

ARCHAEOLOGICAL DESK BASED ASSESSMENT

2-4 Ringers Road and 5 Ethelbert Road, Bromley, BR1 1HT

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Ethelbert Road
Bromley,
BR1 1HT
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EXECUTIVE SUMMARY

This desk based assessment on the site of is 2-4 Ringers Road and 5 Ethelbert Road, Bromley, BR1 1HT has been prepared by RPS on behalf of the Substantia Group to clarify its below ground archaeological potential prior to development.

In terms of relevant designated heritage assets of archaeological interest, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Protected Wreck sites lie within the study site or its vicinity.

The study site is situated within the Tier 2 Archaeological Priority Area (APA 2.19) of Bromley Village and therefore, should have a theoretical potential to contain archaeological evidence associated with the Medieval and Post Medieval settlement of Bromley. However, based on available information, it is likely that the study site has lain within open land, outside the core settlement of Bromley, throughout the Medieval and Post Medieval period, until it was partially developed with residential housing only in the late 19th century. For this reason, evidence of Medieval and Post Medieval settlement activity at the site is considered to be low, although, prior to an assessment of post- depositional impact, we cannot exclude presence of Medieval and Post Medieval agricultural/garden deposits and late-19th century footings. A low potential can also be predicted for all other periods of human activity.

However, Second World War bomb damage and subsequent clearance, along with post-1960s development of the extant buildings at 2 – 4 Ringers Road, are likely to have further reduced any archaeological survival across the eastern end of the study site, leaving the rear garden of 5 Ethelbert Road, as the only area that has not undergone any known, post-depositional below ground impact. If present, any archaeological remains, at this location, would most likely be of local significance only and associated with Post Medieval, possibly Modern agricultural/garden deposits. The garden of 5 Ethelbert Road is still in use today.

Overall, in view of the low archaeological potential of the study site and the extent of known, past ground disturbance, it is considered that the proposed development is unlikely to impact on any, as yet undiscovered, archaeological remains. Therefore, this assessment suggests no further archaeological work. Should any be required by the Archaeological Advisor for the LPA, these could follow the granting of planning consent and be secured by an appropriately worded condition.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk based assessment has been researched by Alex Slater, prepared by Serena Ranieri, and approved by Matthew Smith of RPS Heritage on behalf of the Substantia Group.
- 1.2 The subject of this assessment, also known as the study site, is 2-4 Ringers Road and 5 Ethelbert Road, Bromley, BR1 1HT (Figures 1 and 13). The site currently accommodates two buildings. The largest of these was built after the 1950s and runs along the east of the site and fronts both Ethelbert Road and Ringers Road. The second building on the site is 5 Ethelbert Road, a late 19th century three storey property, still in residential use with a small garden at the back.
- 1.3 The site lies 50m west of the High Street and is approximately 0.12ha in extent. It is centred at National Grid Reference TQ 40247 68909 (Figure 1) within the administrative area of the London Borough of Bromley. Ground level slopes across the site from *circa* 58m to 56m AOD.
- 1.4 The current planning application (Figures 13 to 16) proposes demolition of existing buildings and construction of a mixed used development comprising residential units, ancillary residential units, ancillary resident facilities (including co-working space) and commercial floor space across two blocks (Block A and B), along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage. Both blocks will have a lower ground floor.
- 1.5 Given the site's location with a locally defined Archaeological Priority Area, the Greater London Archaeological Advisory Service (GLAAS) has requested that any planning application be supported by an archaeological assessment. Accordingly, Substantia Group has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.6 Potential development impacts to Built Heritage assets are not assessed within this report.
- 1.7 In accordance with relevant 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 site.
- 1.8 This desk based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER), and other sources, and includes the results of a comprehensive map regression exercise.
- 1.9 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential 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, with the guidance on Conserving and Enhancing the Historic Environment 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.

Regional Planning Policy

The London Plan 2021

- 2.1.1 The proposed development has been assessed against relevant policies in the London Plan (The Spatial Development Strategy for London) adopted in March 2021. This document sets out a strategic vision for the London for the next 20-25 years.
- 2.1.2 Chapter 7 'Heritage and Culture' contains relevant policies. Of relevance to archaeological sites within Greater London is policy HC1 as follows:

POLICY HC1 HERITAGE CONSERVATION AND GROWTH

- A. BOROUGHES SHOULD, IN CONSULTATION WITH HISTORIC ENGLAND, LOCAL COMMUNITIES AND OTHER STATUTORY AND RELEVANT ORGANISATIONS, DEVELOP EVIDENCE THAT DEMONSTRATES A CLEAR UNDERSTANDING OF LONDON'S HISTORIC ENVIRONMENT. THIS EVIDENCE SHOULD BE USED FOR IDENTIFYING, UNDERSTANDING, CONSERVING, AND ENHANCING THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS, AND IMPROVING ACCESS**

- TO, AND INTERPRETATION OF, THE HERITAGE ASSETS, LANDSCAPES, AND ARCHAEOLOGY WITHIN THEIR AREA.
- B. DEVELOPMENT PLANS AND STRATEGIES SHOULD DEMONSTRATE A CLEAR UNDERSTANDING OF THE HISTORIC ENVIRONMENT AND THE HERITAGE VALUES OF SITES OR AREAS AND THEIR RELATIONSHIP WITH THEIR SURROUNDINGS. THIS KNOWLEDGE SHOULD BE USED TO INFORM THE EFFECTIVE INTEGRATION OF LONDON'S HERITAGE IN REGENERATIVE CHANGE BY:
1. SETTING OUT A CLEAR VISION THAT RECOGNISES AND EMBEDS THE ROLE OF HERITAGE IN PLACE-MAKING
 2. UTILISING THE HERITAGE SIGNIFICANCE OF A SITE OR AREA IN THE PLANNING AND DESIGN PROCESS
 3. INTEGRATING THE CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS WITH INNOVATIVE AND CREATIVE CONTEXTUAL ARCHITECTURAL RESPONSES THAT CONTRIBUTE TO THEIR SIGNIFICANCE AND SENSE OF PLACE
 4. DELIVERING POSITIVE BENEFITS THAT CONSERVE AND ENHANCE THE HISTORIC ENVIRONMENT, AS WELL AS CONTRIBUTING TO THE ECONOMIC VIABILITY, ACCESSIBILITY, AND ENVIRONMENTAL QUALITY OF A PLACE, AND TO SOCIAL WELLBEING.
- C. DEVELOPMENT PROPOSALS AFFECTING HERITAGE ASSETS, AND THEIR SETTINGS, SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THE ASSETS' SIGNIFICANCE AND APPRECIATION WITHIN THEIR SURROUNDINGS. THE CUMULATIVE IMPACTS OF INCREMENTAL CHANGE FROM DEVELOPMENT ON HERITAGE ASSETS AND THEIR SETTINGS SHOULD ALSO BE ACTIVELY MANAGED. DEVELOPMENT PROPOSALS SHOULD AVOID HARM AND IDENTIFY ENHANCEMENT OPPORTUNITIES BY INTEGRATING HERITAGE CONSIDERATIONS EARLY IN THE DESIGN PROCESS.
- D. DEVELOPMENT PROPOSALS SHOULD IDENTIFY ASSETS OF ARCHAEOLOGICAL SIGNIFICANCE AND USE THIS INFORMATION TO AVOID HARM OR MINIMISE IT THROUGH DESIGN AND APPROPRIATE MITIGATION. WHERE APPLICABLE, DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF SIGNIFICANT ARCHAEOLOGICAL ASSETS AND LANDSCAPES. THE PROTECTION OF UNDESIGNATED HERITAGE ASSETS OF ARCHAEOLOGICAL INTEREST EQUIVALENT TO A SCHEDULED MONUMENT SHOULD BE GIVEN EQUIVALENT WEIGHT TO DESIGNATED HERITAGE ASSETS.
- E. WHERE HERITAGE ASSETS HAVE BEEN IDENTIFIED AS BEING AT RISK, BOROUGHES SHOULD IDENTIFY SPECIFIC OPPORTUNITIES FOR THEM TO CONTRIBUTE TO REGENERATION AND PLACE-MAKING, AND THEY SHOULD SET OUT STRATEGIES FOR THEIR REPAIR AND RE-USE.

Local Planning Policy

London Borough of Bromley

- 2.14** The study site is located within the London Borough of Bromley. The Bromley Local Plan was adopted in January 2019, and contains the following policy relating to archaeology:

POLICY 46: SCHEDULED MONUMENTS AND ARCHAEOLOGY

Planning permission will not be granted for development that would adversely affect Scheduled Ancient Monuments or other Nationally Important Archaeological Sites, involve significant alterations to them or harm their settings. When considering planning applications for development involving excavation or other ground works the Council will require that:

- Within the defined Areas of Archaeological Significance, a written statement of the likely impact is submitted in the form of an archaeological assessment (which can be desk based);

where necessary information cannot be obtained by other means, an archaeological field evaluation should be carried out prior to determination;

- At sites of potential archaeological importance (as defined below), where permanent preservation in situ is not justified, provision shall be made for an appropriate level of investigation and recording to be undertaken by a recognised archaeological organisation before any development commences.

Where investigations indicate that in situ preservation is inappropriate, excavation and recovery should be carried out by a reputable archaeological body, before development commences. Any such investigations shall be in accordance with a detailed scheme to be approved in advance by the Council and the results shall be subsequently published.

Where in situ preservation is appropriate, suitable designs, land uses and management strategies will be required, and any archaeological strategy that the Council may produce in the future should be promoted.

- 2.15 In line with exiting national, strategic and local planning policy and guidance, this assessment also seeks to clarify the sites archaeological potential and the need or otherwise for additional archaeological mitigation measures prior to the determination of a planning application or implementation of any planning consent.

