



**Brindle
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Archaeological Desk-based Assessment

Welling Football Club, Bexley, London

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April 2023



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www.brindlegreen.co.uk

Head Office

Brindle & Green Limited
Unit 3 Silverhill Court, Radbourne, Derby, DE6 4LY

Tel: 0800 222 9105

Sheffield Office

Brindle & Green Limited
Horizon House
Whiting Street
Sheffield S8 9QR

Barnsley Office

Brindle & Green Limited
Sergeants House
36 Edderthorpe Lane
Barnsley S73 9AT

London Office

Brindle & Green Limited
Nutter Lane
Wanstead
London E11 2HZ

Kent Office

Brindle & Green Limited
Sandy Lane
Sevenoaks
Kent TN13 3TP

Document Control

Report	Name	Signature	Date
Prepared by	Tom Hough PCifA		26/04/2023
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Project Details

Project carried out by:

Brindle and Green

Unit 3, Silverhill Court

Radbourne

Derby.

DE6 4LY

Head Office: 01332 825771

Email: info@brindlegreen.co.uk

Website: www.brindlegreen.co.uk

Project carried out for:

Woolwich Road Ltd.

c/o Muhammad Shahid

107-115 Eastmoor Street,

London

SE7 8LX

Project site:

Welling United Football Club

Park View Road,

Bexley,

London

DA17 6DF

Grid reference: TQ 47142 75621

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1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned Woolwich Road Ltd. to compile a Heritage Statement regarding proposed development at Welling United Football Club, Bexley, London. The purpose of this assessment was to identify the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assess the impact on these remains by the proposed development. It also assesses for any impacts to designated heritage assets. This addresses the requirements of the National Planning Policy Framework, particularly paragraph 128. This report was prepared by Thomas Hough MSc, Principal Archaeologist.
- 1.1.2 The site is located on the southern side of Park View Road, equidistant from the areas of Welling and Bexleyheath in the London Borough of Bexley. Damson Park is located immediately to the south. The surrounding is extensively urban, largely consisting of residential development to the east, north and west. Woodland and parkland are situated to the south. The site is the subject of a full planning application for the renovation and expansion of the Welling United football ground, including the development of a residential apartment building. Proposed plans are presented within Appendix 6 of this report.
- 1.1.3 This assessment establishes that there is a potential of moderate value Roman and low value medieval and post-medieval remains, with the proposed works having a moderate impact all of these features. Therefore, it concluded that the significance of impact to archaeological remains on site ranged from slight to moderate.
- 1.1.4 In light of the potential for the identified remains on site it is likely that the local authority would request a precautionary approach should these features be present on site. The current development on site would make an archaeological evaluation unfeasible, therefore it is recommended that most appropriate strategy should entail a precautionary watching brief of the initial ground-breaking works on site, which will be considered sufficient to mitigate for this likelihood of any non-designated archaeological remains on site. These works will be set out within a Written Statement of Investigation and agreed with the Planning Archaeologist. It would be considered appropriate for such a recommendation to be secured by a condition attached to the grant of any planning consent.

2 Introduction

- 2.1.1 Brindle & Green Ltd were commissioned by Woolwich Road Ltd. to compile a Heritage Statement regarding proposed development at Welling United Football Club, Bexley, London. This assessment identifies the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assesses the impact on these remains by the proposed development. It also assesses for any impacts to designated heritage assets. This addresses the information requirements of Government's National Planning Policy Framework, particularly paragraph 128.
- 2.1.2 The site approximately 1.19 hectares in extent and is located on the southern side of Park View Road, equidistant from the areas of Welling and Bexleyheath in the London Borough of Bexley. Damson Park is located immediately to the south. The surrounding is extensively urban, largely consisting of residential development to the east, north and west. Woodland and parkland are situated to the south. The site is the subject of a full planning application for the renovation and expansion of the Welling United football ground, including the development of a residential apartment building. Proposed plans are presented within Appendix 6 of this report.
- 2.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.1.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, results of the desk study and our survey of the site. This report pertains to this information only.

3 Methodology

3.1 Development Plan Framework

3.1.1 In considering the implications of a planning proposal, the local authority will be guided by current legislation and frameworks set by government planning policy.

3.1.2 In 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). The most recent version of the NPPF was published in 2021.

3.1.3 Section 16 – Conserving and Enhancing the Historic Environment – summarises the objectives of the NPPF in relation to the historic environment as:

- The delivery of sustainable development.
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment.
- Conservation of England’s heritage assets in a manner appropriate to their significance
- Recognition of the contribution that heritage assets make to our understanding of the past.

3.1.4 Section 12 also recognizes that managed change may sometimes be required if heritage assets are to be maintained in the long term.

3.1.5 A ‘heritage asset’ is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.

3.1.6 A ‘designated heritage asset’ can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

3.1.7 The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:

- **Archaeological Interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.1.8 Local planning policy was also consulted for the purposes of this report.

