

Thames Tideway Tunnel
Thames Water Utilities Limited



Application for Development Consent

Application Reference Number: WWO10001

Heritage Statement

Doc Ref: **5.3**

Appendix M

APFP Regulations 2009: Regulation **5(2)(m)**

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Thames Tideway Tunnel

Heritage Statement

Appendix M: Deptford Church Street

List of contents

	Page number
M.1 Site location and context	1
Historical context	2
M.2 Relevant local heritage policy and guidance	3
M.3 Description of heritage assets and significance summary	3
Brick wall and cobbled surface	4
Railway viaduct.....	4
St Paul’s Church.....	5
St Paul’s churchyard walls.....	5
St Joseph’s Roman Catholic Primary School	5
St Paul’s Conservation Area.....	6
Deptford High Street Conservation Area	6
Deptford Creekside Conservation Area	7
Archaeology.....	7
Significance summary	8
M.4 Description of proposals and required heritage consents	8
Temporary construction works.....	8
Permanent above-ground structures	8
Brick wall and cobbled surface	10
Railway viaduct.....	10
St Paul’s Church.....	10
St Paul’s churchyard walls.....	10
St Joseph’s Roman Catholic Primary School	10
St Paul’s Conservation Area.....	10
Deptford High Street Conservation Area	10
Deptford Creekside Conservation Area	11
Archaeology.....	11
M.5 Heritage design considerations	11
M.6 Mitigation measures	12
M.7 Assessment of effects	12

Brick wall and cobbled surface	13
Railway viaduct.....	13
St Paul’s Church.....	13
St Paul’s churchyard walls.....	13
St Joseph’s Roman Catholic Primary School	13
St Paul’s Conservation Area.....	14
Deptford High Street Conservation Area	14
Deptford Creekside Conservation Area	14
Assessment in relation to policy	14
M.8 Conclusion.....	15

List of figures

	Page number
Figure M.1 St Paul’s Church (wide angle lens).....	5
Figure M.2 View of Deptford High Street Conservation Area (standard lens).....	6

List of tables

	Page number
Table M.1 Significance of heritage assets at Deptford Church Street	8
Table M.2 Drawings relating to heritage assets at Deptford Church Street	9
Table M.3 Historic environment: Gazetteer of known heritage assets shown on the historic environment features map	17
Table M.4 List of drawings in order.....	27

Appendix M: Deptford Church Street

M.1 Site location and context

- M.1.1 The site itself is triangular in shape and comprises areas of the Crossfield Open Space (as designated by the London Borough of Lewisham).
- M.1.2 A brick wall runs north-south across the site, dividing the grassed space into two separate areas. The eastern side is fenced and gated and is currently used as a dog exercise area and the western side features a low railing fence and is used as an informal area of public open space.
- M.1.3 The site is designated as part of a Site of Nature Conservation Importance, which also includes the churchyard on the opposite side of Coffey Street, and features a number of mature trees and smaller shrubs. The site also falls within the St Paul's Conservation Area.
- M.1.4 The site is bounded to the north by Coffey Street, to the east by Deptford Church Street, and to the southwest by Crossfield Street.
- M.1.5 The Grade I listed St Paul's Church is situated to the north of the site off Coffey Street. The churchyard is designated as open space. There are Grade II listed walls and railings to the north and east of the church and the Grade II listed walls of the former Baptist chapel are situated to the southeast of the church. To the north of the church on Albury Street are a number of timber-framed, pre-19th century houses and early 18th century terraced houses.
- M.1.6 To the northeast lies the Sue Godfrey Nature Reserve, which is separately designated as a Site of Nature Conservation Importance. The reserve forms part of a potential east-west link across Deptford from Deptford High Street to Deptford Creek, as set out in the London Borough of Lewisham's *North Lewisham Links Strategy* (2007). The nearest residential buildings are the three-storey houses on the corner of Deptford Church Street and Berthon Street.
- M.1.7 To the east of the site are the residential apartment buildings of Congers House and Farrer House, which are five storeys high and lie approximately 50m to the east of the site. The industrial area along Deptford Creek further east is characterised by two and three-storey warehouses that range from small units to large-scale sheds. The development pattern here is typical of industrial estates and comprises small access roads informally arranged around Deptford Creek and the Docklands Light Railway. The Laban Dance Centre is also located in this area.
- M.1.8 The pattern of residential development continues to the southeast. To the south of the site lies St Joseph's Roman Catholic Primary School and the Grade II listed railway viaduct. On the far side of the viaduct is the Wavelengths Leisure Centre. The Tidemill Academy and the Deptford Lounge development were also recently completed. The Deptford Lounge development includes Resolution Studios, which is seven storeys high and

