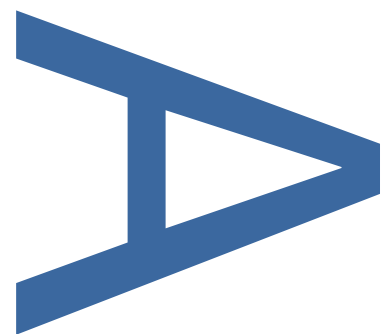
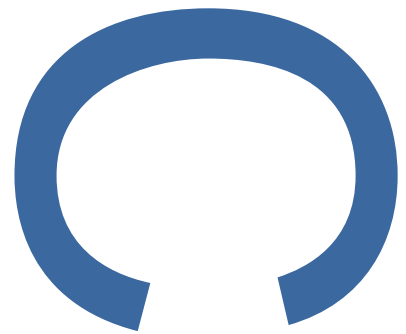


**ENDERBY PLACE,
TELEGRAPH AVENUE,
ROYAL BOROUGH
OF GREENWICH**

**AN ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

NOVEMBER 2023



PRE-CONSTRUCT ARCHAEOLOGY

**Enderby Place, Telegraph Avenue, Royal Borough of Greenwich:
An Archaeological Desk-Based Assessment**

Central National Grid Reference: TQ 39208 78800

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Pre-Construct Archaeology Ltd, November 2023
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CONTENTS

1	NON-TECHNICAL SUMMARY	3
2	INTRODUCTION.....	4
3	THE SITE AND PROPOSED SCHEME.....	10
4	PLANNING BACKGROUND.....	11
5	GEOLOGY AND TOPOGRAPHY.....	17
6	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	18
7	ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE	43
8	IMPACTS ON BURIED ARCHAEOLOGICAL DEPOSITS.....	46
9	CONCLUSIONS.....	48
10	BIBLIOGRAPHY.....	50
11	ACKNOWLEDGEMENTS	52
	APPENDIX 1: THE HISTORIC ENVIRONMENT RECORD.....	53
	APPENDIX 2: SITE VISIT PHOTOS.....	65
ILLUSTRATIONS		
	FIGURE 1: SITE LOCATION.....	8
	FIGURE 2: DETAILED SITE LOCATION	9
	FIGURE 3: GLHER LOCATIONS.....	25
	FIGURE 4: ROCQUE, 1746.....	26
	FIGURE 5: ORDNANCE SURVEYOR'S DRAWING, 1799	27
	FIGURE 6: HORWOOD, 1819.....	28
	FIGURE 7: GREENWOOD, 1828	29
	FIGURE 7B: GREENWICH TITHE MAP, 1844	30
	FIGURE 8: ORDNANCE SURVEY MAP, 1869.....	31
	FIGURE 9: ORDNANCE SURVEY MAP, 1897.....	32
	FIGURE 10: ORDNANCE SURVEY MAP, 1916.....	33
	FIGURE 11: LCC BOMB DAMAGE MAP, 1939-45	34
	FIGURE 12: ORDNANCE SURVEY MAP, 1949.....	35
	FIGURE 13: ORDNANCE SURVEY MAP, 1952.....	36
	FIGURE 14: ORDNANCE SURVEY MAP, 1967.....	37
	FIGURE 15: ORDNANCE SURVEY MAP, 1995.....	38
	FIGURE 16: PROPOSED GROUND FLOOR PLAN.....	39
	FIGURE 17: PROPOSED PODIUM LEVEL PLAN	40
	FIGURE 18: PROPOSED SECTION AA	41
	FIGURE 19: PROPOSED SECTION BB	42

1 NON-TECHNICAL SUMMARY

- 1.1 This Archaeological Desk-Based Assessment for a site at Enderby Place, Telegraph Avenue, Royal Borough of Greenwich has been prepared in respect of proposals for redevelopment at the Enderby Place site and forms part of the Impact Statement submitted in support of the planning application.
- 1.2 Pre-Construct Archaeology Limited was commissioned by Maritime View Ltd to undertake an archaeological Desk-Based Assessment in advance of the proposed redevelopment of the site at Enderby Place, Telegraph Avenue, Royal Borough of Greenwich. The site lies within the Greenwich Peninsula and Foreshore Archaeology Priority Area.
- 1.3 The Desk-Based Assessment established that at the study site there is a high potential for prehistoric material, a low potential for Roman material, a low potential for Saxon material, a low potential for medieval evidence, a high potential for post-medieval material and a high potential for modern material.
- 1.4 The proposed works include the construction of a mixed commercial and residential complex, comprising three residential towers, two of which are proposed to be twenty-two stories in height and the third to be thirty-four stories in height. At ground level height, the proposed development includes twenty car parking spaces, cycle storage, refuse and plant areas, lift pits and a large commercial space with an outdoor landscaped area along the northern end of the study site. A podium level is proposed above the ground floor, which is proposed to contain additional commercial spaces, residential properties and a large, landscaped space in the centre of the study site, encompassing a central garden and a playscape. A landscaped, riverside park is also included at the podium level on the western end of the proposed development and new landscaping is proposed to surround Enderby House. Details regarding the depths and types of foundations necessary for the construction of the new mixed residential and commercial buildings have not been made clear at the time of writing.
- 1.5 Based upon the archaeological potential for the prehistoric and post-medieval remains, it is expected that further archaeological work will be necessary to confirm the presence or absence of archaeology and allow the design of an appropriate mitigation strategy to offset the anticipated medium adverse impact from the proposed development. However, as any archaeology at the site is not expected to be more than of local significance, it is considered that any further archaeological work can be secured by a standard planning condition attached to consent, if granted.

2 INTRODUCTION

2.1 Outline

- 2.1.1 This archaeological Desk-Based Assessment for Enderby Place, Telegraph Avenue, Royal Borough of Greenwich has been prepared in respect of proposals at the Enderby Place site and forms part of the Impact Statement submitted in support of the planning application.
- 2.1.2 This archaeological Desk-Based Assessment has been commissioned by Maritime View Ltd prior to the proposed redevelopment of the site at Enderby Place, Telegraph Avenue, Royal Borough of Greenwich (**Figures 1 & 2**).
- 2.1.3 This report has been prepared in accordance with the standards specified by the Chartered Institute for Archaeologists (CIfA 2020).
- 2.1.4 An archaeological Desk-Based Assessment is undertaken in order that the local authority may formulate an appropriate response to any identified archaeological resource. The report aims to assess the archaeological potential of the site and to examine the likely impact of the proposed development upon the archaeological resource. This assessment may be followed by a requirement for further archaeological monitoring or investigation.
- 2.1.5 This archaeological Desk-Based Assessment was written and researched by Emily Bates for Pre-Construct Archaeology Ltd. Research has included a visit to the Greenwich Local Studies Library, an examination of historical maps, relevant reports and publications, a search of the Greater London Historic Environment Record (GLHER), and a site visit.

2.2 Report Objectives

- 2.2.1 As defined by the Chartered Institute for Archaeologists (CIfA 2020), an archaeological Desk-Based Assessment aims to:

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

- 2.2.2 A Desk-Based Assessment should consist of:

An analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance; the character of the study area, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

- 2.2.3 The Desk-Based Assessment is required in order to assess the merit of the archaeological resource and lead towards one or more of the following:

- *The formulation of a strategy to ensure the recording, preservation or management of*

the resource.

- *The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.*
- *The formulation of a proposal for further archaeological investigation within a programme of research*

2.2.4 The degree to which archaeological deposits survive on site will depend upon previous land-use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.

2.3 Methodology

2.3.1 The **potential** for surviving archaeological evidence at the site is expressed in this report as ranging between the scales of:

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

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

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

- **NATIONAL:** The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
- **REGIONAL:** Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial

activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.

- **LOCAL:** Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
- **NEGLIGIBLE:** Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
- **UNKNOWN:** Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.4 Adjustments to the above classification are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value, and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

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

2.3.6 For adverse (negative) impact:

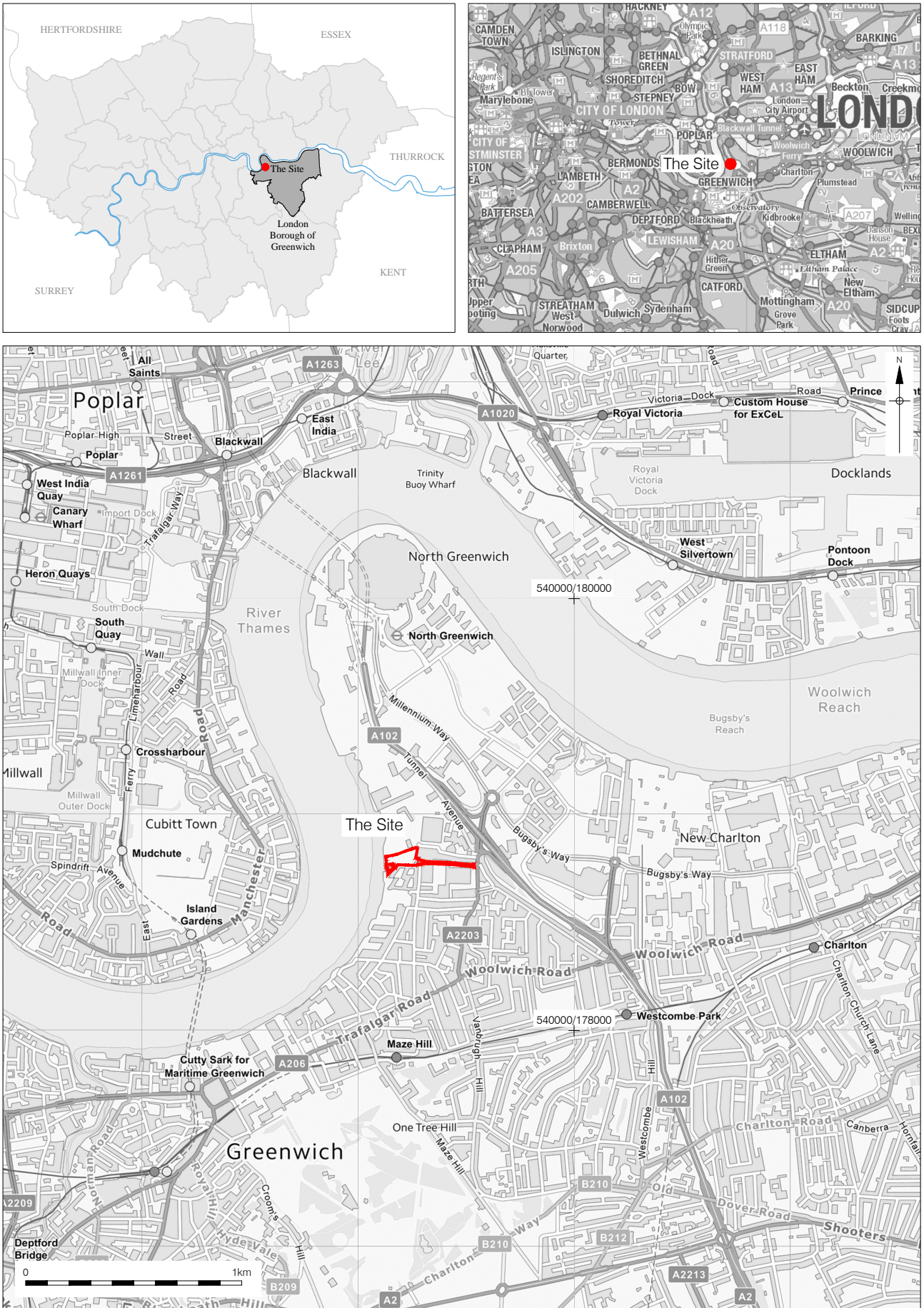
- **HIGH:** Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a Grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites,
- **MEDIUM:** Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the

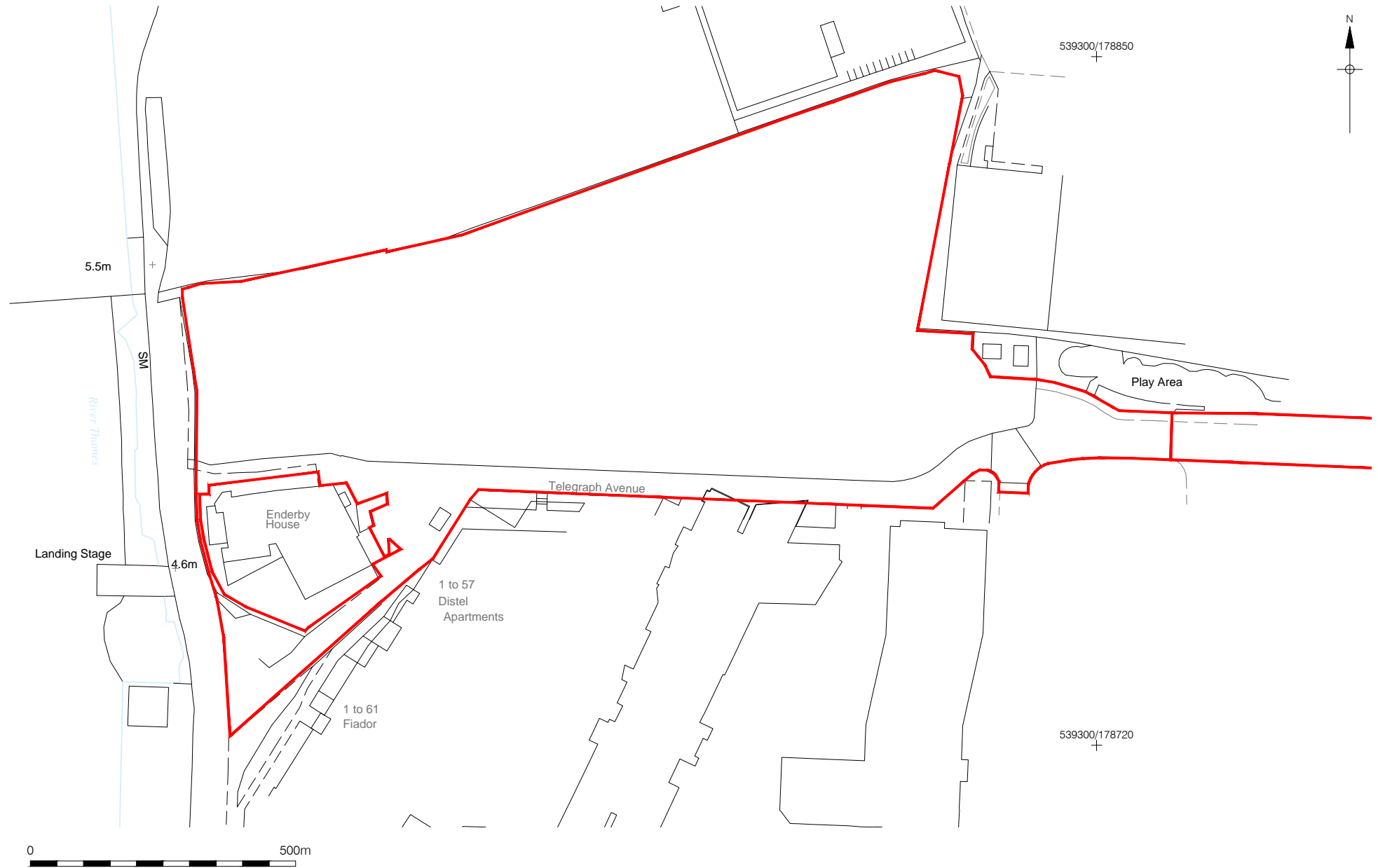
historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.

- **LOW:** Detectable impacts which alter the baseline condition of the receptor to a small degree; e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
- **NEGLIGIBLE:** Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.

2.3.7 For beneficial (positive) impact:

- **NEGLIGIBLE:** Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long-term effect on the historic value of a resource.
- **LOW:** Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
- **MEDIUM:** Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
- **HIGH:** Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.





3 THE SITE AND PROPOSED SCHEME

3.1 The Study Site

3.1.1 The study site is an irregular shaped plot, covering approximately 11514 m². The site is bordered by undeveloped land and warehouses off Salutation Road to the north, Blackwell Lane to the east, Alcatel-Lucent Submarine Networks and residential properties including the new residential development known as Enderby Wharf to the south and the Thames Path to the west. The site is located at central National Grid Reference TQ 39208 78800 and is situated within Royal Borough of Greenwich (**Figures 1 and 2**).

3.1.2 The area of the study site in which the proposed development is proposed to be located is presently comprised of an empty, undeveloped lot. Thick shrubbery surrounds the northern and western boundary of this part of the study site. To the southwest of the empty lot, Enderby House is located, presently functioning as a public house. Telegraph Avenue is located to the south of the focus of the proposed development and Telecon Way to the east (Appendix 2, Plates 1-9).

3.1.3 Cartographic evidence suggests that the study site been subject to a moderate amount of development. The site is believed to have been agricultural land, crossed by a sluice until at least the end of the 17th century. A gunpowder depot was located within the immediate vicinity of the study site, which was replaced with a ropeworks. This in turn was replaced by a telegraph works, which expanded into a large submarine cable works during the late 19th and 20th centuries. The study site was largely cleared of buildings by 1995.

