

# ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Wayback, 179 Lambourne Road, Chigwell IG7 6JU

27023  
Wayback,  
Chingford  
Sept 2021

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## EXECUTIVE SUMMARY

- Land at Wayback, 179 Lambourne Road, Chigwell IG7 6JU has been reviewed for its below ground archaeological potential in support of a planning application for development at the site.
- The development proposals include demolition of the existing dwelling and erection of a replacement dwelling on the same footprint.
- In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study site.
- In terms of relevant nationally designated heritage assets, no World Heritage sites, Scheduled Monuments or Historic Battlefield sites are recorded on the study site or its vicinity.
- The study site is considered to have a low archaeological potential for remains of Prehistoric to Post Medieval origin. Any such remains would most likely be of overall low significance. The potential for Modern activity is invested in any surviving remains of buildings shown on mapping from the mid-19th century onwards; however, these would likely be of overall negligible to low significance.
- Past, post-depositional impacts are likely to have truncated any archaeological remains once present within the site boundary.
- As a result of the limited archaeological potential, previous impacts, and the nature of the proposals, the development is considered unlikely to have a negative archaeological impact.
- In this particular instance, it is suggested that no further archaeological work is necessary.

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# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by RPS on behalf of Amarjeet Whaid. The site, also referred to as the study site, comprises land at Wayback, 179 Lambourne Road, Chigwell IG7 6JU.
- 1.2 The study site currently comprises a residential plot on the northwest side of Lambourne Road, centred at TQ 46278 93304 (Fig. 1).
- 1.3 In terms of relevant nationally designated heritage assets, as defined below in Section 2 and as shown on Figure 2, no World Heritage sites, Scheduled Monuments, Historic Wrecks or Historic Battlefield sites are located on the study site.
- 1.4 In accordance with relevant government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, October 2020) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Hertfordshire Historic Environmental Record (HER) and other sources, including the results of a comprehensive map regression exercise.
- 1.6 Built heritage issues are not a subject of this report and therefore the impact of the proposed development on built heritage assets is not considered here.
- 1.7 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 23 July 2019 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

- 2.4 Section 16 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 16 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 that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 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.
- 2.6 *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.
- 2.7 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.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *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.

- 2.10 *Setting* is defined as: 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.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - 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.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 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.

## Local Planning Policy

- 2.14 Local Planning Policy is currently provided by a number of policies from the adopted Epping Forest District Council 1998 Local Plan and the Adopted 2006 Local Plan Alterations. The Heritage Conservation policy relevant to the study site is listed below:

### **POLICY HC1- SCHEDULED MONUMENTS AND OTHER ARCHAEOLOGICAL SITES**

**ON SITES OF KNOWN OR POTENTIAL ARCHAEOLOGICAL INTEREST, PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH WOULD NOT ADVERSELY AFFECT NATIONALLY IMPORTANT REMAINS, WHETHER SCHEDULED OR NOT, OR THEIR SETTINGS. THE COUNCIL WILL ALSO REQUIRE:**

- (I) THE RESULTS OF AN ARCHAEOLOGICAL EVALUATION TO BE SUBMITTED AS PART OF ANY APPLICATION;**

- (II) THE PRESERVATION IN SITU, AND PROVISION FOR APPROPRIATE MANAGEMENT, OF THOSE REMAINS AND THEIR SETTINGS CONSIDERED TO BE OF PARTICULAR IMPORTANCE;
- (III) PROVISION FOR RECORDING AND/OR EXCAVATION BY A COMPETENT ARCHAEOLOGICAL ORGANISATION PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, WHERE IN SITU PRESERVATION IS NOT JUSTIFIED.

2.15 Epping Forest District Local Plan Submission Version 2017 (the LPSV) is currently under examination. The submission contains the following draft policy relevant to archaeology at the study site:

**POLICY DM 7 HERITAGE ASSETS**

**HISTORIC ENVIRONMENT**

**A. THE HISTORIC ENVIRONMENT WILL BE CONSERVED AND ENHANCED IN A MANNER APPROPRIATE TO ITS SIGNIFICANCE. DEVELOPMENT PROPOSALS SHOULD SEEK TO CONSERVE AND ENHANCE THE CHARACTER, APPEARANCE AND FUNCTION OF HERITAGE ASSETS AND THEIR SETTINGS, AND RESPECT THE SIGNIFICANCE OF THE HISTORIC ENVIRONMENT.**

**B. HERITAGE ASSETS ARE AN IRREPLACEABLE RESOURCE AND WORKS WHICH WOULD CAUSE HARM TO THE SIGNIFICANCE OF A HERITAGE ASSET (WHETHER DESIGNATED OR NONDESIGNATED) OR ITS SETTING, WILL NOT BE PERMITTED WITHOUT A CLEAR JUSTIFICATION TO SHOW THAT THE PUBLIC BENEFITS OF THE PROPOSAL CONSIDERABLY OUTWEIGH ANY HARM TO THE SIGNIFICANCE OR SPECIAL INTEREST OF THE HERITAGE ASSET IN QUESTION. LOCAL HERITAGE ASSETS**

**C. DEVELOPMENT PROPOSALS THAT AFFECT LOCAL HERITAGE ASSETS DETAILED ON THE LOCAL LIST WILL BE EXPECTED TO DEMONSTRATE HOW THEY RETAIN THE SIGNIFICANCE, APPEARANCE, CHARACTER AND SETTING OF THE LOCAL HERITAGE ASSET.**

**D. THERE IS A GENERAL PRESUMPTION IN FAVOUR OF RETAINING LOCAL LISTED HERITAGE ASSETS AND WHERE THIS IS NOT POSSIBLE, RECORDING OF THE HERITAGE ASSET SHOULD BE UNDERTAKEN AND SUBMITTED ALONGSIDE DEVELOPMENT PROPOSALS.**

**LOCAL HERITAGE ASSETS**

**C. DEVELOPMENT PROPOSALS THAT AFFECT LOCAL HERITAGE ASSETS DETAILED ON THE LOCAL LIST WILL BE EXPECTED TO DEMONSTRATE HOW THEY RETAIN THE SIGNIFICANCE, APPEARANCE, CHARACTER AND SETTING OF THE LOCAL HERITAGE ASSET.**

**D. THERE IS A GENERAL PRESUMPTION IN FAVOUR OF RETAINING LOCAL LISTED HERITAGE ASSETS AND WHERE THIS IS NOT POSSIBLE, RECORDING OF THE HERITAGE ASSET SHOULD BE UNDERTAKEN AND SUBMITTED ALONGSIDE DEVELOPMENT PROPOSALS.**

2.16 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential, and the significance and value of any potential archaeological remains, together with the need or otherwise for additional mitigation measures.



## 3 GEOLOGY AND TOPOGRAPHY

### Geology

- 3.1 The British Geological Survey (BGS Online 2016) indicates that the solid geology of the site comprises clay, silt and sand of the Claygate Member.
- 3.2 Overlaying superficial deposits comprise diamicton of the Lowerstoft Formation.
- 3.3 There is currently no geotechnical information available for the site.

