# London Borough of Waltham Forest

## Archaeological Priority Areas Appraisal

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Historic England

Waltham Forest

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## 1 Acknowledgments and Copyright

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# 2 Introduction

This document has been commissioned by Historic England's Greater London Archaeological Advisory Service (GLAAS) and produced by Place Services, Essex County Council. The Waltham Forest Archaeological Priority Area Appraisal is part of a long-term commitment to review and update London's Archaeological Priority Areas (APAs). The review uses evidence held in the Greater London Historic Environment Record (GLHER) in order to provide a sound evidence base for local plans that accord with the National Planning Policy Framework, its supporting Practice Guidance and the London Plan.

The appraisal follows the Historic England guidance for undertaking a review of Archaeological Priority Areas.

The appraisal is an opportunity to review the current APA framework of Waltham Forest and produce revised areas and new descriptions. The proposals are being submitted to the London Borough of Waltham Forest for consideration and are recommended for adoption in support of the Local Plan.

# 3 Explanation of Archaeological Priority Areas

An Archaeological Priority Area (APA) is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries.

APAs exist in every London Borough and were initially created in the 1970s and 1980s either by the Boroughs or local museums. The Waltham Forest Local Plan section on Design and Heritage (July 2017) sub section on Archaeology make reference to Archaeological Priority Areas (APAs). The present review is based on evidence held in the Greater London Historic Environment Record (GLHER). Guidelines have been created to promote consistency in the recognition and definition of these areas across Greater London and have been used in the preparation of this document[1].

In the context of the National Planning Policy Framework (NPPF), archaeological interest means evidence of past human activity worthy of expert investigation. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them. However, heritage assets of archaeological interest can also hold other forms of heritage significance – artistic, architectural or historic interest. For many types of above-ground heritage asset (e.g. historic buildings, landscapes and industrial heritage) these other interests may be more obvious or important. Sometimes heritage interests are intertwined – as is often the case with archaeological and historical interest. Whilst the APA system does not seek to duplicate protection given by other heritage designations, such as Listed Buildings or Conservation Areas, it does aim to overlap and integrate with such approaches. Understanding archaeological

[1] https://historicengland.org.uk/images-books/publications/greater-london-archaeological-priority-area-guidelines/

significance can enhance appreciation of historical, artistic or architectural interest and vice versa.

APAs highlight where important archaeological interest might be located, based on the history of the area and previous archaeological investigations. They help local planning authorities to manage archaeological remains that might be affected by development by providing an evidence base for Local Plans. This evidence base identifies areas of known heritage assets of historic and archaeological interest and wider zones where there is likelihood that currently unidentified heritage assets will be discovered in the future. APAs act as a trigger for consultation with the Borough's archaeological adviser and are justified by a description of significance which will inform development management advice and decision making. The appraisal can also indicate how archaeology might contribute towards a positive strategy for conserving and enjoying the local historic environment, for example through recognising local distinctiveness or securing social or cultural benefits.

However, archaeological research and discovery is a dynamic process so it is not possible to anticipate all eventualities, threats and opportunities. This appraisal should therefore be seen as providing a flexible framework for informed site-specific decision making but not a straitjacket.

# 4 Archaeological Priority Area Tiers

Previously all parts of Waltham Forest were either inside or outside an Area of Special Archaeological Priority. Under the new system all parts of a Borough will be within an area that falls into one of four different tiers of archaeological significance and potential. New Archaeological Priority Areas (APAs) have been categorised into one of Tiers 1-3 while all other areas within the Borough will be regarded as being in Tier 4. Tier levels indicate when there is a need to understand the potential impact of the proposed development on the heritage asset's significance. The type of planning applications and the tier level it is located in indicate the likelihood that archaeology will be a consideration in reaching a planning decision.

Consultation guidelines are set out in the GLAAS Charter. The consultation guidelines link the tiers to specific thresholds for triggering archaeological advice and assessment. All major applications within APAs (Tiers 1-3) would require an archaeological desk-based assessment, and if necessary a field evaluation, to accompany a planning application. In the more sensitive Tier 1 and Tier 2 areas this procedure would also apply to some smaller-scale developments. Outside Archaeological Priority Areas (Tier 4) some major developments, such as those subject to Environmental Impact Assessment, may warrant similar treatment. Pre-application consultation with GLAAS is encouraged to ensure planning applications are supported by appropriate information.

**Tier 1** is a defined area which is known, or strongly suspected, to contain a heritage asset of national importance (a Scheduled Monument or equivalent); or is otherwise of very high archaeological sensitivity. Thus Tier 1 covers heritage assets to which policies for designated heritage assets would apply and a few other sites which are particularly sensitive to small scale-disturbance[2]. They will be clearly focused on a

[2] https://historicengland.org.uk/images-books/publications/charter-for-greater-london-archaeological-advisory-service/

specific heritage asset and will normally be relatively small. Scheduled Monuments would normally be included within a Tier 1 APA.

**Tier 2** is a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance in respect of the scale of any harm and the significance of the asset. Tier 2 APAs will typically cover a larger area than a Tier 1 APA and may encompass a group of heritage assets.

**Tier 3** is a landscape-scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. The definition of Tier 3 APAs involves using the GLHER to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Tier 3 APAs will typically be defined by geological, topographical or land use considerations in relation to known patterns of heritage asset distribution.

**Tier 4** (outside APA) is any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area. However, Tier 4 areas are not necessarily devoid of archaeological interest and may retain some potential unless they can be shown to have been heavily disturbed in modern times. Such potential is most likely to be identified on greenfield sites, in relation to large-scale development or in association with Listed Buildings or other designated heritage assets.

New information may lead to areas moving between the four tiers set out above. For example, a positive archaeological evaluation could result in a Tier 2 area (or part of it) being upgraded to Tier 1 if the remains found were judged to be of national importance. It is important to understand that the new tiered system is intended to be

dynamic and responsive to new information which either increases or decreases the significance of an area.

This document comprises an appraisal of all the new APAs in Waltham Forest Borough which have been allocated to one of Tiers 1-3. Each APA has an associated description which includes several different sections. A “Summary and Definition” section provides a brief overview of the key features of the APA, the justification for its selection, how its boundaries were defined and an explanation why it has been placed in a particular tier group. A “Description” section goes into more detail about the history and archaeology of the APA to describe its overall character. Finally a “Significance” section details the heritage significance of the APA with particular reference to its archaeological interest and related historical interest. Each description will also have a list of “Key References” along with a related map showing the extent of the APA boundary. A glossary of relevant terms is included at the end of the document.

# 5 History of Waltham Forest Borough

## Introduction

The London Borough of Waltham Forest was formed in 1965 from the merger of the municipal boroughs of Leyton, Chingford and Walthamstow. Historically the area had been part of the historic county of Essex. The archaeological landscape of Waltham Forest reflects its physical landscape, ranging from the southern reaches of Epping Forest at its highest point in the north-east corner down to the valley of the River Lea on the western edge of the borough and its southern boundary with Hackney Marshes and the Wanstead Flats. London Clay underlies river alluvium spanning the west of the borough along with the Taplow Gravels. The centre and east of the borough comprise remnants of the Thames terraces including Hackney, Boyn Hill and Taplow Gravels overlying London Clay. Waltham Forest also lies within the Northern Thames Basin Natural Character Area (NCA111); the characteristic thick clay creating heavy, acidic soils, resulting in retention of considerable areas of ancient woodland.

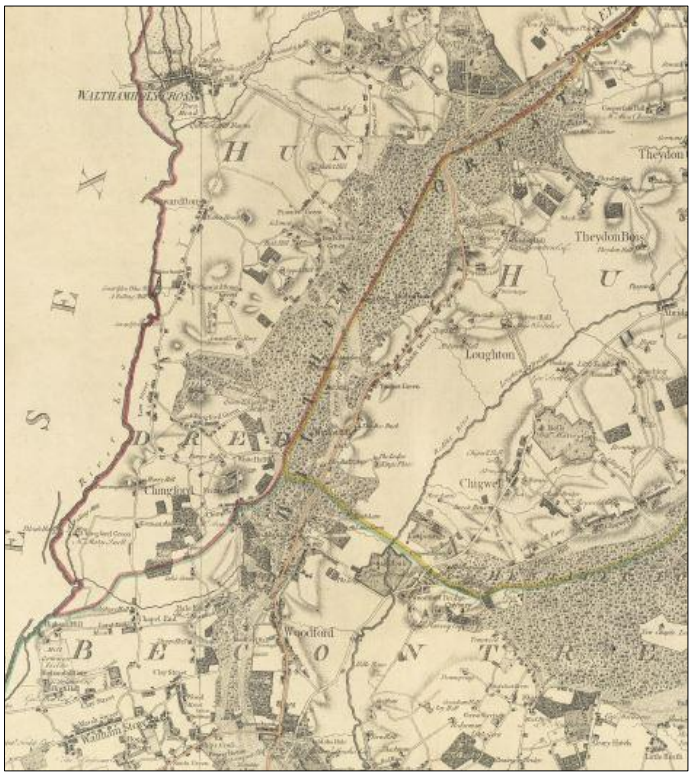


*Figure 1 Epping Forest 1777, Chapman and Andre map of Essex*

Waltham Forest's Listed Buildings range in type from the 1934 Leytonstone Library to the timber-framed early sixteenth century Queen Elizabeth's Hunting Lodge in Epping Forest. There are no Scheduled Monuments in the borough. The Grade II* Registered Wanstead Park is partially in Waltham Forest, and a further 51 smaller historic parks, gardens and cemeteries are on the Inventory of Public Parks, Gardens, Squares, Cemeteries and Churchyards of Local Historic Interest (London Gardens Trust). There are 14 Conservation Areas in Waltham Forest, these range in scale from town centres such as Leyton to small portions of individual roads, such as the Thornhill Conservation Area. There has been some ongoing archaeological investigation in Waltham Forest, which is reflected in the 230 events recorded on the GLHER at the time of writing.

## Prehistory (500,000 BC to 42 AD)

Since the early 2000s there has been a programme of geoarchaeological modelling and investigation work in the Lea Valley, which mapped the extents of the low and high gravel terraces of the Lea and associated cultural and palaeoenvironmental potential. There has however been extensive gravel-working in these areas which will have impacted on any potential deposits. The Lea Valley APA covers areas with surviving archaeological potential. There is further potential for palaeoenvironmental remains and early prehistoric activity along the courses of some of the smaller streams, such as the Hawksmouth/Yardley Hill Stream and the Ching. Palaeolithic finds, largely comprising flint axes, are concentrated in the southern half of the borough, with notable clusters in the area of Walthamstow town centre and in the Leyton/Leytonstone area. A smaller grouping is also present in the north of the borough in the Chingford Mount area. The geological contexts for these discoveries are not well understood.

Sampling of peat deposits at Enfield Lock gave an excellent record of the colonisation of the valley of the River Lea by various tree species at the end of the last Ice Age as the climate slowly improved. The sequence between c. 7,500-5,500 BC begins with low levels of pine and birch, then pine dominates the record before being superseded

by elm, hazel and, finally, oak. Recent work undertaken as part of the Lower Lea Valley project (Corcoran et al 2011) has revealed the wealth of information regarding past environment and landscape development which exists in the Lea Valley. The sequence extends from the late glacial through the early post-glacial period, and the potential for important environmental evidence in the Lea Valley in Waltham Forest District is considerable. There is known to have been extensive Mesolithic exploitation of the Epping Forest ridge (Medlycott 2018), and the Mesolithic sites recorded on the GLHER are in the northern portion of the borough, between the forest and the Lea flood plain. Further activity has been modelled as likely present in the Lea's tributary valleys (Corcoran et al 2011).

Examination of pollen from a shallow valley bog in Epping Forest has demonstrated that from the Neolithic period to the Early Saxon period it was dominated by lime woodland. Only limited Neolithic activity has so far been recorded. A group of three Neolithic stone axes were recovered from a pit in Temple Mills, Leyton. Other Neolithic find-spots suggest activity adjacent to the River Lea and along the Ruckholt Brook valley, a tributary of the Lea that ran between Leyton and Leytonstone.

The distribution of Bronze Age activity in neighbouring Epping Forest District and London Borough of Redbridge suggests the clearance of woodland and the extent of agricultural exploitation, begun during the Neolithic, had increased significantly. A range of hoards and single finds of metal objects are known from across Epping Forest District. Evidence for Bronze Age burials is also widespread, both through excavation and more specifically from aerial photography. It can be presumed that a similar expansion was also happening in the Waltham Forest area. Rising sea-levels and climatic change led to the development of marshes along the river valleys. The distribution of Bronze Age sites and finds within Waltham Forest is largely concentrated in the southern part of the borough around Leyton and on either side of the River Lea. Building works in 1885 at the Lea Bridge Pumping Station revealed a hoard of bronze spearheads. A complete Bronze Age shield was recovered during the construction of the William Girling Reservoir. From the Maynard and Low Maynard Reservoirs came a range of Bronze Age objects, including spearheads and a cauldron.

These finds suggest that the Lea was, like the Thames, a place of votive deposition, something supported by the fact that, like the Thames many skulls have been recovered from the Lea (Bradley and Gordon 1988). Many wooden structures and objects were found during dredging and reservoir construction mostly not closely dated. Some will undoubtedly be Bronze Age and there is potential for a range of structures, not least the kind of trackways giving access into and across marshland which are a characteristic part of the Bronze Age of East London (Meddens 1996; Stafford 2012). A timber-piled structure was also discovered during the construction of the reservoir, interpreted at the time as a pile-dwelling site or crannog. Eight pottery vessels were found apparently associated with the structure, these ranged in date from the Late Bronze Age to the Roman period. More recently, a possible crannog was archaeologically investigated on the Enfield-Haringey border, on the west side of the Lea. In 2017, a late bronze age/early iron age settlement, including a roundhouse and a large assemblage of pottery, was excavated at Holy Family School in Walthamstow. Yates (2007; 2012) provides useful summaries of the later Bronze Age archaeology of the Lea valley. Away from the valley on higher ground, despite extensive urban development, there is potential for the recovery of Bronze Age settlement evidence which was no doubt extensive; the most dramatic example of this being the discovery of a Springfield type circular enclosure (Bishop and Boyer 2014) on the Oliver Close Estate, Leyton, within APA 3.1. A hoard of nine Middle Bronze Age palstaves was recovered in 1910 from Langthorne Road, Leyton.

During the middle/later Iron Age the Lea/Stort/Cam river system appears to have formed a major routeway from the Thames estuary, as well as a border area between the Iron Age tribes of the Trinovantes in the Essex area and the Catuvellauni in the Hertfordshire area. A La Tène type (c. 2nd century BC) sword and scabbard was found prior to 1905 at Lockwood Reservoir, Walthamstow, and other artefacts of a similar date have come from the same area. A logboat was found in 1900 near an old channel of the River Lea on the Reservoir, a date of c. 500BC although the dating is uncertain (Mcgrail 1978, 281).

## Roman (43 AD to 409 AD)

The route of the Roman road from London to Great Dunmow (and ultimately to Colchester) is thought to cut through the southern half of the borough, although its precise location has not been established and the several variants to the route are covered by the Roman road APA. It is of course possible that there was more than one road crossing the borough.

A stretch of metalled road surface was recorded on Lea Bridge Road (A104), but the dating of this to the Roman period is unproven. Two separate find-spots of Roman vessels at Whipps Cross and Clarendon Road, Walthamstow, are suggestive of Roman burials, these lie close to the A104. Roman brickwork was identified in Foundation trenches of the Knotts Green Special School adjacent to the A104. The Walthamstow Slip, a narrow stretch of land stretching from the Lea to the Snaresbrook Road that remained part of Walthamstow parish although surrounded by Leyton parish, has also been suggested as marking the location of the Roman road.

Construction works undertaken by the East London Waterworks in the 1960s recorded the hard gravel metalling of a Roman road at a depth of 6ft below the Victorian road surface, and there is a possible fording place of the River Lea at this point. The discovery of a white marble Roman sarcophagus close to this location demonstrates the presence of a high-status burial ground and presumably accompanying settlement in that area. Excavations at 57-59 Church Road, Leyton to the south of the projected line of this road revealed evidence for Roman occupation, including a possible enclosure ditch. Finds from the area include a flagon and a jar, suggestive of a burial site. The Olivers Close Estate excavations to the south recovered further Roman features and finds. A stretch of metalling observed in electricity board trenches at the junction of Whipps Cross Road and New Wanstead may mark the line of this road as it leaves the borough.

Evidence of settlement has been identified both in Walthamstow and at Temple Mills. The remains of four timber-framed Roman buildings were recorded on the Holy Family College site, Walthamstow and these were interpreted as farm buildings probably forming part of a larger Roman farm or villa complex. There are records of a Roman coffin and 'vault' at Temple Mills, this is suggestive of a high-status Roman settlement in the vicinity, possibly to the south of the A12 in Newham where further Roman material has been recovered.

Works undertaken at the point where Cann Hall Road crossed the railway revealed a 'causeway' identified as being part of the Roman road from Stratford to Great Dunmow.

There is further Roman activity evidenced across the borough, largely in the form of stray finds.

### Saxon (410 AD- 1065 AD)

In the Saxon period, Waltham Forest formed part of the Kingdom of the East Saxons, which subsequently became the historic county of Essex. Administratively it formed part of the Becontree Hundred. The place-name evidence (Reaney 1935) demonstrates a wooded environment, with hyrst (a wood or wooded hill) and haecc (a gate or entrance to a wood/common/heath) being relatively common names. This reflects the presence of the southern portion of Epping Forest as a major feature of the Saxon landscape. The palaeoenvironmental evidence shows that there was, in the middle Saxon period (600-850 AD), a period of selective clearance and a dramatic decline in lime (which became extinct in the forest). It appears that this period saw the establishment of a wood-pasture system, with the Forest used for communal grazing of livestock and as a source of timber and underwood. The manors were sited along the main routeways in the valleys, extending up to the poor soils on the ridge. There is the possibility of there being hamlets within the Forest associated with forest

activities, such as charcoal burning and swine rearing, with minor routes linking these to the wider landscape.

There is a string of Saxon sites down the Lea Valley. These include a partially excavated settlement at 3A Lea Valley Road and documentary evidence dating to 913 AD for the settlement of 'Cingefort' (Chingford). It is possible that the name Chingford derived from the existence of early pile dwellings, identified at the mouth of the River Ching in advance of a reservoir. The Domesday Book records a late Saxon watermill, probably on the Lea. Two swords and a spear were recovered from separate locations at Lockwood Reservoir, these may derive from burials. A sword was also found in on the Leyton Marshes and close-by is the site of the 1987 excavation of a logboat dated by dendrochronology to 950-1050 AD. The position of the boat suggests that it had been left as a wreck, to silt up on the former west bank of the River Lea.

The placename evidence is informative for this period (Reaney 1935). Saxon Leyton was first documented in 1042 as 'Lugetune' (the 'tun' or enclosed settlement on the River Lea). Leytonstone is explained as 'Leyton Atte Stone' or part of Leyton near the high stone. Both Higham Hill and Walthamstow are both recorded as being in existence at the end of the Saxon period in the Domesday Book.Walthamstow's most likely origin was stow as a synonym of stede and wilcuma (a welcome person or thing).

### Medieval (1066 Ad to 1549 AD)

Medieval settlements are scattered across the borough, linked by an extensive and intricate network of roads, meadows, woods and farmland, with mills and fisheries on the Lea and its tributaries. One of the principal landscape features of this period was a system of east-west roads linking the higher ground of Epping Forest with the River Lea, enabling the inhabitants to access as wide a range of resources as possible. The medieval rural settlement was largely dispersed in nature, with church/hall complexes, individual farms, moated sites and small hamlets strung out along linear greens. It is thought that many of the greens also developed in the twelfth and thirteenth centuries,

although those associated with church/hall complexes or manors may be earlier. In Essex a large number of sites were abandoned in the fourteenth century, perhaps as a consequence of the dual impact of the Black Death and the advent of the Little Ice Age, and it can be anticipated that a similar pattern of desertion will be present here. The nineteenth - twentieth century development has largely eradicated any upstanding remains relating to the medieval period in the Borough, with the fifteenth century Ancient House at Walthamstow a rare survivor. However, using the cartographic evidence, particularly the 1777 Chapman and André map of Essex it is possible to recreate much of the late medieval landscape of the borough. Medieval manorial sites in the borough include Pimp Hall and the Moons at Walthamstow, and there were also a range of moated sites within the borough including Oldmans Farm and Mountecho Farm. Some of these moats survive as earthworks, particularly so at Water House. Chingford Green was ringed by green-side settlement and there was roadside settlement along Low Street and at Chingford Hatch. There was settlement at Leyton Street and on the main road at Leytonstone. Settlement at Walthamstow endured from prehistory onwards.

The Domesday Book gives a good idea of the settlements and population of the Waltham Forest area at the beginning of the medieval period. There were two manorial holdings in Chingford, one held by the Canons of St Pauls Cathedral and one by Robert Gernon. The Canons held a large amount of woodland in Epping Forest as well as two fisheries and extensive meadows, presumably on the Lea or the Ching. Robert Gernon also had a large amount of woodland in Epping Forest as well as four fisheries, a watermill and meadows all probably in or beside the River Lea. Higham Hill, formed one manor held by Peter of Valognes, again there was a large amount of woodland, meadows and three and a half fisheries. Leyton was subdivided into 6 manors. The largest land-owner was Robert son of Corbucion who held two manors, one of which had been previously held by King Harold. There was woodland, meadows and a priest. Westminster Abbey's holding had a mill and meadows. Hugh de Montfort's manor also had woodland, meadows and a priest. Peter de Valonge's holding in Leyton was also quite large, but Robert Gernon's holding in Leyton was small. Interestingly two mills and nine and a half fisheries were lost from the Leyton manors between 1066 and 1086.

According to Oliver Rackham (1987, 394) "Fish-weirs are devices of Anglo-Saxon origin consisting of wooden fish-traps placed across the current between an island and one bank. The other side was left open for navigation and for some fish to escape. Fish-weir islands were commonly artificial, placed to take advantage of natural gravel riffles". The construction of the William Girling reservoir in 1938 revealed a double line of 8ft stakes embedded in the gravel bed of the Lea, although undated it is possible that these had a fishery function or mark the path of a river crossing.

The River Lea was navigable as far as Hertfordshire, although there is documentary evidence that it was altered by the Abbot of Waltham to improve navigation in 1190. In 1425, an Act of Parliament was granted for the improvement of the river, this is the first example of an Act granted for navigational improvement in England. A second Act was passed in 1430, which authorised local landowners to act as commissioners; they could make improvements to the river including scouring or dredging and recoup the cost of the work by levying tolls.

The south-western corner of the historic county of Essex, including the Waltham Forest area, was designated as The Forest of Essex in the 1130s. The term 'Forest' is a legal one, it means a district where the crown had the right to keep hunt and kill the 'beasts of the forest' (deer and wild swine) and to appoint forest officials to protect the beasts. This did not necessarily mean that the area was entirely wooded; many forests had elaborate systems of land management involving deer, timber and underwood, livestock and other farming activities. Thus, a royal forest could have ordinary farmland, areas of coppice woodland, tracts of rough grazing with pollard trees, other trees and scrub. The Forest system enabled the King to harvest venison and deer and a steady income in fines against breaches in Forest law. The role of hunting for pleasure by royalty was largely a secondary consideration, although it did take place. The boundaries of the Forest changed several times, but all the land north of the old Roman road through Ilford (A118) remained as Forest for approximately 720

years. Epping Forest and Hainault Forest were both located within The Forest of Essex.

Epping Forest is the largest surviving common in Essex. It comprised a mix of open grassland and plains, wood-pasture and pollarded woodlands, used for pasture and as a source of timber and fuel. Specialist landscape use included the construction of pillow-mounds for rabbit-rearing within the Forest. It was an unenclosed forest, which meant that the grazing animals were free to wander where they liked. Consequently, pollarding was the favoured management tool, where the branches of a sapling were lopped back at approximately 8ft and allowed to regrow, again on a 20-25 year cycle. The advantage of this method is that the new shoots are located out of grazing animals reach. The 1840s tithe maps show areas of strip fields, particularly on the riverside meadows, that probably had their origins in the medieval period.

### Post-medieval (1540 AD to 1899 AD)

There are numerous post-medieval sites on the GLHER for Waltham Forest, reflecting the widespread expansion of settlement across the borough at that period, although relatively little survives intact into the present day. Both the 1746 Rocque map of London and its environs and the 1777 Chapman and André map of Essex depict a rural landscape of small villages and hamlets, scattered farmsteads, and large areas of common, woodland, marsh and meadow. This landscape was virtually unchanged on the 1840s Tithe maps. However, the 1st edn. OS map (surveyed 1863, pub. 1873) shows the impact of both the Industrial Revolution and the expansion of Greater London on this landscape.

*Figure 2 1903 Photograph of the Queen Elizabeth Hunting Lodge*

In 1542, Henry VIII commissioned the building of the Queen Elizabeth's Hunting Lodge at the southern end of Epping Forest, from which to view the deer chase at Chingford. The building was renovated in 1589 for Queen Elizabeth I. In the 1860s Epping Forest, which was still common land, faced the threat of enclosure which had earlier destroyed neighbouring Hainault Forest. Fortunately this was resisted, and in 1878 the Epping Forest Act appointed the Corporation of the City of London to be Conservators of the Forest, with the duty to "protect the timber and other trees, pollards, shrubs, underwood, heather gorse, and herbage growing in the Forest" and "at all times keep Epping Forest unenclosed and unbuilt on as an open space for the recreation and enjoyment of the people." Epping Forest remains in the care of the City of London Corporation. The cessation of pollarding, reduction of grazing and other changes had adverse effects on the biodiversity and historic character of the Forest, but in recent decades the forest has been managed with greater regard to its historic character. The Epping Forest Act is an early successful example of large-scale conservation.

One of the losses from the landscape are the gentry houses from the earlier post-medieval period, when the Waltham Area was a rural retreat for retired city magnates.

The Baroque Leyton Great House (1712-1902) is a particularly notable loss. The Bower House, Water House (William Morris Gallery) and Chestnut House, Walthamstow are examples of brick 'citizens' villas in the Palladian style built to take advantage of the attractive location on the edges of Epping Forest. Many of the smaller rural buildings have also disappeared or been significantly altered, but isolated examples still survive, particularly in the Chingford area. Public buildings include the 1527 Monoux Almshouses and the 1795 Squire's Almshouses at Walthamstow.

*Figure 3 Excavations on the site of the medieval and post-medieval manor of Salisbury Hall* (Archaeology South-East/UCL Institute of Archaeology, 2014)

By 1571, the River Lea was an important route for the carriage of grain to London, and the City of London obtained another Act of Parliament to authorise improvements. This included making new cuts and creating towpaths on both sides of the river. A pound lock was constructed at Waltham Abbey in 1577. The remainder of the control of levels was carried out by "staunches' or "turnpikes", consisting of a single vertically lifting gate in a weir, through which boats were pulled against the current. In 1767 a further Act authorised the construction of several new stretches of canal, overseen by Thomas Yeoman, which included the Edmonton Cut from Flanders Weir at Chingford to the mill stream at Walthamstow, the Hackney Cut from Lea Bridge to Old Ford, and the Limehouse Cut to bypass the tight bends of Bow Creek near the River Thames. Yeoman was also responsible for setting out towing paths, designing 35 roving

bridges, and construction of lock gates. The works were finished in 1771. There was further phase of improvement of the Navigation in the 1850s which included new lock cuts. Coppermill, Walthamstow, is the site of historic mill which potentially had its origins in the medieval period. The mill site went through a number of phases of production originally functioning as an oil mill, a copper mill and then as a pumping station for the East London Waterworks in 1860. The remaining Marshall 'C' type horizontal steam engines from the pump house are thought to be the only ones in existence and when the pump house closed in the 1970's it was turned into a museum.

The Eastern Counties Railway (later the Great Eastern) opened in 1839-40 with a terminus at Shoreditch, with the terminus at Liverpool Street opening in in 1874.

Waltham Forest Borough includes nearly all of the surviving waterworks features of the former East London Waterworks Company, which was responsible for the water supply to the East End of London through the nineteenth century. The company was established in 1807, with a new works from 1809 at Old Ford in Bow (not extant) (where the Cornish engine was first adapted for waterworks use in 1838). Responding to increasing river pollution they moved their intake in 1834 to Lea Bridge, where they opened new filter beds (on the Middlesex bank) in 1852. The Lea Bridge works expanded on the Essex side through the second half of the nineteenth and early twentieth century as the centre of operations, with more filter beds and now-demolished pumping engine houses, an extant engineer's house and offices. A succession of reservoirs was established within Walthamstow from the 1860s, with an aqueduct channel down to Lea Bridge (which has handsome cast-iron bridges), and the distinctive local pumping station at the Coppermill with surviving Bull engine house (see above). William B Bryan, their chief engineer from 1882, commissioned a series of architecturally distinguished well-pumping stations in the 1890s at Ferry Lane, at Chingford Mill and on the Enfield side of the valley, plus the Greaves pumping station (1902-3) at South Chingford. He continued as the chief engineer of the Metropolitan Water Board, which took over the undertaking in 1904. Two major reservoirs further north (outside the present borough) were authorised under the company's Act of 1900 and implemented by the MWB - the King George's Reservoir has engineering interest

in its unusual gas-powered impounding engines while the William Girling Reservoir has engineering interest in the construction of its tall, clay embankments that inspired a better understanding of soil mechanics. Additional water supplies were brought to the district from the Thames in west London by a cast-iron main via Finsbury Park in 1872, and further by the pioneering Thames-Lee Raw-Water Tunnel, completed in 1960. The latter terminated at the MWB's Coppermills water treatment works, which from 1969 superseded the Lea Bridge works. Further tunnels by the privatised Thames Water company have linked the New River water supply system to the Coppermills treatment works and a direct tunnelled connection to Thames Water's strategic Tunnel Ring Main has now been achieved for treated water. The water supply features within Walthamstow form a complex, integrated network, individual features may not be immediately apparent on the ground and they extend beyond the present local authority area.

The cartographic evidence shows the rapid expansion of the urban area of Leyton and Walthamstow between 1870-1910. There was an equally rapid expansion of accompanying industrial activity at this period, including the expansion of the network of reservoirs. This population increase put a huge amount of pressure on local services and cemeteries. As a result, a number of post-medieval cemeteries were created in Waltham Forest to ease pressure created by the cholera epidemics and population rise. These included Chingford Mount and St Patrick's Catholic Cemetery.

### Modern (1900 to present day)

In the late nineteenth early twentieth centuries the population growth and close proximity of living meant infectious diseases, particularly smallpox, spread quickly. Despite the rise of vaccinations and antibiotics many diseases were still incurable. This gave rise to a need for Isolation or 'Fever' hospitals. The Walthamstow Isolation Hospital, or Sanitorium, opened in 1901 a few miles from Chingford and was specifically to deal with those patients with smallpox.