3.2 The Proposed Scheme

3.3 The proposed works include the construction of a mixed commercial and residential complex, comprising three residential towers, two of which are proposed to be twenty-two stories in height and the third to be thirty-four stories in height. At ground level height, the proposed development includes twenty car parking spaces, cycle storage, refuse and plant areas, lift pits and a large commercial space with an outdoor landscaped area along the northern end of the study site. A podium level is proposed above the ground floor, which is proposed to contain additional commercial spaces, residential properties and a large, landscaped space in the centre of the study site, encompassing a central garden and a playscape. A landscaped, riverside park is also included at the podium level on the western end of the proposed development and new landscaping is proposed to surround Enderby House. Details regarding the depths and types of foundations necessary for the construction of the new mixed residential and commercial buildings have not been made clear at the time of writing.

3.3.1 It is anticipated that any work intrusive below the existing ground level, e.g., ground reduction and excavation for the lift pits and foundations for the new mixed residential and commercial buildings, risks the localised disturbance of surviving archaeological deposits.

4 PLANNING BACKGROUND

4.1 The National Planning Policy Framework

4.1.1 The revised National Planning Policy Framework (NPPF) was published in September 2023 and replaces the previous NPPF published in July 2021. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

4.1.2 Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.

4.1.3 Additionally:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is

proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

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

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

201. 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to 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, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated)

publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

4.2 The London Plan

- 4.2.1 The London Plan, updated and published in March 2021, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

Policy HC1 Heritage conservation and growth

- A. *Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.*
- B. *Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:*
- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making*
 - 2) utilising the heritage significance of a site or area in the planning and design process*
 - 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
 - 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

- C. *Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*
- D. *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.*
- E. *Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.*

4.3 **Regional Guidance: The Royal Greenwich Local Plan**

- 4.3.1 The Royal Borough of Greenwich's Local Plan was adopted on 30 July 2014 and contains the following policies of relevance to the study site.

Policy DH3 Heritage Assets

The Royal Borough will protect and enhance the heritage assets and settings of Royal Greenwich, including the Maritime Greenwich World Heritage Site, preserving or enhancing the character or appearance of the 20 Conservation Areas, applying a presumption in favour of the preservation of statutory listed buildings and their settings, giving substantial weight to protecting and conserving locally listed buildings, protecting the three registered parks and gardens, as well as Royal Greenwich's archaeological remains and areas of special character.

Support

4.4.24 Royal Greenwich has a rich historic environment, both natural and built. Within Royal Greenwich, there is the Maritime Greenwich World Heritage Site (see Policy DH4), 20 Conservation Areas (see Policy DH(h)) and almost 1,000 Statutory Listed Buildings. There are also three historic gardens and parks, sites of ancient monuments and areas of special character. The control of development has to be seen in the context of the need to conserve and cherish this heritage whilst encouraging appropriate new development.

4.4.25 The historic areas of Royal Greenwich are inherently important in their own right and worth cherishing. But these areas can also act as a stimulus to inspire new buildings of imaginative and outstanding quality design that positively help to preserve or enhance the character and appearance of the area. This heritage should also be used as a feature of regeneration, and enhancement of Royal Greenwich's heritage assets will also be encouraged, particularly those that are currently included on English Heritage's 'heritage at risk' list. It is important that Royal Greenwich's heritage is not viewed in isolation but seen as contributing to the wider character of the area, considering how it helps to inform the overall character of a place, such as its impact on the local scale, established pattern of development, building form and materials. This includes Royal Greenwich's non-designated assets.

4.4.26 The Royal Borough's priority will be to protect and enhance its existing heritage, whilst using it as a stimulus and catalyst for regeneration in Royal Greenwich. This will be done via the preparation and regular review of character appraisals and management plans for conservation areas within Royal Greenwich, as well as the continued review of heritage at risk. Article 4

directions will also be considered where necessary. The Royal Borough will also continue to review the heritage protection that it gives, by considering the potential for new conservation areas to be designated, as well as regular updating of the local list.

All development proposals that may affect any heritage asset will be required to:

- a. describe and assess the significance of the asset, including its setting to determine its historic or architectural interest;
- b. identify the impact of the proposed works on the significance of the asset; and,
- c. provide a clear justification for the works, especially if these would harm the asset or its setting, including why they are necessary or desirable.

The level of detail required should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on its significance, including its setting.

4.4.27 The Royal Borough will take into account matters such as the local scale, the established pattern of development and landscape, building form and materials. Conservation area character appraisals and management strategies have or are being prepared for all of Royal Greenwich's conservation areas.

4.4 **Royal Borough of Greenwich Archaeological Priority Area- Greenwich Peninsula and Foreshore**

This linear shaped area includes land nearest to the River Thames, the foreshore, and the river itself as far as mid channel the borough boundary. The area extends from the power station in the west to the Thames Barrier Centre to the east. The land is at, or only slightly above high tide level. As a consequence, it almost exclusively consists of river silts with the exception of the very western end of the area where sand occurs.

Historically the area would have been characterised as a series of working wharves and slips for any type of industry for which access to the river was key. However, in prehistory the landscape would have been quite different. The river edge would have varied widely as the sea level rose and fell over the millennia. The last cycle eroding away much of the earlier sand deposits that had formed the original earlier bank. This line approximates to the line of Woolwich Road.

Research elsewhere along the Thames foreshore has demonstrated that prehistoric material previously recovered is likely to have come from eroded in situ archaeological contexts and not discarded away from occupation or working areas further afield. Neolithic activity has been shown to occur on the river margins. As water levels began to rise, initially fairly slowly and peat beginning to form on top of the silts first followed by woodland and then later by reeds. Bronze Age people constructed trackways and platforms so they could access this rich environment. To generalise, peat continued to form through the Roman and early medieval periods before extensive drainage created summer pasture.

The earliest medieval evidence for this area comes from Greenwich Wharf with the discovery of a late twelfth century tidal mill located to take advantage of a large pond area that occurred naturally against the rising ground of sand. The superstructure had been dismantled for recycling or to form part of a new tide-mill in the thirteenth century rather than being destroyed by river erosion and so the entire floor plan of the building survived. The lack of evidence for the sluice may be the result of medieval peat cutting in this area. A comprehensive flood defensive bank was constructed along the edge of the peninsula, known as Greenwich Marsh, along which windmills are documented to have stood at intervals to drain the marshes, although these have yet to be observed archaeologically.

The colonisation of the foreshore along the peninsula by industry consisting of general lighterage plus coal, tar and cement, was relatively late compared with the area east of the World Heritage Site and that from the west as far as a short distance west of Bugsby's Point. An Elizabethan watchtower stood out on the marsh; this was altered in 1694 for use as the Government Powder Magazine. Due to public pressure the function was eventually moved in the 1790s to Purfleet. A large tidal mill was built on the east side of the peninsula in 1800 for grinding corn on an industrial scale. In the 1840s the site passed into new ownership and was developed and expanded as a chemical works. Subsequently the site saw the building of two phases of power station. This site and the rest of the former marsh were serviced by the

Angerstein Railway built in the 1850s by private enterprise. On the site of the old watchtower, Enderby Wharf was developed, with Enderby House dated to the 1830s. The site was sold in the 1850s to a new company developing cable-making technology. It was this company that produced the first trans-Atlantic cable. In the twentieth century the site was used by STC Submarine Systems Ltd. Along with the earlier chemical works, Hays Chemicals was established together with sugar refineries and a dog food factory. Ordnance Wharf became home to the Gas Company tar works on the back of the South Metropolitan's East Greenwich Gas Works with two gas holders, one of which was the largest ever built in Europe.

The Blackwall Tunnel River Thames crossing was designed by Sir Alexander Binnie and built by Pearson & Sons between 1892 and 1897, commissioned by the Metropolitan Board of Works. When built it was the longest underwater tunnel in the world at 1,344m. Some 600 dwellings were reported to have been demolished to make way for its construction. The second tunnel was opened in 1967. The ventilation towers designed in 1961-2 at the southern end have been incorporated into the Dome, later to be the O2 Arena. Between the tunnel entrances and the northern point of the peninsula, the old power station was cleared, and the site developed for the Millennium Dome designed by Sir Richard Rogers. The building is 365 m wide and has twelve 100 m high yellow supporting metal girder towers and remains a focus for entertainment. Subsequently the area about the Dome/O2 Arena and the east side of the peninsula has begun the long process of concerted regeneration with the remaining western areas beginning to follow suit. Over the past 100-120 years most of the area has been successively raised with an accumulation of 3 m or more. The surviving heritage of the area is therefore preserved where present but at depth.

Potential Research Questions 1. Better modelling of the buried prehistoric landscape of the area. 2. Investigate the Saxon Royal estate. 3. Archaeological investigation pre-Tudor use of the riverside trades. 4. Research the monastic history of the area. 5. Archaeologically investigate the key industrial sites of the area. 6. Investigate the foreshore for all periods.

5 GEOLOGY AND TOPOGRAPHY

5.1 Geology

5.1.1 The British Geological Survey of England and Wales (bgs.ac.uk) indicates that the study site is located upon a natural bedrock geology of Lambeth Group - clay, silt and sand. This sedimentary bedrock formed between 59.2 and 47.8 million years ago during the Palaeogene period. The natural bedrock geology is overlain by a superficial deposit of Alluvium - clay, silt, sand and peat. This sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.

5.1.2 An archaeological strip, map and sample exercise at Enderby Wharf, which bounds the study site to the south, encountered a sequence of deposits of peat and alluvium, believed to have been deposited across the prehistoric period. The earliest horizon encountered was a layer of peat, encountered at 0.70m OD. This was overlain by layers of clay, interpreted as representing naturally formed alluvium, which was encountered at 0.96m OD. Further deposits of alluvium were also encountered in eight test pits which were across the northwest of the site, at a depth of between 2.00m and 3.50m below ground level (Taylor 2016).

5.1.3 A series of boreholes and test pits were undertaken across the study site in 2013, as well as within the boundary of the neighbouring Enderby Wharf to the south of the study site. The geotechnical investigation discovered that the underlying geology was comprised of London Clay capped by floodplain gravel and sealed by a sequence of alluvial clays up to 5m in thickness. Layers of peat were also recorded within two of the boreholes and a test pit undertaken across the study site, at a depth of between 2.90m, 2.60m and 2.50m below ground level. The peat deposits were between 0.80m, 1.1m, 1.9m in thickness and were likely to have been early Neolithic to late Bronze Age in date (CgMs 2013).

5.1.4 The course of the River Thames lies approximately 9m to the west of the study site. The course of the River Ravensbourne lies approximately 1.7km to the southwest of the study site.

5.2 Topography

5.2.1 A site visit undertaken by the author indicated that the study site is located across variable heights. While Telecon Way is largely flat, Telegraph Avenue slopes noticeably to the west. Enderby House then slopes back down to the southwest. The empty lot across the northern end of the study site is relatively flat, although at a significantly lower level than Telegraph Avenue. Enderby Place is located at between approximately 7.0m OD and 5.0m OD (**Figure 2**).

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 Introduction

6.1.1 In order to assess the potential of the archaeology within the development area, an examination of all archaeological entries in the Greater London Historic Environment Record (GLHER) has been made within a 500m radius from central point TQ 39208 78800. The search area is defined as the 'study area' for the purposes of this assessment. A complete listing of these entries is provided in Appendix 1 and is presented in Figure 3.

6.1.2 The purpose of the GLHER search is to identify known archaeological sites and finds in the vicinity in order to predict the likely archaeological conditions within the development area itself. It is important to understand that many of the entries in the GLHER result from chance discoveries and may therefore represent a small and unrepresentative sample of the total buried heritage.

6.1.3 The information derived from the GLHER is supplemented by other archaeological, documentary, and cartographic resources.

6.2 Prehistoric

6.2.1 The landscape of the Greenwich peninsula would have been very different in the prehistoric period to that which is seen today. While the River Thames is now embanked and managed, in the prehistoric period, the river edge would have varied with the rising and falling sea level. The landscape adjacent to the river would once have been wooded, while inundations from the changing river levels would have swamped the woodlands, turning them into wetlands and creating deposits of peats and clays, often with well-preserved organic inclusions. These deposits of peat, as well as preserved stumps and root systems attesting to the prehistoric forest, have been discovered on both sides of the Thames foreshore (Haughey 1999, Historic England 2011).

6.2.2 There is much evidence for prehistoric peat deposits from across the study area. A geotechnical borehole survey undertaken across the Alcatel-Lucent Submarine Networks site, which bounds the study site to the south, discovered peat deposits in six out of the seven boreholes, with a thickness of between 0.61m and 1.67m across the site, interpreted as representing a period of semi-terrestrial conditions supporting the growth of wetland vegetation, of Neolithic to Bronze Age date (Young and Batchelor 2015a, **Figure 3: 1**). Further deposits of peat were encountered during a geotechnical borehole evaluation on Blackwell Lane, to the southeast of the study site. The peat deposits formed a part of a sequence of alluvial, fluvial and biogenic wetland deposits and were ascribed to the Mesolithic period (Stuart 2012, **Figure 3: 4**). To the northwest of the study site, peat deposits were encountered within a palaeochannel, during an archaeological watching brief at Bay Wharf (**Figure 3: 8**). Finally, a sequence of alluvial clays and a deposit of peat, which was dated to the Neolithic or Bronze Age, was discovered during an archaeological evaluation at land between the A102(M) and Bugsby's Way, to the northeast of the study site (**Figure 3: 9**).

- 6.2.3 Previous geotechnical work conducted within the boundary of the study site itself also gives evidence for peat deposits, within a sequence of alluvial clays, as described in the Geology section of this report. The peat horizon was measured at between 0.8m and 1.9m in thickness and was encountered at between 2.5m and 4.2m below ground level. Deposit modelling of these and additional boreholes and test pits within the surrounding area, including at Enderby Wharf and the Alcatel-Lucent Submarine Networks site to the south of the study site, indicated that a broad east to west aligned palaeochannel ran through the area, in which peat deposits accumulated. The peat deposits were interpreted as representing a period of semi-terrestrial conditions supporting the growth of wetland vegetation and were radiocarbon dated to the Neolithic to Bronze Age (CgMs 2013, Young and Batchelor 2015a, Young and Batchelor 2015b, **Figure 3: 3 & 6**).
- 6.2.4 In addition to peat deposits, there is also evidence for prehistoric activity from across the study area. Two possible features of a potential prehistoric date were discovered during an archaeological evaluation at Pelton Road (Hart 2011, **Figure 3: 2**), while three postholes and a pit, believed to be Bronze Age in date, were discovered during an archaeological evaluation at Greenwich Wharf (**Figure 3: 10**). Finally, archaeological investigations at Bellot Street, approximately 360m to the southeast of the study site, encountered evidence for a prehistoric trackway. The trackway was constructed of two diagonally laid wooden layers and dated to the Bronze Age. A sharpened ash stake and a flint scatter were also found, along with three posts which were suggested to have represented a collapsed revetment from a waterfront structure. Later excavations on the same site encountered further alluvial deposits, a palaeochannel and an additional unrelated wooden structure, potentially used as a platform for fishing or fowling (Hawkins 2005, Philp and Garrod 1994, **Figure 3: 5 & 7**).
- 6.3 **Roman**
- 6.3.1 The line of Watling Street is known to have crossed through the Greenwich area, to the south of the study site, although its exact route is still debated. It was originally believed to have passed along the line of what is now Shooter's Hill, approximately 2km to the south of the study site, with more recent archaeological investigations suggesting that the route may have instead been more northerly, passing through Greenwich Park approximately 1.3km to the south of the study site (Brown 2002).
- 6.3.2 A Roman settlement is known to have been in existence in Greenwich, as evidenced by a temple or shrine building located within Greenwich Park, with painted plaster walls and a tessellated floor. There is also evidence for several surrounding outbuildings, domestic finds including whetstones, pottery and animal bones, and a nearby metalled surface, indicating either Watling Street or a subsidiary route. Additional fragments of other Roman buildings in the nearby vicinity have been incompletely recorded yet may form a part of the same complex (Brown 2002).
- 6.3.3 Despite this evidence for a Roman settlement at Greenwich, Greenwich peninsula is believed to
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have remained largely marshy and marginal, with the land potentially being used as summer grazing grounds. Layers of silty clay have been found across the study site, sealing the prehistoric alluvial deposits and interpreted as potentially representing a long period of disuse following the prehistoric period and pre-dating the post-medieval period (Taylor 2016).

6.3.4 There are no entries of Roman date recorded in the GLHER from within the study area.

6.4 **Saxon**

6.4.1 Greenwich is first recorded in charters dating to 918, as *Gronwic*, which is believed to come from the Old English for 'gravel harbour' and indicating its important location on the junction of three major transportation routes, that of the River Thames, Watling Street and the River Ravensbourne (Durham and Goormachtigh 2015).

6.4.2 At the end of the Saxon period, the Domesday Book records Greenwich as a large settlement under the control of Bishop Odo of Bayeux, comprised of twenty-four villagers, four smallholders, one cottager and five slaves. Its resources included enough ploughlands to support two lord's plough teams and four men's plough teams, twenty-two acres of meadow, enough woodland to support ten swine and four mills (www.opendomesday.org).