### Topography

- 3.4 Chigwell lies to the southeast of Epping Forest and the River Roding within a gently undulating landscape interspersed with minor tributaries to the River Roding and drainage channels. The study site is located in Chigwell Row, a hamlet to the south of Chigwell which runs along a high ridge and which extends eastward towards Lambourne and Romford.
- 3.5 The study site lies on generally level ground at approximately 82m Above Ordnance Datum (AOD).
- 3.6 The River Roding is situated over 3.3km to the northwest of the study site. Minor drainage channels are noted c.500m northwest study site, located on lower slopes and feeding the tributaries of the River Roding.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

#### Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

### Introduction

- 4.1 What follows in this section of the report comprises a review of archaeological findspots within a 1km radius of the study site, also referred to as the study area search radius, held on the Essex and Greater London Historic Environment Records (HERs), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.2 As stated above, in terms of nationally significant designated heritage assets, as defined above in paragraph 2.8 above, and as shown on Figure 2, no World Heritage Study sites, Scheduled Monuments, or Historic Battlefields lie within the study site.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

### Prehistoric – (Palaeolithic to Iron Age)

- 4.4 Although there is known Prehistoric settlement associated with the Lower Lea and Roding valleys (O'Connor 2005), evidence for the presence of Prehistoric activity within the search radius is limited to the discovery of a late Iron Age coin recorded as part of the Portable Antiquities Scheme (MEX 1043588) approximately 600m NNW of the study site.
- 4.5 During this period the study site is likely to have occupied a predominantly wooded landscape, associated with the later known Epping and Hainault Forests. The clearance of woodland on higher ground may have begun in the late Bronze Age period and continued into the Iron Age (O'Connor 2005, 8).
- 4.6 There is currently no evidence to suggest the presence of significant settlement or occupation activity within the study site or its immediate vicinity. Although in part this may be a reflection of the

absence of previous archaeological investigations in the area, on balance a low potential can be identified for Prehistoric activity within the study site.

### Roman

- 4.7 No Roman activity or settlement sites are recorded on the study site or within close proximity.
- 4.8 It is conjectured that Chigwell may have been the documented Roman site of Durolitum, c. 3km to the north of the study site (O'Connor 2005, 6).
- 4.9 Current evidence for Roman activity within the search radius is limited to the route of a possible Roman road from Lambourne to Walthamstow, recorded to have passed some 420m southeast of the study site (MLO106810).
- 4.10 A residual 3<sup>rd</sup> to 4<sup>th</sup> century Roman coin is recorded on the HER 130m northwest of the site (MEX1046980) as a findspot recorded by the Portable Antiquities Scheme (PAS). The plotted position of PAS findspots should be regarded with a degree of caution due to inaccuracy of the associated NGR; particularly in the case of treasure trove entries, which are placed within a 1km grid square.
- 4.11 Roman material often appears in HERs because of the volume of cultural material relative to most other periods and because much of that material is readily identifiable. Therefore, the paucity of evidence in the vicinity of the site suggests a genuine absence of activity.
- 4.12 Given this, along with the distance of the study site from the Roman road/Durolitum, a low potential is identified for any significant Roman activity within the study site.

### Saxon/Early Medieval & Medieval

- 4.13 There is no direct evidence of Saxon/Early Medieval or Medieval activity recorded on the HERs on the study site or wider study area.
- 4.14 Documentary evidence suggests that a settlement at Chigwell, located over 1.7km to the northwest of the study site, was in existence prior to the Norman Conquest (Domesday Survey entry - Williams and Martin 2003). The possible location of Chig Well is recorded some 1.1km to the southwest of the site (MEX 14447), which may represent a spring from which the settlement derives its name ('Ciccingawielle' - the spring of Cicca's people).
- 4.15 The site lies beyond the northern fringe of Hainault Forest (MEX1037427), which was a Medieval royal hunting-forest; 200 acres of which extended into Lambourne parish. In 1305 William de Sutton, Lord of Battles Hall in Stapleford Abbots, who also owned land in Lambourne, was granted license to fell and sell the great trees and underwood in his wood at Lambourne, which was in the Forest of Essex. The nature of Hainault Forest was similar to that of Epping Forest comprising open areas, wooded areas and a long tradition of woodland pasture.
- 4.16 The available evidence indicates the study site was located a substantial distance from the foci of settlement during these periods (Chigwell Row is thought to have been established around the 17th century), and would likely have been an area of undeveloped common or partial woodland.
- 4.17 As such, a low-nil potential for the study site to contain any previously unrecorded significant archaeological remains of Saxon-Medieval date is identified.

## Post Medieval & Modern (including map regression exercise)

- 4.18 The roadside hamlet of Chigwell Row (MEX1037705), in which the study site is located, is likely to have been established around the 17th century.
- 4.19 The site can be identified on the 1777 Chapman and Andre map of Essex (Fig. 3) and appears to comprise a plot of undeveloped ground within the ribbon settlement of Chigwell Row. The 1799 Ordnance survey Drawing (Fig. 4) shows the site within part of an enclosed plot but it is unclear whether development is present within the boundary at this time.
- 4.20 The 1838 Tithe map (Fig. 5) provides additional detail and shows the site boundary incorporating part of an enclosed land parcel fronting onto Chigwell Row. Three buildings are present that appear to comprise a main dwelling with two northern (rear) ancillary structures. The proposed new build development footprint is shown in blue on Figure 5 and falls on the ancillary structures and open ground to the rear.
- 4.21 The associated Apportionment records further information on the site and adjacent land parcels:

Land Parcel	Landowner	Occupant	Description	Land Use/ Cultivation
523	Eleanor Redman	Joseph Howe	Cottages	-
524	Richard Aspinall	Richard Aspinall	House and Premises	-
527	Major James Anderson	Walter Bearblock	Further Field	Pasture

- 4.22 An infant school connected with the National School at Chigwell was built on the site in 1853 (MEX1037729), which is shown on the 1870-1873 Ordnance Survey Map (Fig. 6). Two adjoining buildings are depicted within the site boundary, along with a rectangular building on the same alignment to the rear. The structures are surrounded by enclosed garden grounds. The school closed shortly after 1874.
- 4.23 There is little change on the study site by 1896 (Fig. 7), aside from a remodelling of boundaries.
- 4.24 The rectangular (rear) building in the central part of the site is no longer shown on the 1920 Ordnance Survey Map (Fig. 8), presumed demolished. By 1951 (Fig. 9) there appears to be no substantive changes.
- 4.25 The Wayback dwelling had been constructed by 1969 (Fig. 10), which included removal of the previous adjoined buildings in the southern portion of the site.
- 4.26 By 1992 (Fig. 11), Wayback appears to have been partially extended to the northwest. The proposed new build development footprint shown in blue on Figure 11 is located entirely over the Wayback dwelling. By 2010 (Fig. 12) a swimming pool had been constructed at the east corner of the site boundary.
- 4.27 There are no further changes of note up to the present day (Fig. 13).
- 4.28 Based on the available evidence, the study site is likely to have remained undeveloped ground throughout the Post Medieval and Modern periods until development of dwellings in association with the Chigwell Row settlement. There is no clear evidence of settlement on the site until the 1838 Tithe Map.
- 4.29 A low potential can therefore be ascribed to the site for remains of Post Medieval origin. The potential for Modern remains would seem to be invested in the buildings shown on mapping from the mid-19<sup>th</sup> century onwards; however, phases of post-depositional development activity are likely to have heavily truncated/removed these deposits.