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The study site lies at 2-4 Ringers Road and 5 Ethelbert Road, Bromley, BR1 1HT. It is currently occupied by two buildings. The largest of these runs along the east of the site and fronts both Ethelbert Road and Ringers Road; the second building, 5 Ethelbert Road, is a three storey, late 19th century property in residential use, with a small garden at the back.
- 3.2 The site is approximately 0.12ha in extent and lies 50m west of the High Street, where the ground slopes dramatically towards the River Ravensbourne. This, a tributary of the River Thames, is located 200m to west of the site and currently runs underground, before re-emerging *circa* 450m north-west of the study site.
- 3.3 The Geology for the site is provided by the British Geological Survey (BGS Online 2023). This shows the bedrock geology as part of the Harwich Formation (Sand and Gravel) which formed approximately 48 to 56 million years ago in the Palaeogene period. The local environment at this time was dominated by deep seas. No superficial deposits are recorded for the study site.
- 3.4 No site investigations (SI) have been carried out at the study site to date; however, there are four historical boreholes located between 200m and 300m north of the study site:
- **Borehole TQ46NW360** identified made ground to a depth of 2m below ground level. This is underlain by clay/sandy clay to a depth of 9.3m below ground level, over sand and shells to a depth of 10m below ground level. Woolwich clay was identified to a depth of 11.7m below ground level. Below this at 17m below ground level is the bedrock of Harwich Formation (sand and gravel) to a depth of 17.1m below ground level.
 - **Borehole TQ46NW359** identified Harwich Formation to depth of 13.3m below ground level.
 - **Boreholes (TQ46NW356 and TQ46NW357)** identified made ground to a depth of between 1 and 1.5m below ground level. This is underlain by Harwich Formation to a depth of between 13 and 13.5m below ground level.

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 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	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 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 750m radius of the study site (Figure 2a), also referred to as the study area, held on Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 In terms of relevant designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck Sites occur within or in close proximity to the Site.
- 4.4 The study site is situated within the Tier 2 Archaeological Priority Area (APA 2.19; Figure2a) of **Bromley Village** which covers the historic core of Bromley and has the potential to contain archaeological evidence of the Medieval and Post Medieval settlement of Bromley (Figure 2a). The Tier 1 Archaeological Priority Area (APA 1.8) of **Church Gardens and Surrounds, Bromley** lies *circa* 100m west of the study site and covers an area of undeveloped land, gardens and parkland within the Medieval settlement of Bromley (APA 2.19; Figure 2a).
- 4.5 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.6 No site investigations have been carried out at the site to date, but a few have been undertaken in its proximity within the study area. The most relevant to the study site are described below.

- 4.7 An archaeological watching brief and evaluation at Elmfield Park, circa 200m south-east of the study site (163315; Figure 2a), revealed that ground level had been reduced by circa 1.7m prior to current work and therefore, any archaeological deposits that may have been present had been removed. Natural deposits consisted of terrace gravels.
- 4.8 An archaeological evaluation was carried out at Queen's Garden Kentish Way in 2015, circa 500m north-east of the study site (154049; Figure 2a). The only archaeological feature identified was a small 20th century brick-built structure.
- 4.9 An archaeological evaluation carried out at Tetty Way, circa 350m north of the study site (161282; Figure 2a) revealed no finds or features pre-dating the 20th century, although presence of alluvial deposits confirmed the location of an historically mapped stream on or in proximity of the site.
- 4.10 The only site within the study area that has produced evidence of multi-phase occupation is Bromley Hospital, located circa 700m south-east of the study site (157766, Figure 2). Features identified during archaeological works comprised a Prehistoric boundary ditch (113039; Figure 2a), Prehistoric pits and postholes (144289; 101047; Figure 2a), Medieval floors, hearths, pits and post holes (137037; Figure 2a), along with a Post Medieval timber-framed building (133382; Figure 2a).

Prehistoric

- 4.11 The presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. Palaeolithic settlement activity and *in situ* remains are very rare and none have been recorded in Bromley (Historic England 2020). Palaeolithic flint tools have been found scattered across the borough, where they have been deposited in a secondary context by later soil movement, but no evidence of such finds is contained in the GLHER for the 750m study area.
- 4.12 Mesolithic hunter-foragers were operating within a largely forested inland environment and consequently their camps are usually found in coastal areas and within inland areas by rivers and streams. The study site lies not far from the course of Ravensbourne River and could have attracted Mesolithic occupation, but no evidence of Mesolithic finds, or activity is reported in the GLHER for the study area. Similarly, there is no evidence of later Neolithic occupation or finds.
- 4.13 The only *in situ* archaeological evidence for the Prehistoric period in the study area comes from an archaeological evaluation and subsequent excavation carried at Bromley Hospital on Cromwell Avenue, circa 700m south-east of the study site (157766, Figure 2). These included evidence of a Prehistoric boundary ditch (113039; Figure 2), along with 31 pits and post holes, some of which dated to the Bronze Age and Iron Age (101047; Figure 2), suggesting the presence of a small prehistoric settlement (144289; Figure 2).
- 4.14 The only other evidence of Prehistoric date in the GLHER from the study area is associated with an antiquarian discovery of an early Bronze Age butt-shaped Beaker' from Elmfield Road, circa 200m south-east of the study site (149056; figure 2).
- 4.15 Based on the above, a low potential can be predicted at the study site for archaeological evidence of the Prehistoric period.

Roman

- 4.16 With the Roman period came a re-organisation of the settlement system with the establishment of an efficient road network. *Londinium* was established soon after AD 43 and became the capital after the AD60. A network of roads, vital for moving soldiers and supplies around the country, radiated out from it. These included the major route between Lewes in East Sussex and London, passing to the west of Bromley though the Wickham and Beckenham areas.

- 4.17 Settlement within the wider area increased during the Roman period, particularly along the valleys of the River Ravensbourne and the River Cray which offered easily accessible water and fertile soils (Historic England 2020). However, no evidence of Roman activity is recorded in the GLHER for the 750m study area, except for a single follis of the Emperor Diocletian found 750m south-west of the study site, at 42a Durham Avenue (150645; figure 2).
- 4.18 During this period, the study site is likely to have lain within farmland or woodland, therefore, a low potential is predicted for any archaeological evidence of the Roman period.

Saxon-Early Medieval/Medieval

- 4.19 Evidence for Saxon occupation in the Bromley area is principally based on placenames and antiquarian records. Bromley itself was recorded in 862 as *Bromleag* and *Bromleage* in 973, *Bronlei* in 1086 and *Bromlega* in 1178 – all meaning 'the place where broom grows' (Mills 2010, 34).
- 4.20 The Saxon settlement of the 10th century seems to have been centred on the area of the modern market square and was an ancient parish in the county of Kent. Bromley Manor was given to the Bishops of Rochester by King Edgar in the 10th century. The old building with a moat (151671; 107780; 137713; Figure 2), known to be located *circa* 550m east of the study site, was demolished by Bishop John Thomas and entirely rebuilt in 1774-6, with further changes occurred during the 19th century.
- 4.21 The Domesday Book records Bromley still with the Bishop of Rochester as Lord of the Manor, along with a mill, but the church was not built until AD 1115-1124. The settlement of Bromley has been a chartered market town since 1158 and the granting of a royal charter for a weekly market by King John in 1205 gave a major boost to Bromley's development and prosperity.
- 4.22 The site of Church House Gardens and Library Gardens, located just a few hundred meters from the study site, were formally separated but now are combined into one public park (122980; Figure 2). Here, were found the remains of a Medieval building which is thought to have been the site of the original Manor of Bromley, probably due to its commanding position. North-east of here, lies the church of St Peter and St Paul with its churchyard. The church was initially erected during the Medieval period but was re-built in the 1950s, following from an air raid in 1941 (124101; Figure 2). Of its original structure, only the 15th century tower still survives today.
- 4.23 The Medieval House of 'Simpson's Place', as known from later early 18th and 19th maps (Figures 3 to 8) is located *circa* 100m to the south-west of the site, along today's Ravensbourne Road (140263; 141752; Figure 2). This is likely to have been built during the 13th - 14th century, as mentioned in documentary records of 1310, when William Bliburgh was permitted to strengthen the walls of the crenelate house. The name of the house derives from a later owner, Robert Simpson, who died in 1471. This building was also surrounded by a moat known to have been infilled over the course of the 19th century.
- 4.24 The only *in situ* archaeological evidence for the Saxon and Medieval period in the study area come from the evaluation, and subsequent excavation, carried out at Bromley Hospital, *circa* 700m south-east of the study site (137037, Figure 2). These produced evidence of rectangular features, along with a series of small pits and post holes cut into a layer dated to the 11th to 12th century. At the site, there was also evidence of Late Medieval activity, from the 14th to 15th century, which included structural remains formed of postholes, hearths and brickearth floors.
- 4.25 Based on available evidence, we can conclude that during this period, the study site is likely to have lain within open fields, possibly within the grounds of 'Simpson's Place', outside the core settlement of Bromley (see paragraphs 4.28). Therefore, a low potential can be predicted for evidence of Saxon and Medieval settlement activity, but we cannot exclude presence of plough soil and occasional finds.

Post Medieval & Modern (including map regression exercise)

- 4.26 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.27 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.28 The earlier cartographic evidence for the study site is the 1735 Map of Simpson’s Farm (Figure 3). This shows the study site located within an undeveloped, field enclosure called “Gravelly Hill”, immediately south of the core settlement of Bromley and along a country lane that largely reflects the course of today’s Ringers Road. At the time, this was the access point to the moated Simpson’s Place (140263; Figure 2).
- 4.29 The 1799 Ordnance Survey Drawing (Figure 4) still portrays the study site across open fields, outside the core settlement of Bromley town.
- 4.30 The 1841 Bromley Parish Tithe Map (Figure 5) shows the study site located entirely within plot 826 (Table 1). The Tithe Apportionments state that the site is now owned and occupied by George Tweedy, and it is described as “house, buildings, yard and garden”, although no buildings fall within the footprint of the site.

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
825	George Tweedy	George Tweedy	Plantation	Wood
826	George Tweedy	George Tweedy	House Buildings Yard and garden	Garden
827	George Tweedy	George Tweedy	House Pond and Mead	Pasture
827a	George Tweedy	George Tweedy	Paddock	Pasture
832	George Tweedy	George Tweedy	-	Pasture

1841 Tithe Apportionments, Bromley - Kent

- 4.31 The 1861 Ordnance Survey Map (Figure 6) names the house within former plot 826 as ‘Bromley House’ and shows the study site located within an areas of gardens immediately to the south/south-west of this and north of Ringers Lane, former Ringers Road. No significant changes are visible on the 1868 Plan of Simpson Estate (Figure 7).
- 4.32 With the expansion of Bromley town centre and the increasing urbanization of the fields along the High Street, significant changes can be seen at the study site on the 1891 Survey Plan (Figure 8). Ethelbert Road and Ringers Road can now be seen defining the northern and southern boundary of the study site, which is now occupied by three large, residential properties with rear gardens. Up to 1933 (Figure 9) no changes can be seen at the study site, except for some localised redevelopment at the property on Ringers Road.
- 4.33 The Bombsight website records that buildings on Ethelbert Road and Ringers Road, along the High Street, were hit by a high explosive bomb during the Second World War (Bombsight 2023, no imagery). From a later 1960s Ordnance Map (Figure 10) we can assume that the two properties on Ethelbert Road are unlikely to have been badly damaged, as these still lay undisturbed on site; whilst the house on Ringers Road is likely to have been badly hit, as this and other properties on the High Street, had been fully redeveloped by this point.
- 4.34 An Aerial Photograph of the site from 2022 (Figure 11) shows that, since then, further change has occurred at the eastern end of the study site. The late-19th century residential property, to the east

of 5 Ethelbert Road, has been demolished to make space for a three storey warehouse which is now part of 2 - 4 Ringers Road. The only area of the study site that has not undergone any known, post-depositional below ground impact is the rear of 5 Ethelbert Road. This, a late-19th residential property, still lies to the east of the site today.