6.4.3 There are no entries of Saxon date recorded in the GLHER from within the study area.

6.5 **Medieval**

6.5.1 Greenwich continued to grow and develop into the medieval period, as a thriving fishing port and riverside town, as well as the location of the Royal Palace of Placentia, or Greenwich Palace, and a medieval deer park which later became Greenwich Park. However, Greenwich Peninsula continued to remain largely marshy and marginal at this time (Mills 1999).

6.5.2 In 1315, the first of a number of Commissions was set up to "overlook the river walls and ditches." Throughout the medieval and into the post-medieval period, these measures continued, with sluices dug and a comprehensive defensive bank constructed along the edge of the peninsula. While the area remained largely uninhabitable, rural industries, including basket making and eel trapping are believed to have utilised the marshy landscape, while a late 12th century tidal mill was discovered at Greenwich Wharf. An Elizabethan watchtower is also known to have been located within the marsh, in the vicinity of the study site (Historic England 2011, Mills 1999).

6.5.3 There are no entries of Medieval date recorded in the GLHER from within the study area.

6.6 **Post-Medieval**

6.6.1 By 1625, a draining system had largely been established across Greenwich peninsula, which by this time was managed by the Court of Sewars. A system of sluices ran across the area, with one known as Bendish Sluice emerging at what was later Enderby's Wharf. These sluices, along with the construction and maintenance of a river wall, allowed the area to be utilised for

- agricultural purposes. Few houses or buildings were located in the area, although Blackwall Lane is known to have run through the area from at least the 17th century (Mills 1999).
- 6.6.2 The area of the purported Elizabethan watchtower was purchased by the Crown in 1694 for the construction of a gunpowder magazine. It comprised of a magazine building, a proof house, an office, a guard house and a residence for the keeper. A substantial jetty was also constructed along the River Thames, to service the gunpowder magazine. The gunpowder magazine survived until 1771, at which point it was completely demolished. Previous archaeological work at Enderby Wharf encountered the foundations of the gunpowder magazine, along with a rectangular structure of unknown function believed to have been associated with the magazine (CgMs 2013, Mills 1999, Taylor 2016, **Figure 3: 13**).
- 6.6.3 The first consulted cartographic source to show the study site is Rocque's Map from 1746 (**Figure 4**). This source shows the settlement of Greenwich along the River Thames to the southwest of the study site, with additional development along the southern side of Woolwich Road. The Greenwich peninsula can be seen to have been largely undeveloped at this time, comprised largely of agricultural fields. The gunpowder magazine can be seen within the vicinity of the study site, with its jetty giving access to the River Thames.
- 6.6.4 Around 1800, a vitriol works was established by George Moor on "Crown Land," presumably referencing the site of the previous gunpowder depot. A ropeworks is also known to have been established nearby by a Mr Littlewood, which had passed into the hands of the Enderby family by 1830. The Enderbys were originally involved in the tanning industry in Bermondsey, before moving into the whaling industry, with their works in Greenwich manufacturing rope, sacking and other items stocked by ships chandlers (Mills 1999).
- 6.6.5 The Ordnance Surveyor's Drawing from 1799 (**Figure 5**) shows that the Greenwich peninsula remained largely undeveloped at this time and comprised of presumably agricultural fields. A single building is shown within the vicinity of the study site, likely depicting either the ruins of the gunpowder magazine or the newly established vitriol works or ropeworks.
- 6.6.6 The next consulted cartographic source is Horwood's map from 1819 (**Figure 6**). This map shows the study site in much greater detail. The newly established ropeworks can be seen to the south of the study site, with its long rope walk. A small terrace of buildings can be seen within the boundary of what is now Enderby House. The remainder of the study site can be seen to remain within undeveloped, presumably agricultural land at this time.
- 6.6.7 Greenwood's map from 1828 (**Figure 7**) shows a similar scene. The rope walk is shown in more detail, as a long and thin covered building, with several outbuildings surrounding it. This source also indicates several of the sluices which crossed through the surrounding area, one of which, presumably Bendish Sluice, can be seen to pass through the boundary of the study site itself.
- 6.6.8 The Greenwich Tithe Map from 1844 (**Figure 7b**) gives more information on the ropeworks, which

can be seen located within plot 151. The corresponding apportionment records the ropeworks as owned by the Enderby family and including a manufactory engine house, rope walk and warehouses. The southwestern corner of the study site, which is labelled as 266a, is recorded as containing a cottage and garden, also owned by the Enderby family. The remaining area of the study site can be seen to fall largely within plot 265, which is recorded as 'marsh (formerly arable)' and is also recorded as being owned by the Enderbys.

- 6.6.9 In March 1845 the Endersby Rope Works was completely destroyed by fire. At this time, Enderby Wharf is recorded as having two large riverside buildings, with spinning machinery and looms to make canvas. Additional buildings were also located within the complex, to house the steam engine and boiler, stables, a smithy, a joinery and houses for the foremen. Enderby House is believed to have been built just after this fire, within the southwestern corner of the study site and is presently preserved as a Grade II listed building (Mills 1999, **Figure 3: 23**).
- 6.6.10 Archaeological work undertaken across Enderby Wharf encountered a number of 19th century brick foundations, believed to have been associated with the 19th century development of the Enderby Wharf complex (Taylor 2016, **Figure 3: 16**). 19th century buildings, including an engineering workshop, offices and a boiler house were also recorded within Enderby Wharf in 2013 as a part of a historic building survey before their demolition (**Figure 3: 11**).
- 6.6.11 In 1857 the area immediately to the south of what is now Telecon Way was purchased by Glass Elliot and Company, a wire rope manufacturer who came to specialise in submarine telegraph cables. The first transatlantic cables were manufactured on the site and submarine cables were manufactured here until 1975 (CgMs 2013, Mills 1999).
- 6.6.12 The Ordnance Survey Map from 1869 (**Figure 8**) shows the many changes which have taken place across the surrounding area. To the south of the study site, the new telegraph works and a foundry can be seen, with a rope walk still seen to the east of the telegraph works. Within the boundary of the study site, Enderby House can now be seen, while the cottage is still apparent to its south. A concrete works is now depicted within the northwest of the study site at this time. The remainder of the study site is shown as undeveloped land.
- 6.6.13 The Ordnance Survey Map from 1897 (**Figure 9**) shows further development of the surrounding area. A soap and candle works are now apparent to the north of the study site. The telegraph works to the south of the study site can be seen to have expanded at this time into the boundary of the study site, replacing the cottage and the concrete works. Several buildings are now depicted within the study site as a part of this complex, along with several tanks across the northern end of the study site.
- 6.6.14 The remainder of the entries of post-medieval date recorded in the GLHER from within the study area include an 18th or 19th century cess pit, encountered during an archaeological evaluation on Pelton Road (Hart 2011, **Figure 3: 12**), a late 19th century school (**Figure 3: 14**) and a row of

terraced houses along Blackwall Lane (**Figure 3: 15**). There are also two listed buildings of post-medieval date recorded in the GLHER from within the study area. These refer to Rothbury Hall (**Figure 3: 23**) and a section of 19th century road at Ballast Quay (**Figure 3: 26**).

6.7 Modern

6.7.1 Various buildings associated with the cable and telegraph works remained located across Enderby Wharf into the 20th century. 20th century buildings, including workshops, garages and offices were recorded across Enderby Wharf as part of a historic building recording in advance of their demolition (**Figure 3: 17**).

6.7.2 The Ordnance Survey Map from 1916 (**Figure 10**) shows the continued expansion of what is now labelled as the submarine cable works. New buildings and tanks can now be seen to the southeast of the study site and additional tanks are also present within the boundary of the study site itself. A new row of residential housing is now also apparent to the south of the study site and a miniature rifle range can be seen to the north of the study site.

6.7.3 The LCC Bomb Damage Map from 1939-45 (**Figure 11**) shows further developments within the study area. A new industrial building and several new tanks can now be seen within the northern part of the study site. To the north of the study site, a Borough Council Depot and Yard can be seen to have replaced the rifle range. No damage can be seen to have taken place within the study area as a result of bombing during the Second World War and only minor damage is shown to have impacted the surrounding area.

6.7.4 Additional evidence for the impact on the surrounding area during the Second World War comes from an air raid shelter which was recorded at Enderby Wharf during a historic building recording in advance of its demolition (**Figure 3: 18**).

6.7.5 The next consulted cartographic source is the Ordnance Survey Map from 1949 (**Figure 12**). This map does not show the surrounding area in any great detail. However, it is still apparent that the study site is located within the grounds of the submarine cable works at this time.

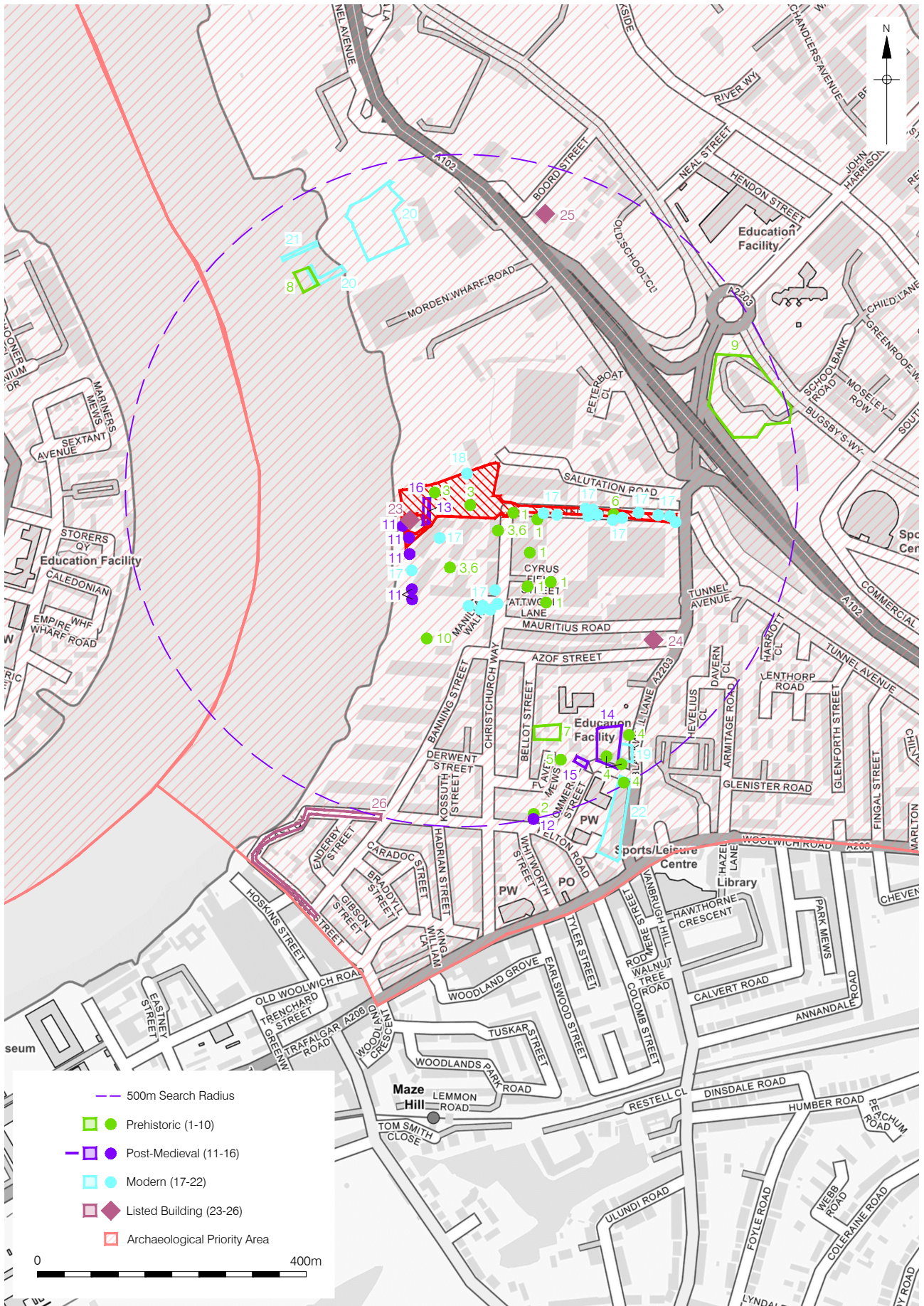
6.7.6 The Ordnance Survey Map from 1952 (**Figure 13**) gives a much more detailed view of the surrounding area. The study site can still be seen to be comprised of industrial buildings and tanks making up a part of the submarine cable works at this time. The works to the northwest of the study site are no longer present at this time and new residential houses are now apparent to the northeast of the study site.

6.7.7 The Ordnance Survey Map from 1967 (**Figure 14**) shows that no major changes have taken place either across the study site or the surrounding area at this time. Large industrial buildings and tanks are still shown within the boundary of the study site.

6.7.8 The final consulted cartographic source to show the study site is the Ordnance Survey Map from 1995 (**Figure 15**). Several changes are now apparent across the surrounding area. To the south

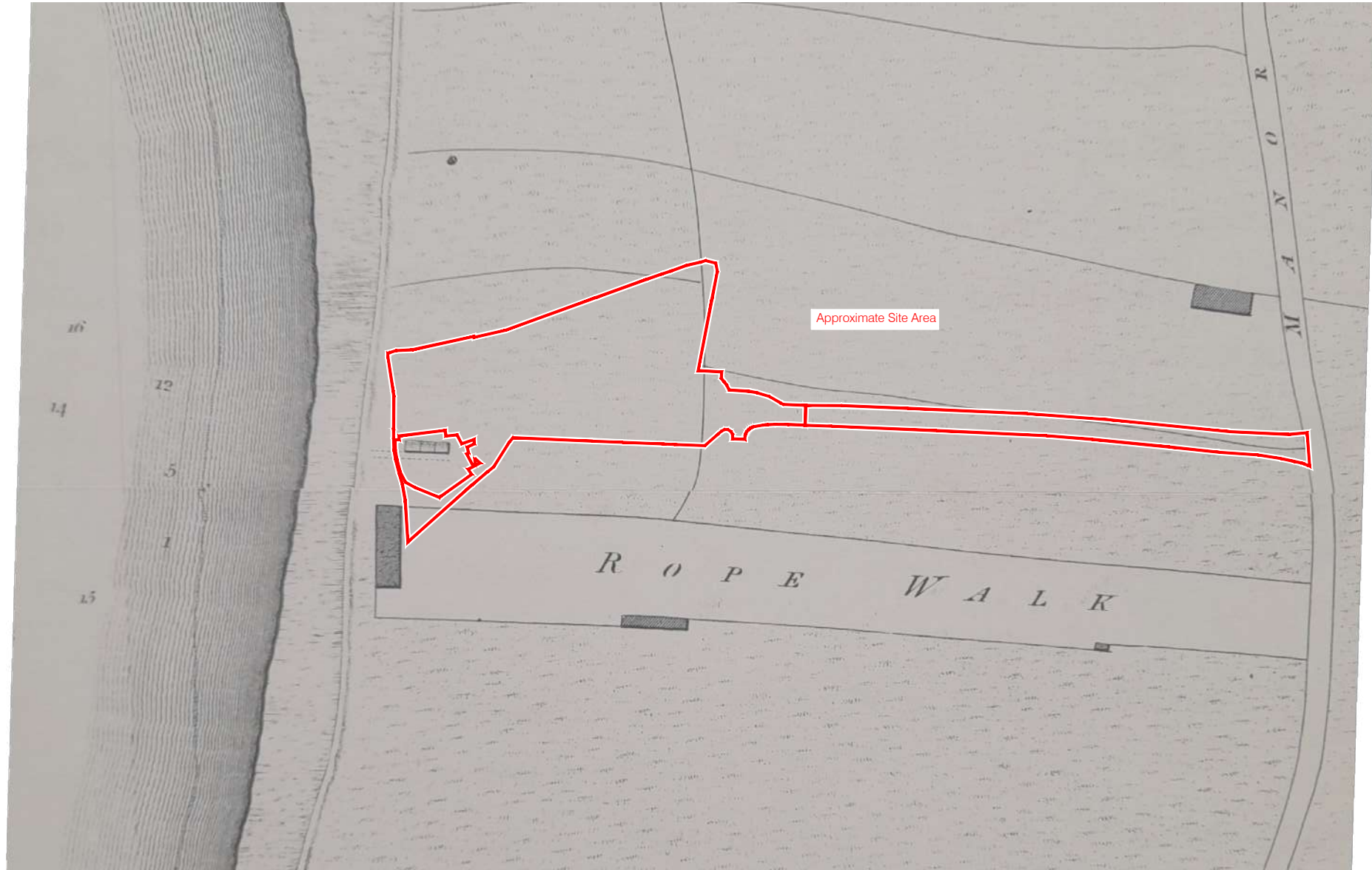
of the study site, the submarine cable works can be seen to have been reduced in size significantly. New buildings can now be seen within the council depot to the northeast of the study site. The tanks and industrial buildings once located within the boundary of the study site itself can be seen to have largely been removed by this time.