3.2 Information Sources

3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2014). Table 1 below lists organisations and/or resources consulted as part of the desk-based assessment. Data regarding the historic environment was requested from the following sources:

Table 1. Historical Data Resources

Consultant	Requested Data	Search Radius	Date Requested
London Historical Environment Record (HER)	Designated and undesignated heritage assets and historic landscape characterisation.	1km	12/04/2023
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	17/04/2023

Consultant	Requested Data	Search Radius	Date Requested
Historic England Aerial Photo Viewer	Historic Aerial Photos	1km	17/04/2023
Magic Maps	Designated heritage assets	1km	17/04/2023
National Library of Scotland	Historical maps	Site area	17/04/2023

3.3 Assessment of Impact

3.3.1 The potential of archaeological remains on site was assessed on a scale of low to high, summarised as follows:

- Low – Very unlikely to be encountered
- Moderate – Possible that features may be encountered on site
- High – Remains likely to be found on site.

3.3.2 There is no nationally recognised standard criteria for assessing significance of the impact of a development on archaeological remains. However, criteria found within the Highway Agency's Design Manual for Roads and Bridges (2007), contains criteria that, although used in a different context, are considered appropriate for use in other environmental impact assessments.

3.3.3 The value of known and potential archaeological remains that may be affected by the development have been ranked as follows:

Table 2. Ranking of the value of archaeological sites and remains

Value	Criteria
Very High	World Heritage Sites and archaeological remains of international importance

Value	Criteria
High	Scheduled Ancient Monuments and undesignated archaeological remains of national importance
Medium	Undesignated archaeological remains of regional importance
Low	Undesignated archaeological remains of local importance
Negligible	Archaeological remains of little or no significance
Unknown	Archaeological remains whose importance has not yet been assessed.

3.3.4 The impact on archaeological remains by a proposed development can be ranked as follows:

Table 3. Ranking the impact of a development on archaeological remains

Value	Criteria
Major	Changes to archaeological remains, or their setting, so that the resource is totally altered
Moderate	Change to archaeological remains, or their setting, so that the resource is significantly modified.
Minor	Change to archaeological remains, or their setting, so that the resource is slightly altered.
Negligible	Change to archaeological remains, or their setting, so that the resource is barely affected
No Change	No change to archaeological remains, or their setting, so there is zero impact.

3.3.5 Therefore, combining both of these ranking criteria's, the following matrix can be deduced in order to assess the impact of a development on an archaeological resource.

Table 4. Significance of impact matrix of a development of archaeological remains

Value of Remains	Magnitude of Change				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Moderate/ Slight
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

3.3.6 These impact criteria are defined below within Table 6.

Table 5. Definitions of the criteria to determine the significance of impact

Impact Significance	Criteria
Very large	Assets of international or national importance which are partially damaged, or assets of a national or regional value which are almost or wholly damaged or destroyed. Mitigation will have a minimal effect in reducing impact.
Large	Effects which will damage cultural assets, their setting or context so that the integrity or understanding of such assets is severely compromised. Effects will conflict with national or regional policies. Mitigation will only be able to achieve a partial effect at reducing impact.

Impact Significance	Criteria
Moderate	Effects which damage cultural heritage assets, or their setting or context, so that the integrity or understanding of such assets is compromised but not destroyed. Effects will be at odds with national, regional or local policies. Adequate mitigation can be specified.
Slight	Proposals will damage cultural assets, or their setting, so that their integrity or understanding is diminished but not compromised. Adequate mitigation can be specified.
Negligible	No overall effects of heritage assets or the effects are negligible. No conflict with policies of any level.

3.4 Site Walkover Survey

3.4.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to relate the findings of the desk-based study to the existing land use and in order to identify any evidence of identified structures or below-ground remains. A site walkover was undertaken on 19th April 2023

3.5 Limitations

3.5.1 There were no limitations to the compiling of this report.

4 Site Context

4.1 Site Description

Geographical Context

- 4.1.1 The application site can be found at TQ 47142 75621 and comprises the football ground of the Welling United Football Club, situated along the southern side of Park View Road (A207), roughly 0.6km from the centre of Welling to the west, and 1km from the centre of Bexleyheath to the east. Located within the London Borough of Bexley, and as such the surrounding environment comprises built-up urban areas to the east, north and west. Woodland and parkland of Danson Park is located immediately to the south..

Historical Context

- 4.1.2 For most of history, the site will have been located within a rural area to the south of London, Park View Road (A207) forms part of the routh of Watling Street, the Roman road built from *Portus Dubris* (Dover), through *Londinium* (London), and to *Viroconium Cornoviorum* (Wroxeter) in the midlands. After the Roman era, the area was located within the Anglo-Saxon Kingdom of Kent, remaining part of the subsequent county of Kent until the 20th century and the creation of Greater London. Watling Street has continued to be used since the Roman era as the main route from the south coast, therefore settlements such as Welling and Bexleyheath established along this route. The route was used by pilgrims travelling to Canterbury in the medieval era, and Welling was a traditional staging post for coaches in the post-medieval era. The wider area remained fairly rural until at least the early 20th century. The Danson estate, originally Dansington expanded to the south from the 16th century. The extant Danson Hall was built in the 18th century, with landscaped parkland designed surrounding the hall. The area is now a public park.

Topography

- 4.1.3 The bedrock geology of the study site comprises Harwich Formation - Sand and gravel. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene

period. The elevation of ground within the study site is uniform at approximately 44m above Ordinance Datum (aOD).

