

**235 – 237 Broadway,
Bexleyheath**

**Archaeology Desk
Based Assessment**

Client: PAGECOLT LTD

AB Heritage Project No: 62923

Date: 21/11/2023

GLHER Licence No: 18169

235 - 237 Broadway, Bexleyheath Archaeology Desk Based Assessment

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Pagecolt Ltd to produce an Archaeology Desk Based Assessment (DBA) covering proposed works at 235 – 237 Broadway, Bexleyheath, DA6 7EJ. It has been requested as part of a forthcoming planning application. This current version is an update of the DBA produced in September 2022.

The proposed development is for the demolition of the existing buildings at 235-237 Broadway and construction of a new four storey mixed commercial and residential building.

The historical development of the site has found that the site was part of the heathland on the south side of Roman Watling Street until it later became a market garden and was developed in the late 19th century to accommodate two buildings. The site suffered bomb damage during the Second World War and was subsequently redeveloped post 1951 with the existing buildings currently within the site.

There is very little evidence of Prehistoric activity within the study area with only a single isolated findspot. There is little to no evidence of Medieval and Post Medieval activity within the site and study area. There was, therefore, concluded to be a Low potential for the recovery of significant/complex remains of the Prehistoric, Medieval & Post Medieval periods to be encountered within the site boundary.

Despite being located within the designated boundaries of the Tier II 'Roman Watling Street' Archaeological Priority Area, there has been very little actual Roman archaeological evidence recovered close to the site. For this reason, the potential for the recovery of complex or significant Roman remains was assessed to be Low.

The potential for encountering archaeological remains of the Modern period relating to the construction and demolition of two buildings [AB 11] and the corner of another in the south east of the site was concluded to be Medium. Features associated with the buildings would likely include foundations and possibly basements that would be deemed to be of Local / Low Significance.

The impact assessment concluded that the proposed development would have a Negligible Adverse Degree of Impact to any surviving archaeological remains of the modern building located within the south east corner of the site. This would result in an overall Neutral Magnitude of Effect on the significance of the archaeological resource.

Due to the potential impacts of the proposed development found to result in a Neutral Magnitude of Effect on the significance of the potential archaeological resource within the site boundary, there are no recommendations for further archaeological work.

All recommendations for further work are the preserve of the Local Planning Archaeologist.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Pagecolt Ltd to produce an Archaeology Desk Based Assessment (DBA) covering proposed works at 235 – 237 Broadway, Bexleyheath, DA6 7EJ. It has been requested as part of a forthcoming planning application.
- 1.1.2 This current version is an update of the DBA produced in September 2022.
- 1.1.3 This report includes a description of the baseline conditions, from an examination of readily available sources on the history and archaeology of the site, identifying any known and potential archaeological receptors subject to potential impact. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site is 235 – 237 Broadway, Bexleyheath, centred approximately on National Grid Reference (NGR): TQ 48704 75309 (Plate 1; Figure 1). The site covers an area of c. 436 sqm and is composed of a one to two storey building fronting onto Broadway with hardstanding yards to the rear.



Plate 1. 3D Render of the Proposed Development Site (Google Earth, 2022)

- 1.2.2 The site is located within Tier 2 'Watling Street' Archaeological Priority Area [AB 12].

1.3 Geology & Topography

- 1.3.1 The underlying geology of the site is Harwich Formation - Sand and gravel formed between 56 and 47.8 million years ago during the Palaeogene period. There are no records of superficial deposits (British Geological Survey, 2022). The site is c. 53m above OD.

1.4 Overview of Proposed Development

- 1.4.1 The proposed development is for the demolition of the existing buildings at 235-237 Broadway and construction of a new four storey mixed commercial and residential building (Figures 3-5).

1.5 Planning Background & Consultation

- 1.5.1 A pre-application submission for a former iteration of the proposed development scheme (construction of a part one/part two storey rear extension and provision of two additional storeys to the existing buildings) was presented to the London Borough of Bexley Council in July 2022 (Ref: 22/00437/PREAPP). In the pre-application response, it was noted that the proposal site falls within Tier 2 'Watling Street' Archaeological Priority Area [AB 12] and an Archaeological Assessment was required to be submitted with a forthcoming planning application for validation.
- 1.5.2 Paul Cooke (Senior Heritage Consultant, AB Heritage) contacted Mr Mark Stevenson (Archaeology Advisor, Greater London Archaeological Advice Service) and Ms Joanna Taylor (Archaeology Advisor, Greater London Archaeological Advice Service) via email on 1st August 2022. The purpose of the consultation was to inform them of the production of the report (in line with GLAAS Guidelines for archaeological projects) and provide an opportunity for comments and information that may have a bearing on the report. The purpose of the consultation was also to enquire if there had been any recent archaeological works in the surrounding area that may not have yet been logged to the HER. At the time of writing, no response had been received.

1.6 Project Qualifiers

- 1.6.1 This report has been prepared under instruction and solely for the use of Pagecolt Ltd, and any associated parties they elect to share this information with.
- 1.6.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.6.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.6.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.6.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 194 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

2.1.2 This assessment, therefore, has the following objectives:

- To take account of the following aims detailed in the Research Framework for London Archaeology (2002):
 - **R4 Framework Objective** - Analysing the nature and reasons for the evolution of the Roman road system, river crossings and internal street layouts and their importance as engines of development and change.
 - **R8 Framework Objective** - Identifying regional models for studying population size and character of Roman roadside settlements.
 - **R13 Framework Objective** - Refine theories of Roman trade specialisation over time, shifting zonation within the main settlement and peripheral areas, and the influence of pre-Roman and Roman road patterns.
- To provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

2.2.1 A study area of 500m was considered sufficient to capture the known and potential archaeological resource within the site and surrounding area. This complies with the Greater London Archaeological Advice Service guidelines for urban areas.

Standards & Guidance Used

2.2.2 The assessment has been carried out in line with the Chartered Institute for Archaeologists’ Standard and Guidance for Historic Environment Desk Based Assessment (January 2020).

Selection and Assessment of Sources

2.2.3 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Greater London Historic Environment Record	The primary source of information concerning the current state of archaeological and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	20/11/2023	A HER dataset covering a 500m study area was received 20 th November 2023. GLHER Ref: 18169.
Consult Greater London Archaeology Advisory Service Planning Archaeologist	Early discussion with the Local Planning Authority Planning Archaeologist is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	01/08/2022	Paul Cooke (Senior Heritage Consultant, AB Heritage) contacted Greater London Archaeology Advisory Service on 1 st August 2022. See Section 1.5.
Site Walkover	This task allows for development of a greater understanding of any known or anticipated archaeological issues of the site, including information on areas of past truncation within the site boundary.	15/08/2022	A site visit was conducted by Leanne Tindle (Senior Heritage Consultant, AB Heritage) on 15 th August 2022.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	08/08/2022	
Bexley Local Studies and Archive Centre	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	12/08/2022	Bexley Local Studies and Archive Centre online catalogue was consulted and a single online record relating to the site is included in Section 4.2. No other records pertinent to this report were identified.
Archaeology Data Service (ADS)	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	11/08/2022	The ADS contained two previous archaeological reports for works carried out within the study area and are referenced in the bibliography.