## Assessment of Significance

- 4.30 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.31 No archaeological designated heritage assets as defined in the NPPF are recorded on or in close proximity to the study site.
- 4.32 This assessment has identified that the study site has a low archaeological potential for remains of Prehistoric to Post Medieval origin. The potential for Modern remains is invested in the buildings shown on mapping from the mid-19th century onwards.
- 4.33 On balance, it would appear that any Prehistoric to Post Medieval archaeological remains present within the study site boundary would, in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS2013), most likely be of overall local significance. Any surviving remains of the mapped Modern structures would likely be of overall negligible to low significance.
- 4.34 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric	Low potential. Low (Local) Significance;
Roman	Low potential. Low (Local) Significance;
Saxon/Early Medieval & Medieval	Low potential. Low (Local) to Moderate (Regional) Significance;
Post Medieval	Low Post Medieval potential. Low (Local) Significance;
Modern	Identified Modern potential. Negligible to Low (Local) Significance.

## 5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

### Site Conditions

- 5.1 The study site comprises the Wayback residential plot at 179 Lambourne Road, Chigwell IG7 6JU. The extant house is a single storey dwelling (plus roof storey with dormers) set back from Lambourne Road and accessed via a paved entranceway. A swimming pool is located at the eastern boundary and the northern (rear) area is lawn enclosed by hedgerow (Figs. 1 and 13).
- 5.2 Construction of the extant residential plot can be anticipated to have had a severe negative impact on any underlying archaeological remains, through enabling works including the demolition and grubbing out of previous structures, along with the cutting of new foundations, services and other below-ground structures (eg swimming pool).
- 5.3 Previous phases of construction within the site boundary as identified on historic mapping would have had a cumulative negative archaeological impact through associated enabling works and the cutting of foundations, services and their subsequent grubbing out.
- 5.4 Earlier woodland and/or agricultural activity on the site would have had a further negative impact on any underlying archaeological remains once present.

### Proposed Development

- 5.5 The proposals include the demolition of existing dwelling and erection of a replacement dwelling. (Fig. 14).

### Review of Potential Development Impacts on Designated Archaeological Assets

- 5.6 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study site or its vicinity and there would be no direct or indirect development impacts on such assets.

### Review of Potential Development Impacts on Non-Designated Archaeological Assets

- 5.7 Overall, the study site is considered to have a low archaeological potential for remains of Prehistoric to Post Medieval origin. On balance, it would appear that any such remains would most likely be of overall local/low significance. The potential for Modern activity is invested in any surviving remains of buildings shown on mapping from the mid-19th century onwards; however, these would likely be of overall negligible to low significance.
- 5.8 Past, post-depositional impacts are likely to have truncated any archaeological remains once present in areas of groundworks associated with the proposals. In particular, as the proposed new build dwelling is located over the footprint of the extant Wayback dwelling.
- 5.9 In light of the above, along with the limited footprint of the proposals, redevelopment on the site is considered unlikely to have a negative archaeological impact.

## 6 SUMMARY AND CONCLUSIONS

- 6.1 Land at Wayback, 179 Lambourne Road, Chigwell IG7 6JU has been reviewed for its below ground archaeological potential in support of a planning application.
- 6.2 The development proposals include demolition of the existing dwelling and erection of a replacement dwelling on the same footprint.
- 6.3 In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study site.
- 6.4 In terms of relevant nationally designated heritage assets, no World Heritage sites, Scheduled Monuments or Historic Battlefield sites are recorded on the study site or its vicinity.
- 6.5 The study site is considered to have a low archaeological potential for remains of Prehistoric to Post Medieval origin. Any such remains would most likely be of overall low significance. The potential for Modern activity is invested in any surviving remains of buildings shown on mapping from the mid-19th century onwards; however, these would likely be of overall negligible to low significance.
- 6.6 Past, post-depositional impacts are likely to have truncated any archaeological remains once present within the site boundary.
- 6.7 As a result of the limited archaeological potential, previous impacts, and the nature of the proposals, the development is considered unlikely to have a negative archaeological impact.
- 6.8 In this particular instance, it is suggested that no further archaeological work is necessary.