provides a mixture of affordable housing, studios for local business and an exhibition space.

M.1.9 There have also been public realm improvements to current parking facilities such as Frankham Street, which now provides parking for shoppers. This area has been modified with a shared surface treatment to create a safe and secure environment.

M.1.10 Deptford High Street to the west of the site is a linear band of dense residential three-storey houses and retail terraces. It includes Deptford Railway Station, which has recently undergone improvement works. The arches of the viaduct in this location are currently occupied by a plumbing supplies retailer, a car mechanic business and a recycling centre.

Historical context

M.1.11 Deptford grew rapidly in the 17th century in response to the expansion of the nearby royal and commercial dockyards. There was ancillary industry and associated settlement on Deptford High Street and along the River Ravensbourne.

M.1.12 St Paul's Church was built set back from Deptford High Street in 1717/19 in the English Baroque style. A related rectory, shown in 18th and 19th century depictions of the church, was built at the same time. Although classical in design, the rectory's triangular form and large octagonal towers displayed Gothic influences often seen in the English Baroque style. Much of the churchyard's southern boundary wall dates to the 19th century; some earlier and later elements to the east and northeast of the churchyard survive.

M.1.13 The railway viaduct was added beyond the site boundary to the south in 1836. Crossfield Street was in place by the mid-18th century. Housing appeared on the site from at least the mid-18th century. A terrace of 24 houses, including a pub, fronted onto Deptford Church Street and some housing to the north fronted onto Crossfield Street. To the west of these houses were small public gardens that contained a water pump.

M.1.14 In the late 19th century, the rectory was demolished and housing was extended along the northern side of Crossfield Street. St Joseph's was built at this time. A series of residential blocks were built on the western side of the site in the late 19th century over the public gardens. In the early 20th century, the southern 14 houses of the terrace that fronted onto Deptford Church Street were demolished and replaced with a building known as Bates House.

M.1.15 The buildings on the site suffered bomb damage during the Second World War and in the late 20th century the buildings between Crossfield Street, Deptford Church Street and St Paul's churchyard were removed. A boundary wall on the western side of the former Bates House that may have been built at the same time as the house was left standing. Coffey Street was finally added in the late 20th century.

M.2 Relevant local heritage policy and guidance

- M.2.1 As this application for development consent relates to a Nationally Significant Infrastructure Project the NPS is the primary basis for decision making on all planning issues raised by the application. When it comes to assessing the acceptability of the application proposals it is the NPS that sets the relevant criteria to be applied. However, the project has been developed in the knowledge of local planning policies and, particularly, local land use planning designations.
- M.2.2 The London Borough of Lewisham's *Local Development Framework* comprises the *Core Strategy* Development Plan Document (adopted 29 June 2011). *Core Strategy* Policy 1 states that all new development must address the principles of good design and ensure the protection of heritage assets.
- M.2.3 *Core Strategy* Policy 15 states that any development should conserve and enhance the borough's heritage assets and the significance of their settings.
- M.2.4 *Core Strategy* Policy 16 and BE1 deals with conservation areas, heritage assets and the historic environment and reinforces the council's commitment to safeguarding their significance. Saved *Unitary Development Plan* Policy EN2 (Development in Conservation Areas) states that: "*new developments in conservation areas must, where possible, respect the historic context, volume, scale, form, materials and quality*".
- M.2.5 Saved *Unitary Development Plan* Policy EN3 states that: "*permission will not normally be granted for any development which would not preserve the setting of any listed building*".

