

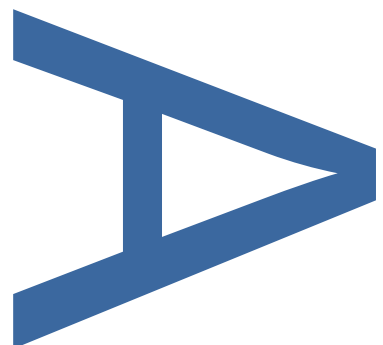
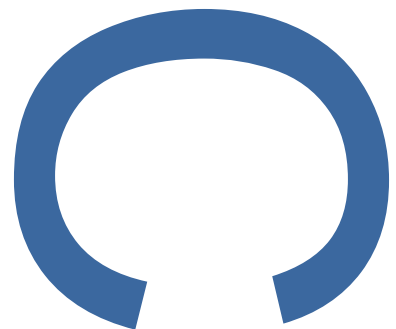
**BECKENHAM PLACE PARK,  
LONDON BOROUGH OF  
LEWISHAM, BR3 5DE**

**AN ARCHAEOLOGICAL  
DESK-BASED ASSESSMENT**

**LOCAL PLANNING AUTHORITY:  
LONDON BOROUGH OF LEWISHAM**

**FEBRUARY 2017**

**REPORT: R12780**



**PRE-CONSTRUCT ARCHAEOLOGY**



DOCUMENT VERIFICATION

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LEWISHAM, BR3 5DE

AN ARCHAEOLOGICAL  
DESK-BASED ASSESSMENT

Quality Control

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**Beckenham Place Park, London Borough of Lewisham, BR3 5DE**

**An Archaeological Desk-Based Assessment**

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**Local Planning Authority:** London Borough of Lewisham

**Central National Grid Reference:** TQ 38308 70762

**Written and Researched by:** Christina Reade

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## **1 NON-TECHNICAL SUMMARY**

- 1.1 Planning permission is being sought by Lewisham Council for the regeneration of Beckenham Place Park, London Borough of Lewisham, BR3 5DE. The proposal comprises a range of work to restore and enhance the landscape of the park including the restoration of the original pleasure grounds, relocation of the main car park, restoration of the 18th-century lake and the creation of new footpaths.
- 1.2 Beckenham Place Park is centred at National Grid Reference TQ 38308 70762, is a designated Archaeological Priority Area (APA 20), and contains the Beckenham Place Park Conservation Area as defined by the London Borough of Lewisham. The proposed regeneration work is subject to policies contained within the National Planning Policy Framework (NPPF), the London Plan, and the Lewisham Council Local Development Framework.
- 1.3 Research and analysis of the Greater London Historic Environment Record illustrates a lack of significant evidence for prehistoric, Roman, and early medieval occupation in the vicinity. It is difficult to assess whether this is the result of an excavation bias, or represents a real dearth of settlement in this area during these periods. The presence of a Roman road and the River Ravensbourne at the site, combined with a variety of natural resources and agricultural land, would suggest a potentially desirable area for settlement that fits within the pattern of Roman and early medieval settlements in the wider vicinity. This Desk-Based Assessment concludes that there is a low potential for prehistoric remains, a low-medium potential for Roman and early medieval remains, and a high potential for remains relating to the medieval, post-medieval, and modern periods. The archaeological potential for each period is not, however, necessarily consistent across the whole of the study site.
- 1.4 Previous land-use, as determined through the map regression exercise suggests that there is limited pre-existing impact due to the site's overall lack of significant development apart from relatively superficial landscaping and limited post-medieval construction.
- 1.5 The proposed programme of works has been specifically designed with conservation and regeneration of the heritage assets in mind with an aim to increase the significance and enjoyment of the park and its heritage for a broader public audience. The surface visibility of many potential archaeological features on the ground means that a high level of sensitivity is needed in order to avoid impacting upon the archaeological resource; however the majority of landscaping and above ground works are likely to have low adverse impact if proper mitigation strategies are in place including a strong control over works access and placement of soils/materials for storage. The excavation of the artificial lake, though having a high adverse impact on the archaeology of the post-medieval lake itself, is not likely to have more than a low adverse impact on potential archaeological remains of any other period due to the pre-existing impact. The area of the proposed new car park may intersect with a small portion of the extensive ridge and furrow seen in the western parkland, and may therefore have a medium adverse

impact on the potential archaeological resource in this area.

- 1.6 The potential archaeological resource that may be impacted upon is likely to be of local significance and limited historic value, which must be considered in light of the potential for the proposed development to greatly enhance the aesthetic and historical value of Beckenham Place Park and the designated and non-designated Heritage Assets contained therein.
- 1.7 The Local Planning Authority and their Archaeology Advisor at GLAAS may require further site work to ascertain the presence or absence of potential remains in the areas of highest impact, such as in the area of the proposed car park, and, if present, to mitigate against the impact to them from the proposed scheme.

## **2 INTRODUCTION**

### **2.1 Origin and Scope of the Project**

2.1.1 This Archaeological Desk-Based Assessment for Beckenham Place Park, London Borough of Lewisham, BR3 5DE (Figure 1 & Figure 2) has been commissioned Lewisham Council. It is intended to provide the Archaeological Officer for South London, who advises the Local Planning Authority, with sufficient information to allow an informed decision to be made in regard to the heritage assets at and within the vicinity of the site.

2.1.2 This Archaeological Desk-Based Assessment is intended to be read in conjunction with the Beckenham Place Park Conservation Plan (LUC 2016a), and the Regeneration of Beckenham Place Park Heritage Assessment (LUC 2016b) and Archaeological Impact Assessment (LUC 2016c).

2.1.3 An Archaeological Desk Based Assessment (DBA) is required as part of the planning process and accords with the National Planning Policy Framework. Paragraph 128 states:

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

2.1.4 This report has been prepared in accordance with the standards specified by the Institute for Archaeologists (CIfA 2014).

2.1.5 An Archaeological Desk-Based Assessment is undertaken in order that the local authority may formulate an appropriate response to any identified archaeological resource. The report aims to assess the archaeological potential of the site and to examine the likely impact of the proposed development upon the archaeological resource. This assessment may be followed by a requirement for further archaeological monitoring or investigation.

2.1.6 This Desk-Based Assessment was written and researched by Christina Reade of Pre-Construct Archaeology Ltd. Research has included a visit to the Lewisham Local History and Archives Centre, the Bromley Local Studies and Archives Centre, an examination of historical maps, relevant reports and publications, and a search of the Greater London Historic Environment Record (GLHER). Internet archives and other online resources have also been utilised. A visit to the site location was also undertaken on 18th January 2017, comprising a walk over survey (photographs provided in Appendix 2) and discussions regarding the proposed works with Gavin Plaskitt, Senior Programme Manager for the London Borough of Lewisham, local historian Rod Reed, and a representative of the Friends of Beckenham Place Park, Malvin Mitchell.

