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21-57 Willow Way (Site A), Sydenham: Archaeological Desk-based Assessment

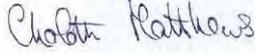
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Kitewood Estates Ltd

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1. INTRODUCTION AND METHODOLOGY

1.1. Origin and scope of the project

1.1.1. PCA Heritage has been commissioned by Pre-Construct Archaeology on behalf of their client Kitewood Estates Ltd to prepare an archaeological desk-based assessment (DBA) to support a forthcoming planning application for development at 21-57 Willow Way (Site A), Sydenham (hereafter the 'site', Figs 1 and 2).

1.1.2. The site is centred at National Grid Reference 535052 172145, within the administrative boundaries of the London Borough of Lewisham. The proposed development within the site (Fig 3) comprises the demolition of existing buildings and redevelopment to provide employment floorspace (Use classes E(g)(i)(ii)(iii)) and residential dwellings including affordable housing and amenity space.

1.1.3. The preparation of this DBA is in accordance with policies set out in the National Planning Policy Framework (NPPF, July 2021). Section 16 of the NPPF, 'Conserving and enhancing the historic environment' states (at Paragraph 194) that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.

1.1.4. This DBA has also been prepared in accordance with the standards specified by the Chartered Institute for Archaeologists (CIfA 2020). It aims to assess the archaeological potential of the site and to examine the likely impact of development on any identified archaeological resource. It may be used by local authorities to help them formulate an appropriate response to development proposals for the site.

1.2. Report objectives

1.2.1. CIfA (2020, 4) defines a desk-based assessment as:

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 CIfA. 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

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decisions to be made whether to mitigate, offset or accept without further intervention that impact.

- 1.2.2. The objective of this DBA is to gain an understanding of the historic environment resource in order to be able to formulate as required:
- an assessment of the potential for heritage assets to survive within the area of study;
 - an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests;
 - strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
 - an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings;
 - strategies to conserve the significance of heritage assets, and their settings;
 - design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping; and
 - proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.

1.3. Methodology

- 1.3.1. In order to assess the archaeological potential of the site and to identify heritage assets, an examination has been made of the National Heritage List for England (hereafter 'NHLE', search undertaken on 28 November 2022, Appendix 1) for an area within 500m of the site (hereafter '500m study area'). A search of entries in the Greater London Historic Environment Record (hereafter 'GLHER', license no. 17501, Appendix 2) for an area within 1km of the site (hereafter '1km study area') was undertaken on 27 October 2022. A site visit to the study area was undertaken on 5 December 2022. This aimed to identify any further heritage assets and to determine matters of setting. Additionally, a visit to London Metropolitan Archives (LMA) was undertaken on 5 December 2022. The web pages of the London Borough of Lewisham's council have been consulted, and readily available historic maps reviewed.
- 1.3.2. 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 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. This information is supplemented by other archaeological, documentary, and cartographic sources.
- 1.3.3. NPPF defines the term 'heritage asset' as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. The term embraces all manner of features, including buildings, parks and gardens, standing, buried and submerged remains, and sites and landscapes, whether they have been formally designated or not, and whether or not capable of future designation.

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- 1.3.4. This DBA concerns itself with matters relating to archaeology. Matters pertaining to buildings, conservation areas and parks and gardens have been addressed in *21-57 Willow Way (Site A), Sydenham: Heritage Statement* (PCA Heritage 2022).
- 1.3.5. Heritage assets may be ascribed a level of value (sometimes known as the significance or importance of a heritage asset). The criteria of each level are set out in Table 1 and follow those given in the Design Manual for Roads and Bridges (DMRB) Volume II, Section 3, Part 2, LA 104, page 13 issued by the Highways Agency in August 2019. Although the DMRB, as its name suggests, provides guidance for highways schemes, its methodology is commonly used for determining cultural heritage impacts within a development context and, accordingly, has been used to guide this assessment.
- 1.3.6. Heritage value is a term used to capture the qualities that make an otherwise ordinary place a heritage asset. The heritage value of a heritage asset is the sum of its architectural and artistic, historic and/or archaeological interests (Historic England 2017a, 2019).

Heritage value	Description
Very high	Very high importance and rarity, international scale and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

Table 1: The characteristics that define heritage value

- 1.3.7. The potential for surviving archaeological evidence at the site is expressed in this report as one of the following:
- 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.
 - Moderate: 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.
- 1.3.8. The assessed potential is based on available evidence. Archaeological records such as those held for the site and its surrounding area by the GLHER are a record of known archaeological and historic features. They are not an exhaustive record of all historic environment features and an absence of data in certain areas should not be taken as an absolute absence of archaeological features.

1.4. Changes to setting

- 1.4.1. NPPF policies, together with the guidance provided in the accompanying Historic Environment

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Planning Policy Guidance (PPG, July 2019) and Good Practice Advice Notes (GPA), provide the framework for the consideration of how change can affect the setting of designated and non-designated heritage assets. NPPF (Annex 2) defines the setting of heritage assets 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.

1.4.2. Historic England's *The Setting of Heritage Assets* (Historic England 2017b) provides a recommended staged approach to assessing the implications of development proposals on the significance of heritage assets. The stages are:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm; and
- Step 5: make and document the decision and monitor outcomes.

1.5. Limitations

1.5.1. This report has been prepared solely for the titled project and should not be relied upon by, or transferred to, any third party without prior written authorisation of PCA Heritage. PCA Heritage accepts no liability for the consequences of this document being used for a purpose other than that for which it was commissioned. Persons or parties using or relying on the document for such other purposes agree, and will by such use be taken to confirm their agreement, to indemnify PCA Heritage for all loss or damage resulting therefrom.

1.5.2. This report has been prepared on the basis of the proposed end land use defined by the client. If this proposed end land use is changed, it will be necessary to review the findings of the desk-based assessment. It should be noted that some of the aspects considered in this study are subject to change with time. Therefore, if the development is delayed or postponed for a significant period then it should be reviewed to confirm that no changes have taken place, either at the site or within relevant legislation.

2. THE SITE AND THE PROPOSED SCHEME

2.1.1. The site, centred at National Grid Reference 535052 172145, lies in the south-western part of the London Borough of Lewisham, within Willow Way employment area which is located in the southern angle between Kirkdale and Dartmouth Road. The site is a triangular plot of land bound to the west by Willow Way, a residential block immediately to the north (10-14 Willow Way), and a care home (William Wood House), a lawned area and a car-park to the east.

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- 2.1.2. The existing site comprises three businesses currently operating, including a vehicle repair/garage, storage/warehouse catering business and a drinks machine repair/servicing business. The sites contain a mix of single storey and double storey buildings with areas of hardstanding, parking, yard areas and shipping containers interspersed between the buildings. The built environment within the site is entirely of post-war date. It includes a motor works (Delta Motors; Plate 1 and Plate 2) at the northern end of the site, with additional use above (No 21a Willow Way).
- 2.1.3. To the south of Delta Motors is a concrete yard area housing a collection of shipping containers. The southern central part of the site is occupied by 27-49 Willow Way, a flat-roofed two-storey brick building (Plate 3) built between 1968 and 1975 and currently occupied by Hallmark Catering. A single-storey flat-roofed extension between this building and the eastern boundary of the site forms part of these premises.
- 2.1.4. The southern portion of the site, 51-57 Willow Way, houses the business premises of Beeline Services. These comprise a two-storey office building along Willow Way (Plate 3-Plate 5) with a single-storey warehouse to the rear, originally a printworks for Backhouse & Britton. There is a concrete yard between 51-57 Willow Way and the southern boundary of the site.



Plate 1: The site: 21A to 25 Willow Way, looking south-east, with 27-49 Willow Way to the right of the picture

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Plate 2: Nos 21A to 25 Willow Way, formerly Oak Street Motors



Plate 3: 27-49 Willow Way and 51-57 Willow Way (Beeline Services), looking north-east

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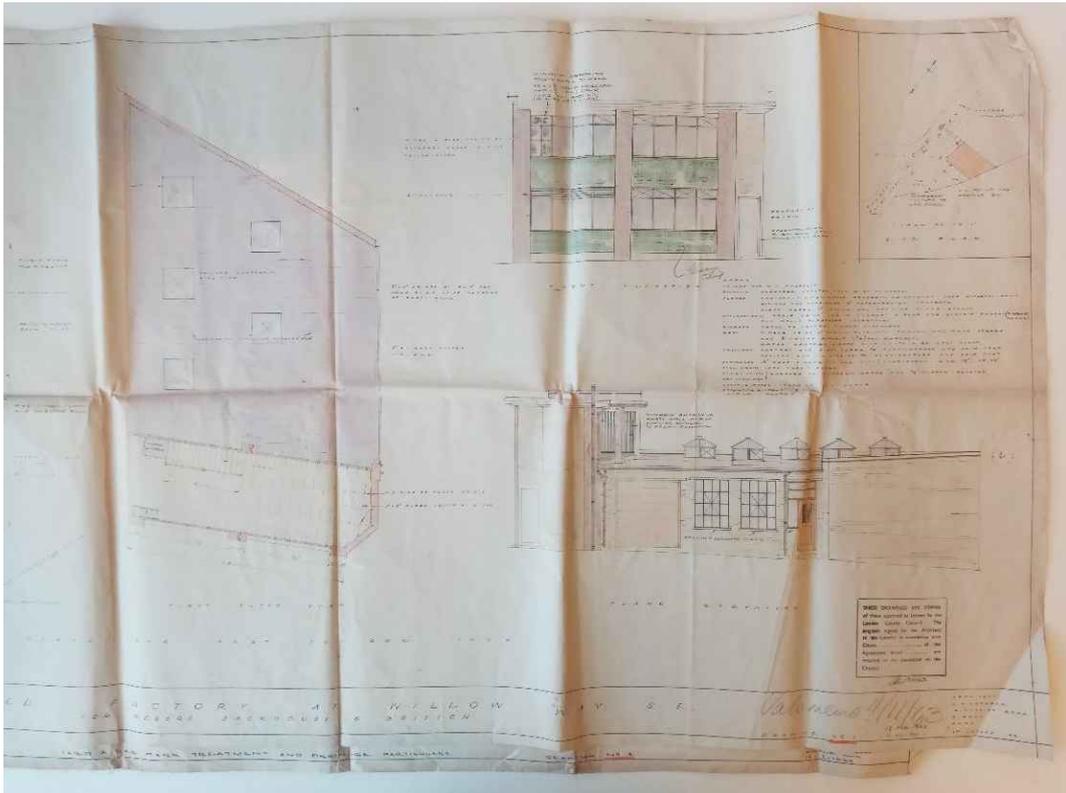


Plate 4: Plans for a printworks at 51-57 Willow Way were submitted to London County Council's Architect's Department in 1963 (LMA ref: GLC/AR/BR/34/003004)



Plate 5: The site, with the buildings of Sydenham Park behind and Willow Business Park to the right. Looking north-east

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- 2.1.5. The proposed development comprises the demolition of existing structures on the site and their replacement with a six-storey mixed use residential building with commercial units located on the ground and mezzanine floors, access road, cycle spaces, with disabled car parking and an amenity area to the rear (Fig 3).

3. PLANNING BACKGROUND

3.1. National Legislation

Ancient Monuments and Archaeological Areas Act 1979

- 3.1.1. Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule', of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport (DCMS). This necessitates the granting of formal scheduled monument consent for any work undertaken within the designated area of a scheduled ancient monument (now known simply as scheduled monuments).