- 6.7.9 The remaining entries of modern date recorded in the GLHER from within the study area relate to a 'poor relief station' on Blackwall Lane (**Figure 3: 19**), grain silos located at Morden Wharf (**Figure 3: 20**), a jetty located at Bay Wharf (**Figure 3: 21**) and nursery buildings located along Blackwall Lane (**Figure 3: 22**). Finally, the Church of St Andrew on Tunnel Avenue was recorded as a listed building of early 20th century date but has since been demolished (**Figure 3: 25**).

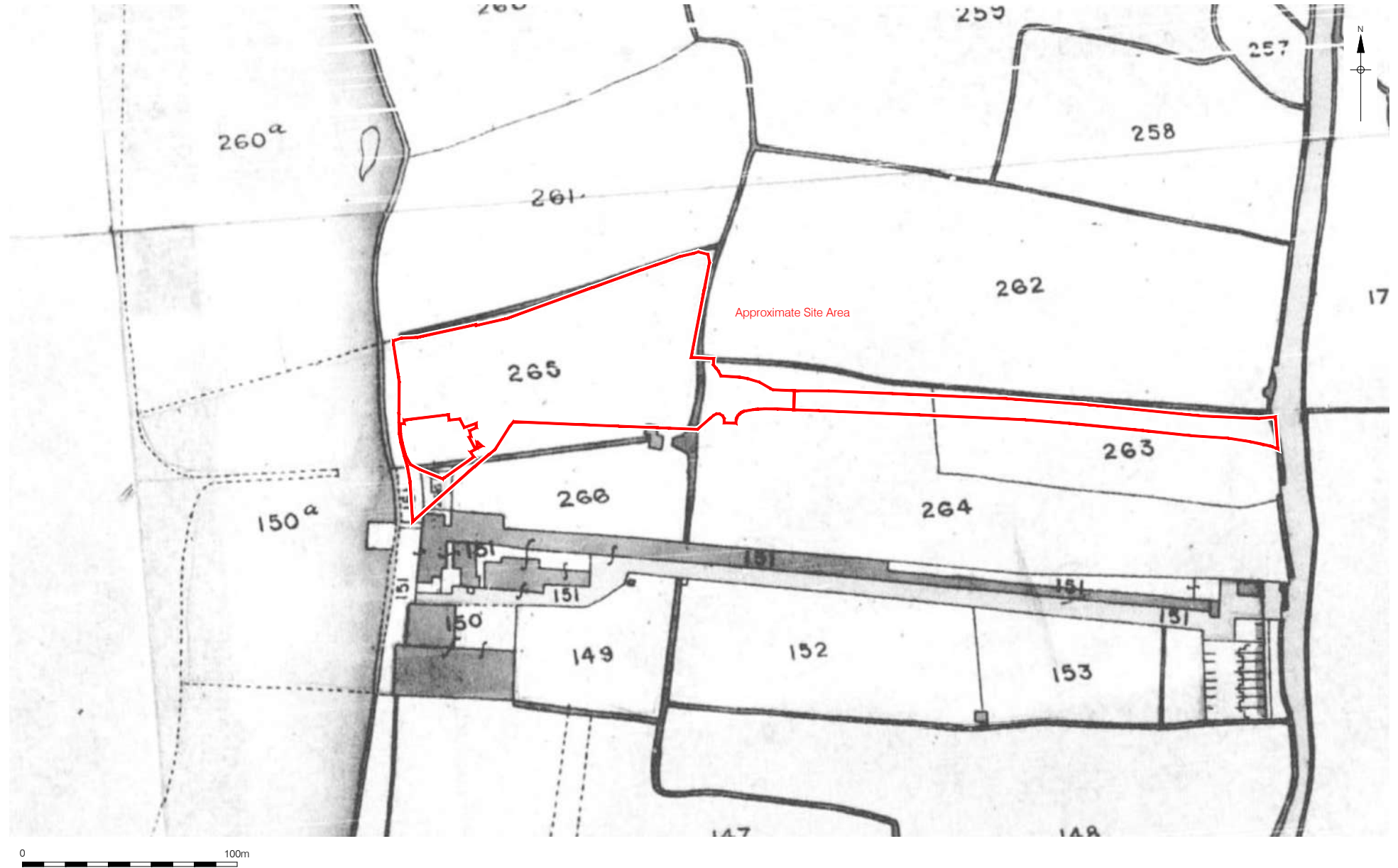


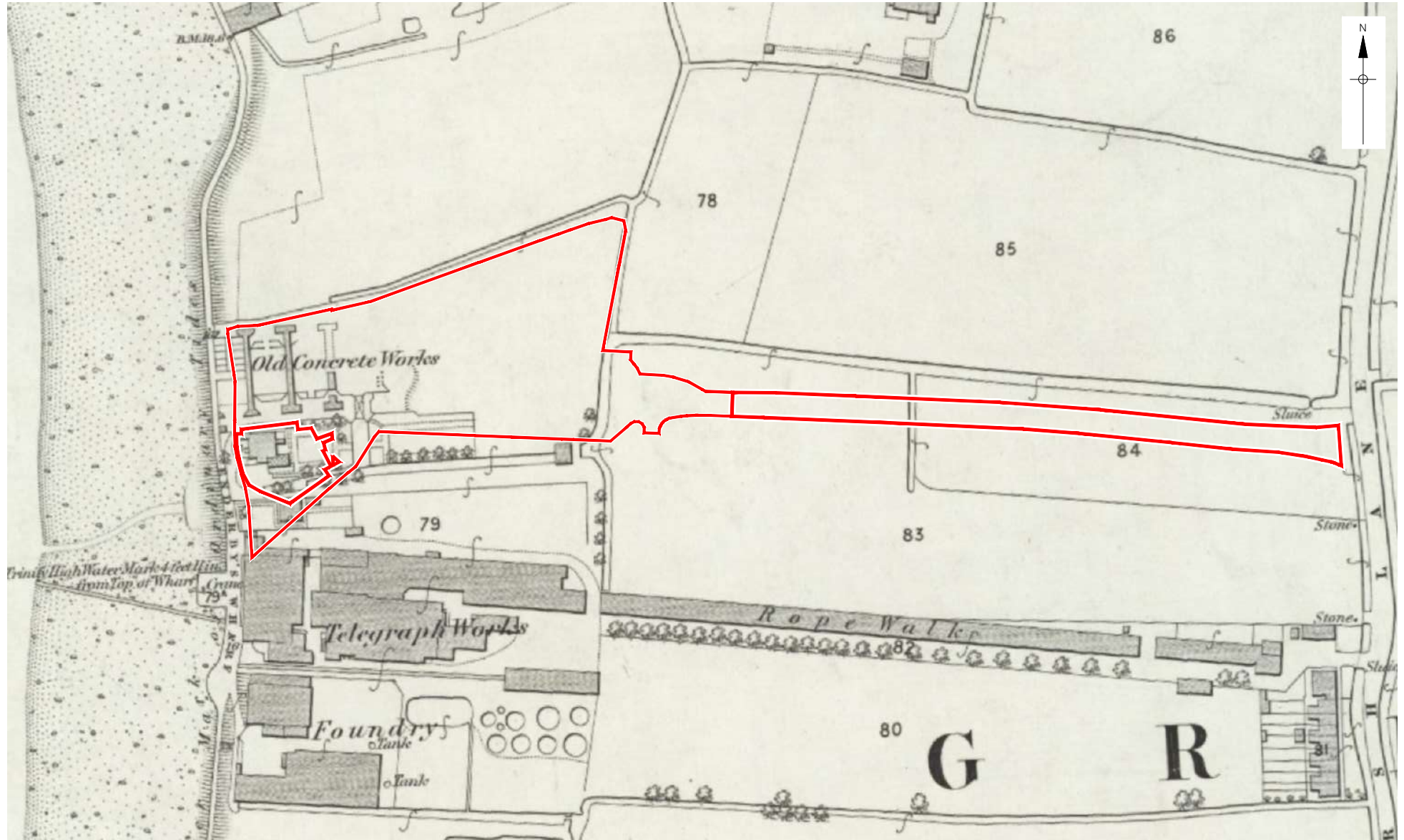




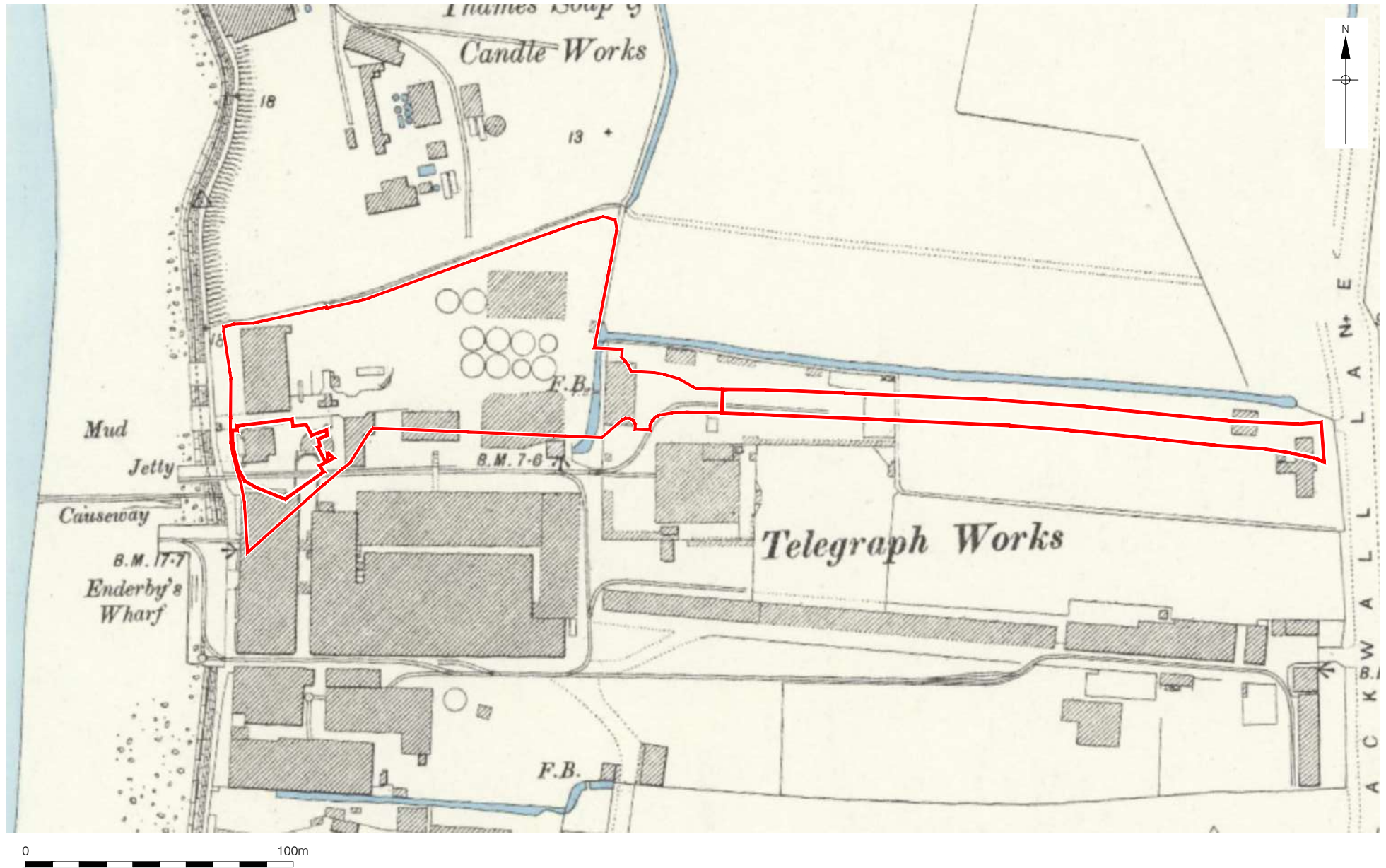


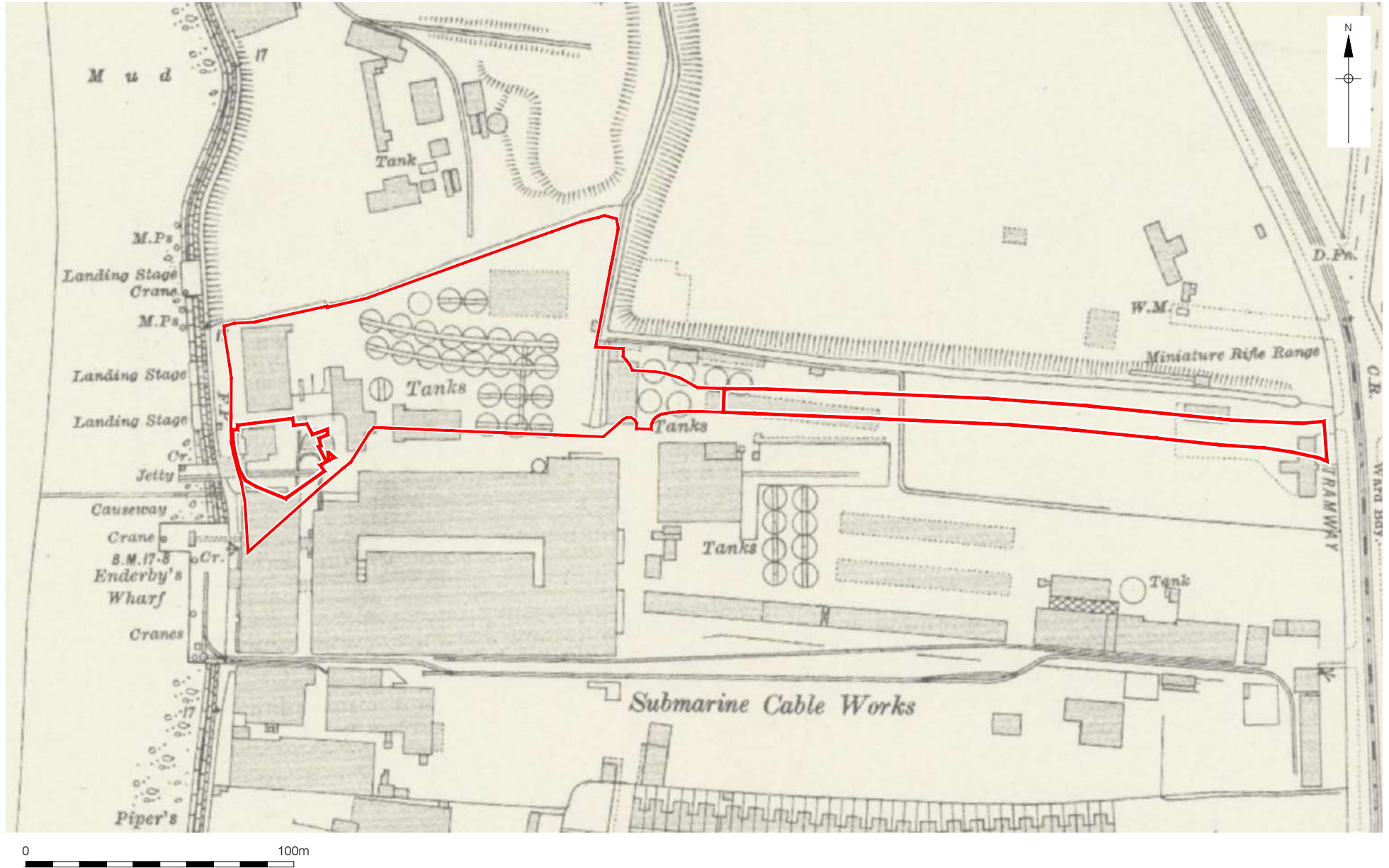


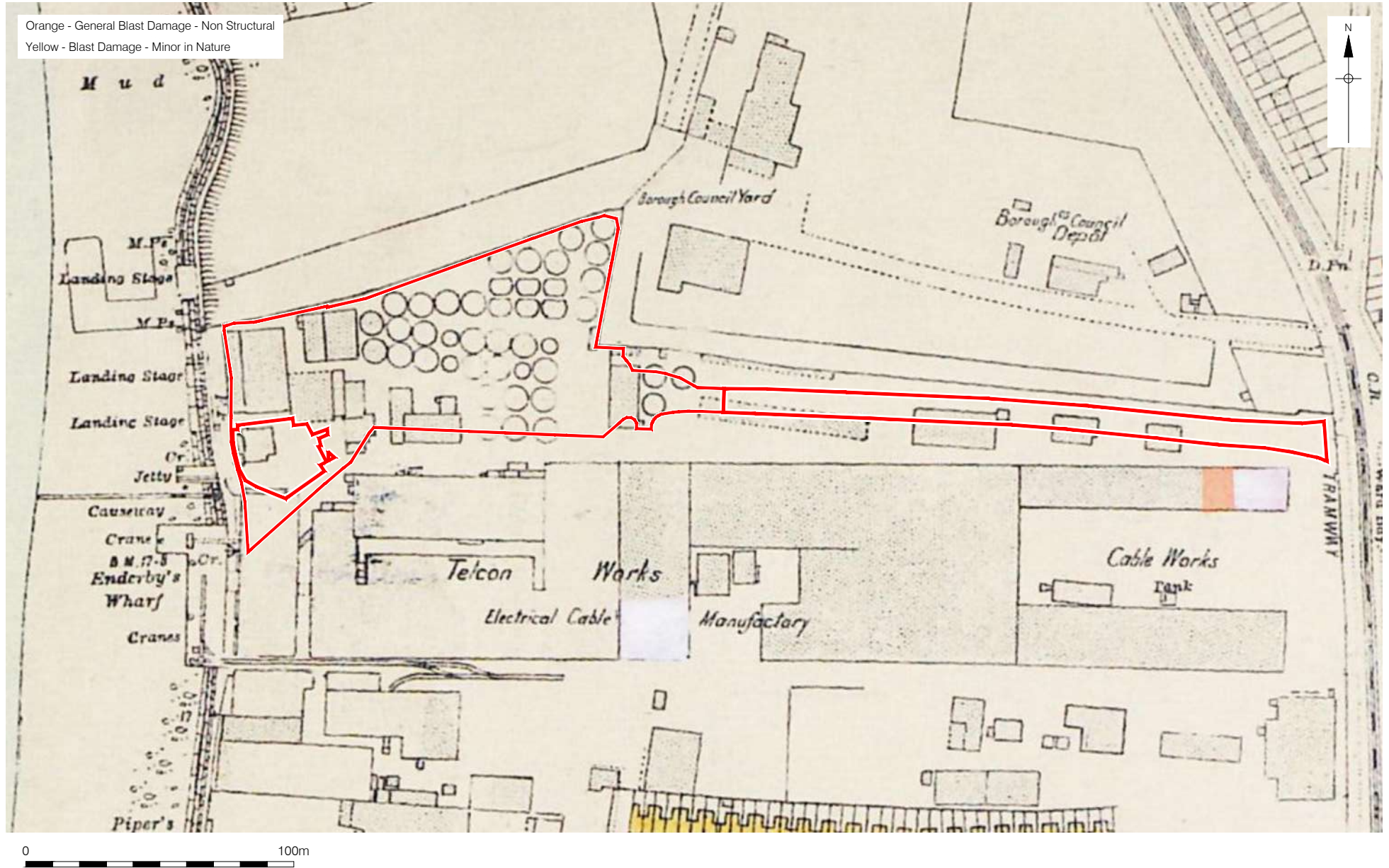


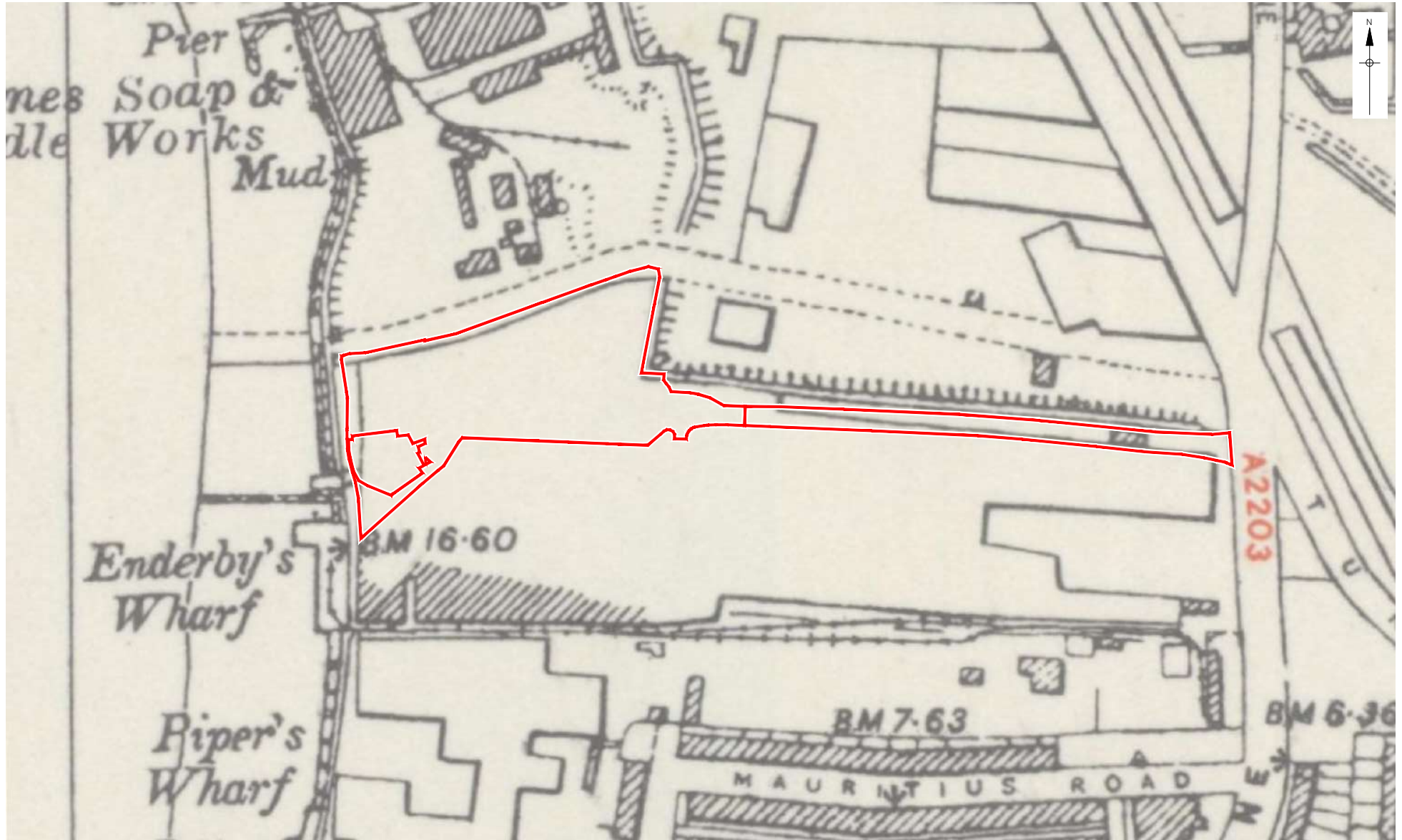


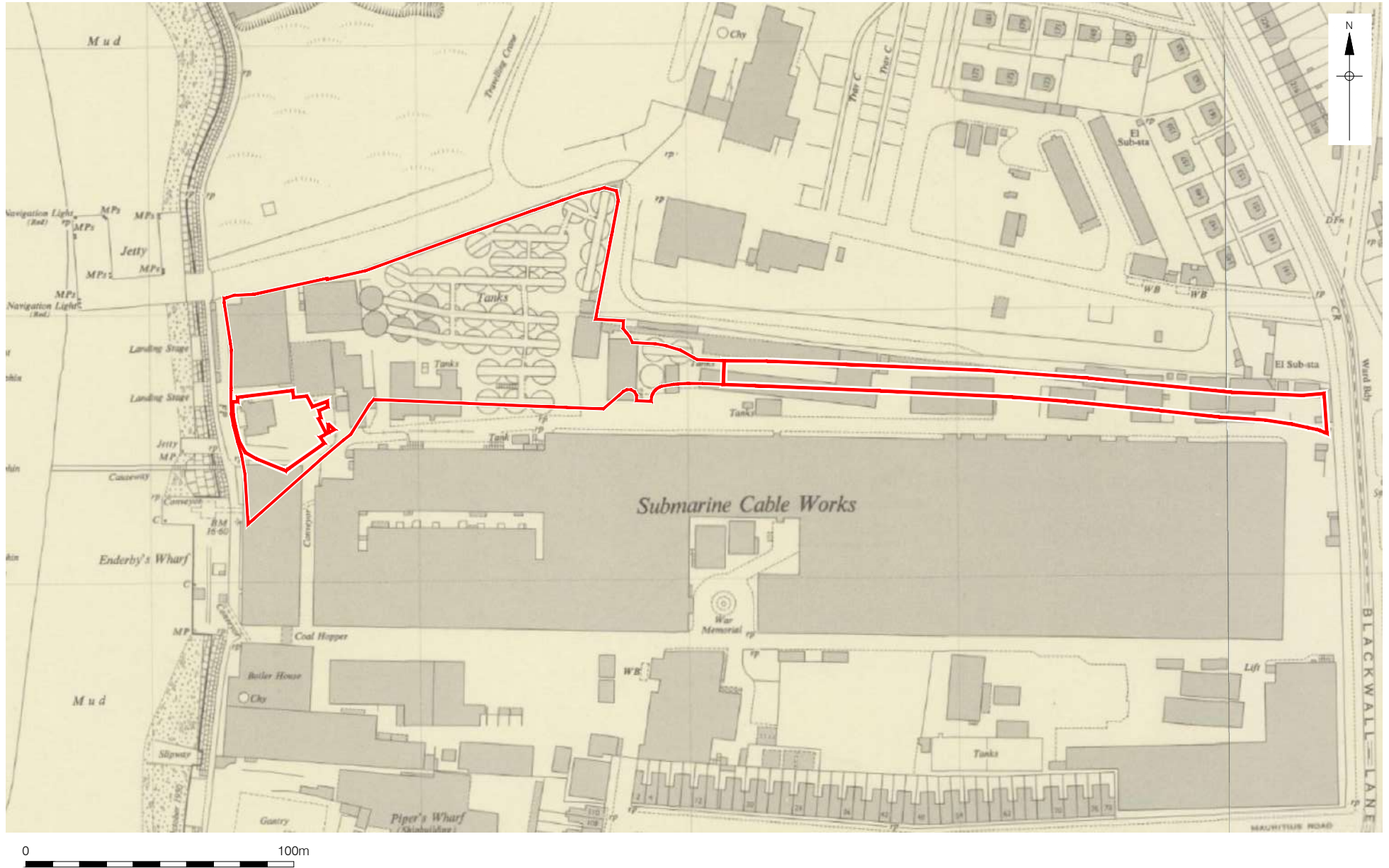
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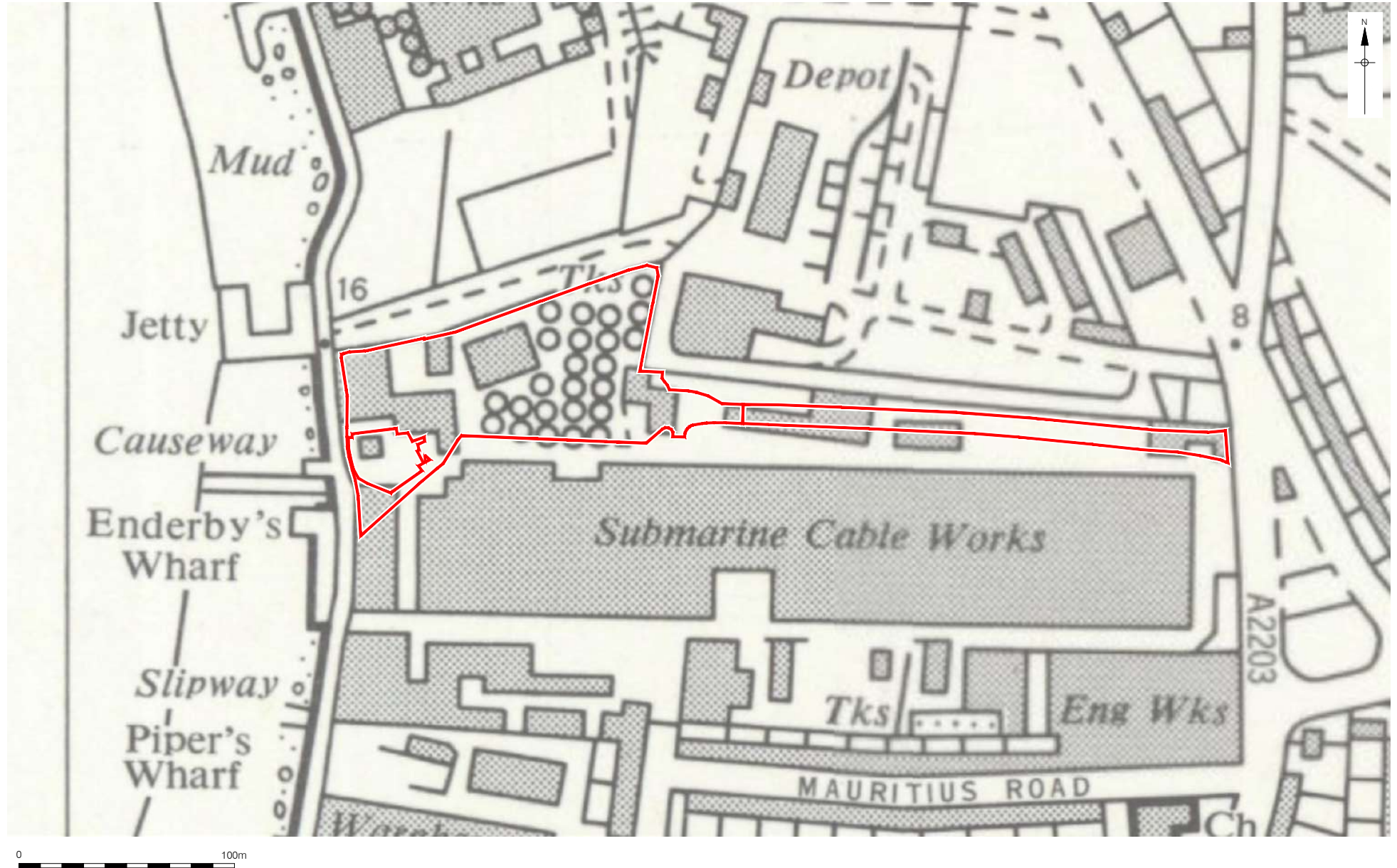