M.3 Description of heritage assets and significance summary

- M.3.1 The site contains no listed buildings, although the roadway included within the boundary sits beneath a listed bridge. The site falls within a conservation area and there are a number of heritage assets (as defined in the NPS para. 4.10.2) near the site. These heritage assets are illustrated in the Historic environment features map and the Conservation areas map. The numbering on the Historic environment features map refers to the gazetteer in which the heritage assets are described in the *Environmental Statement*, which accompanies the application (Vol 23, Appendix E.1). The gazetteer is provided at the end of this appendix.
- M.3.2 The following heritage assets within and near the site are described below:
- a. Brick wall and cobbled surface
 - b. Grade II listed railway viaduct
 - c. Grade I listed St Paul's Church
 - d. Grade I listed St Paul's churchyard walls

- e. St Joseph's Roman Catholic Primary School
- f. St Paul's Conservation Area
- g. Deptford High Street Conservation Area
- h. Deptford Creekside Conservation Area
- i. Archaeology.

Brick wall and cobbled surface

- M.3.3 An unlisted brick wall runs through the centre of the site (refer to the Historic environment features map). Near the wall is a late 19th century cobbled road surface with associated kerbstones, which provides access to the site. The brick wall appears to date from the late 19th or early 20th century. It may have formed the boundary of the late 19th century housing that occupied the centre of the site. It would have separated the terraced housing fronting onto Deptford Church Street from the industrial building that replaced the late 19th century housing. The fact that the brick wall shows no evidence of having structures attached to its western side suggests that it may date to the construction of Bates House, a building that first appeared on historic maps in the mid-20th century (it is absent from the 1914 Ordnance Survey 25" map).
- M.3.4 The wall is not statutorily or locally listed, although its materials harmonise with other walls in the conservation area.

Railway viaduct

- M.3.5 The Grade II listed late 1830s London to Greenwich railway viaduct is 5.2km long and mostly comprises a series of brick arches (refer to the Historic environment features map).
- M.3.6 The viaduct runs through the southeastern corner of the site where it crosses over Deptford Church Street. The section that runs through the site comprises a modern precast concrete deck with steel parapet railings and is not referred to in the statutory listing description.
- M.3.7 The more historic part of the viaduct lies to the south of the site boundary, between Deptford Church Street and Deptford High Street. Various workshops and yards are built against its northern side and the views towards it are of little heritage interest. The main aspects of its setting in relation to the site are the kinetic views it affords of St Paul's Church over the open site.

St Paul's Church

- M.3.8 The Grade I listed St Paul's Church was designed by Thomas Archer and built between circa 1717 to circa 1730. It lies adjacent to the north of the site (refer to the Historic environment features map). The church is a good example of English Baroque architecture and it is faced in Portland stone. The tower and curved Doric portico on its principal elevation face Deptford High Street and the building is surrounded by a wide stone terrace. The interior is richly detailed and features period joinery, monuments, Corinthian decoration, and a historic organ.

Figure M.1 St Paul's Church (wide angle lens)



St Paul's churchyard walls

- M.3.9 The Grade I listed walls of St Paul's churchyard across Coffey Street are multi period, comprising 18th century to modern elements (refer to the Historic environment features map). The gates and adjacent walls that face the site are fairly recent and their setting to the south is not particularly sensitive.
- M.3.10 To the east of the churchyard are the Grade II listed walls of the former Baptist chapel. Parts of this wall run perpendicular to the boundary of the site, which only falls into their setting in views from the east.