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1.2. The Planning (Listed Buildings and Conservation Areas) Act 1990 affords legal protection to buildings and structures in the form of their inclusion on 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by DCMS. This legislation also allows for the creation and protection of conservation areas by local planning authorities to protect areas and groupings of historical significance.

3.2. National Planning Policy

National Planning Policy Framework 2021

- 3.2.1. The Government's planning policies for the historic environment are set out in the NPPF, the use of which is described in PPG. Both the NPPF and PPG are material considerations in planning applications and underpin how the historic environment on the site is considered in this assessment.
- 3.2.2. Section 16 of the NPPF (paragraphs 189 to 208) relates to 'conserving and enhancing the historic environment'. This requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 3.2.3. In determining applications, the NPPF requires local planning authorities to take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable

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- communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

3.3. London Plan 2021

- 3.3.1. The London Plan 2021 is the Mayor of London's Spatial Development Strategy for Greater London. The plan is part of the statutory development plan for London, meaning that the policies it contains should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out. The following sets out policies towards the historic environment relevant to the proposed development:

Policy HC1 Heritage conservation and growth

A. Boroughs 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 on 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

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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, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse.

3.4. Local planning policy

3.4.1. Local planning policy is formed by the London Borough of Lewisham Local Plan. Its key element is the Core Strategy (adopted June 2011). The Lewisham Development Management Local Plan (adopted November 2014) supports the implementation of the Lewisham Core Strategy and the London Plan. The following sets out the local authority's policy towards the historic environment:

Core Strategy 2011

Spatial Policy 1 Lewisham Spatial Strategy

(...)

5. All new development will need to ensure the principles of good design are addressed, heritage assets protected, and high standards of sustainable design and construction, including maximising energy efficiency and the provision of on-site renewables and low carbon decentralised energy, are incorporated.

Core Strategy Policy 15 High quality design for Lewisham

1. For all development, the Council will:

(...)

f. ensure any development conserves and enhances the borough's heritage assets, and the significance of their settings, such as conservation areas, listed buildings, registered parks and gardens, scheduled monuments and the Maritime Greenwich World Heritage Site.

(...)

Regeneration and Growth Areas

3. Development should achieve the following design aims:

(...)

c. New developments in Lewisham and Catford town centres should result in a radical upgrading of the social and physical environment and, in order to be successful, will need to allow for tall buildings of the highest design quality where they improve and add coherence to the skyline, and do not cause harm to the surrounding environment, including the significance of heritage assets.

(...)

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Areas of Stability and Managed Change

6. Development should achieve the following design aims:

(...)

b. Small scale development, including infill development, will need to be designed and laid out to, complement the character of surrounding development, provide suitable residential accommodation with a high level of amenity and provide for garden and amenity space. Any adverse impact on neighbouring amenity, conservation areas and designated and non designated heritage assets, biodiversity or open space will need to be addressed.

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.

Development Management Local Plan (2014)

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.

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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

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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.

D. Non designated heritage assets of archaeological interest

8. The Council will ensure that non designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be considered

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subject to the policies for designated heritage assets.

9. The conservation, protection and enhancement of the archaeological heritage of the borough will be promoted through:

a. requirements to assess and plan for the archaeological implications of development proposals that may affect the archaeological heritage of a site which may require preliminary archaeological site evaluations. Proposals on sites within areas of archaeological priority as shown on the Policies Map should be accompanied by an evaluation. Evaluations should be commissioned from professionally qualified archaeological organisations or consultants.

b. the location and design of developments should avoid archaeological remains in order to ensure these remain preserved in situ, with public access and display.

c. where permanent preservation is not justified, the remains are investigated, recorded and subsequently published by a recognised archaeological organisation prior to the start of development.

d. Where remains unexpectedly come to light, seeking ensure their preservation or their recording in consultation with the developer.

4. GEOLOGY AND TOPOGRAPHY

4.1.1. The British Geological Survey's 1:50,000 scale online geological mapping service (www.mapapps.bgs.ac.uk/geologyofbritain) maps the underlying bedrock geology across the site as London Clay Formation. This sedimentary bedrock was formed approximately 56 to 47.8 million years ago in the Ypresian age when slurries of debris from the continental shelf flowed into a deep-sea environment, forming distinctively graded beds.

4.1.2. The BGS does not map any superficial (drift) geology within the site and there are no BGS records of historic boreholes sunk within the site or its proximity.

4.1.3. The site is located on the lower south-eastern slopes of Sydenham Hill, overlooking a dry valley which runs along the lines of the present-day Langston Avenue and Sydenham Park. The site slopes slightly from c. 58.80m above Ordnance Datum (OD) in the north-west to c. 58.60m aOD at the southern edge of the central yard. In the southern part of the site, land surface raises from c. 58.60m aOD to c. 59m aOD. Yard surfaces undulate locally to facilitate surface water drainage.

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1. Designated heritage assets (Fig 4)

World heritage sites

5.1.1. There are no world heritage sites within the site or surrounding 500m study area.

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Scheduled monuments

- 5.1.2. There are no scheduled monuments within the site or surrounding 500m study area.

Listed buildings

- 5.1.3. There are no listed buildings within the site. There are 20 listed buildings within the 500m study area, including one Grade II* listed building (Church of St Bartholomew, NHLE 1285801) and nineteen Grade II listed buildings. The nearest listed building is the Grade II High Street Buildings (NHLE 1392512) which is located c. 100m south-west of the site.

- 5.1.4. Historic England defines designation grades as:

- Grade I buildings are of exceptional interest; only 2.5% of listed buildings are Grade I;
- Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*;
- Grade II buildings are of special interest; 91.7% of all listed buildings are in this class, and it is the most likely grade of listing for a homeowner.

Conservation areas

- 5.1.5. There are no conservation areas within the site. Sydenham Park Conservation Area lies immediately east of the site. There are further seven conservation areas within the 500m study area.

Registered battlefields

- 5.1.6. There are no registered battlefields within the site or surrounding the 500m study area.

Registered parks and gardens

- 5.1.7. There are no registered parks and gardens within the site or surrounding the 500m study area.

5.2. Non-designated heritage assets

Locally listed buildings (Fig 4)

- 5.2.1. Lewisham Borough Council local list identifies historic buildings that contribute significantly to the area's character and townscape. While these buildings may not meet the national criteria for statutory listing, they add to the local distinctiveness of the borough and the Council takes responsibility for the preservation of such heritage assets.

- 5.2.2. There are no locally listed buildings within the site and 38 locally listed buildings within the 500m study area. The nearest of these is Bricklayers Arms public house, 189 Dartmouth Road (HBA11), which lies c. 30m to the north of the site.

Archaeological priority areas (Fig 5)

- 5.2.3. An Archaeological Priority Area is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. Lewisham APAs (due to be reviewed in 2024) belong to an old system in which all parts of a borough were either inside or outside an APA, rather than being assigned to one of three tiers depending on the archaeological significance and potential of a particular area.

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- 5.2.4. The site does not lie within an archaeological priority area (APA). There are four APAs (Sydenham, Wells Park, Cox's Walk and Crystal Palace Park) within the 1km study area. Wells Park APA is closest and lies at its nearest c. 500m to the south-west of the site.
- 5.2.5. The following date ranges (for England) have been used in this section:

Period	Date range
Prehistoric (Palaeolithic)	c. 520,000 BC to c. 10,000 BC
Prehistoric (Mesolithic)	c. 10,000 BC to c. 4,000 BC
Prehistoric (Neolithic)	c. 4,000 BC to c. 2,350 BC
Prehistoric (Bronze Age)	c. 2,350 BC to 701 BC
Prehistoric (Iron Age)	c. 700 BC to AD 43
Roman	AD 43 to c. AD 450
Early Medieval (Saxon)	c. AD 450 to AD 1066
Early Medieval (Norman)	AD 1066 to c. AD 1175
Medieval	c. AD 1175 to c. AD 1540
Post-medieval	c. AD 1540 to c. AD 1900
Modern	c. AD 1900 to present

- 5.2.6. No archaeological investigations have been undertaken within the site. Indeed, the GLHER records only one instance of intrusive archaeological investigations within the 1km study area. This was a watching brief carried out at Forest Hill Pools by Pre-Construct Archaeology in 2011, c. 460m north of the site; no archaeological finds or features were revealed during the watching brief (Pooley 2011). It should, therefore, be noted that the paucity of known archaeological remains within the study area may be a function of the lack of investigation rather than an actual dearth of archaeological remains.

5.3. Prehistoric

- 5.3.1. There are no prehistoric records in the GLHER for the study area.

5.4. Roman (Fig 5)

- 5.4.1. Prior to the Claudian conquest of 43 AD, the study area would have been located within the borderlands of the territories belonging to the Regnenses (Regni) tribe to the west, and the Cantiaci (Cantii) tribe to the east. Perhaps this liminal location contributes to the fact that the evidence of Roman activity within the 1km study area is confined to a single findspot. This was a collection of artefacts uncovered whilst digging gravel in 1806, c. 390m to the south-east of the site. The artefacts included a part of a helmet (GLHER 142995), a bronze serpent (GLHER 134603) and fragments of a bronze diploma dated to c. 105 AD (GLHER 130159). Roman military diplomas were documents inscribed in bronze to certify that the holder was honourably discharged from the Roman armed forces and/or had received the grant of Roman citizenship from the emperor as a reward for service.

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5.5. Early medieval and medieval

- 5.5.1. There is no archaeological evidence for early medieval or medieval activity within the 1km study area.
- 5.5.2. The name Sydenham (early variations of which include *Sypenham*, *Sibbenham* and *Cippenham*) is possibly derived from the Anglo-Saxon 'Cippas' settlement', meaning 'the drunkard's settlement' (LBC 2006, 5). According to Mills (2011, 447) the earliest documented mention of Sydenham (as *Chipeham*) was in 1206. The 'drunkard's settlement' itself was centred near where Catford Hill becomes Perry Hill.
- 5.5.3. During the 6th century, the then heavily forested area along the banks of the River Pool, which flows c. 1.8km east of the site, was cleared by Saxon or Jutish farmers moving south from Lewisham and the Thames. These colonisers settled on high ground near the river at Perry Hill, Bell Green and the eastern end of Sydenham Road. Later, this area was the site of Place House (also known as Sydenham Place, Sydenham Place House or Sydenham House) which is located c. 2km east of the site. Place House was the administrative centre of the manor of Sydenham, a large agricultural estate that dominated the economy of the area from the medieval period until the 17th century (LBC 2006, 6).
- 5.5.4. The Domesday Book of 1086 does not mention Sydenham, but does indicate that the manor of Lewisham, within which it would have been located, was a prosperous one. Lewisham was held by the Abbot of St Peter of Ghent and was assessed at two sulungs. (A sulung was a unit of tax assessment specific to Kent. It was the amount of land which could be ploughed by four ox-pairs (or approximately two hides), equating to c. 240 customary acres). Despite a modest size, the manor's eleven mills and rent from the peasants rendered £8 12s yearly, further supplemented by 40s from market profits. Overall, Lewisham was assessed at a handsome sum of £30 (Williams and Martin 2006, 32).