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
MAGIC	The MAGIC website provides authoritative geographic information about the natural environment from across government, including from Historic England. The information in an interactive map format covers rural, urban, coastal and marine environments.	08/08/2022	
Britain from Above Photographic Library	This database, held at Historic England's archive in Swindon, contains over 4 million aerial photographs covering the whole of England and dating from the early 20 th century to the present day. This unique collection, captures the changes in our urban and rural landscape over a period of almost 100 years.	11/08/2022	Britain from Above did not hold any relevant aerial photographs of the proposal site.
London Research Framework Agenda	Regional Research Frameworks have been developed in each region as part of the Regional Research Frameworks initiative promoted by English Heritage in collaboration with local authorities, in order to provide an effective yet flexible structure for decision making regarding future archaeological research.	25/08/2022	
Local Archaeological & Historic Societies	Using the British Association for Local History (https://www.balh.org.uk/) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the archaeology / history of the proposed development site.	11/08/2022	Kent Archaeological Society hold an online archive and research materials but provided nothing pertinent on this occasion.

2.2.4 For reporting purposes, any relevant archaeological information gathered from the above sources has been allocated an AB number, which can be viewed in the Cultural Heritage Features Gazetteer (Appendix 1).

Assessment of Archaeological Potential

2.2.5 This Archaeology Desk-Based Assessment contains a record of the known historic environment resource of the area. It also assesses the potential for archaeology to survive within the limits of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.2.6 In relation to buried archaeological remains, where a site is known or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

Assessment of Receptors Significance

2.2.7 Assessment of the heritage significance of a receptor is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological or historical factors. Considering these criteria each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

Table 2: Assessing the Significance of a Receptor

SCALE OF SITE SIGNIFICANCE	
VERY HIGH	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), or other designated / non-designated assets that can be shown to have exceptional qualities in their fabric or historical associations. Receptors of known or likely clear national importance, including extremely well-preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factors.
HIGH	Other designated / undesignated archaeological sites or assets with strong and coherent survival of key factors, such as extent / condition / context associations, providing clear evidence of occupation / settlement, ritual, industrial activity, etc. Examples may include archaeological remains that contribute significantly to research priorities, burial sites, deserted medieval villages, Roman roads and dense scatter of finds, etc.
MEDIUM	Evidence of human activity that retains clear archaeological value, albeit with lesser coherence and / or merit than listed above. Such features will have the potential to contribute to research objectives and may include more ephemeral and / or degraded settlement activity to that listed above, defined historic field systems, finds scatters more dispersed in nature, or deposits with the potential for the recovery of meaningful environmental data..
LOW	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.2.8 The significance of known assets is typically determined by reference to existing designations. **Where a receptor’s value covers a range of the above possibilities or, for previously unidentified features or archaeological potential, no designation has yet been assigned, the significance of a receptor was based on professional judgement.** For example, for some types of features there is no consistent value. While all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul’s Cathedral. For this reason, adjustments are made on a case by case basis.

Impact Assessment Criteria

2.2.9 The degree of impact upon the known and potential archaeological resource is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact are set out in Table 3 (below).

2.2.10 It is not always possible to confirm the degree of impact, especially where anticipated buried deposits exist. However, where possible a professional judgement as to the scale of such impacts is applied to enable the subsequent ‘Magnitude of Effects’ to be established (Table 4). It should be noted that an impact level of ‘uncertain’ is included for those situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 3: Criteria for Determining Degree of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological / historic environment baseline elements that leads to total or almost complete alteration of a features physical structure, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the asset.
MEDIUM	Changes to many key archaeological materials / historic elements, such that the baseline resource is clearly modified. This includes considerable change to the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.2.11 The overall Magnitude of Effects from the proposed development upon the resource is determined by correlating the significance of a heritage asset against the degree of impact it may be subject to. Table 4 highlights the criteria for assessing the overall Magnitude of

Effects. Where effects are moderate or above these are classified as Substantial Harm, terms of NPPF.

Table 4: Magnitude of Effects

SIGNIFICANCE	MAGNITUDE OF IMPACT			
	HIGH	MEDIUM	LOW	NEGLIGIBLE
VERY HIGH	Severe	Major	Mod	Minor
HIGH	Major	Mod	Minor	Minor / Not Sig.
MEDIUM	Mod	Minor	Minor / Not Sig.	Not Sig.
LOW	Minor	Minor / Not Sig.	Not Sig.	Nt.

Mod = Moderate; Not Sig. = Not Significant; Nt. = Neutral

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some forms of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy 2023

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 201 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 202 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 203 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

The London Plan (2021)

Policy HC1 Heritage Conservation and Growth

- 3.3.1 Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

London Borough of Bexley Core Strategy (2012)

- 3.3.2 At the time of writing, the new forthcoming Local Plan for the London Borough of Bexley was still at review stage and is yet to be formally adopted. Until this time, the policies outlined in Bexley Core Strategy (2012) remains in effect.
- 3.3.3 The historic environment forms part of Bexley's suburban identity and cultural heritage. It incorporates a wide variety of assets and can help support the borough's communities, particularly through tourism, leisure and recreation. Archaeology, specifically the remains below the ground, provides evidence of the evolution of development and settlements in this area. All remains are unique and represent a finite and non-renewable resource.

Policy CS19 Heritage and archaeology

- 3.3.4 The Council will manage its heritage and archaeological assets, whilst seeking opportunities to make the most of these assets, including adapting to and mitigating the effects of climate change. This will enhance the local sense of place and underpin the revitalisation and development of the borough, including promoting the visitor economy. This will be achieved by:
- a. Reviewing the status of existing and identifying new heritage and archaeological assets;
 - b. Conserving and enhancing the significance of heritage assets, their setting, and the wider historic environment, including statutorily listed buildings; locally listed buildings of architectural or historic interest, conservation areas, registered parks and gardens, and archaeological sites
 - c. Retaining, in situ, archaeological evidence within sites, wherever possible.
- 3.3.5 Where archaeological evidence cannot be retained, the appropriate levels of archaeological investigation and recording should be undertaken prior to the redevelopment of the site.

London Borough of Bexley Local Plan (2023)

Policy SP6 – Managing Bexley's Heritage Assets

- 3.3.6 The Council will manage Bexley's heritage and archaeological assets, whilst seeking opportunities to make the most of these assets; including adapting to and mitigating the

effects of climate change. This will enhance the local sense of place and support the revitalisation and development of the borough, including promoting the visitor economy. This will be achieved by:

- Reviewing the status of existing and identifying new heritage and archaeological assets;
- Applying the NPPF and London Plan requirements for development proposals affecting heritage assets to conserve and enhance the significance of heritage assets, their settings, and the wider historic environment, and the requirements to protect assets from development that is likely to adversely impact on the significance, integrity, character or appearance of those assets or their settings.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Previous Works in the Study Area

Within the Site Boundary

4.1.1 There have been no previous archaeological works carried out within the site boundary.

Within the 500m Study Area

4.1.2 There has been a total of 17 previous archaeological works within the 500m study area. This includes eight archaeology desk-based assessments, five archaeological evaluations and four watching briefs.