St Joseph's Roman Catholic Primary School

- M.3.11 St Joseph's Roman Catholic Primary School is a late 19th century purpose-built school building, with a playground to the fore surrounded by a high brick wall (refer to the Historic environment features map). The site and St Paul's Church form part of its setting.

St Paul's Conservation Area

- M.3.12 The site lies within the southern part of St Paul's Conservation Area, which is distinguished by the St Paul's Church with its surrounding churchyard and greenery and early associated development to the north (refer to the Conservation areas map). The area is characterised by the unique survival and character of a number of timber-framed, pre-19th century houses and various early 18th century terraced houses in Albury Street approximately 160m to the north of the site.
- M.3.13 The site forms the southern part of the conservation area, which affords views of the church. The open space itself has little surviving historic character.

Deptford High Street Conservation Area

- M.3.14 Deptford High Street Conservation Area lies to the east of the site (refer to the Conservation areas map). It is largely linear and inward-looking and the main views are of the building frontages along Deptford High Street including numbers 167 and 169, two locally listed buildings that are largely screened from the site by intervening buildings. It includes the listed railway viaduct beyond the southern edge of the site, which forms a visual barrier and divides the conservation area from north to south.
- M.3.15 The conservation area and the railway viaduct have a visual relationship with St Paul's Church over the site. Historically, this view would have been restricted when the site was more built up.
- M.3.16 Other than the railway viaduct, the conservation area's setting is characterised by the rear aspects and gardens of the buildings on Deptford Church Street. Views between the site and the main part of the conservation area are restricted to along the passage leading off Deptford High Street to St Paul's Church.

Figure M.2 View of Deptford High Street Conservation Area (standard lens)



Deptford Creekside Conservation Area

- M.3.17 Deptford Creekside Conservation Area lies to the east and southeast of the site (refer to the Conservation areas map). The listed railway viaduct bisects it from east to west and Deptford Church Street and its traffic dominate the western boundary.
- M.3.18 The conservation area has two distinct character areas: the southeastern part is characterised by a relatively intact industrial and warehouse buildings – the only coherent surviving industrial area on Deptford Creek; and the area to the north and the southwest is occupied by the Crossfield Estate.
- M.3.19 The Crossfield Estate is a typical 1930s London County Council estate that became a centre of the radical arts music scene in the 1970s and 1980s. The site makes little contribution to its setting, other than as an open amenity space over which St Paul's Church is visible from the estate's buildings. When the estate was built, the site was already built up therefore these elements of the conservation area's setting make little contribution to its historic character.

Archaeology

- M.3.20 With regard to archaeology, the site has very low potential to contain palaeoenvironmental remains. Such remains, if present, would be of low significance, as derived from their evidential value. There are no known prehistoric remains within the site or assessment area, despite a considerable number of archaeological investigations in the assessment area in the past. The closest known prehistoric artefacts to the site are located c. 1.5km to the south. Nevertheless, the site lay on an area of high gravel, close to a major source of food, water and transport, which would have provided ideal conditions for settlement.
- M.3.21 The site has low potential to contain Roman and early and later medieval remains. The site was situated between the two settlement areas of Deptford Strand and Deptford Bridge, which had Saxon origins, and probably lay in open fields.
- M.3.22 The site has a high potential to contain post-medieval remains. Historic maps show that the site was occupied by houses from at least as early as the mid-18th century, and that the north-western part of the site was occupied by the Rectory of the Church of St. Paul, the footings of out buildings of which may survive within the site. The central part of the site contains remains dating to the beginning of the 19th century and was occupied by terraced houses, a public house, and large buildings dating from the early 19th to early 20th century.

Significance summary

M.3.23 An assessment of the significance of the heritage assets and the potential effects of the proposed works at the site is set out in the *Environmental Statement* (Vol 25). The assessment includes a full statement of significance for built heritage assets at the site. The significance of heritage assets is summarised below in Table M.1.