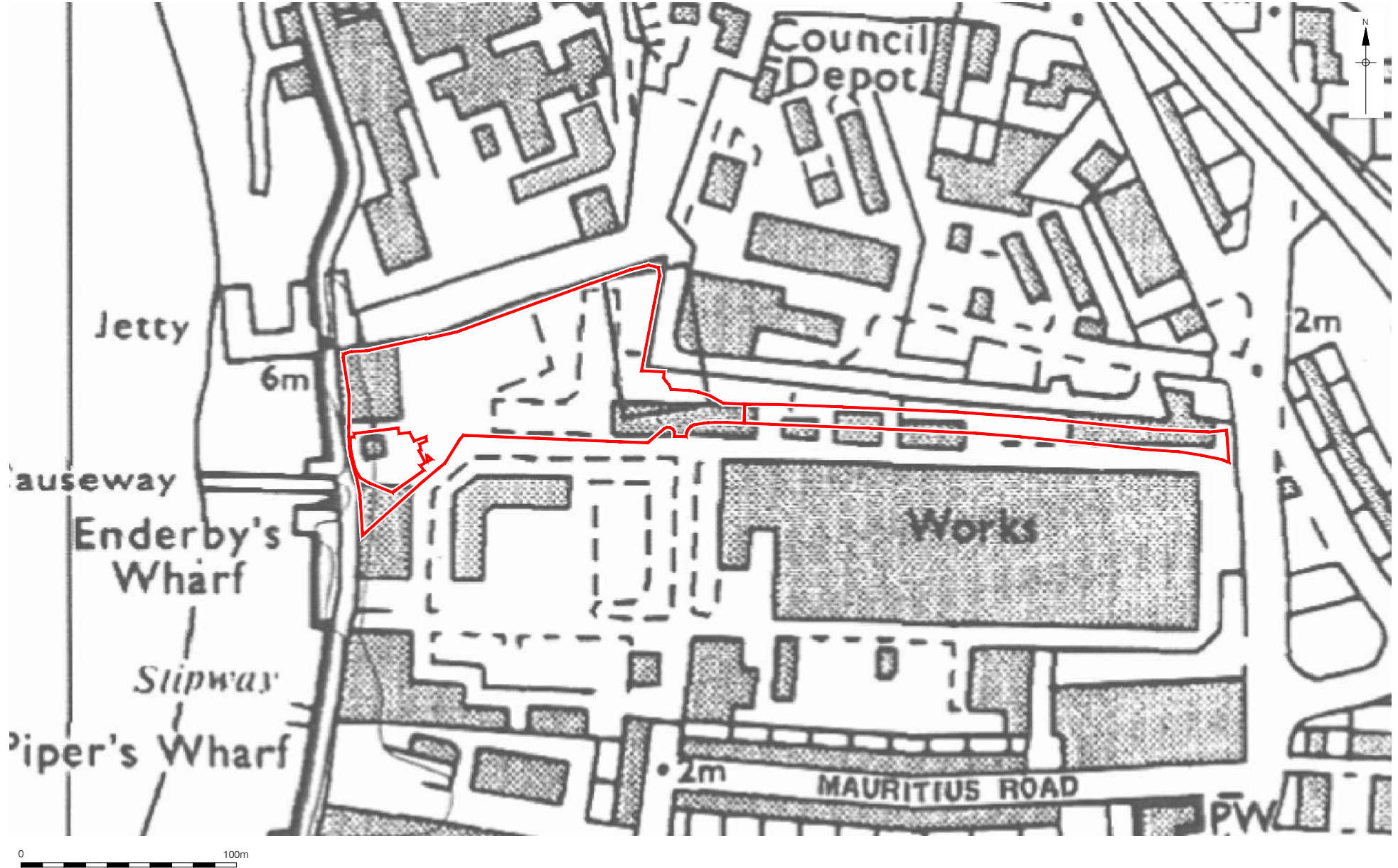


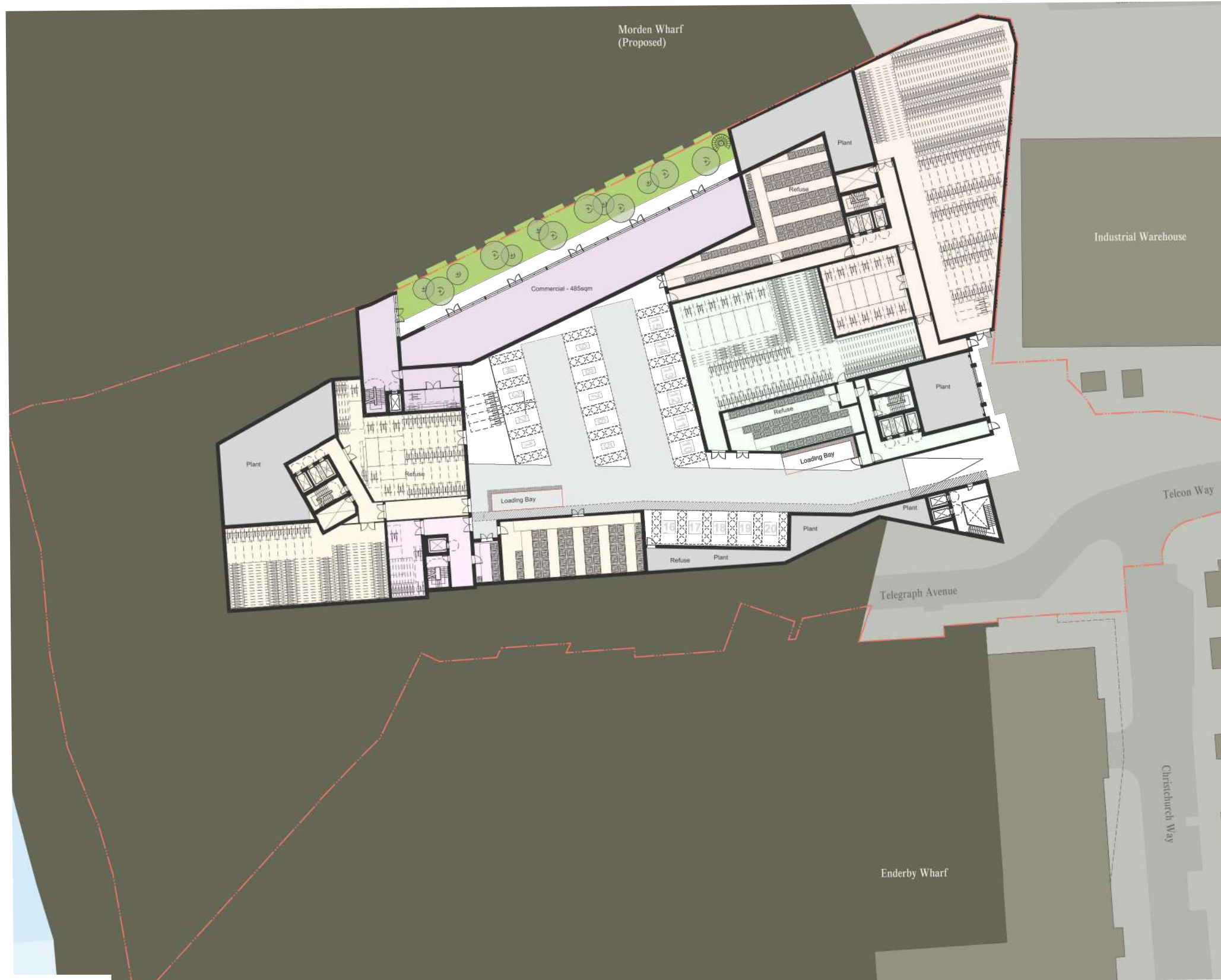




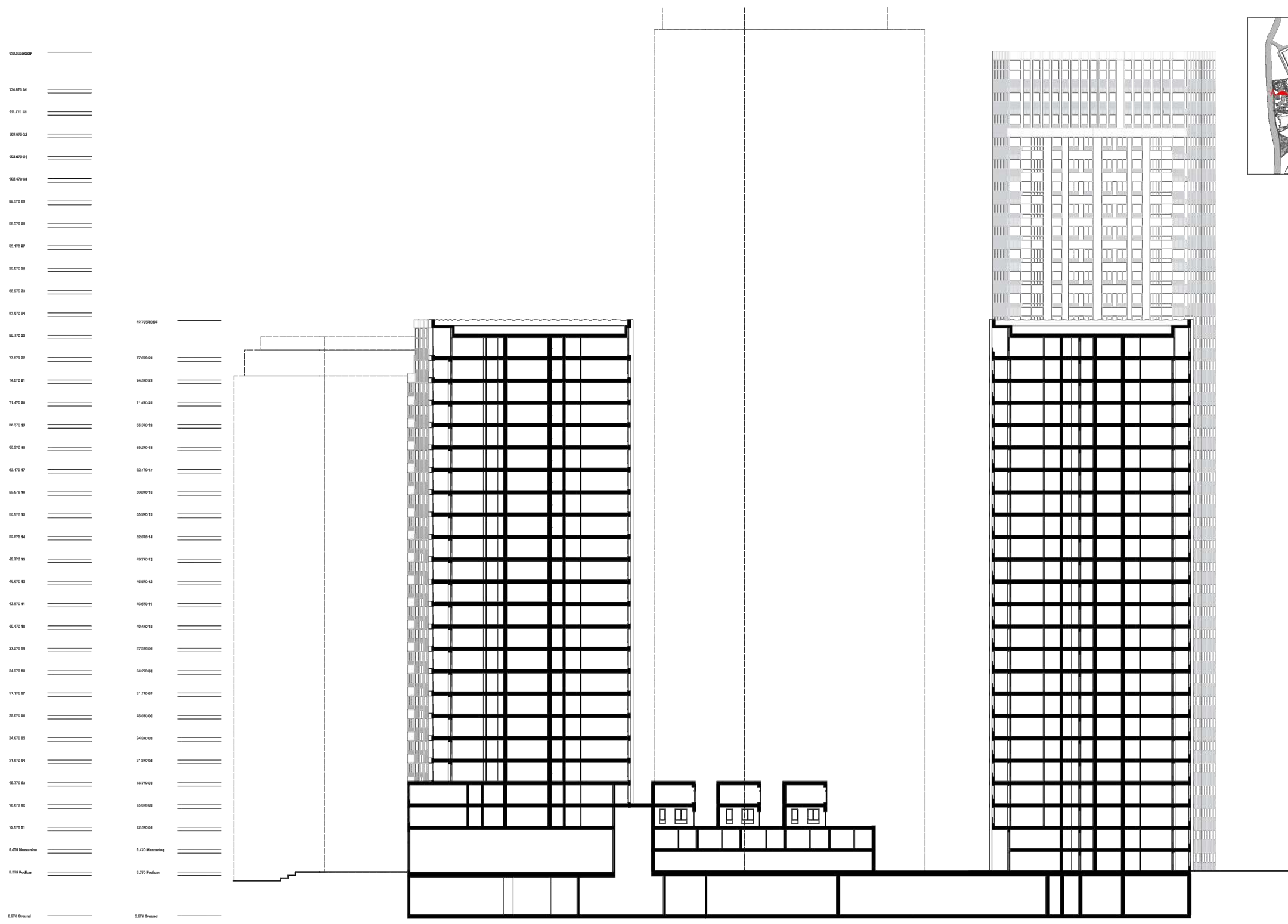


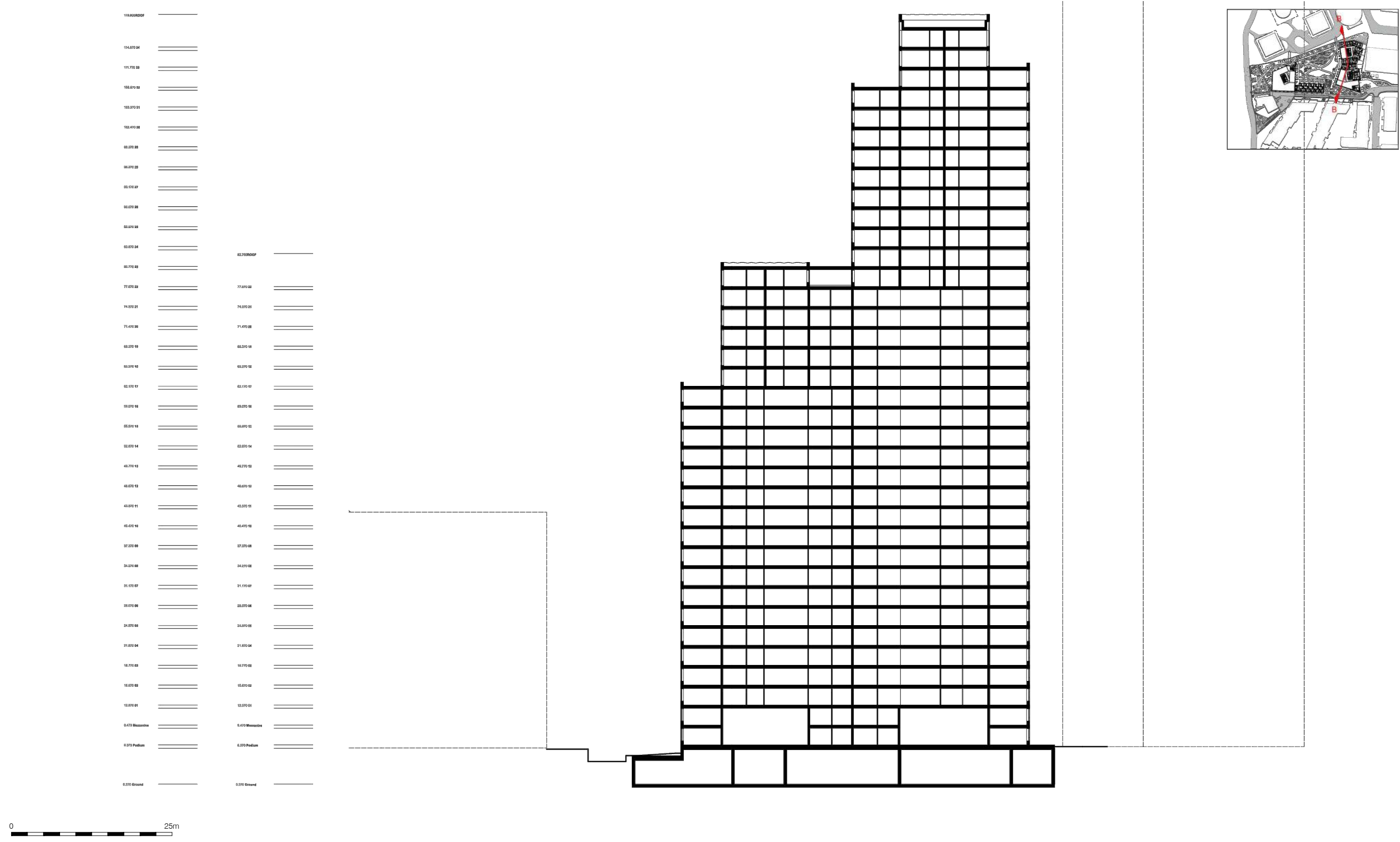












7 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

7.1 General

7.1.1 There have been several archaeological investigations conducted within the study area, which have identified features, structures and archaeological material. There are also numerous listed buildings and multiple locations with historical or cartographic references. These are described in Appendix 1.

7.1.2 The potential for evidence originating from the various periods is summarised below. However, as the GLHER is only a partial reflection of the buried archaeological record, the true archaeological potential of the area may be higher than suggested. On this evidence the report has determined:

7.2 Prehistoric

7.2.1 The landscape of the Greenwich peninsula would have been different to that which is seen today, with a less well-defined river edge next to a wooded landscape, which was constantly inundated from the rising and falling sea levels. This would have eventually swamped the woodlands, turning them into wetlands and creating deposits of peats and clays, often with well-preserved organic inclusions. These peat deposits, which have been interpreted as representing a period of semi-terrestrial conditions supporting the growth of wetland vegetation and have been largely attributed to the Neolithic to Bronze Age, have been found both across the study area and within the study site itself. Additional evidence for prehistoric material from across the study area includes potential prehistoric pits and other features and evidence for a wooden trackway and platform encountered during archaeological investigations at Bellot Street.

7.2.2 As such the archaeological potential for this era is anticipated to be **high**, with the most likely evidence relating to sequences of alluvial deposits including layers of peat. Such evidence, if found, is considered to be of local significance.

7.3 Roman

7.3.1 The line of Watling Street is known to have run through the Greenwich area, to the south of the study site, either along Shooter's Hill or through Greenwich Park. A Roman settlement is also believed to have been in existence in Greenwich at this time, as evidenced by a temple complex discovered in Greenwich Park. Despite this evidence for Roman settlement within the wider area, Greenwich peninsula is believed to have remained largely marshy and marginal at this time and there are no entries of Roman date recorded in the GLHER from within the study area. Two findspots of Roman coins have been discovered within the study area. Therefore, the archaeological potential for the Roman period is considered to be **low**. Such evidence, if found, is considered to be of local significance.

7.4 **Saxon**

7.4.1 Greenwich is first recorded as a settlement in 918. Its name is believed to have originated from the Old English for 'gravel harbour', indicating its important position at the junction of the River Thames, the River Ravensbourne and Watling Street. At the end of the Saxon period, Greenwich is recorded as a large settlement, with four mills and large areas of meadowland. Located outside of the settlement focus at this time, the study site is likely to have remained marshy and little utilised during this period. As such the archaeological potential for Saxon remains is considered to be **low**. Such evidence, if found, is considered to be of local significance.

7.5 **Medieval**

7.5.1 While Greenwich continued to grow and develop into the medieval period, Greenwich peninsula remained largely marshy and marginal at this time. However, attempts were started during this period to drain and manage the area, with sluices dug and a bank constructed along the boundary of the peninsula. Despite these efforts, the area remained largely uninhabited, although there is evidence for local industries within the surrounding area at this time, such as a tidal mill at Greenwich Wharf. An Elizabethan watch tower is also suggested to have been constructed within the vicinity of the study site, although concrete evidence for this has yet to be discovered. There are no entries of medieval date recorded in the GLHER from within the study area. Therefore, it is considered that there is a **low** potential for medieval evidence upon the study site. Such evidence, if found, is considered to be of local significance.

7.6 **Post-Medieval**

7.6.1 By the early 17th century, a draining system had been established across the Greenwich peninsula, which was largely utilised for agricultural purposes. A part of this drainage system known as Bendish Sluice is believed to have crossed into the boundary of the study site. At the end of the 17th century, a gunpowder depot was constructed within the vicinity of the study site. This was replaced by a ropeworks at the start of the 19th century. Cartographic sources indicate that a cottage was located within the southwest corner of the study site during the early 19th century and was replaced with buildings associated with a large telecon works, which expanded across the study site following a fire which destroyed the ropeworks.

7.6.2 The archaeological potential for the post-medieval period is considered to be **high**, with the most likely evidence relating to Bendish Sluice or 19th century industrial buildings related to the telecon works. Such evidence, if found, is considered to be of local significance.

7.7 **Modern**

7.7.1 Cartographic sources show the continued expansion of the submarine cable works, with new industrial buildings and tanks constructed across the boundary of the study site. The study site is not known to have suffered any major damage as a result of bombing during the Second World War. The study site remained a part of the submarine cable works until at least 1967 and can be

seen to have largely been cleared of industrial buildings by 1995.

- 7.7.2 The archaeological potential for the modern period can therefore be considered to be **high**, with the most likely evidence relating to industrial buildings or features associated with the submarine cable works. Such evidence, if found, is considered to be of local significance.

8 IMPACTS ON BURIED ARCHAEOLOGICAL DEPOSITS

8.1 Previous Land Use

8.1.1 The study site can be seen to have been located in largely marginal marshland for much of its history. However, a system of drainage was largely put in place across Greenwich peninsula by the early 17th century. This included a system of sluices, one of which, Bendish Sluice, is believed to have crossed through the boundary of the study site. The surrounding area was largely agricultural for the remainder of the post-medieval period and the study site was recorded as formerly arable marshland in the Greenwich Tithe Map.

8.1.2 Cartographic sources show a gunpowder depot was established in the vicinity of the study site in the late 17th century. This was followed by a ropeworks, which in turn was replaced by a telegraph works, which developed into a large submarine cable works. Large industrial buildings and tanks associated with the submarine cable works can be seen to have been present across the study site from the late 19th century until their removal by 1995.