Early vehicle industrial development occurred in Walthamstow in the early twentieth century mainly focused along Blackhorse Lane. The first British petrol car was built by the Bremer Engineering Co., Grosvenor Park Road, in 1892–4 with an internal combustion engine. A number of other significant companies were established here including the Central Cycle & Motor Works and the Relyante Motor Works Ltd., the Vanguard Motor Omnibus Co., and the Motor Omnibus Construction Co. The Associated Equipment Co. Ltd. (A.E.C.) was formed in 1911 following the takeover of Vanguard by the London General Omnibus Co. in 1908.

The modern period saw further expansion of the built environment, with the opening of the Eastern Avenue (A12) in the late 1920s encouraging additional development in the northern parts of Walthamstow. Chingford grew from a small suburb of 10,000 homes to 40,000 by 1939 (Cherry et al, 2005). The expansion of the suburbs required new Town Halls and other public buildings, of which the Scandinavian inspired 1937 Walthamstow Civic Centre is particularly noteworthy. There was accompanying industrial development, particularly along the Lea. This included munitions works associated with both World Wars as well as expanded waterworks to meet the needs of the increased population. Under the railway arches at Walthamstow Marsh Railway Viaduct, Alliot Verdon Roe assembled his Avro No.1 triplane. He completed the first flight in an all British aircraft by a British pilot from Walthamstow Marsh in 1909. In 1910 he founded Avro in Manchester and was one of the world's first aircraft producers- the aircrafts were used throughout the First and Second World Wars.

The Defence of Britain Project records five defensive structures for the Second World War period in Waltham Forest, comprising anti-tank road-blocks, and there were no airfields in the Borough. A number of anti-aircraft batteries have been recorded in and adjacent to the borough, as have civilian and factory air-raid shelters. However, during the most intense period of the Blitz the area was hit by 728 high incendiary bombs, as well as other munitions, including V1s and V2s. Waltham Forest played a key part in the war effort. F Wrighton and Sons LTD company moved to Leyton in 1929 and had

two subsidiaries. F Wrighton and Sons specialised in high-class domestic furniture, GlobeWernicke Brand made bookcases and Wrighton manufactured parts for the De Haviland Mosquito. Hawker Siddeley of Walthamstow, known as Hawker Siddeley Power Transformers, Fuller Electric and ASEA Electric, produced war and defence materials at their site in Leyton Green and power transformers, tapchangers and electric motors during and post-war.

Waltham Forest was formally incorporated into Greater London in 1965. In 2012, the borough was part of the site of the London Olympics.

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# 6 Archaeological Priority Areas in Waltham Forest

A total of 21 Archaeological Priority Areas are recommended for the Borough of Waltham Forest of which two are Tier 1 APAs, 15 are Tier 2 APAs and 4 are Tier 3. The APAs would cover approximately **35%** of the Borough, an increase from approximately **30%** previously.

## 6.1 Tier 1 APAs Size (Ha.)

| | | |
|---|---|---|
| 1.1 | Queen Elizabeth's Hunting Lodge | 12.14 |
| 1.2 | Water House | 4.50 |

**Total = 16.64**

## 6.2 Tier 2 APAs Size (Ha.)

| | | |
|---|---|---|
| 2.1 | Chingford Green | 10.88 |
| 2.2 | Mountecho Farm | 0.83 |
| 2.3 | Pimp Hall | 13.15 |
| 2.4 | Oldmans Farm | 0.78 |
| 2.5 | Chingford Mount Cemetery and All Saint's Church | 8.65 |
| 2.6 | Higham Hall and Park | 59.43 |
| 2.7 | Moons and Manor House | 3.07 |

| | | |
|---|---|---|
| 2.8 | Walthamstow | 59.66 |
| 2.9 | Leyton | 42.19 |
| 2.10 | Leytonstone | 29.83 |
| 2.11 | Low Hall | 4.02 |
| 2.12 | Ruckholt Manor and Temple Mills | 35.56 |
| 2.13 | Chingford Hall | 2.01 |
| 2.14 | Post-medieval cemeteries (Queen's Road, St Patrick's and St-Peter-in-the-Forest) | 14.31 |
| 2.15 | Coppermills | 3.89 |

**Total = 288.26**

### 6.3 Tier 3 APAs Size (Ha.)

| | | |
|---|---|---|
| 3.1 | River Lea | 671.48 |
| 3.2 | Epping Forest | 220.35 |
| 3.3 | Walthamstow Forest | 167.81 |
| 3.4 | London-Great Dunmow Roman road | 290.59 |

**Total = 1350.23**

**Total area of all Archaeological Priority Areas in the Borough of Waltham Forest = 1655.13 hectares**

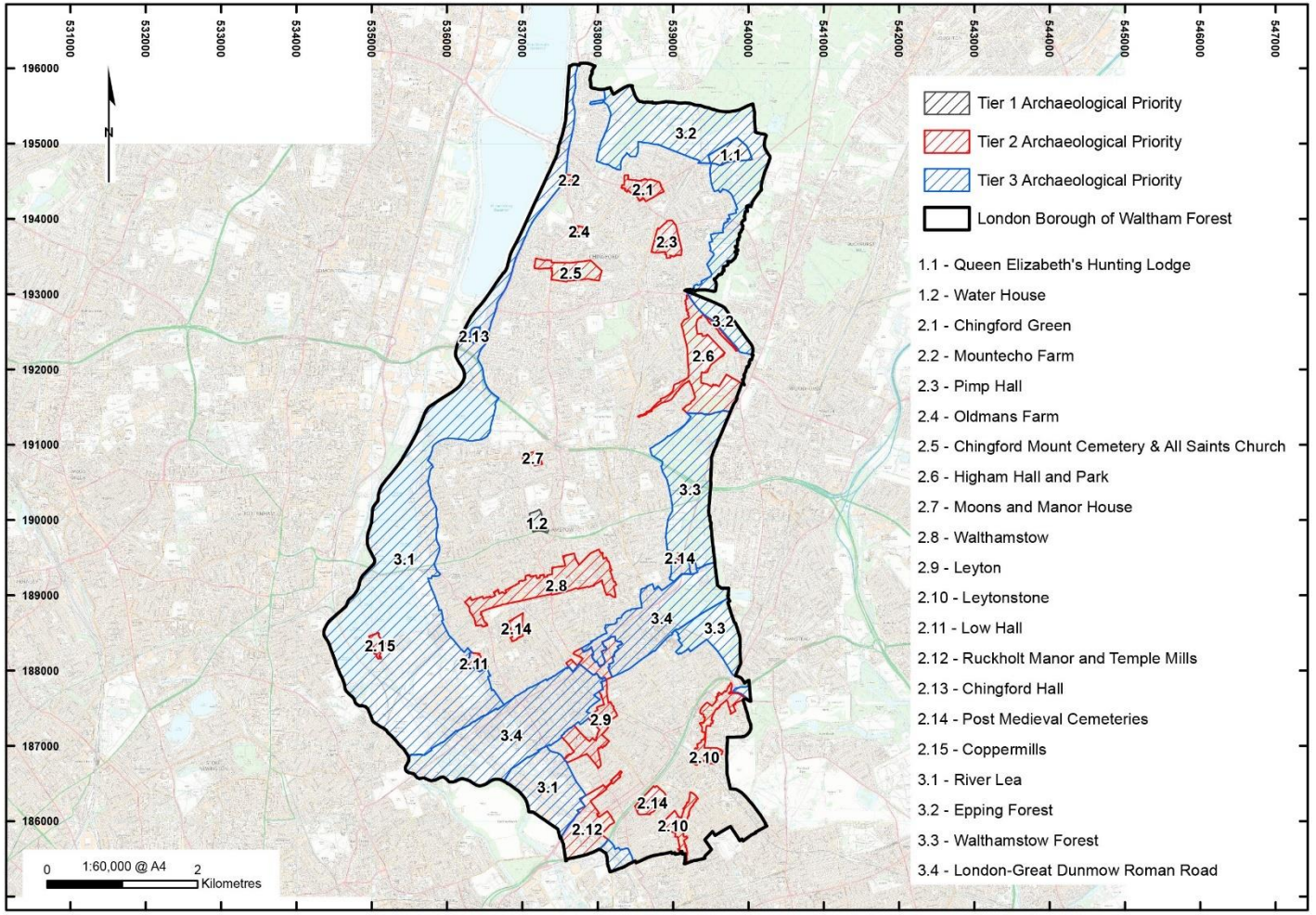


*Figure 4 Location of Archaeological Priority Areas*

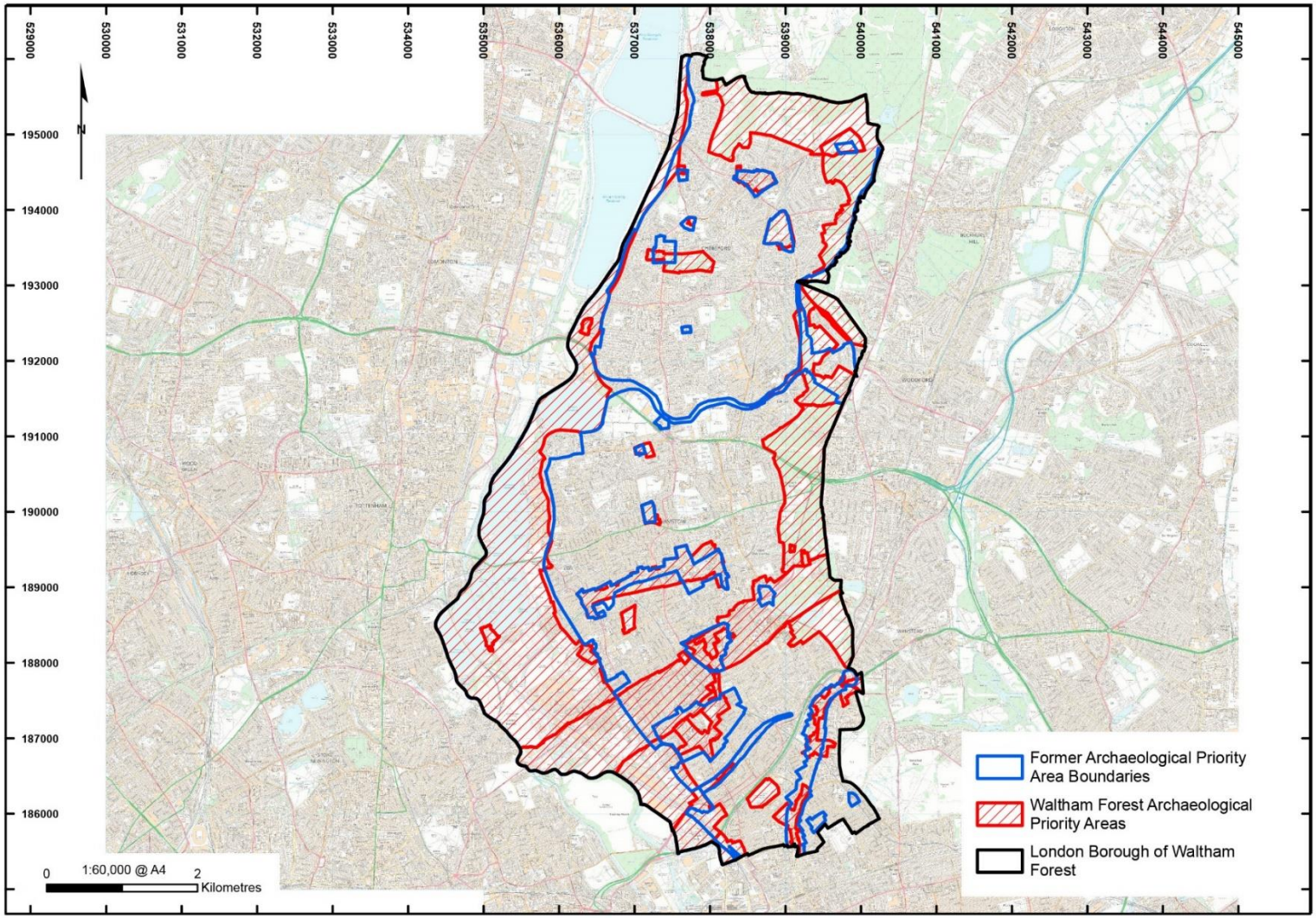


*Figure 5 Location of former and current Archaeological Priority Areas*

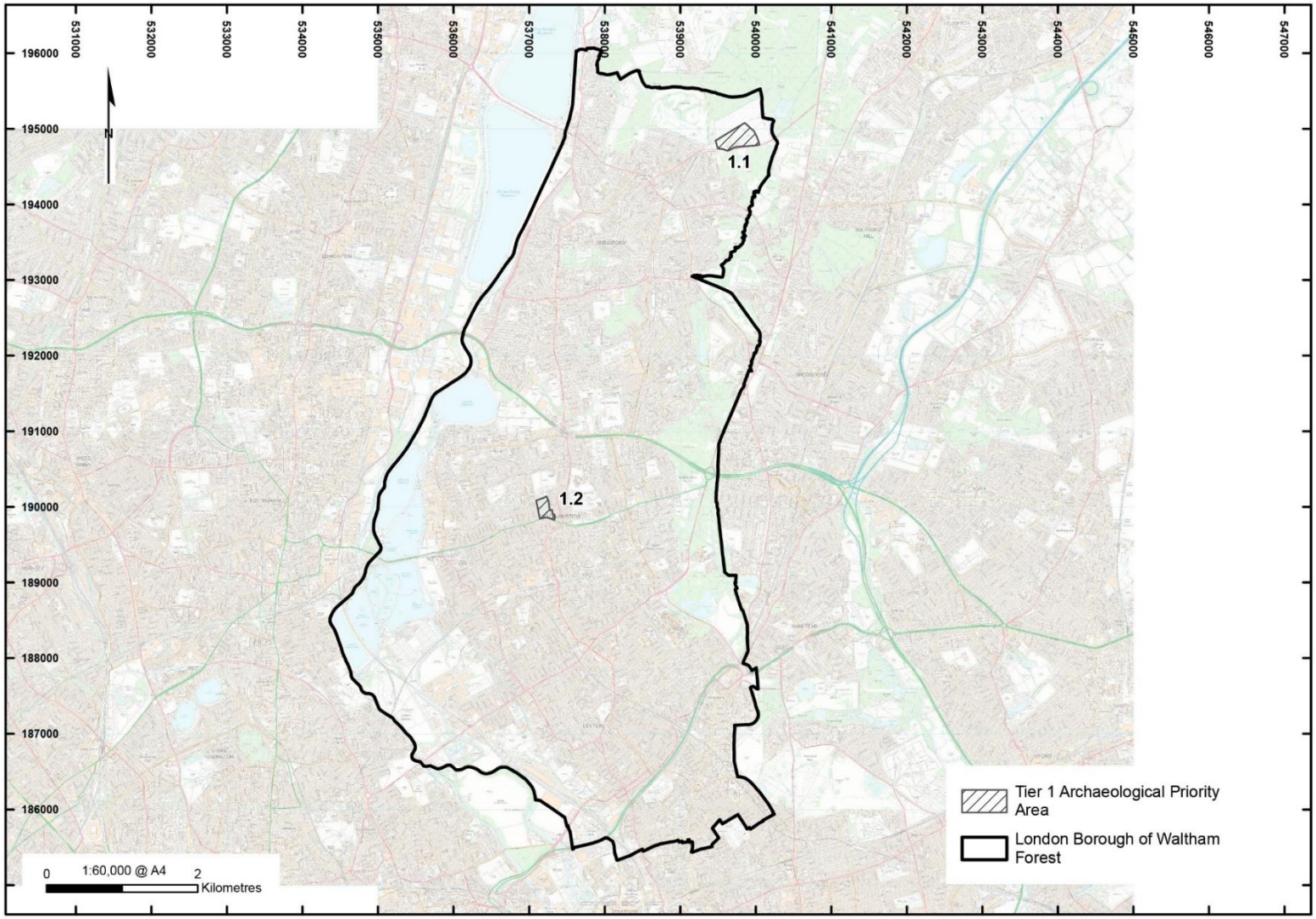


*Figure 6 Tier 1 Archaeological Priority Areas*

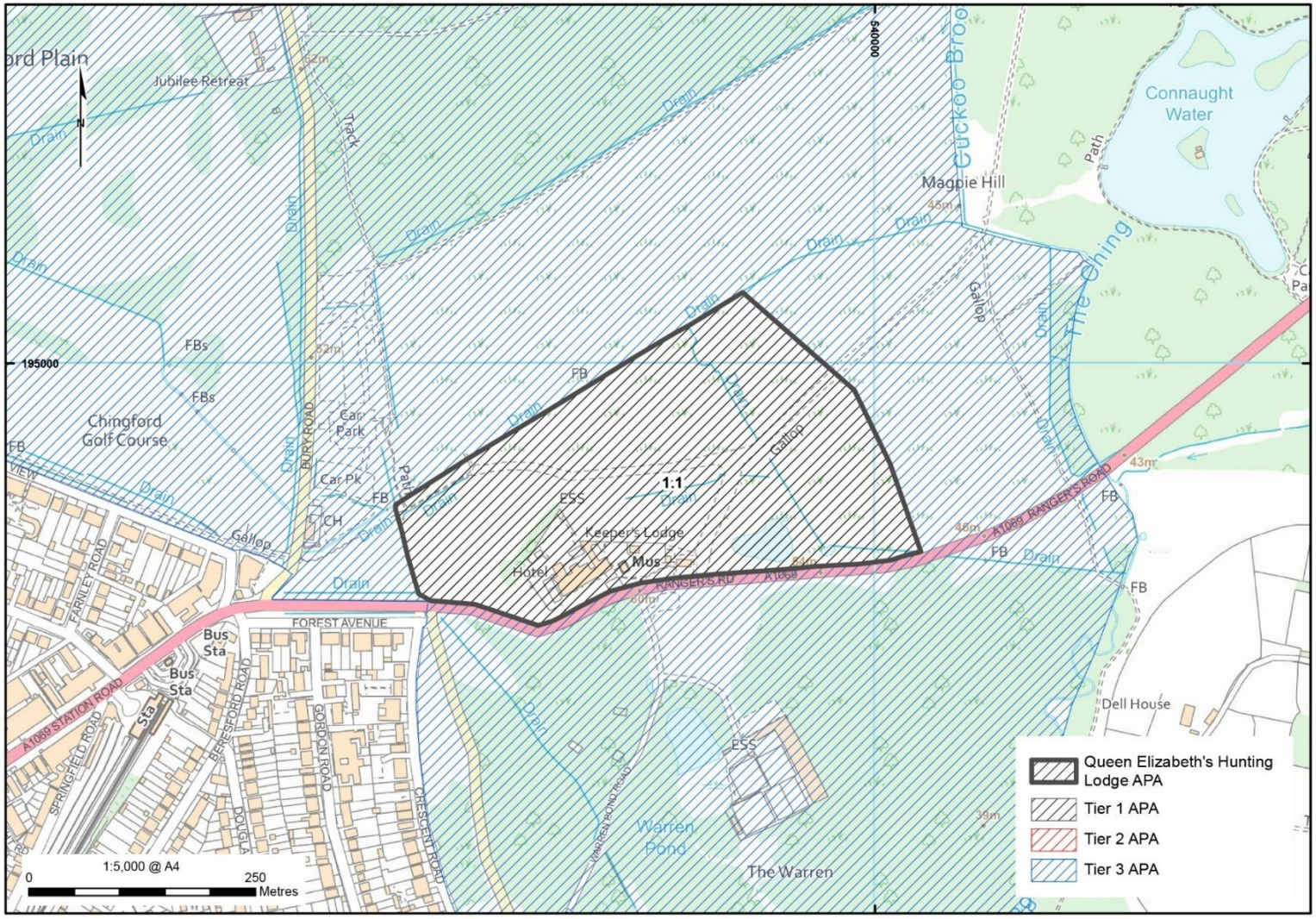


*Figure 7  APA 1.1 Queen Elizabeth Hunting Lodge*

## 6.4 Waltham Forest APA 1.1. Queen Elizabeth Hunting Lodge GV II*

### 6.4.1 Summary and Definition

This APA covers the Queen Elizabeth Hunting Lodge (Listed Grade II*, NHLE 1293481) and its immediate surroundings. It was commissioned by Henry VIII in 1542-3 and used as a royal standing for hunting until the seventeenth century when it was converted to a keeper's lodge. The area also includes the immediate setting of the hunting-lodge, the Grade II Listed Butlers Retreat (NHLE 1065599), the Royal Forest Hotel and a number of prehistoric burnt mounds and find-spots of flint artefacts.

The APA is classified as Tier 1 because it contains the best-preserved example of a timber-framed building as a royal standing for hunting and its immediate setting in England. The Butler's Retreat and the Royal Forest Hotel represent later nineteenth century iterations of the usage of this area of Epping Forest for recreation and refreshment. In addition, the APA represents an open and undeveloped area which contains heritage assets of archaeological interest dating to the prehistoric period.

The extent of the APA northwards and westwards to the drain is intended to encompass the theoretical area of a crossbow shot from the hunting-lodge galleries and the area where the majority of the activity relating to the herding and control of the deer will have taken place. The southern boundary is formed by Rangers Road. The eastern boundary is in open ground with no physical demarcation, it has been chosen so that the prehistoric burnt mounds are incorporated into this APA as well as to cover the theoretical zone of a crossbow shot from the hunting-lodge.

### 6.4.2 Description

There are three burnt flint mounds located to the north-east of the Hunting Lodge, comparable evidence would suggest a Bronze Age date for these features and that they functioned as a means of heating water. Fieldwork at the Queen Elizabeth Hunting Lodge has also recovered several prehistoric flint tools, as redeposited items in later contexts. It would appear therefore that the site was in use during the Bronze Age period, and that further remains of that date can be anticipated in the area.

In the medieval period the site formed part of Epping Forest. In 1542-3, Henry VIII commissioned the building of the Queen Elizabeth's Hunting lodge at the southern end of Epping Forest, from which to view the deer chase at Fairmead Park. It formed part of his plans (which were never realised) for a new royal palace at Waltham Abbey with adjacent hunting parks. It comprised a three-storeyed timber-framed building with the kitchen and service areas on the ground floor. Both the upper floors were unglazed, enabling shooting with crossbows at deer being driven past the building as well as viewing-space for spectators. The building was renovated in 1589 for Queen Elizabeth I. The name is however relatively modern, in the Tudor period it was known as The Great Standing. In the seventeenth century the building was converted to a keeper's lodge, with the openings filled in or glazed. The top floor was used as a Courtroom from 1608-1851. It was visited by William Morris as a boy and its antiquity and air of romance made an impression on him. It later became a tea-room for visitors to the Forest. The Corporation of London acquired the building in 1878.

The immediate setting of the hunting lodge is Fairmead Park, the documentary evidence shows that this was divided into parokes, a system of inclosures, paddocks and fences which allowed the deer to be controlled and regulated so that the hunters in the standing could be ensured sizable bags. It is not clear precisely what form these parokes took, but it is evident that they were permanent or semi-permanent, unlike the temporary use of fences or nets in other parks. It is possible that there are below-ground features relating to these structures, as have been recently excavated at

another of the royal hunting-parks at Beaulieu, Chelmsford. Pits for the disposal of waste and faunal remains relating to the hunting and processing of deer carcasses can also be anticipated, based on other excavated examples.

The other buildings within the APA also attest to the continuing use of this area for recreation and refreshment associated with visitors to Epping Forest. To the east of the hunting-lodge is the Grade II Listed Butler's Retreat, a weather boarded early 19th century converted barn used since 1890 for serving refreshments to visitors, it was one of a number of teetotal establishments within the Forest. To the west of the hunting lodge is the Royal Forest Hotel (now a Premier Inn). This is a large building in mock-Tudor style, with black timber-framing and multiple gables. It was built in 1879 by Edmond Egan, a Loughton architect, as a hotel to accommodate the growing numbers of people visiting the Forest. It was renamed the Royal Forest Hotel in 1882 after Queen Victoria's visit to Epping Forest to dedicate the Forest to the Public. Internally it had themed dining-rooms and ball-rooms, externally it had 10 tennis courts and was the clubhouse for the adjacent Chingford Golf Club. The hotel's busiest period was around 1910 but there was a serious fire in 1912 which resulted in the hotel being re-built minus its top storey.

### 6.4.3 Significance

The Queen Elizabeth Hunting-Lodge is the best-preserved example of a timber-framed building as a royal standing for hunting and its immediate setting in England. The Butler's Retreat and the Royal Forest Hotel represent later nineteenth century iterations of the usage of this area of Epping Forest for recreation and refreshment. In addition, the APA represents an open and undeveloped area which contains heritage assets of archaeological interest dating to the prehistoric period.

The relatively undeveloped nature of the APA means that the potential for archaeological remains surviving is high. There is high potential both for below-ground

features relating to the use of the Hunting-Lodge and the other buildings within the APA, as well as a high potential for earlier remains relating to the prehistoric exploitation of the Forest resources. There is also potential for the survival of palaeoenvironmental remains in the area of both current pond and watercourses.

There are opportunities for community archaeological research within this APA, including geophysical and metal-detecting surveys for features or artefacts associated with the origins and usage of the site, as well as further research on its role within the wider historic Forest (APA 3.2).

### 6.4.4 Key References


*A Map of the County of Essex* by John Chapman and Peter André, 1777

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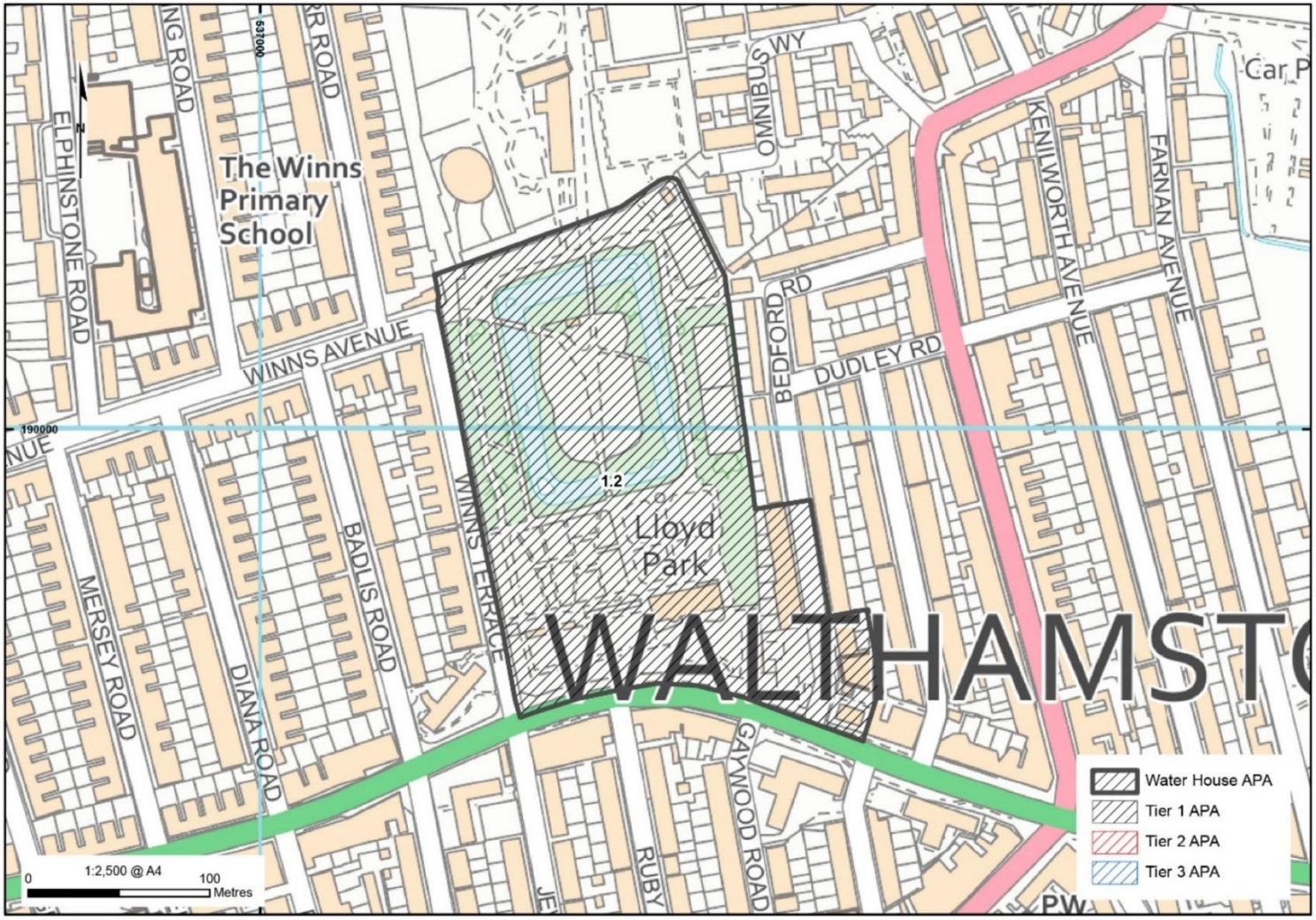


*Figure 8  APA 1.2 Water House*

## 6.5 Waltham Forest APA 1.2: Water House

### 6.5.1 Summary and Definition

The Archaeological Priority Area of Water House comprises the former medieval moated enclosure and the eighteenth century Water House. The moated site and house are located north of Walthamstow High Street, fronting Forest Road (A112), and are preserved within Lloyd Park. The APA follows the eighteenth-century boundaries of the site, which are preserved within the modern landscape.

The APA is allocated to Tier 1, as it has the potential to contain remains relating to a medieval moated manorial complex as well as features relating to its post-medieval use and its association with William Morris and to its redevelopment as a park in the early twentieth century.

### 6.5.2 Description

Formerly known as The Winns, the moated manor at Water House is first recorded in documentary evidence in the fifteenth century under the names William Kykylwoddys and John Kykylwoddys; this was a precursor to the later name Crykylwoods. The Kykylwoodes may have been descendants of a Robert de Crickelwode who owned property in Walthamstow in 1319. The ownerships of this tenement by the Wynne family in the late fifteenth century led to a number of names for the site including Wynterdon, Wynes Brache and ultimately The Winns, which is recorded on the first edition Ordnance Survey map of 1875. It is probable that the moated site dates to earlier than the fifteenth century, as the majority of Essex moats had their origins in the twelfth to fourteenth century. Moated sites largely served as impressive and prestigious residences; the moat being a status symbol of wealth and power. Documentary and excavation evidence in Essex have demonstrated that main period of construction of moated sites was in the twelfth to fourteenth centuries. Excavations

to the east of the current house identified a layer of made ground with pottery dating from the twelfth to the seventeenth century.

Cartographic evidence depicts the site since the post-medieval period, and it appears that one building has been erected in the moated area since at least 1746. The Chapman and André map of 1777 shows a large well-preserved complete moat with its entrance to the south and a large house with two outbuildings and gardens in front of it facing onto Forest Road. The Essex Tithe Map shows that the site was owned by a Robinson Tooke in the early nineteenth century but divided in occupancy. The moated site is described as an orchard, island and water which was occupied along with the associated house, offices and garden to the west by a John Powell; the eastern buildings, a house stable and garden, were occupied by a Mrs Bryant.

