

## ***Allen Archaeology Ltd***

### **SPECIFICATION FOR AN ARCHAEOLOGICAL EVALUATION: 93-95 ELTHAM HIGH STREET, LONDON SE9 1TD (Version 2)**

<b>Planning Reference:</b>	<b>23/1386/F</b>
<b>Client:</b>	<b>JCD Architecture and Planning</b>
<b>National Grid Reference:</b>	<b>TQ 42810 74493</b>
<b>Date:</b>	<b>25<sup>th</sup> March 2024</b>
<b>AAL Site Code:</b>	<b>ELHS 24</b>

#### **1.0 Summary**

This document is a Written Scheme of Investigation (WSI) for archaeological evaluation trenching, which has been prepared for JCD Architecture and Planning following planning approval for *'Internal and external refurbishment of Grade 11 Listed 95A Eltham High Street to re-provide four (4) improved residential units and construction of three (3) two-storey residential units comprising of 1 x 3 bedroom and 2 x 2 bedroom dwellings with associated landscaping, refuse storage and cycle parking.'* at 95A Eltham High Street, Eltham, SE9 1TD (23/1386/F).

This WSI outlines the initial programme of archaeological work which may lead to further stages of site work for which a second WSI would be required.

The fieldwork, recording and reporting will conform to current national guidelines as set out in the Chartered Institute for Archaeologists *'Universal guidance for archaeological field evaluation'* (CIfA 2023) and *'Standard and guidance for archaeological field evaluations'* (CIfA 2020) and the Historic England document *'Management of Research Projects in the Historic Environment'* (Historic England 2015). All Historic England guidelines on archaeological best practice will also be followed ([www.historicengland.org.uk/advice](http://www.historicengland.org.uk/advice)).

#### **2.0 Site Location and Description**

The site is located to the rear of 93-95 Eltham High Street, London centred on NGR TQ 42810 74493 (Figure 1).

The local bedrock geology comprises sand and gravel of the Harwich Formation, formed approximately 56 to 47.8 million years ago in the early Eocene, with no superficial deposits recorded (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

#### **3.0 Planning Background**

A planning application has been approved for *'Internal and external refurbishment of Grade 11 Listed 95A Eltham High Street to re-provide four (4) improved residential units and construction of three (3) two-storey residential units comprising of 1 x 3 bedroom and 2 x 2 bedroom dwellings with associated landscaping, refuse storage and cycle parking.'* at 95A Eltham High Street, Eltham, SE9 1TD (23/1386/F). Condition 15 states that:

*'No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no*

demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

b) Where appropriate, details of a programme for delivering related positive public benefits

c) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

#### **Reason**

*Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording and publication of results in accordance with Section 12 of the NPPF (2023) and Policy HC1 of the London Plan (2021) and Policy DH3, DH(i) and E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).'*

This written scheme of investigation outlines a programme of archaeological work, the results which will inform the decision on the need, design and extent of any subsequent archaeological mitigation works that may be required in advance of development. If further phases of mitigation are required, a method statement / project design will be produced for the work.

This document represents a WSI for this initial archaeological investigation only; this document alone will not result in the discharge of any archaeological conditions that may be part of any future planning permission for this site.

The approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government 2023).'

#### **4.0 Historical Background**

Heritage Information Ltd (2024) have noted that;

*The site lies in the Royal Eltham Archaeological Priority Area ("APA"). The APA Appraisal (October 2011) states that the archaeology within the APA "is predominantly medieval and post-medieval in date". The potential for Prehistoric, Roman, Early Medieval/Anglo Saxon and Modern archaeology within the subject site is likely to be low, whereas the potential for Medieval and Post-Medieval archaeology is medium. [Note the Modern era in archaeological terms is from approximately 1750 onwards.] During the Medieval and Post-Medieval periods, the site was likely used for agricultural purposes. Therefore, there may be some potential for Medieval and Post-Medieval agricultural soil and/or find-spots beneath the subject site. The existing building at no. 95A was likely built in the Modern era, or perhaps earlier. Its former use is unknown, but during the Modern era it was likely an ancillary building to the 18<sup>th</sup> century Cliefden House. There may therefore be some potential for Modern era find-spots associated with Cliefden House and its ancillary building buried beneath the site. Refer to the Archaeological Desk-based Assessment produced by Heritage Information Ltd. (2023) for further information.*

#### **5.0 Methodology**

The trial trenching methodology entails the excavation of 2no. 50m long by 1.8m wide trenches located as shown on the attached plan, or as near as site conditions will allow. If significant remains are recorded within the trenches further trenching up to the equivalent of one additional trench may be requested by Greater London Archaeological Advisory Service (GLAAS). The fieldwork will be undertaken by a team of experienced

field archaeologists over a period of approximately four days, the date of the fieldwork is to be confirmed.