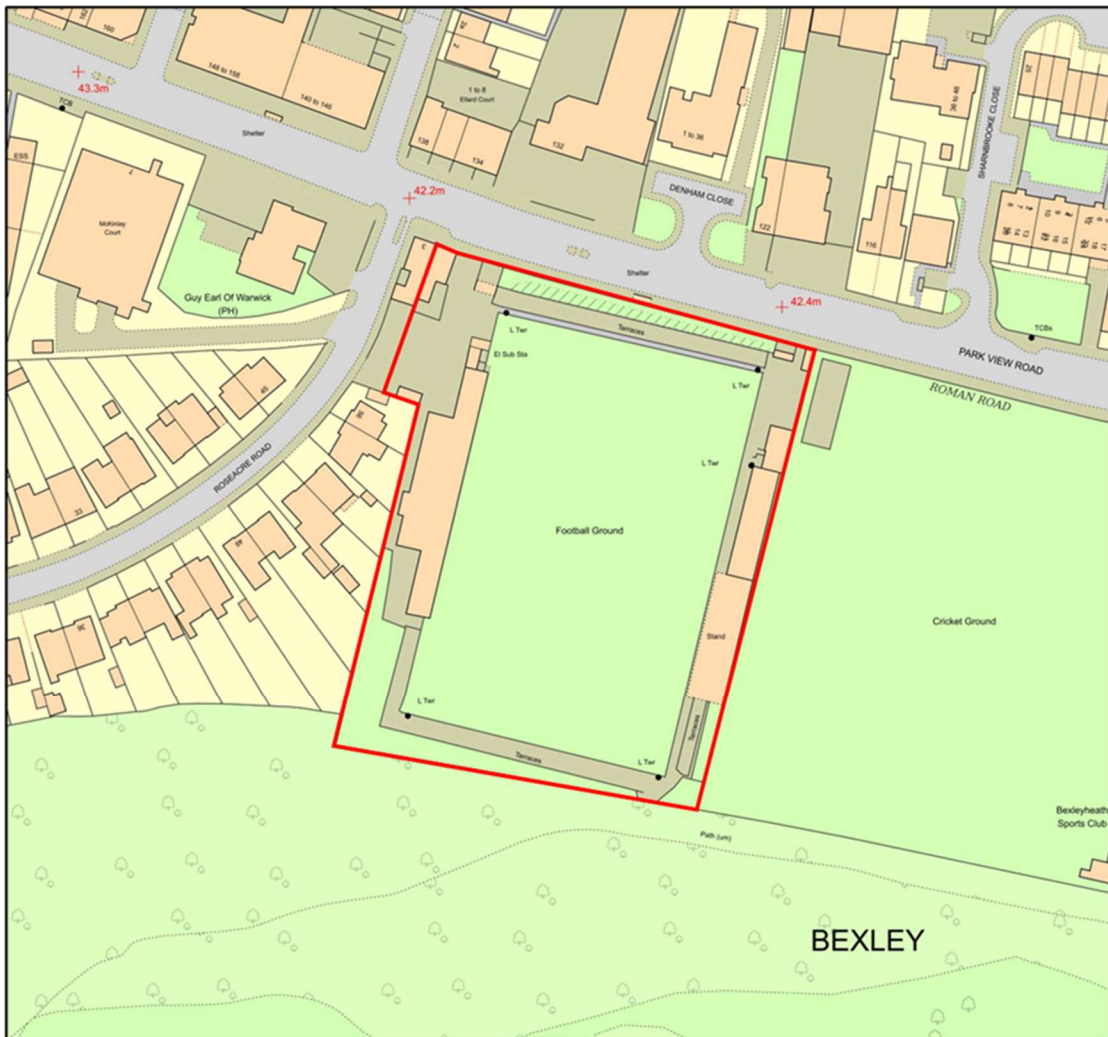


Figure 1: OS map of the project site and surrounding area. Red line boundary depicts application site.

5 Results

5.1 Desk Study

5.1.1 A study was compiled of the designated and non-designated heritage assets of the area within the site boundary and a 1km radius of the site, as well as a map regression exercise of the site. The definition of the timescales used in this section can be seen below in Table 7.

5.1.2 A summary of information obtained from the South Yorkshire Historic Environment Record (HER) is summarised below (Section 5.3). Some records can pertain to multiple periods of history; therefore, some records may be referred to more than once. A full dataset is available on request.

Table 6. Timescales used in this report.

Era	Timescale
Prehistoric	
Palaeolithic	450000 – 12000 BC
Mesolithic	12000 – 4000 BC
Neolithic	4000 – 1800 BC
Bronze Age	1800 – 600 BC
Iron Age	600 BC – AD 43
Historic	
Roman	AD 43 – 410
Anglo-Saxon/Early Medieval	AD 410 -1066
Medieval	AD 1066 – 1485

Post-medieval	AD 1485 - 1800
Modern	AD 1800 - Present

5.2 Designated Heritage Assets

5.2.1 A study was compiled of the designated heritage assets within the site boundary and within 1km of the site.

5.2.2 There are no World Heritage Sites, Scheduled Monuments or Registered Battlefields within the site or within 1km of the site (Appendix 3).

5.2.3 One Registered Park and Garden is located within 1km of the site and summarised below:

Table 7. Details of the Registered Park and Garden within 1km of the site.