- 4.35 The study site, as it is at the present, can be found in Figures 12 and 13.
- 4.36 Based on available evidence, we can conclude that the study site is likely to have lain across undeveloped, open fields and gardens, throughout the Post Medieval period and up to the late 19th century, when the first few residential properties were built on the frontage of both Ethelbert Road and Ringers Road. After the Second World War, the south-eastern end of the site first, and the former property at 3 Ethelbert Road later, were demolished and redeveloped to make space for new warehouse buildings, leaving 5 Ethelbert Road, a late 19th century residential building, and its back garden almost completely unchanged.
- 4.37 Therefore, we can conclude that the eastern end of the site, 2- 4 Ringers Road, is considered to have a low/negligible potential for any archaeological remains pre-dating the Modern period, due to the high level of impact caused by multiple phases of demolition and development from the late 19th century onwards; whilst, the western end of the site, the rear garden of 5 Ethelbert Road, which is yet to be developed, is considered to have a low potential for any Post Medieval settlement activity, but presence of Post Medieval-Modern plough soil and garden activity cannot be completely excluded.

Assessment of Significance

- 4.38 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.
- 4.39 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study sites on in their immediate vicinity.
- 4.40 The study site is situated within the Tier 2 Archaeological Priority Area (APA 2.19) of Bromley Village and therefore, should have a theoretical potential to contain archaeological evidence associated with the Medieval and Post Medieval settlement of Bromley (Figure 2). However, based on available information, especially the map regression exercises, it is likely that the study site has lain within open land, outside the core settlement of Bromley, throughout the Medieval and Post Medieval period, until residential housing was built in the late 19th century. For this reason, it is considered unlikely that any Medieval or Post Medieval settlement remains are present within the site, although prior to an assessment of post- depositional impact, evidence of Medieval and Post Medieval plough soil and garden features, along with 19th century footings, cannot be excluded within the footprint of the site. A low potential is also anticipated for all other periods of human activity.
- 4.41 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.
- 4.42 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric (Palaeolithic, Mesolithic, Neolithic,	Low potential, Low (Local) Significance;

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Bronze Age & Iron Age)	
Roman	Low potential, Low (Local) Significance;
Saxon & Medieval	Low potential for evidence of settlement activity, although evidence of agricultural activity could not be completely excluded; Low (Local) Significance;
Post Medieval & Modern	<p>Low potential for evidence of settlement activity, although evidence of agricultural and garden activity could be represent; Low (Local) Significance; Late- 19th century (Modern) building foundations could also survive locally and if found, would be considered of negligible significance.</p> <p>(although it is unlikely that any evidence will have survived later redevelopment across large parts of the site as discussed in the next section).</p>

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

Site Conditions

- 5.1 The study site lies at 2-4 Ringers Road and 5 Ethelbert Road, Bromley, BR1 1HT. It is currently occupied by two buildings. The largest of these runs along the east of the site and fronts both Ethelbert Road and Ringers Road; the second building, 5 Ethelbert Road, is a three storey, late 19th century brick property in residential use, with a small garden at the back (Figures 1 and 14).
- 5.2 Post Medieval-Modern agricultural and garden activity will have had a moderate, but widespread archaeological impacts on below ground deposits. This is likely to have impacted on any potential, earlier Medieval plough soil or agricultural activity.
- 5.3 Modern phases of development and demolition across large areas of the study site, especially across its eastern end, are likely to have completely removed any potential underlying archaeological assets with their footprint. The only area of the site that has not been subject to any known, significant change is rear of 5 Ethelbert Road.

Proposed Development

- 5.4 The current planning application (Figures 13 to 16) proposes demolition of existing buildings and construction of a mixed used development comprising residential units, ancillary residential units, ancillary resident facilities (including co-working space) and commercial floor space across two blocks (Block A and B), along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage. Both blocks are proposed to have a lower ground floor.
- 5.5 Based on the overall limited archaeological potential of the study site and the extent of known, past ground disturbance, it is considered that the proposed development is unlikely to impact on any, as yet undiscovered, archaeological remains. If present, these are expected to be localised at the rear of 5 Ethelbert Road and would most likely be associated with Post Medieval-Modern agricultural/garden deposits. These would be considered of local significance only.

Review of Potential Development Impacts on Archaeological Assets

- 5.6 The study site is considered to have an overall low archaeological potential for evidence dating to all periods of human activity. Such potential is further reduced across the eastern end of the site by impacts from modern redevelopment occurred after the Second World War. If present, any archaeological remains would be localised at the rear of 5 Ethelbert Road and most likely be associated with Post Medieval-Modern garden or agricultural activity. These would be considered of local significance only, if encountered.
- 5.7 On the basis of this information, it is considered that the proposed development is unlikely to impact on any, as yet undiscovered, archaeological remains of significance and therefore, no further archaeological work is recommended. However, should any be required by the Archaeological Advisor for the LPA, these could follow the granting of planning consent and be secured by an appropriately worded condition.

6 SUMMARY AND CONCLUSIONS

- 6.1 This desk based assessment on the site of is 2-4 Ringers Road and 5 Ethelbert Road, Bromley, BR1 1HT has been prepared by RPS on behalf of the Substantia Group to clarify its below ground archaeological potential prior to development.
- 6.2 In terms of relevant designated heritage assets of archaeological interest, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Protected Wreck sites lie within the study site or its vicinity.
- 6.3 The study site is situated within the Tier 2 Archaeological Priority Area (APA 2.19) of Bromley Village and therefore, should have a theoretical potential to contain archaeological evidence associated with the Medieval and Post Medieval settlement of Bromley. However, based on available information, it is likely that the study site has lain within open land, outside the core settlement of Bromley, throughout the Medieval and Post Medieval period, until it was partially developed with residential housing only in the late 19th century. For this reason, evidence of Medieval and Post Medieval settlement activity at the site is considered to be low, although, prior to an assessment of post- depositional impact, we cannot exclude presence of Medieval and Post Medieval agricultural/garden deposits and late-19th century footings. A low potential can also be predicted for all other periods of human activity.
- 6.4 However, Second World War bomb damage and subsequent clearance, along with post-1960s development of the extant buildings at 2 – 4 Ringers Road, are likely to have further reduced any archaeological survival across the eastern end of the study site, leaving the rear garden of 5 Ethelbert Road, as the only area that has not undergone any known, post-depositional below ground impact. If present, any archaeological remains, at this location, would most likely be of local significance only and associated with Post Medieval, possibly Modern agricultural/garden deposits. The garden of 5 Ethelbert Road is still in use today.
- 6.5 Overall, in view of the low archaeological potential of the study site and the extent of known, past ground disturbance, it is considered that the proposed development is unlikely to impact on any, as yet undiscovered, archaeological remains. Therefore, this assessment suggests no further archaeological work. Should any be required by the Archaeological Advisor for the LPA, these could follow the granting of planning consent and be secured by an appropriately worded condition.