4.1.3 The closest works in relation to the site include:

- An archaeology desk-based assessment that was undertaken in 2014 followed by a watching brief undertaken in 2016 at No 181 – 185 Broadway (Butlers Yard) c. 55m east of the site. The desk-based assessment concluded there to be a moderate potential for encountering Roman remains on the site and a low potential for encountering remains of all other periods. The archaeological watching brief revealed a sequence of sands and Harwich Formation gravels beneath subsoil capped by modern made ground, but no features or deposits of archaeological interest.
- An archaeological evaluation was undertaken in 2018 at land to the rear of No. 198 – 200 Banks Lane, Broadway, c. 60m north east of the site. The evaluation revealed that the site had been previously truncated, and no archaeological finds or features were encountered.
- An archaeological evaluation at Nos 1-7 Devonshire Road c. 270m west of the site revealed 19th century backfilled cellars [AB 10], modern made ground and Post Medieval worked soil horizons.
- An archaeological watching brief at Bexleyheath Working Men's Club c. 280m south east of the site found modern concrete pillars and ephemeral 19th century pottery were recorded but no other finds or features were encountered.
- An archaeological evaluation at 131 Broadway located c. 280m east of the site Found one small feature of unknown date and function thought to possibly be the truncated edge of the southern roadside ditch [AB 4] of Watling Street. No other finds or features were recorded.

4.2 Archaeology & History Background

The Prehistoric Period (c. 500, 000 BC – AD 43)

- 4.2.1 The Cray Valley is an area which is known to have been occupied since at least the Palaeolithic period with further evidence of Mesolithic activity and later Neolithic settlement (Historic England, 2020). Much of the recorded evidence is from around Bexley which is c. 2km south east of Bexleyheath.
- 4.2.2 However, the Prehistoric period is not well represented within the study area with only a single findspot of a Bronze Age object [AB 1] recorded from within the site boundary itself. No other evidence of Prehistoric activity is recorded within the site or study area.

The Roman Period (c. AD 43 – AD 410)

- 4.2.3 The Roman period is represented within the study area by the Roman Road of Watling Street which passes east to west through Bexleyheath. What is now known as Broadway is thought to follow the course of Watling Street (Historic England, 2020).
- 4.2.4 The southern road ditch of Watling Street [AB 4] was tentatively recorded during archaeological works at No 131 Broadway c. 280m east of the site. An isolated findspot of a single Roman coin [AB 3] has also been recorded c. 425m south east of the site.
- 4.2.5 No other evidence of Roman activity is recorded within the site boundary or the study area.

The Medieval Period (AD 410 – AD 1536) & The Post Medieval Period (AD 1537 – AD 1800)

- 4.2.6 During the Medieval and Post Medieval periods, Bexleyheath was largely uncultivated scrubland, though Roman Watling Street continued as a thoroughfare linking nearby settlements and providing a route from Dover to London and beyond (London Borough of Bexley; Bexley Historical Society, 2012).
- 4.2.7 There is no evidence of Medieval archaeological activity within the study area and the only evidence of Post Medieval archaeological activity within the study area is a former field boundary [AB 5] located c. 280m north west of the site.

The Modern Period (AD 1801 – present)

- 4.2.8 In 1814, local landowners secured an Enclosure Act through Parliament to enclose land in Bexleyheath and prevent squatters from settling. After the enclosure act was awarded, a settlement formerly known as Bexley New Town (now Bexleyheath) was established and large fashionable houses were constructed along Broadway around the market place c. 500m east of the site (London Borough of Bexley; Bexley Historical Society, 2012).
- 4.2.9 In the 1850s, Bexleyheath was still largely rural and part of the former heathland to either side of Broadway was heavily cultivated for the growing of cereals and fruit crops such as strawberries to keep up with the supply and demand from the expanding London suburbs. Market gardening became the main industry for Bexleyheath at this time (London Borough of Bexley; Bexley Historical Society, 2012).
- 4.2.10 The First Edition Ordnance Survey Map shows the site and the surrounding area in 1870 (Plate 2). The site is shown to the south side of Broadway and within a large garden plot.

Much of the surrounding area to the north and south sides of Broadway are also depicted as orchards and gardens with buildings including a Smithy irregularly dispersed along the roadside (Plate 2).

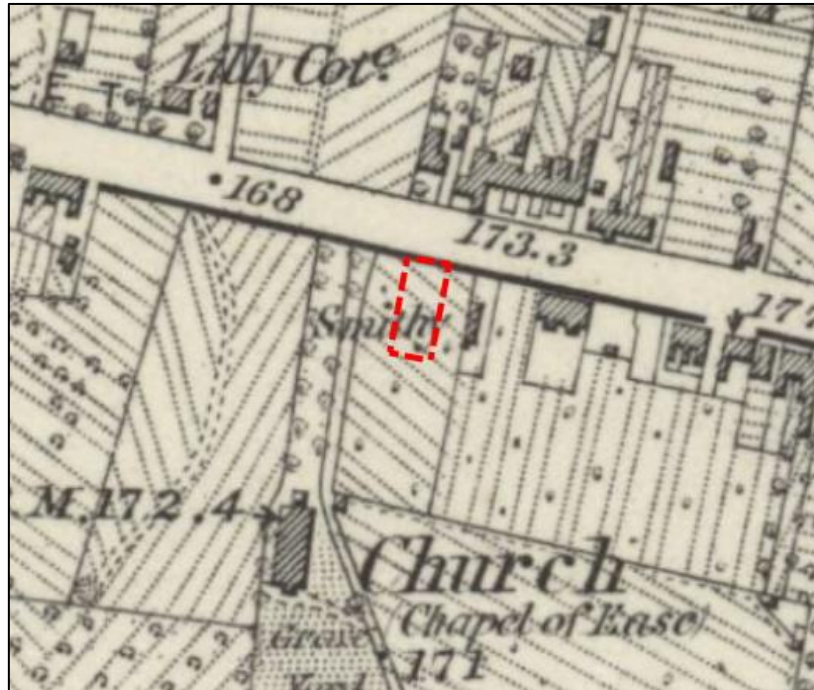


Plate 2. Six-Inch OS Map of 1870 (National Library of Scotland, 2022)

- 4.2.11 The South Eastern Railway Company began work expanding existing railway lines to reach Bexleyheath in 1891. Once Bexleyheath was on the commuter rail network, residential development in the area began to expand.
- 4.2.12 Plate 3 shows the site and the surrounding area in 1897. By this time, large swathes of what were previously gardens and orchards had been developed to accommodate houses and shops to either side of Broadway, including the proposal site which in 1897 contained two detached buildings [AB 11]. Many of the rear plots had large greenhouses indicating the continued presence of the market garden industry in Bexleyheath at that time.