### **2.2 Report Objectives**

2.2.1 As defined by the Chartered Institute for Archaeologists (CIfA 2014), an Archaeological Desk-Based Assessment aims to:

*Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact. (ClfA, 2014)*

2.2.2 A Desk-Based Assessment should consist of:

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

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

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

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

## 2.3 Methodology

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

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

2.3.2 Buried archaeological evidence cannot be 100% identified during a Desk-Based Assessment.



The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

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

- **NATIONAL:** The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II\* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
- **REGIONAL:** Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
- **LOCAL:** Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
- **NEGLIGIBLE:** Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
- **UNKNOWN:** Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

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

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

2.3.6 For adverse (negative) impact:

- **HIGH:** Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites,
- **MEDIUM:** Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.
- **LOW:** Detectable impacts which alter the baseline condition of the receptor to a small degree; e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
- **NEGLIGIBLE:** Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.

2.3.7 For beneficial (positive) impact:

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

### **3 THE SITE AND PROPOSED SCHEME**

#### **3.1 The Site**

- 3.1.1 The proposed development site comprises an irregular shaped plot of land within Beckenham Place Park. The current phase of regeneration is bounded to the east by the railway line running from Ravensbourne Station at the south end of the park along Crab Hill, to Beckenham Hill Station at the north just off of Beckenham Hill Road. The southern boundary of the development site parallels the current boundary of the Borough of Lewisham, with Beckenham Hill Road defining the northwestern boundary (Figure 2). The estate grounds as a whole are centred at TQ 38308 70762 and cover approximately 98.5ha; the current proposed development site covers approximately 70ha within this.
- 3.1.2 Beckenham Place Park is a former landed estate developed during the mid-18th century. The southern portion, that area that was previously within the London Borough of Bromley, is a designated Conservation Area and the entirety of the parkland is an Archaeological Priority Area. Furthermore, there are a number of designated built heritage assets on the site including the Grade II listed Stable Block, outbuildings and garden walls, and the North and South lodges, and the Grade II\* listed Beckenham Place Mansion.
- 3.1.3 The site has been in use predominantly as a golf course since 1907. The expansion and alteration works that have been undertaken since that time have impacted upon the remnant medieval field system and has resulted in the loss of 18th-century parkland features including individual trees and the infilling of the lake.

#### **3.2 The Proposed Scheme**

- 3.2.1 A summary of the restoration proposals includes:
- removal of the golf course and 20th-century additions
  - recreation of the 18th century lake within the original footprint
  - creation of a network of surfaces footpaths, involving resurfacing old paths and integrating new ones
  - planting parkland trees in order to restore the earlier parkland landscape
  - changes to grassland management through relaxation of the regimes associated with the golf course and the establishment of longer grassland areas including managed meadows
  - removal of the car park adjacent to the Grade II\* listed Beckenham Place Mansion and the creation of a new car parking area adjacent to the proposed visitor hub at the homesteads.
- 3.2.2 It may be expected that the works which involve more significant ground works, such as the

creation of the car park and restoration of the lake, may impact upon any surviving archaeological horizons. Furthermore, it can be anticipated that additional works associated with the regeneration programme, including generalised landscaping and the necessity for heavy machinery on site, will also risk impacting upon any surviving archaeological features or horizons.

## 4 PLANNING BACKGROUND

### 4.1 National Policy: National Planning Policy Framework

4.1.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment).

4.1.2 Section 12 of the NPPF, entitled Conserving and Enhancing the Historic Environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

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

4.1.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

4.1.4 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

4.1.5 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. 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.

4.1.6 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

4.1.7 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic.

Significance derives not only from a heritage asset's physical presence, but also from its setting.

4.1.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
- Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation

4.1.9 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

## 4.2 Regional Policy: The London Plan

4.2.1 The London Plan, first published July 2011, updated March 2016, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

### **Historic environment and landscapes**

#### **POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY**

##### Strategic

*A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

*B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

##### Planning decisions

*C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

*D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

*E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

##### LDF preparation

*F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change*

and regeneration.

*G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.*

#### 4.3 **Local Policy: Archaeology in Lewisham**

4.3.1 The local planning authority responsible for the study site is the London Borough of Lewisham. A new Local Plan for the Borough is currently being prepared, however the previous Lewisham Unitary Development Plan (2004) has been superseded. The current Local Development Framework for Lewisham primarily comprises the London Plan, the Lewisham Core Strategy (2011), the Site Allocations Local Plan, the Lewisham Town Centre Local Plan and the Development Management Local Plan.

4.3.2 (2011), is gradually being replaced with new Local Development Framework policies. Consultation on a first draft of The New Southwark Plan, including a review of The Southwark Plan and the Core Strategy, took place between the 31st of October 2014 and the 6th of March 2015 and it is intended that the New Plan should be adopted by December 2017.

4.3.3 The Core Strategy (2011) sets out the overarching policies for directing and managing development, including how this related to heritage assets. The Core Strategy Vision for Lewisham states in Objective 10 that 'local, including historic, character will be at the heart of new design' and that the borough's heritage assets will be preserved and enhanced. The high-level objectives and spatial strategies of the Core Strategy set out how this vision will be achieved through protecting local character, heritage assets and their settings and managing growth and development by applying spatial policies appropriate to the locality

4.3.4 The Core Strategy also includes the following policy regarding heritage assets:

##### **Core Strategy Policy 16**

##### ***Conservation areas, heritage assets and the historic environment***

*The Council will ensure that the value and significance of the borough's heritage assets and their settings, which include the Maritime Greenwich World Heritage Site, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.*

*The Council will work with its partners, including local communities, to ensure that the borough's heritage assets and those yet to be identified will be valued positively and considered as central to the regeneration of the borough as detailed in the Core Strategy spatial policies.*

*The World Heritage Site buffer zone for the Maritime Greenwich World Heritage Site is identified on the Proposals Map (see also Core Strategy Policy 18). The Council will ensure that its Outstanding Universal Value, integrity and authenticity will be protected and enhanced and will ensure the implementation of the World Heritage Site Master Plan.*

*The Council will continue to review its conservation areas, designating new ones and preparing associated management plans and policies to conserve their character*

- 4.3.5 The Development Management Local Plan (2014) includes the following policies regarding designated (DM Policy 36) and non designated (DM Policy 37) heritage assets:

#### **DM Policy 36**

#### **New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens**

##### **A. General principles**

1. For development proposals affecting heritage assets the Council will require a statement that describes the significance of the asset and its setting, and an assessment of the impact on that significance.
2. Where the significance of an asset may be harmed or lost through physical alteration or destruction, or development within its setting, the Council will require clear and convincing justification. The Council will consider the wider public benefits which may flow from the development where these are fully justified in the impact assessment.
3. The Council encourages the adaptation of historic buildings to improve energy efficiency in line with the detailed guidance provided by English Heritage. Careful consideration should be given to the most appropriate options for insulation, power use and power generation. Intrusive interventions, such as externally mounted micro-generation equipment or external wall insulation, should be avoided where these would unacceptably alter the character and appearance of the heritage asset. The Council encourages the retention and thermal upgrading of historic windows.

##### **B. Conservation areas**

4. The Council, having paid special attention to the special interest of its Conservation Areas, and the desirability of preserving or enhancing their character or appearance, will not grant planning permission where:
  - a. new development or alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials
  - b. development, which in isolation would lead to less than substantial harm to the building or area, but cumulatively would adversely affect the character and appearance of the conservation area
  - c. development adjacent to a Conservation Area would have a negative impact on the significance of that area.
5. The Council will encourage the reinstatement or require the retention of architectural and landscaping features, such as front gardens and boundary walls, important to an area's character or appearance, if necessary by the use of Article 4 Directions.
6. The Council will require bin stores and bike sheds to be located at the side or rear of properties where a front access to the side and rear exists.