8.1.3 Details regarding the foundation types or sub-surface elements associated with the 19th and 20th century industrial buildings and tanks remain unknown. These are likely to have had an impact upon the underlying potential archaeological horizons, perhaps reaching as far as natural ground. However, there is a possibility that archaeological remains and horizons may have survived below their footprints.

8.1.4 Cartographic evidence suggests that there are spaces between the industrial buildings and tanks which have remained largely as open ground throughout the post-medieval and modern periods. It is possible that these areas will have survived without having been truncated at these locations.

8.1.5 The installation of any existing or prior services through the area is also likely to have had a truncating effect upon the deposits through which the service trenches were cut. However, it is possible that archaeological deposits and remains may survive in un-truncated areas, or beneath the services.

8.1.6 Previous impact on the site is therefore considered to be **moderate**.

8.2 Impact of the Proposed Development

8.3 The proposed works include the construction of a mixed commercial and residential complex, comprising three residential towers, two of which are proposed to be twenty-two stories in height and the third to be thirty-four stories in height. At ground level height, the proposed development includes twenty car parking spaces, cycle storage, refuse and plant areas, lift pits and a large commercial space with an outdoor landscaped area along the northern end of the study site. A podium level is proposed above the ground floor, which is proposed to contain additional commercial spaces, residential properties and a large, landscaped space in the centre of the study site, encompassing a central garden and a playscape. A landscaped, riverside park is also

included at the podium level on the western end of the proposed development and new landscaping is proposed to surround Enderby House. Details regarding the depths and types of foundations necessary for the construction of the new mixed residential and commercial buildings have not been made clear at the time of writing (**Figures 16-19**).

- 8.3.1 It is anticipated that any work which extends below the existing ground levels, e.g. ground reduction and excavations for the lift pits and the foundations for the new mixed residential and communal buildings, plus any associated ground beams, pile caps and services, risks the localised disturbance of any surviving archaeological deposits.
- 8.3.2 The impact of the proposed development on any surviving archaeological deposits is therefore considered to be **moderate**.

8.4 **Ground Soil Contamination**

- 8.1.1 No initial environmental review has been seen that would indicate the risk of contamination on the site. As the site is seen to have been put to industrial use, as well as being located within the nearby vicinity of additional industrial buildings, it is thought that there may be a risk of contaminated material on the site. It is recommended that an initial environmental review should be made to further clarify the risk of contaminated material on this site.

9 CONCLUSIONS

- 9.1 This report aimed to identify the potential for the occurrence of archaeological remains during works associated with the redevelopment of the site of Enderby Place, Telegraph Avenue, Royal Borough of Greenwich, the probable period from which they date and the type of remains that could be expected. In addition, both the likelihood of the survival of these remains and the impact of the proposed development upon them has been considered.
- 9.2 Neolithic to Bronze Age peat deposits, which have been interpreted as representing a period of semi-terrestrial conditions supporting the growth of wetland vegetation, have been found both across the study area and within the study site itself. Additional evidence for prehistoric material from across the study area includes potential prehistoric pits and other features and evidence for a wooden trackway and platform encountered during archaeological investigations at Bellot Street. This suggests that the potential for remains from this period is high.
- 9.3 The line of Watling Street is known to have run through the Greenwich area and a Roman settlement is also believed to have been in existence in Greenwich at this time, as evidenced by a temple complex discovered in Greenwich Park. Despite this, Greenwich peninsula is believed to have remained largely marshy and marginal at this time and there are no entries of Roman date recorded in the GLHER from within the study area. As such there is likely to be a low potential for remains dating to the Roman period.
- 9.4 Greenwich is first recorded as a settlement in 918. Its name is believed to have originated from the Old English for 'gravel harbour', indicating its important position at the junction of the River Thames, the River Ravensbourne and Watling Street. At the end of the Saxon period, Greenwich is recorded as a large settlement, with four mills and large areas of meadowland. Located outside of the settlement focus at this time, the study site is likely to have remained marshy and little utilised during this period. As such the archaeological potential for Saxon remains is considered to be low.
- 9.5 While Greenwich continued to grow and develop into the medieval period, Greenwich peninsula remained largely marshy and marginal at this time. Attempts were started during this period to drain and manage the area, although it remained largely uninhabited. An Elizabethan watch tower is suggested to have been constructed within the vicinity of the study site, although concrete evidence for this has yet to be discovered. There are no entries of medieval date recorded in the GLHER from within the study area. The potential for medieval remains is therefore considered to be low.
- 9.6 By the early 17th century, a draining system had been established across the Greenwich peninsula, with Bendish Sluice likely crossing into the boundary of the study site. At the end of the 17th century, a gunpowder depot was constructed within the vicinity of the study site. This was replaced by a ropeworks at the start of the 19th century. The ropeworks was subsequently

replaced by a telecon works, of which several buildings and storage tanks gradually spread across the boundary of the study site. The potential for post-medieval remains is considered to be high.

- 9.6.1 Cartographic sources show the continued expansion of the submarine cable works, with new industrial buildings and tanks constructed across the boundary of the study site. The study site remained a part of the submarine cable works until at least 1967 and can be seen to have largely been cleared of industrial buildings by 1995. The potential for modern remains is considered to be high.
- 9.7 The proposed works include the construction of a mixed commercial and residential complex, comprising three residential towers, two of which are proposed to be twenty-two stories in height and the third to be thirty-four stories in height. At ground level height, the proposed development includes twenty car parking spaces, cycle storage, refuse and plant areas, lift pits. A podium level is proposed above the ground floor, which is proposed to contain additional commercial spaces, residential properties and a large, landscaped space in the centre of the study site. Details regarding the depths and types of foundations necessary for the construction of the new mixed residential and commercial buildings have not been made clear at the time of writing.
- 9.8 Based upon the archaeological potential for the prehistoric, medieval, post-medieval remains, it is expected that further archaeological work will be necessary to confirm the presence or absence of archaeology and allow the design of an appropriate mitigation strategy to offset the anticipated medium adverse impact from the proposed development. However, as any archaeology at the site is not expected to be more than of local significance, it is considered that any further archaeological work can be secured by a standard planning condition attached to consent, if granted.
- 9.9 Any required archaeological work at the site should be undertaken by an approved archaeological contractor, following the compilation of a 'Written Scheme of Investigation' which has been approved in advance by the Royal Borough of Greenwich and their advisors at Historic England.

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10.2 Cartographic Resources

Greenwich Tithe Map, 1844

Greenwood, 1828

Horwood, 1816

LCC Bomb Damage Map, 1939-45

Ordnance Surveyor's Drawing, 1799

Ordnance Survey Map, 1869

Ordnance Survey Map, 1897

Ordnance Survey Map, 1916

Ordnance Survey Map, 1949

Ordnance Survey Map, 1952

Ordnance Survey Map, 1967

Ordnance Survey Map, 1995

Rocque, 1746

10.3 **Online Resources**

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11 ACKNOWLEDGEMENTS

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APPENDIX 1: THE HISTORIC ENVIRONMENT RECORD

PCA Number	Eastings	Northings	Mon Name	Description	NGR	Mon Type	Period	Start Date	End Date	Mon ID
Prehistoric										
1	539296	178639	Alcatel-Lucent Submarine Networks (Neolithic Buried Land Surface)	Peat was discovered during a geotechnical borehole survey by Merebrook Consulting in November of 2012., Peat was discovered during a window sampling survey at the Alcatel-Lucent site in November of 2012.	TQ3932278 706	Buried Land Surface	[17265] Neolithic, [17269] Bronze Age	-4000	-701	MLO106893
2	539327	178325	Pleton Road (Prehistoric Feature)	Two possible features were observed in the surface of the terrace gravels. No finds were present within either feature, and it was impossible to determine whether the features are cultural or natural in origin.	TQ3932478 324	Feature	[17277] Prehistoric	y-500000	42	MLO104619

3	539179	178692	Enderby Wharf (Neolithic Buried Land Surface)	Peat deposits were recorded in two of the boreholes and two of the test pits investigated at Enderby Wharf in March of 2013. The work was undertaken by URS on behalf of Barratt East London.	TQ3931078 747	Buried Land Surface	[17265] Neolithic, [17269] Bronze Age	-4000	-701	MLO104955
4	539435	178361	Blackwall Lane (Mesolithic Buried Land Surface)	Peat deposits were found during a geotechnical borehole evaluation at Blackwall Lane, Greenwich, in April and May 2012., Peat deposits were found during a geotechnical borehole evaluation at Blackwall Lane, Greenwich, in April and May 2012.	TQ3944978 401	Buried Land Surface	[17262] Mesolithic	y-10000	y-10000	MLO105459
5	539367	178405	Bellot Street (Prehistoric Flint Scatter)	Struck flints of unknown date were found through excavation at Bellot Street by the South East London Archaeological Unit in 1993.	TQ3936578 405	Flint Scatter	[17277] Prehistoric	y-500000	42	MLO78020

6	539202	178692	Enderby Wharf (Neolithic Buried Land Surface)	Peat was found during a borehole survey at Enderby Wharf in January and February 2014., Peat was found during a borehole survey at Enderby Wharf in January and February 2014.	TQ3932278 730	Buried Land Surface	[17265] Neolithic, [17269] Bronze Age	-4000	-701	MLO106596
7	539327	178435	Bellot Street (Middle Bronze Age Trackway)	A possible wooden trackway of Middle Bronze Age date was found during excavations at Bellot Street carried in 1993 by the South East London Archaeological Unit and by Pre-Construct Archaeology in 2003.	TQ3934478 446	Buried Land Surface, Trackway	[17345] Early Bronze Age, [17328] Middle Bronze Age, [17366] Late Bronze Age	-1720, -1310	-1580, -1190	MLO98089

8	538970	179101	Bay Wharf (Prehistoric Palaeochannel)	Peat was found in a paleochannel during dredging as part of a watching brief at Bay Wharf, Greenwich in 2010., Peat was found in a palaeochannel during dredging as part of a watching brief at Bay Wharf, Greenwich in 2010.	TQ3898679 119	Palaeochannel, Layer	[17277] Prehistoric, [17277] Prehistoric	y-500000, y-500000	0042, 0042	MLO105390
9	539587	178885	Greenwich Peninsula (Bronze Age Buried Land Surface)	Neolithic and/or Bronze Age deposits, Evaluation undertaken by David Saxby for Museum of London Archaeology Service, November 1998; site code GPN98.	TQ3964678 947	Buried Land Surface, Buried Land Surface, Buried Land Surface	[17265] Neolithic, [17254] Middle Neolithic, [17328] Middle Bronze Age, [17269] Bronze Age	-4000, -3000, -2200	-2201, -1501, -0701	MLO73309

10	539160	178578	Greenwich Wharf (Bronze Age Postholes and Pit)	Three postholes and a pit were observed during an evaluation at Greenwich Wharf, 79 Banning Street in September 2016. They were sealed by bands of sand and clay indicative of marine transgression, and a poorly formed peaty clay which may be contemporary.	TQ3916778 585	Post Hole, Pit	[17269] Bronze Age, [17362] Late Neolithic	-2500	-1200	None
Post-Medieval										
11	539141	178644	Christchurch Way (Georgian House)	A number of buildings of 19th Century construction were recorded during Historic building recording at Enderby Wharf, Greenwich, in 2013., (1)	TQ3914178 702	Erecting Shop, House, Engineering Workshop, Outbuilding, Office, Erecting Shop, Boiler House, Office, Office, Boiler House, Office	[17314] Victorian, [17274] Edwardian, [17367] Georgian, [17314] Victorian, [17274] Edwardian, [17314] Victorian, [17314] Victorian, [17314] Victorian, [17314] Victorian, [17332] Mid-20th Century, [17332] Mid-20th Century, [17332] Mid-20th Century, [17332] Mid-20th Century,	1870, 1831, 1870, 1874, 1894, 1940, 1941, 1948, 1949, 2013, 2013	1910, 1831, 1910, 1874, 1874, 1894, 1940, 1941, 1948, 1949, 2013, 2013	MLO106764

12	539326	178317	Pleton Road (Georgian Cess Pit)	A brick lined cess pit of 18th -19th Century date., A brick lined cess pit of mid-18th -19th Century date recorded during an evaluation by AOC Archaeology in 2011. The pit measured 1.36m by 1.26m.	TQ3932478 316	Cess Pit	[17367] Georgian, [17314] Victorian	1750	1899	MLO89288
13	539169	178757	Enderby House (Elizabethan Robber Trench)	The foundations of a 17th and 18th Century gunpowder magazine were found in an evaluation trench investigated by Archaeology South East on behalf of CgMs in January of 2014.	TQ3916778 775	Robber Trench, Structure	[17256] Elizabethan, [17367] Georgian, [17308] 17th Century, [17364] 18th Century, [17256] Elizabethan, [17367] Georgian, [17308] 17th Century, [17364] 18th Century	1601, 1601	1800, 1800	MLO106775
14	539421	178393	1-3, 2-27, 33 & 37 Blackwall Lane (Victorian School)	A late 19th Century school building was recorded during a building survey by Museum of London Archaeology in April and May 2012 at Commerell Street, Greenwich.	TQ3943778 424	School	[17314] Victorian	1896	1896	MLO105457

15	539387	178394	1-3, 2-27, 33 & 37 Blackwall Lane (Victorian House)	Two properties of a row of terraced houses were recorded during a building survey by Museum of London Archaeology in April and May 2012 at Commerell Street.	TQ3939578 402	House	[17314] Victorian	1869	1869	MLO105458
16	539162	178755	Enderby House (Georgian Structure)	19th and 20th Century structural remains were found in an evaluation trench investigated by Archaeology South East on behalf of CgMs in January of 2014.	TQ3916578 774	Structure, Structure, Structure, Wall	[17314] Victorian, [17266] Early 20th Century, [17367] Georgian, [17266] Early 20th Century, [17314] Victorian, [17266] Early 20th Century, [17395] Late 20th Century	1859, 1801, 1859, 1901	1916, 1916, 1899, 1999	MLO106778
Modern										

17	539128	178628	Christchurch Way (Early 20th Century Blacksmiths Workshop)	A number of buildings of 20th Century construction were recorded during Historic building recording at Enderby Wharf, Greenwich, in 2013.	TQ3933078 707	Office, Blacksmiths Workshop, Causeway, Office, Carpenters Workshop, Office, Office, Toilet, Building, Chemical Store, Bicycle Shed, Electricity Sub Station, Shed, Garage, Gate Lodge, Electricity Sub Station, Office, Carpenters Workshop, Toilet	[17332] Mid-20th Century, [17395] Late 20th Century, [17266] Early 20th Century, [17266] Early 20th Century, [17332] Mid-20th Century, [17332] MidMid-20th Century, [17332] MidMid-20th Century, [17332] MidMid-20th Century, [17332] MidMid-20th Century, [17332] Mid 20t	1960, 1920, 1930, 1939, 1941, 1944, 1950, 1952, 1960, 1977, 1977, 1977, 1977, 1980, 2013, 2013, 2013, 2013	1969, 1920, 1939, 1939, 1941, 1944, 1959, 1952, 1969, 1989, 1989, 1989, 1989, 2013, 2013, 2013, 2013	MLO106763
18	539227	178831	Christchurch Way (Second World War Air Raid Shelter)	At least one World War II air raid shelter was found during a walking inspection of Enderby Wharf in 2009., At least one World War II air raid shelter was found during a walking inspection of Enderby Wharf.	TQ3922578 831	Air Raid Shelter	[17295] Second World War	1939	1945	MLO104991

19	539454	178402	33 Blackwall Lane (Early 20th Century Hostel)	A 'Poor Relief Station' was recorded during a building survey at 33 Blackwall Lane, Greenwich, by Museum of London Archaeology in April and May 2012. The Relief Station was likely built in 1912-13 and may have some relation to the nearby school.	TQ3946178 416	Hostel	[17266] Early 20th Century	1912	1912	MLO105456
20	538988	179110	Morden Wharf (Mid-20th Century Grain Silo)	The grain silos and associated structures at Morden Wharf are associated with the former Glucose Company for the production of glucose syrup.	TQ3906179 188	Grain Silo, Jetty	[17332] Mid- 20th Century, [17294] 21st Century, [17332] Mid- 20th Century	1934, 1935	2009, 1935	MLO103726

21	538952	179148	Bay Wharf (Early 20th Century Jetty)	A series of timber posts thought to represent a small post-Medieval jetty were found during dredging operations associated with a watching brief at Bay Wharf, Greenwich in 2010.	TQ3897679 161	Jetty	[17266] Early 20th Century, [17395] Late 20th Century	1901	1999	MLO105392
22	539420	178255	1-27 Blackwall Lane (Early 20th Century Nursery)	Four early 20th Century industrial/commercial buildings were recorded in April and May 2012 by Museum of London Archaeology at Blackwall Lane, Greenwich.	TQ3944378 318	Nursery, Building, Factory	[17266] Early 20th Century, [17332] Mid-20th Century, [17332] MidMid-20th Century	1901, 1939, 1940	None, 1939, 1940	MLO105454
Listed Buildings										

23	539135	178755	Enderby House (Georgian Building)	Grade II listed 19th Century building. Early mid 19th Century building of two storeys two windows and with wide projecting bay placed diagonally across left corner, Modern rendering with incised lines. Stone cornice and blocking course. Sash windows, some with vertical bars. Nondescript external appearance but contains a handsome octagonal first floor room (giving onto the diagonal bay, from whence the ship owner saw his vessels approach).	TQ3914078 761	Building	[17367] Georgian, [17314] Victorian, [17326] 19th Century	1801	1900	MLO83005
24	539493	178569	Rothbury Hall (Victorian Mission Hall)	Former Congregational mission, later the East Greenwich United Reformed Church and now an arts centre and workshops. Built in 1893-4 by W T Hollands.	TQ3950178 583	Mission Hall, United Reformed Church, Arts Centre	[17314] Victorian, [17395] Late 20th Century, [17314] Victorian, [17395] Late 20th Century, [17395] Late 20th Century	1893, 1893, 2000	2000, 2000, None	MLO83273

25	539323	179196	Tunnel Avenue (20th Century Church)	The Church of St Andrew and St Michael was constructed between 1900-1902 and has since been demolished.	TQ3934179 217	Church	[17375] 20th Century	1901	2000	MLO83365
26	538908	178172	Ballast Quay (Victorian Road)	Rare surviving setted road structure dating from the 1860s-70s. Some minor repairs.	TQ3900278 252	Road	[17314] Victorian	1860	1860	MLO101089

APPENDIX 2: SITE VISIT PHOTOS



Plate 1: Telecon Way. Looking to the west from Blackwall Lane.