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Internet

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Cartographic

1735 Plan of Simpson's Place Farm

1799 Ordnance Survey Drawing

1841 Bromley Parish Tithe Map

1861 Ordnance Survey Map

1868 Plan of Simpson Estate

1898 Ordnance Survey Map

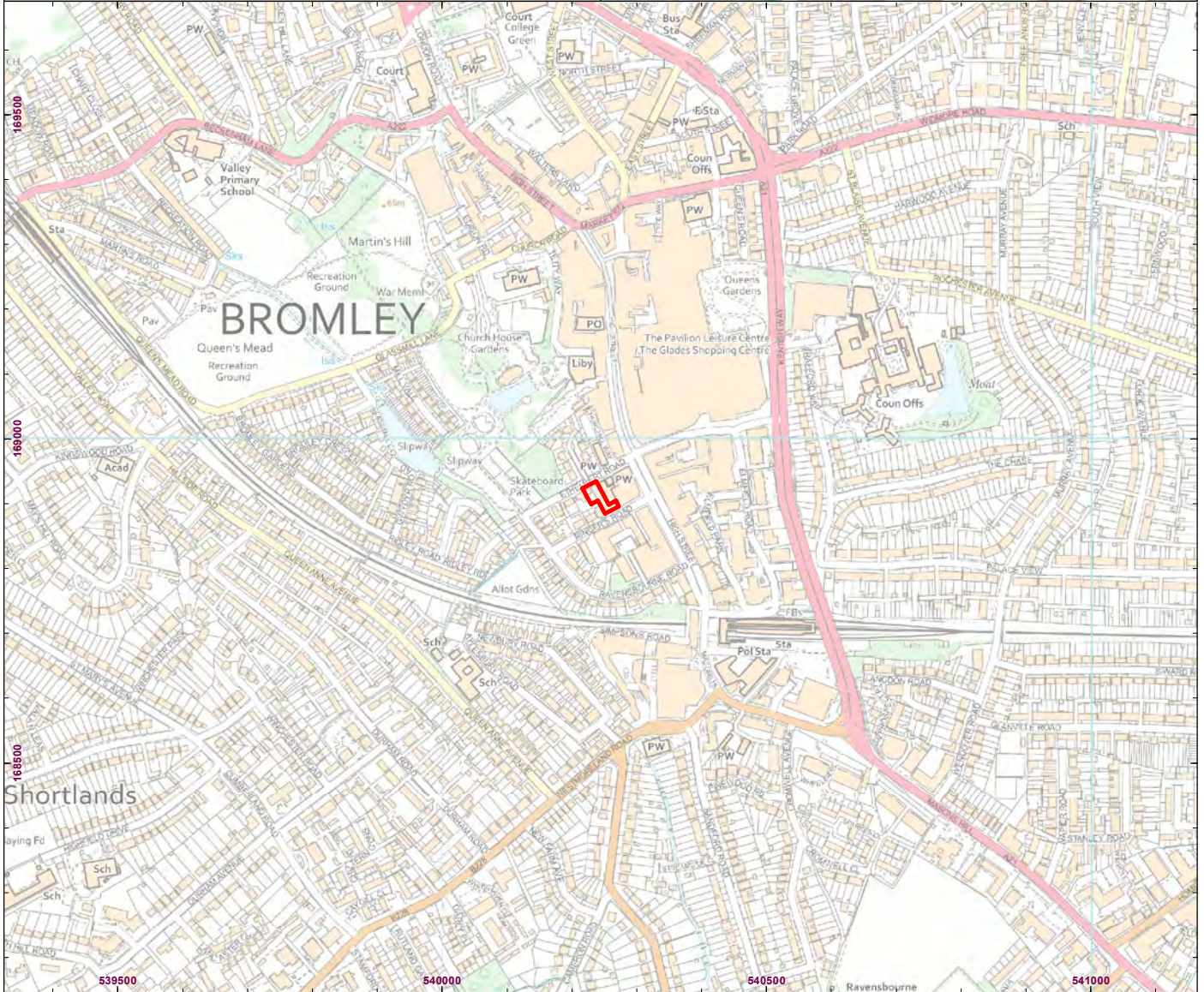
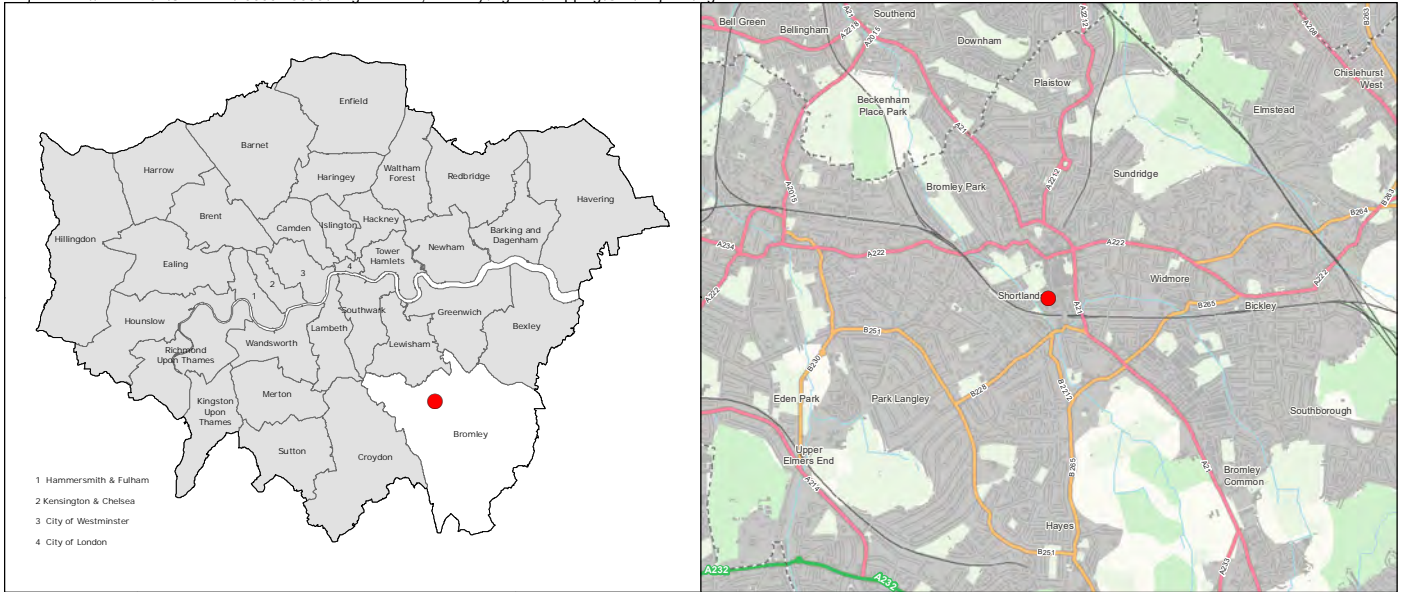
1933 Ordnance Survey Map

ARCHAEOLOGICAL DESK BASED ASSESSMENT

1960 Ordnance Survey Map
2022 Google Earth Image
Study site as existing



FIGURES



 Site Boundary

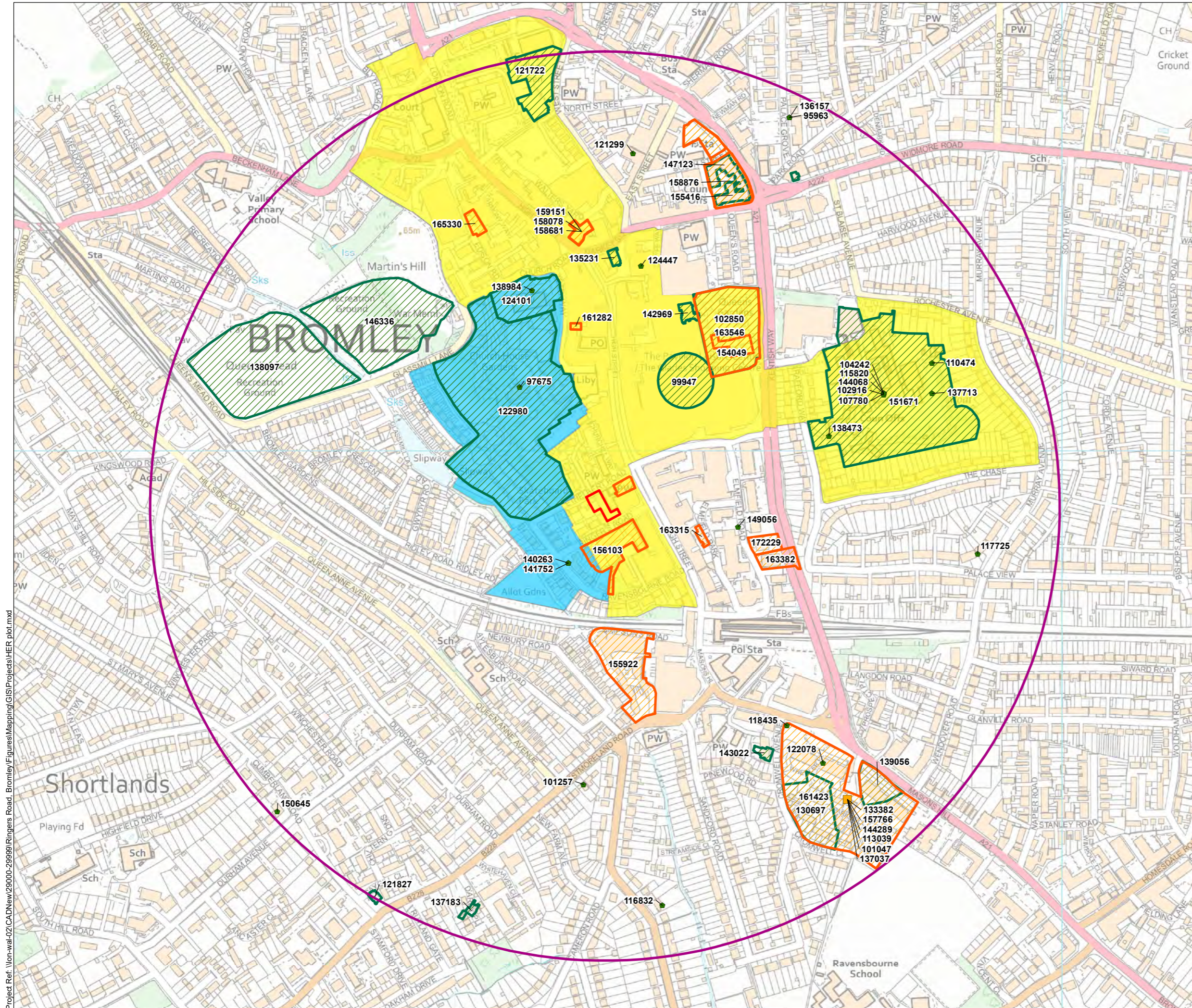


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Figure 1

Site Location



Legend

- Site Boundary
- 750m search radius
- Non-designated Heritage Assets:**
- HER Records Points
- HER Records Polygons
- Archaeological Priority Areas**
- Bromley Village
- Church Gardens and Surrounds, Bromley
- Previous Archaeological Work:**
- HER Events Points
- HER Events Polygons

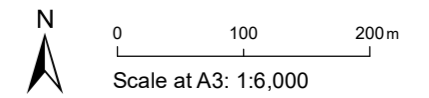
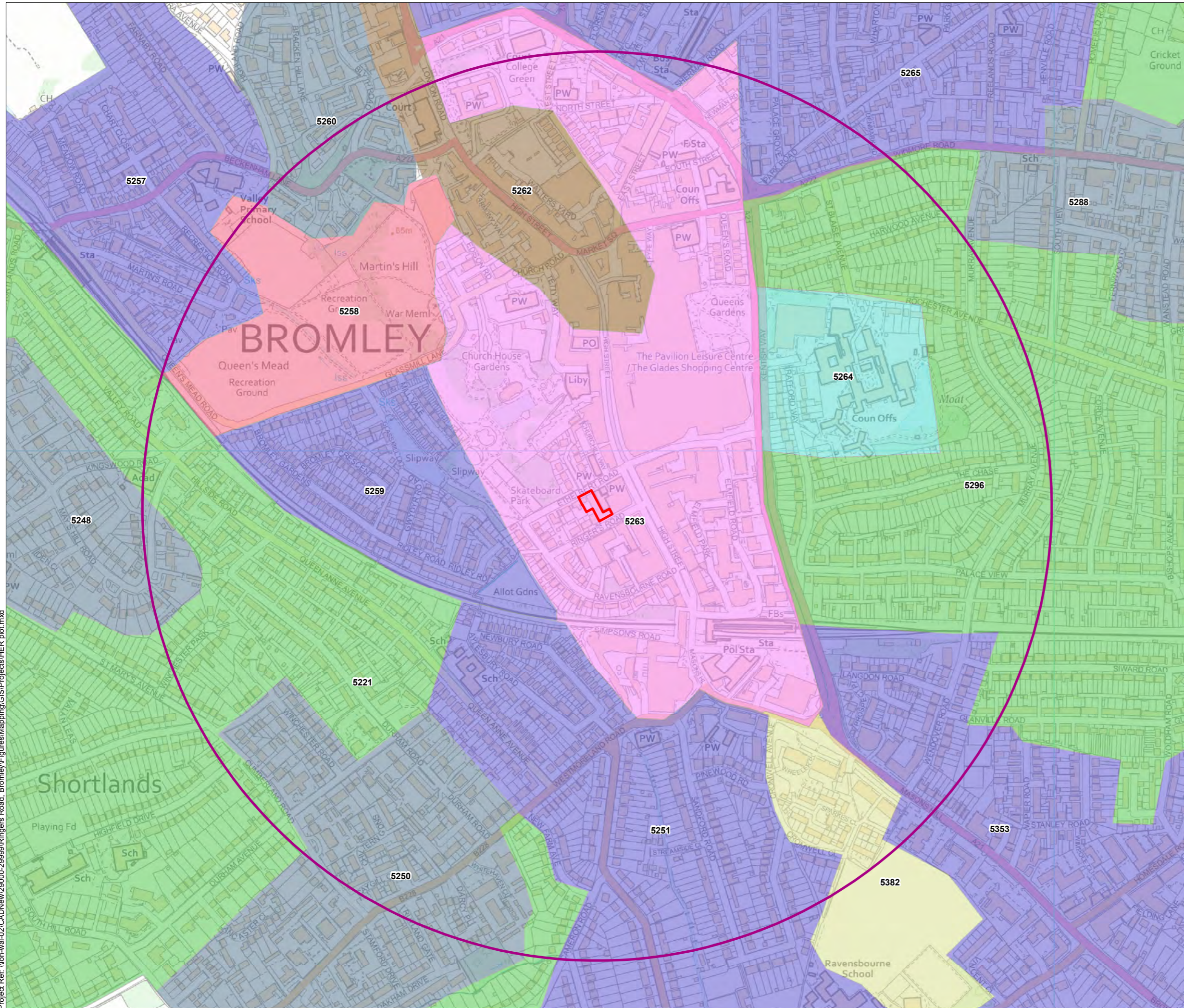


