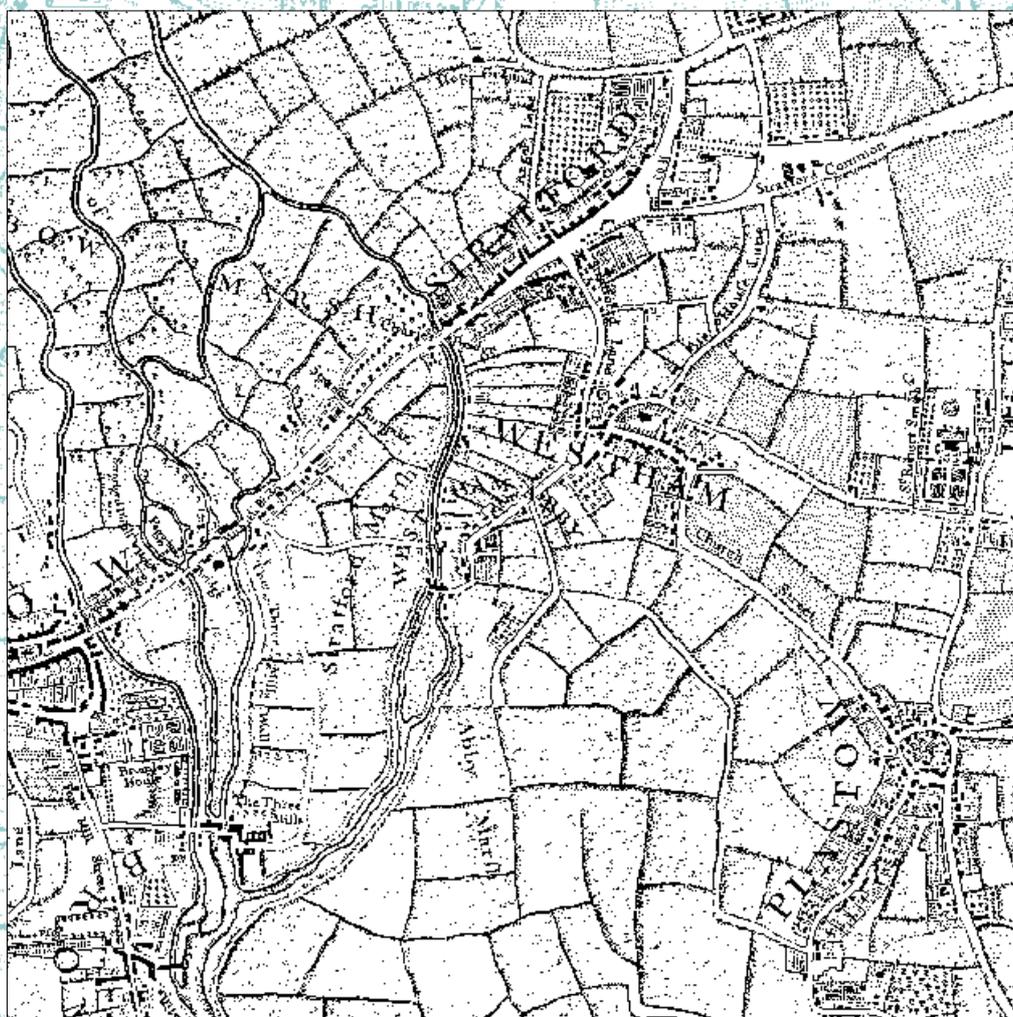




## Bridge Road Depot, Bakers Row, Stratford, London, E15

Archaeological Desk-based Assessment





**BRIDGE ROAD DEPOT  
BAKERS ROW,  
STRATFORD, LONDON  
E15**

## **Archaeological Desk-based Assessment**

Prepared for  
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Greater London**

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**BRIDGE ROAD DEPOT  
BAKERS ROW,  
STRATFORD, LONDON  
E15**

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**BRIDGE ROAD DEPOT  
BAKERS ROW,  
STRATFORD, LONDON  
E15**

**Archaeological Desk-based Assessment  
Summary**

WA Heritage was commissioned by Newham Borough Council to undertake an archaeological desk-based assessment of land at Bridge Road Depot, Bakers Row, Stratford, E15 in advance of any future applications for planning permission. The Site lies under the jurisdiction of Newham Borough Council centred on National Grid Reference (NGR) 539093, 183547. The Site covers an area of approximately 1.9 hectares and lies within an Archaeological Priority Area immediately adjacent to the Scheduled Ancient Monument which defines the remains of Stratford Langthorne Abbey. A circular Study Area extending for 350m from the Site centre has been considered in order to provide an archaeological and historical context for interpretation.

The Study Area represents a **high** level of recorded archaeology from the early prehistoric period to the 20<sup>th</sup> century, with an emphasis on evidence concerning the medieval development of Stratford Langthorne Abbey. During the medieval period, the Site lay within the Abbey walls in an area occupied by moats and the Abbey gardens in proximity to the Abbey gate and immediately north of an excavated structure interpreted as a guesthouse/lodge. The Site of a chapel dedicated to St Richard is also speculated in the vicinity. Excavations within the Site boundary may also suggest Post-medieval tanning activity. Cartographic analysis has shown that the Site has been subject to a high level of ground intrusion in the 19<sup>th</sup> and 20<sup>th</sup> centuries which may have impacted upon *in situ* archaeological remains.

***General Archaeological Potential***

Given the occurrence of significant Iron Age/Romano-British deposits within the Stratford Depot west of the Site it is considered that there is a **moderate** potential for the recovery of Prehistoric and Romano-British evidence within the Site footprint. The assessment has identified limited evidence for Saxon occupation within the Study Area, however given the high concentration of pre and post dating archaeology in the vicinity, the potential remains for the presence of such deposits. Therefore, it is considered that there is a **moderate** potential for the recovery of Saxon evidence within the Site footprint.

Given the location of the Site within the precinct of the medieval Stratford Langthorne Abbey in an area of known and substantiated archaeology, it is considered that there is a **high** potential for the recovery of medieval deposits within the Site boundary. Post-medieval evidence has been identified within and immediately adjacent to the Site, consequently, it is considered that there is a **high** potential for the recovery of Post-medieval deposits within the Site boundary.

***Specific Areas of Archaeological Potential.***

In particular there is a **high** potential for the recovery of material associated with medieval ditches and the Abbey garden in those areas not previously subject to extensive ground intrusion.

There is a **high** potential for the recovery of material relating to possible Post-medieval industrial activity particularly associated with tanning.

Given the proximity of the Site to the excavated guest house and the Site of the possible medieval and Post-medieval gatehouse there is **moderate** potential for the recovery of material associated with these Abbey components within the Site footprint.

The exact location of St Richard's Chapel is currently unknown, there is a possibility that it may have been located within or in close proximity to the Site. There is an unsubstantiated potential for the recovery of material associated with the chapel within the Site footprint.

### ***Further Works and Mitigation***

The report has demonstrated that the Site is situated in an area of substantiated **high** archaeological potential with a high potential for the recovery of archaeological deposits within areas of previous low impact. As a result of these factors and the extent of ground intrusion envisaged for Site development, it is anticipated that archaeological fieldwork will be required by the Greater London Archaeological Advisory Service.

The fieldwork is likely to comprise the excavation of strategically placed archaeological test trenches designed to determine the actual degree of archaeological survival on the site. This would be likely to target areas of known archaeology within areas of low previous impact. Evaluation trenching could also be positioned to determine the level of impact of historic construction at the Site on archaeological deposits. Dependant on the result of these investigations, further work in the form of mitigation strategy may be required by English Heritage (Greater London Advisory Service). This mitigation process would require agreement with English Heritage (Greater London Archaeological Advisory Service).

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BAKERS ROW,  
STRATFORD, LONDON  
E15****Archaeological Desk-based Assessment****Acknowledgements**

WA Heritage was commissioned by Newham Borough Council to undertake an archaeological desk-based assessment of land at the Bridge Road Depot, Stratford, London. WA Heritage would like to thank Bruce McSweeney of Newham Borough Council, Steve Elwood, SMR Officer for the Greater London Sites and Monuments Record and the staff of Stratford Library for their assistance in the compilation of this report. Thanks are also extended to Tom McAllister of the Newham Museums Service and Cath Maloney of the London Archaeological Archive and Research Centre (LAARC) for their assistance in locating and accessing excavation archives.

This report was researched and compiled by Katharine Barber and the illustrations were prepared by Kitty Brandon. The project was managed for WA Heritage by Lawrence Pontin.

**BRIDGE ROAD DEPOT  
BAKERS ROW,  
STRATFORD, LONDON  
E15**

**Archaeological Desk-based Assessment**

## **1 INTRODUCTION**

### **1.1 Project Background**

1.1.1. WA Heritage was commissioned by Newham Borough Council to undertake an archaeological desk-based assessment of land at Bridge Road Depot, Bakers Row, Stratford, E15 in advance of any future applications for planning permission (**Figure 1**; hereafter the Site). The Site lies under the jurisdiction of Newham Borough Council centred on National Grid Reference (NGR) 539093, 183547. There are no outline development proposals concerning the Site at the time of writing.

1.1.2 It is likely that any development at the site would necessitate ground intrusion at various locations across the Site. The Site covers an area of approximately 1.9 hectares.

1.1.3 The purpose of the study is to gauge the archaeological potential of the Site and to establish as far as available information will allow, the extent of previous ground intrusion, therefore indicating the likelihood for the survival of archaeological remains. For the purposes of this study, the Site has been divided into 2 areas (**Area A** and **Area B**; Refer **Figure 2**). **Area A** corresponds with the extent of the council depot. **Area B** incorporates surviving elements of Stratford Langthorne Abbey designated as a Scheduled Ancient Monument and is situated immediately adjacent to the south-west boundary of the depot. This area is dealt with under a separate remit by The Museum of London Archaeological Service (MoLAS). As such, this report addresses the impact of any proposed development within **Area A** of the Site.