Name	Location	Notes
Danson Park	Adjacent to southern boundary; TQ4710575029, TQ4743874937	Remains of an C18 landscape park attributed to Nathaniel Richmond. The original Danson estate, known in C16 as Dansington, was, between 1571 and 1723, enlarged from 100 acres (c 41ha) of woodland and arable to 250 acres (c 104ha) ornamented with waterworks and fishponds. The mansion was altered in the 19 th century. Part of the estate was acquired by the council in 1924 and developed for housing, the remainder opened as a public park in 1925. The mansion was closed in 1970 and remains empty.

5.2.4 The site is not present within an Historic Conservation Area, nor are any located within 1km of the site. The nearest comprises the Red House Lane Conservation Area in Bexley, located just outside of the search radius.

5.2.5 A total of five listed buildings and structures are located within 1km of the site (Appendix 3), comprising a Grade I, and four Grade II structures. These are detailed below in Table 3.

Table 8. Details of Listed Buildings within 1km of the site

Name	Date first listed	Location	Reason for designation
Stables to Danson Park	01/10/1953	0.2km S; TQ 47217 75348	Grade II stables building. These are contemporary with Danson Park Mansion, circa 1765, and were presumably designed by Sir Robert Taylor. Half-H plan. Portland stone. Stringcourse. Slate roof.
Danson Park Mansion	01/10/1953	0.38km SE; TQ 47273 75179	Grade I house. This mansion was built by Sir Robert Taylor about 1765 for Alderman, later Sir, John Boyd and originally called Banson Hill. Wings were added later, which have since been demolished. The Park was laid out by 'Capability' Brown in 1761. The house is of Portland stone; the ground floor being rusticated. It has 3 storeys; the principal apartments being on the first floor. Heavy modillion eaves cornice. Slate roof.
Former Fosters Primary School	20/11/1997	0.62km NW; TQ4666676137	Grade II, formerly a school with a former schoolmaster's house. Built in 1879, of brown brick with red brick dressings, some pointed tiles to gables and renewed tiled roof with ridge tiles.
The Crook Log Public House	17/12/1980	0.65km E; TQ 47818 75496	Grade II public house, 8 th century. Formerly called The Fox and Hounds, a coaching inn. Two storeys. Two windows. Painted brick, tiled roof.
71 Danson Road	18/07/2003	0.83km SE; TQ 47623 74859	Grade II house built in 1934. Modern Movement style. Brick rendered with flat roof with two rendered chimneystacks and metal balustrading.

5.3 Non-designated Heritage Assets

5.3.1 The dataset from the London HER provided records of the locations of archaeological features and find spots (monument records), as well as the details of archaeological previous investigations (event records) within the site and within 1km of the site.

Table 9. Summary of HER monument records detailed within this report

Period	Within Development Site	Within Search Area
Prehistoric	0	0
Roman	0	8
Early medieval	0	0
Medieval	0	0
Post-medieval	0	6

Period	Within Development Site	Within Search Area
Modern	0	8
Undated	0	1

5.3.2 A map with all record locations can be found within Appendix 4. This section also includes evidence revealed by the map regression exercise. Maps referred to can be found within Appendix 5.

Prehistoric

5.3.3 No record specific to the prehistoric era were included in the HER data.

Roman

Table 10. Details of HER entries pertaining to the Roman period

HER Reference	Location	Notes
MLO6844	0.21km W; TQ4690575754	Evidence of Roman cremation found adjacent to Watling Street during road widening in 1938.
MLO10895	0.24km NW; TQ4700575905	Findspot of Roman coinage.
MLO77538	0.08km W; TQ4701475689	Evidence of Roman settlement identified during an excavation during 1989 – 1992. Ditches, pits and various features with the earlier dates to the late 1 st century identified.
MLO8439	0.11km NW; TQ4702475754	Roman remains recorded here following an excavation, though no details provided.
MLO6830	0.39km W; TQ4672575764	Findspot of a Roman burial urn.

HER Reference	Location	Notes
MLO77725	0.1km W; TQ4699975688	A small cremation cemetery identified during an excavation .
MLO99490	0.16km; TQ4693875619	Possible Roman settlement features identified via an excavation.
MLO99163	0.42km W; TQ4668575761	Settlement features identified via an excavation. The title of the record describes them as 'Prehistoric', though the description suggests they were Roman.

Early-medieval

5.3.4 No records specific to the early-medieval era were included in the HER data.

Medieval

5.3.5 No records specific to the medieval era were included in the HER data.

Post-medieval

Table 11. Details of HER entries pertaining to the Post-medieval period

HER Reference	Location	Notes
MLO59895	0.36km W; TQ4675475754	Location of a post-medieval pond identified close to the centre of Welling.
MLO59333	0.52km S; TQ4710575028	Remains of the landscaped parkland of Danson Park, specifically a former culvert.
MLO79256	0.18km S; TQ4721475344	Danson Park Stables, contemporary with the Mansion. A listed building.

HER Reference	Location	Notes
MLO76178	0.41km S; TQ4727475144	18 th century ha-ha just south of the mansion, revealed during trial trenching, now a feature within the park.
MLO7518	0.01km N; TQ4714475754	Location of a former lake / moat, depicted on historic OS mapping adjacent to 'Moat House'. Now developed.
MLO79198	0.37km S; TQ4727375182	Danson House -record for the 18 th century mansion. Listed Building.