5.6. Post-medieval (Fig 5)

- 5.6.1. In the post-medieval period, the parishes adjoining the royal residence at Greenwich, including Lewisham, became popular with courtiers seeking accommodation of appropriate status. When the court abandoned Greenwich during the 17th century the demand for great houses in the area slackened, before in the 18th century improvements to local roads made commuting to London a possibility for the first time (LBC 2006, 6).
- 5.6.2. Until at least the mid-19th century Sydenham was celebrated for its mineral springs which had been discovered in 1640 and promoted by physician John Peter as having medicinal properties. They were described as being 'of a mild cathartic quality, and nearly resemble[ing] those of Epsom' (Lysons 1796). Twelve wells were eventually opened, all still in existence in 1810, and crowds would come to drink the waters. Famous in the 17th and 18th centuries, the spa was 'much frequented by the quality in the summer' according to John Evelyn. Sydenham Wells was first depicted on John Rocque's map of 1746 (Fig 6). It remained a spa until the early 19th century but its wells were eventually covered in 1866 by the Church of St Philip, which was in turn demolished in 1982.

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- 5.6.3. Local landowners in Lewisham were keen to exploit the demand for property in the area revived by the spa and improved road connections, and several large houses were built for leasing to a new class of wealthy tenants. Substantial detached villas continued to be built in the area until the mid-19th century, including The Lawn, Hanover Lodge and Sheenewood (GLHER 149868). At the same time, a concentration of shops, chapels, schools, public houses and forges grew up along the central section of Sydenham Road. To the north of Sydenham Road, from Mayow Road to the former Greyhound public house (GLHER 142653), stretched the Old House Estate (GLHER 106711), which at its greatest extent was Sydenham's largest. The Old House was formerly known as Brookehouse Farm, after a 16th-century tenant (GLHER 115854). In 1713 the farm was sold to a wine merchant, Edward Hodson, who added to its lands and rebuilt the house. In 1786 the bulk of the Old House Estate, including Old House itself, was acquired by a lawyer named Wynell Mayow (GLHER 140297). The property remained in Mayow hands until the end of the 19th century (LBC 2006, 8).
- 5.6.4. Despite new development, Sydenham remained primarily a farming community (LBC 2006, 7). Rocque's map of 1746 (Fig 6) shows Sydenham in 1746 as a small village dominated by farmhouses and cottages which straggled west along Sydenham Road from Sydenham (now Bell) Green. This became the heart of the community following the decline of Place House and the manor of Sydenham during the 17th century. At this time the site lay within Sydenham Common to the north-west of the village, labelled by Rocque as 'West Wood Common'. The village's inhabitants would have used this area to graze their animals and collect wood, so when in 1614 the leaseholder of the common attempted to enclose it, the commoners took the case to court and won (GLHER 146831). This success, however, only postponed the inevitable and the common was eventually enclosed by Act of Parliament between 1810 and 1819. An anonymous map drafted in 1799 (Fig 7) captures how the area, effectively unchanged since at least the mid-18th century, appeared several years before the enclosure. It also depicts the local road network as it was at the very end of the 18th century.
- 5.6.5. For Sydenham in general, the 19th century was a period of change and growth. The 1810 Act of Enclosure affected the whole of Sydenham Common and thus much of the study area. A total of 219 acres of the common was awarded to the Earl of Dartmouth (also Viscount Lewisham), whose agents divided the land into smaller plots for renting to market gardeners and for building (LBC 2010, 11). However, development of the land was slow, and at least 75% of it was still in agricultural use 40 years after the passing of the Act. As a consequence, in 1835 Sydenham was still 'a charming Kentish village, with farms, cottages and a number of grand houses and villas, some, such as the Old House, located at the centre of substantial estates' (LBS 2006, 9).
- 5.6.6. The first major change in the landscape of the study area came with construction of the Croydon Canal, which was opened in 1809 (GLHER 99898, 151606). It was intended that the canal would provide a means for Croydon's business community to access London markets, and form part of an inland waterway between London and Portsmouth that would help to protect British shipping from French and Dutch attacks during the Napoleonic Wars. However, whilst the canal was popular as a pleasure route, it had little commercial success, partly

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because the twenty-six locks in the Forest Hill area created a chokepoint which eventually led to the canal's demise (LBC 2010, 10).

- 5.6.7. The canal was closed in 1836 and some of its route was covered by the line of the London and Croydon Railway, which opened in 1839. With the new railway connection, Sydenham became fully integrated with London. This proved to have a galvanising effect on development of the area, with the majority of the new houses for the commuting middle class which quickly followed being built on the former common and the site of the former canal reservoir. The 1841 tithe map of Lewisham (Fig 8) shows the site and its surroundings in the midst of this transformation, with a dense pattern of modestly-sized terraced and slightly larger semi-detached houses superimposed on a grid of recently established fields carved out of the common. The site itself lay within a triangular pasture field owned and occupied by a Thomas Hunt. The tithe apportionment does not, however, mention the two pairs of semi-detached houses, fronting onto what soon became Willow Road, which are depicted on the map (see Plate 6).
- 5.6.8. Even more important to the growth of Sydenham was the news in 1852 that Crystal Palace was to be re-erected on Sydenham Hill, to the south-west of the 1km study area (GLHER 140628). The number of new houses built in the area each year doubled, and the size of the average house also grew. Notable examples of this boom include Sydenham Hall (GLHER 131196), Round Hill House (GLHER 127922), 111 Sydenham Hill (GLHER 123736), Featherstone Lodge (GLHER 99348), 2, 4 and 5-11 Jews Walk (NHLE 1192966, 1358476, 1192978), and 14-24, 26 and 28 Westwood Hill (NHLE 1079945, 1194256). The boom lasted for around 20 years and its results are clearly visible in the 1875 Ordnance Survey (OS) map (Fig 9). By this date, the central part of the former common had developed into an independent settlement referred to as Upper Sydenham (in contrast to Lower Sydenham which comprised much of the old village to the east of the railway). The 1875 map shows the site fully developed with a row of semi-detached houses that were to occupy it until the early 1960s; there was also a public house in the northern corner of the site.
- 5.6.9. As the 1897 OS map suggests (Fig 10), by the end of the 19th century the heyday of Sydenham as a fashionable suburb had passed, and substantial villas had given way again to terraces and semi-detached properties designed to suit the lower-middle classes. It is believed that this change began in 1877, when the Newlands estate was sold to the British Land Company which built the first intensive development of small houses at the fashionable west end of Sydenham Road (LBC 2006, 9).

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Plate 6: Cottages at 18-20 Willow Way photographed in the 1950s. These represent the type of building which occupied the site until its clearance in the 1960s (after Houghton Budd Architects 2014, 8)

5.7. Modern (Fig 5)

- 5.7.1. Sydenham's fortunes continued to decline during the inter-war years, particularly after the destruction of Crystal Palace by fire in 1936. It was at this time that many large houses in Sydenham were converted into lodgings (LBC 2006, 13). During WWII, Sydenham was the target of at least one air raid and V1 as well as V2 rockets (Ward 2015). While the buildings within the site appear to have suffered only minor and non-structural blast damage, many properties to the north, particularly at the junction of Willow Road and Dartmouth Road were completely destroyed (Fig 11). The heavy bombing combined with war-time shortages to accelerate the decay of those buildings which survived.
- 5.7.2. After the war, bombsites and areas of derelict homes were targeted for the development of new blocks of flats. During the 1950s and 1960s several new council estates were built in the Sydenham and Forest Hill areas, whilst other heavily damaged or destroyed areas were reclaimed for industry. An example of the latter is a sheet-metal works which was developed to the north of the site in the post-war years (Fig 12). Plans by London County Council for the demolition of buildings on the site as part of a wider slum clearance scheme began to be developed during 1953 (LMA document ref. GLC/MA/SC/03/0519), with demolition appearing to have been completed by 1964 (Fig 13). By 1967 the garage at 21-25 Willow Road (which had been erected for Oak Motor Works, engine reconditioners and machinists) and a printworks at 51-57 Willow Road (erected for Backhouse & Britton, commercial and general printers) had been built on the site (Fig 14, Plate 7 and Plate 8). Around the same time an

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electricity substation was built beside the north wall of the printing works. This was later replaced by a building at 27 to 49 Willow Way (now occupied by Hallmark Catering Hire) which had been erected beside 51-57 Willow Road by 1973-75 (Plate 9), thus completing the current layout of the site (Fig 15).



Plate 7: A photograph of the site taken in February 1967. The recently erected printworks and substation at 51-57 Willow Road are visible in the foreground to the right, with Oak Motor Works at 21-25 Willow Way to the left. The towering Police Section House building dominates the background centre (LMA ref. GLC/AR/BR/34/003889/4-5).



Plate 8: A photo of Oak Motor Works taken in February 1967 (LMA ref. GLC/AR/BR/34/003889/1). During the 1990s the building was extended northwards into the car-park shown in this picture.

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Plate 9: A photo of the site taken between 1973 and 1975 showing the existing building at 27- 49 Willow Way in the foreground right. Oak Motor Works is visible in the background to the left (LMA ref. GLC/AR/BR/34/004740).

6. KNOWN PAST IMPACTS

- 6.1.1. For most of its history, the site was located in an area where very little activity that could have impacted on below-ground horizons would have occurred. Until as late as the 1810 Act of Enclosure the site was part of Sydenham Common, before briefly becoming pasture. By 1875 it had been fully developed.

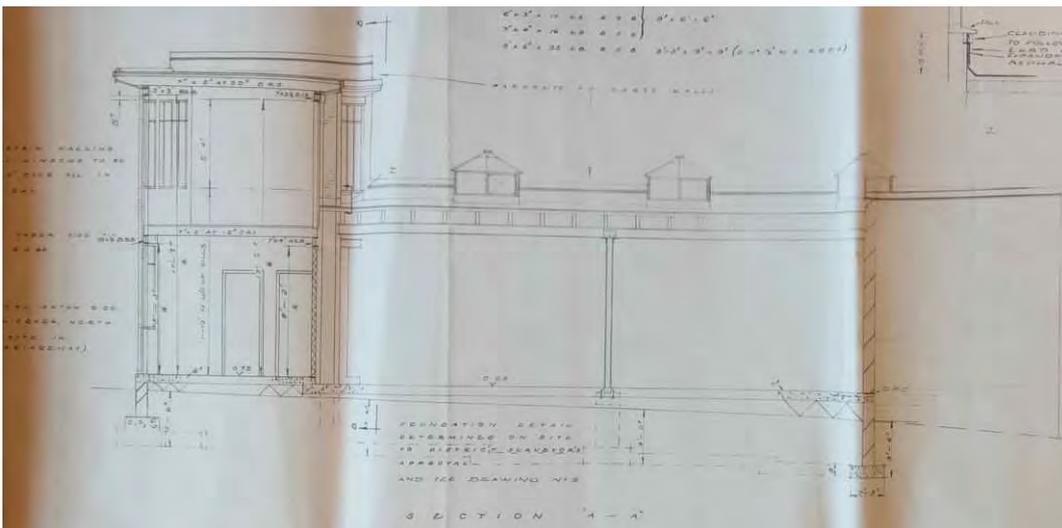


Plate 10: Architect's drawing showing a cross-section of the building at 51-57 Willow Way (LMA ref. GLC/AR/BR/34/003004).