##### **C. Listed buildings**

7. In order to ensure the conservation of Listed Buildings the Council will:
  - a. only grant consent for alterations and extensions to Listed Buildings which relate sensitively to the building's significance and sustain and enhance its significance and integrity
  - b. have special regard to the desirability of preserving the setting of Listed Buildings in considering any application in their vicinity, and consider opportunities for new development within the setting to enhance or better reveal the significance of the asset



c. use its powers under Sections 47, 48 and 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that Listed Buildings are maintained to a reasonable standard.

8. When considering applications for change of use of Listed Buildings, the Council will consider the contribution of the existing use and the impact of any proposed new use to the significance and long-term viability of the historic building. The Council will seek to ensure that the building is put into an optimum viable use i.e. the one that causes least harm to the significance of the building, not just through initial changes but also as a result of subsequent wear and tear or any likely future changes. The implications of complying with Building Regulations, such as fire escapes, will be taken into account prior to determining applications for change of use.

#### **D. Scheduled Monuments and Registered Parks and Gardens**

9. Scheduled Monuments will be protected and preserved in accordance with Government regulation. Where the site or setting is adversely affected planning permission will be refused.

10. When considering the impact of a development proposal on Registered Parks and Gardens, or on their settings, the Council will consider that any loss or substantial harm to these assets will be in wholly exceptional circumstances. The Council will apply the provision in point 2 of the above policy to the assets.

#### **DM Policy 37**

#### **Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest**

##### **A. General principles**

1. The Council will protect the local distinctiveness of the borough by sustaining and enhancing the significance of non-designated heritage assets.

2. Development proposals affecting non-designated heritage assets should be accompanied by a heritage statement proportionate to the significance of the asset and which justifies the changes to the asset.

3. Non-designated heritage assets may be identified during the development management process.

##### **B. Locally listed buildings**

4. The Council will seek to retain and enhance locally listed buildings and structures and may use its powers to protect their character, significance and contribution made by their setting, where appropriate.

5. The Council will resist the demolition of locally listed buildings and expect applicants to give due consideration to retaining and incorporating them in any new development. C. Areas of special character

6. Development in areas of special local character should sustain and enhance the characteristics that contribute to the special local spatial, architectural, townscape, landscape or archaeological distinctiveness of these areas.

7. The Council will resist demolition of unlisted buildings in areas of special local character where these contribute to architectural and townscape merit and local distinctiveness of the area.

#### **4.4 Site Specific Constraints**

4.4.1 The proposed development site lies within the Beckenham Place Park Archaeology Priority Area (APA 20) as defined by the London Borough of Lewisham.

- 4.4.2 The proposed development site contains the Beckenham Place Park Conservation Area, which comprises the southern portion of the site. The conservation area focuses on the Grade II\* listed Beckenham Place Mansion and the associated parkland. When designated a conservation area, this part of the park was within the borough of Bromley and included some Victorian houses to the south causing what appears to be a somewhat arbitrary boundary which cuts across the park and includes the mansion but not the homestead.
- 4.4.3 The Stable Block, outbuilding and garden walls and the two North Lodges are Grade II listed structures within the boundary of the proposed development site. The two South Lodges, which are also Grade II listed is now located outside of the study site. The Grade II\* Beckenham Place Park Mansion is also within the boundaries of the proposed development site (Figure 13).
- 4.4.4 No Scheduled Ancient Monuments, Historic Wreck sites or Historic Battlefield designations lie within the vicinity of the study site.

#### 4.5 **Site Specific Planning Background**

- 4.5.1 A planning application will be submitted to the London Borough of Lewisham putting forward the proposed scheme for the regeneration and restoration of Beckenham Place Park, London Borough of Lewisham, BR3 5DE. This report has been produced in order to support the application.

## 5 GEOLOGY AND TOPOGRAPHY

### 5.1 Geology

- 5.1.1 The complex geology of Beckenham Place Park has resulted in a diverse range of habitats. The British Geological survey (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) identifies three Bedrock geologies underlying the proposed development site. The northwest area of the park and a small section in the south lies on the 'London Clay Formation', which is a clay and silt deposit formed in an environment of deep seas 34 to 56 million years ago. The central portion of the park is situated on the underlying 'Harwich Formation' (previously known as the Blackheath Beds) is a sedimentary Bedrock comprising sand and gravel formed in shallow seas formed 34 to 66 million years ago, with bands of 'Lambeth Group' sedimentary clay, silt, and sand formed in an environment dominated by swamps, estuaries and deltas 55 to 66 million years ago.
- 5.1.2 There are also multiple superficial deposit recorded within the study site. The primary superficial geology is 'Head', which comprises clay, silt sand and gravel deposits formed up to 3 million years ago from accumulation of material by downslope movement, such as landslide, debris flow, solifluction, soil creep and hill wash. The eastern portion of the study site is comprised of the Kempton Park Gravel Formation, which is sand and gravel associated with the river terrace deposits of the Ravensbourne. The terrace gravels give rise to well-drained, acidic soils (<https://www.lewisham.gov.uk/inmyarea/openspaces/parks/beckenham-place-park/Pages/Geology.aspx> [accessed 27/01/17]).
- 5.1.3 No geotechnical data specific to the current scheme was available prior to the production of this report.

### 5.2 Topography

- 5.2.1 The Park is dissected by two valleys running north to south eroded in the past by surface drainage. The hills fall away to the north. The Mansion sits on the westernmost hill, Stumps Hill, overlooking a now largely dry valley. To the south-east the land rises up to Summerhouse Hill Wood before dropping down again to the flood plain of the River Ravensbourne, which drains into the Thames. This gentle, undulating topography adds considerably to the character of the landscape.
- 5.2.2 Beckenham Place Park maintains a semi-rural feel despite its built-up, suburban surroundings. This is in part due to its expansive size, the undulating landscape, and designed vistas. The areas of the park are divided into topographic zones as outlined in the Heritage Statement (LUC 2016b) that include:
- The West Parkland, which comprises 10ha in the western part of the park. It is bounded by Beckenham Hill Road and Stumpshill Wood on the west, and the former park driveway on the east. It represents the area of open parkland that lay to the west of the mansion house. This currently incorporated a fenced in pond

- The Pleasure Ground, which comprises around 4.5ha in the western centre of the park, currently surrounded by the golf course. It represents the main house, associated buildings, and pleasure grounds. This area is central to the designed landscape around which the views, setting, and access were designed and incorporates the Grade II\* listed mansion and the Grade II listed stable block, outbuildings and remains of the walled garden.
- The East Parkland occupies 27ha in the very centre of the park from the northern extent to the road known as Beckenham Place Park in the south. It represents the main area of open parkland that lay to the east of the mansion house and would have historically included the Home Farm that lay to the north of the Pleasure Grounds, a former watercourse that was dammed to form the artificial lake and now, in part, forms a straightened waterfilled ditch.
- The Ash Plantation, which occupies an area in the centre of the park and along the eastern edge of the current development site boundary. It is bounded on the east by the railway line and is located to the north of Summerhouse Hill Wood. The 18th century lake was largely within this area of the park, it is currently dried up and reduced to an area of wet woodland/alder carr, but is still visible as a sizeable curvilinear depression, both on the ground and in LiDAR data. This area of woodland does not appear to be ancient, but is one of the largest areas of woodland in the park.
- Summerhouse Hill Wood is a 14ha area that extends from the Crab Hill entrance northwestwards towards the centre of the park. It represents the central block of woodland within the former parkland estate. An old dried out pond was identified to the south, and numerous boundary features are still visible including a substantial sunken trackway or Holloway that reflects the line of a field boundary that has persisted since at least 1799.
- Crab Hill Field occupies an area in the southern part of the park, immediately to the south of Summerhouse Hill Wood. It is bounded by Westgate Road to the west and housing to the south. It represents a raised area on the southern periphery of the park, now managed as a hay meadow.

