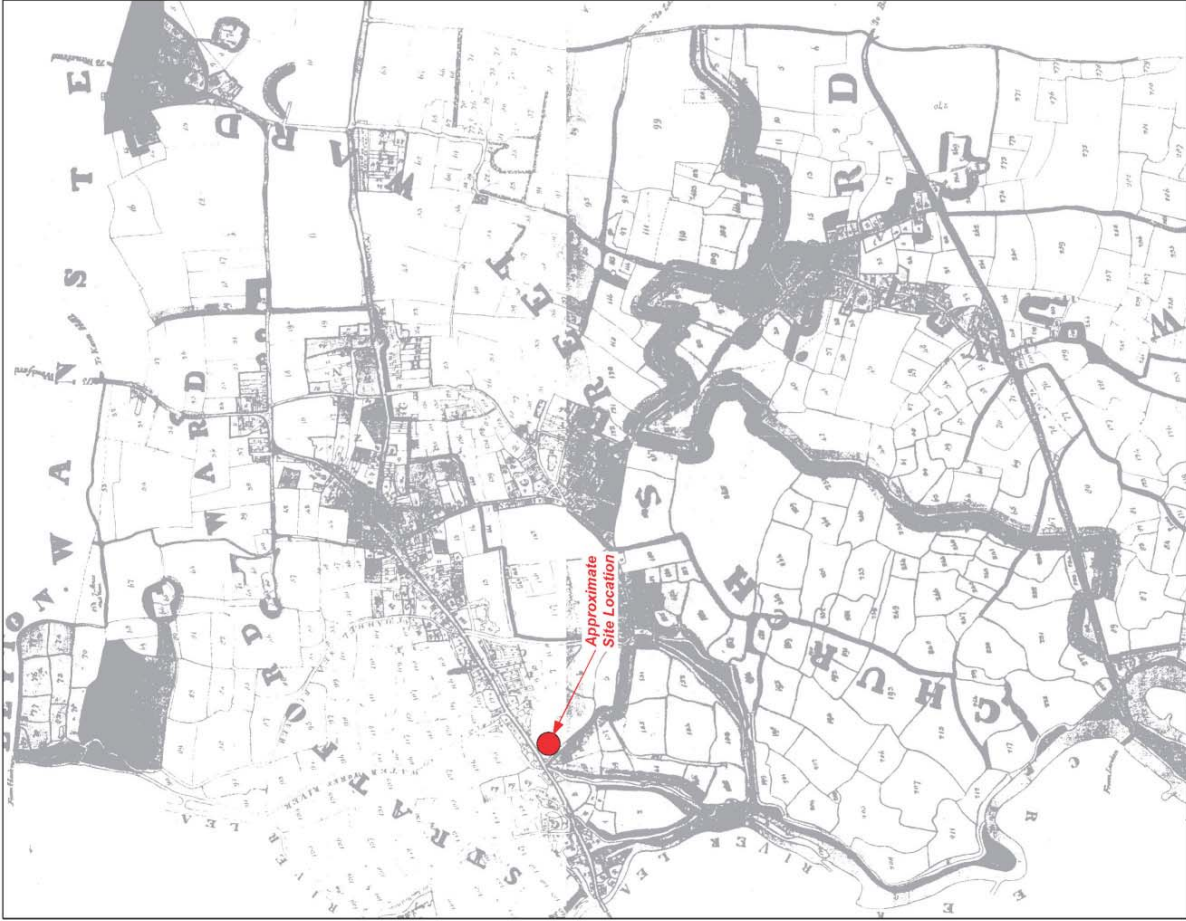


Chapman & Andre 1777 map

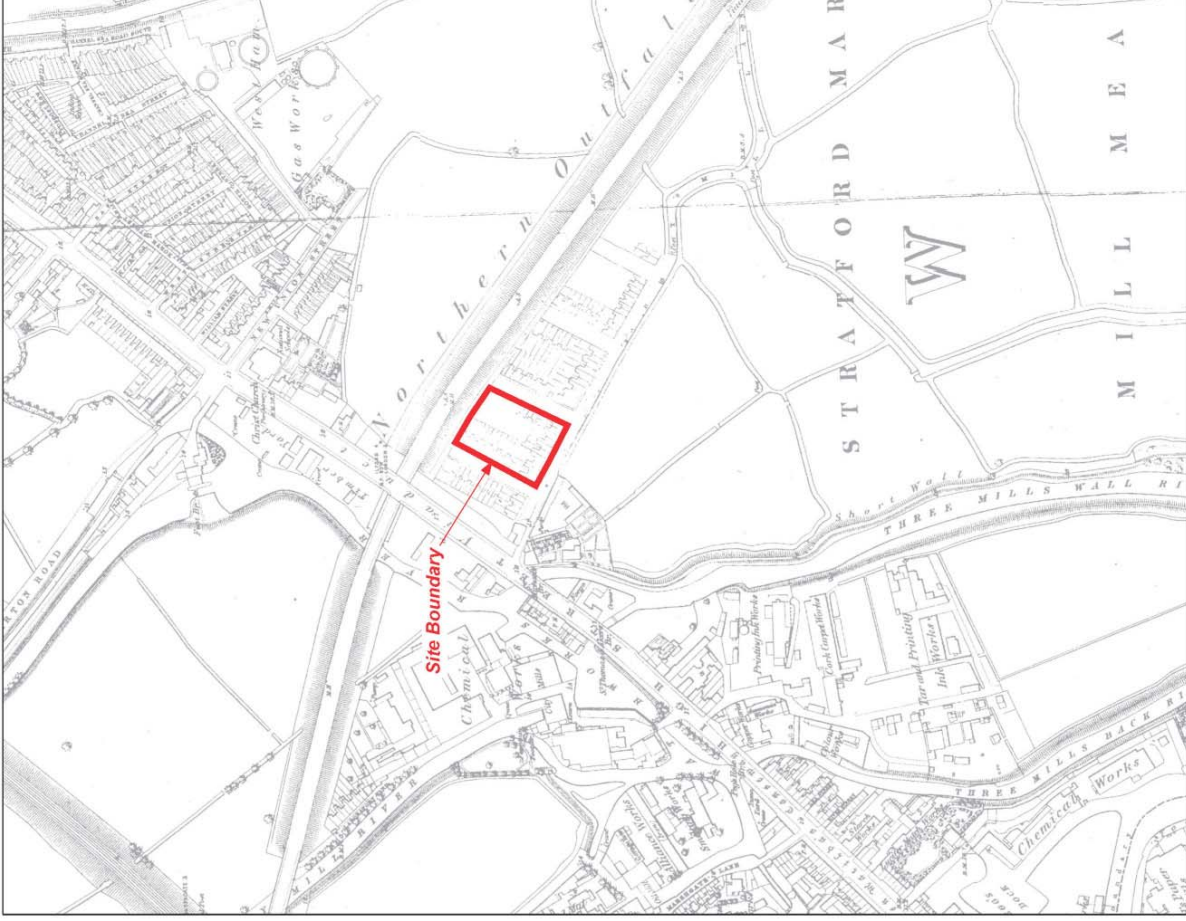
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Survey of West Ham 1821