Plate 3. 25-Inch OS Map of 1897 (National Library of Scotland, 2022)

4.2.13 By 1933, the OS map (Plate 4) shows further development had occurred along either side of Broadway which itself also had a tramline. In the southern part of the site, a building [AB 11] had been constructed, a small corner of which falls within the site redline boundary.



Plate 4. 25-Inch OS Map of 1933 (National Library of Scotland, 2022)

- 4.2.14 During the Second World War Bexleyheath, as well as the rest of London came under heavy enemy fire. An archive entry provides a record of an application dated to 1947 applying for the rebuilding of 233 – 237 Broadway following ‘destruction after enemy action’ (Bexley Archives Ref: LABX/DC/4/1/6184).
- 4.2.15 Plate 5 shows an RAF aerial photo of the site and the surrounding area taken between 1945 – 1949. The image shows that the site had been bomb damaged.



Plate 5. RAF aerial image of the proposal site from 1945 – 49 (Layers of London, 2022)

- 4.2.16 Plate 6 is a historical photograph taken in 1951 showing what looks to be a derelict building [AB 11] within the site.

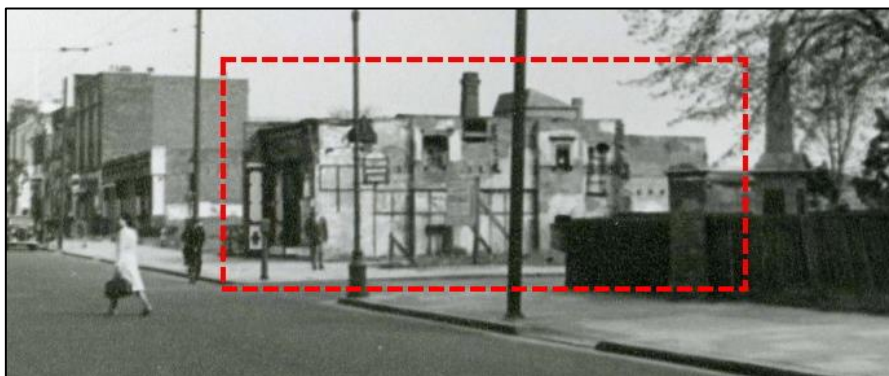


Plate 6. Historical Photograph of the site in 1951 (Layers of London, 2022)

4.2.17 By 1960, the buildings [AB 11] previously situated within the site had been demolished and the existing 235 and 237 (a Bank) had been constructed within the site boundary, fronting onto Broadway (Plate 7).



Plate 7. OS Plan produced post 1951 (Layers of London, 2022)

4.2.18 Currently, the building footprints shown on Plate 7 remain the same and the two yards to the rear of the buildings are hardstanding used for car parking and storage.

5. SITE VISIT

- 5.1.1 A site visit was undertaken by Leanne Tindle, Senior Heritage Consultant on the 15th of August 2022. The purpose of this visit was to gain a first-hand understanding of the existing land use and potential past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 5.1.2 235 – 237 Broadway is situated on the south side of Broadway. The existing buildings fronting onto Broadway are composed of two storeys with smaller single storeys and yards to the rear.
- 5.1.3 The rear yard of 235 Broadway is larger than 237 and is currently used as storage and refuse space for a charity shop. The yard is tarmacked and level (Photo 1).



Photo 1. The rear yard of 235 Broadway (looking north)

- 5.1.4 The rear yard of 237 Broadway is a small, tarmacked car park enclosed by a brick wall with metal gates (Photo 2).



Photo 2. The rear yard of 237 Broadway (looking east)

6. KNOWN & POTENTIAL ARCHAEOLOGICAL RESOURCE

6.1 Known Archaeological Resource

Within the Proposal Site

- 6.1.1 The known archaeological resource within the site includes a findspot of a Bronze Age object [AB 1] and former Modern buildings [AB 11] located within the site boundary and shown on Plates 3 - 6.

Within the 500m Study Area

- 6.1.2 The known archaeological resource within the study area includes the course of Roman Watling Street [AB 2] and few associated findspots and features contemporary with the Roman period including a findspot of a Roman Coin [AB 3] and possible roadside ditch [AB 4].
- 6.1.3 The archaeological resource, however, is largely Modern in date and includes:
- The site Albion Road and Methuen Road graveyard [AB 6] and associated chapel [AB 7] c. 65m south west of the site;
 - Bexleyheath cemetery [AB 8] c. 120m north of the site;
 - 19th century cellars [AB 10] recorded c. 300m west of the site;
 - A soakaway & well [AB 9] recorded c. 85m north west of the site and;
 - Former field boundaries (Post Medieval / Modern) [AB 5] located c. 265m north west of the site.

6.2 Past Impact Within the Site Boundary

- 6.2.1 Past impacts within the site boundary are expected to include:
- Construction and demolition of the two detached buildings and the corner of a building [AB 11] in the late 19th century.
 - Bomb damage during WWII.
 - Construction of the existing buildings with services and utilities by c. 1960.
 - Levelling of the site to lay the hardstanding tarmac in the rear yards.

6.3 Potential Archaeological Resource

- 6.3.1 There is very little evidence of Prehistoric activity within the study area with only a single isolated findspot of a Bronze Age object [AB 1] recorded within the site itself. It is likely this was an unstratified findspot and not in and of itself representative of Bronze Age activity within the site and wider area. There is little to no evidence of Medieval and Post Medieval activity within the site and study area. There is, therefore, deemed to be a Low potential for the recovery of significant/complex remains of the Prehistoric, Medieval & Post Medieval periods to be encountered within the site boundary.

- 6.3.2 Despite being within the designated boundaries of the Tier II ‘Roman Watling Street’ Archaeological Priority Area [AB 12], there has been very little actual Roman archaeological evidence recovered close to the site. The fragmentary remains of the south ditch of the road, have been putatively recorded 280m east of the 235-237 Broadway [AB 4]. Historically the Broadway was widened, and subsequently there was the construction in the Modern period of at least two phases of substantial buildings on the site. As the proposed works are to affect the rear yards only, the potential for the recovery of complex or significant Roman remains is assessed to be Low.
- 6.3.3 The potential for encountering archaeological remains of the Modern period relating to the construction and demolition of two buildings [AB 11] and the corner of another in the south east of the site is considered to be Medium. Features associated with the buildings would likely include foundations and possibly basements that would be deemed to be of Local / Low Significance, in line with Table 2 ‘*Structures or sites with very little heritage interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit*’.