5.2.3 The Ravenbourne River runs roughly north-south in the eastern portion of the park, outside of the current proposed development area.

## **6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **6.1 Introduction**

- 6.1.1 In order to assess the archaeological potential of the site an examination of all archaeological entries in the Greater London Historic Environment Record (GLHER) has been made within a 1.5km radius of the study site, centred on NGR TQ 38308 70762 (Figure 13; Appendix 1). GLHER data will be referred to in the following text as (HER Reference: Map Ref).
- 6.1.2 The intention of the GLHER search is to locate known archaeological sites and thus predict and extrapolate the likely archaeological conditions that could be found on the study site. This latter analysis is important, as many entries onto the GLHER result from chance discoveries and are at best a small and unrepresentative sample of the total buried heritage.
- 6.1.3 This information is supplemented by other archaeological, documentary, and cartographic sources and significant reference is made to the Beckenham Place Park Conservation Plan (2016a). Future archaeological investigation within the proposed study area and/or further research may result in a significant change to the baseline data, which then in turn, may greatly affect the archaeological potential of the proposed development site.

### **6.2 Prehistoric (450,000 BC – 43 AD)**

- 6.2.1 The Thames and Ravensbourne Terrace Gravels Archaeological Priority Area (DLO35840) is located within the eastern portion of the search radius, related to the course of the Ravensbourne River. The terrace gravels fringing the Thames are commonly associated with evidence of successive prehistoric communities, including enclosed fields and open settlements.
- 6.2.2 Despite the riverine location, no evidence for prehistoric activity has been recorded within the 1.5km search radius. A small number of stray finds or artefact assemblages have been found in the wider surrounding area; for example, a “Thames Pick” type flint axe (MLO1604) dating from the Mesolithic period was found in a garden at 24 St Martins Road, close to the River Ravensbourne, approximately 2km to the southeast of the park. A concentration of worked flint dating from the Mesolithic period through to the Bronze Age (MLO7612, MLO7715, MLO7751, MLO7802) was found during an archaeological evaluation at Firhill Road sports ground, Bellingham, approximately 2km to the northwest of the park, and a palaeochannel (MLO6036) was identified at Otterden Road, Bellingham, close to the Firhill Road sports ground. Although no dating evidence was recovered from the palaeochannel it is thought to be of a pre-Holocene date.

### 6.3 Roman

- 6.3.1 There is a similar dearth of evidence within the GLHER search for Roman occupation in the area of Beckenham Place Park. There is a recognised Roman road to the west of the study site (Figure 13) that ran from London to Lewes which has, in some locations, been uncovered through excavation, such as at Meadow Close (MLO2015:1) and Firhill Road (MLO22023) to the northwest of the study site.
- 6.3.2 The broader picture of Roman occupation in the area is characterised by a very low density of finds in this area of the London-Lewes Road, with evidence for occupation concentrated on the areas around *Londinium* in the north and, to a lesser extent, the south in West Wickham, Addington, and Keston, approximately 5–7 kilometres away from the study site (<http://molarchaeology.maps.arcgis.com/apps/MapSeries/index.html?appid=9a85640effc042ae91af6b0d43abba9b>). This lower density on the high ground of Lewisham, Croydon, Bromley and adjacent borough in south-east London may reflect a real low level of settlement in the area, limited by the presence of woodland and other natural factors relating to drainage and soil type; however, this may also be the result of excavation bias or of the areas along the London-Lewes Road being occupied without a nucleated settlement (MOLA 2000: 160).
- 6.3.3 The location of Beckenham Place Park, through a combination of easy access to the River Ravensbourne, springs, woods, fields, and the Roman road, may well have proved attractive to Roman settlers (R. Reed, personal communication, 18/01/17). Other Roman sites in the broader vicinity are often found along the main Roman roads and/or along river; for example, along the Ravensbourne there is a documented probable Roman farmstead near Bromley Common (MLO19271) and cremations, a villa, bathhouse, and evidence for an earlier farmstead in Keston (070705, 070636, 070783, 070636).
- 6.3.4 Only five archaeological interventions, in the form of watching briefs and evaluation trenches, have been conducted within the 1.5 kilometre GLHER search radius, and of these, none recorded archaeological layers or finds dating to this period (ELO11688, ELO11980, ELO13405, ELO150, & ELO9946). The majority of these report heavy truncation from later buildings that have severely impacted upon the archaeological horizons, which means that this negative evidence is ultimately inconclusive.

### 6.4 Anglo-Saxon / Early Medieval

- 6.4.1 During the early medieval period, both the parishes of Beckenham and Bromley lay within the Hundred of Bromley and were recorded as villages within the Domesday Book of 1087. Beckenham was known as *Bacheham*, or *Becceham*, with the name deriving either from its location on the river Ravensbourne; *Becc* signifying river and *ham* signifying a village or dwelling in Saxon English (Hasted 1797). Bromley was known as *Bromleag* or *Bromleah*, signifying a field or pasture where broom grows (Hasted 1797).

- 6.4.2 By the end of the early medieval period, both Bromley and Beckenham were considered to be large villages with 56 households and 34 household respectively. However, archaeological evidence for this period GLHER remains particularly poor. No finds are recorded within the search radius, with only one record dating to this period within Beckenham more broadly in the form of a quarry pit with three possible loom pits found at 16 Fairfield Road to the southwest of the study site (MLO75583).
- 6.4.3 Relatively more concentrated, though still limited evidence comes from further south, again near to West Wickham, Addington, and Keston. For example, Keston, located just under 7 kilometres to the southeast of the study site, may have been the area of a religious site since the Roman period, with documentary evidence citing a church there since the reign of Edward the Confessor (died 1066) and excavations under the eastern wall revealed five graves of possible Saxon date (MLO17324) (Jackson & Fox, 1951). In addition, a Saxon sunken-floor building was recorded during excavations at Keston Common (MLO18023).