## Sources Consulted

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Heritage List England

Essex and Greater London Historic Environment Records

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### Cartographic & Imagery

1777 Chapman and Andre Map of Essex

1799 Ordnance Survey Drawing

1838 Chigwell Tithe Map

1863 Chigwell Enclosure Map

Ordnance Survey, 1872 1:2500

Ordnance Survey, 1896 1:2500

Ordnance Survey, 1920 1:2500

Ordnance Survey, 1963-69 1:2500

Ordnance Survey, 1964-71 1:2500

Ordnance Survey, 1964-88 1:2500

Ordnance Survey, 1992 1:2500

Ordnance Survey, 1981 1:10560

Ordnance Survey, 1898 1:10560

Ordnance Survey, 1921 1:10560

Ordnance Survey, 1938 1:10560

Ordnance Survey, 1951 1:10000

Ordnance Survey, 1953 1:10000

Ordnance Survey, 1970-73 1:10000

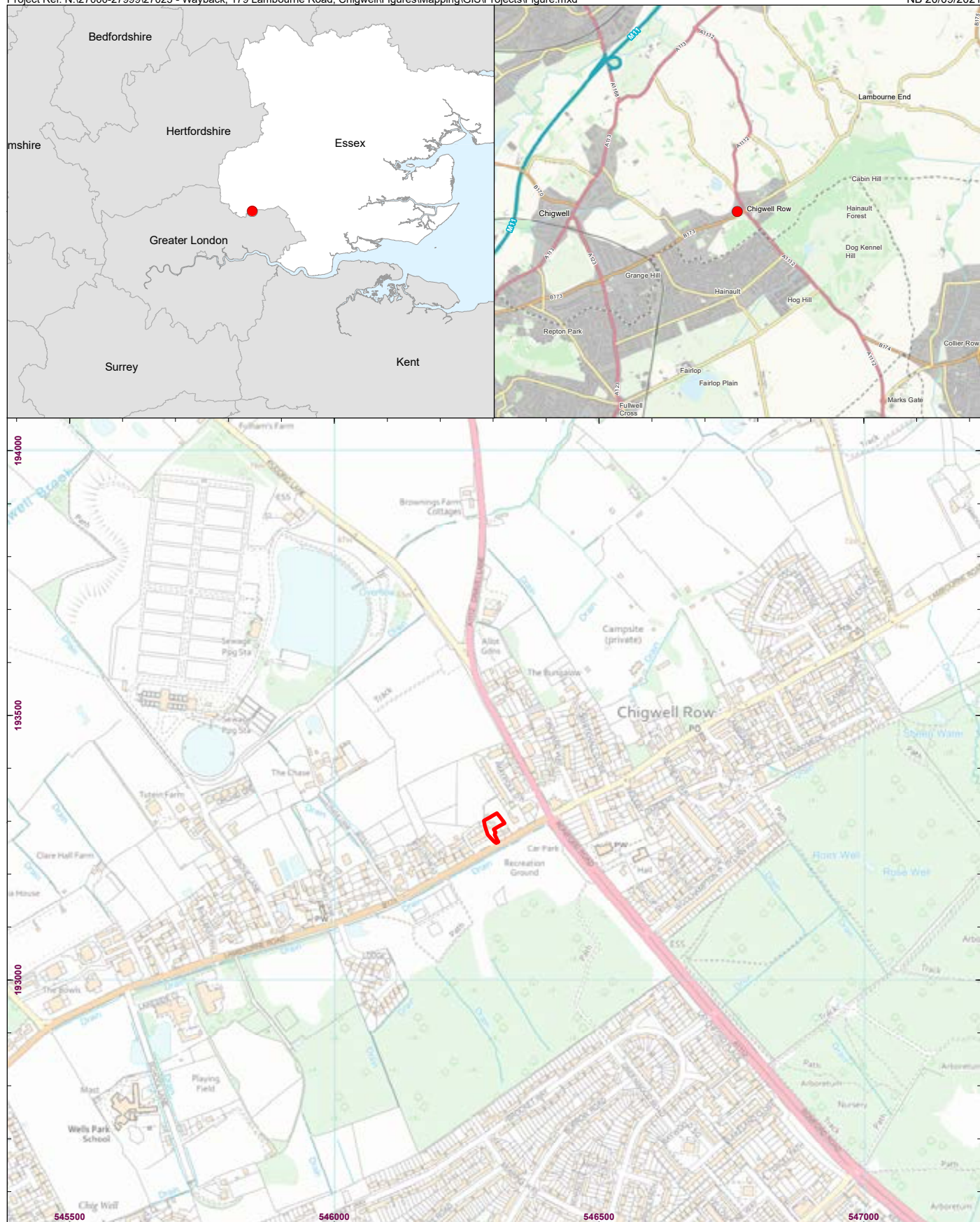
Ordnance Survey, 1990 1:10000

Ordnance Survey, 1999 1:10000

Ordnance Survey, 2006 1:10000

Ordnance Survey, 2016 1:10000

1945-2020 Aerial Photographs and Google Earth



 Site Boundary



0 100 200m  
Scale at A4: 1:10,000

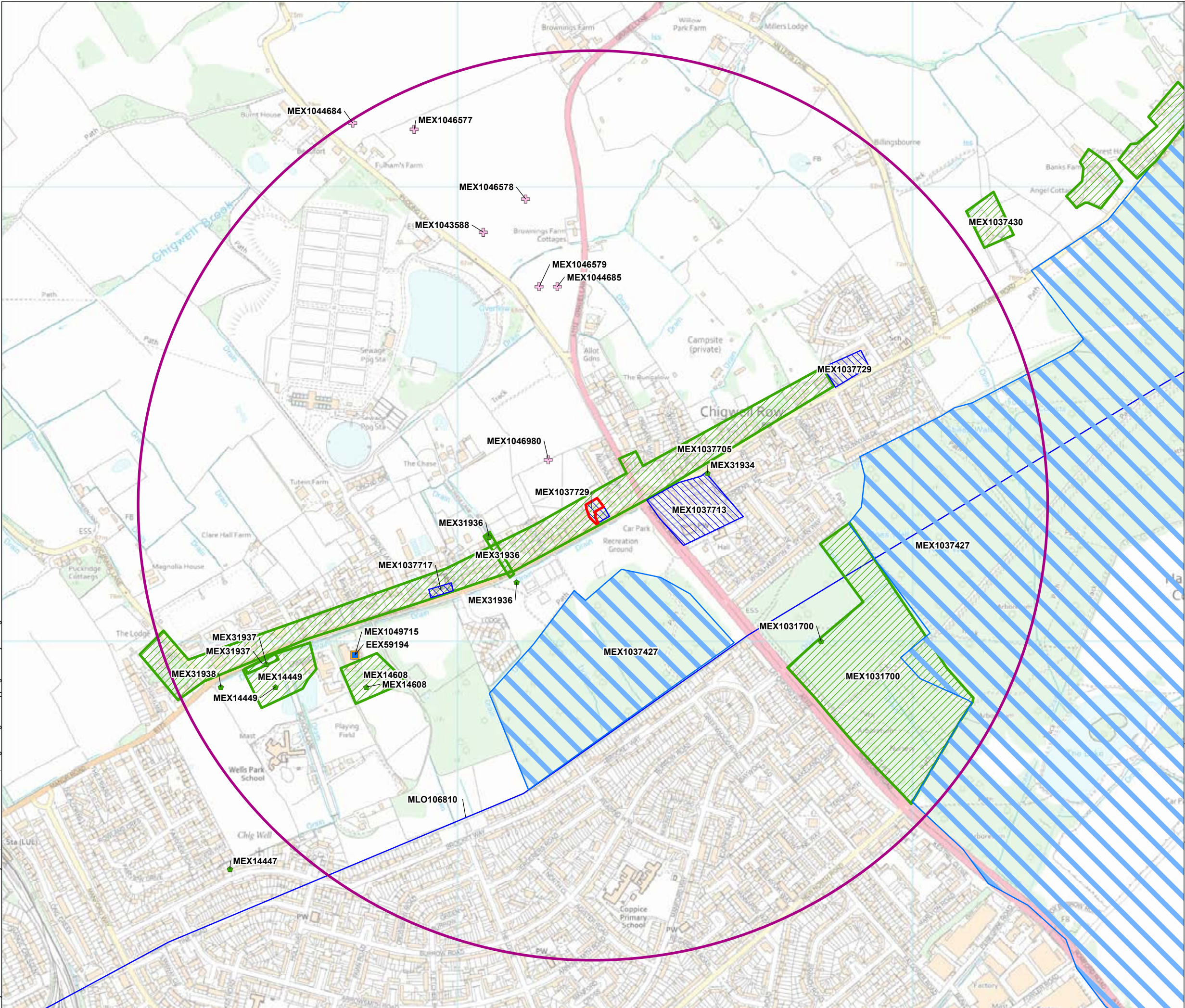
**rps** MAKING  
COMPLEX  
EASY

Figure 1

Site Location



Project Ref: N:\27000-27999\27023 - Wayback, 179 Lambourne Road, Chigwell\Figures\Mapping\GIS\Projects\Figure 2.mxd



**Legend**

- Site Boundary
- 1km search radius

Designated Heritage Assets:

**HER Records Points**

- Monuments
- PAS
- Buildings
- Landscape

**HER Records Polygons**

- Monuments
- Buildings
- Landscape
- Roman Road

Previous Archaeological Work:

- HER Events Points



0 100 200m  
Scale at A3: 1:8,000



Figure 2

HER Plot





 Site Boundary (approximate)




0 100 200m  
Scale at A4: 1:10,000  
(approximate)



Figure 3

1777 Chapman and Andre Map



 Site Boundary (approximate)