The house which formed part of the original homestead was replaced in the mid-eighteenth century by the current building; The Water House. The house is a large Georgian building with Corinthian style porch with decorative styles and motifs and is Grade II* listed. The building was the childhood home of William Morris and is currently the home of the William Morris Gallery. Before 1875 two fishponds and a boathouse were created within the moated site. The Lloyd family donated the house and part of the gardens to the people of Walthamstow in 1898, but the remaining land was bought by the Warner company and developed into a housing estate.

The house, gardens and moat opened in 1900 as a park and a clinic was set up at the mansion, which was renamed Lloyd Park and Mansion. The gardens were redesigned to include a terrace at the back of the house and a pavilion was added. Music was a popular form of entertainment in the gardens and a gymnasium and playing field area were added. In 1957 a ‘Garden for the Blind’ was created and the moat was later home to the Waltham Forest Theatre. The William Morris Gallery was refurbished and redeveloped in 2011 with a new learning and research centre and extension for special exhibitions and a café.

The moat has historically been subject to some landscaping with the lining of the moat itself with stone and the creation of ornamental islands. This, as well as the creation and demolition of Waltham Forest Theatre, is likely to have had some impact on the site. However, comparatively the preservation of the moated site and the retention of its plan form, as well as its well documented history, makes this a highly significant site for the local area. There is the potential for extensive remains of the manorial complex to be preserved and the moat has the potential to contain waterlogged and palaeoenvironmental deposits. The excavations undertaken in 2016 to the east of Water House also recorded the good preservation of the foundations enabling the understanding of the post medieval phasing of Water House.

### 6.5.3 Significance

Water House and its moated site comprise one of many medieval residences which are important in understanding the landed gentry, wealth and status throughout the medieval period. These remains could shed light on the site's origins and development, as well as having the potential for good preservation of paleoenvironmental remains. Its complex history, significance as a local landmark and considerable cultural significance make it important both nationally and for the local area.

### 6.5.4 Key References

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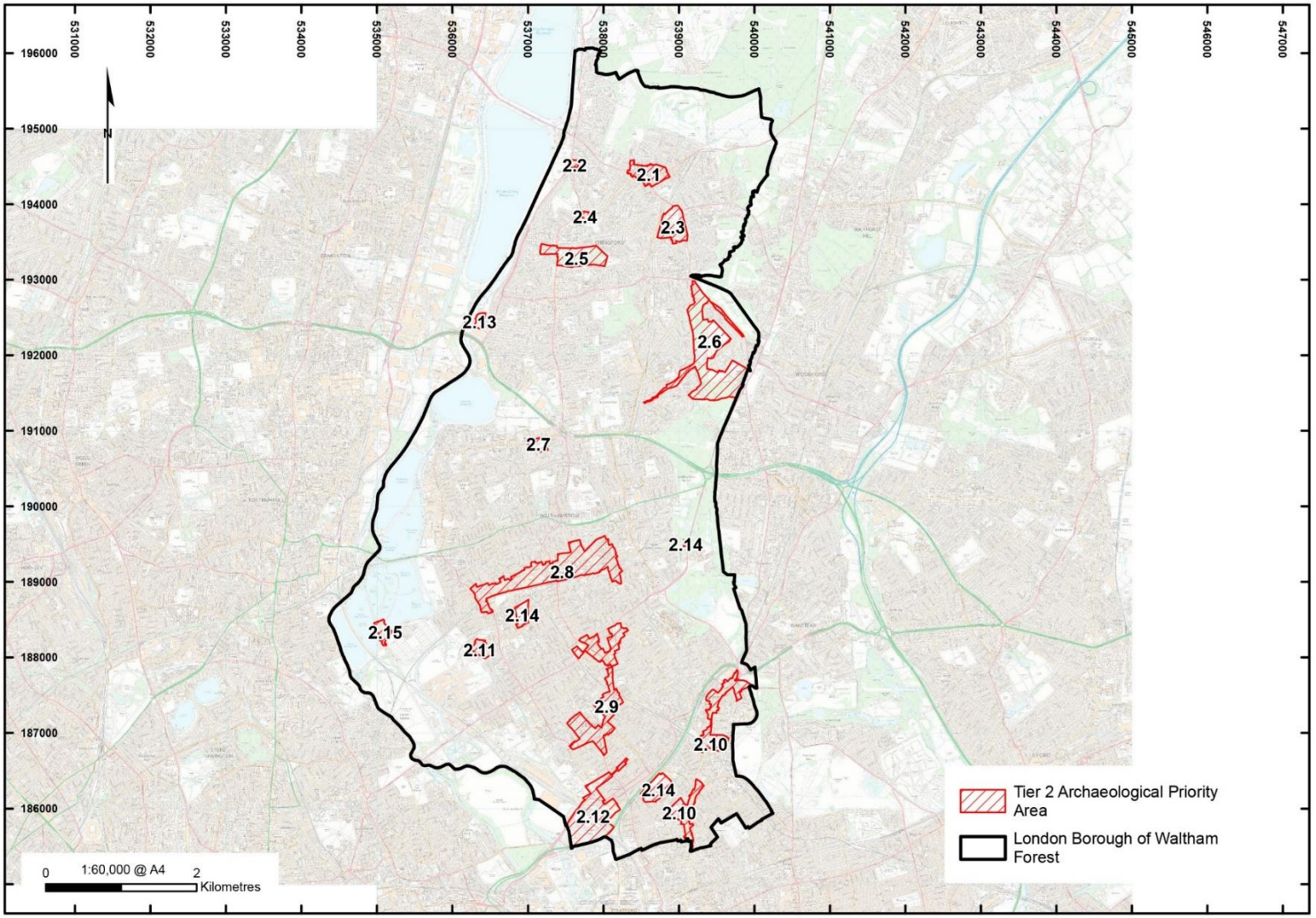


*Figure 9  Tier 2 Archaeological Priority Areas*

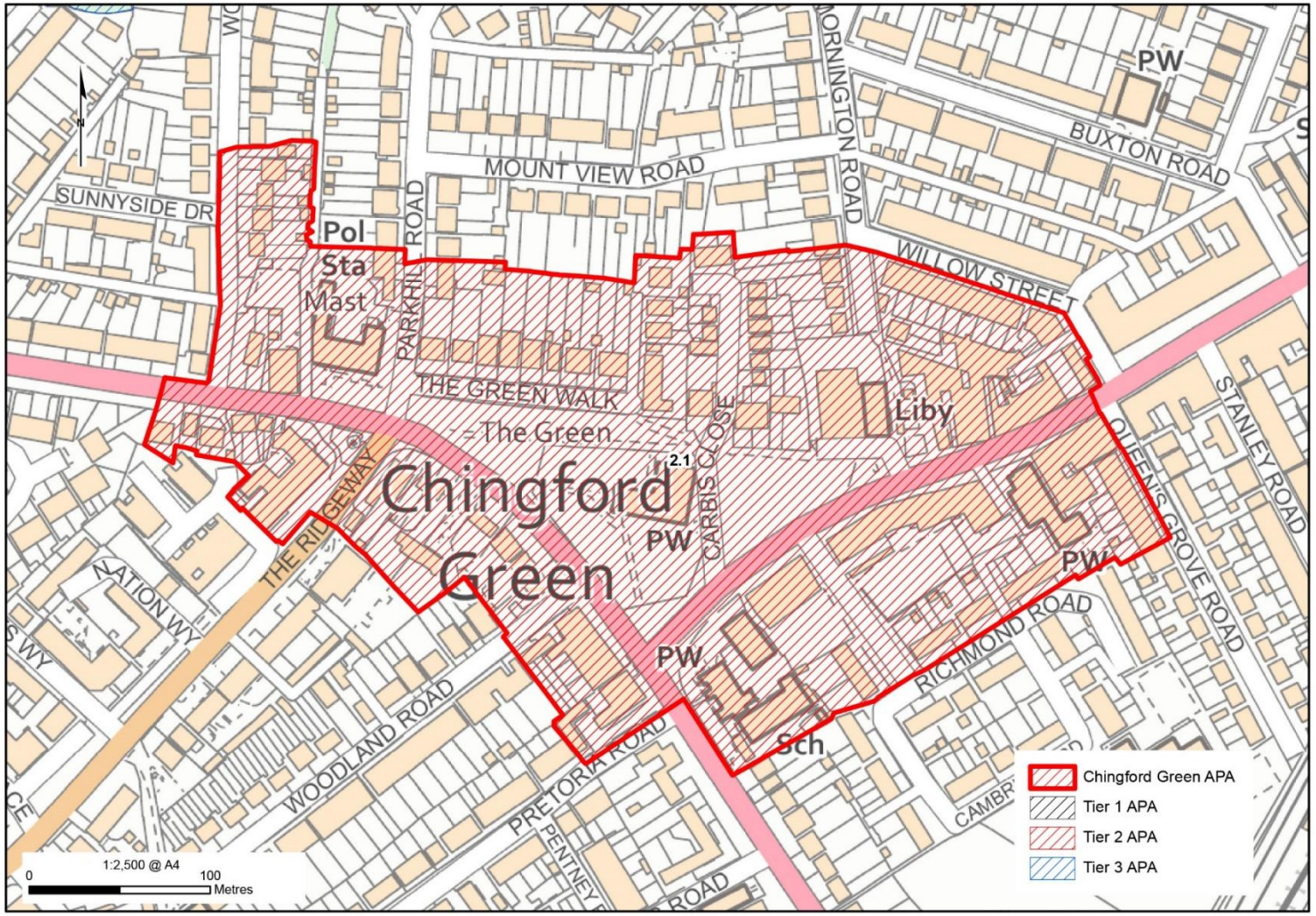


*Figure 10  APA 2.1 Chingford Green*

## 6.6 Waltham Forest APA 2.1: Chingford Green

### 6.6.1 Summary and Definition

The Archaeological Priority Area of Chingford Green historic settlement encompasses the greenside development that encircled the historic green. This APA stretches from Woodberry Way in the west to Willow Street/Queens Grove Road in the east. Based on comparable examples in Essex it is probable that both the Green and the accompanying settlement have their origins in the medieval period.

The APA is allocated to Tier 2, as it has the potential to contain a range of medieval and post-medieval settlement deposits associated with the historic settlement of Chingford Green.

### 6.6.2 Description

The Domesday Book records two manors in the area of Chingford, these were later called Chingford St Pauls and Chingford Earls and were considerably wooded. The population of Chingford totalled forty individuals by 1086 dispersed throughout both manors. Carbis Cottage, a Grade II listed timber framed cottage, is located just northwest of the triangular green and dates to the seventeenth century. The early settlement of Chingford Green is little recorded in documentary evidence however based on comparisons with documentary and excavation evidence from Essex one would anticipate there to be medieval greenside settlement located around the edges of the green.

The Chapman and André map of 1777 depicts a small hamlet at Chingford Green surrounding the green. A large manor house with two water features indicating a potential moat is visible to south of the settlement. These water features are also evident until the late nineteenth century. Documentary and excavation evidence in Essex have demonstrated

that main period of construction of moated sites was in the twelfth to fourteenth centuries. A fulling mill was also located just southwest of the settlement.

On the 1876 1st edn. Ordnance Survey map, the former medieval layout of Chingford Green is more evident. The settlement is rural in character comprising a mixture of small farmsteads, dwellings and public houses to the south and west of the green. Linear greens radiate out from the settlement, and there has been a degree of encroachment onto theses with small cottages built on the verges. By the late nineteenth century, some of the larger buildings have got formal gardens, including Chingford Lodge and Sunnyside, and the mid-nineteenth century St Peter and St Pauls Church is evident in the centre of the green. The church was designed by Lewis Vulliamy who also designed Friday Hill House near Pimp Hall Park. The rural character of the settlement is still preserved today.

The historic core of Chingford Green provides a good opportunity for undisturbed archaeology in particular within the green itself, gardens and towards the south of the APA. The presence of former large water features and wells within this APA increases the potential for waterlogged remains which may preserve paleoenvironmental evidence. There have been no archaeological evaluations within or near to this APA to inform the likely depth of deposits, so the potential for anything of the settlement to survive below ground is not definitively known.

### 6.6.3 Significance

Chingford Green settlement is known to have been continuously settled since the late medieval period and thus has the potential to contain medieval and post-medieval settlement remains of archaeological interest. Such deposits present a potential opportunity to assess the buried evidence of historic settlement, which can provide an insight into changing settlement and land use patterns, as well as evolving lifestyles in the medieval and post-medieval periods.

### 6.6.4 Key References

A Map of the County of Essex by John Chapman and Peter André, 1777

Chingford Tithe Map, 1838

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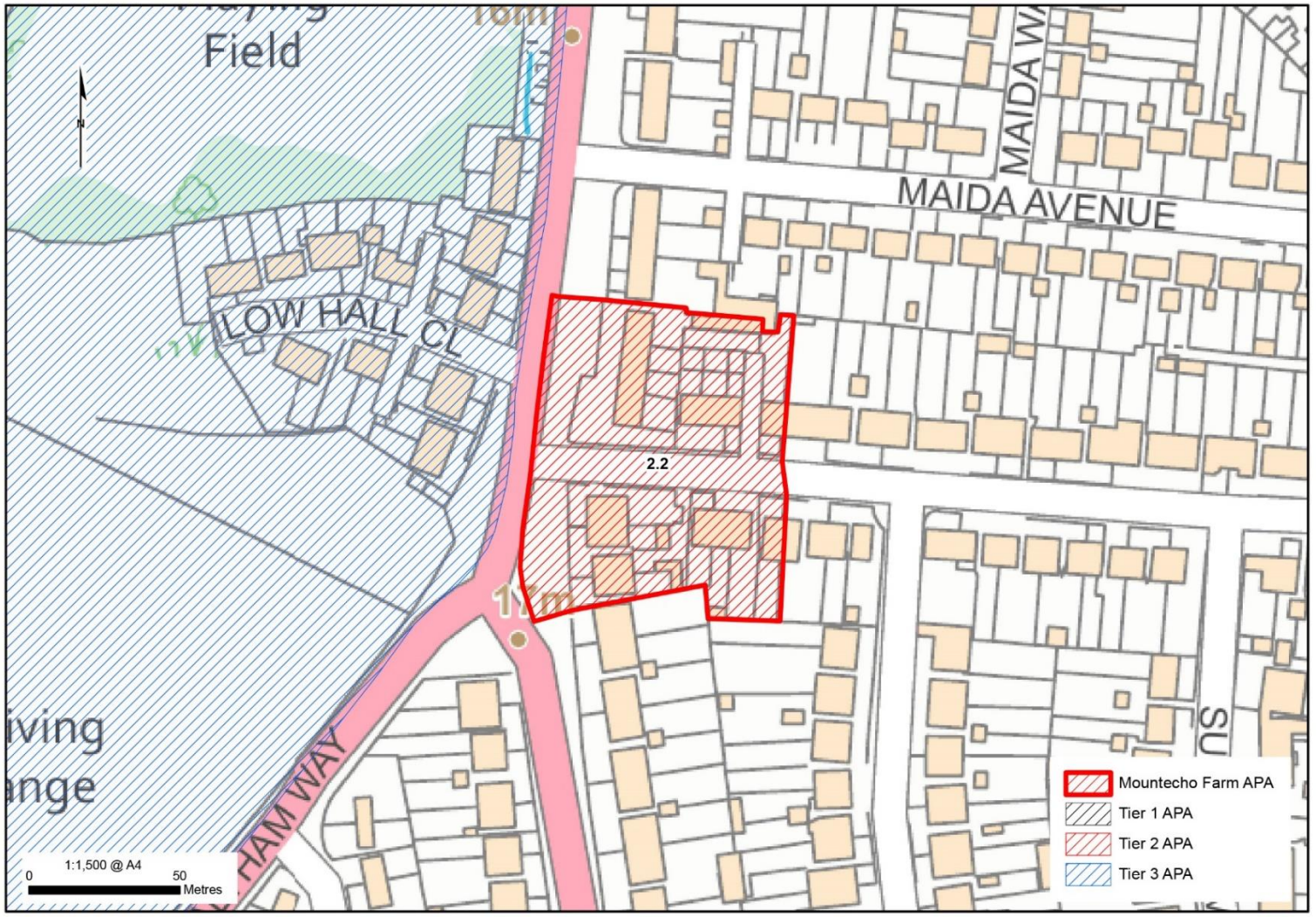


*Figure 11  APA 2.2 Mountecho Farm*

## 6.7 Waltham Forest APA 2.2: Mountecho Farm

### 6.7.1 Summary and Definition

The Archaeological Priority Area of Mountecho Farm comprises the former medieval moated enclosure, farm and house. The moated site is situated to the west of Chingford, and currently comprises residential buildings and gardens. The enclosure around the former manor and the area of later farmstead govern the APA boundaries following the A112 and College Gardens.

The APA is allocated to Tier 2, as it has the potential to contain a high status medieval moated manorial complex.

### 6.7.2 Description

Cartographic evidence from the mid nineteenth century shows a largely well-preserved moat with the southern, western and eastern arms intact and a large ditch to the north which, most likely, ran alongside the entrance to the farmstead/manor. By the mid-nineteenth century the moated site is evidently being used as an orchard for the adjacent Mountecho Farmhouse and farmstead. Moated sites largely served as impressive and prestigious residences; the moat being a status symbol of wealth and power. These were constructed popularly throughout the medieval period, especially in the thirteenth and fourteenth centuries. Historic records for this site are limited and it is probable that the moated site had another name. All records of Mountecho are limited to references in the eighteenth and nineteenth century associated with the later estate.

To the south of the APA, and outside of its boundaries, was the site of Mount Echo house, a large residence comprising a house with outbuildings, lodge, driveway and gardens. Cartographic evidence shows that it owned the fields to the north and south of it. It is possible that this replaced the manorial moated site when the original manorial site fell into disrepair.

The driveway is now preserved as Mount Echo Drive and the area become a housing estate in the late twenty-first century.

Despite having been built over in the twentieth century it is possible that elements of the original medieval manorial complex survive within the garden areas of the current housing-estate. In particular the moat, given its depth and scale, may survive as a buried feature. The moat also has the potential to contain waterlogged deposits.

### 6.7.3 Significance

Mountecho Farm and moated site comprises one of many medieval monumented residences which are important in understanding the landed gentry, wealth and status throughout the medieval period. These remains could shed interesting light on the site's development, it's earliest date as well as having the potential for good preservation of paleoenvironmental remains. Despite probable truncations, deposits within the moat have the potential to clarify the layout of the complex and the nature of the agricultural exploitation of the medieval manorial estate at 'Mountecho'.

### 6.7.4 Key References

A Map of the County of Essex by John Chapman and Peter André, 1777

Ordnance Survey (1862-1896) Essex, 25 inch. Southampton: Ordnance Survey (England and Wales).

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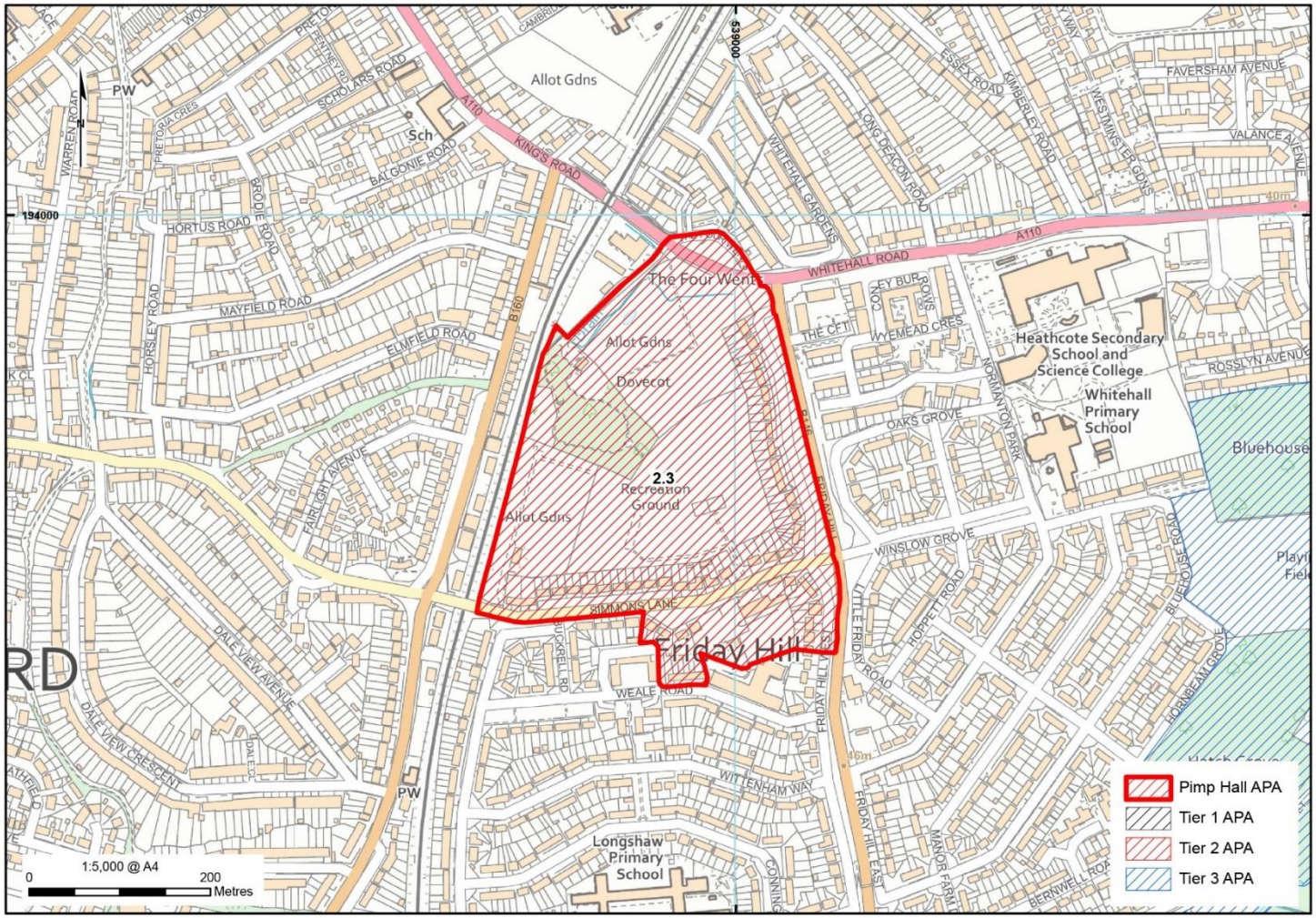


*Figure 12 APA 2.3 Pimp Hill and Friday Hill*

## 6.8 Waltham Forest APA 2.3: Pimp Hall and Friday Hill

### 6.8.1 Summary and Definition

This Archaeological Priority Area comprises the complex of Pimp Hall and Friday Hill; this includes the site of the medieval manor house, farmyard, barn, dovecote and park of Pimp Hall and the site of the former moat and formal gardens of Friday Hill. Prehistoric finds have been identified within and around this APA.

The APA is located to the southeast of Chingford Green. Its boundaries follow those of the original parkland of Pimp Hall and the formal gardens of Friday Hill.

The APA is allocated to Tier 2, as it has the potential to contain two high status late medieval manorial complexes, one of which may have been moated.

### 6.8.2 Description

The earliest records for both Pimp Hall and Friday Hill are from the early sixteenth century though it is likely that both had earlier origins. The first known record of Pimp Hall Farm, also known as Gowers and Buckerell, dates to 1538. At this date it was associated with the family of Thomas Buckerel. The Buckerels, had an association with the Chingford area as early as the thirteenth century. Reynold Pympe, who was lord of the manor in 1543 gave the site its current name. The manor was also at one point owned by George Monoux who was a well-known benefactor of Walthamstow.

The 1842 Tithe map for Chingford shows a large complex at Pimp Hall comprising five outbuildings enclosing a large courtyard with a substantial house to the east; there are also at least four water features evident, which may indicate a moat or fishponds, to the south of

the farmstead. Many of these buildings are also visible on the earlier 1777 Chapman and Andre Map of Essex as well as an orchard to its south. The timber framed hall was recorded as dating to sixteenth century and the farmhouse porch bore the date 1576 when still extant. There was a dovecote to the north of the house and a five-bay barn to the west. The first edition Ordnance Survey map of 1875 also shows an icehouse close to the south-eastern of the parkland and a rabbit warren existed to the south of the Hall.

The farmstead was in use until 1934 when it was bought and converted into a nursery, allotments and a small park. The farmhouse was demolished in the early twentieth century and although efforts were made to restore the remaining buildings the barn was later lost. The dovecote, which could have housed over two hundred birds, is still in existence and can be visited at the Pimps Hill Nature Reserve; the structure is Grade II listed.

Located just south of Pimp Hall parkland is Friday Hill. The site is recorded as a manor house in the sixteenth century though earlier references show the Friday family owning a messuage in the area in 1467. The manor was sold in 1563 and was subsequently merged into the demesne of Chingford Earls. In the eighteenth century, the manor was owned by the Heathcote family and comprised over 600 acres including both Friday Hill and Pimp Hall. The medieval house at Friday Hill was demolished and rebuilt in the early nineteenth century, to designs by Lewis Vulliamy. The building later became a centre for further education and the house has now been divided into flats.

Cartographic evidence shows that there was a large manor house at Friday Hill with moat and extensive outbuildings. Documentary and excavation evidence in Essex has demonstrated that main period of construction of moated sites was in the twelfth to fourteenth centuries. The Chapman and Andre map of 1777 depicts Friday Hill as a large area on top of a hill with heavily landscaped gardens and an orchard, though the possible moat is not depicted. The moat or pond, with south, east and western arms is shown on the Tithe map of 1842 to the south of the house. The first edition Ordnance Survey map of 1875 shows a smaller complex with the current building designed by Lewis Vulliamy and the partial moat and gardens laid out around the house.

The gardens and perimeter of the original Friday Hill have diminished in size in the twentieth and twenty-first centuries with development encroaching on the house. LIDAR evidence does however indicate the survival of the moat earthwork within the grounds of the house and the sequence of buildings on the site are likely to be preserved below ground for at least the deeper features. Friday Hill's significance within the local area can be seen in its use as a namesake for the housing estate and roads which surround the site.

The farmhouse and associated outbuildings at Pimp Hall became derelict and were demolished in the twentieth century, but the dovecote was restored and is the only above ground structure that remains of the manorial site. Most of the Pimp Hall site, including the parkland is still open land, with the site of the house and farmyard being located within a nature reserve and the parkland under allotments and a recreation ground. Friday Hill House, dating to the eighteenth century still survives, and there is an open area of gardens and parking around it which may preserve further archaeological remains. Due to Pimp Hall's preservation as a nature reserve, and formerly as a park, there is unlikely to be much disturbance to the original ground surface; It is therefore probable that the foundations or remains of the medieval manor and farmstead survive as buried deposits. Findspot evidence also indicates that there is the potential for prehistoric archaeology within the site. A Palaeolithic axe has been identified within the Pimp Hall area of the APA.

### 6.8.3 Significance

Pimp Hall and Friday Hill comprise two of many medieval and early post-medieval residences in the area which are important in understanding the landed gentry, wealth and status throughout the medieval and post-medieval periods. The history of these two sites became intertwined in the sixteenth century and both have a sequence of structures which will have left phased evidence below ground. The surviving built structures illustrate the historic nature of the two sites, and the open area marks the limits of the Pimp Hall parkland.

Despite some probable truncations, both sites have the potential to contain archaeological remains which could clarify the date and layout of the medieval manorial sites including the exact location of the icehouse at Pimp Hall. There is also the potential of Palaeolithic remains within the APA at Pimp Hall and paleoenvironmental remains from the moat at Friday Hill and the ponds at Pimp Hall.

### 6.8.4 Key References


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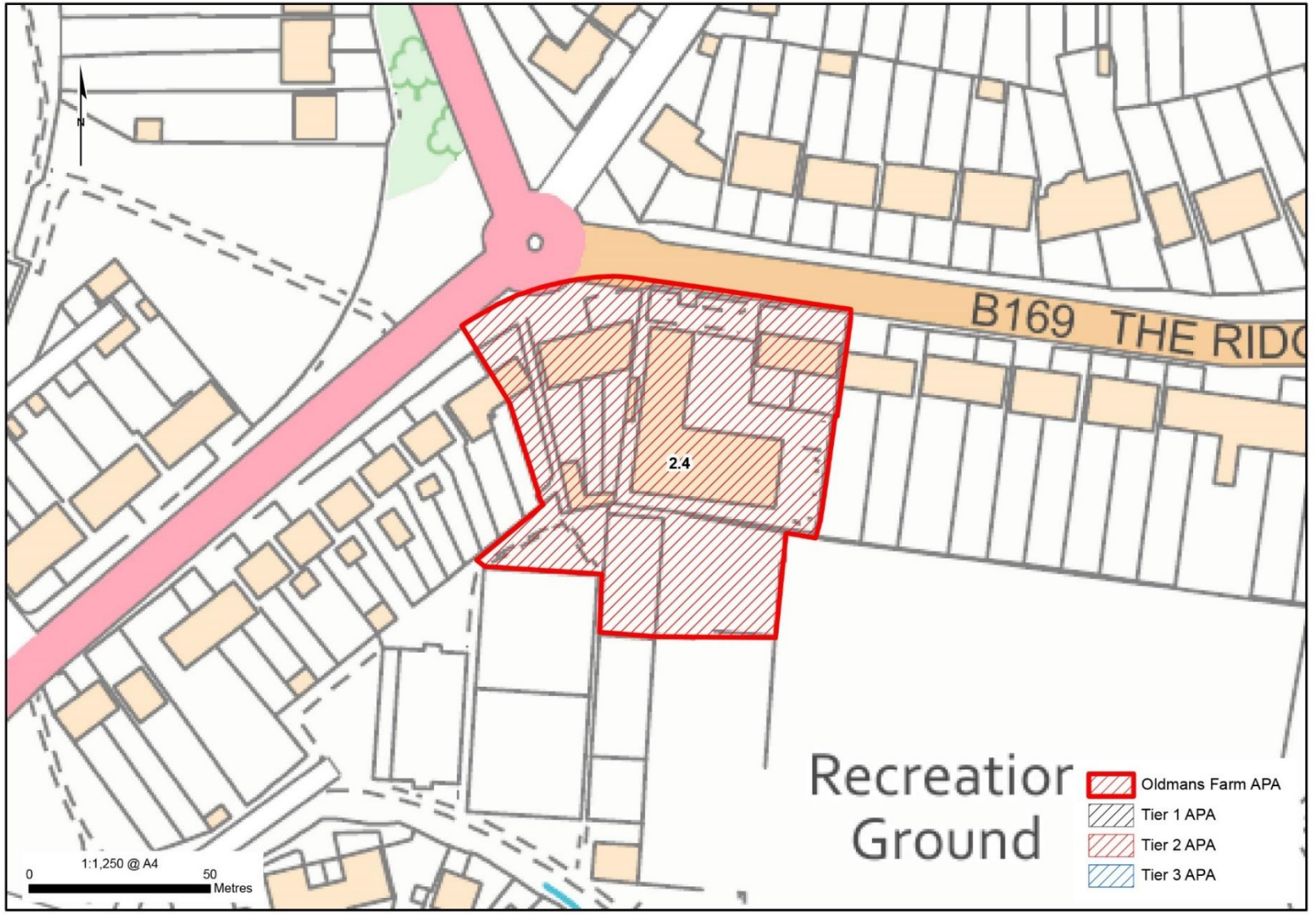


*Figure 13  APA 2.4 Oldmans Farm*

## 6.9 Waltham Forest APA 2.4: Oldmans Farm

### 6.9.1 Summary and Definition

The Archaeological Priority Area of Oldmans Farm comprises the complex of the former medieval moated site of Oldmans Farm. The moated homestead is situated at the junction between Mount Echo Avenue, Old Church Road, The Ridgeway and the A112, to the north west of Chingford. The site currently underlies twentieth century residential and commercial buildings, gardens and a carpark. The arms of the moated enclosure govern the APA boundaries, with a small buffer, with The Ridgeway forming the northern boundary.