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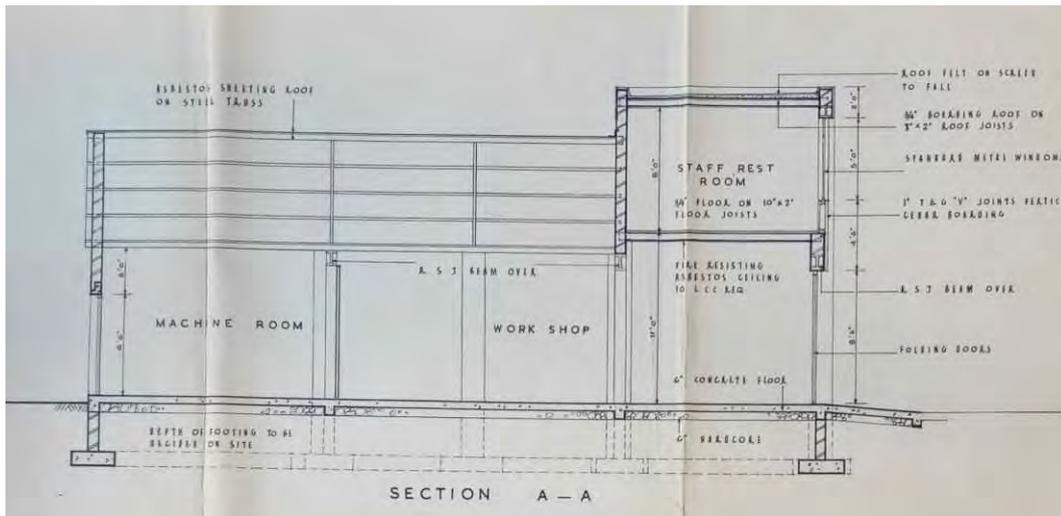


Plate 11: Architect's drawing showing a cross-section of the building at 21-25 Willow Way (LMA ref. GLC/AR/BR/34/003889)

- 6.1.2. It is unlikely that the site would have been impacted to a notable extent by agricultural practices, and there is nothing to suggest that any previous or existing buildings had basements or cellars. An architect's drawing (dated to between 1963-65) for the existing building at 51 to 57 Willow Way implies that its strip foundations were intended to reach between c. 0.9m and 1.8m below ground level (bgl) with a width of c. 0.6m to 0.9m (Plate 10). The drawing, however, makes it clear that the actual foundation details would have been determined on site. Architect's drawings for 21-25 Willow Way also indicate that the depth of its foundations would have been determined on site, with an indicative depth of c. 1.2m bgl and a width of c. 0.7m (Plate 11).
- 6.1.3. Taken together, the available information indicates that previous impacts on any archaeological deposits that may be present within the site are likely to have been localised and confined to the footprint of foundations and service trenches.

7. STATEMENT OF ARCHAEOLOGICAL POTENTIAL

7.1. Introduction

- 7.1.1. While there are no known non-designated heritage assets within the site, there is a potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present. This potential is discussed below.

7.2. Prehistoric

- 7.2.1. The GLHER has no record of any prehistoric activity within the study area. However, this may be caused by the almost complete absence of intrusive archaeological investigations rather than an actual lack of archaeological remains. Since there is insufficient information to allow it to be qualified, the potential for the site to contain prehistoric remains is uncertain. Given

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the absence of evidence elsewhere, any remains of this date that might be present within the site are likely to be of medium heritage value.

7.3. Roman

7.3.1. The evidence for Roman activity is scarce, comprising a single chance find. While this may imply a low potential for the site to contain archaeological remains of this date, the absence of archaeological investigations within the 1km study area again makes such an assessment precarious. Consequently, the potential for the site to contain Roman remains is deemed to be uncertain. Given the absence of evidence elsewhere, any remains of this date that might be present within the site are likely to be of medium heritage value.

7.4. Early medieval and medieval

7.4.1. There is no archaeological evidence to suggest early medieval or medieval activity within the 1km study area, although documentary and linguistic evidence indicate that Sydenham originated in these periods. However, given the absence of archaeological investigations within the study area, the potential for the site to contain early medieval or medieval remains is uncertain. Given the absence of evidence elsewhere, any remains of this date that might be present within the site are likely to be of low to medium heritage value.

7.5. Post-medieval and modern

7.5.1. Cartographic and documentary evidence indicates that the site, as part of Sydenham Common, remained undeveloped land throughout most of the post-medieval period. Between 1810 and 1819 it was turned into enclosed pasture. Its development began in the mid-19th century when two pairs of semi-detached cottages were constructed on the site. By 1875, it had been fully developed. Other than remains associated with these buildings the potential for the site to contain as yet unknown heritage assets of post-medieval and modern date is considered to be low. Any such remains associated with enclosure are likely to be of low heritage value.

8. CONCLUSIONS AND RECOMMENDATIONS

8.1.1. There are no designated or non-designated heritage assets within the site. The assessment of the heritage value of built heritage assets within the study area, and the possible impacts on that value arising from the proposed development, lies beyond the scope of this report and is considered in *21-57 Willow Way (Site A), Sydenham: Heritage Statement* (PCA Heritage 2022).

8.1.2. The archaeological and historical evidence from the site and a 1km area surrounding it suggests that the site has a low potential to contain as yet unknown archaeological remains of post-medieval and modern periods. The dearth of archaeological evidence there is for the prehistoric, Roman, early-medieval and medieval periods may be the function of the near complete absence of intrusive archaeological investigations within the study area, rather than an actual absence of evidence. Consequently, there is insufficient information to allow the

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potential for the site to contain archaeological remains of these periods to be quantified.

- 8.1.3. Since the mid- to late 19th century the site has been subject to residential and then industrial development and use. This has included the construction of a series of buildings, yards, service runs and other auxiliary structures, all of which will have had localised impacts on below-ground archaeological remains, should they have existed.
- 8.1.4. The proposed development comprises the demolition of existing buildings and redevelopment to provide employment floorspace (Use classes E(g)(i)(ii)(iii)) and residential dwellings including affordable housing and amenity space.
- 8.1.5. The discovery and subsequent recording of archaeological remains during the construction phases of a project can pose a risk to the construction programme which is difficult to quantify and manage. On sites such as the one considered in this report, where the existence of archaeological remains is not proven, archaeological monitoring of geotechnical works is often an effective first stage in the establishment of the presence/absence of archaeological remains in advance of construction commencing. Should it be warranted by the results of the archaeological monitoring, a targeted archaeological trial trench evaluation may be an effective second stage in the establishment of the presence/absence and nature of archaeological remains, in advance of construction commencing.

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10. APPENDIX 1: DESIGNATED HERITAGE ASSETS AND LOCALLY LISTED BUILDINGS WITHIN A 500M STUDY AREA

Key: LB = listed building, CA = conservation area, LLB = locally listed building, n/a = not applicable

Designated heritage assets					
NHLE ref.	Type	Name	Grade	Easting	Northing
n/a	CA	Sydenham Hill/Kirkdale	n/a	534644	172415
n/a	CA	Cobb's Corner	n/a	535253	171723
n/a	CA	Forest Hill	n/a	535065	173158
n/a	CA	Halifax Street	n/a	534869	172040
n/a	CA	Jews Walk	n/a	535001	171793
n/a	CA	Sydenham Park	n/a	535174	172248
1079945	LB	26 And 28, Westwood Hill Se26	II	534964	171710
1079973	LB	Spire From Former Church Of St Antholin (Now Between Two Facing Modern Terraces)	II	535072	172545
1079976	LB	Farnboro House	II	534967	171977
1079977	LB	Monument At South Side Of Junction With Jews Walk	II	534998	171951
1080021	LB	124-128, Kirkdale Se26	II	534925	172046
1192966	LB	2, Jews Walk Se26	II	534950	171913
1192978	LB	5-11, Jews Walk Se26	II	534989	171812
1194256	LB	14-24, Westwood Hill Se26	II	534987	171709
1246819	LB	24-29, Lammas Green	II	534663	172408
1246820	LB	30-39, Lammas Green	II	534600	172413
1246890	LB	13-23, Lammas Green	II	534642	172478
1261992	LB	Forest Hill Public Library	II	535214	172550
1267837	LB	Holy Trinity School	II	535174	172523
1285801	LB	Church Of St Bartholomew	II*	535102	171670
1286784	LB	104, Dartmouth Road Se26	II	535149	172446
1358476	LB	4, Jews Walk Se26	II	534946	171894
1358517	LB	St David's	II	535060	171679
1392512	LB	High Street Buildings	II	534952	172022
1392722	LB	Louise House	II	535231	172560
1402184	LB	Former Sydenham Public Lecture Hall With Entrance Gates, Piers And Railings	II	534823	172149
Locally listed buildings					
PCA Heritage (2022) ref.	Type	Name	Grade	Easting	Northing
BHA001	LLB	Dietrich Bonhoeffer Church, Dacres Road	n/a	535484	172313
BHA002	LLB	The Talma PH, Wells Park Road	n/a	534604	171970
BHA003	LLB	3 to 4 Albion Villas Road	n/a	535241	172460
BHA004	LLB	5 to 6 Albion Villas Road	n/a	535263	172471
BHA005	LLB	2 Charlecote Grove	n/a	534851	172319

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BHA006	LLB	8 Charlecote Grove	n/a	534855	172330
BHA007	LLB	107 and 109 Dartmouth Road	n/a	535285	172547
BHA008	LLB	149 to 151 Dartmouth Road	n/a	535105	172354
BHA009	LLB	165 to 175 Dartmouth Road	n/a	535068	172297
BHA010	LLB	88 to 90 Dartmouth Road	n/a	535175	172488
BHA011	LLB	Bricklayers Arms, 189 Dartmouth Road	n/a	535022	172228
BHA012	LLB	Forest Hill Baths, Dartmouth Road	n/a	535255	172592
BHA013	LLB	27-39 Halifax Street	n/a	534845	172071
BHA014	LLB	1 and 3 Jews Walk	n/a	534991	171843
BHA015	LLB	13 Jews Walk	n/a	534984	171763
BHA016	LLB	9 to 15 Kelvin Grove	n/a	534753	172169
BHA017	LLB	168-178 Kirkdale	n/a	535043	171829
BHA018	LLB	57 Bounds Cottage, Kirkdale	n/a	534847	172308
BHA019	LLB	Fox and Hounds public house, Kirkdale	n/a	534964	172006
BHA020	LLB	Kirkdale School	n/a	534824	172164
BHA021	LLB	The Woodman public house, 110 Kirkdale	n/a	534892	172119
BHA022	LLB	Ashtree Cottage & Rouselle Cottage, Mount Gardens	n/a	534687	172388
BHA023	LLB	Lynton Cottage & The Cottage, Mount Gardens	n/a	534691	172364
BHA024	LLB	The Orchard, Mount Gardens	n/a	534625	172334
BHA025	LLB	1 Redberry Grove	n/a	535223	172414
BHA026	LLB	2 Redberry Grove	n/a	535233	172417
BHA027	LLB	3 Redberry Grove	n/a	535239	172418
BHA028	LLB	4 Redberry Grove	n/a	535249	172424
BHA029	LLB	Gates and Piers, Redberry Grove	n/a	535194	172372
BHA030	LLB	2 to 10 Round Hill	n/a	535113	172473
BHA031	LLB	34a Sydenham Hill	n/a	534565	172371
BHA032	LLB	34 Sydenham Hill	n/a	534543	172332
BHA033	LLB	26 and 28 Sydenham Park	n/a	535128	172088
BHA034	LLB	37 to 43 Sydenham Park	n/a	535173	172201
BHA035	LLB	14 Sydenham Park Road	n/a	535174	172352
BHA036	LLB	18 to 22 Sydenham Park Road	n/a	535196	172314
BHA037	LLB	Park Cottage, 59 Sydenham Park Road	n/a	535292	172198
BHA038	LLB	60-92 Thorpewood Avenue	n/a	535113	172564
BHA059	LLB	89-91 Kirkdale	n/a	534895	172182