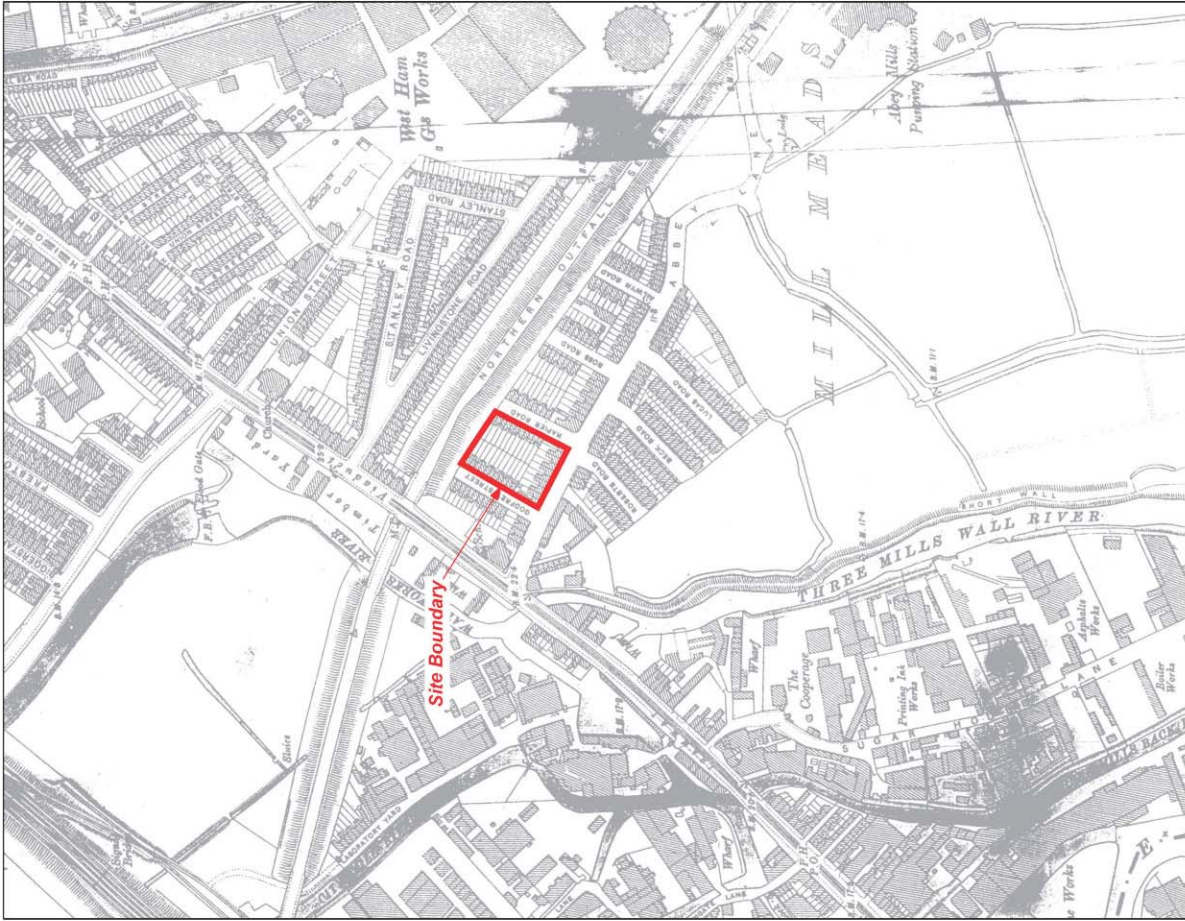


Ordnance Survey 1st Edition Map 1867 (c.1:4000 @ A3)

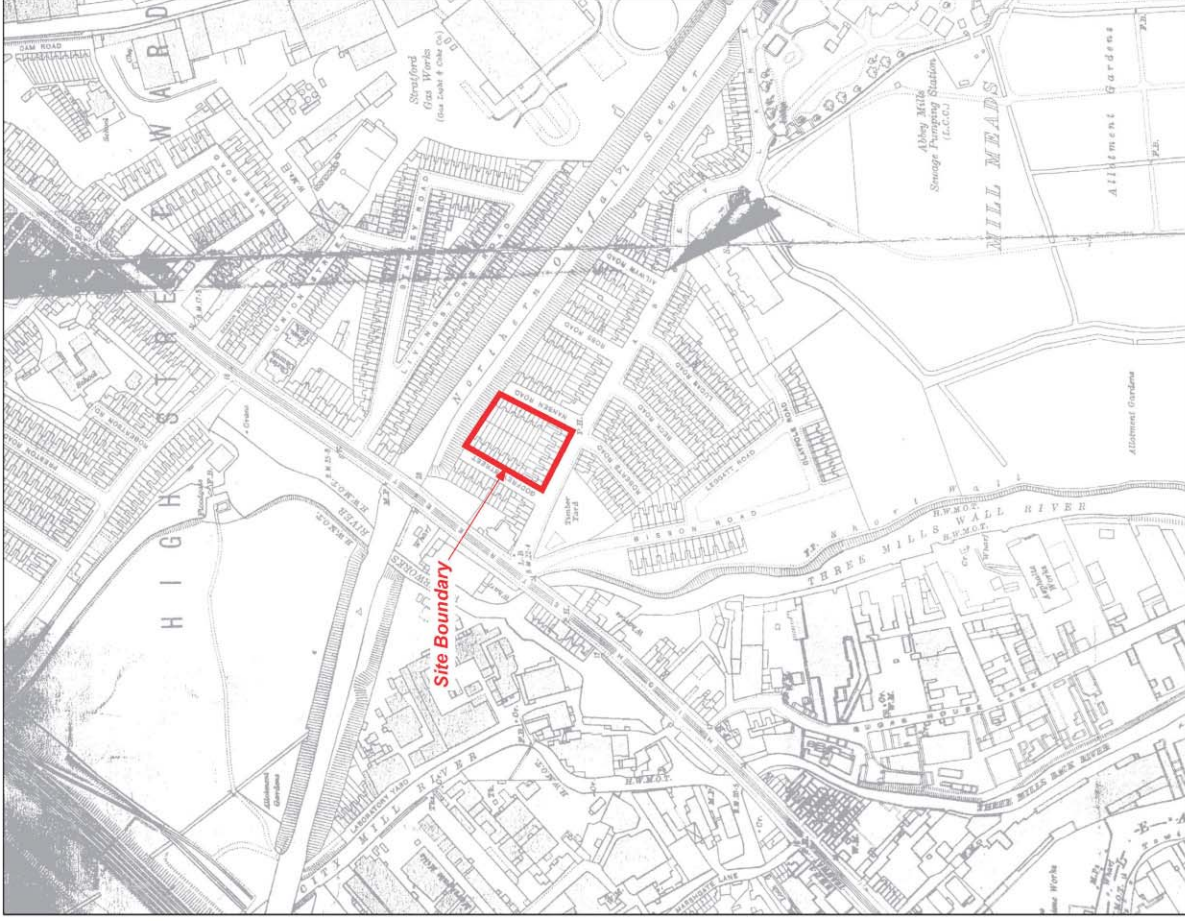
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Ordnance Survey 2nd Edition Map 1894



Ordnance Survey Map 1916

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