The APA is allocated to Tier 2, as it has the potential to contain remains of a medieval moated manorial complex.

### 6.9.2 Description

Cartographic evidence from the mid nineteenth century shows a large moat (c. 64 x 61m) with the southern and western arms intact and tree lines to the east and north indicating the former moat's location. The Chapman and Andre map of 1777 shows the farmstead with a large farmhouse and two outbuilding, but the moat is not depicted. The Chingford Tithe map (1838) shows the south-western corner of the moat as a right-angled pond and a second pond on the northern side adjoining the road, the original building has been demolished with a new house fronting onto The Ridgeway and a cottage in its own garden located in the north-east corner of the moated area. By 1875 the new building on the road frontage has gone, but an additional cottage has been constructed in the north-west corner of the moated enclosure. The moat was still partially extant in 1921 but has been subsequently built over.

Moated sites largely served as impressive and prestigious residences; the moat being a status symbol of wealth and power. Documentary and excavation evidence in Essex has

demonstrated that main period of construction of moated sites was in the twelfth to fourteenth centuries. Historic records for this site are limited however cartographic evidence depicts a large established farmstead by the mid-late eighteenth century; there is therefore the potential for the survival of features, including the moat of the original medieval manor as buried deposits. There is also the potential for waterlogged deposits and palaeoenvironmental evidence within the moat itself.

### 6.9.3 Significance

Oldmans Farm and moated site comprises one of many medieval residences which are important in understanding the landed gentry, wealth and status throughout the medieval period. These remains could shed interesting light on the site's development, it's earliest date as well as having the potential for good preservation of paleoenvironmental remains. Despite probable truncations, remaining preservation of the moat does have the potential to clarify the layout and agricultural exploitation of the medieval manorial estate at Oldmans.

### 6.9.4 Key References

*A Map of the County of Essex* by John Chapman and Peter André, 1777

Ordnance Survey (1862-1896) Essex, 25 inch. Southampton: Ordnance Survey (England and Wales).

Hunter, J. 1999 *The Essex Landscape*, Essex Record Office

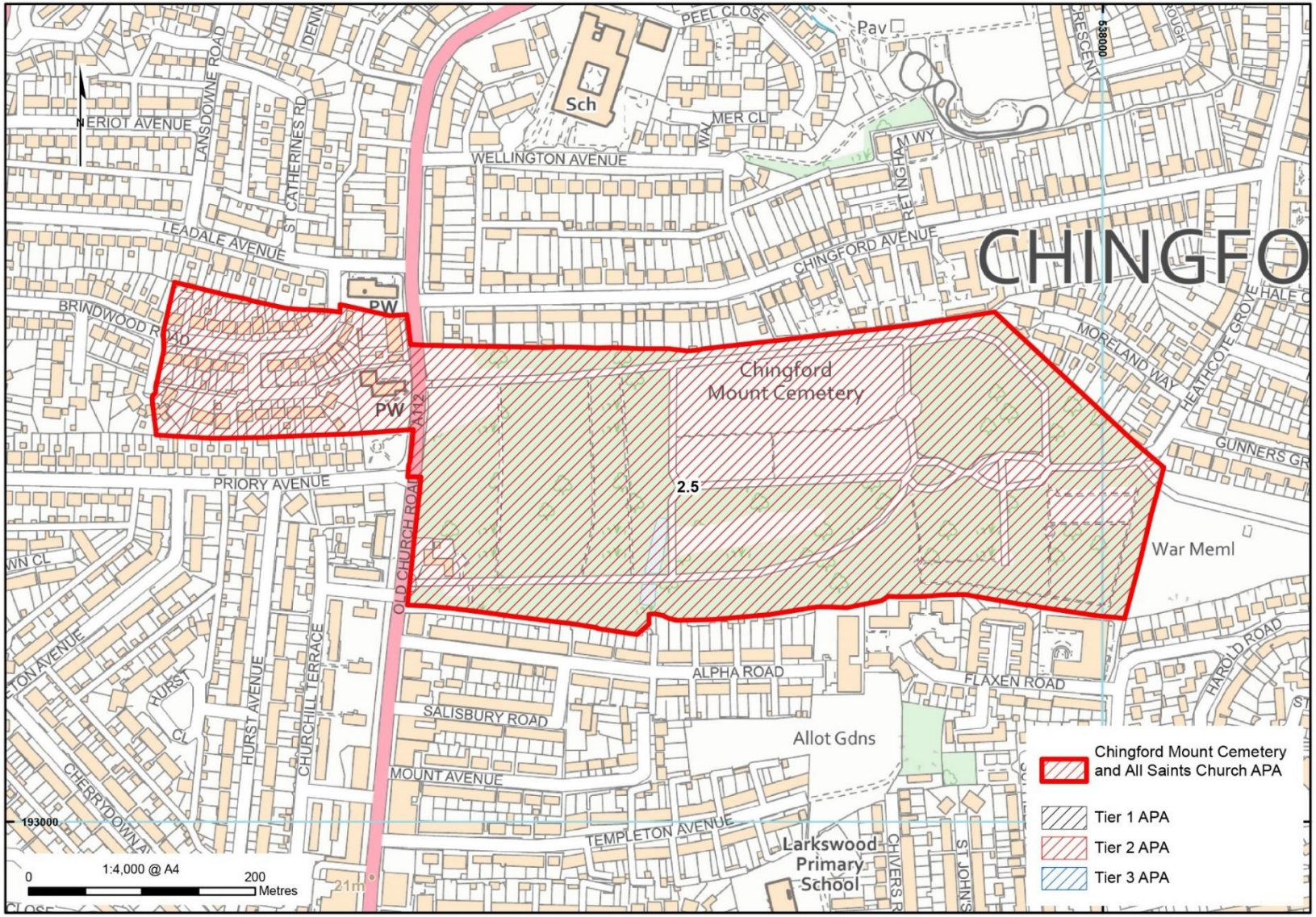


*Figure 14 APA 2.5 All Saints Church and Chingford Mount Cemetery*

## 6.10 Waltham Forest APA 2.5: All Saints Church and Chingford Mount Cemetery

### 6.10.1 Summary and Definition

This Archaeological Priority Area comprises the Grade II* Listed All Saints Church and moated site and the post medieval cemetery of Chingford Mount. This APA stretches from Mayhew Close in the west to Harold Road in the east. It follows the current boundaries of Chingford Mount Cemetery and the former boundaries of the church's graveyard and glebe. Based on comparable documented and excavated examples in Essex it is probable that both the church and the manor have their origins in the medieval period.

This APA is classified as Tier 2, as it contains heritage assets of archaeological interest. It has the potential to contain a range of medieval and post medieval deposits associated with the church and a high status medieval moated site. It also contains a post medieval burial ground which has a strong local connection with other important heritage sites and significant individuals. This is significant both archaeologically and as a unique insight into economy, society, and many other aspects of past daily life.

### 6.10.2 Description

The Domesday Book records two manors in the area of Chingford, these were later called Chingford St Pauls and Chingford Earls. By 1086 the population of Chingford totalled forty individuals dispersed throughout both manors. The parish church, the Church of All Saints, stands on a prominent hillock, previously called Merry Hill (now Chingford Mount). The Grade II* Listed church dates to the twelfth century. A church is recorded in the manor of Chingford Earl in 1270 when the manor and church were leased by the Knights Templar. The manorial estate of Chingford Earl mainly comprised the eastern half of Chingford parish along with land along the River Lea, which is located just west of this APA. A rectory is known on the site from at least the thirteenth century. The church would have been visible

from many of the hamlets and individual farmsteads within Chingford. A new church was created at Chingford Green in the nineteenth century as the old church fell into disrepair as a result of ivy damage. The church was restored in the 1930s reusing much of the original fabric present on the site and the church is still in use.

Documentary evidence identifies a farmstead/homestead opposite the church from 1367. This features in the documentary records variously as Heryotts in 1367, Lorymer in 1544 and Merry Hill in 1777. The grouping of a church and manorial site adjacent to each other, rather than always being sited within a village is typical of the Essex landscape during the medieval period. A square moat is evident on the tithe map of 1838 surrounding the buildings and the plots are described on the apportionment as a house and grounds. The southern and eastern arms of the moat remained intact till the nineteenth century. Moated sites largely served as impressive and prestigious residences; the moat being a status symbol of wealth and power. Documentary and excavation evidence from Essex demonstrate that they had their origins in the medieval period, particularly in the twelfth to fourteenth centuries. The house was demolished before the creation of the cemetery in 1883; cartographic evidence suggests that this was the medieval house (not a later replacement) and had changed its name in the nineteenth century to Caroline Mount. The rectory to the west of the church, survives. The first edition Ordnance Survey map shows that All Saints was rededicated to St Peter and St Pauls in the nineteenth century but has since returned to its original dedication. To the south and southwest of the church a graveyard is also marked, and a pond was located to the northwest of the plot.

Chingford Mount Cemetery opened as a non-conformist cemetery in 1884 and belonged to Abney Park Cemetery Company Limited in Stoke Newington. Abney Park Cemetery itself was opened in response to the appalling conditions in cemeteries and burial grounds in London in the nineteenth century culminating in the Burial Act of 1852. The current area of Chingford Mount Cemetery was formerly part of the afore mentioned Caroline Mount Estate and the cemetery is recorded as formerly comprising seventy-eight acres. There were originally three buildings, two lodges and a chapel, but these have since been demolished. The cemetery fell into disrepair in the twentieth century but is now managed by the Waltham Forest Borough Council. The cemetery is currently forty-one acres and there is some

landscaping with a small lake, avenue of plane trees and gatehouses at the entrance. There are over three hundred Commonwealth burials on the site and, following fire damage, the graves within the crypt of Whitefields Chapel were reinterred at Chingford Mount. The cemetery holds, among many other graves, those of John Bacon, eighteenth century sculptor, and the Kray Brothers, infamous criminals of the twentieth century. The cemetery is now designated as a site of local nature conservation importance.

Despite having been built over in the twentieth century it is possible that elements of the original medieval manorial complex survive within the garden areas of the current housing or within the cemetery itself. In particular the moat, given its depth and scale, may survive as a buried feature. The moat also has the potential to contain waterlogged deposits. The presence of former large water features and a moat within this APA increases the potential for paleoenvironmental evidence.

In a similar vein, outbuildings and landscaping of the glebe, between the rectory and All Saints Church, may survive including medieval finds and features associated with the early date of the church. These areas provide good opportunity for understanding the early history of Chingford and its development. There have been no archaeological evaluations within or near to this APA to inform the likely depth of deposits, so the potential for anything of the settlement to survive below ground is not definitively known.

This APA also contains Chingford Mount Cemetery which would have significant implications for any proposed development. From the nineteenth century, the clearance of burial grounds and cemeteries has meant that these heritage sites are a small finite resource. In accordance with legal guidelines, any archaeological investigation of modern/post medieval remains should be over 100 years old and this should be considered when assessing any examples of post medieval cemeteries and burial grounds. Many burial sites and cemeteries are central to our connection with social memory, local history and as public spaces.

### 6.10.3 Significance

All Saints Church and the Merry Hill/Caroline Mount moated site comprise one of many medieval church and manorial complexes within the east of England. These residences are important in understanding the landed gentry, wealth and status, and its relationship with religion, throughout the medieval period. These remains could shed interesting light on the site's development, it's earliest date as well as having the potential for good preservation of paleoenvironmental remains as well as early burials. Despite probable truncations, deposits within the moat have the potential to clarify the layout of the complex and the nature of the agricultural exploitation of the medieval manorial estate.

This APA also contains a historic burial ground which could inform understanding of such matters as demography, health and disease. This would have significant implications for any proposed development. The significance of post medieval cemeteries is unique in this country. This is because of the rarity of preservation of burial grounds themselves and their associations with local dignitaries and institutions. Although alterations to layout and structures may have disturbed some of the below ground remains, the value of these sites as undeveloped pockets in urban areas makes them a fascinating resource for surviving archaeological remains. Similarly, their association with local histories and significant individuals make them invaluable as community centres. The threats to these sites, make it essential that contingencies are made for their safeguarding for future generations, especially as green spaces in urban areas.

### 6.10.4 Key References

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*25" Ordnance Survey map*, Essex, 1876, Southampton: Ordnance Survey (England and Wales).

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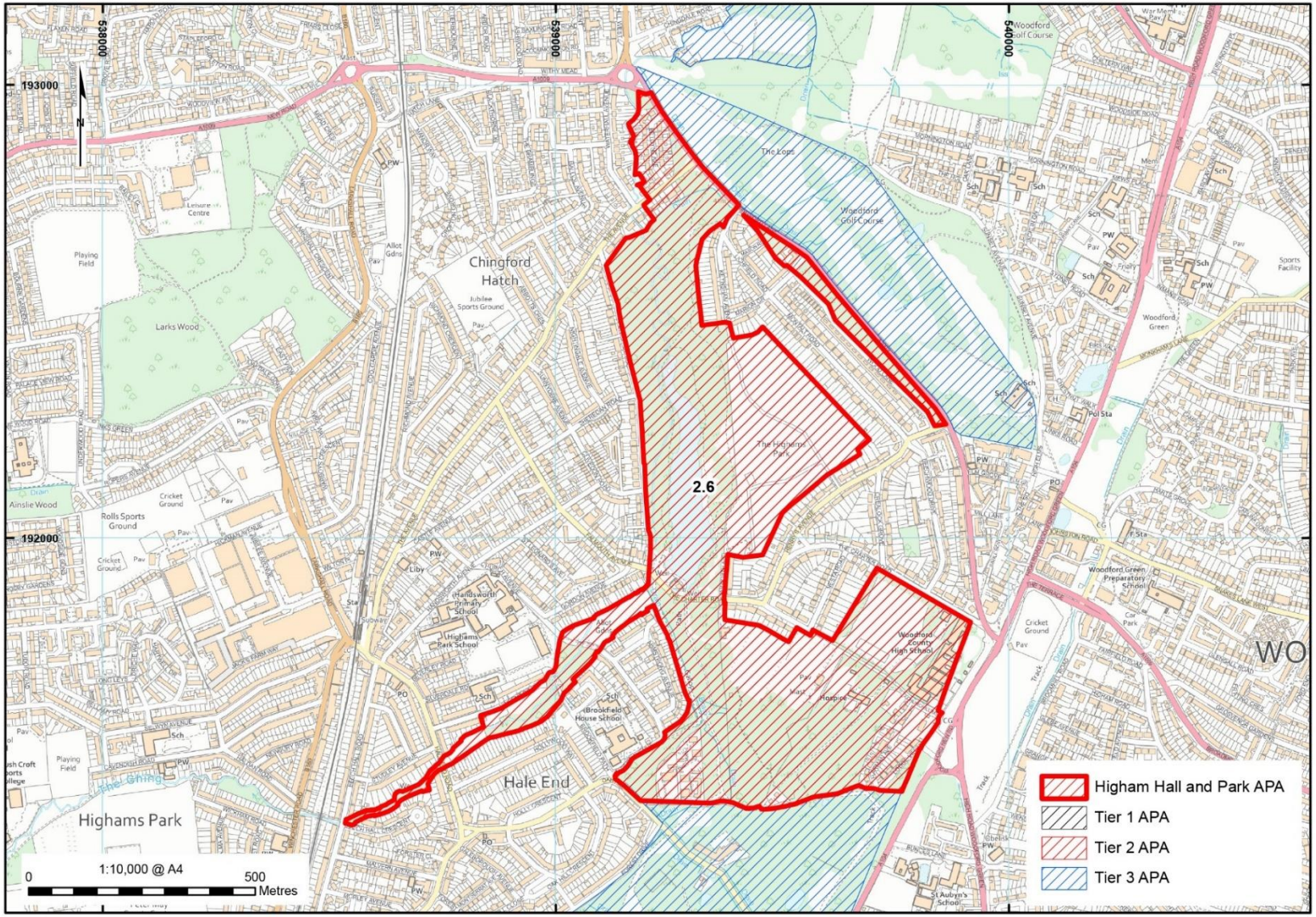


*Figure 15  APA 2.5 Higham Hall and Park*

## 6.11 Waltham Forest APA 2.6: Highams House and Park

### 6.11.1 Summary

This APA comprises the area which was formerly Highams Hall and Park and the upper reaches of the River Ching. The site is located to the north of Walthamstow on the steep mound of Higham Hill, accessed from Woodford Green Road. It is an area of probable Saxon occupation and of the medieval manor of Higham which was in existence by the 11th century. It is also the location of the 18th century Highams House and Park (Listed Grade II), with parkland designed by Humphrey Repton in the 1790s. The site is currently occupied by Woodford County High School for Girls.

The western boundary is formed by the River Ching valley, the northern and eastern boundaries originally followed the line of the A1009 and A104 roads, however the areas of modern development have been excluded from the APA area. The southern boundary is the bridlepath across Walthamstow Forest. Highams House and Park APA adjoins the Tier 3 Walthamstow Forest APA.

The APA is allocated to Tier 2, as it has the potential to contain remains the medieval manorial landscape and post-medieval grounds. The parkland and area of woodland may also contain evidence of earlier activity.

### 6.11.2 Description

Geoarchaeological modelling has demonstrated the River Ching lay within a substantial valley whose origins are much older. During the Pleistocene the tributary would have flowed through a substantial valley cut through the London Clay to join the Lea near Banbury reservoir. Towards the confluence with the Lea silty gravels overlain with colluvium have been recorded which may be contemporary with the Leyton Gravels and relate to the ancient

floodplain of the Ching in the Pleistocene. Peat and clays have been identified overlying the gravels.

The manor of Higham ('high home or inclosure') is first recorded in 1066 and is listed in the Domesday Book as being held by Haldan, a free man, as a manor and 5 hides. It has a complicated manorial history, with numerous additions, sub-divisions and changes in ownership, and its intertwined nature with Salisbury Hall (an early subdivision from the original manor) was a source of friction throughout most of this period. The location of the medieval manor has not been definitively identified.

A new manor was built to the east of the site in 1768, designed by William Newton. The house and its associated park are shown on the 1777 Chapman and Andre Map of Essex marked as ‘Higham Hill’. The house is surrounded by parkland which stretches west towards the River Ching, with woodland to the north and south west, and the lodge, cottages and gardens to the south.

Higham Park was landscaped by Humphry Repton for the then owner John Harman in the 1790s. Repton’s landscaping included a lake to the west in an area of forest known as The Sale, created with permission of the forest authorities to provide water for the deer in the woods and for recreation. The lake was formed by damming a section of the River Ching. While the boat house suggested by Repton in his Red Book was not constructed, a summer house was later built with stones taken from old London Bridge in 1831. The building has since been lost.

The tithe map and accompanying apportionment of 1842 depicts a range of buildings to the east comprising of the hall, mansion lodge and pleasure grounds, house stables, cottages, and gardens, with meadows, open forest, enclosed woodland and pleasure ground, and a body of water to the west. Park Farm and Higham Farm are also apparent in the north west corner and east. The land was owned by the son of John Harmen, Jeremiah Harman at this time, a prominent banker and well-regarded public character. Jeremiah sold the estate to

Edward Warner in 1849, another prominent family in the area, who hosted prime minister William Gladstone at Highams.

By 1860, the Ordnance Survey Map demonstrates the loss of some buildings within the grounds to the immediate south of the hall. A sweeping circular drive provides access to the hall through woodland, with the lodges, cottage and gardens to the south of the hall. The open parkland with dense woodland border and tree clump planting opens out from the hall towards the fishpond at the western boundary.

From the 1880s, the Warner family sold portions of the estate for development. To the west, the area surrounding River Ching and lake was purchased by the Corporation of the City of London and added to Epping Forest in 1891.

During World War I, Highams was owned by the Liberal politician, Sir Thomas Courtenay Theydon Warner. In 1914, the Essex/56 Voluntary Aid Detachment began to use Highams as an auxiliary hospital, named the Woodford and Wanstead Military Hospital (also known as Woodford Military Hospital and Highams Military Hospital). The Hospital had 50 beds in twelve wards, a fully equipped and up-to-date operating theatre, a Recreation Room, a Mess Room and various administration offices. By 1917 it had 75 beds, and the hospital closed in March 1919.

Following the closure of the hospital, the house was rented by Essex County Council, who renovated and converted it into a school for girls, The Woodford County High School for Girls.

The site has been substantially built on over the course of the twentieth century, predominantly to the north and north west of the school and former Highams, comprising of housing and features associated with the school such as its sports ground and buildings. Trial trenching on the site in 2006, on the tennis courts to the west of the Woodford County

High School (formerly Highams), revealed no evidence for human activity prior to the 20th century. The lack of deposits suggests that the area may have been stripped or reduced, and archaeological deposits truncated, as it was expected that evidence of the ornamental gardens would be found.

### 6.11.3 Significance

Highams comprises one of many medieval residences in the area which are important in understanding the landed gentry, wealth and status throughout the medieval and post-medieval periods. The example at Highams is a valuable site due to its preservation of landscape features designed by Repton. Areas of open space could have below ground deposits and these remains could shed light on the site's development from a medieval manor to post medieval house. Despite probable truncation, the site does have the potential to clarify the layout and development of the medieval manorial estate.

### 6.11.4 Key References

*A Map of the County of Essex,* 1777, by John Chapman and Peter André

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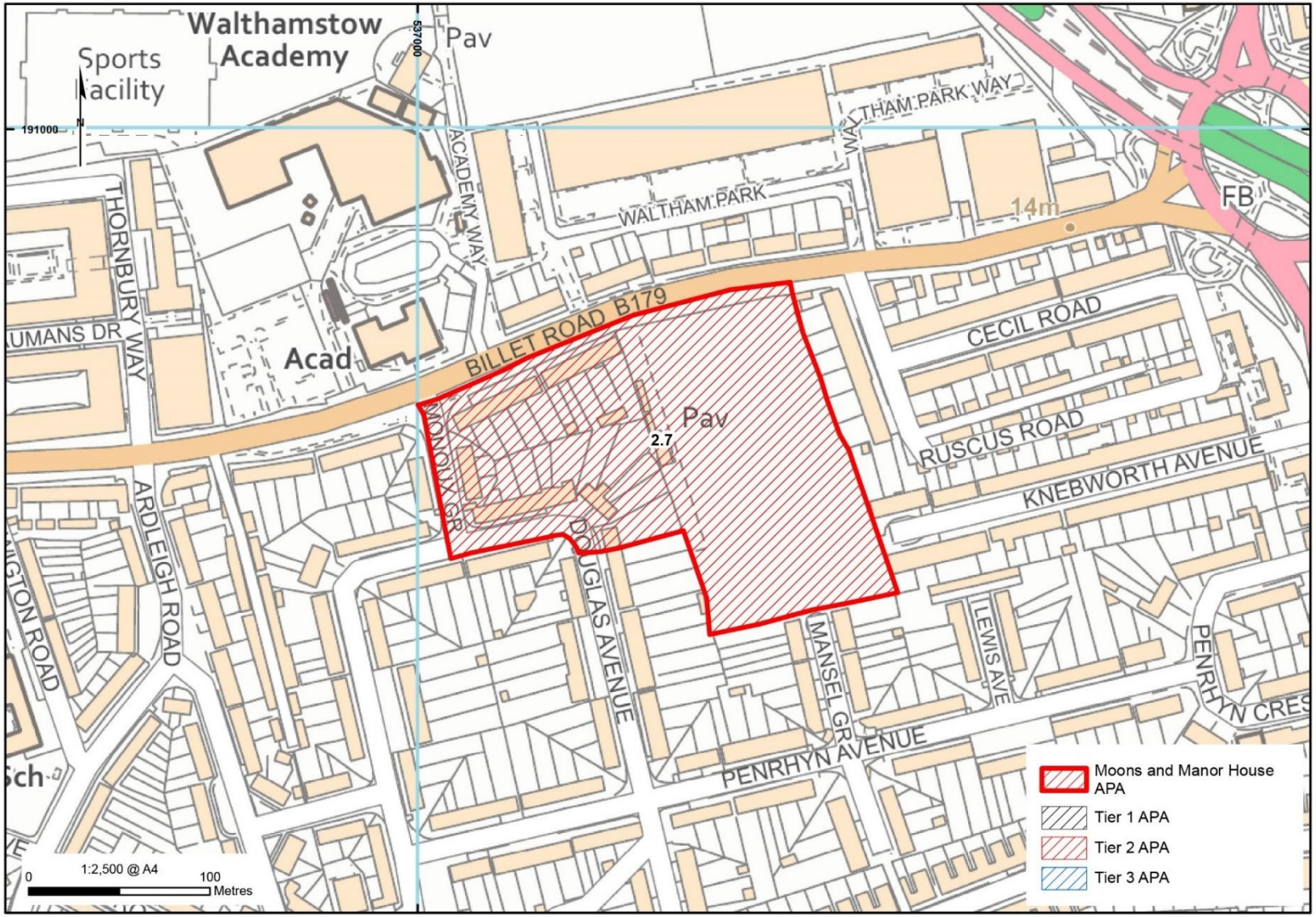


*Figure 16 APA 2.7 Moons Farm and Manor House*

## 6.12 Waltham Forest APA 2.7: Moons Farm and Manor House

### 6.12.1 Summary and Definition

The Archaeological Priority Area of Moons Farm and Manor House comprises the sequence of medieval moated enclosures at Moons Farm and the site of the adjacent post-medieval Manor House. The moated homestead is located on Billet Road, just west of the junction with the A406 and the A112, north west of Walthamstow. The site currently underlies twentieth century residential buildings, gardens and a football pitches. The APA boundaries follow those of the medieval moated enclosures and the eighteenth-century manor house, with a small buffer.

The APA is allocated to Tier 2, as it has the potential to contain remains of a medieval moated manorial complex and associated post-medieval manor house.

### 6.12.2 Description

The manor of Higham (Hecham) is first recorded in 1066 and is listed in the Domesday Book as being held in demesne by Peter de Valognes. The manor was divided in 1235 between three sisters including Lora the wife of Henry de Balliol. The land subsequently changed hands and is recorded as being called ‘Waterhall’. The Balliol inheritance is referenced as including a house in 1305 and documentary evidence suggests that the site of ‘Waterhall’ later became ‘Moons’. The name ‘Moons’ (Moones) is said to have come from George Monoux who took up residence at the hall in 1513. Monoux had an extensive mercantile and political career, ultimately becoming the Mayor of London, and is a well-known benefactor of Walthamstow. He founded almshouses and a grammar school (Sir George Monoux College) and helped, along with Robert Thorne, to fund the restoration of the twelfth century church of St Mary. The name ‘Moons’ was also given to Moons Lane, now Billet Road.

The 1842 Tithe map for Walthamstow shows a moated complex at ‘Moons’ with potentially three or four moated areas, a large central building and three smaller ancillary buildings. Although some arms are missing, the moats are portrayed as well-preserved with a particularly impressive wide pond along the southernmost boundary. Moated sites largely served as impressive and prestigious residences; the moat being a status symbol of wealth and power. These were constructed throughout the medieval period, especially in the twelfth and fourteenth centuries. The first edition Ordnance Survey map of 1875 depicts a large complex labelled ‘Manor House’ to the east of ‘Moon’s Farm’ indicating the separation of the manor house from the original manor and farmstead; the ‘Manor House’ is not depicted on the Chapman and Andre map of 1777. The ‘Manor House’ comprised of five large buildings and three smaller ancillary structures, two of the original buildings on Moons Farm are still extant at this date.

Despite having been built over in the twentieth century it is probable that below ground remains of the moats, water features and manor house would be preserved. The moats, given their depth and scale, may well survive as buried features and have the potential to preserve waterlogged deposits and palaeoenvironmental remains. There is also the potential for the survival of elements of the associated post-medieval Manor House beneath the sports complex as this is unlikely to be extensively truncated.

### 6.12.3 Significance

‘Moon’s Farm’ moated site and the ‘Manor House’ comprise one of many medieval residences in the area which are important in understanding the landed gentry, wealth and status throughout the medieval and post-medieval periods. The example at ‘Moons’ is an unusually complex sequence of water features which may comprise a number of moats. These remains could shed interesting light on the site’s development as well as having the potential for good preservation of paleoenvironmental remains. Despite probable truncation, the preservation of the complex does have the potential to clarify the layout and development of the medieval manorial estate at Moons.