Modern

Table 12. Details of HER entries pertaining to the Modern period

HER Reference	Location	Notes
MLO103593	0.3km NW; TQ4681475772	Underground WW2 shelters.
MLO73359	0.34km S; TQ4721475214	Record for the former 19 th century orangery at Danson Park; identified via an evaluation.
MLO100956	0.4km E; TQ4758075596	10 Park View Road, a Victorian detached house.
MLO103561	0.27km E; TQ4746275585	Location of a former WW2 air raid shelter.
MLO100991	0.32km SW; TQ4678175502	52a Danson Lane, originally a vicarage constructed during the development of the former area of Danson Park.
MLO110556	0.31km E; TQ4749775585	Small boundary stone along Park View Road, post 1800, demarking an historic urban district boundary.

HER Reference	Location	Notes
MLO100749	0.28km W; TQ4684675794	19 th century former forge, the original construction still present though with a modern façade.
MLO100735	0.25km W; TQ4687575796	The Rose and Crown Public House, constructed in the 19 th century.

5.3.6 The available OS maps for the site (Appendix 5) depicts the development of the area surrounding the site for the period 1898 – 1960, as well as allows a comparison to the present day. The 1898 as it was prior to extensive modern development in the 20th century. The original historic cores of Welling, to the west, and Bexleyheath, to the east, can be seen along Watling Street, with rural areas to the north. The original extent of Danson Park can also be seen to the south, prior to part of it being bought by the council for development. The site appears to have formed part of an area of undeveloped land on the northern extremity of this park. The extent of development in the area can be seen in the 1960 map, with extensive areas of residential development and access roads, as well as the football ground comprising the site. Little change to the area has occurred to the present day.

Undated

Table 13. Details of undated HER entries

HER Reference	Location	Notes
MLO99491	0.18km SE; TQ4691475619	Possible remains of 'Penpool Stream' identified via an excavation. An undated feature and possible natural.

Event records

5.3.7 The information provided by the London HER also provides records of archaeological surveys, investigations and assessments that have occurred within 1km of the site (event records). Notable event records for within 1km of the site are detailed below.

Table 14. Detailed of event records

HER Reference	Location	Notes
ELO8964	Adjacent to S Boundary; TQ4710775028	Landscape survey of Danson Park undertaken in 1997
ELO715	0.37km S; TQ4731075196	Evaluation at Danson Park in 2003, comprising nine trenches along the line of the ha-ha south of the mansion, as well as investigating the foundations of the orangery to the north-west of the orangery.
ELO2315	0.06km W; TQ4701575689	A 1989 excavation which produced evidence across four centuries of Roman occupation comprising ditches, cremation burials and pottery
ELO8834	0.14km SW; TQ4692775622	Evaluation in 2009 consisting of four trenches, revealing cur features probably relating to Roman settlement.
ELO16649	0.17km NW; TQ4699175876	Evaluation in 2014 of seven trenches, with one producing Roman pottery.
ELO8731	0.39km W; TQ4670075757	Excavation in 2008 which recorded Roman period layers.

Archaeological Priority Areas

5.3.8 The HER also provided details of locally designated archaeological priority areas (APA), in which archaeology will likely be of a greater concern. These are detailed below.

Table 15. Details of APA's within 1km of the site.

HER Reference	Location	Notes
Watling Street (DLO38939)	Site within area; TQ4761875579 (centre point)	An area which follows the route of the Roman Watling Street. The route of Watling Street was formalised in the 1 st century AD, possibly based off

HER Reference	Location	Notes
		of earlier routes. There are often settlements and roadside activity associated with Roman Roads.
Roman Welling (DLO38940)	0.03km W; TQ4679475792	The area of the most intensive area of Roman activity, which appears to be stated between the junction of Welling High Street and Upper Wickham Road in the east, and High Street and Warwick Road in the west. Archaeological excavations have revealed evidence of road side ditches, a well, and possible road side buildings with associated pottery.
Danson House and Park	Adjacent to S boundary; TQ4709075032 (centre point)	Area covering the same extent as the Registered Park and Garden, encompassing the landscaped parkland and the listed buildings.

Historic Landscape Characterisation (HLC)

5.3.9 HLC data was provided from the London HER for the site and surrounding area (Appendix 4). The entirety of the area within the red-line boundary is depicted as 'Public Open Space'.

6 Evaluation and Impact

6.1 Designated Heritage Assets

- 6.1.1 No World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields were located within 1km of the development site.
- 6.1.2 A single Registered Park and Garden, and five listed buildings are located within 1km of the site.
- 6.1.3 An evaluation of the impacts to designated heritage assets is set out in a separate Heritage Statement (BG23.162.3).