Figure 2a
HER Plot (Data from GLHER)

Project Ref: Non-wal-02CADNew29000-299998|Ringers Road, Bromley\Figures\Mapping\GIS\Projects\HER\plot.mxd



Legend

- Site Boundary
- 750m search radius

Historic Landscape Characterisation:

- Commercial
- Institutional
- Open Countryside
- Public Open Spaces
- Victorian terraces
- Inter-war suburbs
- 1945-2006 housing
- Settlement Core

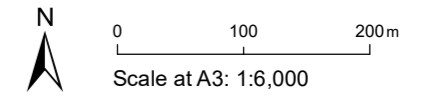



Figure 2b
HLC Plot (Data from GLHER)



 Approximate site location




Not to Scale
Illustrative Only



Figure 3

1735 Plan of Simpson's Place Farm



 Approximate site location

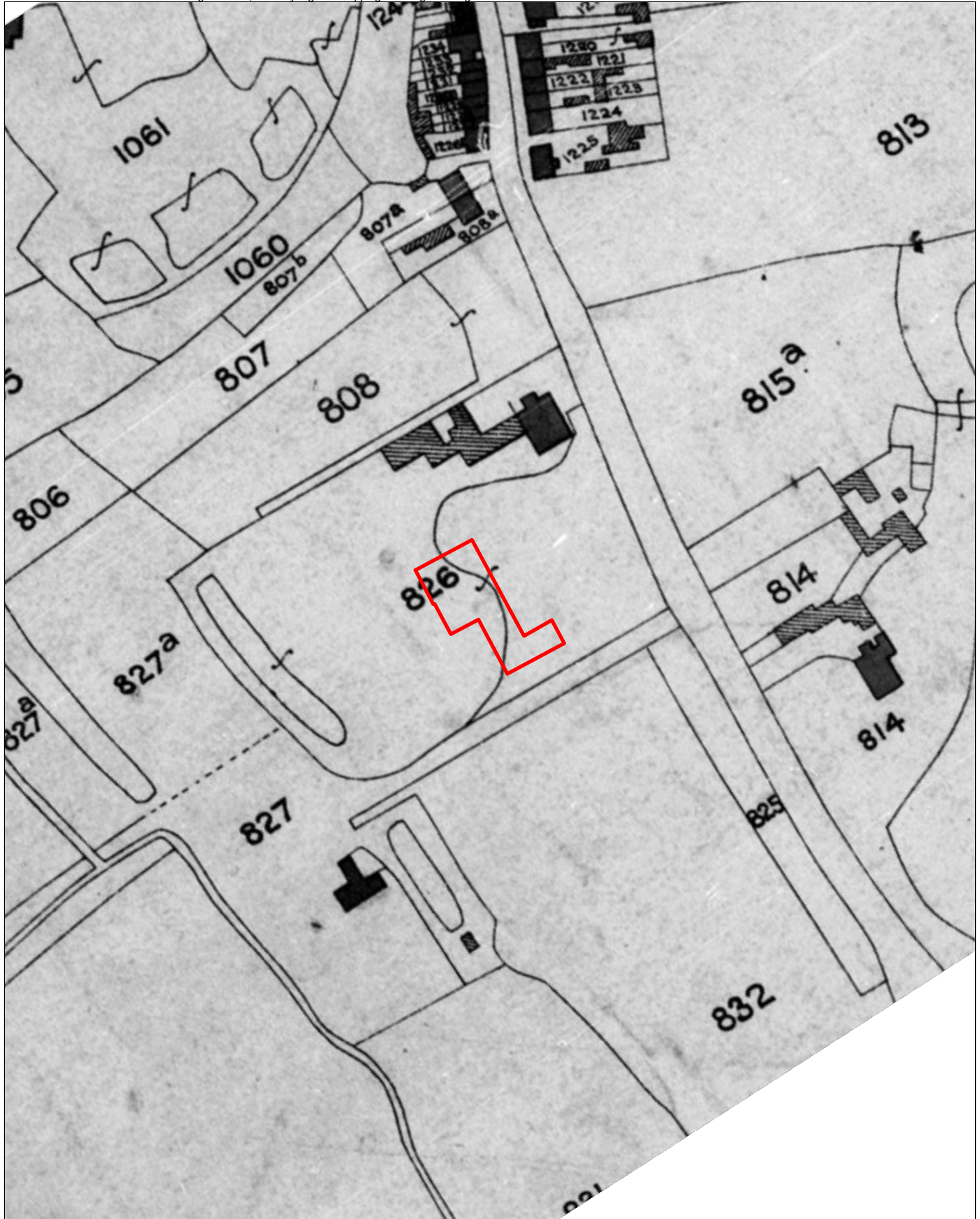


Not to Scale
Illustrative Only



Figure 4

1799 Ordnance Survey Drawing



 Site Boundary

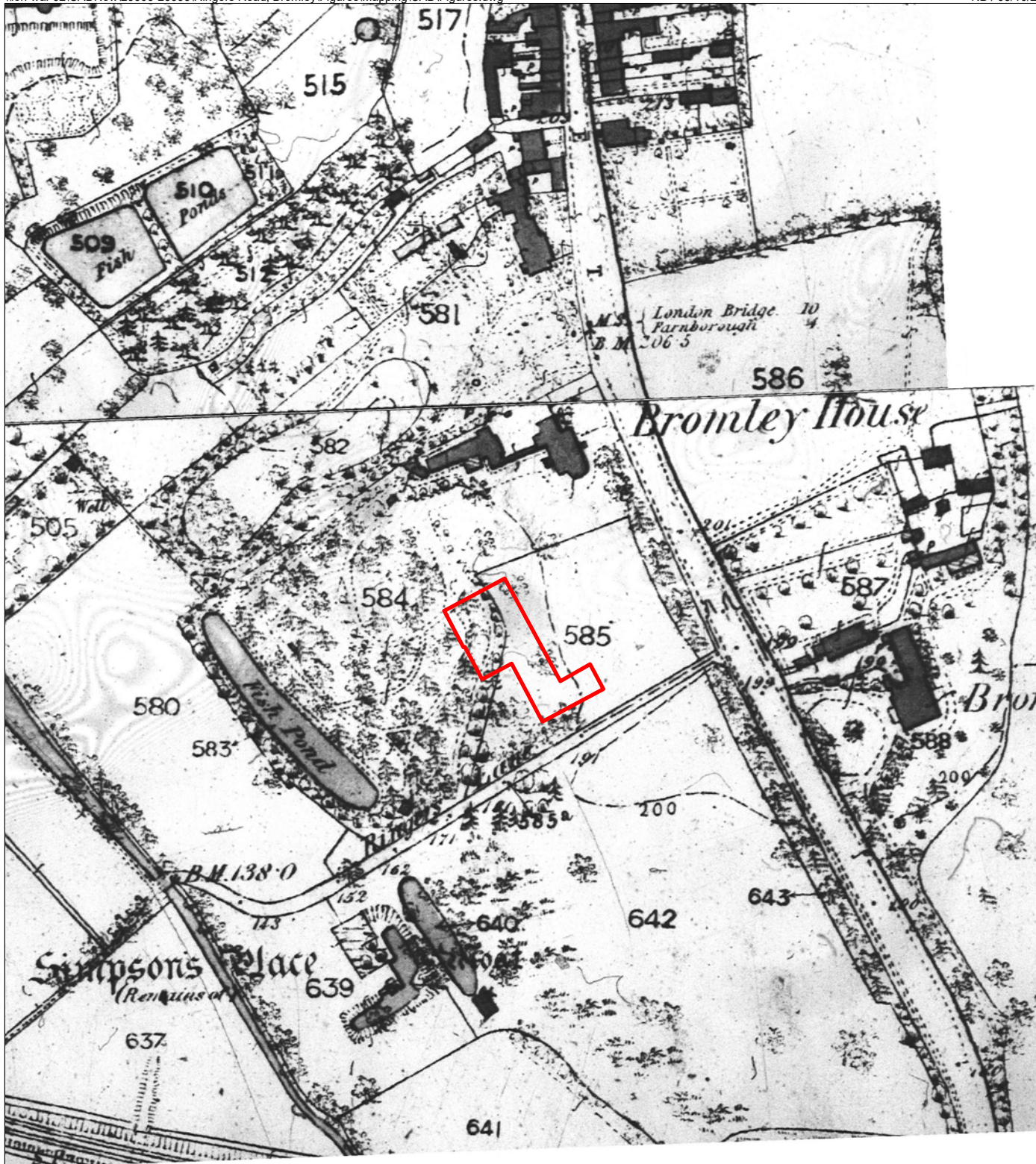


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Figure 5

1841 Bromley Parish Tithe Map



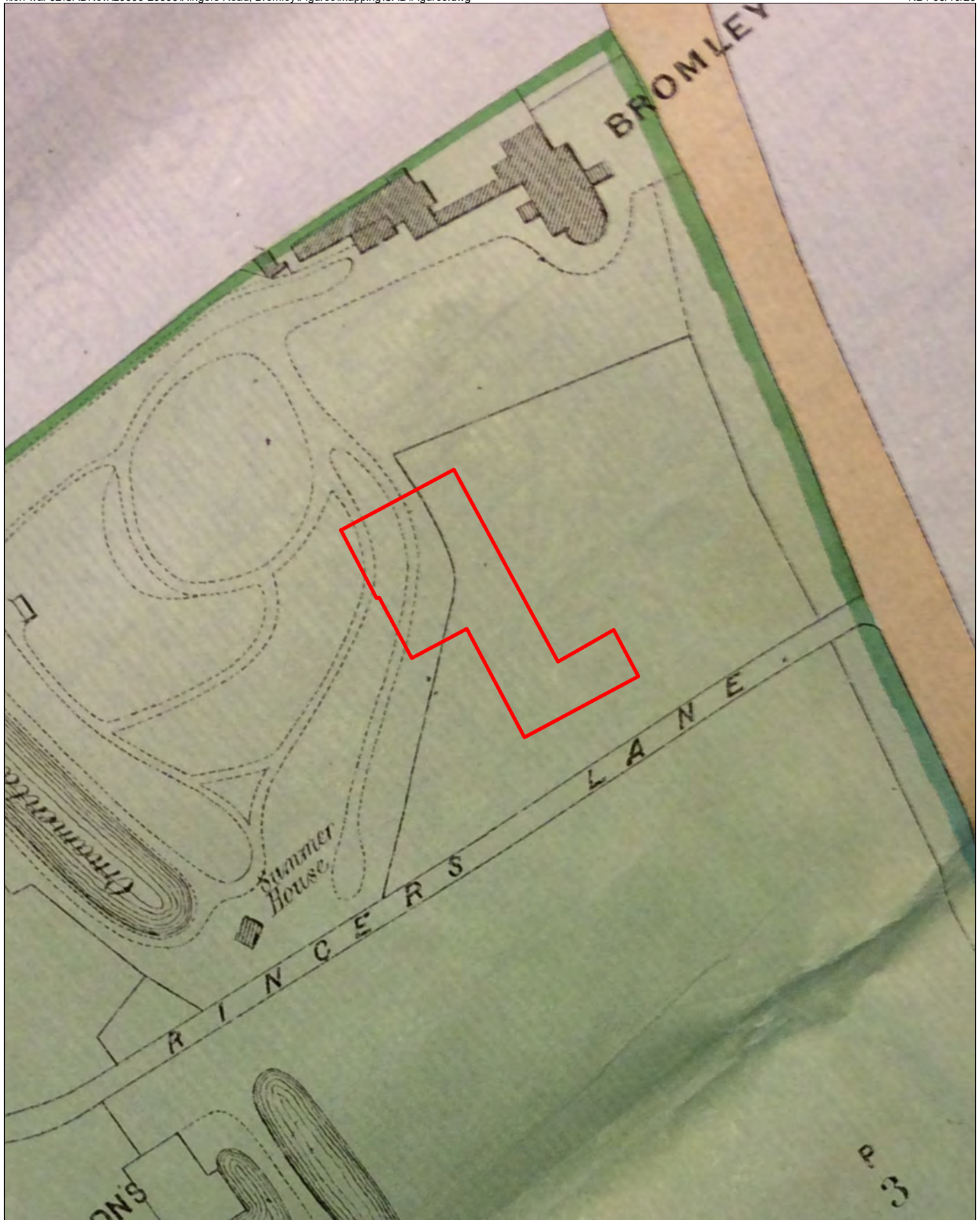
 Site Boundary




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Scale at A4: 1:2,000



Figure 6
1861 Ordnance Survey Map



 Site Boundary (approximate)

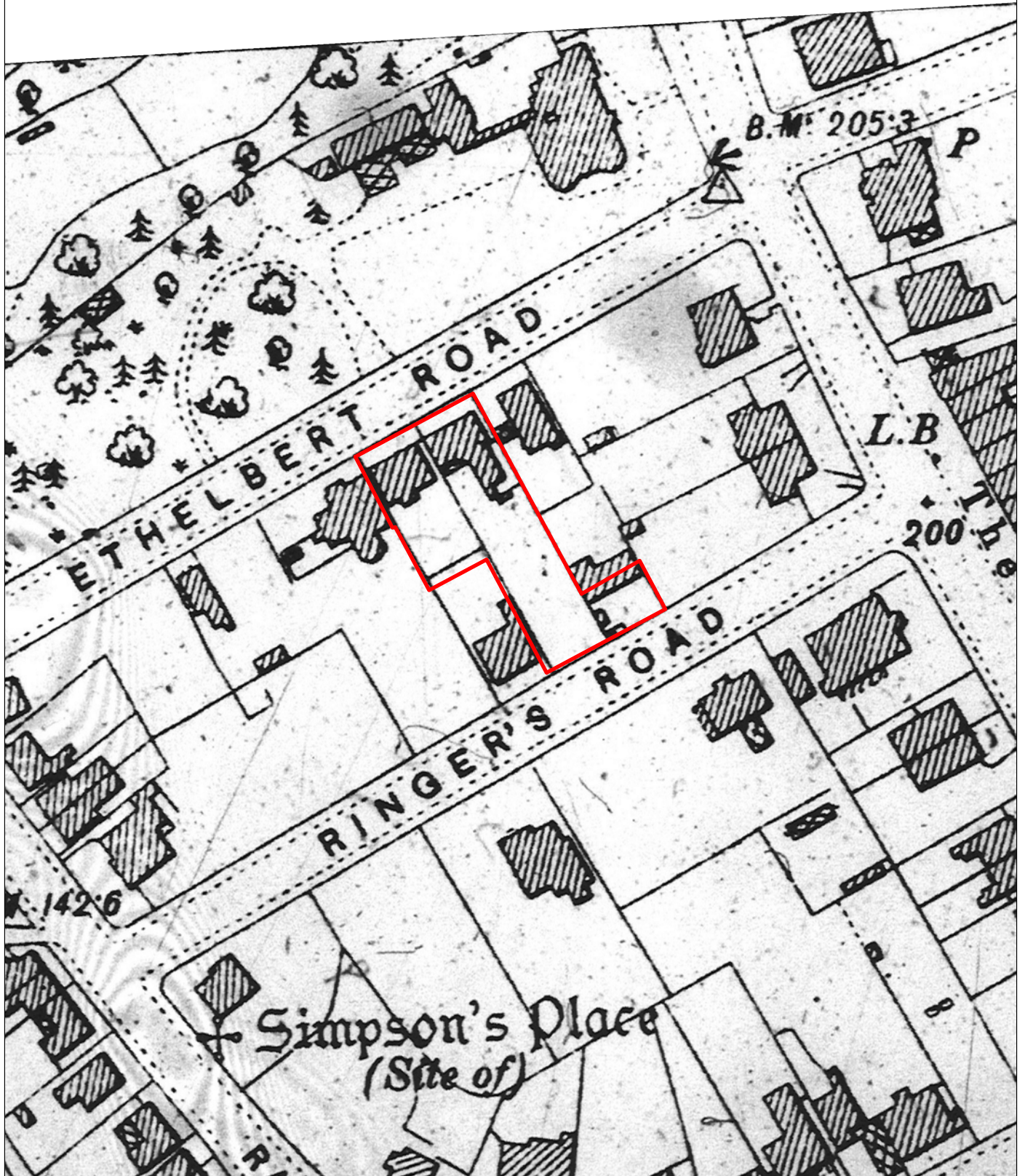


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Scale at A4: 1:1,000
(approximate)