Table M.1 Significance of heritage assets at Deptford Church Street

Heritage asset	Heritage significance	Reason for significance
Brick wall and cobbled surface	Low	Contributes to the historic character of St Paul's Conservation Area and the setting of St Paul's Church.
Railway viaduct	High	Evidence of early railway infrastructure.
St Paul's Church	High	An outstanding early 18th century church of unusual design, with a well-maintained and restored interior.
St Paul's churchyard walls	High	The walls and railings display evidence of various phases of construction from the 18th century onwards.
St Joseph's Roman Catholic Primary School	Low	Late 19th century, purpose-built school building with some townscape value.
St Paul's Conservation Area	High	Significance centres on St Paul's Church and the early housing to the north, and includes the open spaces around the church.
Deptford High Street Conservation Area	High	Significance centres on the 18th and 19th century character of Deptford High Street.
Deptford Creekside Conservation Area	High	Significance centres on the only coherent surviving industrial area on Deptford Creek and the Crossfield Estate's architecture and cultural associations.

M.4 Description of proposals and required heritage consents

M.4.1 A summary of the temporary and permanent works at Deptford Church Street is set out below.

Temporary construction works

M.4.2 The temporary construction works would involve demolishing the brick wall on the site and erecting a site compound surrounded by hoardings. The works would require the use of cranes. A CSO drop shaft would be constructed and various associated chambers installed below ground.

Permanent above-ground structures

M.4.3 Post construction the visible structures on the site would include four ventilation columns, one small diameter column and an electrical and

control kiosk. The site would be landscaped according to a design that would be approved at a later stage.

- M.4.4 The evolution of the design of the permanent works and the alternatives considered are set out in the *Design and Access Statement*, which accompanies the application. The design proposals are illustrated in the drawings within the *Book of Plans* and were developed in line with the *Design Principles* and the *Code of Construction Practice*, which also accompany the application, to minimise the impact of the proposed works and structures on their surroundings, in line with relevant national, regional and local policies.
- M.4.5 The aspects of the proposed works that would affect the nearby heritage assets are set out below. The proposals that would normally require Listed Building Consent or Conservation Area Consent are also identified.
- M.4.6 Refer to the Historic environment features map, the Conservation areas map and the drawings listed in Table M.2 below. This table sets out the heritage assets at the site and the associated drawings of the proposed works submitted as part of the application, which are provided in A3 format at the end of this appendix. It also provides the status and location of the drawings within the application.

Table M.2 Drawings relating to heritage assets at Deptford Church Street

Drawings	Drawing status
Location plan	For information
As existing site features plan	For information
Demolition and site clearance plan	For approval
Site works parameter plan	For approval
Permanent works layout	Illustrative
Proposed landscape plan	Illustrative, save for the scale of above-ground structures, which is indicative
Section A-A	Illustrative
As existing and proposed east elevation	Illustrative
As existing and proposed south elevation	Illustrative
Kiosk design intent	Illustrative
Construction phase 1: Site set-up and shaft construction	Illustrative
Construction phase 2: Construction of other structures	Illustrative

The drawings are located in Section 23 of the *Book of Plans*

Brick wall and cobbled surface

- M.4.7 The brick wall would be permanently removed from the site. The entrance surfacing would be partially removed from within the footprint of the below-ground infrastructure (refer to the As existing site features plan and the Demolition and site clearance plans).
- M.4.8 The demolition of the wall would normally require Conservation Area Consent.

Railway viaduct

- M.4.9 No physical interventions are proposed to the railway viaduct. The construction works would have a temporary effect on its setting. No heritage consent would normally be required.

St Paul's Church

- M.4.10 The construction works would have no physical impact on the listed fabric of St Paul's Church; however, they would affect its setting.
- M.4.11 The small diameter ventilation column for the CSO interception chamber would fall within the setting of, and views to, the church. No heritage consent would normally be required.