## 6.5 Medieval

- 6.5.1 At the beginning of the medieval period, the area surrounding the study site was characterised by manorial estates, with the majority of the listings in the GLHER search radius comprising manor houses and associated farms. The Beckenham Manor House (MLO19461:8) was located opposite to a medieval church which is known to have pre-dated the Grade II\* listed St. George's (which was built on the location in the 14th century and rebuilt in 1885–7) (MLO587:7; MLO79352:28). Bellingham Manor was located to the north of the study site, with the Manor House being largely rebuilt in the 19th century and bombed in 1944 (MLO10232:9). The associated farmhouse and farm was redeveloped into a housing estate in the 1920s (MLO11344, MLO8644, MLO11344:10). The Manor House of Foxgrove (MLO19460, MLO35313:11) was a moated site located just south of Foxgrove Road.
- 6.5.2 The medieval Manor House at Beckenham Place, within the boundaries of the study site, is thought to have lain within the vicinity of the present day Mansion House, but there is little information of its precise location or when it was demolished (MLO1853:4). The grounds themselves show evidence of probable medieval land-use prior to emparkment through the retention of some elements of this pre-existing landscape and lack of significant later impacts such as ploughing and development (MLO104327:51). For example, features that are visible through ground survey and an analysis of LiDAR, aerial, and satellite data which may date to the medieval period include ditches and banks representing former field boundaries and wood banks, traces of ridge and furrow, and historically-significant natural features such as ancient woodland, and coppiced and pollarded trees (Figure 29).
- 6.5.3 The rest of the GLHER entries relate to milling in the area, including a mill pond (MLO30359:5) and two corn mills (MLO11371:6; MLO1902:12).
- 6.5.4 None of the records within the GLHER search radius for the medieval period are evidenced through archaeological investigation and are instead known through documentary evidence.

## 6.6 Post-Medieval

- 6.6.1 The manors and estates continued to develop during the post-medieval period but maintained their rural character, with the majority of GLHER references within the search radius still comprising large manor or estate houses (MLO1933:14, MLO25565:15, MLO19916:18) and farmhouses (MLO1914:13; MLO1964:16; MLO1942:17).
- 6.6.2 Archaeological works in the area have recorded two features probably dating to the post-medieval period comprising a potential small quarry pit (MLO77824:19) and the remains of a pond (MLO106568:20).
- 6.6.3 The land at Beckenham Place Park was divided into varied ownership, however, by the 17th century the whole of the Beckenham estate was owned by Walter St John, in whose family it remained until 1773.
- 6.6.4 The plan of Foxgrove Manor and its surrounds from 1766 (Figure 14) shows that the study site was divided into various parcels of land, with Mr Cator occupying a small plot of land upon which the Manor House is situated. It is thought that John Cator possibly built Beckenham Place soon after his marriage in 1758, but before 1763, at which point there is documentary evidence referring to the house of John Cator (Microfilm 256/257). Furthermore, there is a structure shown on Rocques map of 1761 (not illustrated) in what may be the correct location. Although it must be noted that this map indicates the presence of two buildings, and a larger structure actually lies across Southend Road at 'Stoms Hill'. The Andrews Dury and Herbert map of 1769 show that the Manor House was situated with a carriage drive off of what was then Southend Road.
- 6.6.5 The Foxgrove Manor (Figure 14), Rocque (Figure 15), and Andrews, Dury & Herbert (Figure 16) maps all show study site in varying phases of Cator's expansion into the grounds. The Foxgrove Manor map of 1766 is the most detailed and the most accurate in showing the line of Southend Road prior to it being re-routed in 1785 (Inman & Tonkin 2002, 13–14). This map indicates that the land was divided into irregular plots, likely in relation to the contours of the undulating ground. The parcels are labelled with their primary uses including the long rectilinear 'Merrywood East' and 'Merrywood West' separated by a strip of hop ground, two crofts, a lime kiln field, a lime field, bread fields. A large plot of land in the eastern portion of the study site is labelled as 'Lewisham Lands'. Apart from the Manor House itself, there is also a small structure indicated towards the north of the park along Southend Lane, which may represent the stable blocks (MLO90196:33).
- 6.6.6 After purchasing the Lordship of the Manor of Beckenham and the old Manor House in 1773, Cator commenced the emparkment of Beckenham Place in earnest. The Ordnance Surveyor Sheet from 1799 (Figure 17) shows the results of the emparkment works, with a significantly reduced woodland, pleasure grounds and walled gardens around the mansion and the stable block, an artificial lake in the centre of the park formed by damming a narrow stream, and large areas of open parkland that would have been used as wood pasture. The North and South Lodges are visible on either end of the main drive and some further buildings are present to the south of the main house. Foxgrove Manor House is also notable, located to the south of the study



site and surrounded by agricultural fields, unlike Beckenham Place which incorporated only a small area in the north of the site in which plough marks are indicated.

- 6.6.7 During the early 19th century, it seems that, despite some discrepancies in the mapping (Figure 18 and Figure 19) the general layout of the park remains consistent. Not indicated on Mudge's map of 1819, but potentially shown on Greenwood's 1821 map (Figure 19) are a set of buildings that appear to be to the north of the stable block. It is possible that these represent the home farm, which was built by Cator to supply the Mansion, but the inaccuracies of the map make it impossible to be more certain. Furthermore, the Cator estate plan of 1833 (not illustrated, see LUC 2016a), which is likely to be more accurate in this type of details, does not depict any buildings in this area. This estate map also indicates that the pond to the west of the study site was established by this time.
- 6.6.8 As the study site originally lay in both the Parish of Beckenham and the Parish of Lewisham, it was often depicted on separate mapping, such as in the parish maps of 1841 (Figure 20) and 1843 (Figure 21). The Beckenham map (Figure 20) shows the location of the pond to the east of Beckenham Place Manor, which has previously not been indicated, but is thought to be a potentially ancient pond that was *in situ* prior to emparkment. The Lewisham portion of the study site comprises the Homestead and pleasure grounds, as well as a group of building to the north which may represent the home Farm and a small water feature appears to the east of these buildings (Figure 21). It is also clear that the stream that fed the artificial lake has been straightened by this date.
- 6.6.9 Ordnance Survey map of 1863–70 (Figure 22) clearly shows the nature of the landscape at this time, with Stumpshill Wood, Summerhouse Hill Wood, the Ash Plantation, and the Reed Beds all clearly delineated. This map also shows the beginning of encroaching development, with a small number of houses along what is at this point Beckenham Lane, and to the south of the South Lodges. In contrast to Stanford's map, the
- 6.6.10 Stanford's map of 1872 (Figure 23) starts to show more development around the park, particularly to the southwest where Foxgrove Road has been straightened and a large number of terraced houses built along it. This infilling is more pronounced by the Ordnance Survey map of 1898 (Figure 24), in which the southern portion of the previous estate was developed, creating the southern boundary of the study site as it is today. The eastern boundary of the current proposed development site is also now visible through the creation of the London, Chatham & Dover Railway line which intersects the park just east of the artificial lake. Although the Beckenham Station was opened in 1858 (MLO106926:21), it was not until 1889 when an act of parliament authorised building the Nunhead to Shortlands railway running via Beckenham Hill station to Ravensbourne station across the park (<http://www.beckenhamplaceparkfriends.org.uk/history.html> [accessed 27/01/17]).

## 6.7 Modern

- 6.7.1 The 1907 Ordnance Survey map (Figure 25) clearly shows the layout of the northern portion of

the Beckenham Place Park at the start of the 20th century. This includes the positioning and extent of the Homestead and Stable Block and the footprint of the home farm buildings to the north. This map also shows that the artificial lake has been filled in or squared off, with a narrow bridge or sluice gate across it. The Foxgrove Golf Club is established on the grounds of the estate during this year, though it is not yet labelled as such on this map, and it appears that there is a loss in parkland tree planting indicated.