### 6.12.4 Key References

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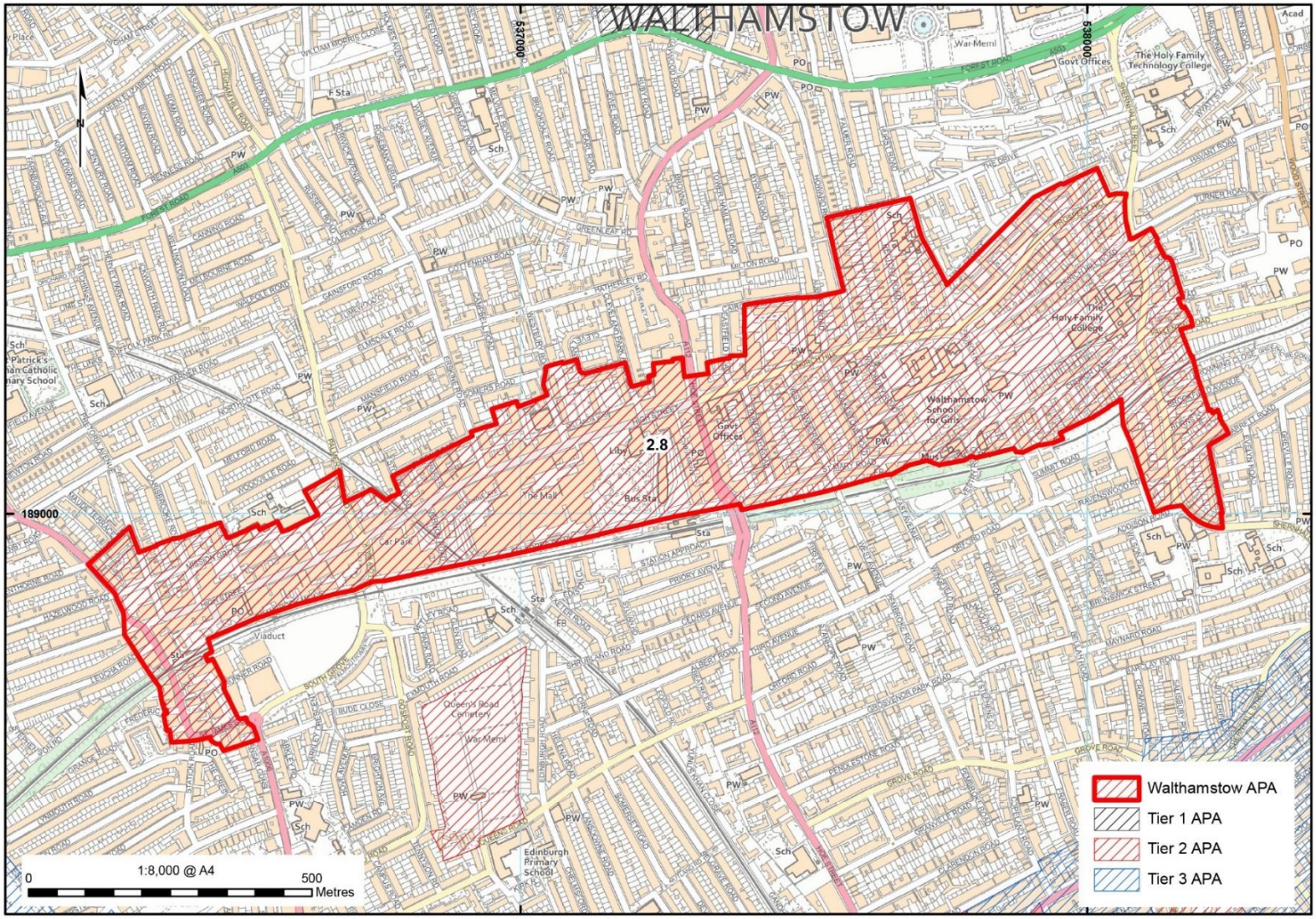


*Figure 17  APA 2.8 Walthamstow*

## 6.13 Waltham Forest APA 2.8: Walthamstow

### 6.13.1 Summary and Definition

This Archaeological Priority Area comprises the historic settlement of Walthamstow which has its origins in the early medieval period. It also includes earlier occupation within the confines of the APA.

The APA is bounded by St James's Street to the west and Rosslyn Road and Marlowe Road to the east. To the north it weaves between Maude Road and Eldon Road and follows Albert Road and Third Avenue to the south. This APA contains archaeological evidence of Prehistoric, Roman, Medieval and Post Medieval occupation.

The APA is allocated to Tier 2, as it contains a medieval settlement and has the potential to contain archaeology spanning millennia.

### 6.13.2 Description

The earliest recorded archaeological evidence in Walthamstow is a number of Palaeolithic stone tools which have been discovered along and south of the High Street and at Gillards Way. These include hand axes and flakes and are chiefly associated with the Boyn Hill Gravels. Hand axes have also been found along Blackhorse Road and at the Central Station. At the eastern end of the APA, on the Holy Family College site, Late Bronze Age/Early Iron Age occupation evidence, including a roundhouse and a large assemblage of pottery from possible brickearth quarry pits was found during excavations. The remains of four timber-framed Roman buildings were recorded on the Holy Family College site, these were interpreted as farm buildings and probably form part of a larger Roman farm or villa complex extending north of the excavation area. Additional findspots of Roman pottery and

tools are found throughout the APA. This evidence is indicative of earlier occupation within the APA which predates the medieval settlement.

There are some references to Saxon settlement at Walthamstow and a timber Saxon church is said to have existed on the site of the present-day St Mary's Church. Placename evidence identifies 'stow' as a meeting place or holy place and the site is likely to be a key location in the borough. In 1066 the manorial holding at Walthamstow was recorded as comprising thirty households and was held by Earl Waltheof. The Domesday Book of 1086 describes Walhamstow, then 'Wilcumestou', as comprising over sixty households with a mill and six fisheries. By 1145, the first fully documented church was erected in Walthamstow village.

Historic buildings which still survive, for example the timber framed Ancient House, are clustered around St Mary's church and date mainly to the fifteenth century. George Monoux, a local dignitary and Mayor of London, was a well-known benefactor of Walthamstow and founded the alms-houses and the school in the early sixteenth century. A medieval open field system was located to the south of the church and a series of medieval pits and linear features were also recorded at the Holy Family School excavations being largely agricultural in nature and dating to the eleventh/twelfth century. Archaeological finds evidence has indicated good preservation within the historic medieval core of the village with pottery dating to the thirteenth century having been recovered from the area. Cartographic evidence shows that by 1777 there were four areas of settlement at Walthamstow. At Marsh Street, a linear settlement had developed following the northern boundary of the road and southwards along the medieval Blackhorse Road, a hamlet is centred around Waltham church and another linear settlement is located at Shernhall Street. The Hoe Street area to the south, appears to be made up of larger, more affluent housing with landscaped avenues of trees and gardens. The moated site at Rectory Road is also evident on the Chapman and Andre map of 1777 and documentary evidence describes a Rectory House located within the moated site from the sixteenth century. In the eighteenth century, civic buildings were established including the Squire's almshouses and Walthamstow workhouse.

By the early nineteenth century the smaller hamlets of Marsh Street, Hoe Street, Shemhall (Shannal) Street and Walthamstow village had grown; the spaces between the four foci were largely infilled. Up until the twentieth century Walthamstow existed within an open agricultural landscape. The church and graveyard were enclosed as common land in 1850.

A few small-scale archaeological excavations have been undertaken along the High Street establishing the survival of below ground deposits and features in the area, despite the development of the area. The presence of wells and moated sites within this APA increases the potential for waterlogged remains which may preserve paleoenvironmental evidence or organic finds. Much of the historic core of Walthamstow village, surrounding St Mary's Church, remains largely undisturbed and is likely to be the location for earlier occupation. The likelihood of encountering prehistoric evidence is also high throughout this APA especially to the east where Late Bronze Age/Early Iron Age features have been identified.

### 6.13.3 Significance

This APA contains evidence of persistent and consistent occupation evidence through many periods within its preserved archaeological deposits; these include both preserved prehistoric and Roman archaeology. The focus of this APA is, however, on the medieval settlement of Walthamstow which represents a still relatively poorly understood settlement within the Becontree Hundred. Although excavation has identified medieval remains only a fraction of the settlement has been thoroughly investigated. Occupation evidence of Walthamstow's early settlers would also give an insight into the occupation of the area before the development of the medieval village. The historic core of Walthamstow provides a good opportunity for undisturbed archaeology and there is also the potential for waterlogged remains within the settlement.

### 6.13.4 Key References

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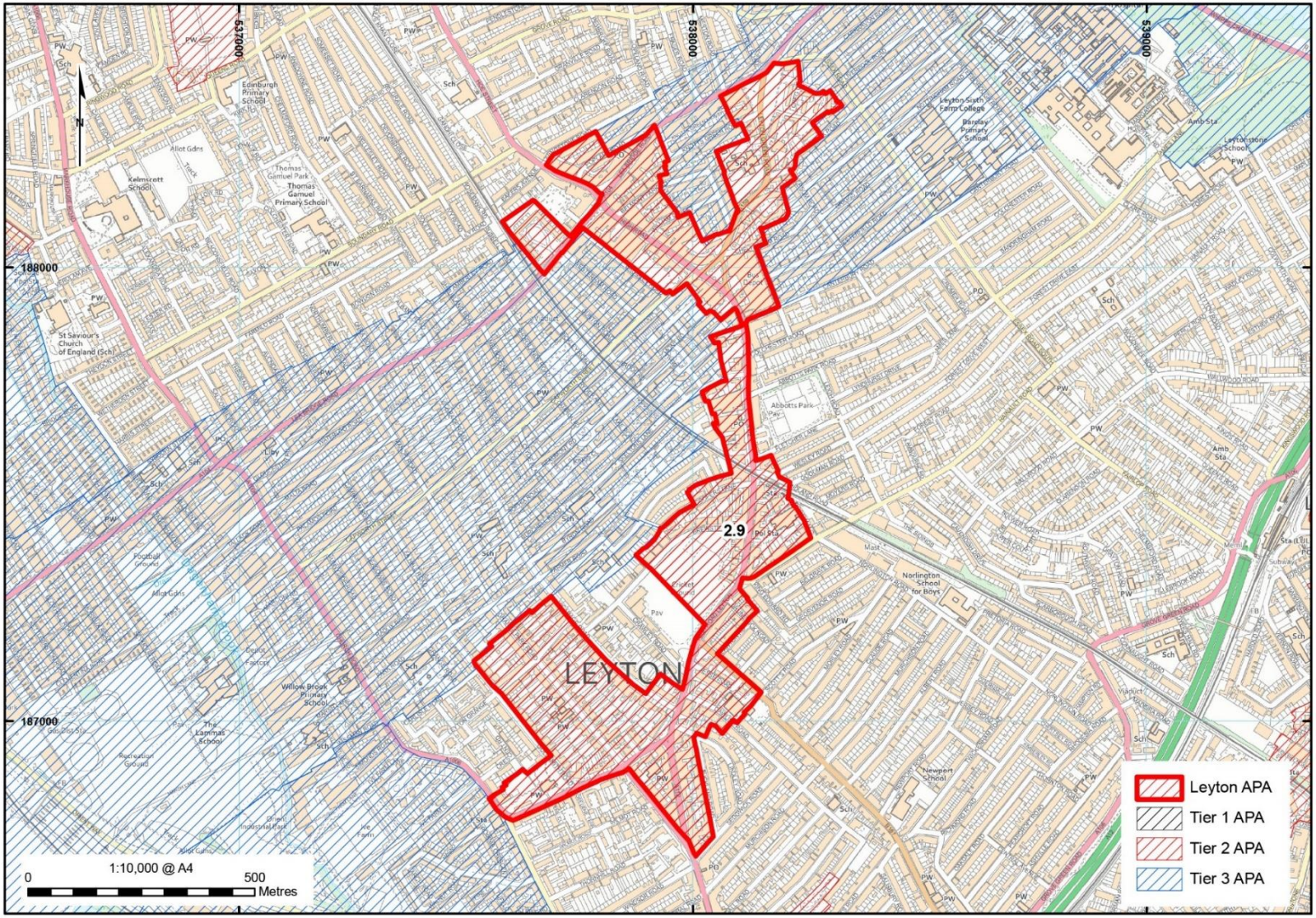


*Figure 18  APA 2.9 Leyton*

## 6.14 Waltham Forest APA 2.9: Leyton

### 6.14.1 Summary and Definition

This Archaeological Priority Area comprises the historic settlements of Low Leyton, Leyton Street and Leyton Green which have their origins in the early medieval period. It also includes earlier occupation within the confines of the APA.

This APA comprises three areas which developed alongside each other eventually becoming interconnected in the post-medieval period. To the north, the triangle created by High Road, Lea Bridge Road and Leyton Green Road forms the settlement of Leyton Green (also known as Knotts Green). From this following the A112 south wards, is the linear settlement of Leyton Street (now part of the A112). Low Leyton forms the southernmost area of the APA and spans from Church Road to Francis Road. This APA contains archaeological evidence of Prehistoric, Roman, Medieval and Post-Medieval occupation.

The APA is allocated to Tier 2, as it contains three medieval settlements and has the potential to contain archaeology spanning millennia.

### 6.14.2 Description

The earliest recorded archaeological evidence in Low Leyton are a number of prehistoric stone tools which have been discovered along and south of the Lea Bridge Road, mainly comprising Palaeolithic hand axes. A Bronze Age decorated bone gouge was also found to the very east of APA at Abbots Park in Leyton Street.

Park Road, which forms the north-western boundary of the APA, follows a projected Roman road which would have linked Clapton with Great Dunmow and runs through Leyton Green. Just north of the Low Leyton APA, along Beaumont Road, a Roman road comprising a

metalled surface with ditches either side for drainage has been excavated. Known evidence of Roman activity at Low Leyton is currently limited to the southwest and centre of the APA around Leyton Church, Church Road and Grange Park Road. Excavations around Grange Park Road identified substantial foundations with Roman bricks and large quantities of Roman tile, interpreted as a potential villa site as well as coins, pottery and ditches along Church Road and around the church itself. To the north of the APA at Leyton Green, Roman brick foundations were also identified at Knotts Green School showing the potential for Roman settlement to the north and south of Leyton.

Although there is as yet little archaeological evidence to support, there is a high potential for late Saxon settlement at Low Leyton, to the south of the APA. The first documentary evidence of settlement at Leyton is a reference to Lugetune (settlement on River Lea) in c. 1050. The Domesday Book of 1086 describes the manorial holdings at Leyton (Leintune) comprised thirty-five households and was divided between five landowners. Leyton was split between six manors, of which the most significant was held by the Abbey of Westminster and had a mill and two priests. Leyton Church (formally St Mary's) was built in 1658 but was extensively altered in the eighteenth century.

Little of the medieval built heritage of Low Leyton still survives. Walnut Tree House is the oldest surviving medieval building dating to the mid sixteenth century. Cartographic evidence shows that by 1746 there was a small linear settlement at Low Leyton which largely followed the eastern side of the High Street. The remaining settlement comprised large estates and grand houses. Documentary evidence indicates that Leyton Grange, Leyton Manor House and Phillibrook House all existed in Leyton but were destroyed in the mid nineteenth century. To the east of the church, on the Chapman and Andre map of 1777, a large landscaped parkland comprises much of the central APA. By 1841, the house and parkland were owned by John Jane and leased to William Rhode; the complex is described as residences, offices, garden, park, and arable land. The map shows three large water features which may predate the later estate and have the potential to contain waterlogged remains. One of these lakes was excavated and dated to the eighteenth century in 2001.

Leyton Green, to the north of the APA, is also known as Knotts Green in early sources. In the Domesday book the area is described as a messuage with woodland whereas by the sixteenth century a small settlement had begun to grow around a central green. Hoe Street, now part of the A112, was formerly the medieval Meaningridge Street which ran from Waltham Holy Cross to Stratford. Archaeological excavations have identified structural evidence of medieval buildings as well as occupation in the form of pits and ditches at the former Leyton baths site and Number 789, Leyton High Road (A112). The Chapman and Andre map of Essex dated 1777 depicts a linear settlement stretching from the west of Leyton Green along High Road, down Leyton Street to the south Low Leyton. Knots Green is shown at the north east of Leyton Green. There is also scattered dwellings on the eastern edge of Leyton Green. Cartographic evidence therefore that despite its polyfocal origins, by the eighteenth century the three settlements had become known wholly as Leyton with no distinctive boundaries of each village. Knotts Green House survived until the seventeenth century; in the nineteenth century the house was sold to the Barclay family and a new house was created.

By the late nineteenth century the grounds and fields within Low Leyton and at Leyton Green remained largely undeveloped. Up until the twentieth century Low Leyton existed within an open agricultural landscape with Leyton Street to the north; these areas are now Leyton Grange Estate and Leyton. A stocks and whipping post are known to have been located at the junction of the A112 with the A1006 and a Brewhouse and stables were located to the south east of the APA. An observatory and archaeological evidence of post-medieval buildings has been found surviving to the north east of Leyton Green.

High Road and Grange Park, despite the potential for disturbed ground, have shown that foundations excavated have been well preserved and prehistoric features have also survived. The presence of large water features and wells within this APA increases the potential for waterlogged remains which may preserve paleoenvironmental evidence or textile finds. Much of the historic core of Low Leyton medieval village, to the south of and surrounding Leyton Church, and Leyton Street remain largely uninvestigated. The likelihood of encountering prehistoric evidence is also high throughout this APA. A few large-scale archaeological excavations have been undertaken south west of the APA identifying

evidence of substantial prehistoric and Bronze Age occupation – there is therefore the potential for associated activity to be encountered within the southwest of the APA. The lack of concentration of early medieval archaeology suggests that the focus for occupation in Leyton during this period has not yet been identified.

### 6.14.3 Significance

This APA contains evidence of a number of occupation periods within its preserved archaeological deposits; these include both prehistoric and Roman archaeology. The focus of this APA is, however, on the medieval settlements of Low Leyton, Leyton Street and Leyton Green which represent a relatively poorly understood area within the Becontree hundred. Although some excavations have identified medieval remains only a fraction of the settlements have been thoroughly investigated. Occupation evidence of early settlers would also give a unique insight into the occupation of the area before the development of the medieval villages, especially towards the west of the APA. The historic core of Low Leyton provides a good opportunity for undisturbed archaeology, as well as Knotts Green, and there is also the potential for waterlogged remains within the settlement areas.

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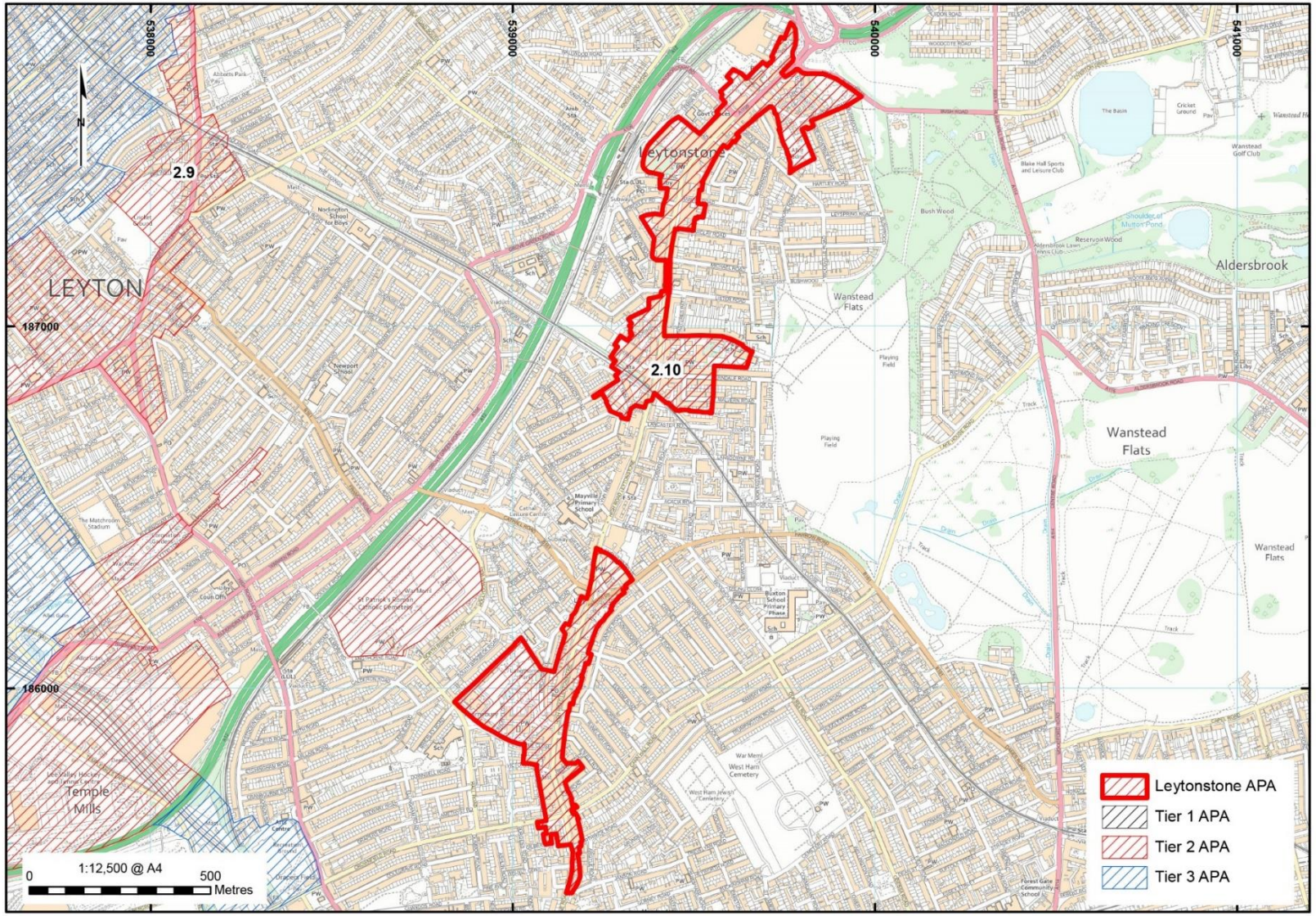


*Figure 19  APA 2.10 Leytonstone*

## 6.15 Waltham Forest APA 2.10: Leytonstone

### 6.15.1 Summary and Definition

This Archaeological Priority Area comprises the historic settlement of Leytonstone, its historic green and the smaller settlements of Harrow Green and Holloway Down; These areas have their origins in the medieval period. It also includes earlier occupation within the confines of the APA.

This APA comprises three areas of settlement which grew along High Road (A106) in the medieval and post medieval periods. Although Harrow Green/Salt Green and Holloway Down are intertwined from an early date, cartographic evidence indicates that these were originally two hamlets and are therefore treated as such within this APA. There is a triangular green, called Harrow Green/Salt Green, of which Harrow Green hamlet grew around and this lies just north of Holloway Down. The APA follows only the narrow areas of settlement along High Road including the historic greens. There are two separate areas for this APA emphasising the original separation between the settlements.

This APA contains archaeological evidence of Prehistoric, Roman, Medieval and Post-Medieval occupation.

The APA is allocated to Tier 2, as it contains three medieval settlements and has the potential to contain archaeology spanning millennia.

### 6.15.2 Description

Evidence of prehistoric occupation spans the length of this APA. Many of the findspots area associated with the underlying Hackney Gravel formation. Palaeolithic hand axes have been found at Joseph Ray Road, Leytonstone and further southwards at Cann Hall Road. It

should be noted that just west of this APA along Grove Green Lane a wealth of artefacts dating to the Paleolithic were also identified in the early twentieth century. Prehistoric pottery has been excavated at Langthorne Road. Bronze Age occupation appears to be localised to Holloway Down. Post holes and other features associated with Bronze Age settlement were excavated at Langthorne Hospital and the Cathall Road estate. A hoard of nine axes was also located along Langthorne Road and a sword has been found at Cathall Road.

High Road was one of the major routes which ran from Epping to London in the medieval period and trenching undertaken at the junction of High Road with the A12 identified the gravel metalling of a Roman road surface. It is therefore likely that there was a Roman precursor to High Road. During the extraction of gravel in the late seventeenth century a Roman cemetery, with both inhumations and cremations, was found at Langthorne Road. Other features associated with Roman occupation have been excavated at Cathall estate.

The first documentary evidence of settlement at Leytonstone is from a fourteenth century inquisitions reference to a hamlet at ‘Leyton-atte-stone’; a name seemingly arising from a large milestone located within the settlement. The manor of Ruckholt included the settlement of Leytonstone and was one of six estates recorded in the area in the Domesday Book. Excavations along High Road in Leytonstone have identified areas of medieval quarry pits which date to the eleventh or twelfth century at a significant depth below current ground surface. A ditch excavated at Thorne Close was also found to date to around the twelfth century. This indicates that there is significant potential for the preservation of early medieval settlement that predates documentary records of Leytonstone.

Very little of the medieval built heritage of Leytonstone, Harrow Green and Holloway Down still survives. Significant buildings no longer in existence include The Green Man, an inn first recorded in 1668 located at the very north of this APA, and a chapel just north of Church Road, both are depicted on the 1777 Chapman and Andre map. A wooden bridge was located in Holloway Down believed to date to 1609. Cartographic evidence shows that some large farmsteads were clustered at the junction of Davies Lane and High Road and a green formerly existed at the northernmost edge of Leytonstone. These large farmsteads were

later converted to mansions and landscaped gardens. By 1777 there was a substantial linear settlement at Leytonstone along High Road with small branches of residences off Browning Road and south of Davies Lane. Harrow Green (Salts Green) and Holloway Down remain separate from Leytonstone at this point and comprise dwellings to the southern sides of the triangular green and to the west of High Road at Holloway Down. A large pond was sited just off Browning Road. The former pond is now preserved below ground as the Henry Reynolds Gardens.

In the late nineteenth century, the grounds and fields which formed the boundaries of Leytonstone with Harrows Green and the surrounding landscape remained largely undeveloped. The settlements remained much the same; the main additions included Leytonstone House, built in 1800 which remains today, and the West Ham Union Workhouse at Holloway Down, now partly preserved as Langthorne Hospital. Archaeological evidence of post-medieval finds and features along Langthorne Road and Corn Way are likely to be associated with the workhouse and a probable pond excavated at Thorne Close contained organic deposits. Evidence of the designed gardens and landscaping located at 'The Pastures' mansion have also been recorded.

A number of large-scale archaeological excavations have been undertaken to the south of the APA identifying evidence of Bronze Age and Roman occupation. The location of the medieval settlements on a major road also increases the potential for Roman occupation. Excavation has shown that even in areas where settlement is dense, such as in central Leytonstone, archaeological remains of the earlier settlement have been preserved. The presence of large water features and wells within this APA increases the potential for waterlogged remains which may preserve paleoenvironmental evidence. In a similar vein, burial remains from the Roman period have also been shown to be well preserved within this area. Parts of the historic core of Leytonstone, including Henry Reynolds Gardens, and Harrow Green itself remain largely undisturbed and are likely to be the location for medieval occupation. The potential for encountering prehistoric evidence is also high throughout this APA especially to the south where Bronze Age features have been identified.

### 6.15.3 Significance

This APA contains evidence of a range of occupation periods within its preserved archaeological deposits; these include both Bronze Age and Roman archaeology. The focus of this APA is, however, on the medieval settlements of Leytonstone, Harrow Green and Holloway Down. Although some excavations have identified medieval remains only a fraction of the settlements have been thoroughly investigated. Occupation evidence of early settlers would also give a unique insight into the occupation of the area before the development of the medieval villages, especially towards the north of the APA were evidence has already suggested a precursor to the earliest documentary date of the Leytonstone. There is the potential for both human remains and waterlogged/paleoenvironmental remains within this APA.

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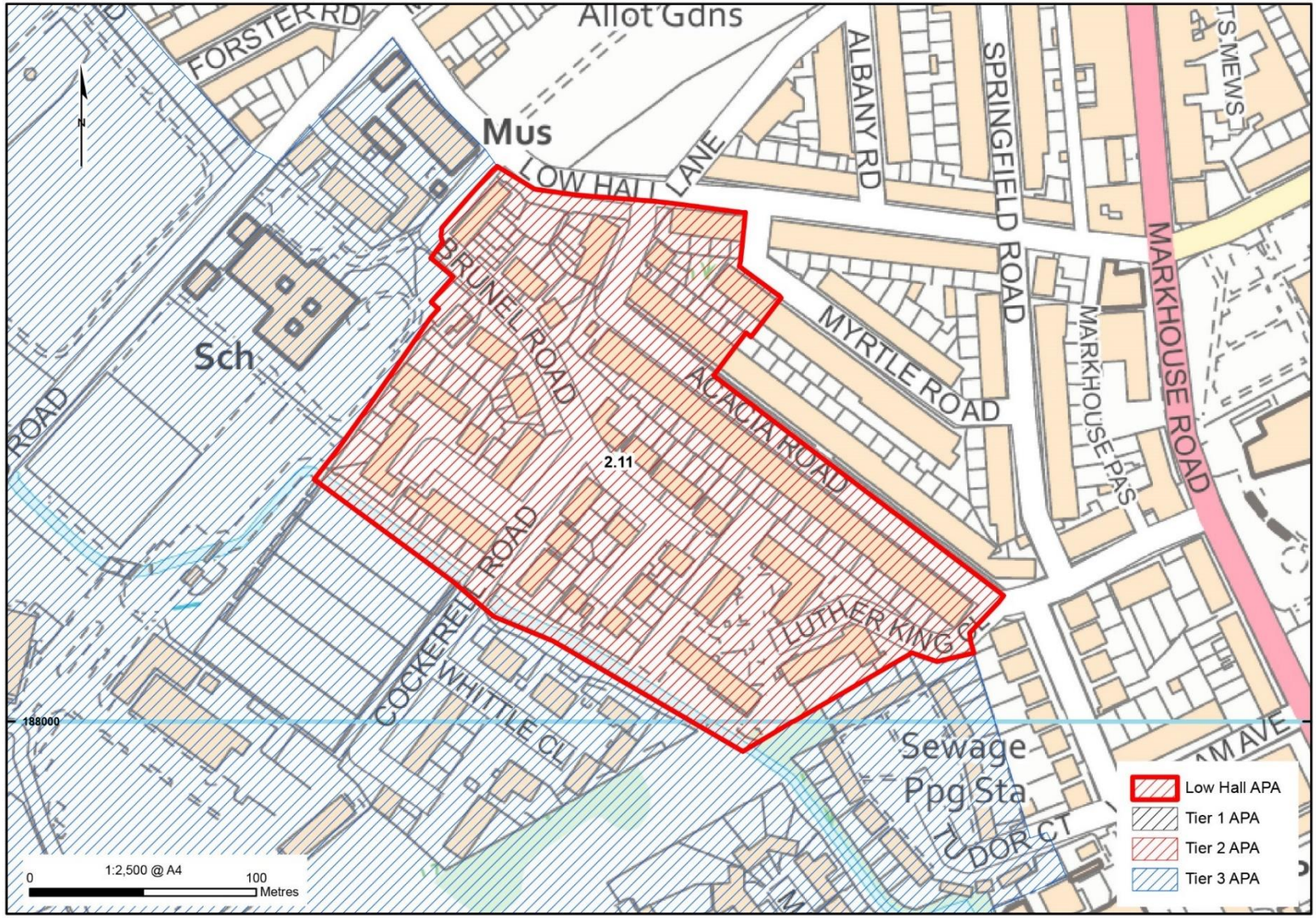


*Figure 20 APA 2.11 Low Hall*

## 6.16 Waltham Forest APA 2.11: Low Hall

### 6.16.1 Summary and Definition

The Archaeological Priority Area of Low Hall comprises the former medieval moated complex of Low Hall with its post medieval farmstead and fishponds. The moated site was located between what is now Brunel Road and Dagenham Brook. The APA follows the boundaries of the moat, fishponds and later farmstead.

The APA is allocated to Tier 2, as it has the potential to contain surviving remains of a medieval moated manorial complex as well as features relating to its post-medieval use.

### 6.16.2 Description

Also known as Walthamstow Bedyk/Fraunceys, the moated manor at Low Hall is first recorded in documentary evidence in the thirteenth century, held by Adam de Bedyk. The manor passed through many hands, including Simon Fraunceys, and was administered by the Crown in the fifteenth century. The house is recorded as a moated farmstead in the early seventeenth century with a timber framed house. The farmstead was owned in the nineteenth and twentieth centuries by the Bosanquet family. Excavation and documentary evidence have demonstrated that the majority of Essex moats had their origins in the twelfth to fourteenth century and it is likely that this had similar origins. Moated sites largely served as impressive and prestigious residences; the moat being a status symbol of wealth and power.

Cartographic evidence depicts the site as a substantial moated manor; Rocque's 1746 Map of London shows a wide oblong moat with a large hall in its centre and other ancillary buildings just outside the moat's entrance. It also shows a long fishpond to the northwest

and an orchard to the southeast clearly associated with the hall. On this map the Hall is marked as ‘How Hall’.