### **1.2 Landscape and Geology**

1.2.1 The Site lies south of the centre of Stratford, east of Plaistow and north of West Ham and Canning Town. The path of the Channelsea River, a tributary of the River Lea runs to the west of the Site within the Study Area (**Refer Figure 1**).

1.2.2 The main entrance to the Site is from Baker's Row (**Plate 1**) which forms the southern boundary of the Site. Secondary access is gained from Bridge Road at the north-west corner of the Site. The depot (**Plate 2-5**) is bound to the east by Hubbard Street, to the north by Mortham Lane and properties fronting onto it and to the west by the former line of Bridge Road (the majority of which is now a footpath) which runs parallel to Jubilee underground depot to the west. The interior of the Site is occupied by a series of permanent and temporary workshops, offices, storage facilities and car parks.

- 1.2.3 The Site is bound on all sides by a high brick wall (over 2.5m). A strip of land at the south-western corner of the Site (**Area B**) is separated from the depot by this wall. **Area A** is bound to the south and west by metal railings (**Plate 6**). The interior of this area is occupied by overgrown wasteland and spoil heaps. The Site is situated on relatively flat and low lying ground.
- 1.2.4 Geologically, the Site is situated on drift alluvium deposits of mainly sand, clay and silt overlying terrace gravels representing the former flood plain of the River Lea (British Geological Survey 1994, Sheet 256).
- 1.2.5 During archaeological investigation within **Area B** in 1996, unspecified natural deposits were recorded at a depth of 1.7m (Tamblyn 1996).

## 2.0 METHODOLOGY

### 2.1 Scope

- 2.1.1. The aim of this assessment is to detail the known information relating to sub surface archaeology at the Site and to assess the potential for the presence of previously unknown elements that may be impacted by the proposed development. The area within the south-western corner of the Site (**Area B**) is designated as a Scheduled Ancient Monument representing the remains of the Stratford Langthorne Abbey.
- 2.1.2 The archaeological resource within a 350m circular Study Area (**Figure 1**) of the Site centre has been considered in order to provide a context for the discussion and interpretation of the known and potential resource.
- 2.1.3 A brief summary of the sources consulted is given below.

### 2.2 Research

- 2.2.1 Various publicly accessible sources of primary and synthesised information were consulted.

#### ***Greater London (GLSMR) Sites and Monuments Record***

- 2.2.2 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**.
- 2.2.4 SMR's are not a record of all *surviving* elements of the Historic Environment but a record of the discovery of a wide range of archaeological and historical components of the Historic Environment. The information held within them is not complete and does not preclude the subsequent discovery of further elements of the Historic Environment that are at present unknown.

#### ***Legislative and Planning Documents***

- 2.2.5 The London Plan: Spatial Development Strategy for Greater London was published in 2004 and sets out the Mayor's strategic plan for "an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years." Newham's UDP was adopted on 6th



June 2001. These plans were consulted to inform of any existing development controls relating to the historic environment. This document has been prepared in accordance with national guidelines including Planning Policy Guidance (PPG) Notes 15 and 16.

- 2.2.6 The results of a review of this legislation and where relevant details of any statutory designations such as Conservation Areas and Scheduled Monuments are included in **Section 3** of this report.

### ***Documentary Sources***

- 2.2.7 A search of other relevant primary and secondary sources was carried out via the Greater London Sites and Monuments Record, at Newham Museums Service, at the Guildhall Library London, online and in WA Heritage's own library. The sources consulted are listed in the References (**Section 7**).

### ***Cartographic Sources***

- 2.2.8 A search of historic manuscripts and Ordnance Survey maps was undertaken. The study of maps and other associated historical sources helps to clarify the archaeological potential of the Study Area in two ways. Firstly, it suggests aspects of the medieval and later land-use prior to its modern development. Secondly, it pinpoints areas within the Study Area which, as a result of that development, are likely to have become archaeologically sterile. The maps relevant to the Site are listed in the References section (**Section 7**).

### ***Aerial Photographs***

- 2.2.9 Under certain conditions sub-surface archaeological features can be visible on Aerial Photographs (AP's). Given the urban setting of the site, aerial photography would provide no additional historic information regarding the study area.

### ***Site Visit***

- 2.2.10 The Site was visited on Wednesday 14<sup>th</sup> November 2007. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from sources. A photographic record of the visit was made and is held in the project archive, selected images are included in the report (**Plates 1-6**).

### ***Best Practice Guidance***

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

### ***Assumptions***

- 2.2.12 The GLSMR 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.

## 2.3 Legislative and Planning Background

### ***National Legislation and Planning Guidance***

#### ***Archaeology***

- 2.3.1 The main legislation concerning the protection of important archaeological sites is the *Ancient Monuments and Archaeological Areas Act 1979* (as amended). This act provides for nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments (SAM's). Under this act Scheduled Monument Consent (SMC) must be sought for any works which may affect a designated Scheduled Monument.
- 2.3.2 An area of St Mary Stratford Langthorne Abbey, designated as a Scheduled Ancient Monument lies within the south-west corner of the Site (**Area B**). English Heritage were contacted in order to obtain the statutory description for the Abbey site. As the Site was not reviewed as part of the Monuments Protection Programme, no such description was drawn up. The non statutory National Monuments Record database entry was provided in its stead (Correspondence, National Monuments Record 14/11/07).
- 2.3.3 The principal national guidance on the importance, management and safeguarding of the archaeological resource within the planning process is *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in November 1990. The underlying principle of this guidance is that archaeological resources are non-renewable, stating that:

*...Where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation. (Para. 8)*

- 2.3.4 Paragraph 19 states:

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

- 2.3.5 Paragraph 22 adds:

*Local Planning Authorities can expect developers to provide the results of such assessments ...as part of their application for sites where there is good reason to believe there are remains of archaeological importance.*

In addition paragraph 25 advises:

*Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstance of the case...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 excavating 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.*

### **Regional Planning Guidance**

- 2.3.5 The London Plan: Spatial Development Strategy for Greater London was published in 2004 and sets out the Mayor's strategic plan for "an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years." The legislative onus is devolved to unitary borough councils to ensure that the strategic plan is implemented. Sections 4.60-62 deal with the management of the built heritage and archaeology of London. The relevant policies are summarised below:
- 2.3.6 Policy 4B.10 sets out the Mayor's strategic plan to protect the built environment, stating that "UDP policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy, both through tourism and the beneficial use of historic assets."
- 2.3.7 Policy 4B.11 covers heritage conservation and states that the enhancement of the historic environment is based on a full understanding of the special character of historic assets and their landscape setting.
- 2.3.8 Policy 4B.14 states that the Mayor in conjunction with borough councils and English Heritage will protect the archaeological resource in London. UDP's are to contain adequate legislative provision to ensure the protection of archaeological remains and the enhancement of their interpretation.

### **Borough Planning Guidance**

- 2.3.12 The London Borough of Newham (LBN) Unitary Development Plan (UDP), adopted 6<sup>th</sup> June 2001 contains policies and explanatory text relating to the management of archaeology.
- 2.3.13 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). APA's are defined by GLAAS as '*areas having particular interest or value 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*'. 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 APA's, and sites outside the APA's, 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.
- 2.3.14 Policy EQ43 of the UDP concerning archaeology states that :

*" 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.*

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

### **3.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

#### **3.1 Palaeolithic-Bronze Age (500,000BC-700BC)**

3.1.1 The topography and geology of a landscape can be used to interpret and substantiate the potential for the recovery of archaeological deposits. The Site is situated within a relatively flat and low lying flood plain. The prehistoric landscape would have been characterised by 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. Prehistoric activity is commonly focused at prominent geographical locations such as river flood plains. Proximity to the River Lea holds an increased potential for the recovery of archaeological deposits associated with occupation and hunting sites, fording points and votive sites.

3.1.2 To date, early prehistoric evidence has been recorded at two locations within the Study Area. There is evidence for prehistoric activity at Stratford Market Depot (**WA 1**) to the south-east of the Site where evidence dating from the Mesolithic through to the Bronze Age was recovered during archaeological evaluation. Finds included worked and residual flint of Mesolithic date, a flint core and boring tool and residual Bronze Age pottery. A single Neolithic axe is also recovered during unspecified works at Manor Road (**WA 2**) to the south-east of the Site.

#### **3.2 Iron Age-Romano-British (700BC-410AD)**

3.2.1 The Site lies approximately 700m south of the London to Colchester Roman road, it has been suggested, based on archaeological evidence, that it was part of a small settlement rearing livestock to be sold on the London markets (Barber, Chew, Dyson and White, 2004, 11).

3.2.2 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.

3.2.3 Archaeological activity appears to have continued on land now occupied by the Stratford Market Depot through the Late Iron Age and into the early

Roman period. Excavations undertaken in 2001 to facilitate construction of the Jubilee Underground Line (**WA 3**) recorded a range of significant material including a neonate skeleton of Iron Age date recovered from a rubbish pit in proximity to a probable roundhouse building. Of significance is the recovery of two near complete horse burials, a complete dog skeleton and two crouched adult inhumations all of Romano-British date. Related evidence including a complex of pits, postholes, gullies and ditches suggests associated settlement covering an area of least 1 hectare on the east bank of the Channelsea River. A range of recorded ceramic material provisionally dated to the Late Iron Age/Early Romano-British periods was also recovered. These finds represent the first evidence of significant pre-medieval data from the Stratford and West Ham areas (Hiller, Wilkinson 2005, vii).

- 3.2.4 Romano-British Activity has previously been identified within the Site boundary (**Area A**). Investigations within the depot undertaken in 1989 (Hubbard Street, **WA 4**, Site Code HS89, **Figure 2**) identified Romano-British Cultivation. This area continued under cultivation into the medieval period.

### 3.3 Saxon (AD 410 – 1066)

- 3.3.1 Little in the way of proven evidence for Saxon activity is noted in the study area, however it is likely that occupation sites functioning in the Romano-British period continued in use into the Saxon era. More generally, deposits from the Saxon period are evidenced by a combination of flooding and agricultural use. From the early 11<sup>th</sup> century, a large group of mills was 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 (Barber, Chew, Dyson and White 2004, 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 River Lea.