7. IMPACT ASSESSMENT & RECOMMENDATIONS

7.1 Details of Proposed Development

- 7.1.1 The proposed development is for the demolition of the existing buildings at 235-237 Broadway and construction of a new four storey mixed commercial and residential building (Figures 3-5).
- 7.1.2 Although there are no specific details relating to the types of proposed foundations for the new extensions, they are very likely to include ground works for the installation of utilities and services.

7.2 Predicted Impact of Proposed Development

- 7.2.1 Depending on the depth of the proposed groundworks for foundations etc, the proposed development may disturb, or damage remains of the south east corner building which was shown on Plate 4 from 1933. In line with Table 3, the works are predicted to have a Negligible Adverse Degree of Impact to any surviving archaeological remains of this building, i.e. '*Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site that are thought to have no long-term effect on the historic value of a resource*'. In line with Table 4 this would result in a Neutral Magnitude of Effect on the significance of the archaeological resource.

8. RECOMMENDATIONS & CONCLUSION

8.1 Outline Recommendations

- 8.1.1 Due to the potential impacts of the proposed development found to result in a Neutral Magnitude of Effect on the significance of the potential archaeological resource within the site boundary, there are no recommendations for further archaeological work.
- 8.1.2 All recommendations for further work are the preserve of the Local Planning Archaeologist.

8.2 Conclusion

- 8.2.1 AB Heritage Limited has been commissioned by Pagecolt Ltd to produce an Archaeology Desk Based Assessment (DBA) covering proposed works at 235 – 237 Broadway, Bexleyheath, DA6 7EJ. It has been requested as part of a forthcoming planning application. This current version is an update of the DBA produced in September 2022.
- 8.2.2 The proposed development is for the demolition of the existing buildings at 235-237 Broadway and construction of a new four storey mixed commercial and residential building.
- 8.2.3 The historical development of the site has found that the site was part of the heathland on the south side of Roman Watling Street until it later became a market garden and was developed in the late 19th century to accommodate two buildings. The site suffered bomb damage during the Second World War and was subsequently redeveloped post 1951 with the existing buildings currently within the site.
- 8.2.4 There is very little evidence of Prehistoric activity within the study area with only a single isolated findspot. There is little to no evidence of Medieval and Post Medieval activity within the site and study area. There was, therefore, concluded to be a Low potential for the recovery of significant/complex remains of the Prehistoric, Medieval & Post Medieval periods to be encountered within the site boundary.
- 8.2.5 Despite being located within the designated boundaries of the Tier II 'Roman Watling Street' Archaeological Priority Area, there has been very little actual Roman archaeological evidence recovered close to the site. For this reason, the potential for the recovery of complex or significant Roman remains was assessed to be Low.
- 8.2.6 The potential for encountering archaeological remains of the Modern period relating to the construction and demolition of two buildings [AB 11] and the corner of another in the south east of the site was concluded to be Medium. Features associated with the buildings would likely include foundations and possibly basements that would be deemed to be of Local / Low Significance.
- 8.2.7 The impact assessment concluded that the proposed development would have a Negligible Adverse Degree of Impact to any surviving archaeological remains of the modern building located within the south east corner of the site. This would result in an overall Neutral Magnitude of Effect on the significance of the archaeological resource.

- 8.2.8 Due to the potential impacts of the proposed development found to result in a Neutral Magnitude of Effect on the significance of the potential archaeological resource within the site boundary, there are no recommendations for further archaeological work.
- 8.2.9 All recommendations for further work are the preserve of the Local Planning Archaeologist.

9. REFERENCES

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Correspondence

- Paul Cooke (Senior Heritage Consultant, AB Heritage) to Mr Mark Stevenson (Archaeology Advisor, Greater London Archaeological Advice Service) and Ms Joanna Taylor (Archaeology Advisor, Greater London Archaeological Advice Service) via email on 1st August 2022.

Appendices

Appendix 1 Cultural Heritage Features Gazetteer

This gazetteer incorporates relevant archaeological, heritage and historic environment assets identified during a search of sources listed in Table 1 within 500m of the site.