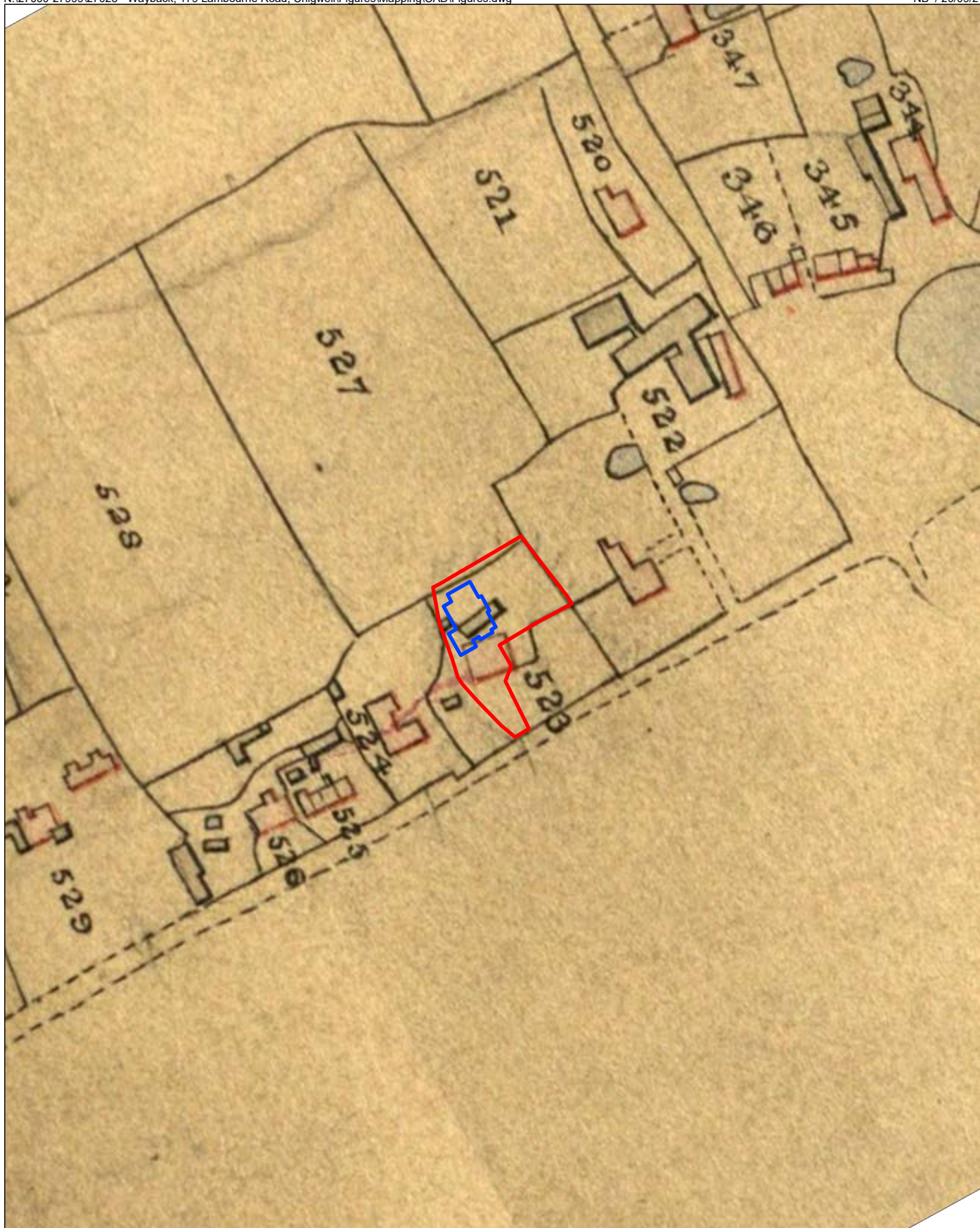


0 100 200m  
Scale at A4: 1:10,000  
(approximate)