### 3.4 Medieval (AD 1066 -1499)

#### *General Background*

- 3.4.1 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 of 130, suggesting established settlement. There is no definition made between West and East Ham at this time and it is likely that the pattern was one of dispersed rather than nucleated settlement (Barber, Chew, Dyson and White 2004, 12). Ham was recorded as being of 8 hides under the ownership of 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).
- 3.4.2 A new road was constructed to the south of the Roman road (London-Colchester) which runs 700m north of the Site during the early 12<sup>th</sup> 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 19<sup>th</sup> century. The new route encouraged the settlements of Stratford at Bow and Stratford Langthorne to develop on either side of the river.

### **General Development of Stratford Langthorne Abbey**

- 3.4.3 The Site is situated within the Medieval Precinct of the St Mary Stratford Langthorne Abbey to the north-east of the Abbey centre. The Abbey was situated between the Channelsea River to the west and Leywick Street (Previously Manor Road) to the east on the site now occupied by the Jubilee Line Depot and surrounding streetscape. The Site lay within the north-eastern corner of the precinct north of the central area of Abbey activity. The foundation was established as a Savigniac house in 1135 and incorporated into the Cistercian order in 1135. Little evidence for the monastery's origin as a Savigniac foundation is known with the exception of a few burials. The Abbey was founded by William de Montfichet, most likely the grandson of Robert Gernon, who held 44 manors in Essex, including half of West Ham at the time of the Domesday Survey (Fry 1873, 181—3).
- 3.4.4 No above surface remains of the Abbey survive and subsurface remains have largely been obliterated by development or removed through archaeological intervention.
- 3.4.5 The earliest recorded evidence for building activity associated with the Abbey dates from 1225 when an instruction is recorded requesting tree trunks to repair the Abbey mills, which had burnt down (*ibid*, p17). The earliest identified church on the site is of mid 12<sup>th</sup> century Cistercian date and comprises a simple aisle less cruciform structure (Barber XIII). A series of archaeological interventions have identified this structure and established at least two phases of rebuild.
- 3.4.6 The Abbey had acquired most of its most important holdings by the 13<sup>th</sup> century establishing its relative wealth. The importance of the Abbey is asserted by Close Roll records which record several visits by King Henry III to the Abbey in 1233, 1235, 1251, 1253 and 1267 (Brindle and Priestley in prep in Barber 2004, 33). In 1285 the Abbey acquired the manorial rights of view of Frankpledge and assize of bread and ale in the manors of East and West Ham which Richard de Montfichet had held before his death in 1267 (VCH 1973, 96). There are also references to building works in the 13<sup>th</sup> century including authorisation from the King via the keeper of works at the tower of London to allow the abbot to purchase stone in the City of London for works on his church. At the same date Richard de Montfichet was ordered to let the abbot have four oaks from woodland outside the royal forest of Havering (Calendar Close Rolls 1237-42, 291 in Barber *et al* 2004, 33). There are no further references to building at the Abbey until the late 14<sup>th</sup> century.
- 3.4.7 Several archaeological investigations revealing related medieval material have been carried out at the Abbey site, these are largely concentrated to the south-west of the Site within the area immediately west of the main railway track (**Refer Figure 1**). An overview of these archaeological investigations is given below. Investigations more specific to the Site itself are discussed in the ensuing section.
- 3.4.8 Excavations undertaken at the Stratford Market Depot to the west of the Site in 1994 (**WA 5**) identified part of the Abbey church and claustral range. Also excavated was part of the graveyard containing a total of 500 inhumations. In

the same year, separate excavations at Stratford Depot, (**WA 6**) west of **WA 5** identified, the north transept, north aisle and part of the nave of the church. A further 80 inhumations were recorded at this time. A third phase of excavations in the same year at Abbey Road Bridge (**WA 7**) identified foundations of the Abbey including pillar bases within the nave, a chapel wall, a ditch datable to the medieval period and 4 inhumation burials.

- 3.4.9 Excavations in 1983 at the Stratford Langthorne Electricity Sub Station (**WA 8**) west of the Site recorded activity associated with the Abbey. One hundred and fifty skeletons largely without coffins were identified. A medieval ditch which had remained open until the 18th century when it was filled with rubble was also identified. A Tudor brick wall was recorded within the ditch buried by alluvium. Also recorded were the robbed out walls of the north-east part of the chancel. Building material recorded from the site included carved and decorated chalk, greensand blocks and decorated floor tiles.
- 3.4.10 In 1991, further excavation within Stratford Market Depot (**WA 9**) recorded greenstone walls of a building belonging to Stratford Langthorne Abbey and associated destruction layers. The function of the building was not determined. Also noted a mortar and chalk floor surface in proximity to two isolated burials of probable medieval date and a sparse distribution of 14th/15th century pottery.
- 3.4.11 In addition to information known from archaeological intervention, antiquarian records give an insight into the extent of the Abbey footprint. Ground excavation associated with construction of the railway in 1845 disturbed three inhumations and a brick and stone drain probably representative of a medieval sewer. (**WA 10**). Historical observation also acknowledges a 13<sup>th</sup> century arch built into the wall of an outbuilding associated with the 18<sup>th</sup> century Adam and Eve public house (now demolished, **WA 11**) to the west of the Site. The arch referenced in 1732 as part of a dove house is believed to represent part of the Abbey cloisters. There is also a historic record relating to the recovery of a stone coffin in the garden of the property dating from 1769/70. Within the kitchen of the public house, a slab with brass studs for affixing iconographic images was still visible in 1963 and windows of unknown date are referenced as being built into a wall to 'the west of the Adam and Eve'.
- 3.4.12 Medieval house sites are also referenced on the west side of the Bridge Road, south-west of the Site, these include a house leased in the mid 16<sup>th</sup> century to Peter Vannes the Clerk Dean of Salisbury (**WA 12**). The property is however likely to predate the 16<sup>th</sup> century. A house site or infirmary (**WA 13**) is also referenced within the footprint of the railway depot.
- 3.4.13 There are also two recorded stray findspots in the locality which further evidence the extent of medieval activity in the locality, these include a silver ring lacquered with gold and crystal receptacle (**WA 14**) recovered while removing the foundations of monastic buildings in the 19<sup>th</sup> century and an octagonal font discovered from the site of a leatherworking factory south of Abbey Road (**WA 15**). The font is now located in West Ham parish church.

### **Site specific**

3.4.14 The Site itself is situated within the north-east corner of the Abbey precinct immediately north of the main entrance into the precinct. The precinct covered approximately 8 hectares between the Channelsea River to the west and Marsh Lane (Manor Road) to the east. The precinct was moated on the north, east and south (NMR Report undated). Documentary, archaeological and cartographic evidence would suggest that the Site was occupied by the Abbey gardens named after the Monk's Porter during the medieval period (Fry 1888, 136: **Figure 4**). The location of several features and structures are postulated or proven within or in the immediate vicinity of the Site. Given their direct significance in terms of the Site, they are discussed individually below.

### **Abbey Gardens/ditches (Areas A and B)**

3.4.15 The majority of the depot Site was occupied by gardens during the medieval period when a series of moats are known from cartographic and excavated evidence to have occupied the Site (**Refer Figure 3**). They appear to form an inner and outer ditch joined by interconnecting watercourses. These ditches may delineate the extent of the inner and outer Abbey precincts.

3.4.16 The Cistercian order preferred to manage large and consolidated estates in the immediate area of the monastery rather than managing dispersed landholdings. It was the practice of the monks of the order to farm the Abbey land themselves and it is likely at Stratford Langthorne that they used as their basis the pre-existing field system which had been in use during the Saxon period. The land now occupied by the Site is likely to represent garden and agricultural land exploited by the monks.

3.4.17 Archaeological evaluation within the eastern portion of the Site (**Area A**) recorded various soil horizons of disturbed brickearth representative of cultivation soils implying that much of the area was under agricultural use throughout the Medieval period in 1989 (**WA 16**).

3.4.18 Archaeological investigations were carried out immediately adjacent to the Site (**Area B**) in 1973 (**WA 17**). The excavation archive is somewhat deficient by modern standards, consequently dating of recorded deposits is problematic (Barber 2004, 28). During these excavations, the main identified features comprised a building and two linear ditches. These ditches continued northwards into **Area A** (refer paragraph 3.4.15) and were interpreted as being part of the precinct enclosure and later recut possibly to alleviate flooding. Also identified during excavations in **Area B** were dump soils and pits (Barber 2004, 65).

### **Guesthouse (Area B)**

3.4.20 **Area B** corresponds with the portion of the Abbey designated as a Scheduled Ancient Monument (**Refer Figure 1**) and has been subject to two previous phases of archaeological intervention in 1974 (**WA 17**) and 1996 (**WA 18**) which identified and recorded a structure.