St Paul's churchyard walls

- M.4.12 The construction works would have no physical impact on the listed fabric of the St Paul's churchyard walls; however, they would affect their setting. No heritage consent would normally be required.

St Joseph's Roman Catholic Primary School

- M.4.13 The construction works would have a temporary effect on the setting of and views to St Joseph's Roman Catholic Primary School. No heritage consent would normally be required.

St Paul's Conservation Area

- M.4.14 The demolition of the brick wall and granite setts on the site would have an impact on the significance of St Paul's Conservation Area and the construction works would have a temporary effect on its character.
- M.4.15 The permanent above-ground structures would affect the character of the southern part of the conservation area.
- M.4.16 The demolition of the wall would normally require Conservation Area Consent.

Deptford High Street Conservation Area

- M.4.17 The construction works would have a temporary effect on the setting of Deptford High Street Conservation Area and the above-ground structures would permanently alter its setting. No heritage consent would normally be required.

Deptford Creekside Conservation Area

- M.4.18 The construction works would be visible from the northwestern part of the Deptford Creekside Conservation Area. They would alter the setting of the northern part of Crossfield Estate and slightly intrude on some views towards St Paul's Church.
- M.4.19 The permanent landscaping would alter the space opposite the northwestern part of the conservation area. No heritage consent would normally be required.

Archaeology

- M.4.20 Any archaeology would be removed by the construction of the CSO drop shaft and the installation of the other below-ground structures. However, any finds would be recorded in accordance with the *Overarching Archaeological Written Scheme of Investigation*, which accompanies the application.

M.5 Heritage design considerations

- M.5.1 As most of the project works would be below ground, the key design objective for the permanent works was to integrate the functional components of the system into the context of the historic environment. The site-specific design objective at Deptford Church Street was to successfully integrate the works into an existing area of public realm within a conservation area close to a Grade I listed church.
- M.5.2 The landscape design of the site would better integrate the open space into its surroundings in order to benefit the community. It would also acknowledge and reflect the location of the brick wall, which would be demolished as part of the works.
- M.5.3 The need to locate the CSO drop shaft a reasonable distance from St Paul's Church in order to minimise any effects on the church or its setting was a major consideration in the design process. The design team also sought to enhance the setting of the church and the character of the conservation area.
- M.5.4 The design principles for the final design of this site include the generic (project-wide) heritage design principles and the site-specific principles set out in Section 4.19 of the *Design Principles*. The site-specific principles that relate to the significance of the nearby heritage assets include the following:

Reference	Site-specific design principles
DEPCS.06	The design shall create a more integrated and accessible public space to enhance the setting of the listed church.

M.6 Mitigation measures

- M.6.1 Due to the presence of heritage assets nearby, the National Policy Statement for Waste Water (the 'NPS') requires the proposed development to be based on an understanding of the significance of heritage assets (para. 4.10.11), minimise any impacts on their significance (paras. 4.10.12 to 4.10.14), minimise impacts on their setting (para. 4.10.17), mitigate any negative impacts (para. 4.10.18 to 21), and ensure that the proposals are of a high design quality (Section 3.5). These requirements are reflected in similar policies in the *London Plan* (2011), the *Core Strategy* (Policies 1, 15, 16, EN 2 and EN3, and BE1) and the saved *Unitary Development Plan* policy EN3.
- M.6.2 The landscaped area that would replace the open space would be laid out to enhance the setting of St Paul's Church. The removal of the brick wall would expand the views towards the church in the area. The planting scheme and the electrical and control kiosk would provide a barrier to traffic noise, which currently dominates the eastern part of the open space.
- M.6.3 Any effects from the removal of the brick wall and cobbled surface within the site would be mitigated by an English Heritage Level 1 basic archaeological visual record¹. The wall would be referenced in the landscape design.
- M.6.4 No archaeology on the site is likely to be of sufficient significance to merit a mitigation strategy of permanent preservation *in situ*. The effects of the construction works on buried heritage assets within the site could be successfully mitigated by a suitable programme of archaeological investigation before and/or during construction, in accordance with the *Overarching Archaeological Written Scheme of Investigation*, which accompanies the application. A suitable programme of investigation would ensure 'preservation by record'. It would advance understanding of the significance of any finds, which would be disseminated via the usual channels. This would satisfy the requirement in the NPS (para. 4.10.18) to record any unavoidable losses.
- M.6.5 For the duration of the construction phase, all heritage assets would be safeguarded by the provisions of the *Code of Construction Practice Part A*, including the requirement for a site-specific heritage management plan. This plan would be prepared by the contractor prior to commencing construction.