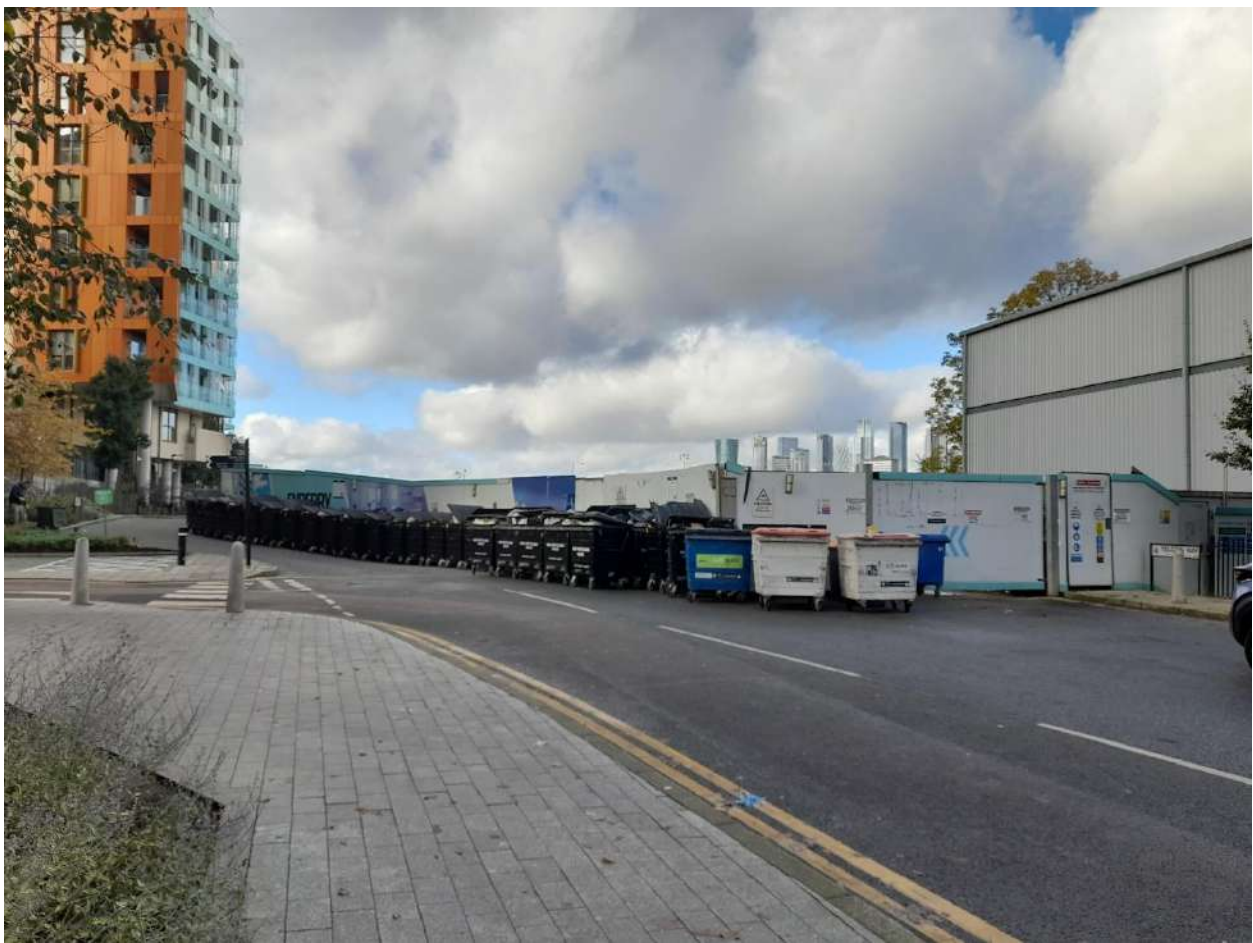


Plate 2: The Study Site. Looking to the west from the junction of Telcon Way and Christchurch Way.



Plate 3: The Study Site. Looking to the west from the junction of Telecon Way and Christchurch Way.

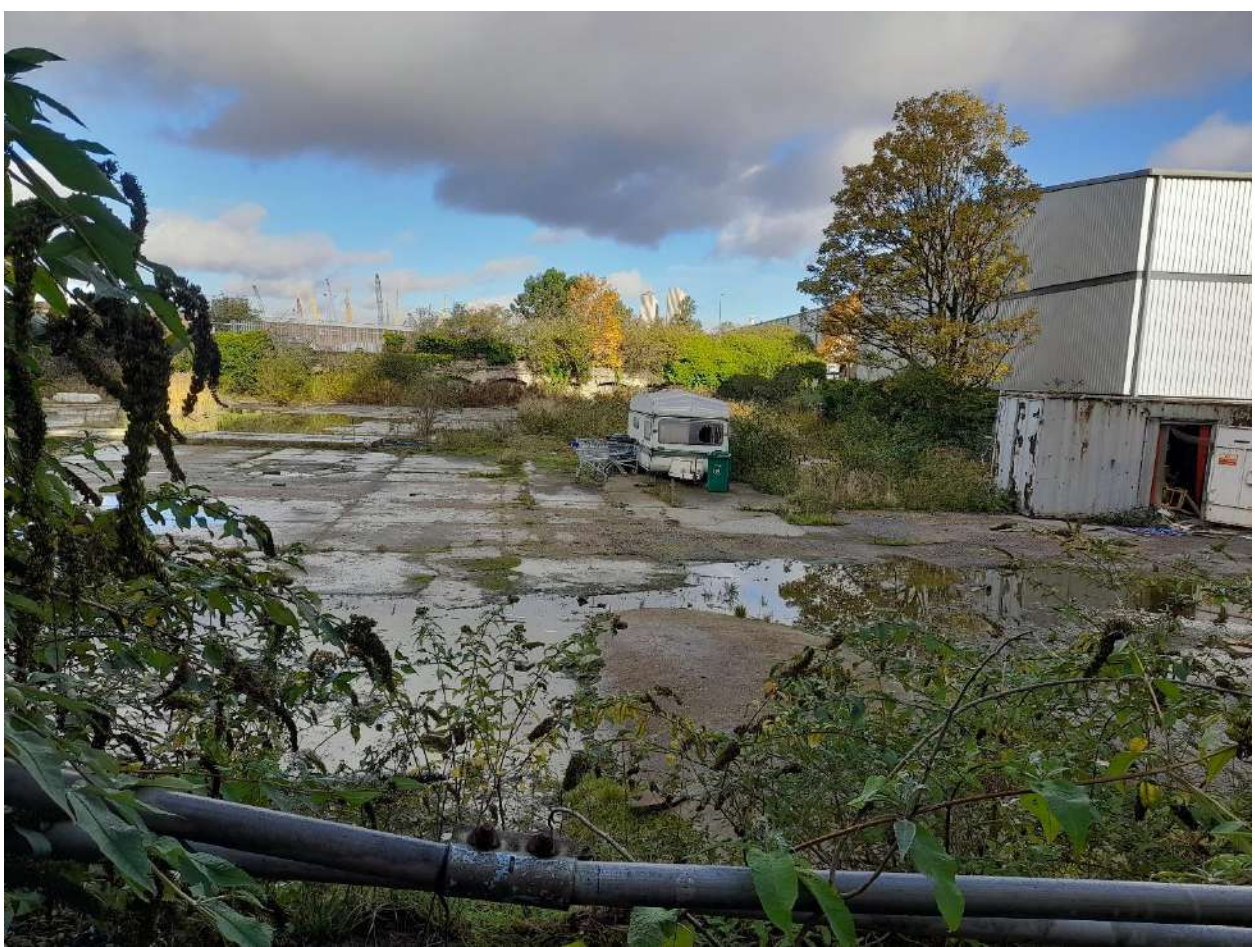


Plate 4: The Study Site. Looking to the north from Telegraph Avenue.



Plate 5: Enderby House. Looking to the west from Telegraph Avenue.



Plate 6: Enderby House. Looking to the north from the Thames Path.



Plate 7: The Study Site. Looking to the northeast from the Thames Path.

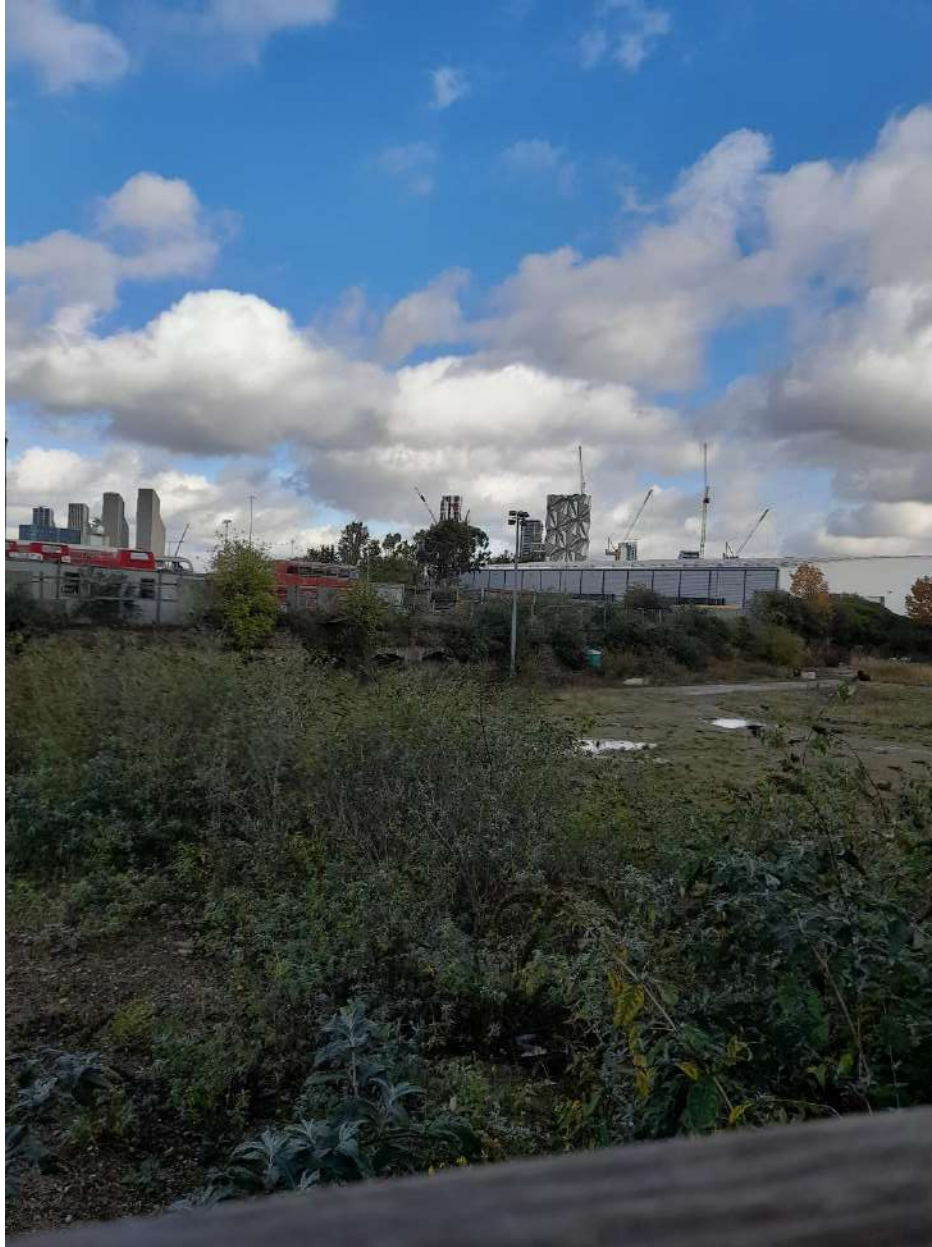


Plate 8: The Study Site. Looking to the northeast from Telegraph Avenue.

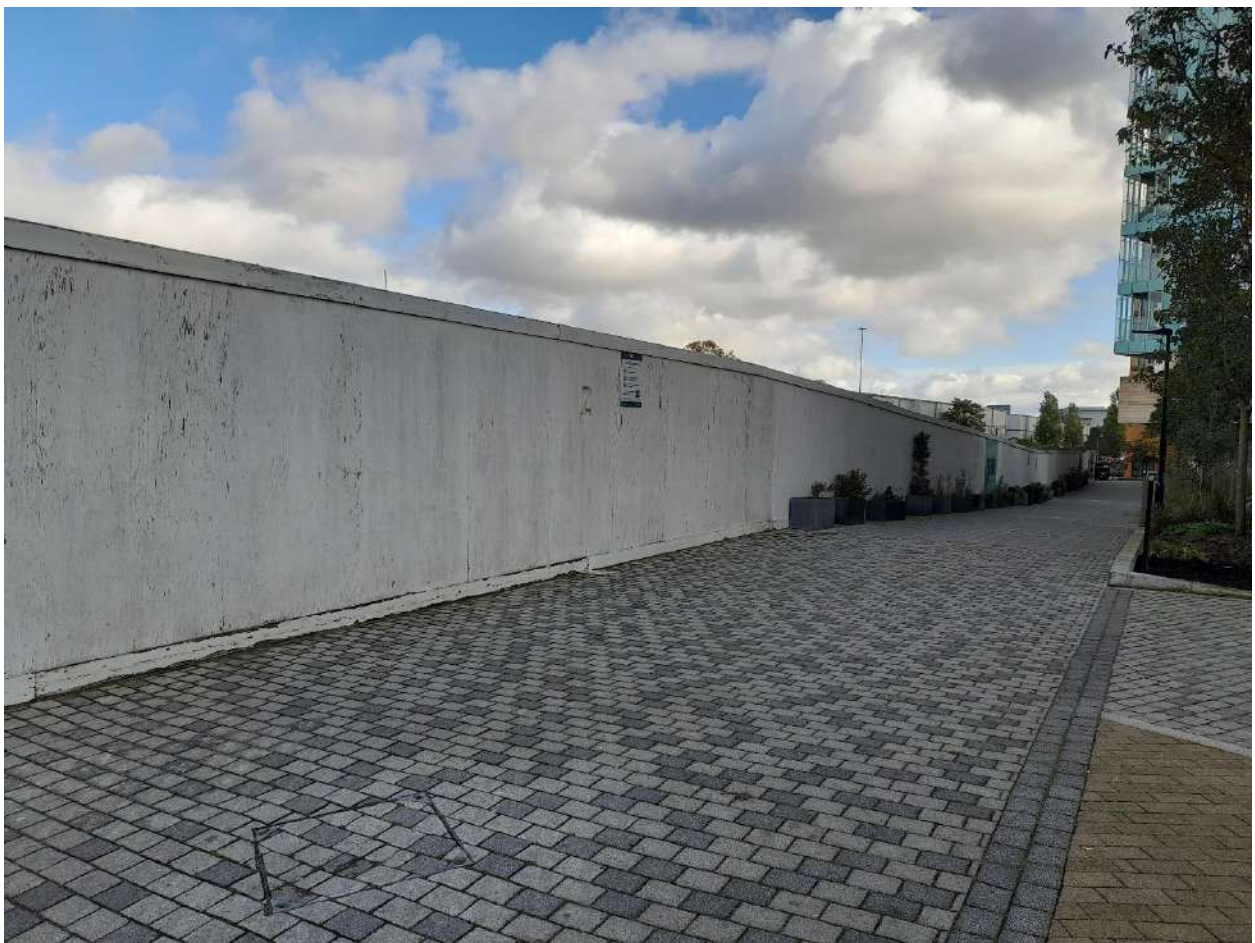


Plate 9: Telegraph Way, with its noticeable slope. Looking to the northeast from Enderby House.



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