- 3.4.21 The building recorded in 1974 (**WA 17**) was rectangular in plan (9m east-west by 4.6m north-south) with its frontage overlooking the road (Barber 2004,29). The walls of the earliest structure comprised mortared flint rubble and were substantial enough to suggest a two storey elevation (*ibid*). The building was accessed via two doorways at the north and south and the interior comprised a pitch tile hearth and earth and mortar floors. The fabric suggested a complex history of alterations and the structure remained in use into the post-dissolution period. Medieval pottery from the excavations indicates a 12<sup>th</sup>-13<sup>th</sup> century date. The function of the building is tentatively suggested as a guesthouse, its form being comparable with an example at Thornholme Priory (Barber 2004, 30) and lies in proximity to the known Post-medieval gatehouse. While there is no specific datable evidence, it would appear the structure remained in use throughout the medieval period. The area was backfilled following excavation. Given this location, it is also possible that the building had other functions in the medieval period for example, as stables or a gate chapel. Alterations recorded within the interior may also represent change in use.
- 3.4.22 Finds recorded from the excavations included pins, knives, lead sheeting and a stylus, comparative examples were found elsewhere on the monastic site. Saxo-Norman pottery was also found in association with a number of pre-guest house stakeholes. Certain artefacts found during these investigations have only been recovered from this area, they include copper alloy buckles, components of horse harnesses and a decorated stirrup. The concentration of equestrian artefacts suggests the possibility for the siting of stables in the vicinity (Barber 2004, 66).
- 3.4.23 The building continued in use into the late medieval period. Late monastic leases dating from the early 16<sup>th</sup> century indicate that the building may have been the gatekeeper's or Monk Porter's residence. By this date there was also a new guesthouse to the south-west of the complex. At many sites the gatekeepers office was part of the gate itself and the provision of a separate tenement may have a late medieval date (Barber 2004, 65).
- 3.4.24 The second phase of investigation at the site of the building was undertaken in 1996 (**WA 18**). This involved limited clearance of the Site in order to allow levels of selected features to be taken to corroborate and update records in light of developments in archaeological practice since the 1973 excavation. However the aims were not fully realised as the former excavation area was obscured by demolition rubble.
- 3.4.25 Archaeological evaluation within **Area B** has been undertaken by MoLAS in 2007. The results of these investigations were being processed at the time of writing but it is believed that the aim was to establish the condition of structures on site with a view to their eventual display (Cowie 2007, 10).

### ***St Richard's Chapel***

- 3.4.26 The location of St Richard's chapel (**WA 19**) is postulated to be in the vicinity of the gatehouse on Baker's Row but this theory is unproven. The first firm evidence for a chapel in the vicinity is mentioned in 1334 when 'the Abbey

received from Edward III property in Woolwich, Barking and Ilford in support of two monks, or other suitable chaplains, for celebrating daily and annual masses in the chapel by the Abbey's gate (Calender Charter Rolls 1317-41, 306, 809 in Barber 2004, 53). The medieval Abbey gate is likely to have occupied the location of the Post-medieval structure which spanned Baker's Row south of **Area B**. A lease of Henry Mewtas dated 1576 refers to a yard called St Richards chapel, suggesting that the chapel was no longer extant at this date (Barber 2004, 74).

- 3.4.27 The Greater London SMR records the chapel at a grid reference within **Area A** but the written entry contradicts this location referring to a site 'to the south of Baker's Row'. The Victoria County History also places the Site on the north side of Baker's Row just within the inner ditch. Other sources place the location of the chapel south of Baker's Row. Barber et al (2004, 73) suggests a location south of the road immediately outside the precinct south-east of the gate. Barber argues that a property lease concerning lands north of the Great Gate dating from 1534 does not make reference to the chapel (2004, 74).
- 3.4.28 Fry's 19<sup>th</sup> century conjectural plan of the Abbey based on Abbey leases also suggests a location south of Baker's Row but within the precinct wall south-west of the gate (1888, 136; **Figure 4**).

#### ***Site of the Medieval Gate?***

- 3.4.29 The site of a medieval gateway probably dating from the later centuries of this period (15<sup>th</sup>-16<sup>th</sup> centuries; **WA 20**) is postulated directly south of the southern Site boundary at the location of the known Post-medieval gatehouse which in itself is widely attested (**Figure 1**; refer paragraph 3.5.5-3.5.8; SMR Record MLO40077). To date there is no archaeological evidence to substantiate the site of the medieval gate.

#### ***Stray finds in proximity to the Site***

- 3.4.30 The GLSMR holds one record of a stray find recovered from Baker's Row. This concerns a small onyx seal with the impression of a griffin carved onto it set into a silver fitting (**WA 21**). The grid reference recorded by the GLSMR contradicts the Baker's Row location placing the findspot within the Stratford Depot to the west. Regardless of this undetermined location, stray finds inform on the presence of a community. The artefact was recovered in the late 18th century when the Abbey foundations were robbed for stone.

#### ***Late Medieval Evidence***

There are two locations within the Study Area where evidence for late medieval activity is recorded. These comprise the Location of a 16th century entrance to the Abbey through the kiln house gate (**WA 22**). The site adjoins the Abbey mill and bakehouse first recorded in 1535 and the Abbey slaughterhouse probably within the Abbey grange to the south-east (**WA 23**).

### 3.5 Post-medieval (1500-1700)

- 3.5.1 Following the dissolution of the monasteries in 1538, the Abbey land was granted by the Crown to Peter Mewtas one of the ushers of the Privy Chamber and his wife Joan on 15<sup>th</sup> February 1539. They received the whole house and site including the 'church, bell tower and cemetery, all messuages, houses, buildings, barns, stables, dovecotes granges, waters, ponds, vineyards, gardens, land and soil as much within as without and next and near to the site, enclosure, ambit, circuit and precinct of the same late monastery' (PRO C66/679 mm 29-31:L and 14 (1), 403 (47) in Barber 2004, 70).
- 3.5.2 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.
- 3.5.3 There were radical changes to the landscape with the increase in industry from the 16<sup>th</sup> century with docks at Burford Wharf to the north-west, the continuation of water management and the production of calico cloth with the development of mills. Industries, such as the Bow China Works, developed along the High Street at Stratford during the end of this period. It is also suggested that burgeoning industrial activity in the Stratford area gradually began to encroach on the Abbey precinct, evidence for such development has been recorded within the Site boundary.
- 3.5.4 Evidence for Post-medieval industrial activity has been recorded within **Area A**. The excavations undertaken in 1989 revealed a number of pits connected by a gully possibly representative of a post dissolution tannery site (**WA 24**). Two probable field boundary ditches sealed by a series of late 19th and early 20th century yard surfaces and a wooden drain of hollowed ash tree trunks held together by wire hoops were also recorded. A medieval tan house is documented in association with the medieval Abbey and is placed by Fry within the western boundary of the Site. However the majority of pottery from the excavated site was of Post-medieval date. The occurrence of Post-medieval pottery in the medieval ditch may reflect a Post-medieval date for the tannery or intrusive activity due to the slumping of moat fills and reworking of agricultural soils (Barber 2004, 29).

#### *The Abbey Gate*

- 3.5.5 The Main eastern entrance into the Abbey was known as the Great Gate (**WA 25**) during the Post-medieval period. The gatehouse survived until about 1825 and various sketches and descriptions of the structure survive. The eastern face was of brick apparently of late 15<sup>th</sup>/early 16<sup>th</sup> century date (London Borough of Newham 1986, 109). The inner side was of timber with foliated spandrels. It is likely that the gate house occupied a site of an earlier medieval structure. A document dating from 1535 references the Monk Porter, Robert Sknowe in association with a tenement, orchard, garden and yard at the Great Gate (Fry 1888, 124; **Figure 4**). The tenement is likely to represent the building formally referred to as the guesthouse.

- 3.5.6 The exact location of the Post-medieval gate is subject to interpretation. The SMR and Barber *et al* place it in alignment of the eastern extent of **Area B**. However, cartographic evidence suggests a location further west. Both Rocque in 1746 (**Figure 5A**) and Andre and Chapman in 1777 (**Figure 5B**) depict the gate as two buildings either side of Baker's Row protruding into the road, it is this location that is represented on **Figure 1**. This is located south-west of the porters lodge/guesthouse as named on the first edition of the Ordnance Survey Map (**Figure 6C**). The position of the gate can be placed in relation to the medieval moats shown on 18<sup>th</sup> century Ordnance Survey Mapping (refer **Figure 1**).
- 3.5.7 Further excavations in 1991 (**WA 26**), 1994 (**WA 27**) and in 2004 (**WA 28**) at Stratford Market Depot have revealed evidence of Post-medieval land use in the locality. These include drainage ditches shown by Rocque (**Figure 5A**) in 1744-46. A large red brick water channel was also identified, used to carry water to the silk printing works in the south western corner of the Site. In 2004 two linear features (possibly plough marks), ditches, a wall, 2 pits and backfill of a ditch recorded are likely to be Post-medieval features (unproven).
- 3.5.8 In the wider locality, known Post-medieval sites include a Lead pipe conduit discovered in 1845 whilst building the London to Woolwich railway (**WA 29**). The pipe ran from a reservoir close to the pump in West Ham Lane to the south of the old workhouse from here water was carried to the supposed site of the infirmary and tan house. Also recorded are three stone coffins dug up near Grange Farm in the 1830's (**WA 30**) By 1895 all were in the vault of a Non Conformist chapel containing the bodies of three members of the Marbs family one time occupants of Grange Farm. The final record concerns excavations at Skiers Street (**WA 31**) which recovered house footings of a 16th century date with pottery found in context of comparable date.
- 3.6 18<sup>th</sup> and 19<sup>th</sup> centuries**
- 3.6.1 The earliest antiquarian description of the Abbey site makes it clear that little of the Abbey remained above ground in the 18<sup>th</sup> century. Only three minor buildings are recorded in the 18<sup>th</sup> and 19<sup>th</sup> centuries, these comprise the lodge demolished after 1747, the Great Gate demolished 1825 and Petter Vannes House and guesthall demolished c1840. (Newham Museums Service Excavation Archive HWHS 87 Box 5, Research notes).
- 3.6.2 From the mid 18<sup>th</sup> century, the availability of cartographic information means that the development of the Site can be more clearly traced. John Rocque's map dating from 1744-46 (**Figure 5A**) shows the Site on the north side of Abbey Lane (modern Baker's Row) north-east of the main Abbey complex in a rural setting. Rocque shows the gatehouse south of the north-west corner of the Site and two structures within the footprint of **Area B**, probably representative of the Monk Porter's Lodge. North of this building, the land stretching northwards and is divided into linear plots indicative of cultivation. At this date Abbey Lane (Baker's Row) continues westwards to the Abbey Site. This through road was truncated by 19<sup>th</sup> century railway construction.
- 3.6.3 Andre and Chapman's Map of 1777 (**Figure 5B**) concentrates more on built elements of the landscape rather than land use and enclosure. At this date

the majority of the Site is occupied by open land. The south-western corner of the site (roughly comparable to **Area B**) is enclosed and incorporates a plot with two structures fronting onto Baker's Row. It is again likely that these structures represent the guest house excavated in 1973/4 and 1996. The gatehouse is also shown on both sides of the road as it was by Rocque.