- 6.7.2 In 1927 the London County Council purchased the freehold of the house and park from the Cator estate Beckenham Place Park and the golf course was opened to the public in 1933, with the clubhouse transferred to the Mansion from the Foxgrove Club. The Ordnance Survey map of 1938 (Figure 26) is indicative of this shift, and shows the Golf Club House near to the Summerhouse Hill Wood. Stumpshill Wood in the west of the park has also been cut back in order to facilitate the construction of a number of houses along Southend Road, the rear of these properties forming the current southwestern boundary of the park and of the proposed development site.
- 6.7.3 A small number of modern heritage assets are listed within the GLHER search, most of which are related to war efforts including a hotel that was leased for use as a Canadian Convalescent Hospital during World War One (MLO106556:23) and two anti aircraft battery sites (MLO68310:25; MLO68311:26). One of the anti-aircraft batteries is situated in the southwestern corner of the Crab Hill area of Beckenham Place Park.
- 6.7.4 Not listed within the GLHER search, but also of note, is that the Crab Hill area of the park was the location of a Prisoner of War Camp during the Second World War. This camp housed Italian prisoners of war, and, according to an Italian book 'Prigionieri Italiani in Gran Bretagna (1940-47)' it was Camp No. 233 and was known as Summerhouse Camp, Ravensbourne, Bromley, Kent. Local people remember the Italian POW's laying some of the paths in the park as well as stonework and paths in some local houses when peace came. Another camp and nearby Worsley Bridge Road accommodated German navy prisoners of war. An anti-aircraft battery and a barrage balloon were sited in the park. The operators of the balloon were based in a wooden hut to one side of the mansion forecourt. Also during the war, on Crab Hill and the Common, part of the park was dug up as allotments to grow potatoes and other vegetables, particularly during the latter part of the war and the golf course was used for sheep grazing.
- 6.7.5 There are a number of high-explosive bombs and a parachute mine that are recorded as being dropped on the Beckenham Place Park grounds (<http://www.bombsight.org/?#15/51.4174/-0.0164> [accessed 26/01/17]); though it is unclear how much damage was caused as there appears to be little changes to the landscape in the cartographic sources post-war that can be attributed to bomb damage.
- 6.7.6 The Ordnance Survey map of 1955 (Figure 27) indicates that the homestead and stable yard buildings have changed in layout from those shown in 1938 (Figure 26), the home farm is no longer in existence, and the artificial lake has become a smaller oval pond. The general landscaping of the golf course can now be seen in the alignment of many of the trees in the

northern area of the site.

- 6.7.7 The landscape and character of Beckenham Place Park remain relatively consistent from the Ordnance Survey map of 1955 (Figure 27), through the map of 1964 (Figure 28), and into the present day (Figure 2). The primary visible change is the filling up of the artificial pond altogether.

## 7 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

### 7.1 General

7.1.1 The evidence for the archaeological potential of the study site is potentially biased by the relative lack of interventions within the vicinity of the study site. Of the archaeological watching brief and evaluations that have occurred within the search radius, significant later truncation has been noted, thereby provided little reliable information on the presence or absence of archaeological horizons in the area. Beckenham Place Park, as it has remained relatively undeveloped as parkland, has the potential for a site with limited later impact upon any potential archaeological resource.

### 7.2 Prehistoric

7.2.1 There is no evidence for human activity dating to the Prehistoric period within the study area, both in regards to the palaeo-topography as well as human occupation and exploitation of the environment; however, although the Archaeological Priority Area of Thames and Ravensbourne Terrace Gravels, which is associated with evidence for successive prehistoric communities, technically does not continue south through the study area, the river and the terraced gravels do comprise the superficial geology of the eastern portion of the park and the eastern edge of the proposed development site. There is a slightly higher potential for archaeological remains dating to the Prehistoric period within the immediate vicinity of the Ravensbourne, however, this is primarily focused to the east of the current proposed development site and the archaeological potential for Prehistoric remains is therefore considered to be **low**.

7.2.2 If archaeological or geoarchaeological remains are present, they are likely to be of **local** significance.

### 7.3 Roman and Early Medieval / Saxon

7.3.1 The pattern of evidence for the Roman and early medieval periods is difficult to interpret. On the one hand there is a very real dearth of archaeological evidence for these periods within the area surrounding the study site in Beckenham and Bromley. On the other hand, the presence of a Roman road and the Ravensbourne River, combined with broader evidence for scattered occupation along these features to the south suggests there may be potential for human activity in the area that has not yet been documented. This seems particularly the case in consideration of the early medieval evidence for large settlements in Beckenham and Bromley but with a disproportionately small amount of archaeological evidence recorded. On balance, the potential for archaeological remains dating to the Roman and early medieval period is considered to be **low-medium**.

7.3.2 If archaeological remains dating to the Roman or early medieval period are present, they are likely to be of **local** significance; however, if found, it is possible that remains of these periods

would remain largely intact and could provide valuable information regarding the occupation and activities of Roman and early medieval settlement in the vicinity which is currently lacking.

#### 7.4 Medieval

7.4.1 There are a number of known medieval manorial estates within the vicinity of the study site, and it is believed that a medieval Manor House was situated within the immediate vicinity of the current Beckenham Place Manor House (ie the Mansion). There is also evidence for groundworks such as former field boundaries, wood banks, and ridge and furrow visible through ground survey, aerial photographs, and satellite data. While these features have not been dated, it is probable that they relate to the medieval use of the area and it is therefore concluded that the potential for archaeological remains dating to the medieval period is **high**.

7.4.2 If found, archaeological remains of this period are likely to be of **local** significance.

#### 7.5 Post-Medieval

7.5.1 The post-medieval period saw the emparkment of the Beckenham Place manor grounds, meaning that the landscape underwent various landscape alterations such as tree-planting and removal, the creation of an artificial lake, the straightening of the stream, and the re-routing of Southend Road/Beckenham Lane/Beckenham Hill Road. The cartographic evidence also suggests the presence of a number of associated structures, such as an ice well, some outbuildings/greenhouses near the current Homestead, and the home farm that have since been demolished. The potential for encountering archaeological remains of the post-medieval period is therefore **high** within the vicinity of these known features and ground works.

7.5.2 If found, archaeological remains of this period are likely to be of **local** significance.

#### 7.6 Modern

7.6.1 The creation of the present day golf course on the grounds of Beckenham Place Park in the early 20<sup>th</sup> century means that little further development has occurred within the study site. The use of the area along Crab Hill for a Second World War prisoner of war camp is well documented, though the details of this development are particularly unclear. There is potential evidence for this camp shown in the satellite imagery of crop marks, suggesting that the foundation of the encampment may still lie *in situ*. An anti-aircraft battery site is also located in the southwestern corner of Crab Hill. It is therefore considered that the archaeological potential for the modern period in the area of Crab Hill is **high**, but is considered **low** for the rest of the study area.