The evaluation trenches will be accurately located using a Leica GS08 RTK NetRover GPS. In each trench a JCB 3CX wheeled excavator or tracked 360° plant fitted with a smooth ditching bucket will be used to remove topsoil, subsoil and underlying non-archaeological deposits in spits no greater than 100mm in depth. The process will be repeated until the first archaeologically significant or natural horizon is exposed. All further excavation will then be by hand. Machine excavation will be monitored at all times by an experienced field archaeologist.

In the event of positive results in the excavated trenches, all features will be investigated although it is not anticipated that the complete excavation of features will be necessary at this stage. Metal detecting will be carried out by AAL staff during the initial machine excavation of the trenches as well as of archaeological deposits and spoil heaps with a unit not set to discriminate against iron.

A full written record of the archaeological deposits will be made on standard Allen Archaeology Limited context recording sheets. Sections to be excavated will be marked with string and nails and allocated an individual drawing number. A comprehensive record of all drawings will be maintained, and the location of every section drawing plotted onto the site master plan and correctly referenced. All excavated sections will then be drawn at an appropriate scale (1:10, 1:20 or 1:50), with Ordnance Datum heights being displayed on each drawing.

All archaeological deposits and features will be recorded in digital image photography, with an identification number board, appropriate metric scales and a north arrow. General site shots will also be taken to show the location of the groundworks and the stratigraphic sequence.

If human burials or cremations are exposed during the groundworks, in the first instance GLAAS will be contacted to discuss an appropriate strategy for the management of the human remains. Human remains will not normally be recovered as part of any evaluation work but will be recorded and protected in situ. If, however, there is a need to clearly establish the date, state of preservation of the burials, and as far as possible the number likely to be present and may necessitate the full excavation of a sample burial and the use of scientific dating techniques (AAL will obtain a Ministry of Justice licence authorising the removal of the remains). In this circumstance the burial will be cleaned, photographed and recorded on standard AAL human skeletal remains recording sheets, prior to removal for cleaning at the offices of AAL and subsequent analysis by the named specialist.

Any artefacts found during the investigation that are deemed to be 'treasure' (as defined by the Treasure Act 1996 and subsequent amendments or additions) will be removed from site to a secure store and reported to GLAAS, the appropriate coroner's office and the Greater London Finds Liaison Officer following the guidelines established by the Portable Antiquities Scheme.

All finds of all classes will be collected, other than obviously modern finds from topsoil and subsoil contexts. The spoil from the excavated areas will be examined for further artefact recovery. Finds collected during the fieldwork will be bagged and labelled with the appropriate deposit context number, while registered finds will be 3D located and bagged individually with the deposit context number and small find number. If necessary, the relevant specialist will visit the site during fieldwork to advise on the artefact collection and retention strategies. All finds will be processed (cleaned, marked and labelled as appropriate) at the offices of Allen Archaeology Limited. These will then be submitted for specialist reporting to the following organisations/persons (depending on their availability):

Sarah Percival  
Alice Beasley

Early prehistoric pottery  
Later prehistoric and Romano-British pottery

Josh Hogue	Worked lithic materials
Dr Alice Forward	Post-Roman pottery
Bryn Leadbetter	Animal bone
Tania Kausmally	Human bone
Adam Daubney	Other artefacts
Bryn Leadbetter	Environmental analysis
York Archaeological Trust	Conservation

If the project results in the recovery of unstable artefactual remains (e.g. metallic objects, preserved wood/leather), Allen Archaeology Limited will commission the services of York Archaeological Trust to advise and implement conservation of unstable artefacts; to undertake x-ray analysis and to provide an assessment of potential summary, which will then be attached to the main report. Once assessed, all material will be packed and stored in optimum conditions, as described in First Aid for Finds. Any waterlogged organic materials recovered will be dealt with, following the English Heritage documents, 'Guidelines for the care of waterlogged archaeological leather, and Guidelines on the recording, sampling, conservation and curation of waterlogged wood' (English Heritage 2012).

All environmental sampling, processing, analysis and reporting will be undertaken in line with the guidance set out in the Historic England document 'Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation' (English Heritage 2011).

Bryn Leadbetter is the named environmental consultant, who will be responsible for liaising with other specialists. Samples will be taken from deposits that have the potential to provide information on the preservation conditions and potential of analysis of all biological remains. If appropriate during the investigation, specialist advice will be sought from the environmental archaeologist, including a site visit to develop the sampling strategy. Processing of environmental remains will be undertaken by Allen Archaeology.