- 3.6.4 The GLSMR records 18<sup>th</sup> century activity from excavations at the western extent of the Stratford Depot (**WA 32**). These include remains of a house and associated midden. The structure was built on a chalk raft probably using material robbed from the remains of the Abbey.
- 3.6.5 At the turn of the 19<sup>th</sup> century, the character of the landscape remained largely rural. But by the middle of that century when antiquarian interest in the Abbey was taking hold, the area was subject to large scale industrialisation and suburban growth compounded by the construction of the Eastern Counties and Thames Junction Railway.
- 3.6.6 The first Edition of the Ordnance Survey Map dating from 1867 (**Figure 6C**) shows a largely undeveloped Site. **Area A** is crossed by a series of ditches (Refer **Figure 2**) roughly forming an inner and outer ditch. The inner ditch encloses an area set aside as a garden at the south-western extent of the Area. This is occupied by a series of paths and trees. Outside this area, the plot is largely vacant with the exception of an L-shaped structure towards the centre of the plot. **Area A** is occupied by a terrace of buildings fronting onto Baker's Row (known as Abbey Road at this date). Building development at the Site from this date onwards is depicted on **Figure 3**.
- 3.6.7 By 1894-6 (OS Edition; **Figure 6D**) residential expansion in the area has resulted in the development of terraced properties along the Hubbard Street (east) and Mortham Street (north) frontages. This development has eradicated all trace of the outer ditch. The inner ditch survives and is named 'moat'. Again, structural development is limited to the L-shaped building. An escarpment is depicted within the north, east and south-eastern boundaries of the Site. This may suggest some level of ground reduction.
- 3.6.8 By 1916 (**Figure 7E**), the plot is in use as 'Corporation stables'. The remaining ditch has been infilled and an H-shaped structure erected at the Site of the modern Newco works. Ancillary structures are located around the perimeter particularly along the southern and eastern boundaries. By 1951 (**Figure 7F**), this development has expanded around the interior perimeter of the Site with additional free standing structures towards the centre. At this date, **Area A** is in use as a Corporation Yard.
- 3.6.9 Terraces fronting onto Hubbard Street, the eastern extent of Mortham Street and Baker's Row (within **Area A**) are removed by the 1970's.
- Negative evidence**
- 3.6.10 Excavations at two locations within the Study Area have had negative results. While these interventions did not enhance the archaeological record, they do serve to demonstrate areas that may be archaeologically sterile or to clarify areas beyond the extent of Abbey associated development. Negative

evidence was recorded during investigations at the north-western extent of the Stratford Depot (**WA 33**) and at Skiers Street (**WA 34**) to the north of the Site.

### **3.7 Cultural Heritage Definitions**

3.7.1 The Site lies within a Borough designated Archaeological Priority Area (**Figure 1; UDP Map EQ6**).

3.7.2 The Scheduled Ancient Monument defining the remains of St Mary Stratford Langthorne Abbey (No. LO148; Refer **Area B, Figure 2**) lies immediately adjacent to the south-west of the Site (**Area A**). This part of the Site is separated from the Bridge Road depot by a high brick wall. There is no access to this area from the depot Site. **Area B** is being dealt with under a separate remit by the Museum of London Archaeological Services.

## **4 EXISTING AND POTENTIAL ARCHAEOLOGICAL IMPACTS**

### **4.1 Potential Impacts**

4.1.1 Development proposals concerning the Site are currently unavailable. Envisaged development activities which may impact upon the archaeological resource, are:

- Excavation, ground disturbance and ground compaction as a result of building, access, surfacing, service installation.
- Temporary landtake during construction phase including, stockpiling, storage and temporary site access.

4.1.2 These activities could lead to the following effects on the Historic Environment resource:

- Permanent complete or partial loss of an archaeological feature or deposit as a result of ground excavation.
- Permanent or temporary Loss of the physical and/or visual integrity of a feature, monument, building or group of monuments.
- Damage to resources as a result of ground excavation.
- Damage to resources due to compaction, desiccation or water-logging.
- Damage to resources as a result of ground vibration caused by construction.

4.1.3 All ground intrusive activity proposed at the Site beyond made ground will pose threats to any surviving archaeological deposits or features that survive *in situ*.

### **4.2 Existing Impacts**

4.2.1 Knowledge of the recorded historic environment resource can assist in the prediction of buried archaeological remains that may also be present, but as yet undiscovered. However, the potential for the survival of such remains depends partly on the impacts that previous land use may have had on any present remains.

- 4.2.2 **Figure 2** shows the location of known archaeology and previously excavated areas within the Site boundary. **Figure 3** shows the same plan outlining the extent of previous ground impact resulting from 19<sup>th</sup> and 20<sup>th</sup> building construction at the Site. This reflects a high percentage of the Site having been subject to ground intrusion to accommodate building footprints. Construction of these buildings particularly the terraces fronting onto Baker's Row, Hubbard Street and Mortham Street is likely to have necessitated considerable ground intrusion. It is unknown whether any of these buildings incorporated basements, although given the style of contemporary buildings in the vicinity, this would seem unlikely.
- 4.2.3 The Site formed part of the Abbey gardens within the Abbey precinct throughout the medieval period. Following the dissolution, excavated evidence for tanning within the Site boundary may suggest that part of the Site was given over to industrial activity in the Post-medieval period. Such activity may have impacted on pre-dating medieval remains.
- 4.2.4 The second edition of the Ordnance Survey Map dating from 1894-6 (**Figure 6D**) suggests ground reduction may have been undertaken at the Site. An escarpment is shown within the northern, eastern and south-eastern boundaries aligned with the boundary walls. This suggestion of a difference in ground level is not repeated on any pre or post dating mapping of the Site. During the Site visit, the interior of the Site was noted to be on the same level as Baker's Row and the surrounding streetscape. Any previous ground reduction at the Site may have impacted on any *in situ* archaeological remains.
- Summary**
- 4.2.5 Historic analysis of the Site has identified extensive building and ground intrusion during the 19<sup>th</sup> and 20<sup>th</sup> centuries across areas of known and predicted archaeology. It is probable that any archaeology within areas impacted by building construction has been truncated or destroyed by this activity.
- 4.2.6 The historic construction of services and infrastructure across the Site is likely to have further impacted upon any pre-dating archaeological remains.
- 4.2.7 Overall considering the extensive phases of building construction across **Area A (Figure 3)**, it is suggested that conditions for the survival of buried archaeological remains is moderate within these building footprints. Outside impacted areas conditions for the survival of archaeological deposits are considered to be high.

## 5.0 ARCHAEOLOGICAL POTENTIAL

### 5.1 Introduction

- 5.1.1 This section of the report details the archaeological constraints in terms of the proposed development and is based on information derived from the sources listed in the **Methodology**, taking into account the likely effects of previous land use on the preservation of potential remains.

## 5.2 Legislative and Planning Constraints

5.2.1 For ease of reference details of any statutory and/or local planning designations are detailed separately below.

### *Scheduled Monuments*

5.2.2 There is one Scheduled Monument within the Study Area, that being the surviving elements of Stratford Langthorne Abbey (**Area B**), immediately adjacent to the south-west of the Council Depot Site (**Area A**). There would be no direct impact upon the statutory extent of this monument as a result of development at the Site. Given the sub-surface nature of the Site and the existing dividing wall, there would be no impact on the setting of the monument as a result of any development.

### *Designated Areas*

5.2.3 The Site is situated within an Archaeological Priority Area (UDP Map EQ6).

### *Listed Buildings*

5.2.4 There are no listed buildings in proximity to the Site.

## 5.3 Archaeology

5.3.1 Broadly speaking, the Study Area represents a **high** level of recorded archaeology reflecting human presence in the locality from the early prehistoric period through to the present day, with a particular emphasis on evidence from the medieval period associated with development of Stratford Langthorne Abbey. The Site lay within the north-eastern portion of the Abbey precinct throughout the medieval period, being occupied by garden plots and ditches (moats). The Site lies in close proximity to the Post-medieval gate, the possible location of the medieval gate and St Richard's chapel, the location of which is yet unproven. A building identified as a guesthouse and later as the Monk Porter's Lodge has also been investigated within **Area B** immediately adjacent to the depot Site. Evidence for possible Post-medieval tanning is also recorded within the Site boundary.

5.3.2 Given the occurrence of significant Iron age/Romano-British deposits within the Stratford Depot west of the Site it is considered that there is a **moderate** potential for the recovery of Prehistoric and Romano-British material within the Site footprint.

5.3.3 The assessment has identified limited evidence for Saxon occupation within the Study Area, however given the high concentration of pre and post dating archaeology in the vicinity, the potential remains for the presence of such deposits. Therefore, it is considered that there is a **moderate** potential for the recovery of Saxon evidence within the Site footprint.

5.3.4 Given the location of the Site within the precinct of the medieval Stratford Langthorne Abbey in an area of known and substantiated archaeology, it is considered that there is a **high** potential for the recovery of medieval deposits within the Site boundary.

- 5.3.5 Post-medieval evidence has been identified within and immediately adjacent to the Site, consequently, it is considered that there is a **high** potential for the recovery of Post-medieval deposits within the Site boundary.

*Specific areas of potential within the Site Boundary (Area A).*

- 5.3.6 In particular there is a **high** potential for the recovery of material associated with medieval ditches and Abbey garden activity in those areas not previously subject to extensive ground intrusion.
- 5.3.7 There is a **high** potential for the recovery of material relating to possible Post-medieval industrial activity particularly associated with tanning.
- 5.3.8 Given the proximity of the Site to the excavated guest house and the Site of the possible medieval and Post-medieval gatehouse there is **moderate** potential for the recovery of material associated with these Abbey components within the Site footprint.
- 5.3.9 The exact location of St Richard's Chapel is currently unknown, there is a possibility that it may have been located within or in close proximity to the Site. There is an unsubstantiated potential for the recovery of material associated with the chapel within the Site footprint.