7.6.2 If found, archaeological remains of this period are likely to be of **local** significance.

## 8 IMPACT ON POTENTIAL ARCHAEOLOGICAL DEPOSITS

### 8.1 Previous Land Use and Existing Impacts

- 8.1.1 Documentary evidence, cartographic sources, satellite imagery, and aerial photographs all provide a general indication of the previous land use of the site. It is believed that a medieval manor house was situated near the location of the present day Mansion, though the exact nature and structure of the building is unknown. Regardless, there is evidence for the medieval land-use prior to emparkment including ditches and banks represent former field boundaries and wood banks, traces of ridge and furrow are readily visible through ground survey, aerial photographs, and satellite data, and many natural which features remain *in situ*, such as ancient woodland and coppiced and pollarded trees (Figure 29).
- 8.1.2 The current Mansion House was constructed as Beckenham Place Park Manor in the mid to late 18th century, and the subsequent emparkment introduced various landscaping impacts such as a significantly reduced woodland, the creation of pleasure grounds and walled gardens around the mansion and the stable block, an artificial lake in the centre of the park formed by damming a narrow stream, and large areas of open parkland that would have been used as wood pasture. There is also the creation of the home farm and the associated farming works in the northern area of the study site.
- 8.1.3 During the Second World War, the area of Crab Hill was utilised as a prisoner of war camp. Furthermore, on Crab Hill and the Common, part of the park was dug up as allotments to grow potatoes and other vegetables, particularly during the latter part of the war and the golf course was used for sheep grazing. There is also evidence to suggest that bombs were dropped onto the study site, though the exact locations and extent of the damage is unknown.
- 8.1.4 The current proposed scheme covers an extensive plot of land comprising the western portion of Beckenham Place Park, bounded to the east by the railway line (Figure 2). The site has been in use predominantly as a golf course since 1907. The expansion and alteration works that have been undertaken since that time have impacted upon the remnant medieval field system and has resulted in the loss of 18th-century parkland features including individual trees and the infilling of the lake. The home farm that appears on maps of the mid 19th century, was demolished by the mid 20<sup>th</sup> century, and other landscape changes to facilitate the golf course include the reduction of the Ash plantation and the installation of bunkers, sand traps, etc. Tennis courts were laid out in what would have been the walled kitchen garden, a changing room and toilet facility was built on Crab Hill to serve a football pitch there and probably a small levelled 'five a side' pitch area in the Railway field (which was demolished in 2003).
- 8.1.5 The landscaping and scattered development within the park could have had localised impacts upon the archaeological resource, particularly in consideration of what appears to be evidence for potential medieval features at ground level. It is possible that the excavation involved in the construction of the golf-course features has had an impact on the potential archaeological

resource; however, the majority of works appear to be shallow and non-invasive suggesting that the impact in many areas of the park may be largely superficial.

## 8.2 Impact of Proposed Development on the Archaeological Resource

8.3 The proposed development comprises a range of work to restore and enhance the landscape of the park including the restoration of the original pleasure grounds, relocation of the main car park, restoration of the 18th-century lake and the creation of new footpaths.

8.3.1 It may be expected that the works which involve more significant ground works, such as the creation of the car park and restoration of the lake, may impact upon any surviving archaeological horizons. Furthermore, it can be anticipated that additional works associated with the regeneration programme, including generalised landscaping and the necessity for heavy machinery on site, will also risk impacting upon any surviving archaeological features or horizons. In order to assess the potential impacts accurately, it is necessary to consider the nature of the proposed works in conjunction with the potential archaeological resource in each specific area of the study site in question.

### 8.3.2 Above ground works

8.3.3 Due to the visibility of a number of features at ground level, potential impact may be caused by the superficial landscaping works over the whole of the study site such as the removal of the golf course and 20th-century additions, creation of a network of surfaces footpaths including resurfacing old paths and integrating new ones, changes to grassland management through relaxation of the regimes associated with the golf course, and the establishment of longer grassland areas including managed meadows. Furthermore, general construction related activities during the works such as heavy machinery access and the storage of excavated soil and/or other materials prior to use elsewhere on site also have the potential to impact upon the archaeological resource.

8.3.4 The proposed access scheme includes a principal compound located in the stable yard, accessed along the carriage drive from Beckenham Hill Road. There is a further securely fenced compound storage and welfare area to be located on the footprint of the proposed car park opposite to the stable yard, and a secondary welfare compound near to the lake. A vehicle wash-down area is to be located adjacent to the principal compound, in the proposed coach parking bay.

8.3.5 The potential for ground level or shallow archaeological features primarily comprise the field boundaries and ridge and furrow visible on walk-over survey, LiDAR, and aerial/satellite imagery. Many of these features can be related to the pre-emparkment land use of the area, potentially dating back to the medieval period; comparing the LiDAR imagery (Figure 29) to, for example, the map of Foxgrove Manor (Figure 14) shows some parallels in the field boundaries and, potentially a portion of the earlier road.

8.3.6 Potential archaeological remains may relate to the 19th–20th century home farm buildings in the

northern area of the study site. The location of these buildings is indicated cartographically, and their remaining presence supported through ground survey, LiDAR data, and cropmarks visible in aerial/satellite photographs (Figure 30).

- 8.3.7 The prisoner of war camp on Crab Hill lacks substantive cartographic and documentary evidence regarding the character and layout of the structures. Remaining archaeological features related to this use of Crab Hill is suggested through rectilinear patterns that can appear in the grass during dry weather (Plate 30). These remains are not shown in the LiDAR data or in current satellite imagery (Figure 33), however, aerial photography from 1944–1947 (not illustrated, see LUC 2016a: aerial photographs 1, 3–5, 7) show the camps in Crab Hill Field and Summerhouse Field. Aerial photographs from after their demolition (not illustrated, see LUC 2016a: aerial photograph 8) do not show any remains of these features on Crab Hill, barring a small square in the centre of field.
- 8.3.8 The proposed scheme does not include heavy landscaping or excavations within areas of visible features or in locations of high archaeological potential based on known land uses such as the home farm or the Crab Hill prisoner of war camp. The proposed landscape regeneration works are generally superficial or focused on the removal of later modern additions and are likely to have a **negligible–low adverse** impact to the potential archaeological resource. With the understanding that works access, the placement of welfare units, and the storage of spoil and materials are all undertaken in areas that have either been assessed as having a low potential for archaeological remains, or where potential archaeological remains are not visible on the surface, this is also likely to have a **negligible–low adverse** impact to the potential archaeological resource.
- 8.3.9 **The lake**
- 8.3.10 The proposal includes the recreation of the 18th century lake to be situated largely within the original footprint, barring the eastern portion which is to be converted into a wet woodland area (Figure 6; Figure 31). The depth the water feature is to be approximately 1.70m deep (Figure 7), though it is unclear how this relates to the depth of the original artificial lake.
- 8.3.11 The lake recreation works will ultimately have a **high adverse** impact on the archaeological remains of the post-medieval lake itself. Furthermore, as the primary excavation is likely to be mostly, but may not be entirely, within the bounds of the previous impact, there is the potential for a **low adverse** impact on any earlier remains.
- 8.3.12 **The car park**
- 8.3.13 The proposed plan includes the removal of the car park adjacent to the Grade II\* listed Beckenham Place Mansion to improve the setting of this important building. A new car parking area adjacent to the proposed visitor hub at the homesteads will be created in its stead (Figure 4). The intention was to place this in an area where no features were evident during walk-over survey and previous impacts from the golf course landscaping were already present and to utilise the pre-existing banks of the golf course features to sink the car park below ground level thereby



limiting its impact on the surrounding views.