Figure 7

1868 Plan of the Simpson Estate



 Site Boundary

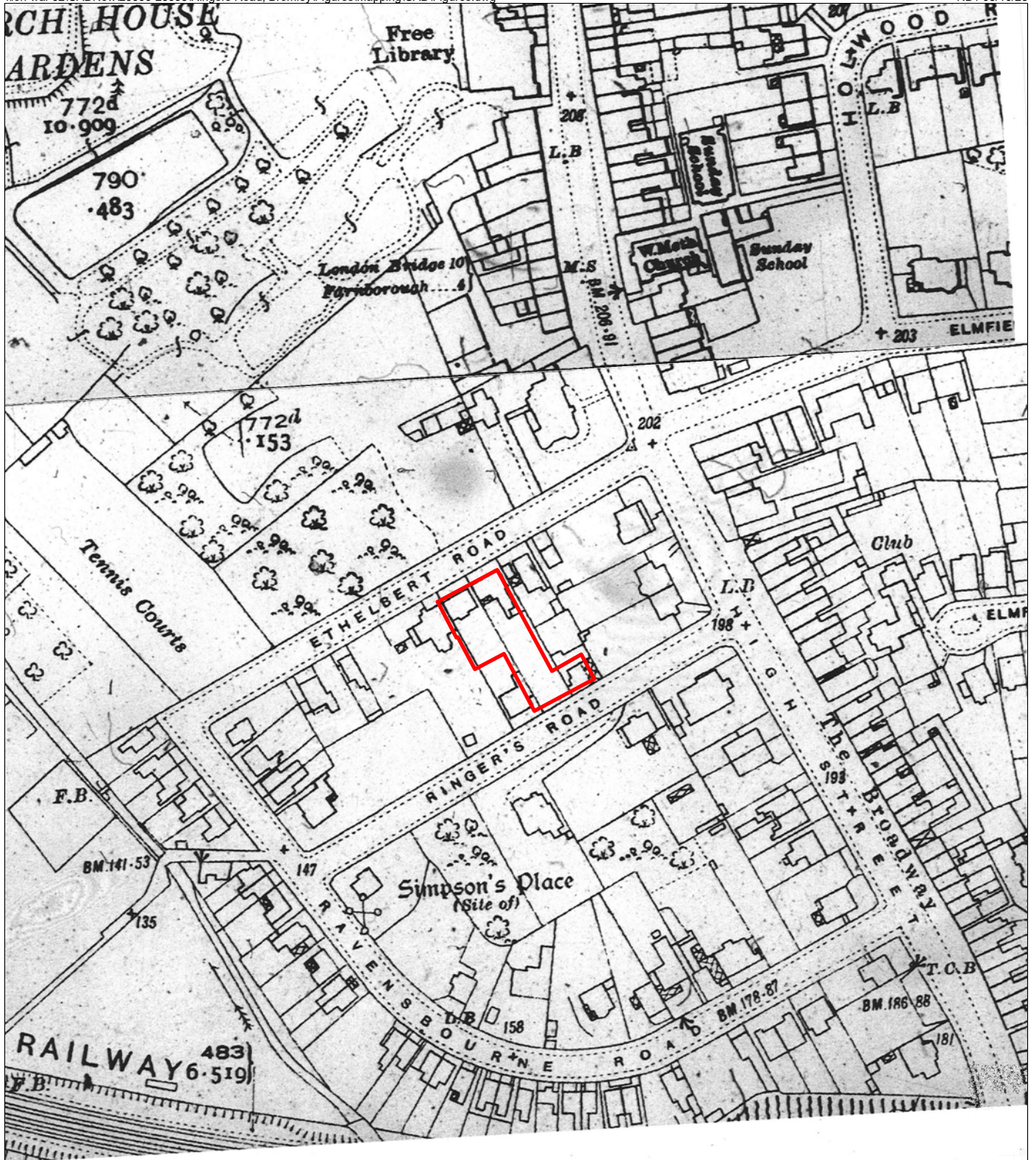


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Scale at A4: 1:1,000



Figure 8

1898 Ordnance Survey Map



 Site Boundary

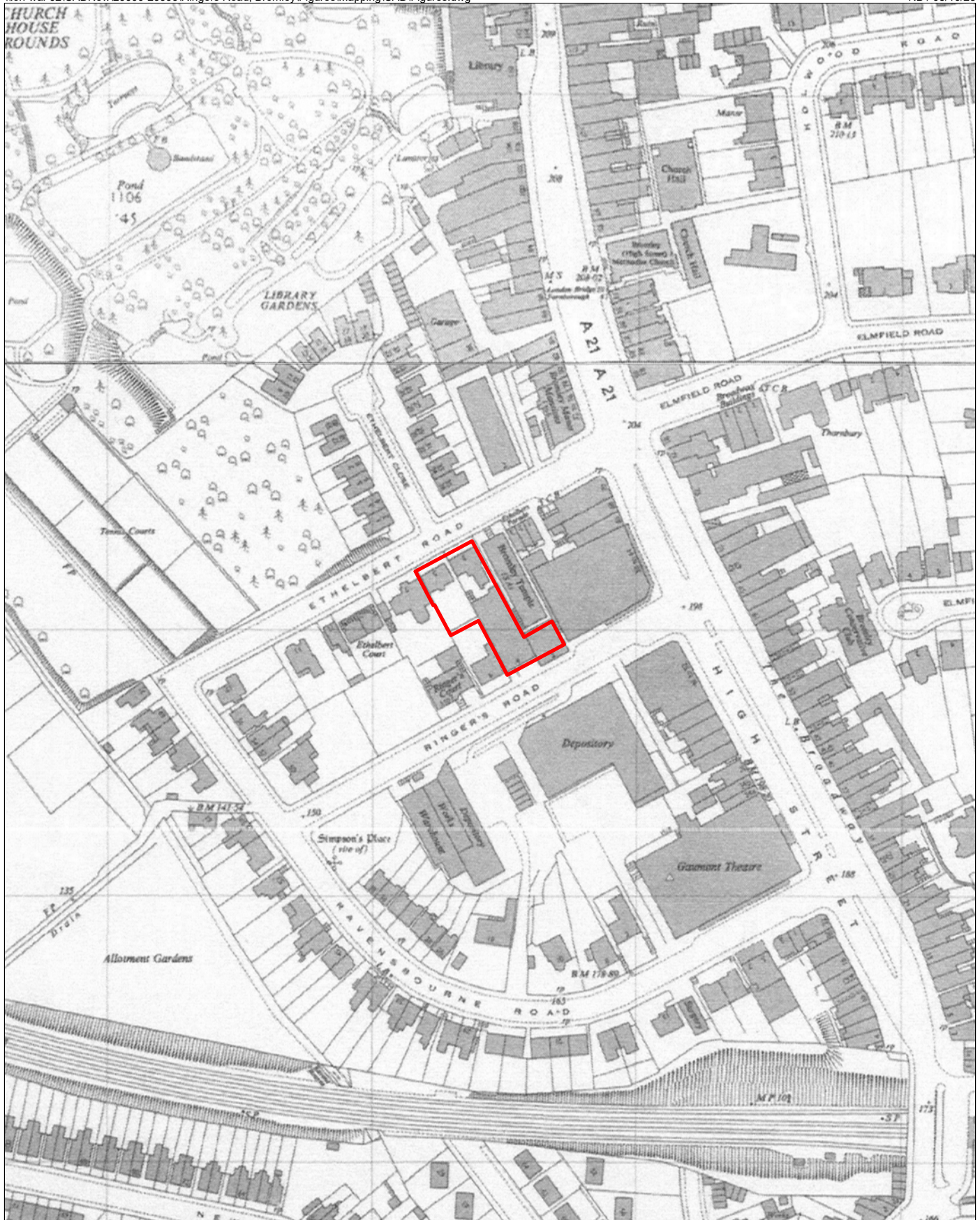


0 25 50m
Scale at A4: 1:2,000



Figure 9

1933 Ordnance Survey Map



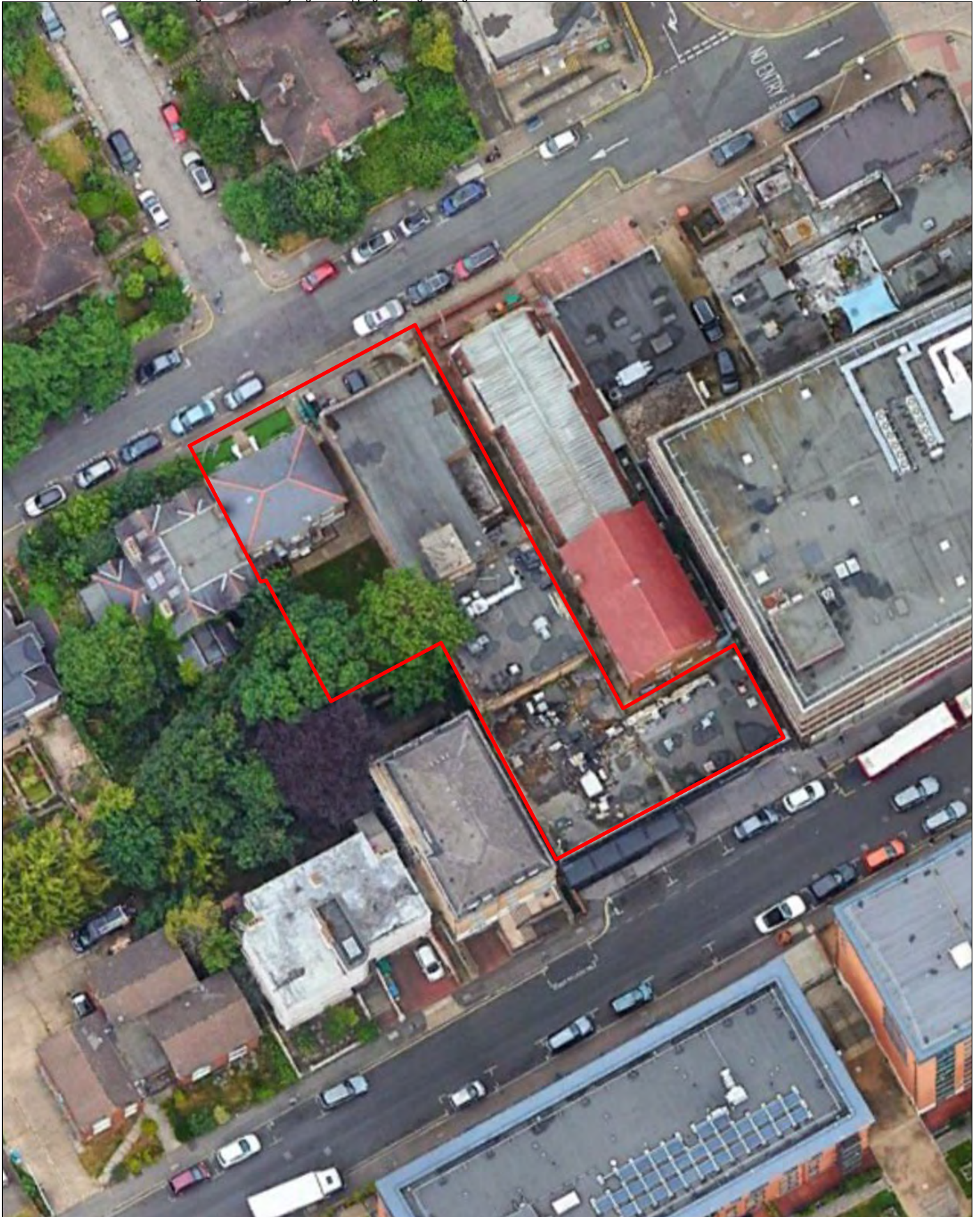
 Site Boundary



0 25 50m
Scale at A4: 1:2,000



Figure 10
1960 Ordnance Survey Map



 Site Boundary



0 5 10m
Scale at A4: 1:500



Figure 11

2022 Google Earth Image



 Site Boundary

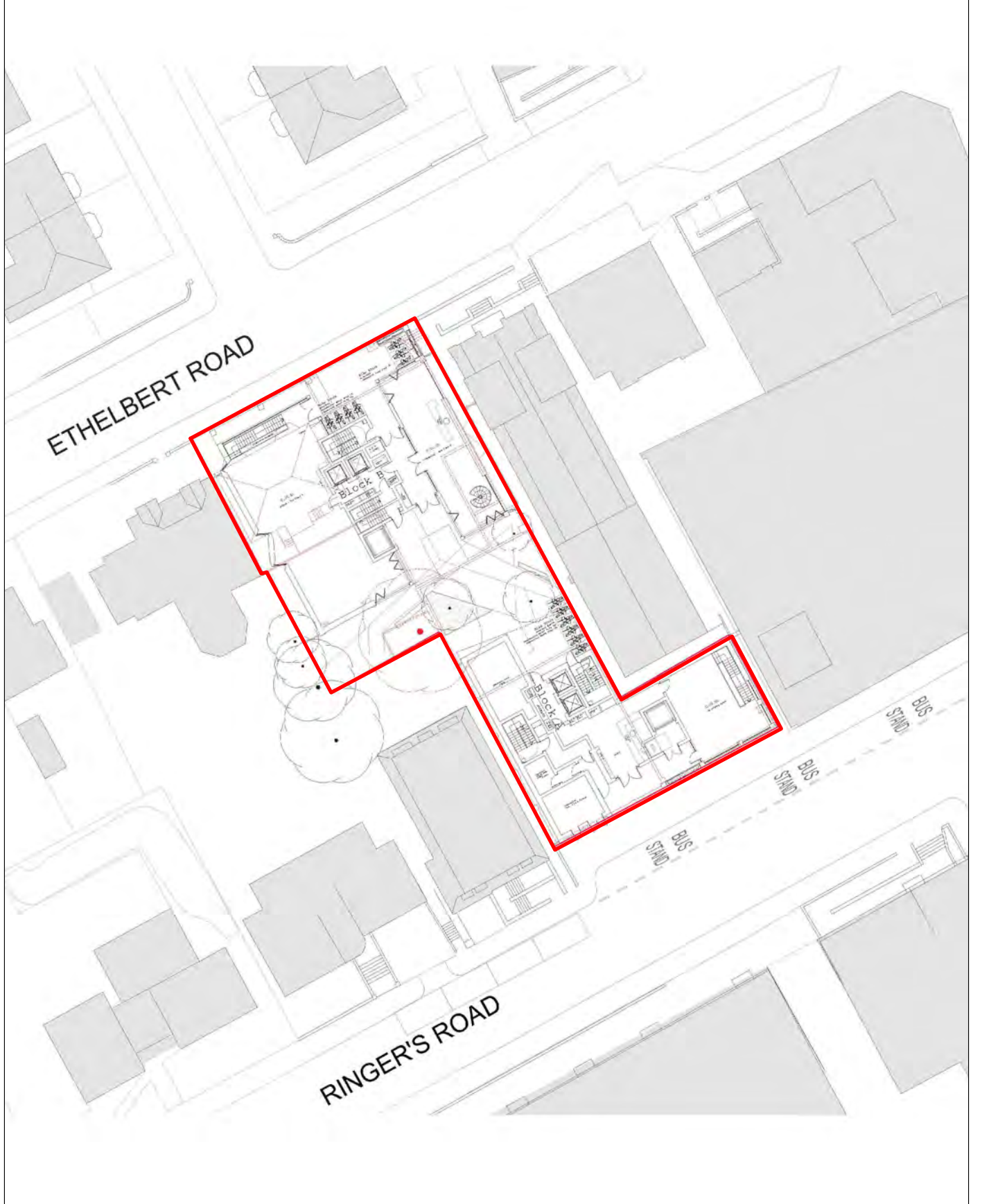