## 6 CONCLUSIONS AND RECOMMENDATIONS

### 6.1 Summary of Archaeological Constraints

- 6.1.1 Overall, taking into account previous archaeological interventions and levels of ground impact at the Site, a general **high** potential for the survival of archaeological deposits has been identified. Within those areas not previously impacted by construction activity a **high** potential for the presence and survival of archaeological remains is identified.
- 6.1.2 Known and predicted archaeology at the Site represents evidence of garden and land drainage activity within the Abbey precinct and Post-medieval industrial activity. Given the proximity of the Site to the excavated guest house, the gatehouse and the postulated St Richard's chapel site, there is moderate unsubstantiated potential for the recovery of material associated with these Abbey components within the Site footprint.

### 6.2 Further Works and Mitigation

- 6.2.1 The Site is situated in an area of substantiated high archaeological potential with a moderate to high potential for the recovery of archaeological deposits within areas of previous low impact. As a result of these factors and the extent of ground intrusion envisaged for Site development, it is anticipated that archaeological fieldwork will be required by the English Heritage Greater London Archaeological Advisory Service.
- 6.2.2 It is likely that fieldwork would comprise the excavation of strategically placed archaeological test trenches designed to determine the actual degree of archaeological survival on a site. This would be likely to target areas of



known archaeology within areas of low previous impact. Evaluation trenching could also be positioned to determine the level of impact of historic construction at the Site on archaeological deposits.

- 6.2.3 Dependant on the result of these investigations, further work in the form of mitigation strategy may be required by English Heritage (Greater London Advisory Service).
- 6.2.4 This mitigation process would require agreement with English Heritage (Greater London Archaeological Advisory Service).

## 7 REFERENCES

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#### **Other Sources**

Greater London Sites and Monuments Record

Newham Heritage Store, 31 Stock Street, Plaistow (Review of excavation archives within and in proximity to Site).

National Monuments Record, Swindon.

Correspondence- National Monuments Record 14<sup>th</sup> November 2007 concerning Scheduled Monument data.

#### **Digital Sources**

[www.english-heritage.org.uk/lbonline](http://www.english-heritage.org.uk/lbonline)

[www.british-history.ac.uk](http://www.british-history.ac.uk)

[www.newham.gov.uk](http://www.newham.gov.uk)

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

Listed Building information

Secondary source material

Newham Borough Council website

GIS Mapping, Statutory and land designations



**APPENDIX 1- GAZETTEER OF SITES AND FINDSPOTS ON FIGURE 1**

WA No.	GLSMR Monument ref	MOLAS Site Code	Statutory Designation	Address	Description	Type	Easting	Westing	Period
<b>1</b>	MLO64325	HW OP91		Stratford market Depot	Evidence from the Mesolithic, Neolithic and Bronze Age. Sparse evidence for Neolithic residual flint. Residual bronze age pottery and 25 pieces of worked flint. Also small flint blades of Mesolithic date, a flint core and boring tool	Evaluation	538900	183500	Mesolithic- Bronze Age
	MLO58322								
	MLO58327								
	MLO59182								
	MLO59183								
	MLO64319								
MLO64321									
<b>2</b>	MLO13957			Manor Road	Unspecified works revealed a Neolithic axe	Findspot	539180	183380	Mesolithic- Bronze Age
<b>3</b>	MLO58329	HW OP91		Stratford Market Depot	Excavation revealed a complex of pits, postholes, gully and ditches including a horse burial in proximity to two crouched inhumations. Moderate amount s of pottery provisionally dated to the Iron age/Romano-British period were recovered. Possible religious or ritual site. Site probably associated with occupation. Romano-British plough soils also recorded. Post holes were not recorded in a coherent pattern. Dense concentration of Romano-British pits. Gullies may represent the location of circular house sites. The iron age and Romano-British settlement covers at least 1 hectare on the east bank of the hannelsea. Middle iron age pottery particularly well represented. Further investigations revealed 2 adult and a child inhumation of Roman date also a further	Excavation	538900	183590	Iron age/Romano- British
	MLO58331								
	MLO58333								
	MLO58340								
	MLO59185								
	MLO59187								
	MLO59189								
	MLO59188								
	MLO59191								
	MLO59192								
	MLO59195								
	MLO64322								
	MLO64328								
MLO64329									
MLO64330									
MLO64331									
MLO64335									
MLO64336									
MLO59196									



	MLO59197 MLO59198 MLO59199 MLO59200 MLO59202				horse and a dog burial.					
<b>4</b>	MLO24102	HW HS89	Hubbard Street	Evidence of Romano-British cultivation soils	Excavation	539120	183580	Romano-British		
<b>5</b>	MLO67024 MLO67025	HW LT94	Stratford Market Depot	Excavations revealed part of the medieval Abbey church and part of the claustral range of the Abbey. Also part of the cemetery containing 500 inhumations.	Excavation	539029	183376	Medieval		
<b>6</b>	MLO	HW RW94 is this also RH94	Stratford Market	Evaluation and excavation within the north transept, north aisle and part of the nave church of Stratford Langthorne Abbey. 80 inhumation burials were discovered within the church and graveyard.	Evaluation	538960	183374	Medieval		
<b>7</b>	MLO67019 MLO67020	HW GP94	Abbey Road Bridge	Identified archaeological deposits included foundations of Stratford Langthorne Abbey including pillar bases within the nave and a chapel wall, a medieval ditch and 4 inhumation burials.	Excavation	539080	183340	Medieval		



<b>8</b>	MLO57010 MLO54160 MLO54305 MLO57009	HW SL83	Baker's Row	Excavations revealed the Abbey most enclosing the Abbey complex A brick wall was recorded within the moat buried by alluvium. The wall was built in Tudor brick with 17th/18th century alterations. Also excavated were 150 skeletons largely without coffins. Excavation showed the ditch remained open until the 18th century when it was filled with rubble. The ditch ran between an area used in the 17th and 18th centuries for building. Also recorded were the robbed out walls of the north east part of the chancel. the excavator suggested that areas of intact flooring may be intact. Building material recorded from the site included carved and decorated chalk, greensand blocks and decorated floor tiles.	Excavation	539060	183370	Medieval
<b>9</b>	MLO58358 MLO58361 MLO59207 MLO59209 MLO59210	HW OP91	Stratford Market Depot	Excavation recorded greenstone walls of building belonging to Stratford Langthorne Abbey and associated destruction layers. Function of building unknown. Also noted a mortar and chalk floor surface near 2 isolated burials of probable medieval date. Sparse 14th/15th century pottery.	Excavation	538900	183590	Medieval
<b>10</b>	MLO56589 MLO40706		Stratford Market Depot/Baker's Row	In 1845, whilst excavating for the railway line, approximately 3 bodies were discovered at a point where the line crossed the rise of the Adam and Eve public house. In 1845, railway excavations revealed brick and stone built drain probably representing a medieval sewer running east to west. The drain was not identified during the 1983 excavations and probably lies under or to the immediate north of Bakers Row.		539400	183380	Medieval



## WA Heritage

Newham Borough Council  
Bridge Road Depot, Stratford

<b>11</b>	MLO40090 MLO40708 MLO56522 0 MLO57396			Baker's Row (Depot side)	13th century arch built into the wall of an outbuilding at the Adam and Eve public house first mentioned in 1732 when the outbuilding was a dove house. Demolished in 8163-1888. It is likely to have been part of the cloisters and therefore Medieval in origin. Also visible within the kitchen, a slab with brass studs on it for affixing inlays in the form of crosses and figures under canopies. still visible in 1963. In 1769 or 70, a stone coffin was discovered near to a yew grove in the back garden of the Adam and Eve public house. 2 windows of unknown date formally built into the wall to the west of the Adam and Eve.	Record	539000	183370	Medieval
<b>12</b>	MLO40092 MLO40705			Baker's Row (Depot side)	Site of a house documented to have been leased in 1538 to Peter Vannes, Clerk Dean of Salisbury. It survived until the mid 19th century; its last use was as a home for Lascars.	Archaeological site	538970	183380	Medieval
<b>13</b>	MLO54837			Stratford Market Depot/Baker's Row	Site of house or infirmary	Archaeological site	538990	183400	Medieval
<b>14</b>	MLO13477 MLO23339			Baker's Row	Silver ring lacquered with gold discovered whilst removing foundations of monastic buildings on the land of Thomas Hilbrook in the late 18th century. Also listed a crystal relic which once held fluid found at the Abbey site	Findspot	539100	183300	Medieval
<b>15</b>	MLO40087			Stratford Langthorne Abbey	Octagonal font discovered on the site of a leatherworking factory, now in West Ham Parish church.	Findspot	539030	183290	Medieval



<b>16</b>	MLO24102	HW HS89	Hubbard Street	Evidence of medieval cultivation soils	Excavation	539120	183580	Medieval
<b>17</b>		HW BR74 (Also referred to as 73 and 75)	Baker's Row	Excavation of an Abbey associated building interpreted initially as a guesthouse with a later phase of use as the Monk Porters Lodge.	Excavation	539104	183473	Medieval
<b>18</b>		1996	Bakers Row	Limited clearance carried out on site by NMAS to allow levels of selected features to be taken.	Excavation	539104	183473	Medieval
<b>19</b>	MLO40078		Baker's Row	St Richard's Chapel is documented to have been situated close to the great gate of the Abbey, probably to the south of Baker's Row. It may have been identical to a chapel mentioned in 1334.	Archaeological site	539100	183500	Medieval
<b>20</b>	MLO40077		Baker's Row	Site of the former brick and plaster gateway into the Abbey precinct known as the eastern entrance, demolished in 1825. The original gatehouse dated from the late 15th-mid 16th century.	Archaeological site	539148	183479	Medieval
<b>21</b>	MLO24178		Baker's Row	Small onyx seal found with the impression of a griffin carved onto it set into a silver fitting.	Findspot	539010	183350	Medieval
<b>22</b>	MLO40079 MLO34624 MLO54878		Abbey Road	Location of the 16th century entrance to the Abbey through the kiln house gate. The site adjoins the Abbey bakehouse and mill. The bakehouse is first recorded in 1539.	Record	538920	183270	Late Medieval
<b>23</b>	MLO40082		Stratford Langthorne Abbey	In 1539, the Abbey slaughterhouse was near the barn of the lodge and probably within the Abbey grange.	Archaeological record	539390	183340	Late Medieval