Bulk samples will be taken from deposits with obvious potential for palaeoenvironmental remains (e.g. burnt pit fills) and a selection of stratified contexts that have produced good dating evidence, and sufficient in number to establish the range and quality of the environmental evidence. Where feasible, bulk samples will be taken as scatter samples, whereby tubs will be filled from different locations within the designated fill to avoid spatial preservation bias or missing biological remains invisible to the naked eye which can form discrete 'clusters' within the fill (English Heritage, 2011, 10).

Animal bone will be hand collected from all excavated features. These will be identified and assessed by the named specialist (Mrs Jen Wood), with any recommendations for future archaeological work on the site.

## **6.0 Post-Fieldwork Methodology**

On completion of site operations, the records produced will be checked and ordered. A fully illustrated report text will then be prepared that will contain the following information:

- A non-technical summary of the results
- A description of the archaeological setting of the site
- Description of the topography and geology of the investigation areas
- Description of the methodologies used during the works and discussion of their effectiveness in the light of the results
- A text describing the results of the archaeological works
- Overall plan of the site showing the trenches, accurately located to the national grid
- Plans and sections of the trenches showing the archaeological features exposed

- Interpretation of the archaeological features exposed and their context within the surrounding landscape
- Specialist reports on the finds from the site
- Appropriate photographs of the site, and specific archaeological features or groups of features
- A consideration of the significance of the remains found, in local, regional, national and international terms, using recognised evaluation criteria
- A consideration of the impact of the development upon the known archaeological resource.

The timescale for completion of the post-excavation works is 5 days. If required, specialists will propose their own timescales during the post-fieldwork stage.

### **7.0 Curatorial Monitoring**

GLAAS will be notified 10 working days in advance of the commencement of the works. They will be kept informed of developments during the scheme by Allen Archaeology. It is recognised that they may visit the site during the fieldwork element to monitor the archaeological work and confirm that the works are being done to the highest possible standard.

Internal monitoring will be by the author of this specification.

### **8.0 Archive**

The documentation and records generated by the evaluation will be assembled in accordance with the national guidelines in *'Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation'* (AAF 2011). The digital archive will be deposited with Archaeology Data Service (ADS) in accordance with guidance issued by ADS.

It is anticipated that the archive for this scheme will be deposited within 12 months of the completion of the project.

### **9.0 Report Dissemination**

Digital copies of the report will be sent to the client, GLAAS and the Greater London Historic Environment Record. A copy will also be sent to the museum along with the project archive. Survey shape files will accompany the report for GLAAS.

### **10.0 Publication**

A digital copy of the report will be submitted to the OASIS Project held at the Archaeological Data Service at York. If the results merit further publication, a short article will be submitted to a regional or period-specific journal.

### **11.0 Variations to the Proposed Scheme**

Variations to the proposed scheme will only be made following written confirmation from GLAAS. Should any further investigation be required beyond the initial two trenches, then the cost and duration of those supplementary examinations will be negotiated between the client and the contractor.

## **12.0 Health and Safety**

All work will be carried out in a way that complies with the Health and Safety at Work Act 1974 and its related regulations and codes of practice. Employees of Allen Archaeology Ltd will perform their duties in accordance with company safety policy, with senior staff responsible for monitoring compliance with health and safety requirements and legislation.

A site Risk Assessment will be carried out in advance of any archaeological fieldwork.

## **13.0 Insurances**

AAL maintains Employers Liability Insurance to £10,000,000.00, Public Liability Insurance to £5,000,000.00 and Professional Indemnity Insurance to £2,000,000.00. Copies of insurance documentation can be supplied upon request.

## **14.0 Copyright**

AAL shall retain full copyright of any commissioned reports under the *Copyright, Designs and Patents Act 1988* with all rights reserved; excepting that an exclusive license is hereby provided to the client for the use of such documents by the client in all matters directly relating to the project described in this document.

License is also given to the archaeological curator to use the documentary archive for educational, public and research purposes. This license does not cover commercial use of the material by GLAAS or any third party.

In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with AAL. In these circumstances it will be an infringement under the *Copyright, Designs and Patents Act 1988* for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by AAL to any Planning Authority or archaeological curator will be removed from said Planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by AAL that the use of any such information previously supplied constitutes an infringement under the *Copyright, Designs and Patents Act 1988* and may result in legal action.

The author of any specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes for further publication.