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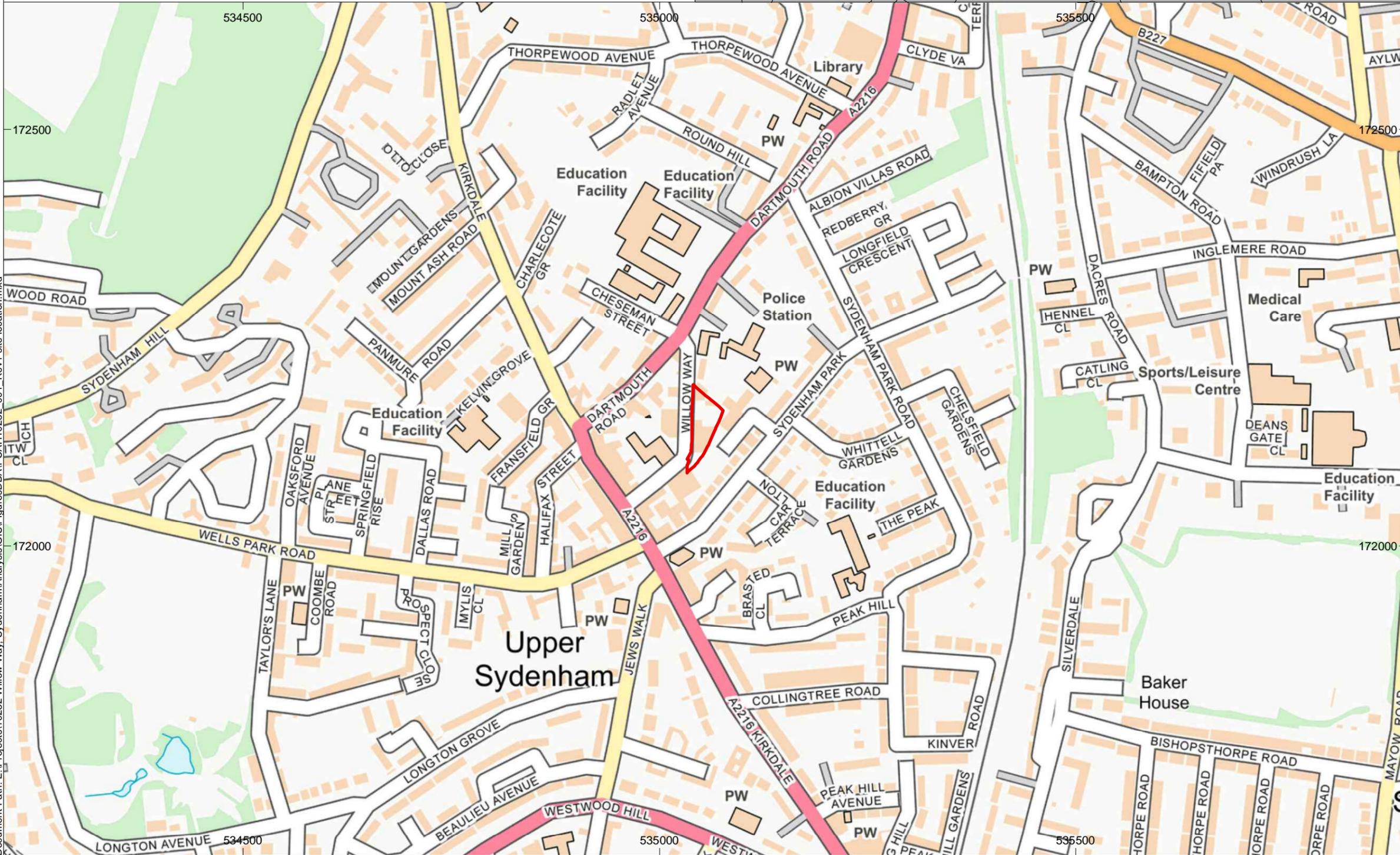
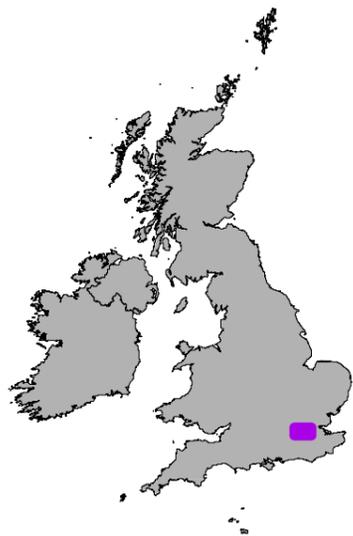
11. APPENDIX 2: NON-DESIGNATED HERITAGE ASSETS WITHIN THE STUDY AREA

Key: MON = Monument; APA = archaeological priority area; n/a = not applicable

GLHER ref.	Type	Name	Period	Easting	Northing
77380	APA	Crystal Palace Park	n/a	534307	170920
77542	APA	Wells Park	n/a	534407	171834
77603	APA	Cox's Walk, Dulwich Common, Dulwich, London	n/a	534431	173134
78041	APA	Sydenham	n/a	536086	171569
99348	MON	Featherstone Lodge (Victorian House)	Post-medieval	534775	172764
99898	MON	Silverd Ales End (Post Medieval Tunnel)	Post-medieval	535407	171605
101315	MON	Edgehill Auxiliary Hospital (Edgehill House) (First World War Auxiliary Hospital)	Modern	535146	171927
103287	MON	5 -6 Albion Villas Road (Victorian Childrens Hospital)	Post-medieval	535263	172473
106711	MON	Sydenham Road Between Newlands Park And Tannsfield Road (Post Medieval House)	Post-medieval	535557	171455
115388	MON	Horniman Gardens (Georgian Statue)	Post-medieval	534852	173133
115854	MON	Earlsthorpe Road (Post Medieval House)	Post-medieval	535657	171505
117809	MON	Mill Gardens (Post Medieval Windmill)	Post-medieval	534827	172025
123736	MON	111 Sydenham Hill (Victorian Villa)	Post-medieval	534559	172532
127922	MON	SYDENHAMSE26 (Post Medieval House)	Post-medieval	535107	172525
130159	MON	Kirkdaleneare (Roman Findspot - Document)	Roman	535107	171705
131196	MON	Hall Drive (Post Medieval House)	Post-medieval	535137	171505
134603	MON	Kirkdaleneare (Roman Findspot & Findspot)	Roman	535107	171705
140297	MON	Mayow Park (Victorian Park)	Post-medieval	535734	171899
140628	MON	Crystal Place Park (Victorian Public Park, Park & Formal Garden)	Post-medieval	534298	170920
142653	MON	Greyhound Public House (Restoration Public House)	Post-medieval	535295	171579
142995	MON	Kirkdaleneare (Roman Findspot - Helmet)	Roman	535107	171705
145650	MON	Cox's Walk (Restoration Walk)	Post-medieval	534431	173134
146831	MON	Sydenham Wells Park (Elizabethan Spa)	Post-medieval	534400	171835
147268	MON	Horniman Gardens (Victorian Garden)	Post-medieval	534798	173217
148833	MON	Church of the Holy Trinity, Sydenham (Victorian Church)	Post-medieval	535178	172245
149868	MON	Sheenewood (Post Medieval House)	Post-medieval	534927	171575
151606	MON	Silverd Ales End (Post Medieval Canal)	Post-medieval	535407	171605

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12. FIGURES



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Drawing title and number:
Fig1 Site location
 Drawing 10232/001

Status	Revision	Date	Drawn by	Checked by
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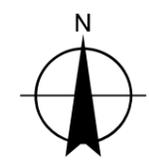


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 Site

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Drawing title and number:
Fig 2 Existing site layout
Drawing 10232/002

Status	Revision	Date	Drawn by	Checked by
I	1	15/12/2022	JG	AS



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1	Client's com. addressed	JG	15/12/22	AS

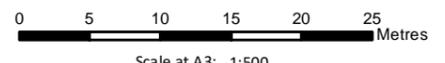
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Drawing title and number:
Fig 3 Proposed development
 (ground floor)
 Drawing 10232/003

Status	Revision	Date	Drawn by	Checked by
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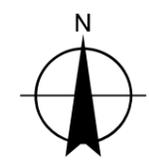


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- Site
- Study area 500m
- Conservation area
- Listed building Grade II*
- Listed building Grade II
- Locally listed building

Revision	Description of revision	Rev. by	Rev. date	Checked
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Drawing title and number:
Fig 4 Designated heritage assets and locally listed buildings
Drawing 10232/004

Status	Revision	Date	Drawn by	Checked by
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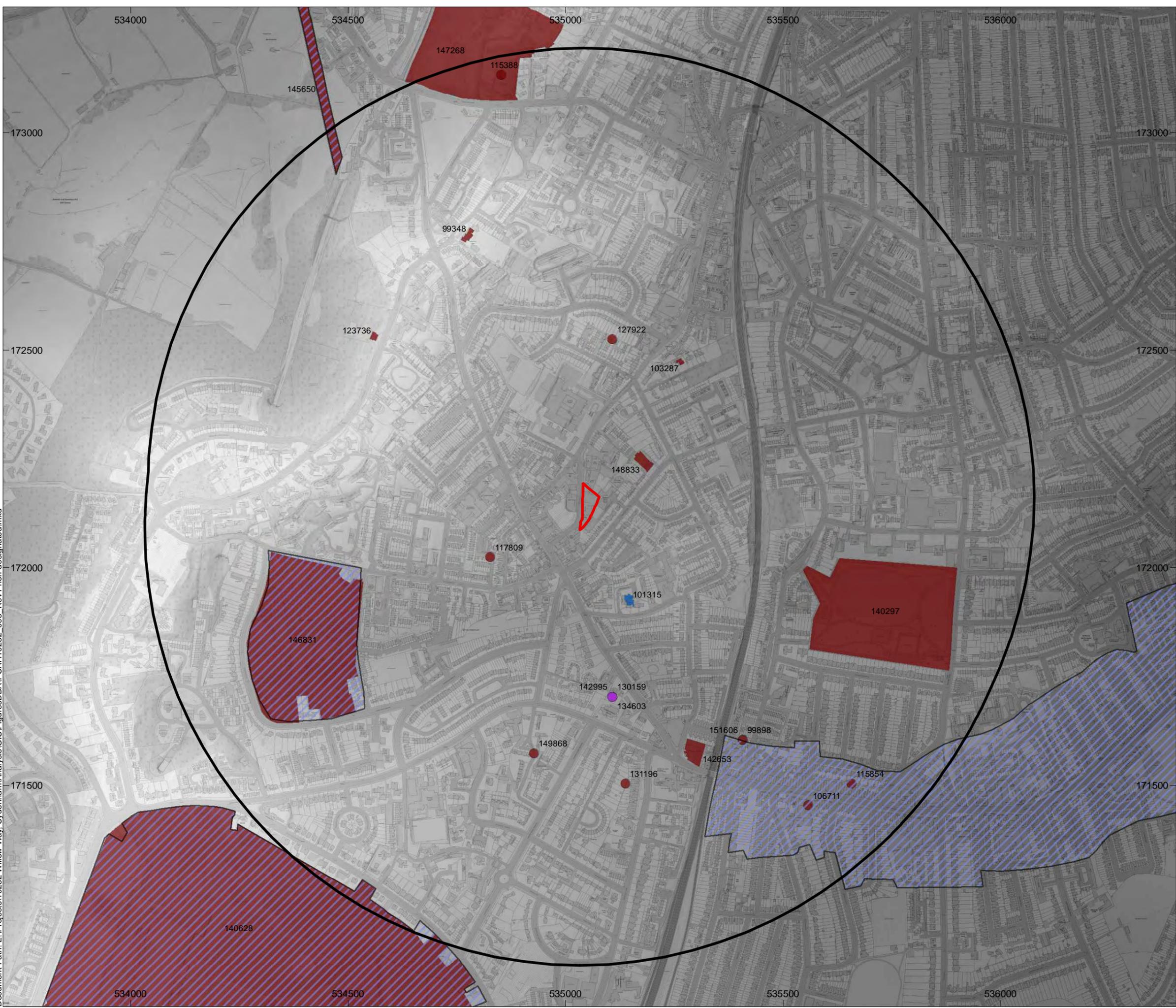
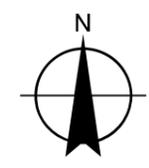