<b>24</b>	MLO24098 MLO24100 MLO24101 MLO41845	HW HS89	Hubbard Street	Evidence of an early Post-medieval tannery within the north-east corner of the Abbey precinct represented by a number of pits connected by a gully. Post dissolution date. Two probable field boundary ditches sealed by a series of late 19th and early 20th century yard surfaces. Also recorded was a wooden drain of hollowed ash tree trunks held together by wire hoops.	Excavation	539120	183580	Post-medieval
<b>25</b>	MLO40077		Baker's Row	Site of the former brick and plaster gateway into the Abbey precinct known as the eastern entrance, demolished in 1825. The original gatehouse dated from the late 15th-mid 16th century.	Archaeological site	539148	183479	Post-medieval
<b>26</b>	MLO58362 MLO59203 MLO59205	HW OP91	Stratford Market Depot	Brick lined channels and floors belonging to J Tuckers west ham Abbey print works. Traces of many other 19th and 20th century factory buildings also noted. Evaluation located drainage ditches open until the 18th century, perhaps with a medieval origin? Field ditches shown by Rocque in the locality 1744-46. Large red brick water channel also identified, used to carry water to the silk printing works in the south west corner of the Site.	Excavation	538900	183590	Post-medieval
<b>27</b>	MLO67026	HW LT94	Stratford Market Depot	Evidence of post dissolution occupation	Excavation	539029	183376	Post-medieval



<b>28</b>	MLO98121 MLO98118	JSM04	Stratford Market Depot	two linear marks (possibly plough marks), ditches, a wall 2 pits and backfill of a ditch recorded likely to be Post-medieval features (unproven). Also noted Post-medieval floor surfaces, structure, pottery and late prehistoric struck flint fragments. Natural observed between 101.82m and 102.72m aOD.	Watching brief	539027	183444	Post-medieval
<b>29</b>	MLO40086		Baker's Row	Lead pipe conduit discovered in 1845 whilst building the London to Woolwich railway. The pipe ran from a reservoir close to the pump in West ham Lane to the site of the old workhouse from here water was carried to the supposed site of the infirmary and tan house. The main pipe continued towards the site of the Adam and Eve.	Archaeological site	539110	183460	Post-medieval
<b>30</b>	MLO56523		Stratford Langthorne Abbey	Three stone coffins were dug up near grange farm in the 1830's By 1895 all were in the vault of a Non Conformist chapel containing the bodies of three members of the Marbs family one time occupants of Grange Farm.	Archaeological Site	539000	183340	Post-medieval
<b>31</b>	MLO67798	HW SK89	Skiers Street	House footings of a 16th century house recorded. Earliest pottery dated from 1500-1550, evidence for late 17th century pottery also noted.	Watching brief	539129	183709	Post-medieval
<b>32</b>	MLO67023	HW WC94	Stratford Market Depot	Remains of an 18th century house and associated midden were recorded. The structure was built on a chalk raft probably using material robbed from the remains of the Abbey.	Watching brief	538800	183650	18th-19th century

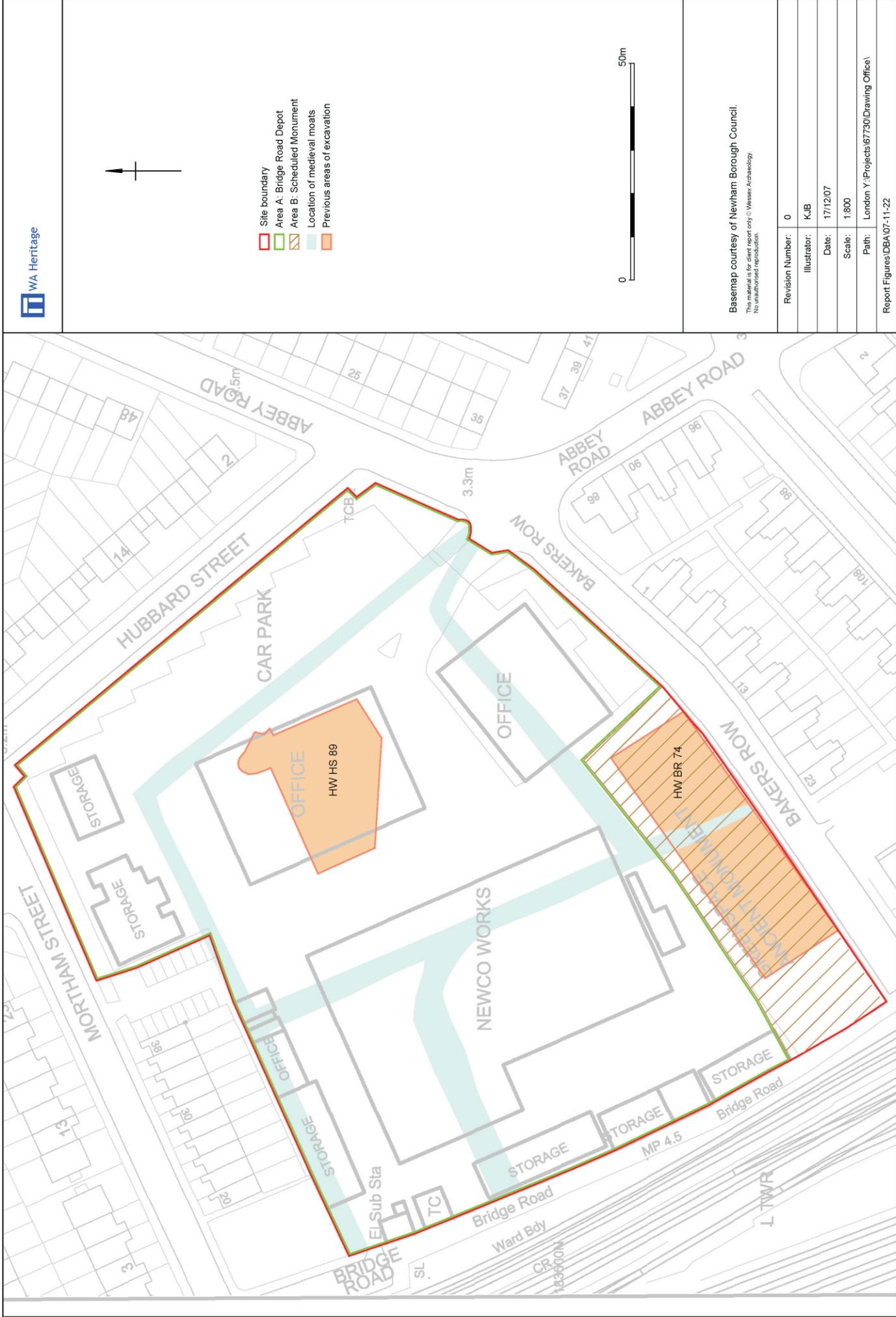


<b>33</b>	MLO63581	HW AB92		Stratford Market Depot	No significant material recorded	Evaluation	538900	183500	Negative evidence
<b>34</b>	MLO72109	SKE98		Skiers Street	19th century drainage features. archaeological deposits encountered.	No Evaluation	539050	183699	Negative evidence



Study Area showing Site outline, Study Area, WA Numbers and designated areas

Figure 1



Plan of Site showing location of previous archaeological investigations and known archaeological features



- ▭ Site boundary
- ▭ Area A: Bridge Road Depot
- ▭ Area B: Scheduled Monument
- ▭ Extant buildings
- ▭ Previously extant buildings
- 1 Shown 1867
- 2 Shown 1867 - 1894/9
- 3 Terraced housing and yards shown 1867 - 1916
- 4 Terraced housing and yards shown 1867 - 1970
- 5 Terraced housing and yards shown 1894/9 - 1916
- 6 Terraced housing and yards shown 1894/9 - 1970
- 7 Shown 1916
- 8 Shown 1916 - 1979/81
- 9 Shown 1916 - 1993/5
- 10 Shown 1951
- 11 Shown 1951 - 1979/81
- 12 Shown 1951 - 1993/5
- 13 Shown 1951 - present
- 14 Shown 1970 - 1993/5
- 15 Shown 1970 - present
- 16 Shown 1979/1981
- 17 Shown 1993/5 - present



Basemap courtesy of Newham Borough Council.