The Walthamstow Tithe Map, dating to 1843, records that the site was owned by a Samuel Bosanquet in the early nineteenth century and comprised a house, homestead and garden along with arable fields and meadow. The tithe map shows another large building just outside the moated site with a long western range. More landscaping and fishponds were created to the south of the moated site and a smaller building was also added adjacent to the hall within the moat. By 1875, the hall no longer exists within the map and a much smaller building has replaced it. The concentration of activity is focussed at the farmstead just outside the moat to the north west where two more wings have been erected creating two enclosed courtyards; the moat itself was still well preserved until 1894 where it no longer exists cartographically. It is possible that encroaching development of the Walthamstow Sewage Works and Acacia Road may have led to the moat being filled in. The manor house at Low Hall was heavily bombed in World War II.

Excavations were undertaken at Low Hall in the late twentieth century where the internal area of the moat was excavated, substantial masonry wall foundations elucidated the plan of the manor house. The full extent of the moat, fishponds and later farmstead were not identified. The excavation showed masonry foundations in good condition and it is unclear if these were removed during development of the area. Evidence was also found for Roman activity within the area so there is also the potential of earlier occupation.

There is, therefore, the potential for archaeological remains relating to the moated enclosure, fishponds, parklands and farmstead, as well as earlier activity, to be preserved within the APA though it is likely there will be some truncation by the early twentieth century development. The moat has the potential to contain waterlogged and palaeoenvironmental deposits and Roman occupation evidence should also be considered.

### 6.16.3 Significance

Low Hall is an example of a high-status medieval moated manorial site and is important in developing an understanding of the landed gentry, wealth and status throughout the medieval period. Although there have been extensive excavations on the site these have not been fully published, which should be a research priority. These below-ground remains could shed light on the site's origins and development, as well as having the potential for good preservation of paleoenvironmental remains. Roman occupation has been identified within the site's vicinity and therefore may also be preserved within this APA.

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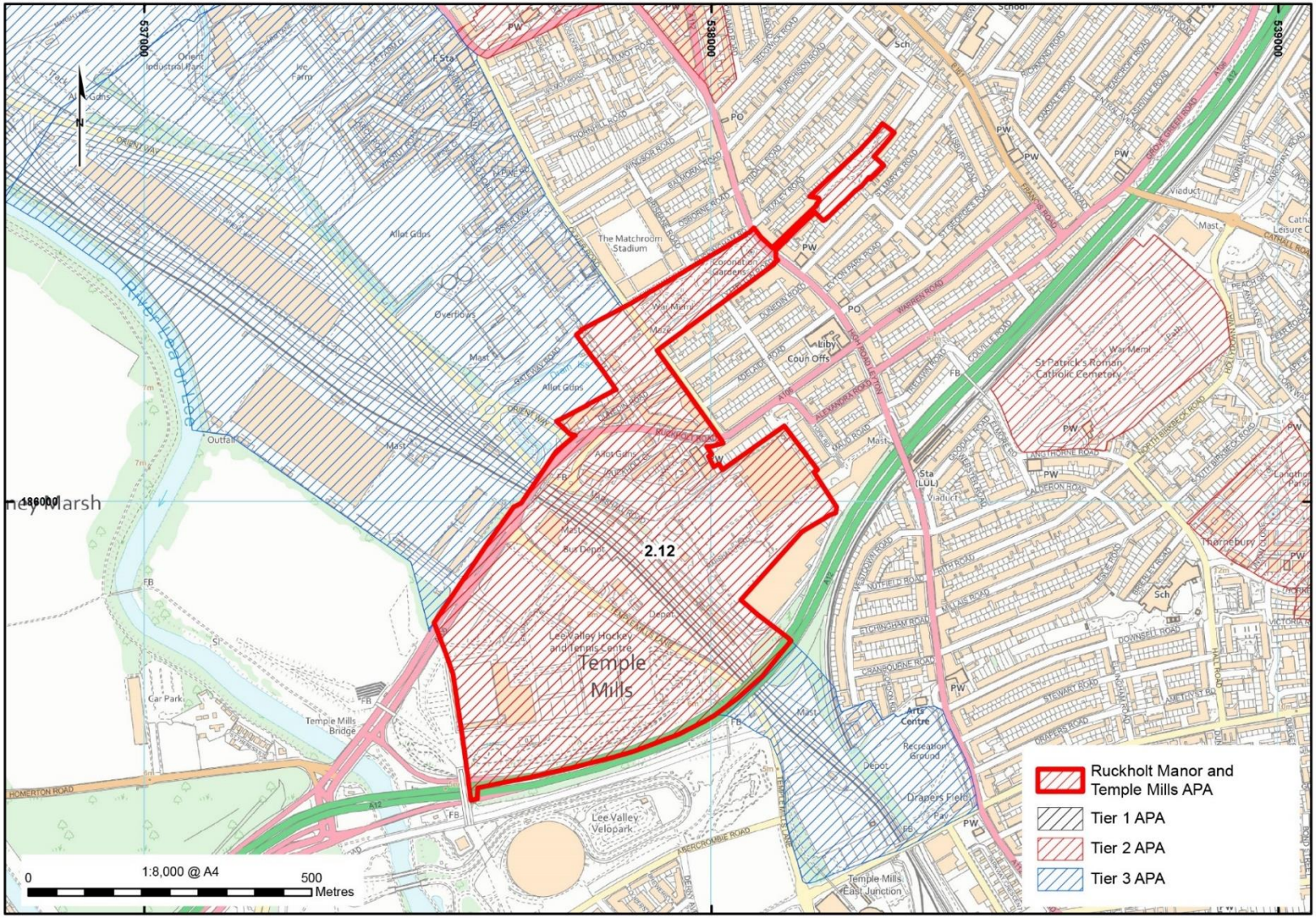


*Figure 21  APA 2.12 Ruckholt Manor and Temple Mills*

## 6.17 Waltham Forest APA 2.12: Ruckholts and Temple Mills

### 6.17.1 Summary and Definition

The APA of Ruckholts and Temple Mills comprises the former medieval manorial complex of Ruckholts with its post-medieval parkland and later farmstead and the associated Ruckholt Pond. The former manor, farm, parklands and ponds now span both sides of Ruckholt Road and comprise a mix of open space including the Coronation Gardens, car-parking, some residential housing and large commercial premises. Also included within the APA is Temple Mills, a multi-period site with evidence or activity from the Mesolithic, Roman and medieval periods. The APA incorporates evidence for settlement and economic usage of a transect across the dryland valley sides and the floodplain of the River Lea.

The APA is allocated to Tier 2, as it has the potential to contain the remains of Mesolithic and Roman activity, as well as a medieval manorial complex and a watermill and bridge on the River Lea as well as features relating to its development in the post-medieval period.

### 6.17.2 Description

The northern boundary of this APA is formed by the former route of the River Fillebrook. Borehole records reveal the stream follows a major tributary valley of the River Lea (APA 3.1), the deeply incised valley cuts through the Taplow and Hackney gravel terraces down to the Clay bedrock as mapped by BGS, alluvium is mapped closer to the confluence. Boreholes show that overlying the Pleistocene gravels in the tributary valley are sandy clays and clayey sands which could be Late glacial or Holocene in date. The sandy deposits may have a fluvial or colluvial origin and have been mapped near the confluence of the Lea. Historic works to the river have led to the recovery of several Palaeolithic flint tools, including a Mousterian flint knife, a scraper and hand axe. In one excavation a set of over 30 Palaeolithic implements were recovered from a depth of c.1.9 and c.2.8m into the gravels,

into which pits seemed to have been dug. The location of the finds is approximate and there is no clear association to any mapped geological deposit.

In the Temple Mills area Mesolithic activity has been identified upon dryland islands of Pleistocene brickearth and gravels beneath the alluvium. There are records of a Roman coffin and 'vault' at Temple Mills, this is suggestive of a high status Roman settlement in the vicinity, possibly to the south of the A12 in Newham where further Roman material has been recovered.

The Domesday Book records six estates in the area of Leyton; one of these estates, thought to be Ruckholt, was held by Peter de Valognes, it comprised a manor and three hides of land. It is first named as Rochholt in 1200 in the Feet of Fines. By 1345 it was known as Rokeholt Hall. Plans of Ruckholt Farm dated 1801 show 'ancient entrenchments', which included a 'moat', this probably related to the medieval manorial hall. Documentary and excavation evidence in Essex has demonstrated that main period of construction of moated sites was in the twelfth to fourteenth centuries. A new manor house was created in the sixteenth century adjacent to the site of the original manor and this is the complex visible on the 1721 'Mapp of the Mannor of Ruckholt' by Thomas Archer. A 'cannal' comprises the western boundary of the hall including a yard and gardens. Rabbit warrens are recorded to the east of the manorial complex and fishponds to the north.

A medieval watermill at Temple Mills lies at the southern boundary of the APA. Documentary evidence shows that this was constructed by the Knights Templar between 1185 and 1278. The Knights Templar had a bridge constructed from the 14th century close to the watermill at Temple Mills

In the early eighteenth century, Ruckholt Hall became a 'public breakfasting house'. Roques map of 1746 depicts a site designed for leisure and pleasure. A keyhole shaped pond was created to the west along with a landscaped avenue with ran the full width of the parkland, from what is now Marshall Road and the A112. The house was demolished in 1755.

Ruckholes/Rockholts pond was located to the north of the site, having been formed by the damming of the River Fillebrook, was bordered by an avenue of trees, and linked to the Ruckholts complex by a lane.

By the nineteenth century a small farmstead and some of the ponds was all that remained of the Ruckholt complex. Ruckholt's pond survived until the twentieth century and is now preserved in a memorial park. There are, therefore, three phases of buildings at Ruckholts. By 1938 part of the site of the medieval manor was a railway siding and a Goods and Coal depot, and the 1945 aerial photographs indicate further disturbance associated with the railway over the area of what is now a supermarket car-park. A desk-based assessment undertaken in advance of development for this area suggests that there has been disturbance to a depth of approx. 1-1.5 m over at least part of the site. However, nineteenth century documentary sources said that the cellars and foundations of Ruckholt Manor lay beneath a deep 'covering of earth', so it is possible that archaeological features still survive on the site.

The location of this site, it's sprawling nature and extensive history means that there is a good potential for below ground remains. Although there is likely to be some disturbance from residential development on the site there are still some areas that have remained undeveloped over the centuries. If the former moat should survive this has the potential to contain waterlogged and palaeoenvironmental deposits. The area of the former Ruckholts pond is located under the Coronation Gardens and the adjoining recreation ground. To the north of this is the site of a second pond on the River Fillebrook.

### 6.17.3 Significance

There is evidence for Mesolithic, Roman, and medieval activity within the River Lea flood-plain at Temple Mills and on the River Lea itself. The manorial site of Ruckholts and its later additions comprise one of a number of medieval and post-medieval manorial residences which are important in understanding the landed gentry, wealth and status throughout the medieval period. There are documentary records for deeper features such as cellars, as

well as the ponds and canal, that may have survived subsequent groundworks on the site These remains could shed light on the site's origins and development, as well as having the potential for good preservation of paleoenvironmental remains.

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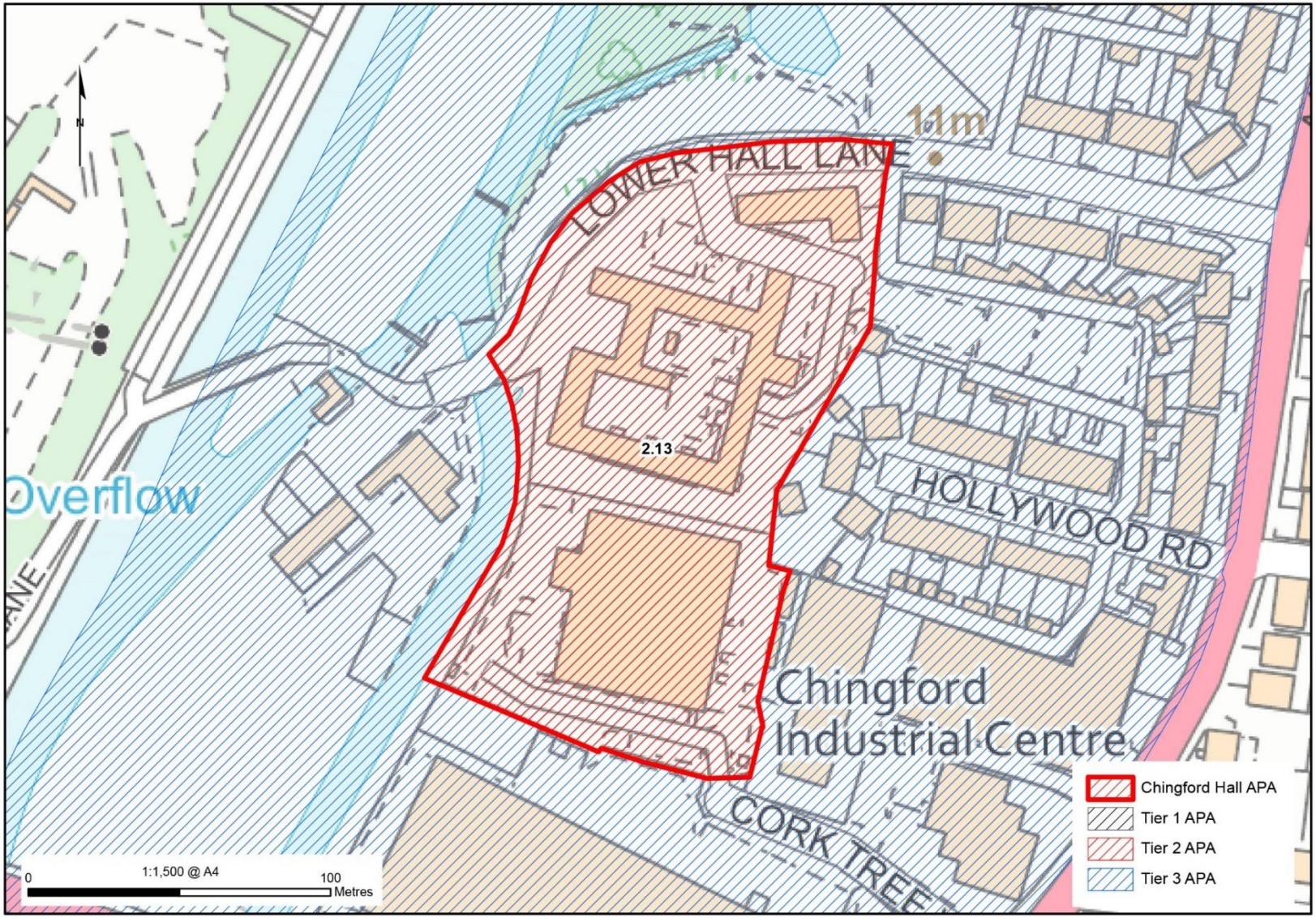


*Figure 22  APA 2.13 Chingford Hall*

## 6.18 Waltham Forest APA 2.13: Chingford Hall

### 6.18.1 Summary and Definition

This Archaeological Priority Area comprises of the moated site of Chingford Hall and its associated buildings. The APA is located to the east of the River Lea and south of Lower Hall Lane. Its boundaries follow those of the original hall and garden along with the farmstead to the north. The site currently underlies the residential buildings of Mandeville Court and a warehouse.

The APA is allocated to Tier 2, as it has the potential to contain remains of a medieval moated manorial hall complex and associated post-medieval farmhouse. This APA also has the potential to contain evidence of Iron Age occupation, particularly cremations.

### 6.18.2 Description

The earliest record of the manor here dates from between 998 and 1066, when it was acquired by the Dean and Chapter of St Paul's. The name for the manor house was, originally, Chingford St. Pauls. By the time of 1265, a lease describes that there was a manor house on the site, and that it was a 'fine hall' roofed with oak. The lease also describes the manor in some detail, that at the western end there was a ground floor room with a stone fireplace, a storeroom and another small room, and at the east was a pantry and buttery. Documentary evidence dated 1265 also reveals that there was a henhouse within the inner gate to the south of the manor, along with a pig sty or 'piggery', and servants' quarters. Two barns, one for wheat and one for oats, were located outside the inner gate enclosed by ditches and fences. The manor also possessed two cattle sheds, one for cows the other for oxen, located outside the middle gate. Documentary evidence from 1265 reported that they were 'old and decayed'. To the south of the site, a granary and grinding house was located within the inner gate, with further granaries located within earthwork enclosures and perimeter fences.

There is also a chapel recorded in the mid thirteenth- century, named the Chapel of Chingford St Pauls, which was located within the inner courtyard gate and situated near the hall. The chapel and house were reportedly linked by a passage.

The manor is again recorded in 1480, where it was described in some detail that the manor consisted of a hall with two storeys of rooms on the east and west, a kitchen, and a ‘small low building’ was attached to the north of the kitchen with a larder to the south. There is also evidence of associated farm buildings within the complex at this time, and the Dairy located outside the moat. In 1544 Henry VIII acquired Chingford Hall from St. Paul's in exchange for other lands. The estate then descended along with Chingford Earls until around 1557, after which it changed ownership numerous times.

From 1709 to 1844 the hall was owned by the Snell family. Some significant changes were made during this time, notably that the ancient manor was demolished in the early nineteenth century and replaced by a new house constructed in yellow brick. The 1838 Tithe Map shows Rev Thomas Snell as owner of the new Chingford Hall House and Garden within the moated site, and the Farm Homestead to the north. The hall at this time is located to the south west of the moated area, with outbuildings to the south east and north west. There is a wide rectangular moat which encloses the hall and garden, and an additional arm extending east from the north of the moat

The first edition Ordnance Survey map shows the Hall situated centrally within the moat, surrounded by planting. A drive leads to the manor from the north east, with paths to the south to lead to the gardens. Within the plot to the south of the moat is a long building on a north south axis, and rectangular garden adjacent. The farmstead to the north of the hall is also visible, with numerous buildings arranged around a central courtyard. In 1937 the site was bought by Chingford U.D.C and then sold in 1949 to Essex County Council. For a short time, between 1938–9, the building was used by Chingford County High School.

Despite large scale residential development surrounding the site throughout the first half of the twentieth century, there is still very little change within the site itself until the 1960s, where the Ordnance Survey map shows the addition of large warehouse buildings to the south and west of the moat. Many of the farm buildings to the north were destroyed. The hall was still standing, although its moat appears to have been backfilled. Shortly after this, the hall was demolished, and factories were built on the site. The factories were then later sold and redeveloped, and the land to the north of the site developed also.

While most of its rural estate was built over between the First and Second World War, the moated site was still visible in the 1930s. There was, however, later residential development within the north of the site, partly over the manor and moat, and commercial units constructed to the south. Despite the disturbance caused by this development, there is still the potential for deep features and the moat to be preserved and for these to contain paleoenvironmental remains. The area has a naturally high groundwater level, with impeded drainage and clayey soil; this would also increase the likelihood of the preservation of organic remains. Excavations in 1997 found no evidence of the manor or the ancillary structures but uncovered parts of the wide, deep moat filled with a fairly loose wet black fill. Earlier excavations for the Passmore Edwards Museum revealed that the moat varied in width between 4 and 10m and was shown to have a causeway to the island. A hearth located within the moat does however indicate medieval occupation. Two Iron Age cremations have also been identified indicating the potential for earlier occupation evidence within the APA.

### 6.18.3 Significance

Chingford Hall APA comprises the former medieval and post-medieval residences of Chingford Manor which are important in understanding the landed gentry, wealth and status throughout the medieval and post-medieval periods. Moated sites largely served as impressive and prestigious residences; the moat being a status symbol of wealth and power. Documentary and excavation evidence in Essex have demonstrated that main period of construction of moated sites was in the twelfth to fourteenth centuries. Within this APA there is also the potential for Iron Age occupation evidence or further cremations.

Despite truncation to the site, and the likely loss of features to the south during the construction of the factories, there is the potential that remains could be preserved within pockets of undeveloped land within the site, including within residential gardens and open spaces to the north of the commercial units in the south. There is also the potential for the deep features and the moat to be preserved and for these to have preserved paleoenvironmental remains.

### 6.18.4 Key References


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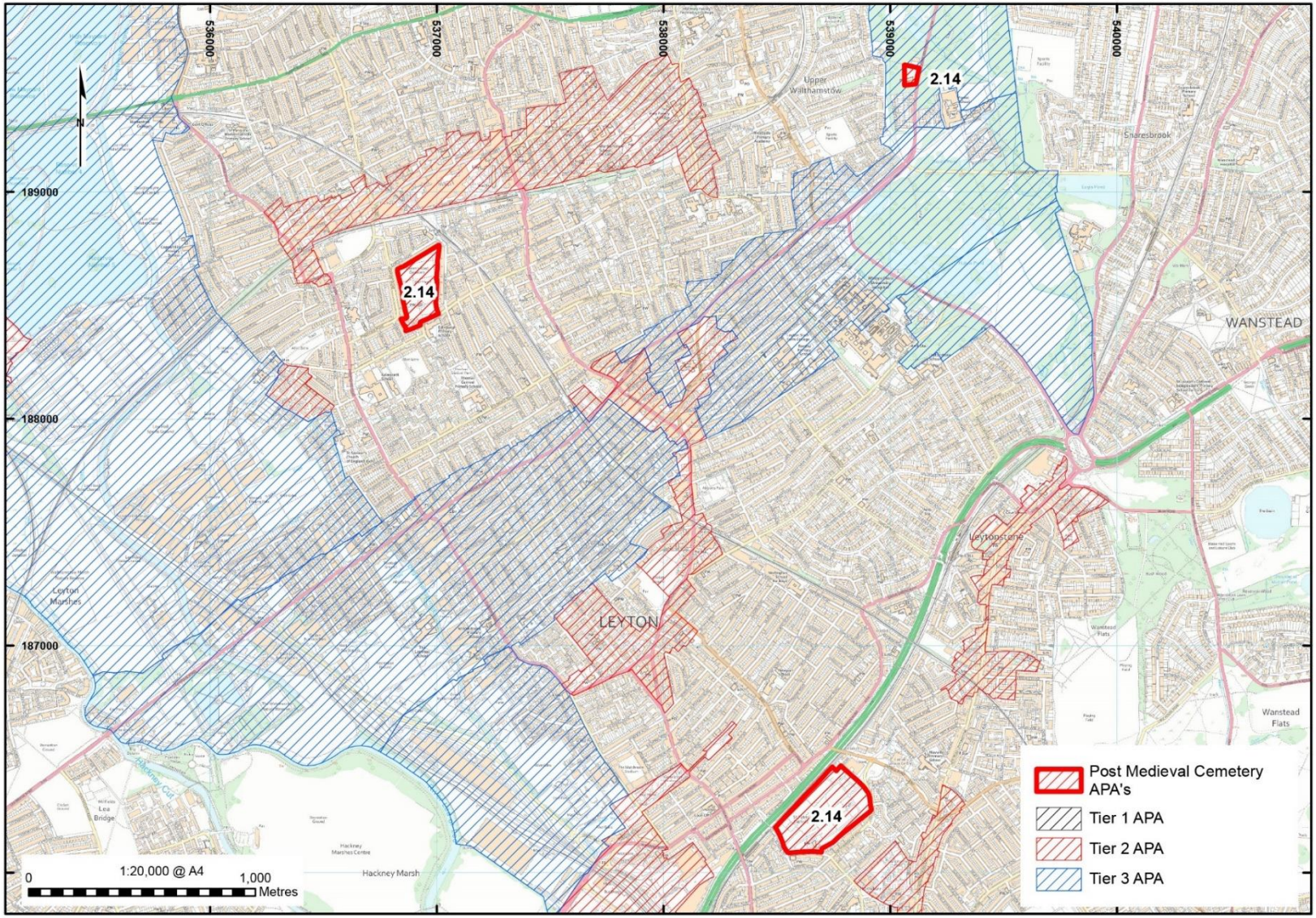


*Figure 23 APA 2.14 Post-medieval Cemeteries*

## 6.19 Waltham Forest APA 2.14: Post-medieval Cemeteries

### 6.19.1 Summary and Definition

This Archaeological Priority Area includes three post-medieval cemeteries and burial grounds. These are St Patricks Catholic Cemetery, St Peter's in the Forest churchyard and Queens Road Cemetery. The sites are scattered across the Waltham Forest borough and largely remain with memorials and headstones in reasonable condition; some are now closed to further burials. The earliest burial ground, St Peter's-in-the-Forest, opened in 1840 and was in use for over one hundred years.

This APA is classified as Tier 2, as it contains heritage assets of archaeological interest. These sites often have a strong local connection with other important heritage sites and significant local individuals. Therefore, they are significant both archaeologically and as unique insights into economy, society, fashion and many other aspects of past daily life. These cemeteries are listed below under both their original and current names.

### 6.19.2 Description

#### St Patrick's Catholic Cemetery

St Patrick's Catholic Cemetery opened in 1868 to cope with the nineteenth century population explosion in Hackney with most of the nationalities being Irish, Italian and Polish descent. The cemetery is crowded and, in some areas, terracing and the raising of ground level has been used to accommodate more graves. In the 1980's the cemetery contained 168,000 burials and remained in demand. It extends over eleven and a half acres. It is one of only two Roman Catholic cemeteries in London and is still in use. The buildings were designed by Samuel J Nicholl including the mortuary chapel. The cemetery famously holds, among many other graves, those of Walter James Croot, a Bantam weight championship boxer, Mary Kelly, one of the victims of the infamous Jack the Ripper, Stephen Lewis, actor, and Patrick Mullane. Five Franciscan nuns who died when the SS Deutschland ran aground

in 1875; this event inspired the poem ‘The Wreck of the Deutschland’ by Gerard Manley Hopkins. There also over a hundred Commonwealth War Graves on the site. A Palaeolithic stone implement has been found within the cemetery likely to be associated with the Hackney Gravel Formation.

**St Peter's-in-the-Forest Churchyard**

The churchyard at St Peter’s-in-the-Forest was created, along with the church, in 1840 to accommodate the closure of older cemeteries and the growing population of the area. Originally a chapel of ease to St Mary’s in Walthamstow, the church was designed by the eminent architect John Shaw Jnr and was extended in 1951 and 1958 by JC Lewis. In 1945 the building was hit by a V2 rocket which is likely to have had some impact on the graveyard. Two gates allow access to the surrounding forest and the main entrance to the churchyard is accessed from Woodford New Road. The church itself is structurally damaged with problems caused by unstable foundations; the building is on the Heritage-at-Risk register and has received a grant from the National Lottery for restoration works. Now closed for burials, the graveyard has numerous headstones in a natural setting.

**Queens Road Cemetery**

Queens Road Cemetery was opened in October 1872 by the Walthamstow Burial Board and originally contained a lodge, coroners court, belfry and mortuary. The mortuary disappeared by 1914 and the Lodge and Coroners court are now separate from the site. The original site comprised eleven acres and two chapels, non-conformist and Church of England. The architect for the cemetery was R C Sutton of Nottingham; all the buildings apart from the mortuary still stand. The site was governed in the twentieth century by the Walthamstow Urban District Council and taken over by the London Borough of Waltham Forest in 1965. The cemetery is no longer in use. There are over a hundred Commonwealth War Graves within the cemetery.

### 6.19.3 Significance

This APA contains several historic burial grounds which could inform understanding of such matters as demography, health and disease. They would have significant implications for any proposed development.

The significance of these cemeteries is unique in this country. This is because of the rarity of preservation of burial grounds themselves within the capital and their associations with local dignitaries and institutions. Cemeteries and burial grounds in the post medieval period seem to have been created for a number of different reasons including overcrowding, commemorative sites, disease or acts of terrorism. In the area of Walthamstow this may have been accentuated by the cholera epidemics in the nineteenth century. The population in Walthamstow borough grew from 4959 in 1851 to 96720 in 1901 putting huge pressure on sanitary conditions.

The above cemeteries are mainly preserved in situ and with varying degrees of preservation of memorials or original landscaping. Although alterations to layout and structures may have disturbed some of the below ground remains, the value of these sites as undeveloped pockets in urban areas makes them a fascinating resource for surviving archaeological remains. Similarly, their association with local histories and important individuals make them invaluable as community centres. This being said their negative associations, with historic overcrowding and malpractice, are also crucially significant historical facts to be preserved and remembered.

The threats to these sites, make it essential that contingencies are made for their safeguarding for future generations, especially as green spaces in urban areas. Neglect can lead to these habitats being destroyed; ecosystems which provide an unusual shady, clean, quiet environment to an otherwise open landscape for urban birds and molluscs. The threat, both in the past and in the present, to these sites made by large transport development schemes highlights their vulnerability in the path of modern expansion.

From the nineteenth century, the clearance of burial grounds and cemeteries has meant that these heritage sites are a small finite resource. In accordance with legal guidelines, any archaeological investigation of modern/post medieval remains should be over 100 years old and this should be considered when assessing any examples of post medieval cemeteries and burial grounds. Many burial sites and cemeteries are central to our connection with social memory, local history and as public spaces.

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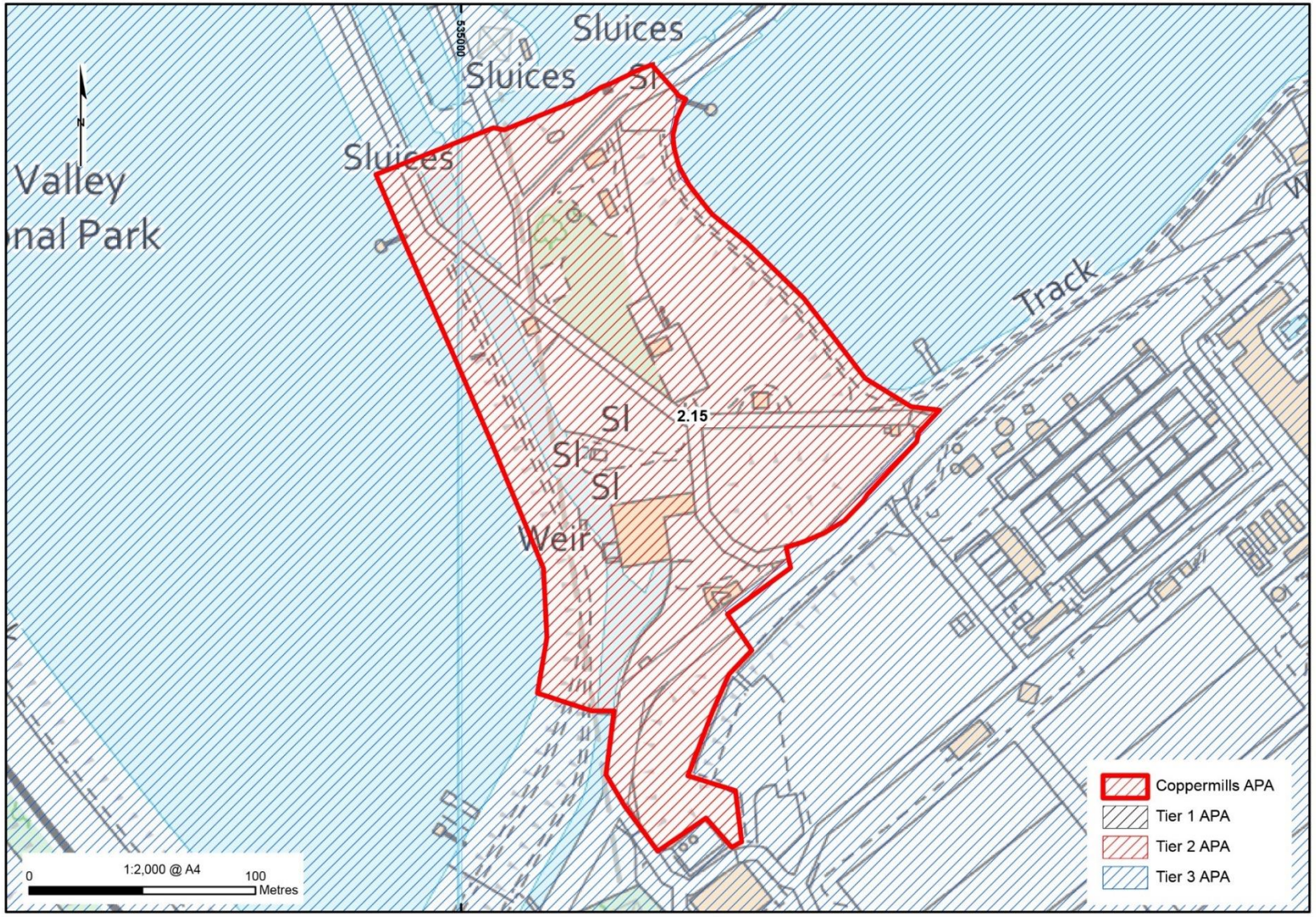


*Figure 24  APA 2.15 Coppermills*

## 6.20 Waltham Forest APA 2.15: Coppermill

### 6.20.1 Summary

The Archaeological Priority Area comprises Coppermill, Walthamstow; the site of a historic mill complex with both surviving structures as well as preserved below ground features. The mill was located at the westernmost end of Coppermill Lane and follows the current boundaries of the eastern edge of Warwick Reservoir East, the southern edge of Reservoir No. 2 and the western edge of Reservoir No. 5. To the south it includes the area of the former weir and possible tollhouse.