6.2 Potential sub surface archaeological remains

- 6.2.1 The level of significance of sub-surface archaeological remains is based on several factors, including the date of the remains, the nature of the remains, the state of their preservation and their evidential value and potential value to add to research objectives.
- 6.2.2 No records were present within the HER pertaining to the prehistoric era, and aside from the fact that the general route of Watling Street may have been based off of pre-existing routes the available evidence does not suggest any activity on site from this era, and as such there is a low potential of prehistoric remains on site.
- 6.2.3 There is an abundance of Roman archaeology within the area. This is centred on the historic core of Welling to the west, with previous archaeological works finding evidence of the Roman origins of Welling. Specifically, evidence of settlement comprising ditches, building foundations and pottery have been identified to the west, with the nearest for a location just 80m to the west of the site (MLO77538). Other records within the area note the discovery of cremation burials and coinage. These records are located in an area around the historic core of Welling, providing evidence of the Roman origins of this settlement. The site located in close proximity to this area and is situated directly along Watling Street itself. Although the site has been built upon, the nature of the existing football ground may have had a limited impact on any below ground remains. As such, it is considered there is a high potential for medium value archaeological remains of this era being located on site.

- 6.2.4 No records were identified pertaining to the early-medieval era or for the medieval era, though given the origins of the place name of Welling, continued occupation in the area after the Roman era is likely. Records for the post-medieval era relate to former features and structures in the surrounding landscape, such as a former house and moat on the opposite side of Park View Road (MLO7518). Evidence suggests that prior to the development of the Danson estate was likely agricultural. The name 'Danson' originates from '*Denseynton*', referring to a small agricultural hamlet in the area existing at least as early as the 12th century, and LiDAR shows evidence of ridge and furrow to the eastern end of the estate still present in the modern day. As such, it is likely that the land within the suite boundaries was used for similar purposes during the medieval and post-medieval eras, and therefore there is a low potential for low value remains from these eras on site.
- 6.2.5 Records for the modern era relate to former WW2 structures, or extant buildings and structures in the area. The site was unused at the turn of the 20th century, with its use as a football ground being established by 1946. The likelihood of modern era remains on site is considered negligible.

6.3 Proposed development

- 6.3.1 The site is approximately 1.19 hectares in extent and is located on the southern side of Park View Road, equidistant from the areas of Welling and Bexleyheath in the London Borough of Bexley. This report summarises the potential impacts of a full planning application for the renovation and expansion of the Welling United football ground, including the development of a residential apartment building.

6.4 Current land use

- 6.4.1 The site currently comprises the existing Welling United football ground complex with associated handstanding.

6.5 Assessment of Impact

- 6.5.1 Impacts to designated heritage assets is set out in a separate Heritage Statement (BG23.162.3).
- 6.5.2 The site is already developed to a degree, with handstanding present along the northern boundary, and as such any remains on site may be partially disturbed. However, given the proximity of the site to areas of high archaeological significance, and the limited nature of

existing development, there remains potential for archaeological remains on site. Any development is understood to be retained within the current red-line boundary. It is understood the proposed development will require below-ground works, which will likely include construction techniques common to modern developments which would result in it being improbable that if any archaeological remains lie within the site they would survive the development process.

Table 16. Significance of the impact of archaeological resources by the development.

Value of Archaeological Resources	Magnitude of Change	Significance of Impact.
Moderate value Roman remains	Moderate	Moderate
Low value medieval remains	Moderate	Slight
Low value post-medieval remains	Moderate	Slight

7 Conclusions and Recommendations

7.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, and topographic information in order to assess the heritage significance and impact by the proposed development. It addresses the requirements set out by the NPPF.

7.2 Conclusions

7.2.1 This assessment establishes that there is a potential of moderate value Roman and low value medieval and post-medieval remains, with the proposed works having a moderate impact all of these features. Therefore, it concluded that the significance of impact to archaeological remains on site ranged from slight to moderate.

7.3 Further recommendations

7.3.1 In light of the potential for the identified remains on site it is likely that the local authority would request a precautionary approach should these features be present on site. The current development on site would make an archaeological evaluation unfeasible, therefore it is recommended that most appropriate strategy should entail a precautionary watching brief of the initial ground-breaking works on site, which will be considered sufficient to mitigate for this likelihood of any non-designated archaeological remains on site. These works will be set out within a Written Statement of Investigation and agreed with the Planning Archaeologist. It would be considered appropriate for such a recommendation to be secured by a condition attached to the grant of any planning consent.

Appendix 1. General References

BGS (2019) British Geological Survey website - <https://www.bgs.ac.uk/home.html>

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Greene, K and Moore T. (2010). Archaeology: An Introduction. Routledge.

Highways Agency (2007) Design Manual for Roads and Bridges Volume 11, Section 3, Part 2, Annex 5: Cultural Heritage Subtopic Guidance – Archaeological Remains. Unpublished document.

Historic England. (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

Historic England. (2019) A Guide to Historic Environment Records (HERs) in England. Swindon. Historic England.

Historic England. (2015) Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2. Swindon. Historic England.

National Library of Scotland (2020). Explore Georeferenced Maps. Available at: <https://maps.nls.uk/os/>

Ministry of Housing, Communities and Local Government. (2021) National Planning Policy Framework.