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- Site
- Study area 1km
- Archaeological priority area
- Roman
- Post-medieval
- Modern

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Drawing title and number:
Fig 5 Non-designated heritage assets
Drawing 10232/005

Status	Revision	Date	Drawn by	Checked by
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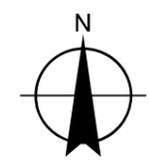


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- Site
- Study area 1km

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Drawing title and number:
Fig 6 Rocque's map of 1746
Drawing 10232/006

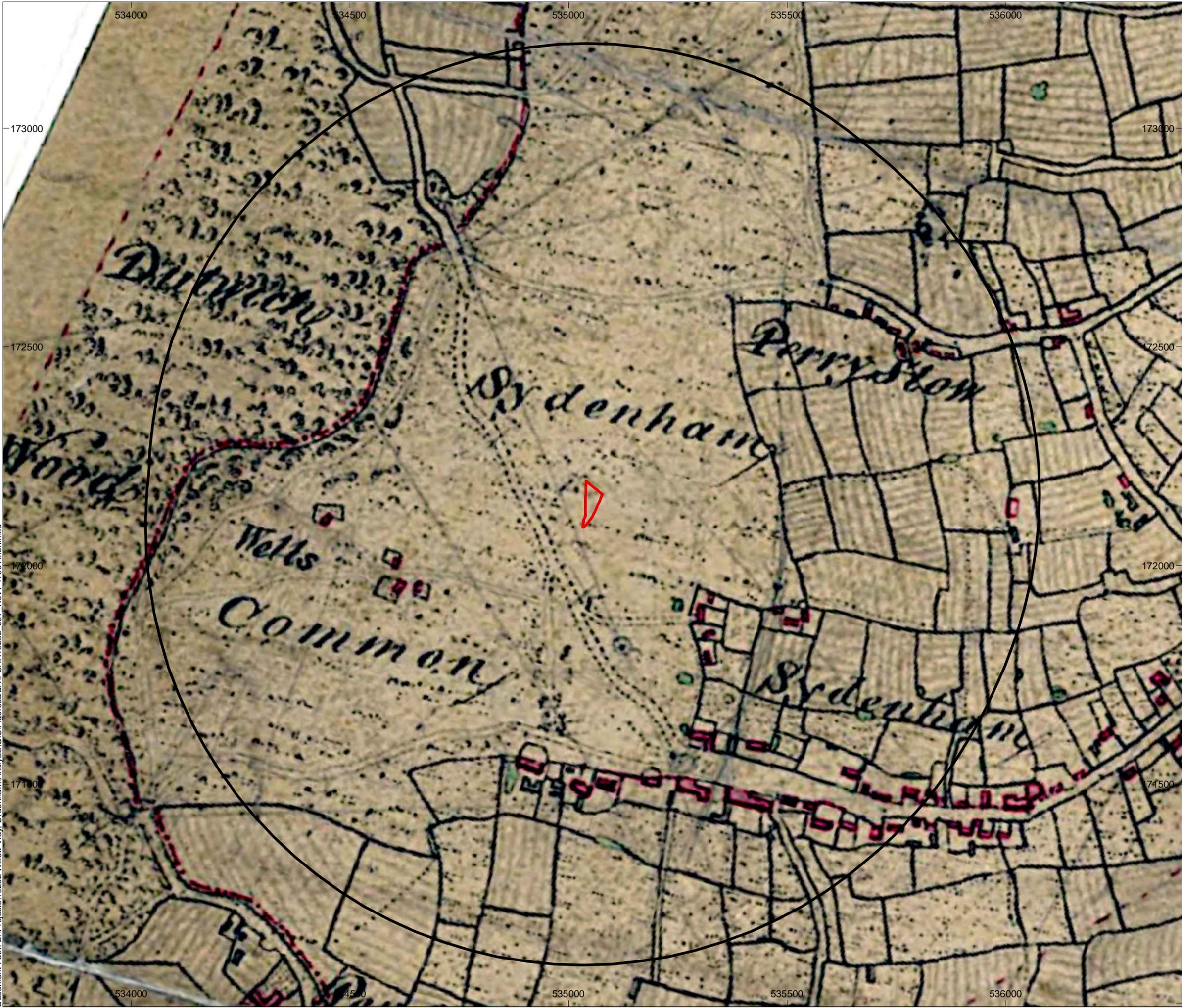
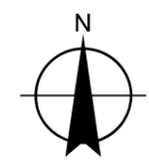
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-  Site
-  Study area 1km

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Drawing title and number:
Fig 7 Anonymous map of 1799
Drawing 10232/007

Status	Revision	Date	Drawn by	Checked by
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- Site
- Study area 500m

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Drawing title and number:
Fig 8 Lewisham Tithe map 1841
Drawing 10232/008

Status	Revision	Date	Drawn by	Checked by
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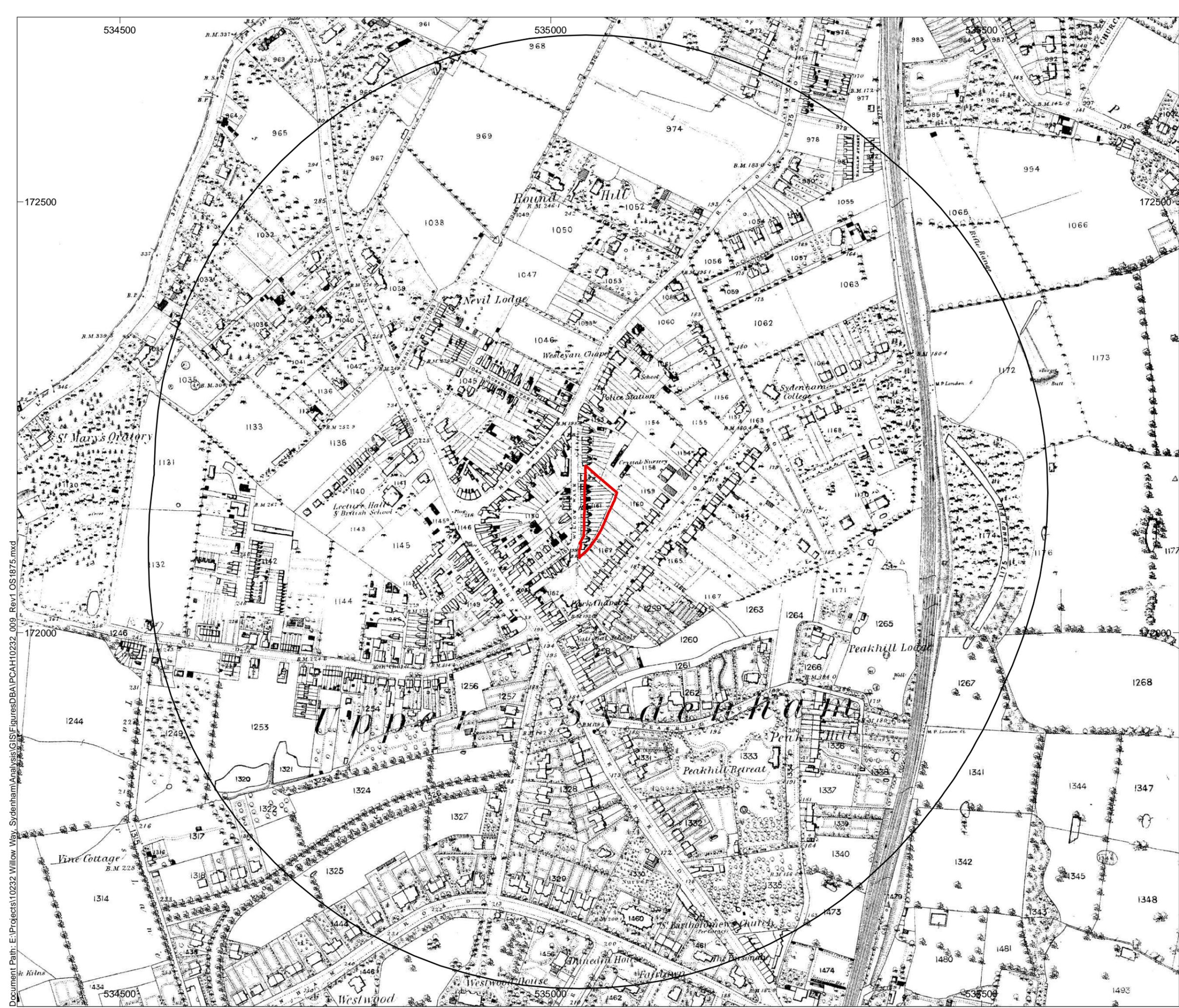


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- Site
- Study area 500m

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Drawing title and number:
Fig 9 Ordnance Survey map of 1875
1 to 2500 scale
Drawing 10232/009