Figure 4  
1799 Ordnance Survey Drawing





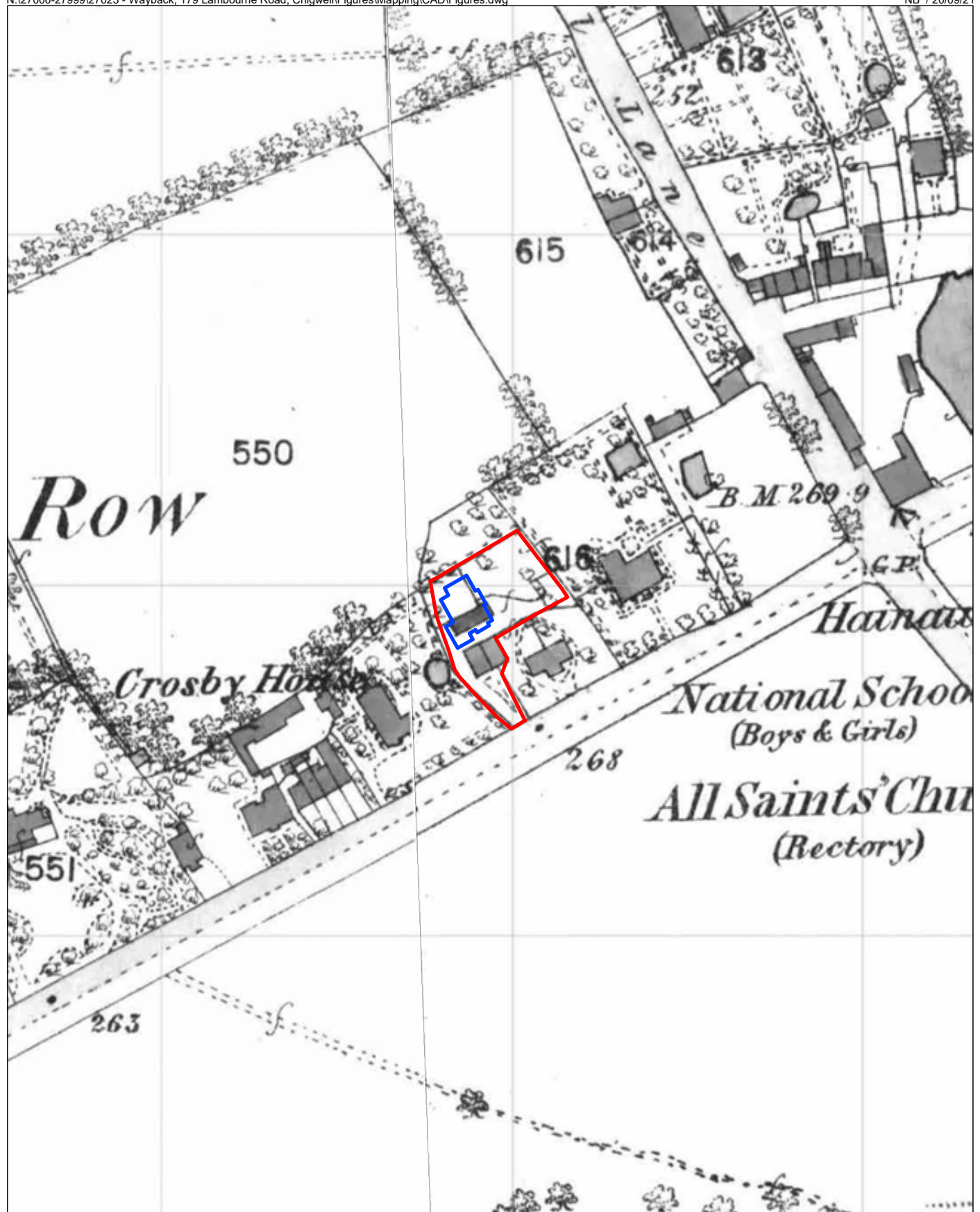
- Site Boundary
- New Building



0 10 20m  
Scale at A4: 1:1,500



Figure 5  
1838 Chigwell Tithe Map



-  Site Boundary
-  New Building



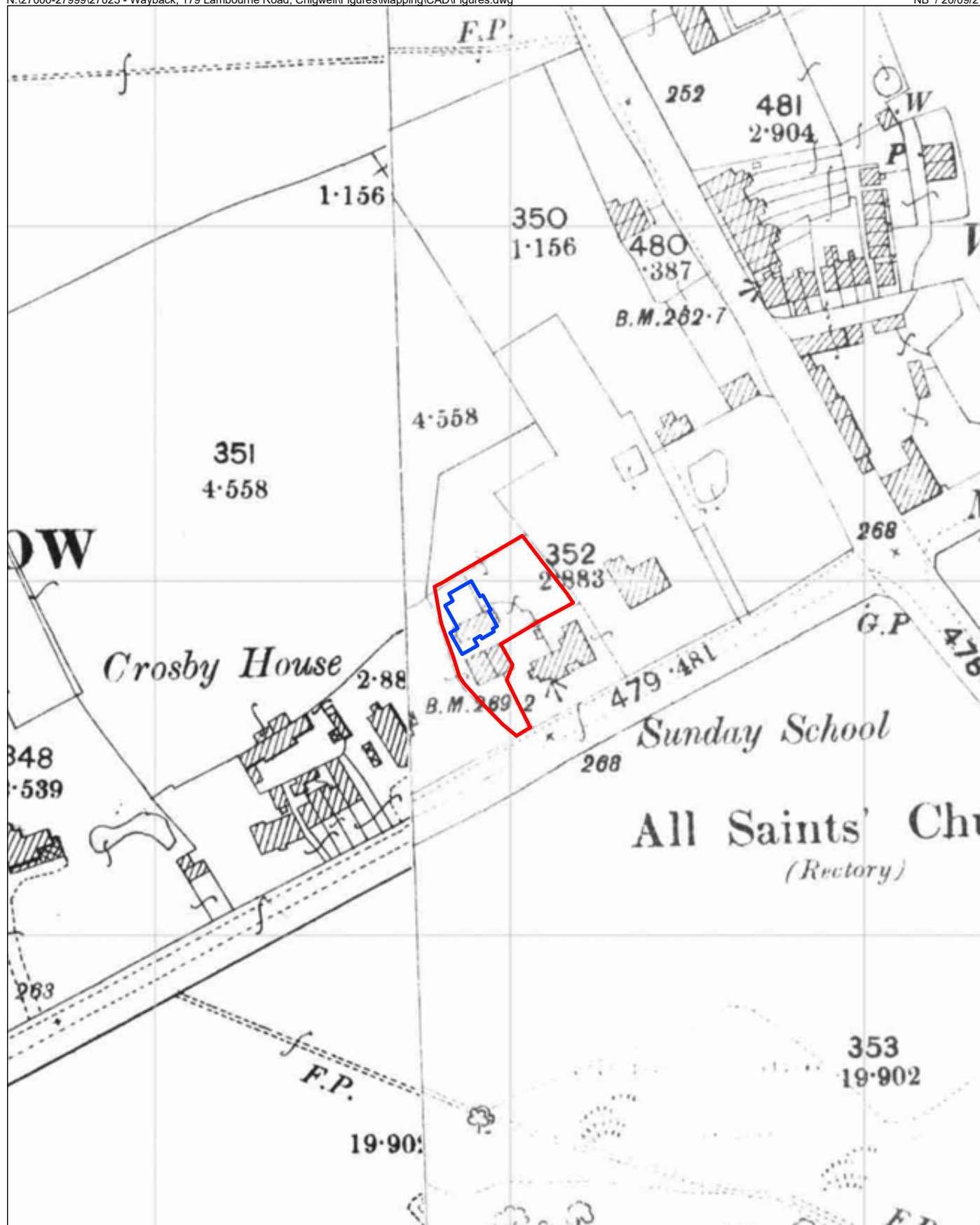
0 10 20m  
Scale at A4: 1:1,500





Figure 6

1870-1873 Ordnance Survey Map





-  Site Boundary
-  New Building



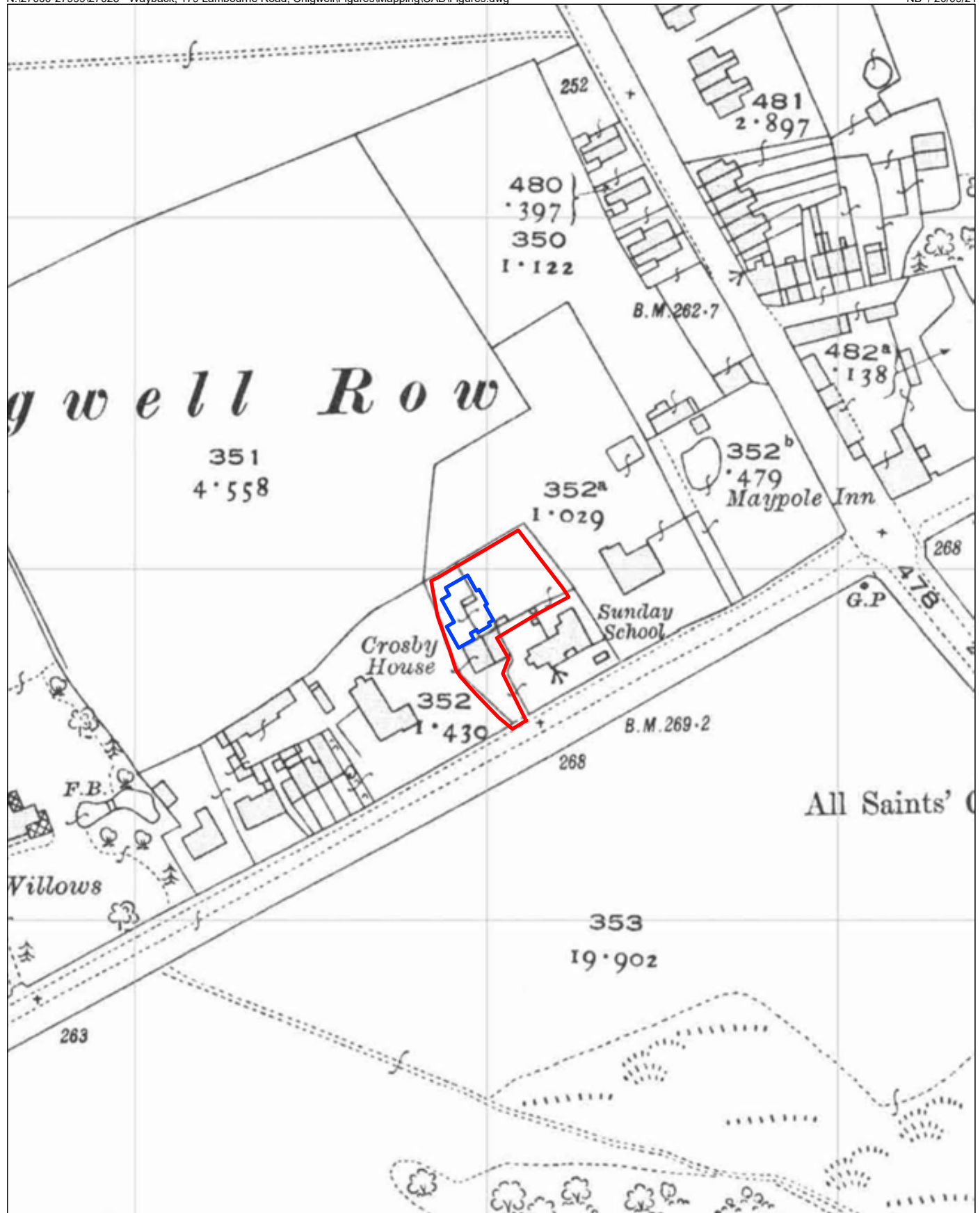
0 10 20m  