Historic Maps

OS Six Inch, 1898

OS 1:1250 Air Photo, 1946

OS 1:1250, 1960

Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

Appendix 3. Designated Heritage Assets

Figure 2. Details of designated heritage assets and listed buildings within 1km of the site

17/04/2023, 12:49

about:blank

Hectares

80.657479

Hyperlink

<https://historicengland.org.uk/listing/the-list/list-entry/1000211>

Scheduled Monuments (England) - points

No Features found

Scheduled Monuments (England)

No Features found

World Heritage Sites (England) - points

No Features found

World Heritage Sites (England)

No Features found

Registered Battlefields (England) - points

No Features found

Registered Battlefields (England)

No Features found

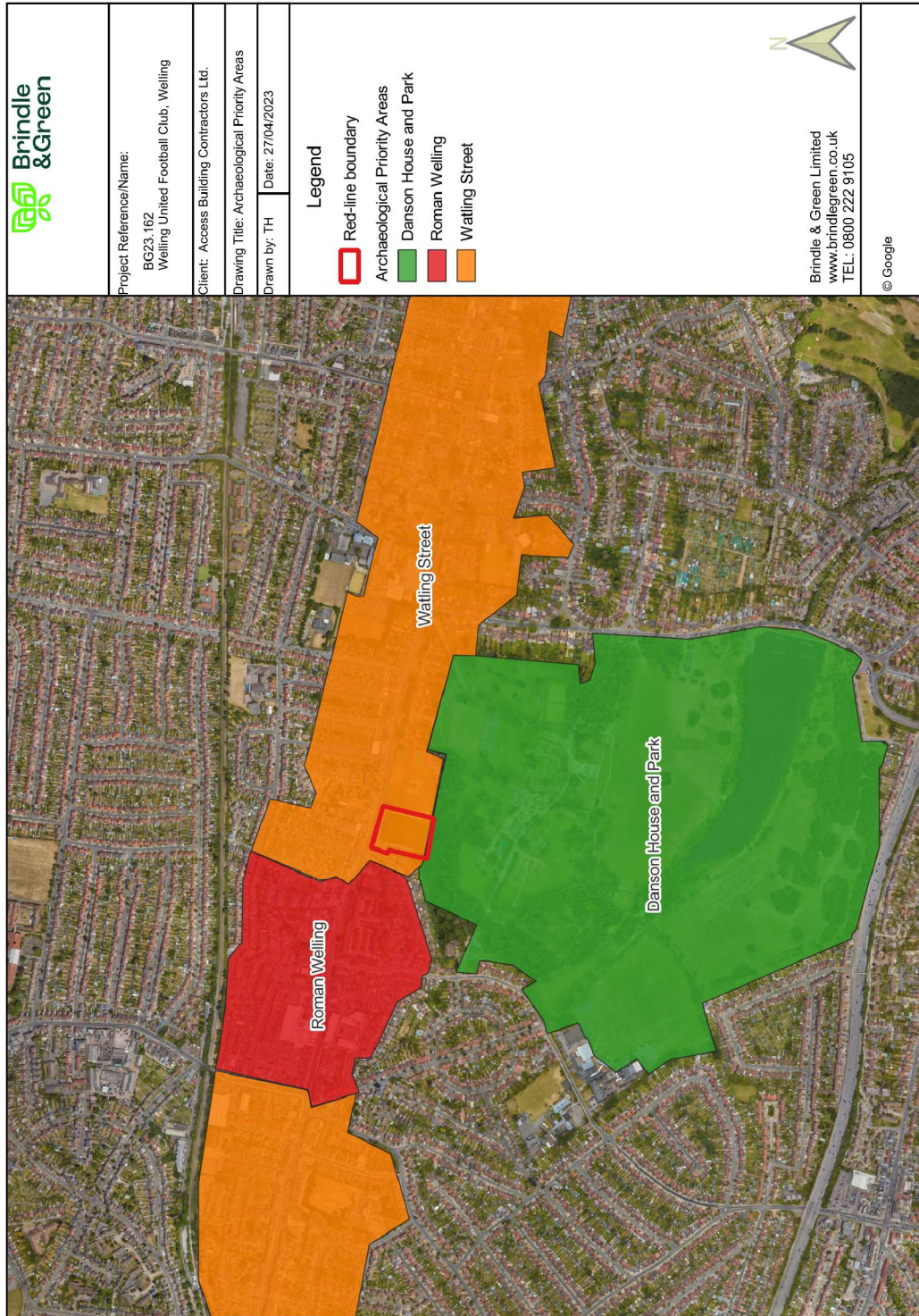
about:blank

2/2

Figure 4. Event records within 1km of the site.



Figure 5. Locations of Archaeological Priority Areas within 1km of the site.



Appendix 5. Archive of Maps

For all maps the approximate extent of the proposed development boundary is depicted in red.