- 8.3.14 However, the current research, including further assessment of the LiDAR and aerial/satellite imagery data available and a walk-over survey, suggests that, while no features are represented cartographically in this area, the southern portion of the proposed car park may in fact extend over a boundary ditch and into area of ridge and furrow (Figure 32). There is a slope in terrain of the southern end of the proposed car park down to the northern end, which means that the southern area requires a reduction in ground level of approximately 2m (Figure 5).
- 8.3.15 Tree planting is to occur around the car park in order to help shield it from view and to maintain the parkland aesthetic. The density of tree planting proposed along the car park border (Figure 11) may also have an impact upon the potential archaeological resource in this area.
- 8.3.16 It is recognised that the construction of the car park is to be carried out sensitively to minimise the impact on any potentially buried archaeological features, with excavation to be kept to a minimum. Vehicular movement of construction vehicles will be controlled with access to the construction area being from the existing carriageway. If these mitigation measures are in place and in consideration of the potentially pre-existing impact over much of this area, the impact to the potential archaeological resource may be limited to **medium adverse**.
- 8.3.17 **The pleasure grounds**
- 8.3.18 The pleasure ground area incorporates the main house, associated buildings and the surrounding pleasure grounds. While Beckenham Place was said to have been built close to the site of an earlier medieval Manor House, and, furthermore, the house was apparently 'rebuilt with much taste and elegance shortly after 1773' (LUC 2016; Friends of Beckenham Place Park Website). The pleasure grounds were constructed by Cator in the late 18th century, largely in the form which survives to some extent today, developing it out of the existing agricultural landscape of woodland and fields.
- 8.3.19 The Cator Estate map of 1856 (Plate 31) shows the buildings and surrounding pleasure grounds in detail, indicating a network of paths and planted areas. The historic character of the pleasure grounds has been significantly and detrimentally affected by 20th century developments, including the blurring of the boundary of the gardens, the encroachment of the golf course, the siting of the car park directly in front of the main entrance to the mansion house and damage to the buildings, including a fire in the Homestead in 2011. The proposed scheme is looking to restore the post-medieval layout of the pleasure ground and mansion footpaths and planting (Figure 8), with the addition of a central play area (Figure 9).
- 8.3.20 Further works are being undertaken in order to restore the Homestead and Stable Yard buildings into education and cafe space (Figure 10). It is possible that construction works related to the restoration of the Homestead and Stable Yard buildings, such as the creation of a Terrace for the Cafe and the potential need for additional service runs, and the landscaping works associated with the pleasure ground restoration will have an impact on the archaeological resource. The specific details of construction and necessary depths of excavation is not currently outlined,

though the majority of works appear to be superficial and are thought to have a **low adverse** impact to the potential archaeological resource.

#### 8.3.21 **Summary**

8.3.22 The proposed programme of works has been specifically designed with conservation and regeneration of the heritage assets in mind with an aim to increase the significance and enjoyment of the park and its heritage for a broader public audience. The surface visibility of many potential archaeological features on the ground means that a high level of sensitivity is needed in order to avoid impacting upon the archaeological resource; however the majority of landscaping and above ground works are likely to have **low adverse** impact if proper mitigation strategies are in place including a strong control over works access and placement of soils/materials for storage.

8.3.23 Works that involve further excavation comprise the restoration of the artificial lake and the construction of a new car park opposite to the Homestead and Stable Yard area. The excavation of the artificial lake, though having a **high adverse** impact on the archaeology of the post-medieval lake itself, is not likely to have more than a **low adverse** impact on potential archaeological remains of any other period due to the pre-existing impact. The area of the proposed new car park may intersect with a small portion of the extensive ridge and furrow seen in the western parkland, and may therefore have a **medium adverse** impact on the potential archaeological resource in this area.

#### 8.4 **Ground Soil Contamination**

8.4.1 No ground soil contamination data was available at the time this report was prepared.

#### 8.5 **Existing Services**

8.5.1 A topographic survey has been conducted for the site by LUC (2016). Existing buried services include gas, telecommunication and electric cables, water supply and drainage pipes associated with the current Mansion house and Homstead/Stable Block.

## 9 CONCLUSIONS

- 9.1 This report aimed to identify the potential for the occurrence of archaeological remains on the site, the probable period from which they date and the type of remains that can be expected. In addition, the likelihood for the survival of these remains has been assessed.
- 9.2 The evidence for the archaeological potential of the study site is potentially biased by the relative lack of formal archaeological interventions within the vicinity of the study site. Of the archaeological watching brief and evaluations that have occurred within the search radius, significant later truncation has been noted, thereby provided little reliable information on the presence or absence of archaeological horizons in the area. With this caveat, this assessment has concluded that there is a **low** potential for archaeological remains dating to the prehistoric period, which, if present, are likely to be concentrated in the eastern portion of the study site in the area of the Ravensbourne Terrace Gravels. Despite the presence of a Roman road to the west of the study site and the pattern of early settlement along riversides, the very limited evidence for Roman and early medieval occupation within the vicinity of the study site, and of the Beckenham and Bromley areas as a whole, suggests a **low–medium** potential for archaeological remains of these periods. The very clear presence of features such as field boundaries, wood banks, and ridge and furrow in numerous locations across the park, in conjunction with the ancient woodlands and the known presence of a medieval Manor in this locations suggest a **high** potential for archaeological remains dating to the medieval period. Cartographically known features relating to emparkment and to the Beckenham Place Manor during the late 18th–19th centuries, and features which relate to the Second World War usage of the park also have a **high** potential to remain in the archaeological record.
- 9.3 If found, archaeological remains from all other periods may be of **local** significance; however, if features dating to the Roman or early medieval periods were to be found, they could help to fill a gap in our current understanding about settlement during these periods in this area of Greater London.
- 9.4 Previous land-use, as determined through the map regression exercise suggests that there is limited pre-existing impact due to the site's overall lack of significant development apart from relatively superficial landscaping and limited post-medieval construction.
- 9.4.1 The proposed programme of works has been specifically designed with conservation and regeneration of the heritage assets in mind with an aim to increase the significance and enjoyment of the park and its heritage for a broader public audience. The surface visibility of many potential archaeological features on the ground means that a high level of sensitivity is needed in order to avoid impacting upon the archaeological resource. However, the majority of landscaping and above ground works are likely to have **low adverse** impact if proper mitigation strategies are in place including a strong control over works access and placement of

soils/materials for storage.

- 9.4.2 Works that involve further excavation comprise the restoration of the artificial lake and the construction of a new car park opposite to the Homestead and Stable Yard area. The excavation of the artificial lake, though having a **high adverse** impact on the archaeology of the post-medieval lake itself, is not likely to have more than a **low adverse** impact on potential archaeological remains of any other period due to the pre-existing impact. The area of the proposed new car park may intersect with a small portion of the extensive ridge and furrow seen in the western parkland, and may therefore have a **medium adverse** impact on the potential archaeological resource in this area. The potential archaeological resource that may be impacted upon is likely to be of local significance and limited historic value, which must be considered in light of the potential for the proposed development to greatly enhance the aesthetic and historical value of Beckenham Place Park and the designated and non-designated Heritage Assets contained therein.

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