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Scale at A4: 1:500



Figure 12

Study site as existing



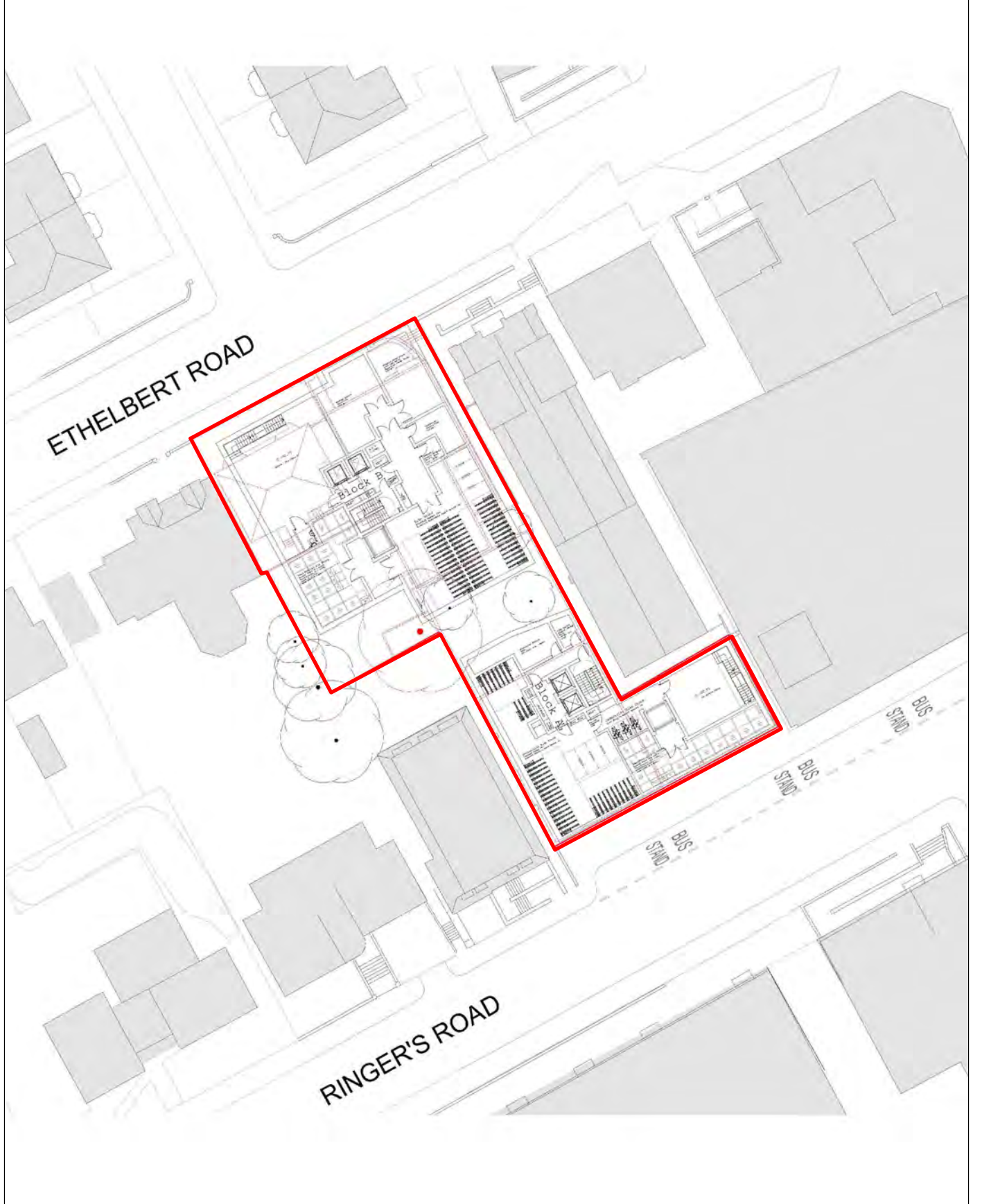
 Site Boundary



0 5 10m
Scale at A4: 1:500



Figure 13
Proposed Ground Floor Plan



 Site Boundary



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Scale at A4: 1:500



Figure 14

Proposed Lower Ground Floor Plan

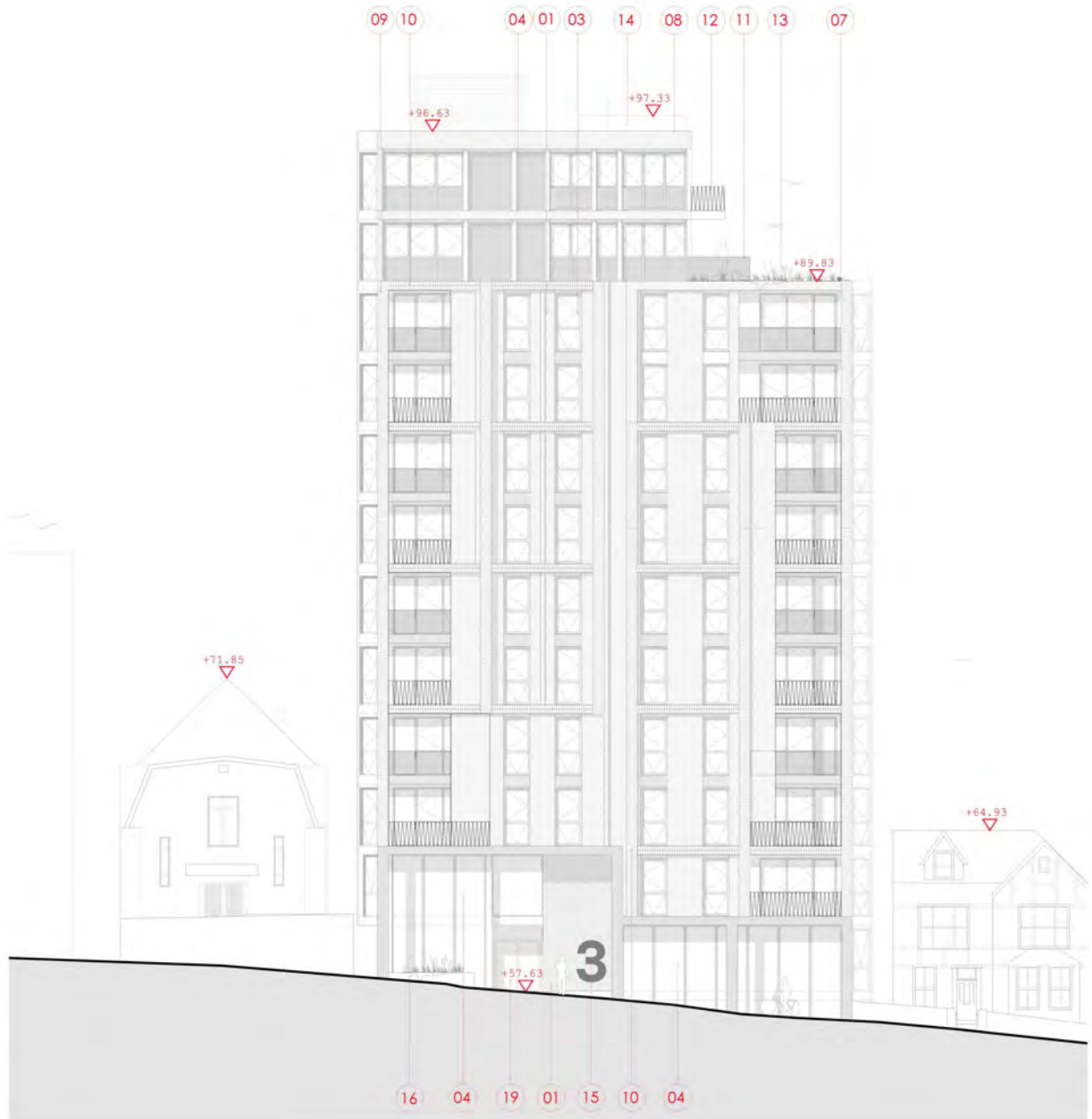


Hollaway

Not to Scale
Illustrative Only



Figure 15
Proposed elevation along Ringers Road



Not to Scale
Illustrative Only



Figure 16

Proposed elevation along
Ethelbert Road



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