Abbreviations

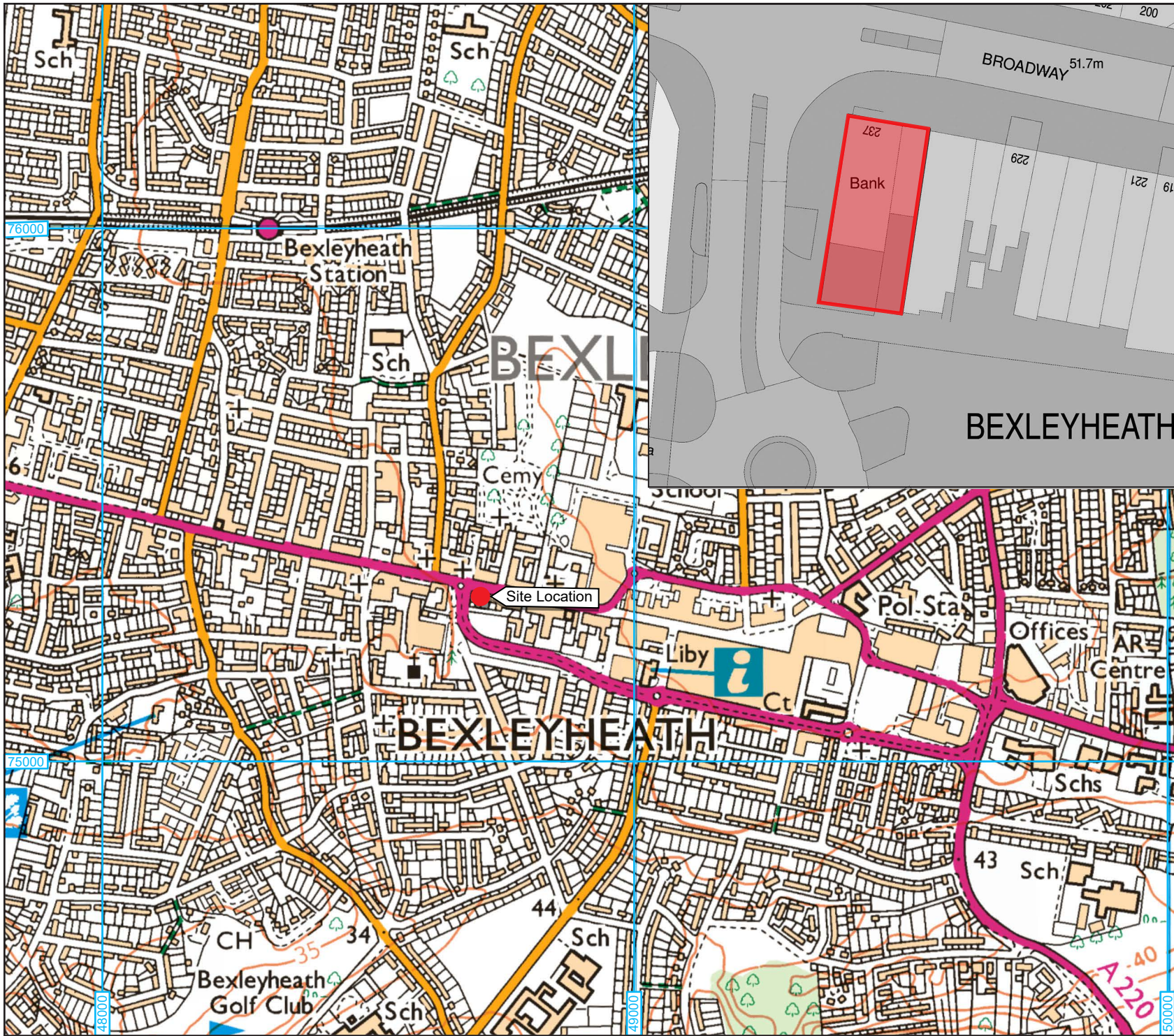
SM – Scheduled Monument

MLO: Greater London HER Monument Prefix and UID

APA - Archaeological Priority Area

AB No.	Period	Description	Status	NGR	Ref. No.
1	Prehistoric	Findspot of a Bronze object thought to date to the Bronze Age, 235 – 237 Broadway, Bexleyheath		TQ 4870 7530	MLO10941
2	Roman	The projected course of Roman Watling Street			
3	Roman	Findspot of a Roman Coin, Bexleyheath		TQ 4900 7500	MLO10887
4	Roman	Possible Roman ditch on the southern side of Roman Watling Street, 131 Broadway, Bexleyheath		TQ 4900 7525	MLO61522
5	Post Medieval / Modern	18th century or 19th century ditch representing a former field boundary, Bexleyheath		TQ 4850 7550	MLO72937
6	Modern	Albion Road and Methuen Road Graveyard associated with the Chapel of Ease, Bexleyheath		TQ 4867 7519	MLO118693
7	Modern	Site of Chapel of Ease, Albion Road and Methuen Road, Bexleyheath		TQ 4866 7522	MLO118692
8	Modern	Bexleyheath Cemetery, Banks Lane, Bexleyheath		TQ 4879 7558	MLO68943
9	Modern	19th century soakaway and a brick-lined well, Bexleyheath		TQ 4870 7540	MLO75266

AB No.	Period	Description	Status	NGR	Ref. No.
10	Modern	19 th century cellars at No 1 – 7 Devonshire Road, Bexleyheath		TQ 48386 75316	MLO77955
11	Modern	Buildings within the site boundary identified on the 25-Inch OS Maps of 1897 & 1933		TQ 48704 75309	
12	Modern	Tier II 'Watling Street' Archaeological Priority Area	APA		GLHER No: DLO38939



AB HERITAGE
ARCHAEOLOGICAL CONSULTANCY

KEY

- Site Boundary (inset)
- Site Location

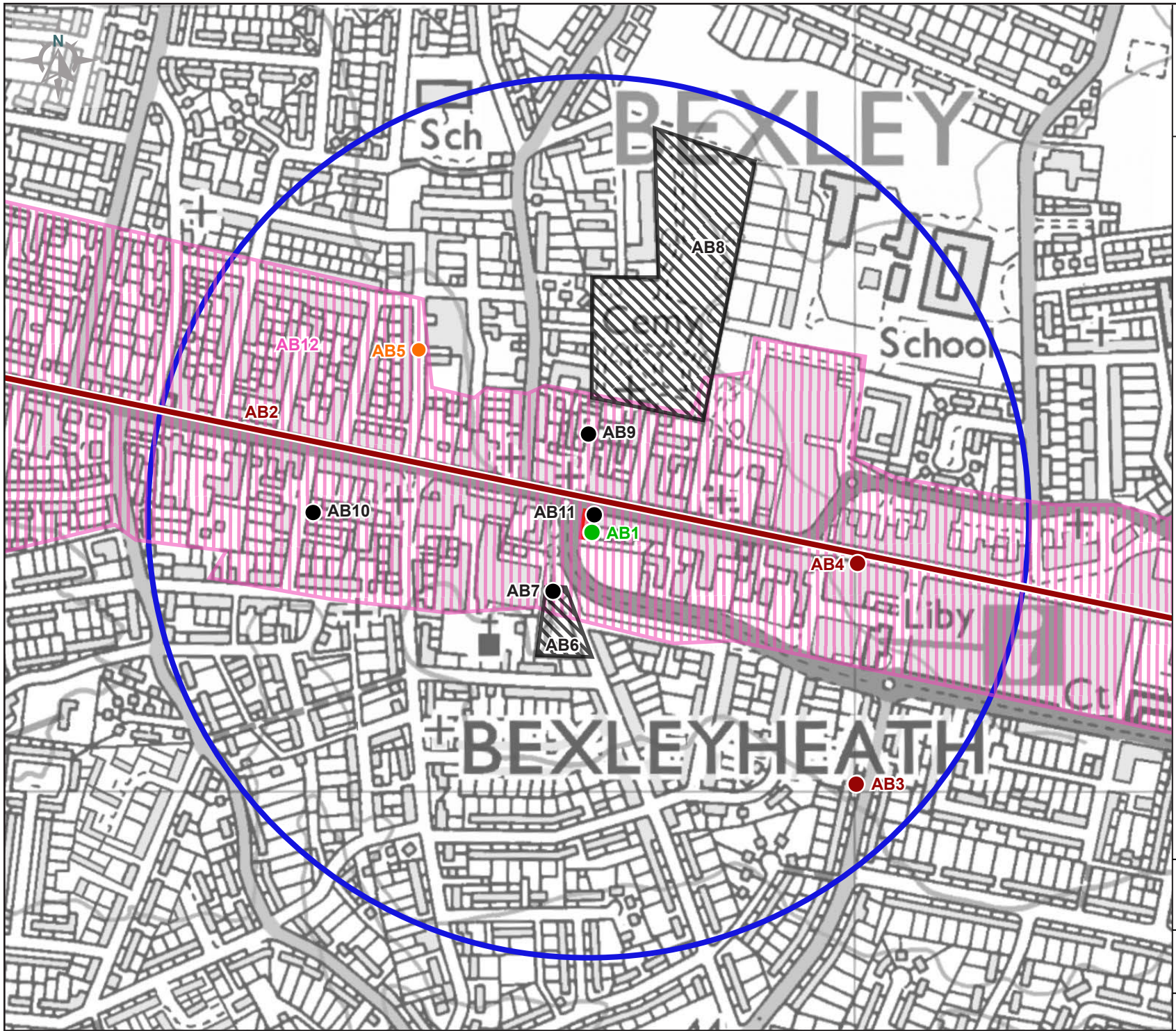
0 500m

1:10,000

Figure 1: Site Location

Project:
235-237 Broadway, Bexleyheath

Date: 20/11/23 Job No: 62923



KEY

- Site Boundary
- Search Area (500m)
- Archaeological Features (line)
- Archaeological Features (point)
- ▨ Archaeological Features (poly)
- ▨ Archaeological Priority Area