Scale at A4: 1:1,500



Figure 7

1896 Ordnance Survey Map





-  Site Boundary
-  New Building

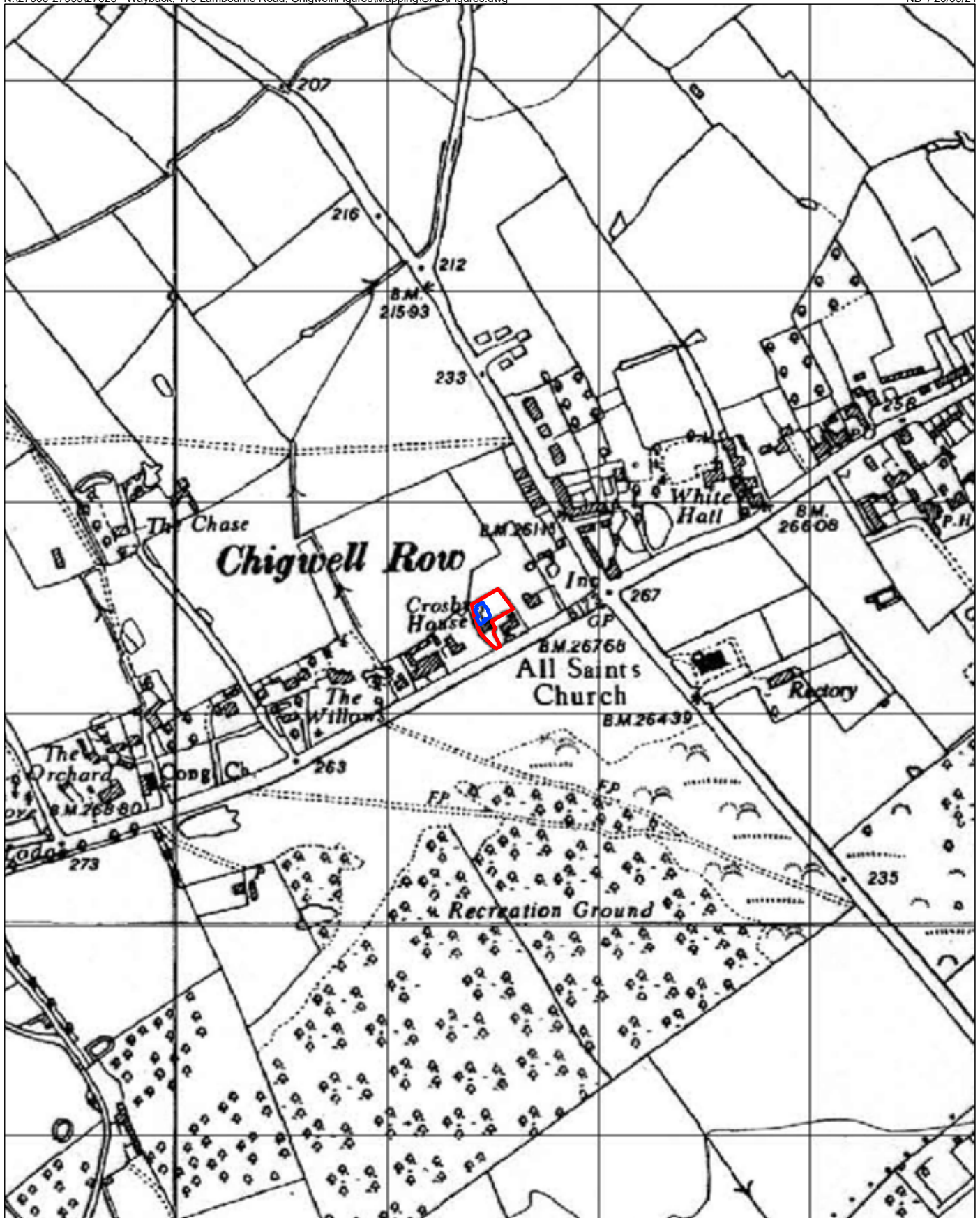


0 10 20m  
Scale at A4: 1:1,500



Figure 8

1920 Ordnance Survey Map



-  Site Boundary
-  New Building

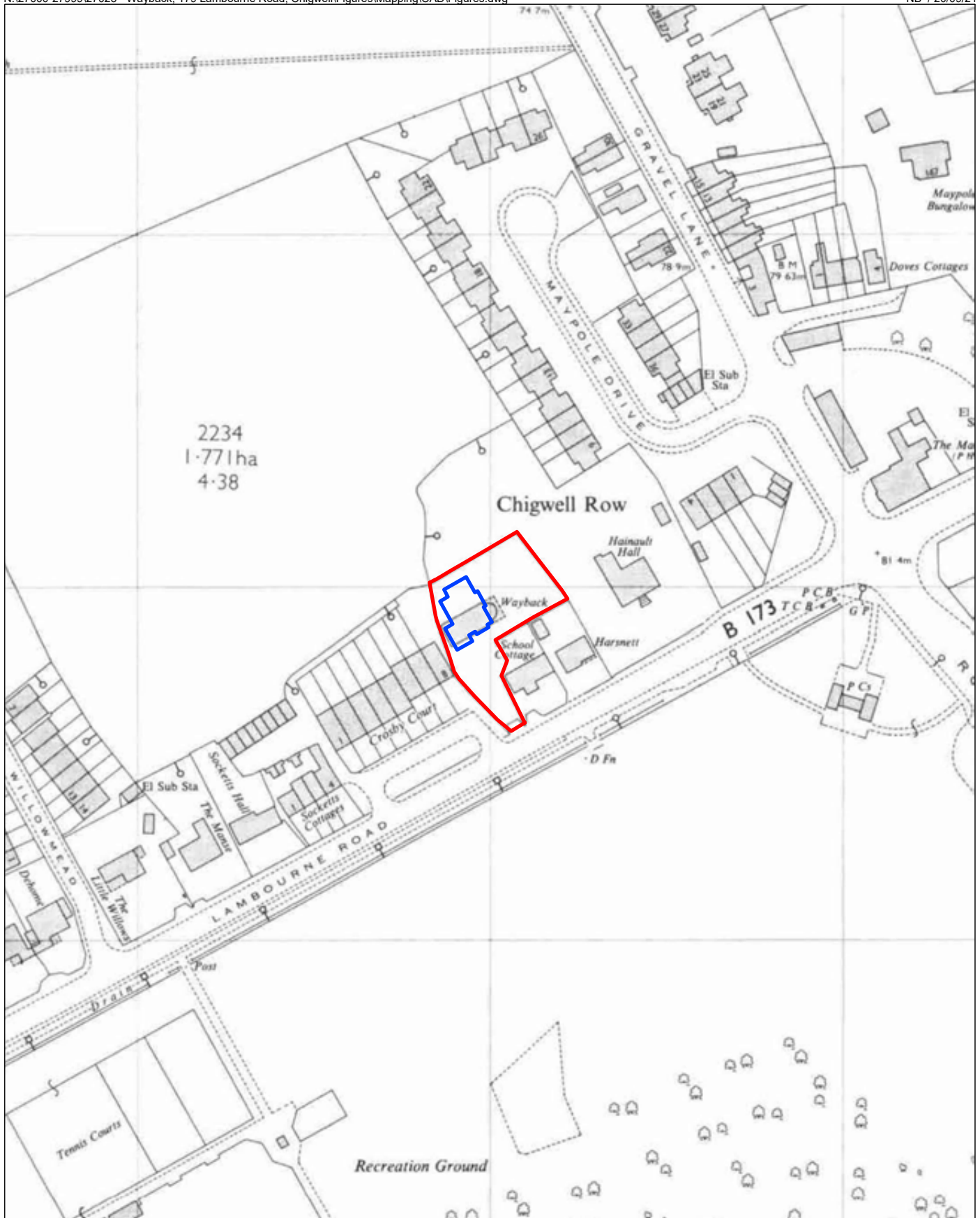


0 50 100m  
Scale at A4: 1:5,000



Figure 9

1951 Ordnance Survey Map



- Site Boundary
- New Building

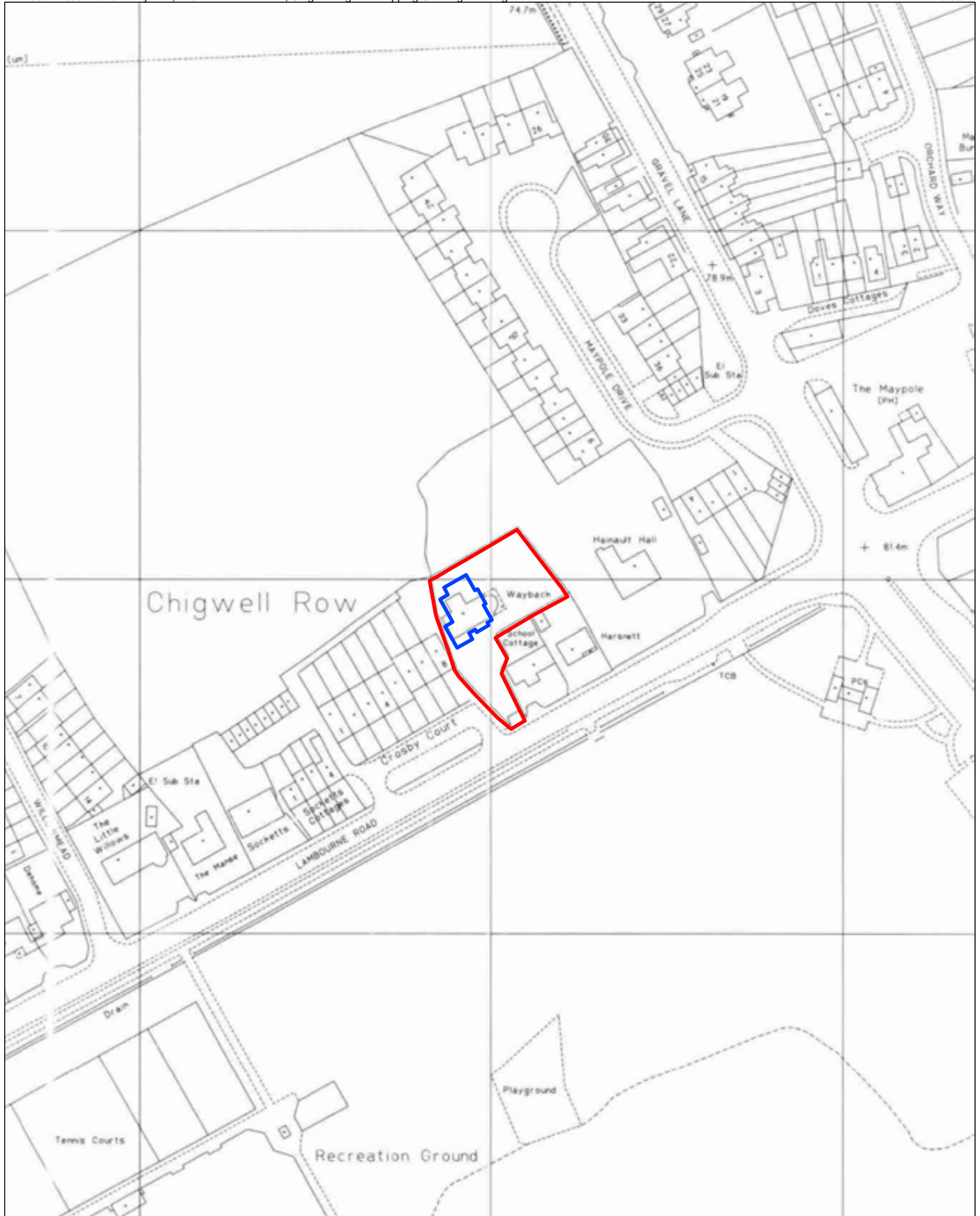


0 10 20m  
Scale at A4: 1:1,500



Figure 10  
1969 Ordnance Survey Map





- Site Boundary
- New Building



0 10 20m  
Scale at A4: 1:1,500



Figure 11

1992 Ordnance Survey Map



- Site Boundary
- New Building



0 10 20m  
Scale at A4: 1:750



Figure 12  
2010 Aerial Photograph





- Site Boundary
- New Building



0 10 20m  
Scale at A4: 1:750



Figure 13  
2020 Aerial Photograph



Not to Scale:  
Illustrative Only



Figure 14

Redevelopment Proposals