The APA is allocated to Tier 2, as it contains structures and buried remains of phases of mill and industrial works associated with the site. The uses of the mills and various types of production highlight the movement through the industrial revolution.

### 6.20.2 Description

Originally an oil mill, this APA takes its name from its later use as a copper mill and gives its name to the lane it is located on. On the Chapman and André map of 1777 the mill is labelled as an Oil Mill with the mill and one other structure built on the island and three larger warehouse structures to the east of the river. From 1808-1814 copper rolling machinery was installed and copper tokens were created and struck at the mint. Copper rolling is the process of converting copper to thin sheets using a rolling mill either driven by hydraulics or animals. These were mainly used to plate the hulls of boats or ships reducing damage when in storage or on journeys.

The site stopped processing copper in 1857. The first edition Ordnance Survey map of 1875 shows some changes to the complex from the earlier maps. The mill depicted in 1777 is no longer standing and one of the warehouses has been converted to the ‘Walthamstow Mill Pumping Station’. Some of the water channels have been realigned to feed the station. A

weir is noted to the south with a potential tollhouse just south of the weir. Four new narrow buildings to the north follow Coppermill Lane.

In the nineteenth century, the character of the marshland changed and was allocated to railway, water, and gas industrial usage; much of the remaining marshes were reclaimed. The mill is located between a number of small reservoirs and Warwick Reservoir East. The construction of the reservoirs on the Walthamstow Marshes started in 1863 during the Industrial Revolution. In 1860 the Coppermill site was purchased by the East London Waterworks Company and further reservoirs, known as the Chingford reservoirs, were later built further north. The East London Waterworks at Lea Bridge, including filter beds, an aqueduct and the reservoirs at Walthamstow, formed a new and notable feature in the landscape. The surviving decorated building is a two-storey tower with an open arcade to store a pumping engine. It is Grade II listed and with pilasters and Portland stone capitals.

Although it is difficult to ascertain definitively from cartographic evidence it is likely that Kemp's mill, visible on Rocques map of 1746, is a precursor of the oil mill visible on the map of 1777. Kemp's mill was used in the production of gunpowder in 1647. Mills are known to have existed in Walthamstow since at least 1066 and therefore there is the potential for earlier mills to be preserved as below ground remains. These mills were used for the production of various goods and lidar evidence indicates the potential for below ground structures on the Coppermill site.

### 6.20.3 Significance

This APA is significant because it contains evidence of the development of Waltham's reservoirs and watercourses and how these were exploited over centuries of use. Lidar evidence shows that some features, and potentially remains of the original mill complex, so survive which can contribute to further knowledge of the industrial activity of the nineteenth and early twentieth centuries that depended on the water management along the River Lea. The reservoirs and their associated industrial heritage including the many pump houses and

mills provide locally distinctive industrial character with high potential for interpretation and place-shaping by reflecting the area's history in new development.

### 6.20.4 Key References


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*A Map of the County of Essex* by John Chapman and Peter André, 1777

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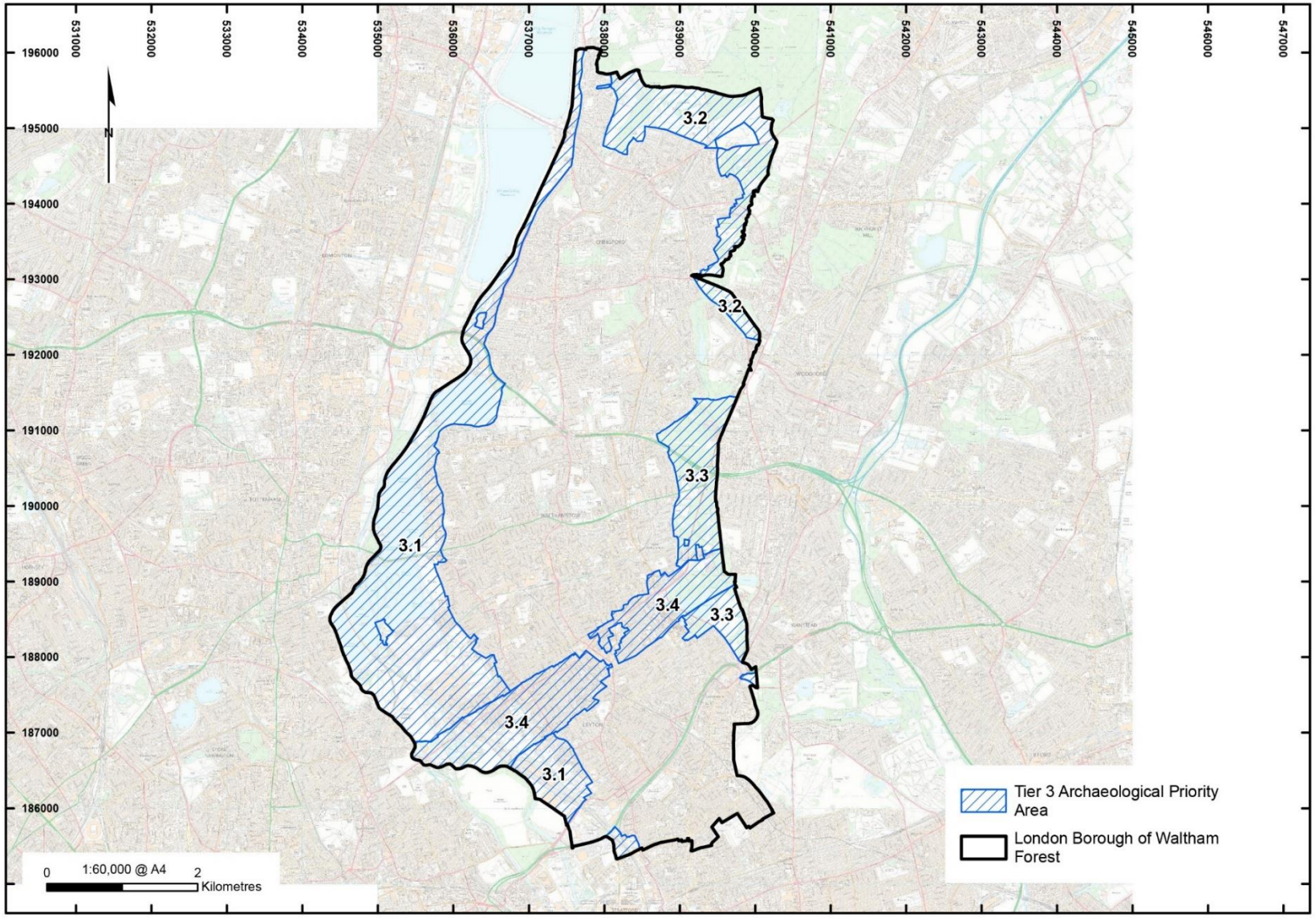


*Figure 25 Tier 3 Archaeolgical Priority Areas*

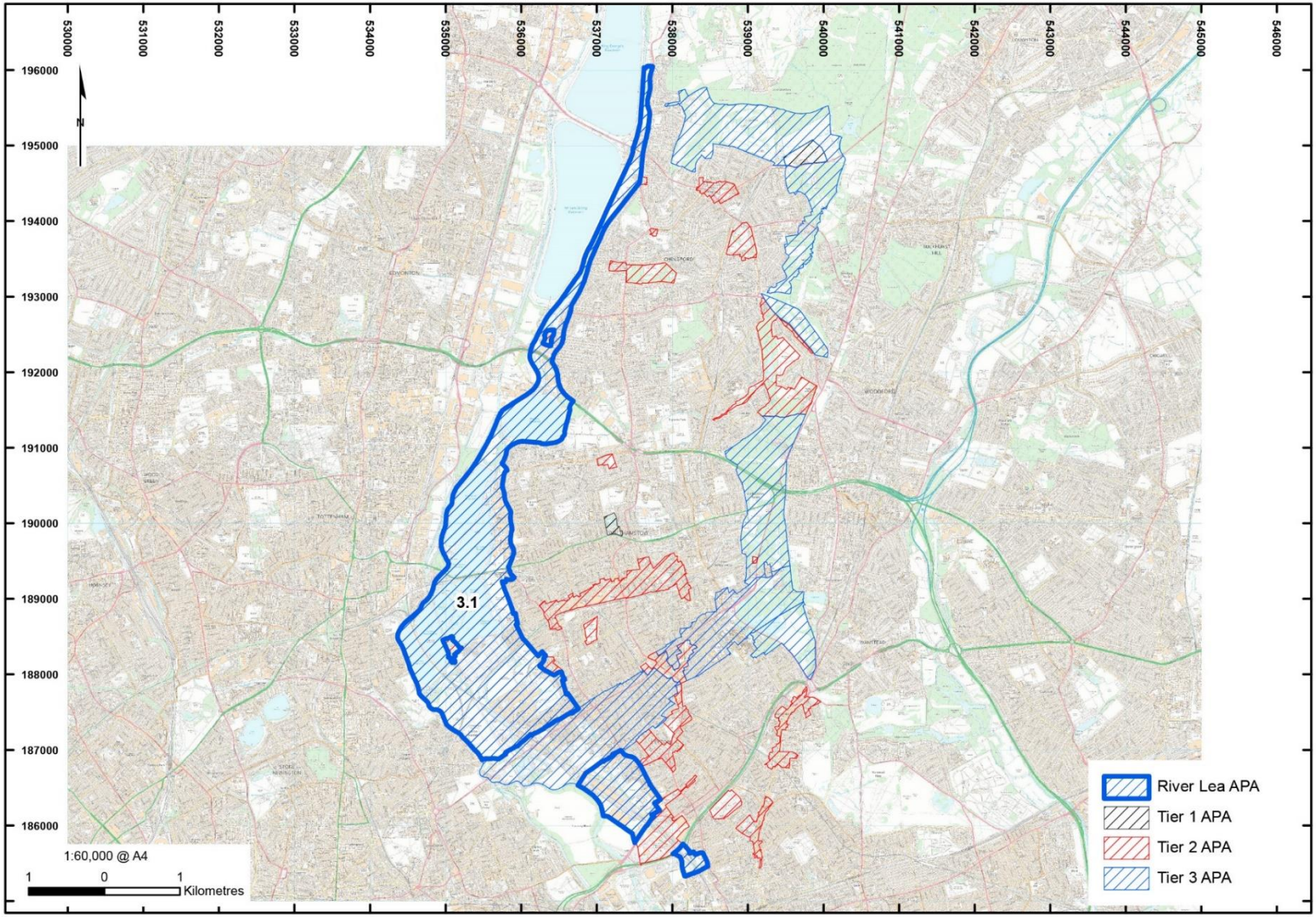


*Figure 26 APA 3.1 River Lea*

## 6.21 Waltham Forest APA 3.1: River Lea

### 6.21.1 Summary and Definition

The Archaeological Priority Area of the Lea Valley largely covers the floodplain of the River Lea and its tributaries, and the interface with the dryland on the valley sides, stretching south from Chingford to Leyton along the western boundary of the Borough.

The eastern boundary of the APA is defined by the interface of the former floodplain of the River Lea before it was modified and canalised and the drier valley sides. To the west the River Lee Navigation forms the Borough boundary. The APA broadly covers an area of alluvial deposits associated with the River Lea and its tributaries, as defined by the British Geological Survey (BGS).

The APA adjoins Enfield's Lea Valley East bank APA to the northwest, Haringey's Lea Valley APA, Hackney's Lea Valley (APA 3.1) and Springfield Park and Clapton Common (APA 2.6) to the west, and Newham's River Lea (APA 3.1) to the south. Within Waltham Forest Borough the APA is bisected by the projected route of the London-Great Dumow Roman road (APA 3.4) and encloses APAs Chingford Hall (APA 2.15) and Coppermills (APA2.18).

The current land use within the APA is a mix of residential, recreational, industrial and commercial development. A large number of reservoirs lie within this stretch of the Lea. The river is channelled around the reservoirs along the River Lee Navigation for much of its length, further south the river flows across the Leyton Marshes.

The APA has been classed as Tier 3 because it covers an extensive area with a high potential for the preservation of geoarchaeological and palaeoenvironmental evidence for past wetland and riverine environments. The alluvium of the lower Lea is generally of Holocene date, however in places it rests upon Pleistocene gravel deposits and may

preserve pockets of the Lea Valley Arctic Beds. Prehistoric artefacts have been recorded within the APA, as have well preserved wooden artefacts which may date to the prehistoric period or later. The APA was also an area of historic industry in the medieval and post-medieval periods which required water for power and used the rivers to transport their produce.

### 6.21.2 Description

The River Lea is the largest tributary river of the Lower Thames Valley flowing 113km southwards before joining the River Thames. Within the Borough of Waltham Forest, the river flows southwards along the western edge of the borough. The valley sides follow a steep contour near Chingford in the north, becoming gentler as it flows southwards towards a broad valley base around Walthamstow. The Archaeological Priority Area covers the floodplain of the River Lea and the tributaries of the Ching and Fillebrook rivers as it passes through Waltham Forest. It is broadly defined by the extent of the alluvial deposits recorded by the BGS and the area of interface with the dryland of the valley sides.

The River Lea formed as an outwash stream during the Anglian glacial period when the ice sheets blocked the proto Thames and diverted it southwards to near its present course through London. Between the Anglian and Devensian stage the Thames and Lea established themselves into their modern day valley. Sedimentation and downcutting by the river have occurred over a long period of time and resulted in the preservation of deposits within gravel terraces which contain both archaeological and palaeoenvironmental remains. The Lea Valley is also known to contain rare deposits whose deposition was under full cold climate conditions, known as the Lea Valley Artic Beds. These have been found as rafts of organic material deposited at the base of the Quaternary gravel sequence during the mid-late Devensian and contain cold climate fauna and flora. During the Holocene extensive aggradation of the floodplain occurred through overbank flooding and sedimentation on the valley floodplain resulting in deep alluvial deposits submerging the gravel terraces within the floodplain and valley sides. Channel stability may have been maintained but small tributary channels would have formed across the floodplain. Marshland development may have occurred during certain parts of this phase and later. There is evidence for manipulation of

the river since the Bronze Age which intensified in the medieval and later periods for navigation purposes and exploitation of its resources.

Within the APA a small number of Palaeolithic axes and flakes have been recovered, including an Upper Palaeolithic antler beam axe. Most are stray finds recovered during the construction of the reservoirs; however, some have been recorded in association with the lower lying Pleistocene terrace gravels of the Lea found beneath the alluvium.

The pre-Holocene surface topography has been mapped within the APA and has identified multiple stream channels existed within the floodplain, as well as areas of wetland and drier areas which would be suitable for habitation and exploitation in the prehistoric period. Mesolithic finds suggest the presence of at least temporary or seasonal Mesolithic activity in the area.

Later prehistoric activity appears to be concentrated on river terraces and valley sides and within the confluences of the tributary streams, although significant exploitation of the valley floor is represented by the finds recovered during Victorian excavation of the reservoirs and artificial channels. Neolithic axes were recovered during the construction of the Lockwood Reservoir and from the Temple Mills area. The Lea valley formed a major route to East Anglia and the Fens during the Bronze Age and wooden boats have been recovered from within the APA which may date to the later prehistoric period. There is dated evidence for human manipulation of the River Lea from the Early Bronze Age suggesting possibly seasonal settlement or encampment, along the channel edge within the floodplain on areas of drier ground. Excavations at Oliver Close Estate highlight the high potential of this APA for good preservation of flint working sites and Bronze Age settlement. The high proportion of weapons that have been recovered dated to the Bronze Age and Iron Age may suggest ritual deposition into the main channels of the river, no trace of settlement has been identified within the APA, however activities peripheral to settlement are indicated by a Bronze Age/Iron Age cremation cemetery at Lower Hall Lane, Chingford and Iron Age activity near Lea Valley Road, Chingford.

Though found in association with Neolithic, Bronze Age and Iron Age finds none of the potential crannogs reported during construction works for Low Maynard and Warwick Reservoir reported during construction works for Low Maynard and Warwick Reservoir have been positively dated to the prehistoric period. Human remains were also found in association with the piles at Warwick Reservoir, though the stratigraphy is complex, and contemporaneity cannot be inferred. The wooden piles could date to any period from the prehistoric to medieval period and may relate to other riverine activities. However, the presence of these well preserved wooden artefacts highlights the potential of the APA to contain waterlogged organic deposits and evidence relating to the use of the river in the prehistoric to medieval periods for settlement and associated activities.

The route of a Roman road running from London to Great Dunmow passes through the APA (see APA 3.4) fording the River Lea and passing into the London borough of Hackney (Hackney APA 2.9) to the east. Records of Roman tile and pottery have been recovered during construction of the reservoirs; however, no settlement evidence has been found within the APA. A stone sarcophagus was found close to the London to Great Dunmow road and several stone coffins have been found upon the marsh which may be Roman to medieval in date and associated with the road and possible nearby settlement on the valley sides. There is potential for further remains of this type to be present in these areas. Such deposits can provide insight into the communications network, nature and extent of settlement in the hinterland of Londinium.

Throughout history the river has been used as a boundary. In the 9th century it marked the division between Saxon, Christian England and the land ruled by Danelaw. During construction of the Lockwood reservoir two Viking period swords were found which has been suggested may be associated with a Viking blockade. Settlement may have been on pile dwellings within the wetland areas utilising islands of higher ground and possible Saxon settlement related activity has been identified along the edge of the floodplain. Beyond the APA a wooden logboat has been dated to the Saxon period and other undated wooden vessels found within the APA may also date to this period. Analysis of the wood and preserved pollen samples retrieved during excavation of the Clapton logboat suggest that during the Saxon period the River Lea was a fast flowing river with abundant aquatic fauna,

and the surrounding area appears to have been used for some form of agriculture or husbandry. There is potential for the survival of evidence relating to transport and settlement related activities within the valley, including potential waterlogged remains which may also preserve watercraft and wooden structural remains such as fish traps as well as palaeoenvironmental remains to inform on the landscape of the valley during the early medieval period. Further recovery of early medieval weaponry may help inform on the potential defences and conflicts which may have occurred along the tribal boundaries.

The exploitation of the water as a source of energy is documented from the early medieval and medieval period which led to further adaptations to its channels which were manipulated to improve water supply to the mills and to improve navigation. Mills have been recorded on the banks of the River Lea since at least the early medieval period. A medieval watermill was located at Lea Bridge and placename evidence within the APA indicates there may have been more. The APA is also likely to have been the site of a number of other riverside industries such as fishing, fisheries along the Lea are recorded in the Domedsday Book.

Within the floodplain much of the land is depicted as marsh on historic maps, comprising marshy meadows and bogs. Traversing these lands across the Lea would have been difficult in the medieval period. The bridges at Higham Hill and Ferry Lane may have medieval origins. Ferrys were also used to cross the river, Rocques Map shows Greens Ferry along the eastern bank of the Lea, and many other ferry points were located on the west bank. From the 13th century onwards the river was utilised to transport fresh produce and grain into London. In 1425 an Act of Parliament was granted for the improvement of the river, this is the first example of an Act granted for navigational improvement in England. By 1571, the River Lea was an important route for the carriage of grain to London, and the City of London obtained another Act of Parliament to authorise improvements. This included making new cuts and creating towpaths on both sides of the river.

The marshes appear to have remained open in the medieval period and formed Lammas land, granted common land for grazing and growing hay. Evidence for land reclamation in the areas of the bridges has been demonstrated to have taken place in the medieval period,

though historic mapping reveals a significant portion of the marshes survive until at least the 18th century. Rocques Map (1766) shows the river flowing through Walthamstow Mead with minor modifications. The Dagenham Brook, flowing from Higham Hill in Walthamstow, divided marsh and upland along the eastern side of the valley while the river followed a more natural course along the western edge. Extraction of the gravels and brickearth are mentioned from the 17th century within the valley. In the 19th century the character of the marshland changed, many acres were bought and built on by railway, water, and gas undertakings and much of the remaining marshes were reclaimed.

A large number of reservoirs are located within the APA, they provide a major source of drinking water and are part of the 19th-20th century industrial development. The construction of the reservoirs started in 1863 during the Industrial revolution on the Waltamstow Marshes. Further reservoirs, known as the Chingford reservoirs were later built further north. The East London Waterworks at Lea Bridge (1852-1970s), including filter beds, an aqueduct and the reservoirs at Walthamstow formed a new and notable feature in the landscape. The Walthamstow Pumphouse is now a museum. The Canalised Lee Navigation skirts the western side of the reservoirs and lies close to the valley side from Tottenham to Lea Bridge. The River is a flood relief channel. Downstream of Lea Bridge the Lee Navigation lies at the western edge of the valley floor, while the River Lea meanders across the Hackney Marsh. Most of the streams that drained the valley sides had been channelled into drainage ditches by the 19th century. Elements of this post-medieval industrial landscape survive including the reservoirs, railway lines and yards.

During the Second World War, the marshes were used to detonate unexploded ordnance and to deposit rubble created during the Blitz. The deposition of rubble raised the ground level of the marsh by nearly 2m in places. Modern development has seen the regeneration of parts of the Lea Valley with residential, light industrial, commercial and recreational uses.

The recent focus of commercial construction and regeneration projects along the River Lea centred towards the south of the APA has led to developer funded archaeological and palaeoenvironmental investigations being undertaken on a large scale which has

demonstrated survival of archaeological and geoarchaeological remains beneath made ground.

### 6.21.3 Significance

Geoarchaeological modelling from borehole data taken across the Lower Lea Valley has refined our understanding of the prehistory of the valley and recent archaeological investigations have demonstrated survival of Quaternary sediments that have the potential to preserve early prehistoric archaeological remains and palaeoenvironmental remains. In situ Palaeolithic remains are rare in Britain and are considered to be nationally important, within the APA gravel terraces have been identified through modelling which may have similar high potential to those where in situ or locally transported remains have been discovered in Stoke Newington and Hackney. There are few examples of Palaeolithic antler beam axes within England and the potential for the preservation of further non-lithic Palaeolithic remains would be of national significance. These remains provide information on the lives of extinct human species and ancestors of modern humans and contribute to the understanding of human origins. These deposits are likely to be deeply buried and remain to be accurately located. Modelling has also identified potential for the preservation of the Lea Valley Arctic Beds which may survive as fragments within the low gravel terrace beneath later alluvium. Arctic Beds, if discovered would be of regional importance in aiding reconstruction of the environments of the Lower Lea Valley during cold climate periods and are of national significance for reconstructing cold climate Quaternary environments.

The APA largely covers the extent of the former floodplain of the River Lea, while recorded prehistoric activity is limited to the occasional find it is likely that the resources of the river valley were exploited throughout the prehistoric period. It formed an important boundary and communication link and river crossings have been identified from the Roman period onwards. Manipulation and exploitation of the river is well documented from the medieval period. The APA has the potential to preserve archaeological remains from all periods of history and significant waterlogged archaeological and organic deposits. The archaeological evidence has the potential to answer both locally significant questions

regarding the environment, landscape and economic use of the Lea valley and wider research aims including the development of London's hinterland.

Within the APA watercraft and potential pile dwellings have been recovered during the construction of the reservoirs. The presence of these well preserved wooden artefacts highlights the potential of the APA to contain further waterlogged organic deposits and preserve evidence relating to the use of the river in the prehistoric to medieval periods for transport, industry and possible settlement. The preservation of peats, organic sediments and waterlogged wood also provides potential for dating of remains which may be in deposits which have been reworked or transported by the action of the river. Accurate dating of any further discoveries of these waterlogged remains would significantly improve understanding of the development and use of the river and its margins, both for practical purposes and ritual activities from the prehistoric to medieval period. Further evidence to substantiate the use of pile dwellings within settlements upon floodplain would be of regional significance. There is currently little archaeological evidence for medieval activity within the floodplain and exploitation of the river, though documentary sources reveal fisheries, mills, as well as numerous roads, bridges and ferry crossings within the APA. The APA thus also has the potential to contain archaeological deposits relating to the use of the river for industrial purposes and as a communication and transport link between the city and its hinterland in these periods.

The level of disturbance to and within the river valley including modifications to the channels, reservoirs, cuts, and quarrying would have caused local truncation of the Quaternary deposits and any archaeological remains they may have preserved. The construction of the reservoirs had a huge impact on surviving archaeological deposits, however the BGS maps the gravels beneath the reservoirs as 'workable deposits' and therefore they may preserve deeply buried deposits of archaeological and palaeoenvironmental significance. The APA has been subject to some disturbance caused by bomb damage during WWII, and the post-medieval and modern development of parts of the APA. Recent development in the south of the APA for the Olympic Park and Channel Rail Link will have had an impact on any surviving archaeological deposits.

When the marshes were reclaimed in the 19th century, large expanses were buried under made ground which would have sealed any archaeological remains. It is likely that prehistoric, particularly those dating to the Palaeolithic and Mesolithic, would be deeply buried and survive below the made ground and wartime demolition rubble. Similarly, Roman and medieval deposits are likely to be buried beneath made ground in the former marshland areas. Remains associated with the channels and floodplain margins may lie closer to the surface and more at risk from development impact. Post medieval industrial development and engineering works within the APA may have been upon reclaimed land and made ground and may not have impacted upon deeper buried archaeological remains. Parts of the APA, particularly within areas of surviving marsh, parkland and playing fields, have never been developed and as such, in the areas which have not been disturbed by bomb damage, have the potential to contain well preserved archaeological deposits and palaeoenvironmental remains.

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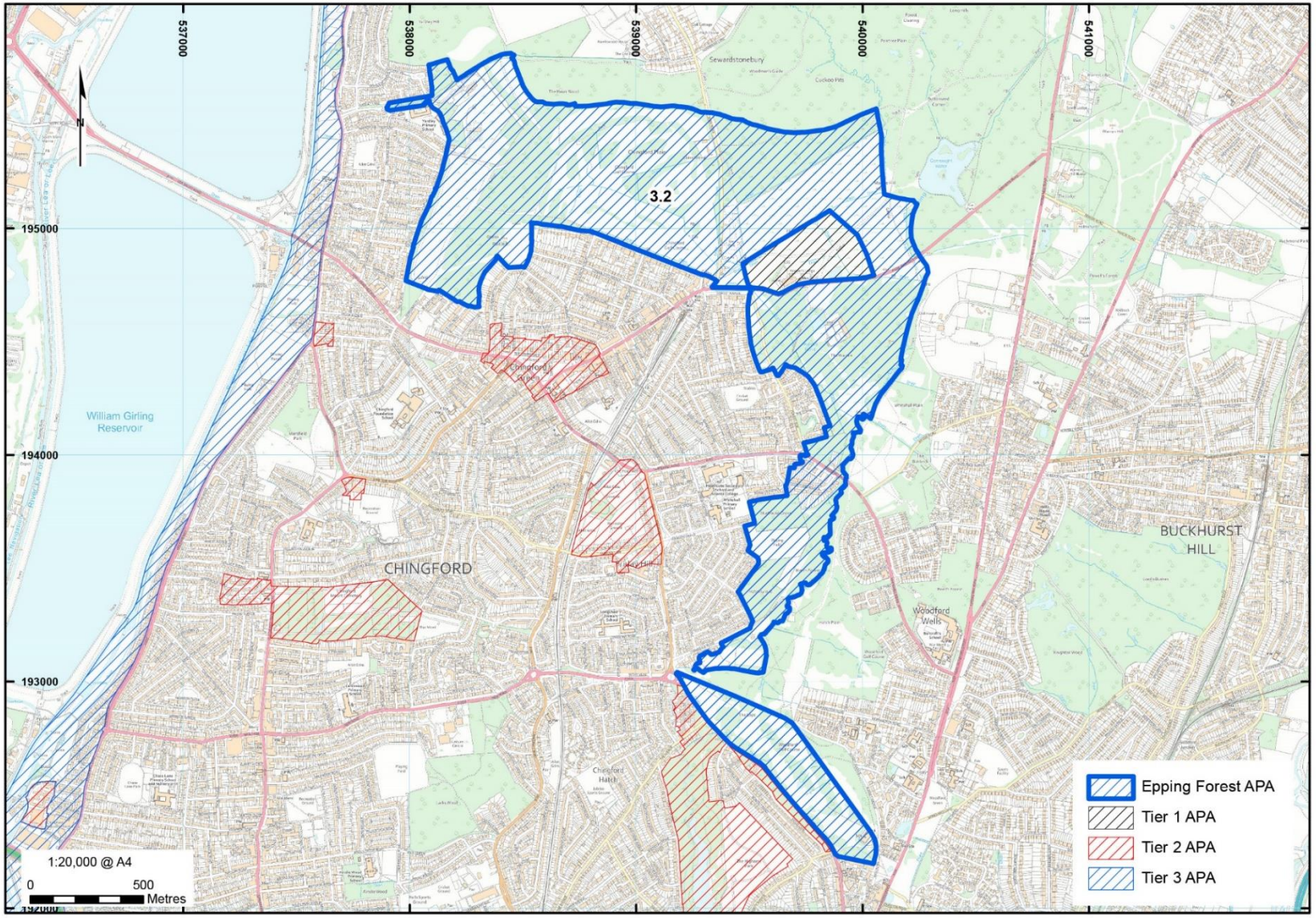


*Figure 27  APA 3.2 Epping Forest*

## 6.22 Waltham Forest APA 3.2: Epping Forest

### 6.22.1 Summary and Definition

The Archaeological Priority Area covers Hawkswood Stream, Pole Hill, Chingford Plain, Chingford Golf Club, Cuckoo Pits, The Warren, Bluehouse Grove, Hatch Grove, Hatch Forest, and Woodford Golf Course all of which are surviving portions of Epping Forest. Epping Forest covers a long north-south ridge, the southern portion of which extends into Waltham Forest borough.