PERIOD

- Prehistoric
- Roman
- Medieval
- Post Medieval
- Modern
- Undated

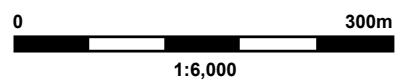
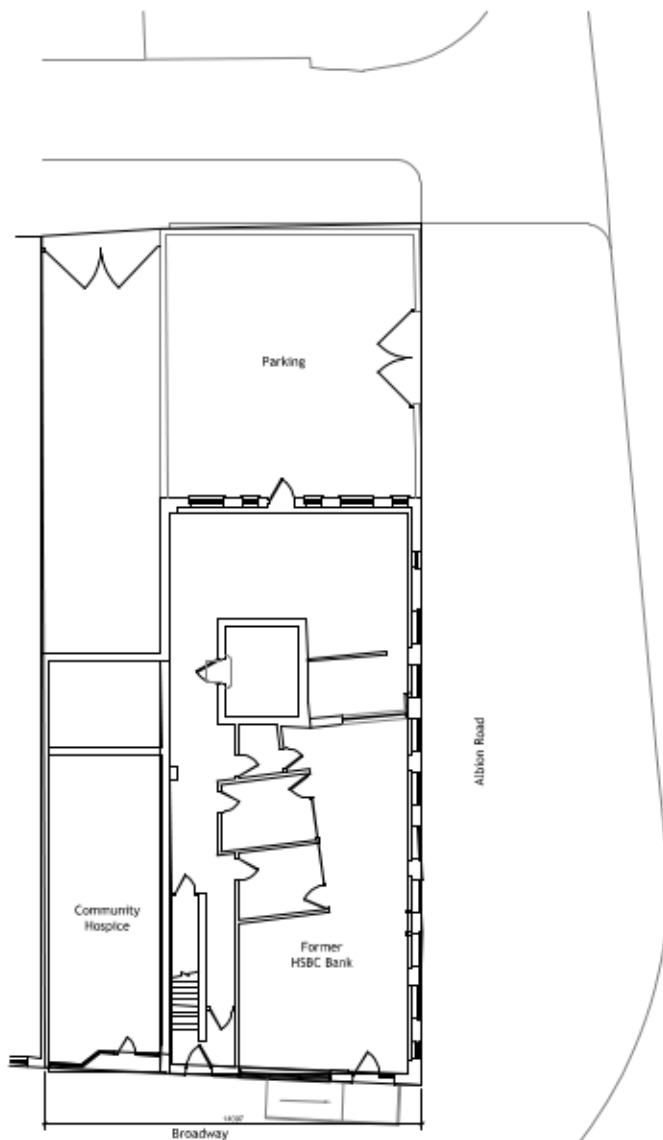


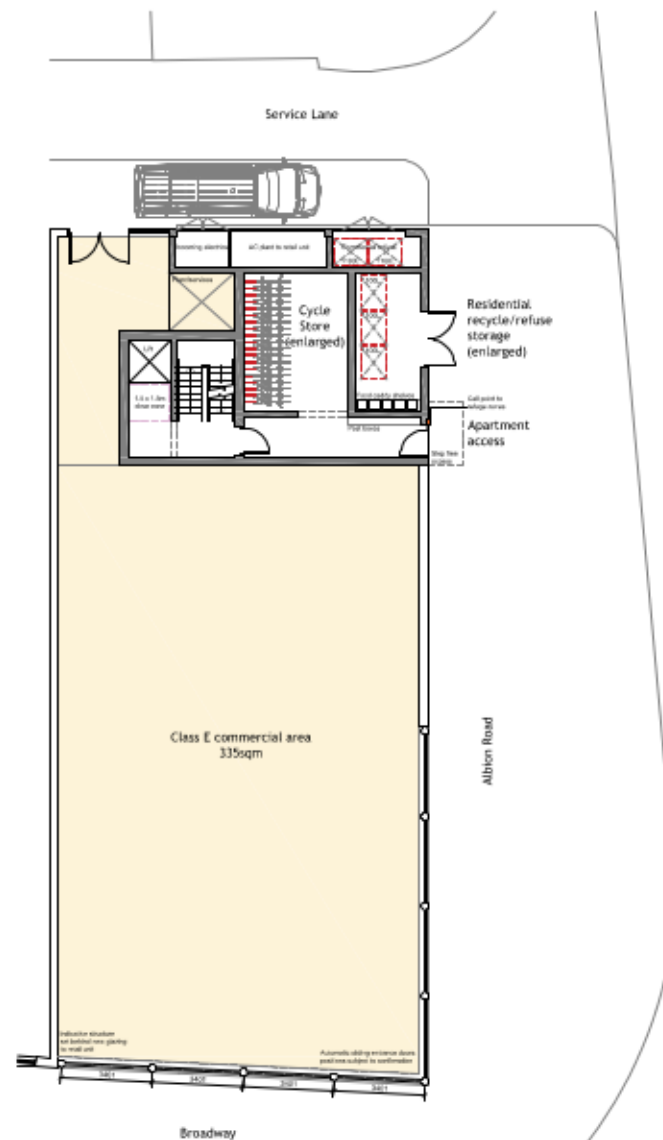
Figure 2: Cultural Heritage Features Map

Project:
235-237 Broadway, Bexleyheath

Date: 20/11/23 Job No: 62923



Existing Ground Floor Plan
Scale 1:100 @ A1



Proposed Ground Floor Plan
Scale 1:100 @ A1

NOTES:
NO DIMENSIONS TO BE SEALED FROM THE DRAWING
TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION & STRUCTURAL ENGINEER'S INFORMATION
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KEY SETTING-OUT DIMENSIONS TO BE CONFIRMED WITH THE ARCHITECT PRIOR TO ANY DEVELOPMENT ON SITE
THIS INFORMATION IS FOR PLANNING OR TENDER PURPOSES ONLY AND NOT FOR CONSTRUCTION

REV C: General update for additional apartments
REV B: Draft planning application
REV A: Client review only
NEW: Client review only