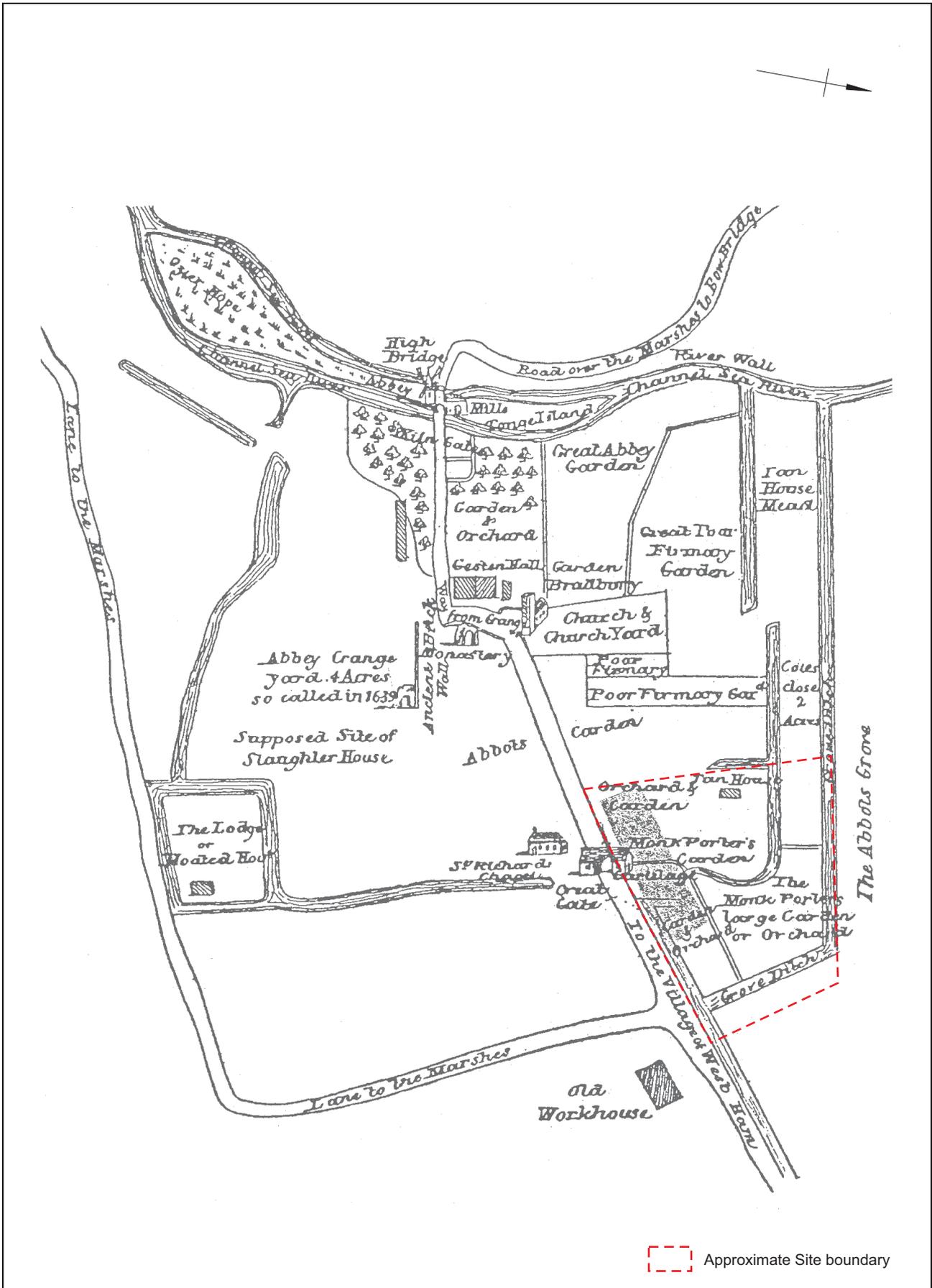
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Development Site showing areas of previous ground disturbance (Date information taken from first/last appearance on OS Mapping)

Figure 3



Approximate Site boundary

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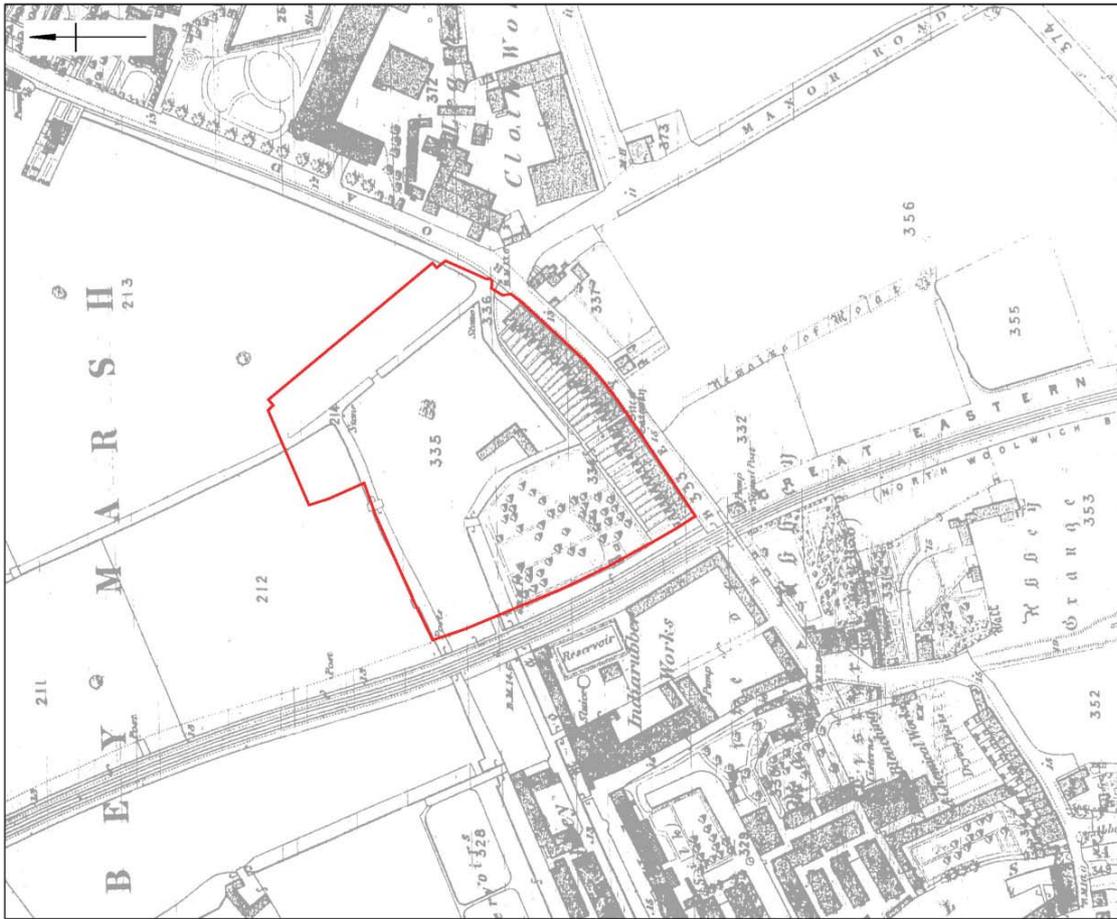
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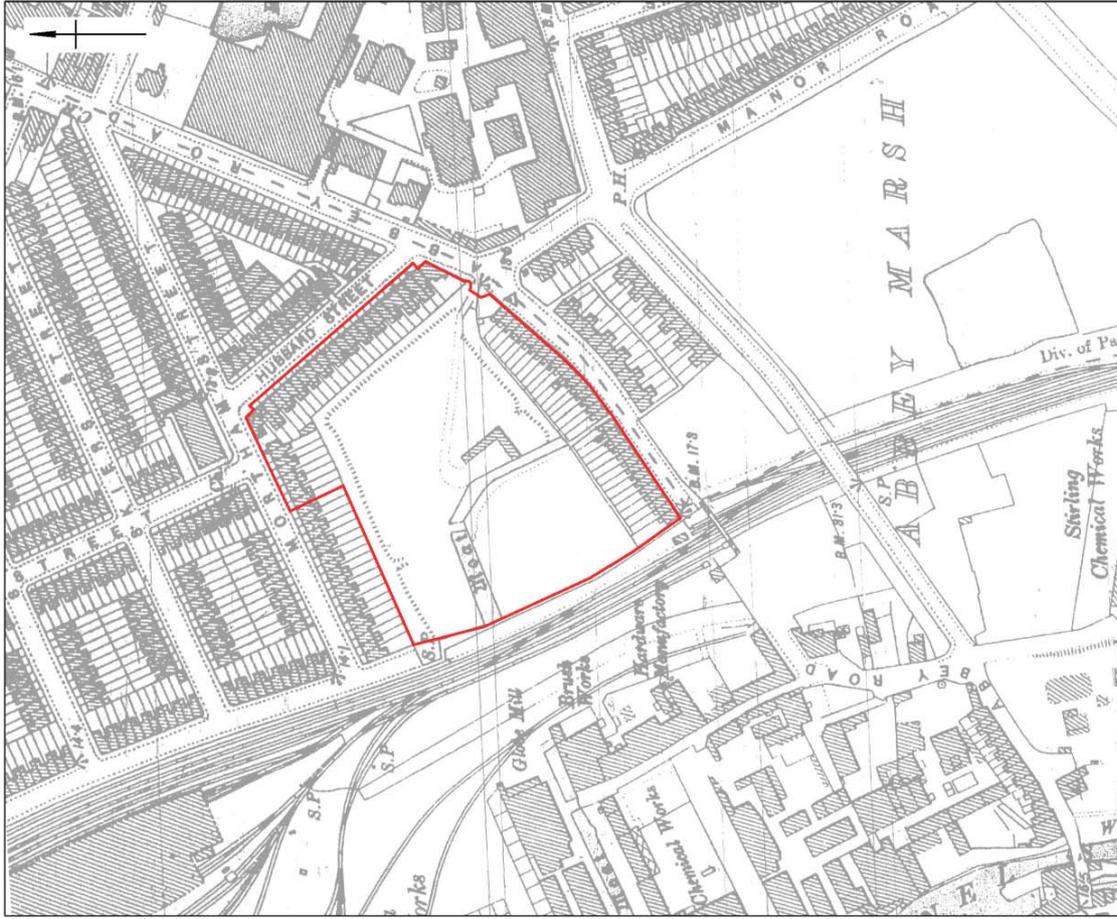
Conjectural plan of Stratford Langthorne Abbey based on Abbey leases (reproduced from Fry 1888, 136) showing approximate Site location

Figure 4





C. OS London 1:2500 Series, 1867 (Sheet L29)



D. OS London 1:2500 Series, 1894-6 (Sheet L53)



Approximate Site location



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Plate 1: View along Baker's Row with site and Scheduled Ancient Monument to the north. Looking north-east.



Plate 2: Interior of Bridge road Depot. Looking north-west towards location of 1989 evaluation (Site code HW HS89).

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Plate 3: Interior of northern section of depot. Looking west.



Plate 4: Interior of Bridge Road Depot. Looking south-east along western boundary of site.

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Plate 5: View of southern extent of depot showing wall separating the Depot from the Scheduled Monument. Looking north-east.



Plate 6: View across site of Scheduled ancient monument (Area B). Looking west.

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