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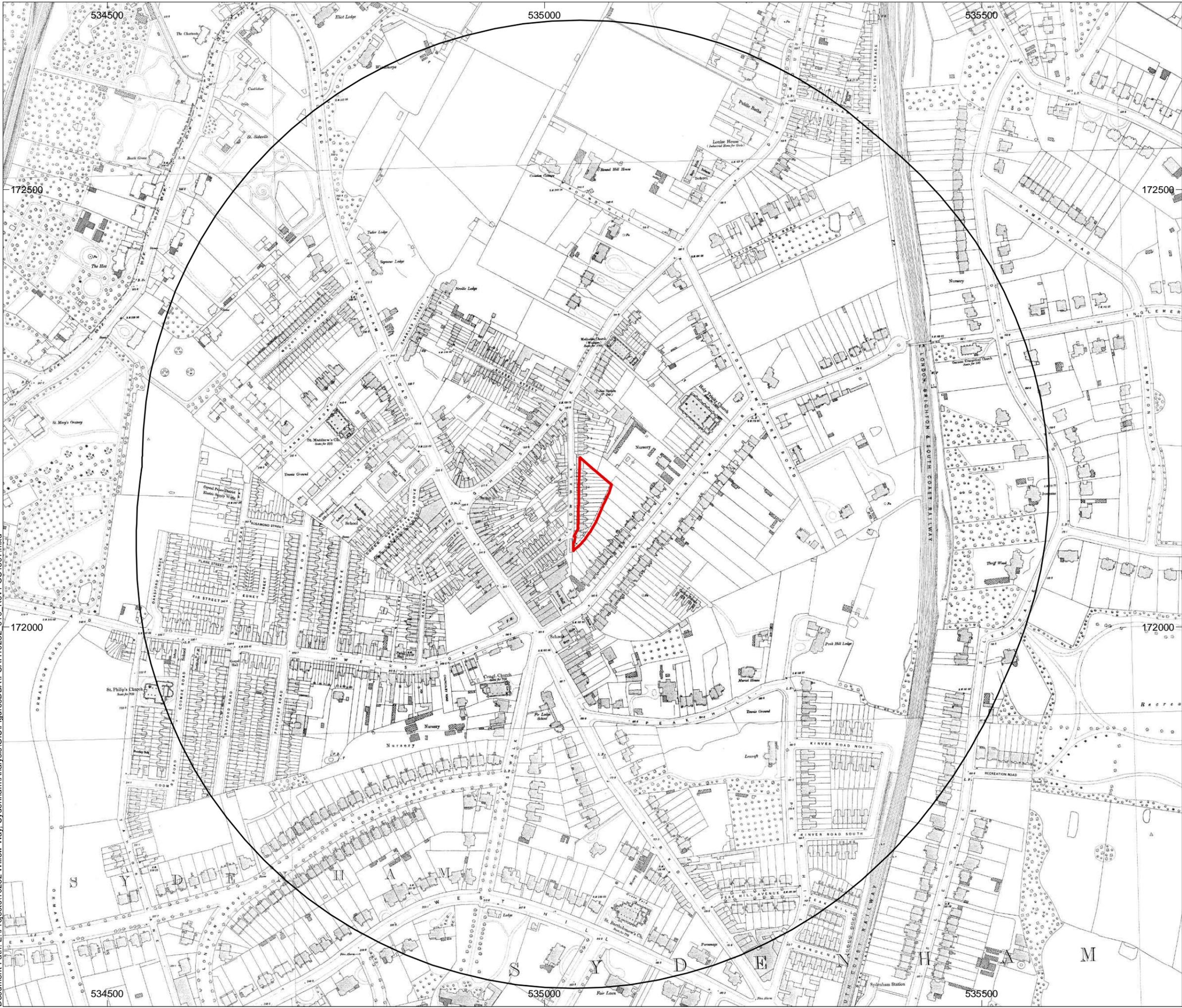
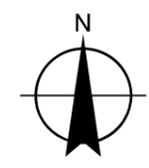


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- Site
- Study area 500m

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Drawing title and number:
Fig 10 Ordnance Survey map of 1897
1 to 1056 scale
Drawing 10232/010

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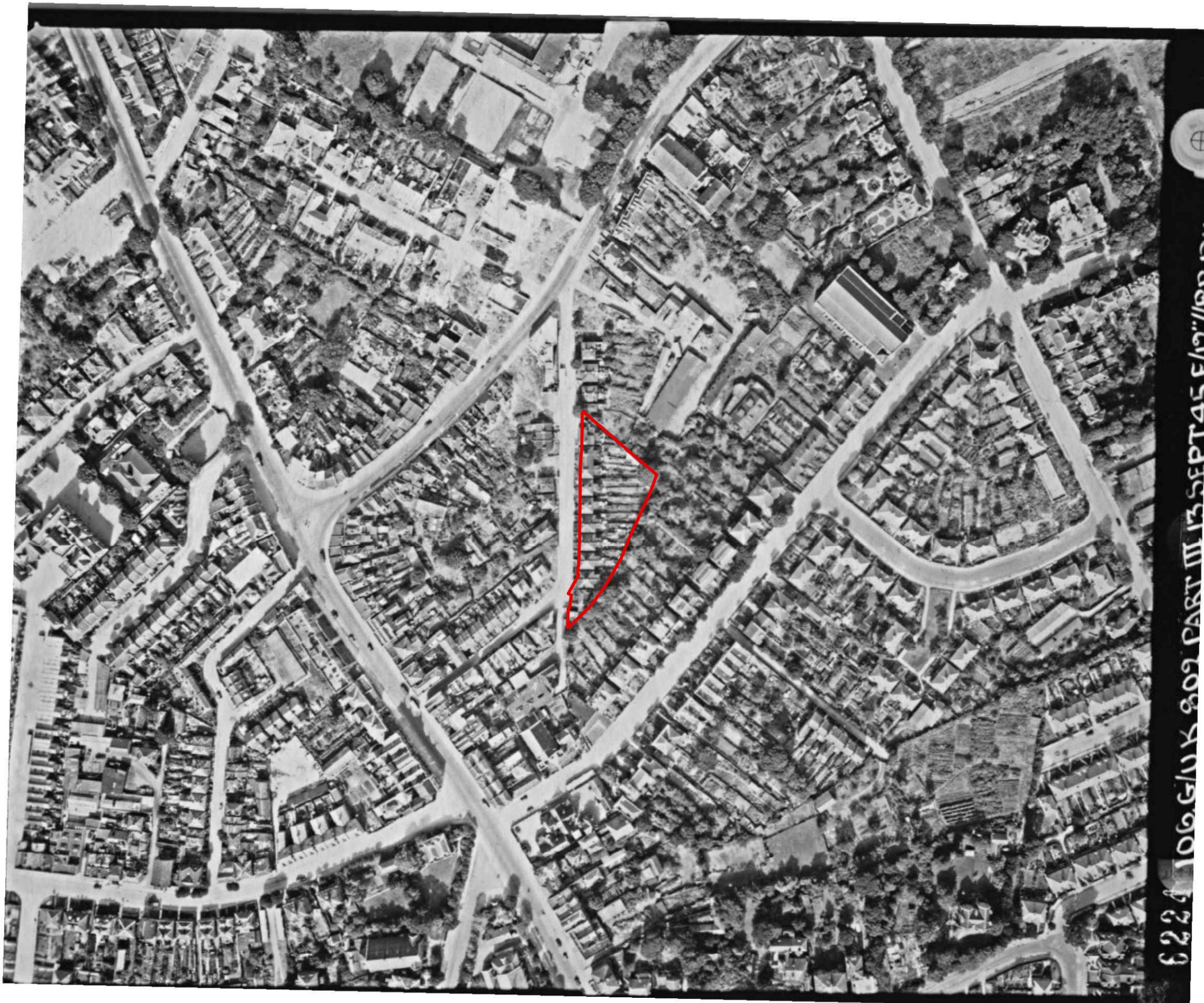
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172000

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Drawing title and number:
Fig 11 Aerial photo taken on 13/09/1945
English Heritage© raf_106g_uk_802_rvp3_6224
Drawing 10232/011

Status	Revision	Date	Drawn by	Checked by
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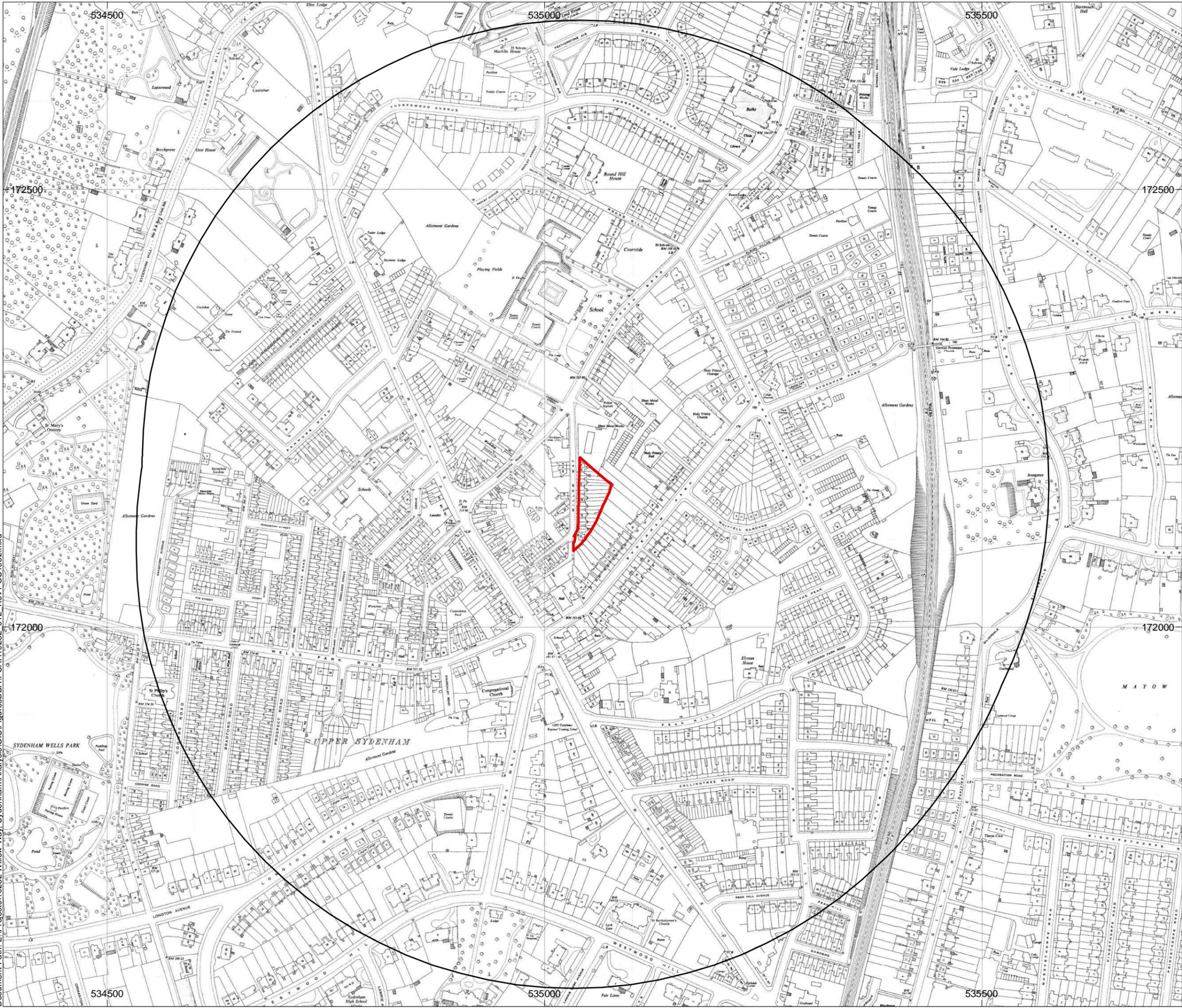


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- Site
- Study area 500m

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Drawing title and number:
Fig 12 Ordnance Survey map of 1952
1 to 1250 scale
Drawing 10232/012