Figure 6. Section of the 1898 OS Map

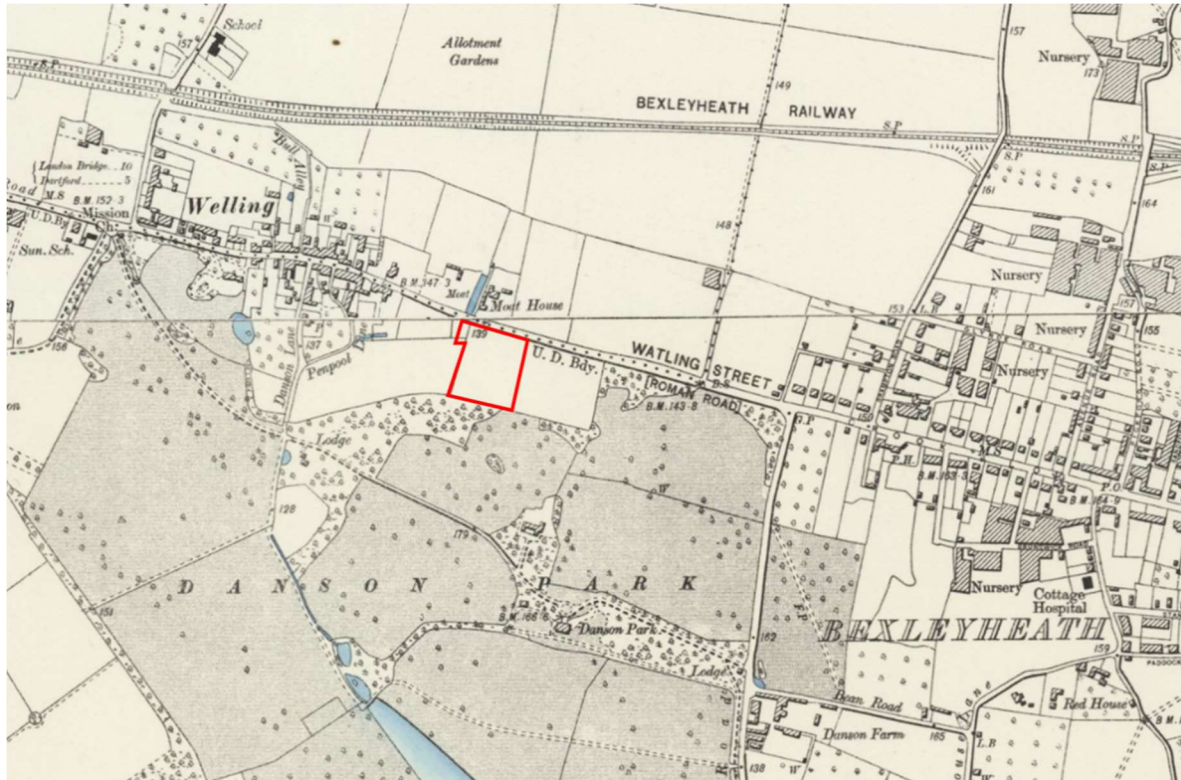


Figure 7. Section of the 1946 Air Photo



Figure 8. Section of the 1960 OS Map

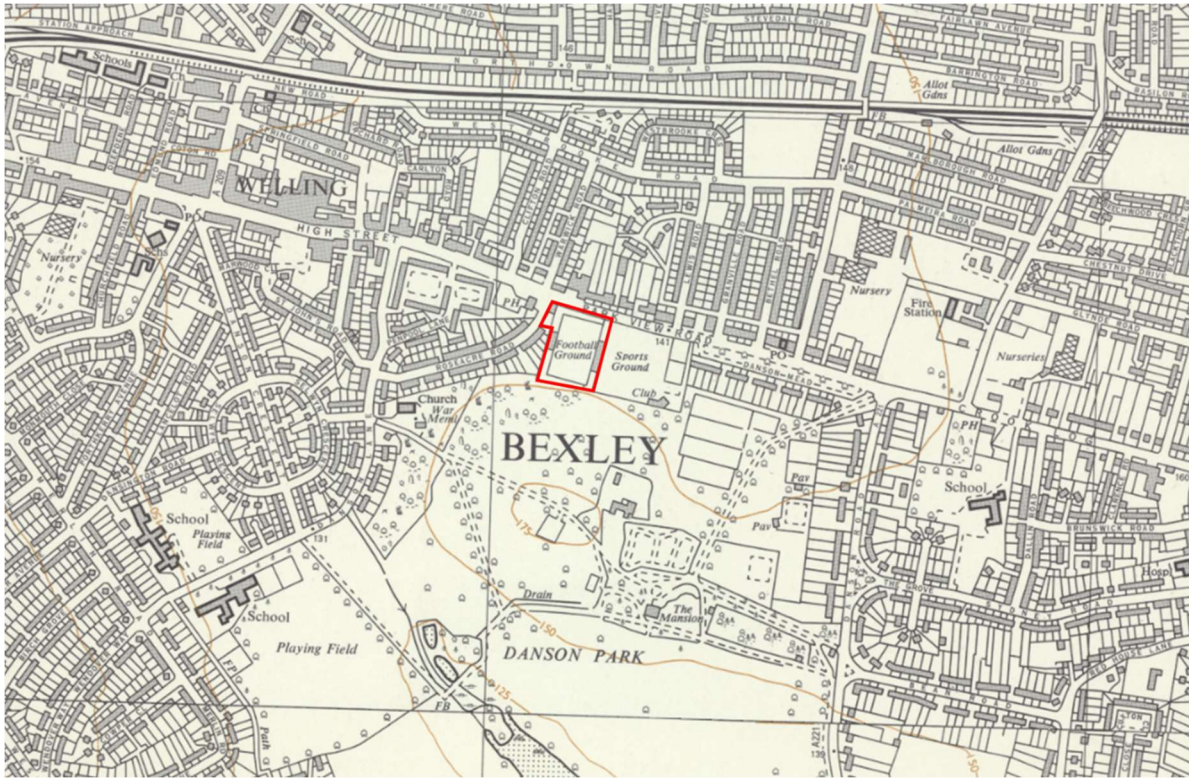


Figure 9. Section of a modern satellite view.



Appendix 6. Proposed Plans