## **15.0 Bibliography**

AAF, 2011, *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation*, Archaeological Archives Forum

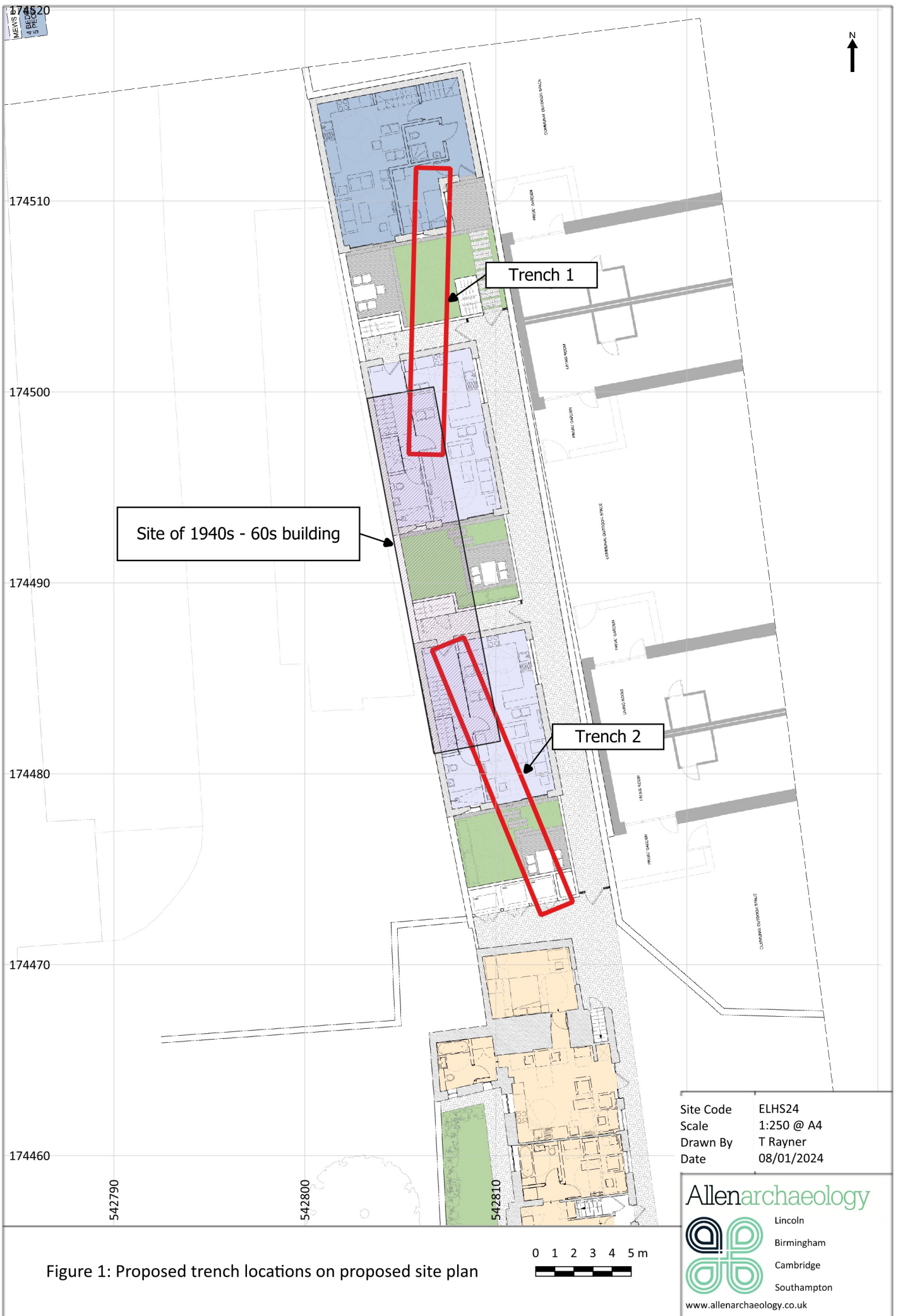
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CIfA, 2023, *Universal guidance for archaeological field evaluation*. Chartered Institute for Archaeologists, Reading

Heritage Information Ltd, 2023, *No's 93-95 & 95A Eltham High Street, London SE9 1TD Archaeological Desk-based Assessment*

Heritage Information Ltd, 2024, *No. 95A Eltham High Street, London SE9 1TD Written Scheme of Investigation*

Historic England, 2015, *Management of Research Projects in the Historic Environment*  
Ministry of Housing, Communities and Local Government, 2023, *National Planning Policy Framework*.  
London: HMSO



Site of 1940s - 60s building

Trench 1

Trench 2

Site Code ELHS24  
 Scale 1:250 @ A4  
 Drawn By T Rayner  
 Date 08/01/2024

**Allenarchaeology**  
 Lincoln  
 Birmingham  
 Cambridge  
 Southampton  
[www.allenarchaeology.co.uk](http://www.allenarchaeology.co.uk)

Figure 1: Proposed trench locations on proposed site plan