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Draft Oct. 2023

PROJECT:
235-237 The Broadway, Bexleyheath

DRAWING TITLE:
Existing & Proposed Ground floor plans

DRAWING NUMBER & SCALE:
A-100

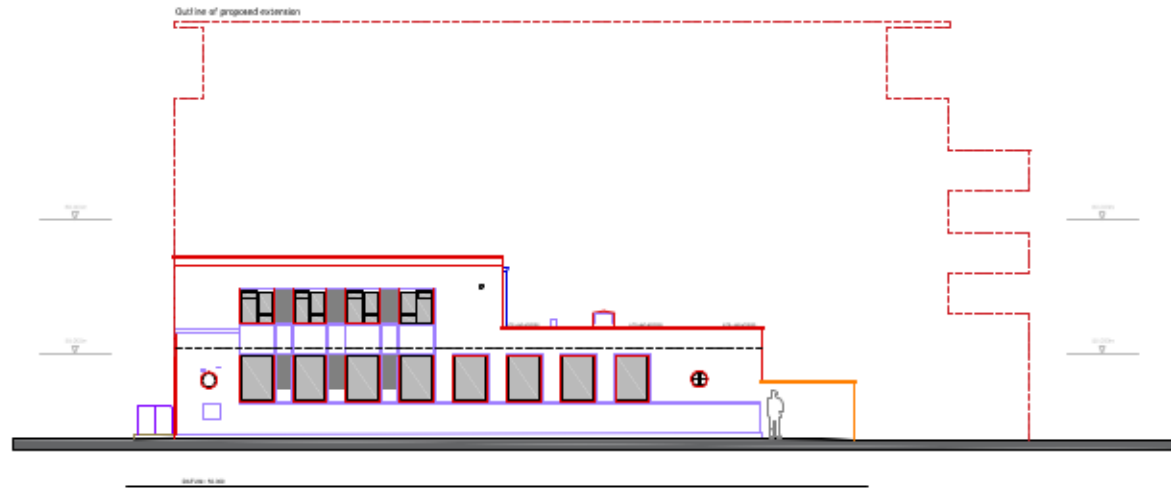
REVISION:
REV C



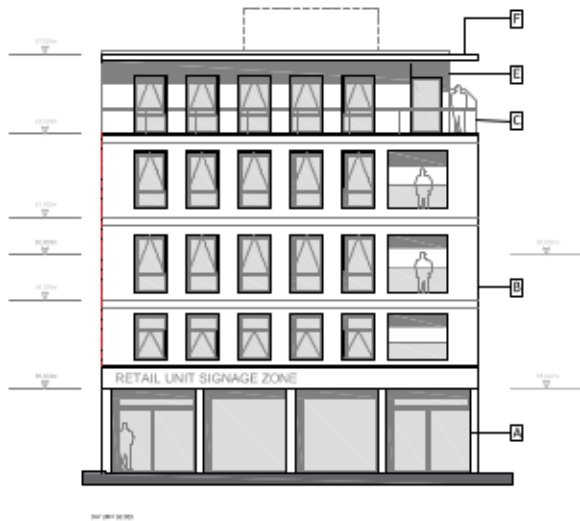
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Existing Front elevation - North
 Scale 1:100 @ A1



Existing Side elevation - West
 Scale 1:100 @ A1



Proposed Front elevation - North
 Scale 1:100 @ A1



Proposed Side elevation - West
 Scale 1:100 @ A1

REV B: Additional storey added
 NEW: Client review only

mab
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 Studio@mab-architects.com
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Planning application

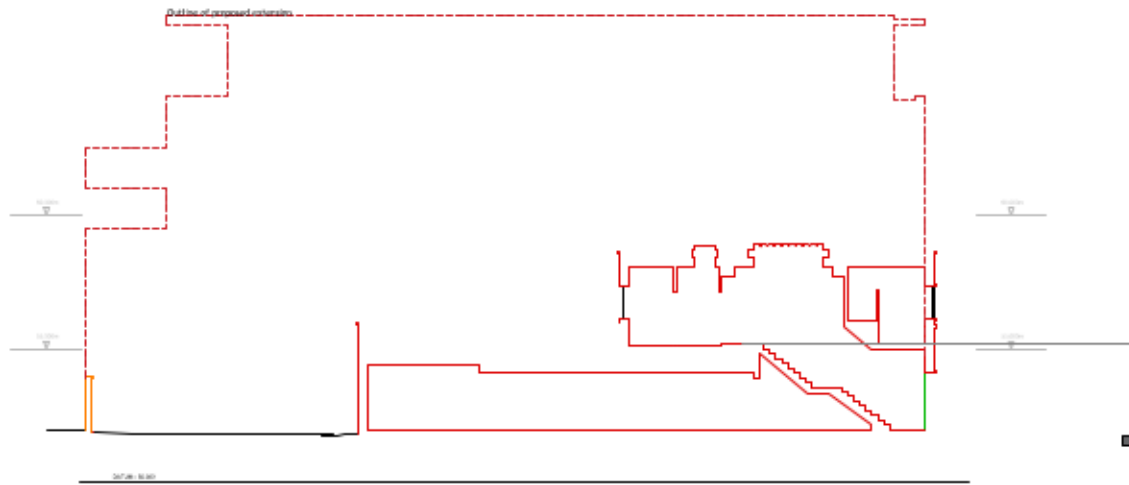
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DRAWING TITLE:
 Existing & Proposed Elevations

DRAWING NUMBER & SCALE:
 E-100

REVISION:
 Rev D

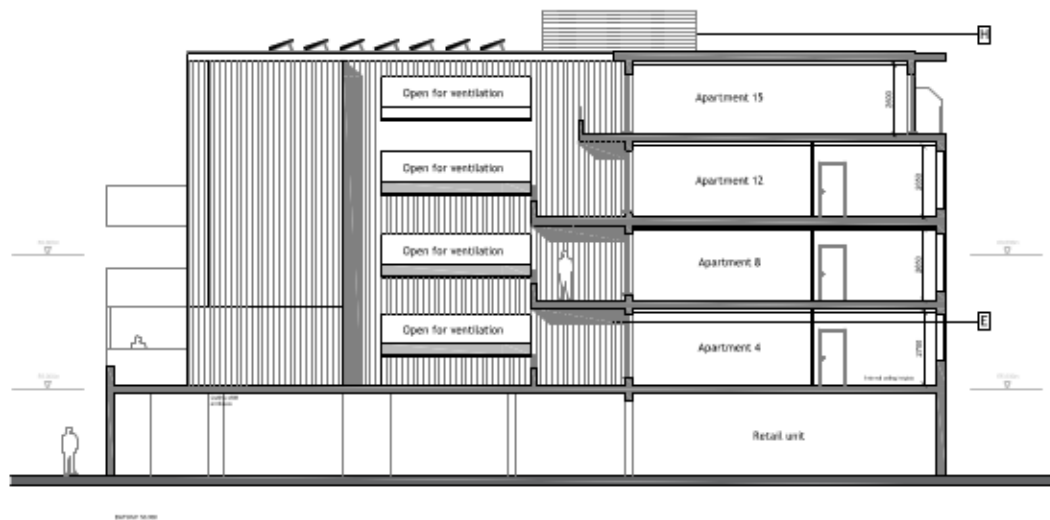
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Existing Survey section - East
 Scale 1:100 @ A1



Existing Rear elevation - South
 Scale 1:100 @ A1



Proposed Side elevation - East
 Scale 1:100 @ A1



Proposed Rear elevation - South
 Scale 1:100 @ A1

REV B: Additional storey added
 REV A: Client review only
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Planning application

PROJECT:
 216-217 The Broadway, Bexleyheath

DRAWING TITLE:
 Existing & Proposed Elevations South & East

DRAWING NUMBER & SCALE:
 R-200
 Scale 1:100

REVISION:
 Rev 0



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