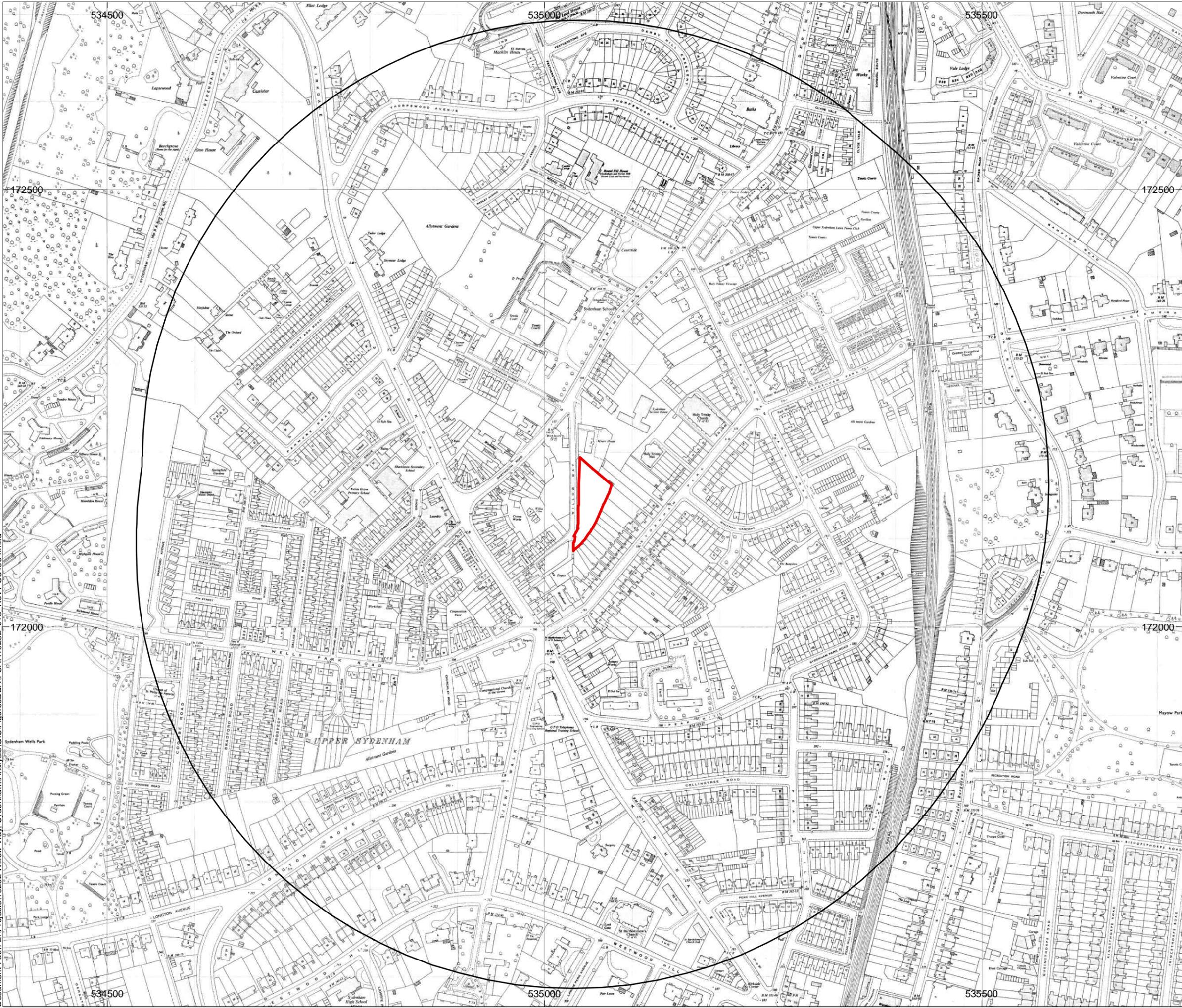
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- Site
- Study area 500m

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Fig 13 Ordnance Survey map of 1964
1 to 1250 scale
Drawing 10232/013

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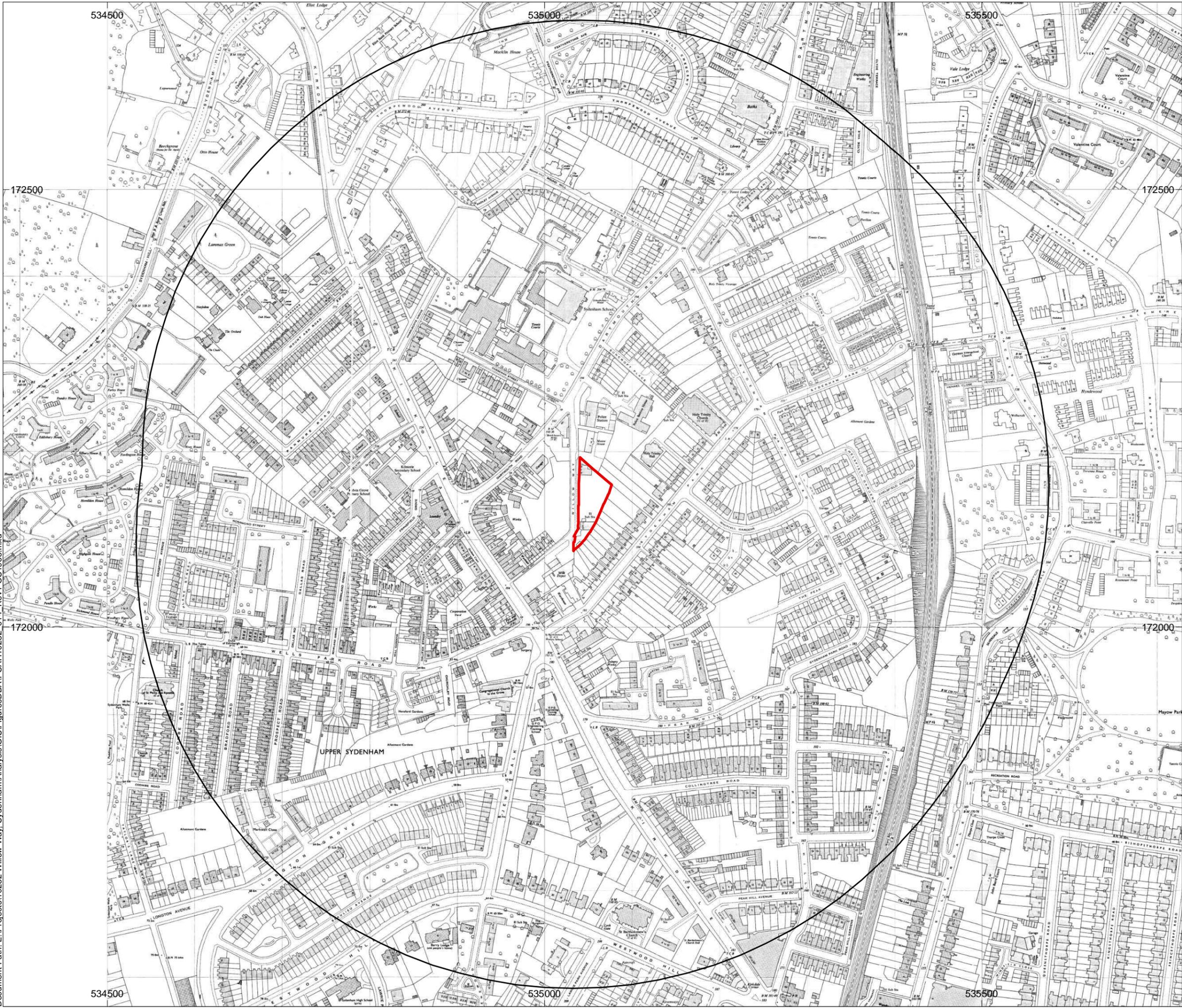


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- Site
- Study area 500m

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Drawing title and number:
Fig 14 Ordnance Survey map of 1968
1 to 1250 scale
Drawing 10232/014

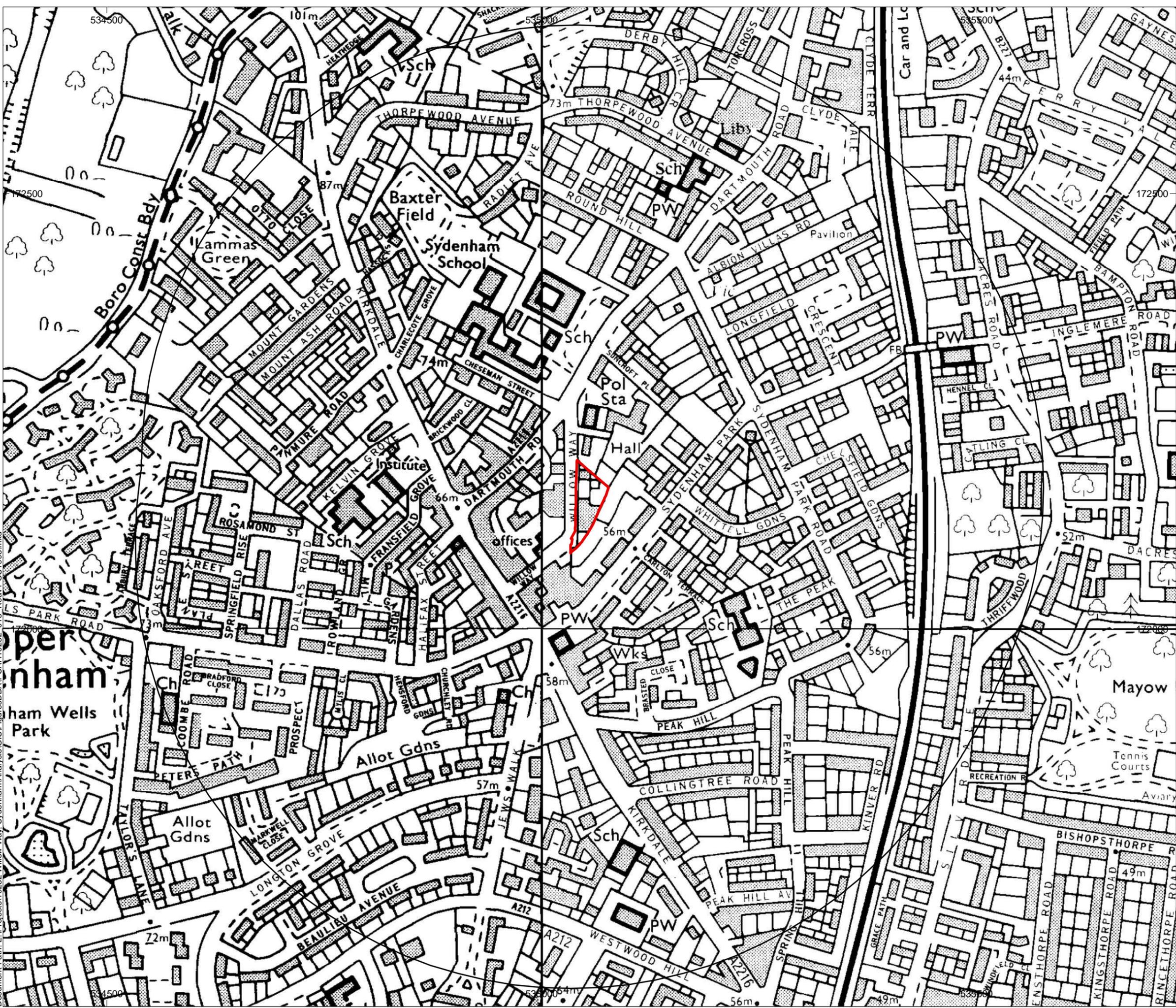
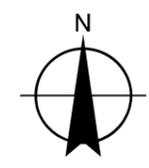
Status	Revision	Date	Drawn by	Checked by
I	1	15/12/2022	JG	AS



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-  Site
-  Study area 500m

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1	Client's com. addressed	JG	15/12/22	AS

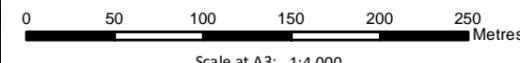
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Drawing title and number:
Fig 15 Ordnance Survey map of 1993
Drawing 10232/015

Status	Revision	Date	Drawn by	Checked by
I	1	15/12/2022	JG	AS



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