The APA is classified as Tier 3 because it covers surviving portions of the ancient Epping Forest and can provide an insight into the use of the forest during the medieval and post-medieval periods. In addition, the APA represents a large, open and undeveloped area which has potential for heritage assets of archaeological interest dating to the Prehistoric, Roman and Saxon periods.

### 6.22.2 Description

Epping Forest lies on a long north-south ridge which spans southern Essex and the Waltham Forest Borough. The ridge is composed of a mix of gravels and Bagshot Beds overlying Claygates, which in turn overlie London Clay. Beech is the dominant tree species on the top of the ridge, with hornbeam on the slopes where the heavier soils are exposed. Examination of pollen from a shallow valley bog in the forest has demonstrated that from the Neolithic period to the Early Saxon period it was dominated by lime woodland.

There is known to have been extensive Mesolithic exploitation of the Epping Forest ridge on the Essex side of the boundary and it is probable that this activity extended southwards along the ridge (Medlycott 2018). During the middle/later Iron Age the Lea/Stort/Cam river system appears to have formed a major routeway from the Thames estuary, as well as a

border area between the Iron Age tribes of the Trinovantes in the Essex area and the Catuvellauni in the Hertfordshire area. In the Essex part of Epping Forest there are two Iron Age hill-forts on the top of the ridge, and it is probable that there was extensive activity in the Iron Age along the length of the ridge.

The palaeoenvironmental evidence shows that in the middle Saxon period (600-850 AD) there was a period of selective clearance within Epping Forest which caused a dramatic decline in lime. It appears that this period saw the establishment of a wood-pasture system, with the forest used for communal grazing of livestock and as a source of timber and underwood. In the 1130s the south-western corner of the historic county of Essex, including the Waltham Forest area, was designated as The Forest of Essex. The term 'Forest' is a legal one, meaning where the crown had the right to keep hunt and kill the 'beasts of the forest' (deer and wild swine) and to appoint forest officials to protect the beasts. This did not necessarily mean that the area was entirely wooded; many forests (including Epping Forest) had elaborate systems of land management, involving deer, timber and underwood, livestock and other farming activities. Thus, a royal forest could have ordinary farmland, areas of wood-pasture and coppice woodland, tracts of rough grazing with pollard trees, other trees and scrub. The Forest system enabled the King to harvest venison and a steady income in fines against breaches in Forest law. The role of hunting for pleasure by royalty was largely a secondary consideration, although it did take place. However, Epping Forest was also a common. It comprised a mix of open grassland and plains, wood-pasture and pollarded woodlands, used for pasture and as a source of timber and fuel. It was an unenclosed forest, which meant that the grazing animals were free to wander where they liked. As a consequence of this lopping or pollarding was the favoured management tool, where the branches of a sapling were lopped back at approximately 8ft and allowed to regrow, usually on a 20-25-year cycle (in Epping Forest these could sometimes be as short as a 15-year cycle). The advantage of this method is that the new shoots are located out of grazing animals reach. Other specialist activity within the Forest included rabbit warrening, which is probably where the place-name The Warren derives from.

In 1542, Henry VIII commissioned the building of the Queen Elizabeth's Hunting lodge at the southern end of Epping Forest, from which to view the deer chase at Chingford (see

Waltham Forest APA 1.1). The building was renovated in 1589 for Queen Elizabeth I. The obelisk on Pole Hill was erected in 1824 on the meridian line to indicate the position of true north from the telescope in the Royal Greenwich Observatory. In the 1860s Epping Forest, which was still common-land, faced the same threat of enclosure which had earlier destroyed neighbouring Hainault Forest. Fortunately this was successfully resisted, and in 1878 the Epping Forest Act appointed the Corporation of the City of London to be Conservators of the Forest, with the duty to "protect the timber and other trees, pollards, shrubs, underwood, heather gorse, and herbage growing in the Forest" and "at all times keep Epping Forest unenclosed and unbuilt on as an open space for the recreation and enjoyment of the people." The Epping Forest Act is an early successful example of large-scale conservation. Epping Forest remains in the care of the City of London Corporation. The cessation of pollarding, reduction of grazing and other changes had adverse effects on the biodiversity and historic character of the Forest, but in recent decades the forest has been managed with greater regard to its historic character. The Chingford Golf Club was established in 1888 as the Royal Epping Forest Golf Club, in 1901 the City of London took responsibility for the course, as part of its Epping Forest holding.

On the 1777 Chapman and André map a tongue of the Forest is depicted as extending as far south as Stratford. The 1875 1st edn. 25" OS map shows that there has been some subdivision of Chingford Plain and increased encroachment on the edges of the forest, particularly adjoining The Warren. However, the bulk of the development dates to the post-war period (OS 1:10,560, 1949-69).

The relatively undeveloped nature of the APA means that the potential for archaeological remains surviving is high. The majority of Epping Forest has been open ground for its entire history, used either as wood pasture or for hunting. Remains, in the form of earthworks, below-ground features and historic landscape features such as veteran trees, which evidence its medieval and post-medieval history are known to survive. It is probable that there are further, as yet unknown features dating both to this period and earlier usage of the site. There is also potential for the survival of palaeoenvironmental remains in the area of both current and former ponds.

### 6.22.3 Significance

The APA covers part of the southern portion of the Epping Forest. There is significant evidence for prehistoric activity, within the Forest, both within Waltham Forest Borough and in the adjoining Epping Forest District. It formed an important boundary in the later Iron Age period between the Trinovantes and Catuvellauni tribes. By the early twelfth century it formed an important component of the Forest of Essex. Manipulation and exploitation of the Forest is well documented from the medieval and post-medieval period. The nineteenth century saw the introduction of mass leisure within the Forest and this is reflected by the construction of golf courses and hotels to service the day-trippers. The 1878 Epping Forest Act is an early example of successful environmental activism.

The relatively undeveloped nature of the APA means that the potential for archaeological remains surviving is high. The majority of Epping Forest has been open ground for its entire history, used either as wood pasture or for hunting. Remains, in the form of earthworks, below-ground features and historic landscape features such as veteran trees, which evidence its medieval and post-medieval history, are known to survive. It is probable that there are further, as yet unknown features dating both to this period and earlier usage of the area. The APA has the potential to preserve archaeological remains from all periods of history. There is also the potential for palaeoenvironmental deposits associated with the small streams and ponds withing the Forest. Such remains can provide information that can help reconstruct past landscapes, providing evidence of changing environments and land use which would not otherwise be available.

### 6.22.4 Key References

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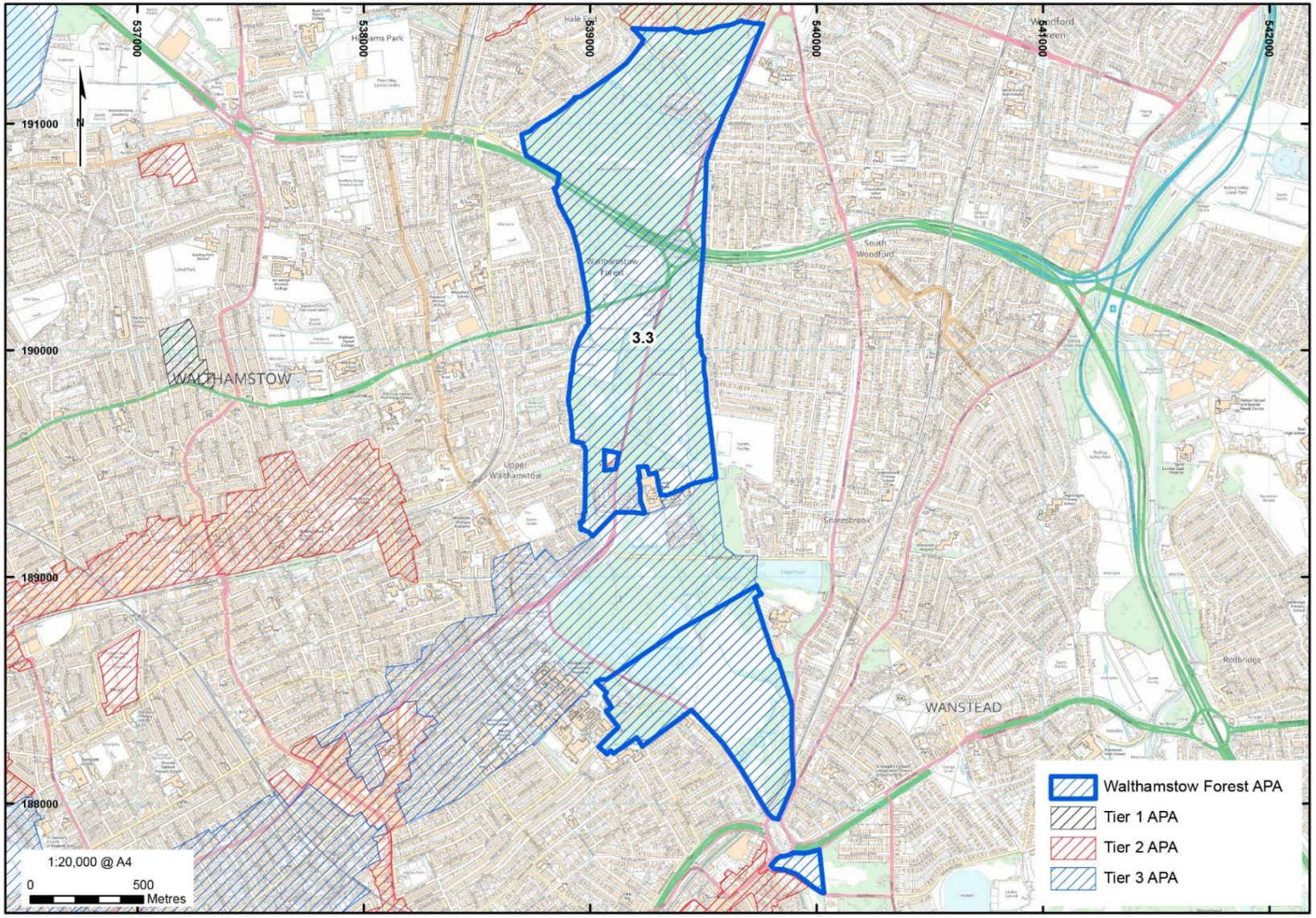


*Figure 28  APA 3.3 Walthamstow Forest*

## 6.23 Waltham Forest APA 3.3 Walthamstow Forest (relict area of Epping Forest)

### 6.23.1 Summary and Definition

The Archaeological Priority Area covers Walthamstow Forest, Gilbert's Slade and the Hollow Pond area at Whipp's Cross, all of which are surviving portions of Epping Forest. Epping Forest covers a long north-south ridge, the southern portion of which extends into Waltham Forest Borough. The majority of the area is administered by the City of London, with the exception of Leyton Flats.

The APA is classified as Tier 3 because it covers surviving portions of the ancient Epping Forest and can provide an insight into the use of the forest during the medieval and post-medieval periods. In addition, the APA represents a large, open and undeveloped area which has potential for heritage assets of archaeological interest dating to the Prehistoric, Roman and Saxon periods. The projected routes of two Roman roads cross the APA at its southern end (see Waltham Forest APA 2.17).

### 6.23.2 Description

Epping Forest lies on a long north-south ridge which spans southern Essex and the Waltham Forest Borough. The ridge is composed of a mix of gravels and Bagshot Beds overlying Claygates, which in turn overlie London Clay. The southern end overlies the Boyn Hill Terrace of pebble gravel and alluvium. Beech is the dominant tree species on the top of the ridge, with hornbeam on the slopes where the heavier soils are exposed. Examination of pollen from a shallow valley bog in the forest has demonstrated that from the Neolithic period to the Early Saxon period it was dominated by lime woodland.

The Boyn Hill Gravels are associated with Palaeolithic finds, and the southern half of the area has potential for further finds of this date. There is known to have been extensive Mesolithic exploitation of the Epping Forest ridge on the Essex side of the boundary and it is probable that this activity extended southwards along the ridge (Medlycott 2018). During the middle/later Iron Age the Lea/Stort/Cam river system appears to have formed a major routeway from the Thames estuary, as well as a border area between the Iron Age tribes of the Trinovantes in the Essex area and the Catuvellauni in the Hertfordshire area. In the Essex part of Epping Forest there are two Iron Age hill-forts on the top of the ridge, and it is probable that there was extensive activity in the Iron Age along the length of the ridge.

The palaeoenvironmental evidence shows that in the middle Saxon period (600-850 AD) there was a period of selective clearance within Epping Forest which caused a dramatic decline in lime. It appears that this period saw the establishment of a wood-pasture system, with the forest used for communal grazing of livestock and as a source of timber and underwood. In the 1130s the south-western corner of the historic county of Essex, including the Waltham Forest area, was designated as The Forest of Essex. The term 'Forest' is a legal one, meaning where the crown had the right to keep hunt and kill the 'beasts of the forest' (deer and wild swine) and to appoint forest officials to protect the beasts. This did not necessarily mean that the area was entirely wooded; many forests (including Epping Forest) had elaborate systems of land management, involving deer, timber and underwood, livestock and other farming activities. Thus, a royal forest could have ordinary farmland, areas of wood-pasture and coppice woodland, tracts of rough grazing with pollard trees, other trees and scrub. The Forest system enabled the King to harvest venison and have a steady income from fines against breaches in Forest law. The role of hunting for pleasure by royalty was largely a secondary consideration, although it did take place. However, Epping Forest was also a common. It comprised a mix of open grassland and plains, wood-pasture and pollarded woodlands, used for pasture and as a source of timber and fuel. It was an unenclosed forest, which meant that the grazing animals were free to wander where they liked. As a consequence, pollarding was the favoured management tool, where the branches of a sapling were lopped back at approximately 8ft (2.44m) and allowed to regrow, usually on a 20-25-year cycle (in Epping Forest these could sometimes be as short as a 15-year cycle). The advantage of this method is that the new shoots are located out of grazing animals reach. Other specialist activity within the Forest included rabbit warrening. The

1777 Chapman and André map demonstrates this variety of landscape within Walthamstow Forest APA , with a more heavily wooded area in the northern half of the APA, which opens up into plains with scrub and rough grassland at the southern end around Whipp's Cross. There was a group of structures in the centre of the APA, between Whipp's Cross and Snaresbrook. In the eighteenth century the area of Oak Hill was used for clay extraction for the Russell Brickworks.

In the 1860s Epping Forest, which was still common-land, faced the same threat of enclosure which had earlier destroyed neighbouring Hainault Forest. Fortunately this was successfully resisted, and in 1878 the Epping Forest Act appointed the Corporation of the City of London to be Conservators of the Forest, with the duty to "protect the timber and other trees, pollards, shrubs, underwood, heather gorse, and herbage growing in the Forest" and "at all times keep Epping Forest unenclosed and unbuilt on as an open space for the recreation and enjoyment of the people." The Epping Forest Act is an early successful example of large-scale conservation. Epping Forest remains in the care of the City of London Corporation. The cessation of pollarding, reduction of grazing and other changes had adverse effects on the biodiversity and historic character of the Forest, but in recent decades the forest has been managed with greater regard to its historic character.

There has been extensive gravel extraction and some landfill on the Leyton Flats, much of it dates to between 1893-1914, but it is possible that some pre-dates this period. There has been some small-scale development in the 1930s and a couple of small reservoirs and a Pumping Station were constructed in the Oak Hill area.

### 6.23.3 Significance

The APA covers the southern tip of Epping Forest, an area comprising open plains with areas of wood pasture. There is significant evidence for prehistoric and Roman activity, within the Forest, both within Waltham Forest Borough and in the adjoining Epping Forest District. It formed a significant boundary in the later Iron Age period between the Trinovantes and Catuvellauni tribes. By the early twelfth century it formed an important component of

the Forest of Essex. Manipulation and exploitation of the Forest is well documented from the medieval and post-medieval period. The nineteenth century saw the introduction of mass leisure within the Forest and this is reflected by the construction of golf courses and hotels to service the day-trippers. The 1876 Epping Forest Act is an early example of successful environmental activism.

The relatively undeveloped nature of the APA means that the potential for archaeological remains surviving is high. Most of the Forest has been open ground for its entire history, used either as wood pasture or for hunting. Remains, in the form of earthworks, below-ground features and historic landscape features such as veteran trees, which evidence its medieval and post-medieval history, are known to survive. It is probable that there are further, as yet unknown features dating both to this period and earlier usage of the area. The APA has the potential to preserve archaeological remains from all periods of history. There is also the potential for palaeoenvironmental deposits associated with the small streams and ponds withing the Forest. Such remains can provide information that can help reconstruct past landscapes, providing evidence of changing environments and land use which would not otherwise be available.

### 6.23.4 Key References


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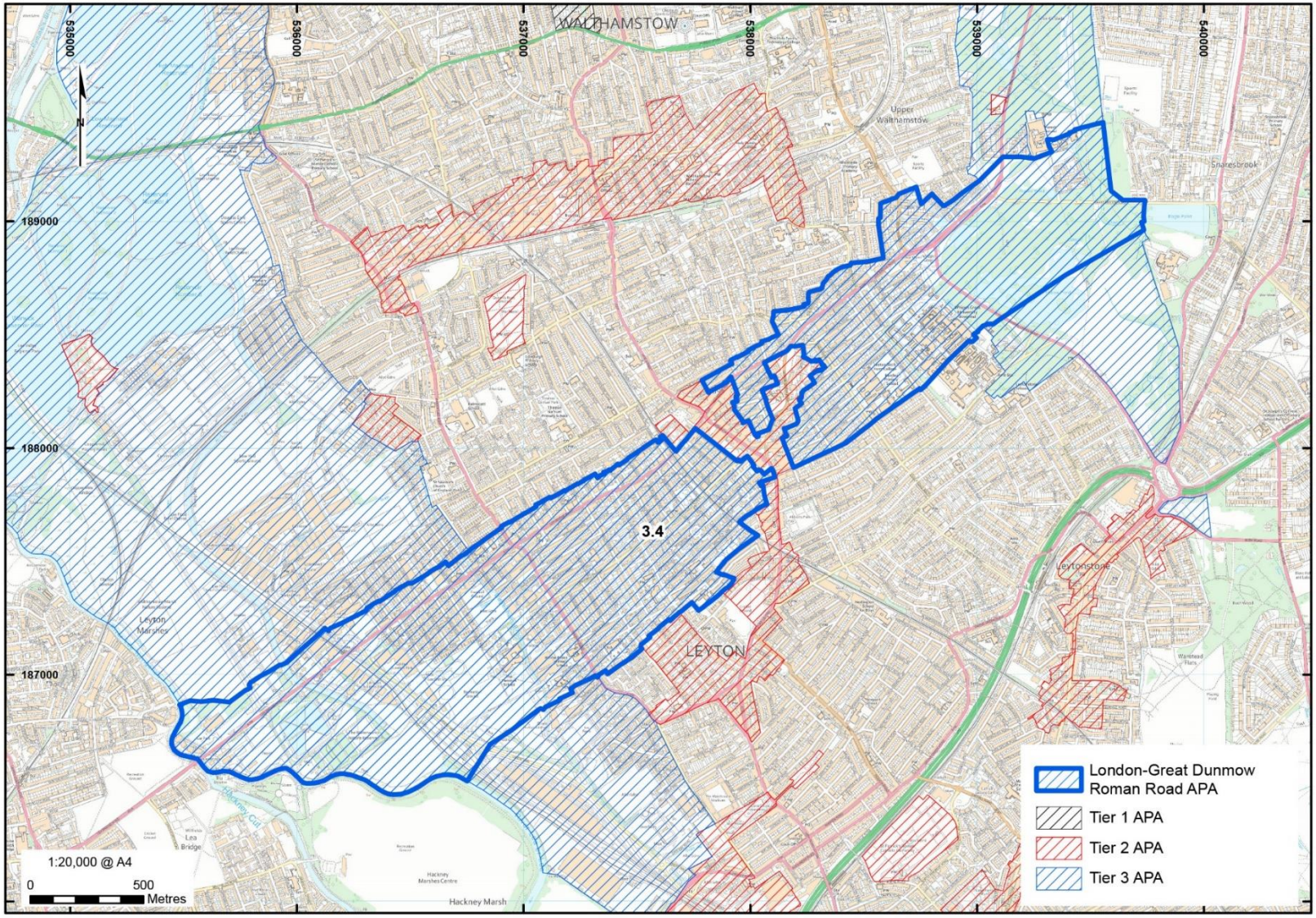


*Figure 29 APA 3.4 London-Great Dunmow Roman Road*

## 6.24 Waltham Forest APA 3.4: London-Great Dunmow Roman Road

### 6.24.1 Summary

This APA comprises three postulated routes for the Roman road from London to Great Dunmow across Waltham Forest Borough. The northern route is thought to have influenced the location of the modern Lea Bridge Road, a route that can be demonstrated to have been in existence since the medieval period. The central route follows the line of the Walthamstow Slip, an enigmatic linear strip of Walthamstow parish within Leyton parish. The southern route crosses the northern portion of Hackney Marsh and its projected route is echoed by Marsh Lane and Park Road. The routes converge at Leyton Green Road before again separating into a northern and southern route, following the Lea Bridge Road and close to Hollow Pond respectively. The projected roads also cross the APA of Leyton (APA 2.9).

The APA has been classed as Tier 3 because it covers an area with potential for the preservation of archaeological data relating to the potential routes of the London-Great Dunmow Roman road and associated activity, including settlement and burials.

### 6.24.2 Description

Several Roman crossings across the River Lea are thought to exist and occupation has been recorded in on the dryer ground. The Roman river crossing may have been made up of separate runs of roads, bridges and fords, which were used to take the easiest route across the streams and boggy areas of the valley floor. The projected southernmost route of the Roman road from London to Great Dunmow extends into the London borough of Hackney (Hackney APA 2.9), to the east before crossing the floodplain of the River Lea, and rising onto the dry land where it is projected as following the line of Marsh Lane and Park Road. Elements of a Roman road on this alignment were discovered 1.83m below the Victorian road surface and suggested that the road followed a north-east to south-west orientation. Traces of metalling near Lea Bridge Road would align with another conjectured

route following the line of Lea Bridge Road from Lambourne to Walthamstow. The Lea Bridge Road is recorded in the medieval period when it formed a significant route across both the Borough and the River Lea.

The Walthamstow Slip is a linear strip of land between 80-100m wide, stretching between Eagle Pond on Snaresbrook Road through Leyton Green. The slip then follows Capworth Street, goes through the Leyton House Estate and crosses the Marsh to the River Lea. Excavation in 2004 on the Beaumont Estate recorded two parallel north-south ditches flanking a cambered gravel layer. The surface is thought to represent the finial re-surfacing of a road, possible part of the Dunmow to London road. It appears that the roadside ditches were deliberately in filled after the road was re-surfaced. Sealing the earlier deposits was a compact layer of gravel which may indicate further use of the road, but in a much less organised manner. The layer seals the earlier drainage ditches and patches of iron panning indicate that the road suffered from drainage issues. Of the possible routes of the London-Great Dunmow Road the Walthamstow Slip is the most likely candidate.

A stone sarcophagus was found close to the projected routes of London to Great Dunmow road and several stone coffins have been found upon the marsh which may be Roman to medieval in date and associated with the road and possible nearby settlement on the valley sides. A Roman ceramic dish was recovered from the projected road route at Whipps Cross. There is potential for further Roman remains, comprising settlement and cemeteries located to either side of the road routes. Such deposits can provide insight into the communications network, nature and extent of settlement in the hinterland of Londinium. The former marshland area has the potential to contain Roman waterlogged archaeological deposits. The road presumably crossed the marsh on an earthwork or timber causeway with bridges or fords, which could survive beneath alluvium and later made ground where it has not been disturbed or truncated. Such deposits are particularly significant as they preserve material that would otherwise not survive within the archaeological record such as organic and environmental remains.

The Walthamstow Slip survived as a legal feature into the medieval and post-medieval period. The Lea Bridge Road Lea also is recorded in the medieval period, with the lea Bridge being an important crossing point of the river. There is documentary evidence for a medieval causeway which led from Blackbridge over the marshes to Lockbridge; corresponding with the route of the current Lea Bridge Road was recorded as crossing the valley by means of 12 wooden footbridges. The causeway is thought to have remained in existence until c.1694 when they are recorded as ruinous. The name Whipps Cross specifically applies to the junction of Lea Bridge Road with Whipps Cross Road and Wood Street. The name is first mentioned as Phyppys Crosse in 1517, Fypps Chrosse 1537, Phippes Cross 1572, and finally Whipps Cross by 1636.

### 6.24.3 Significance

The APA covers three postulated routes of the Roman road from London to Great Dunmow. The APA has the potential to preserve archaeological remains both relating to the Roman origins and developments of the routeways and their subsequent use or disuse. In addition, there is potential for associated settlement and cemetery evidence located to either side of the roads, in particular the presence of Roman stone coffins within the APA suggests high status burial grounds. The potential for survival of large stone artefacts would be considered good even in areas of dumped and made ground. Further discoveries would be significant because of their ability to develop our understanding of the Roman period in Waltham Forest Borough.

The Walthamstow Slip is an unusual and enigmatic feature of the medieval administrative landscape. Whilst it is not unusual for parish boundaries to reference Roman roads which had remained in use into medieval times, it is unclear why the Slip was (or had become) isolated from rest of parish. As a consequence that even if proves to be not Roman in origin its date and purpose are still of archaeological interest.

The location of areas of metalling and associated fords or bridges can provide insight into the construction of transport links and the nature and extent of settlement in the hinterland

of Londinium. The wetland environment preserved in the Lea floodplain provides the potential for the preservation of waterlogged remains. Waterlogged deposits are of particular significance as they often contain archaeological, environmental and organic remains. Such remains can provide information that can help reconstruct past landscapes, providing evidence of changing riverine environments and landscape change, land use and diet which would not otherwise be available.

### 6.24.4 Key References


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# 7 Previous APAs that have been excluded from the current review

Ainslie Wood Gardens, Cann Hall, Markhouse Manor and Salibury Hall Areas have not been included as Archaeological Priority Areas in this current review (Figure 5), the reasoning for their exclusion are summarised below:-

**Ainslie Wood Gardens**

Ainslie Wood Gardens was initially identified as an 'Areas of potential Roman activity', however there is little evidence for any localised Roman activity within the area. The area is extensively developed apart from the Memorial Park.

**Cann Hall**

The manor of Canns or Canon Hall was established by Hugh de Montfort in 1086. It was originally part of Leyton parish but appears to have become attached to Wanstead (as Wanstead Slip) in the thirteenth century. The tithes from the manor were given to the Canons of Holy Trinity in Aldgate and the Rector of Holy Trinity Church, Wanstead, hence the name. By 1208 the tithes were entirely going to Wanstead Church and this persisted until 1532. In 1533 the estate was described as a little cottage with two old barns attached.. The 1646 Rocque map shows two groups of buildings, located opposite each other on either side of the Cann Hall Road, no moat is depicted, although there is documentary evidence that suggest one once existed on the site. The estate was sold for building development after 1875 and had been entirely built over by the time the second edition Ordnance Survey map of 1893-4 was surveyed.

Although this site was of considerable archaeological interest, it is likely that any archaeological remains on site will have been considerably disturbed by late nineteenth century construction. If the reference to a moat is correct it is possible that deeper deposits relating to this feature may survive, but as the location of the moat is unknown it is not possible to accurately map it as an APA.

**Markhouse Medieval Manor**

The manor of Mark House belonged to Robert, son of Corbutio, in 1086. His two holdings, comprising 7¼ hides, descended together as the manor of *Leyton.* The manor lay in the centre and north-east of the parish, stretching from the Lea marshes to the forest. The Fillebrook formed much of its southern boundary. Additional holdings were added in the medieval period to the manor, so that it

eventually spanned the boundary between Leytonm and Walthamstow parishes. The Rocque map of 1746 and the 1777 Chapman and André map show a collection of buildings close to Mark Hall Lane. The Tithe maps and 1873 1st edn. OS map show that an additional number of buildings had been added to the complex. By 1895 the complex had been demolished and the site built over in the subsequent decades.

Although this site was of considerable archaeological interest it is likely that any archaeological remains on site will have been considerably disturbed by the early twentieth century construction and there is no evidence for the potential of deeper features.

**Salisbury Hall**

The manor of Salisbury was first mentioned in 1450 as belonging to the Tyrwhitt family. The manor then passed through numerous ownerships until the 19th century. The manorial site became a farm in the post medieval period and later Walthamstow Stadium car park. An evaluation in 2009 undertaken by the Museum of London Archaeology identified the walls of the post medieval Salisbury Hall and recommended the site be preserved by record through archaeological excavation. Excavations undertaken by Archaeology South East in 2015 identified the original Salisbury Hall manor house dating to around 1322. Foundations and some walls were identified along with earlier medieval features which indicate a field system and trackway. This first building was a standard tripartite timber-framed medieval manor house. The house was destroyed in around the sixteenth century and was rebuilt on a different alignment and was of brick construction.

This archaeological site has been fully excavated and recorded and therefore is no longer an Archaeological Priority Area. However, the evidence of early medieval archaeology should be considered when regarding development in the surrounding area.

**Key References**


| | | |
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# 8 Glossary

**Archaeological Priority Area:** Generic term used for a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. They are sometimes called other names including Archaeological Priority Zones, Areas of Archaeological Significance/Importance/Interest or Areas of High Archaeological Potential.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point (NPPF definition). Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them. There can be an archaeological interest in buildings and landscapes as well as earthworks and buried remains.

**Conservation:** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF definition).

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF definition).

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF definition).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged and landscaped and planted of managed flora (NPPF definition).

**Historic environment record:** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use (NPPF definition). Historic England maintains the Historic Environment Record for Greater London.

**Potential:** In some places, the nature of the archaeological interest cannot be specified precisely, but it may still be possible to document reasons for anticipating the existence and importance of such evidence. Circumstantial evidence such as geology, topography, landscape history, nearby major monuments and patterns of previous discoveries can be used to predict areas with a higher likelihood that currently unidentified heritage assets of historic and archaeological interest, will be discovered in the future.

**Research framework:** A suite of documents which describe the current state of knowledge of a topic or geographical area (the 'resource assessment'), identifies major gaps in knowledge and key research questions (the 'agenda') and set out a strategy for addressing them. A resource assessment, agenda and strategy for London archaeology have been published.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF definition).

**Sensitivity:** The likelihood of typical development impacts causing significant harm to a heritage asset of archaeological interest. Sensitivity is closely allied to significance and potential but also takes account of an asset's vulnerability and fragility.

**Significance:** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF definition).