M.7 Assessment of effects

- M.7.1 The *Environmental Statement* assesses the significant effects of the proposals on the historic environment. The discussion below sets out the significant and less significant effects having regard to the criteria in the NPS.

¹ *Understanding historic buildings: a guide to good recording practice*, English Heritage (2006)

M.7.2 The design, form and materials of the above-ground structures were developed with a thorough understanding of the significance of the nearby heritage assets. The design team sought to minimise any negative effects on the assets, in accordance with para. 4.10.11 of the NPS. This consideration is also reflected in *Core Strategy* policies 16, BE1, EN2, and *London Plan* Policy 7.29. Although the proposed works would have some negative effects on heritage assets, they would also have positive effects.

Brick wall and cobbled surface

M.7.3 The loss of the brick wall would have minor negative effect amounting to less than substantial harm. The effect would be mitigated by the reference in the landscape design and a programme of recording.

Railway viaduct

M.7.4 The construction works would have a minor negative effect on the setting of the railway viaduct. The high level kinetic views from the viaduct to St Paul's Church over the site would be partially interrupted by the construction works but largely preserved.

M.7.5 The permanent effects would be minor positive, as the space over which the church is visible would be improved. This would therefore constitute less than substantial harm during construction and a permanent positive effect.

St Paul's Church

M.7.6 There would be moderate temporary negative effects on the setting of St Paul's Church from the visual intrusion of the construction works in views to/from the church. The relatively tranquil nature of parts of the churchyard would also be disturbed. This would constitute less than substantial harm to the church and its setting because the works would be temporary.

M.7.7 The permanent works would have a moderate positive effect, as the space from and across which the church is viewed would be improved and visually better integrated with the churchyard.

St Paul's churchyard walls

M.7.8 The character and setting of the walls would be temporarily altered by the works. However, the setting is relatively recent and the result of historic losses in the latter part of the 20th century rather than planned design. Therefore the works would result in a minor negative impact on their setting and less than substantial harm to their significance. The landscaping works would permanently improve their setting.

St Joseph's Roman Catholic Primary School

M.7.9 The construction works would have a minor temporary negative effect on the setting and views of St Joseph's Roman Catholic Primary School, as the school is of low significance and the site plays little part in its setting. This would amount to less than substantial harm.

M.7.10 The landscaping scheme would have a minor permanent positive effect on the setting of the school.

St Paul's Conservation Area

- M.7.11 The construction works would detract from the historic character of the southern part of St Paul's Conservation Area and would have a moderate temporary negative effect on its character and appearance as a whole. The demolition of the brick wall would also have a minor negative effect. This would amount to less than substantial harm to its setting.
- M.7.12 The landscaping scheme would improve the open space in the southern part of the conservation area and introduce references to the historic gardens. This would enhance the character of the conservation area as a whole and constitute a moderate positive effect.

Deptford High Street Conservation Area

- M.7.13 The taller elements of the construction works such as the cranes would detract from views of Deptford High Street Conservation Area along the passage from Deptford High Street in a small portion of the conservation area. The works would therefore have a minor temporary negative effect amounting to less than substantial harm.
- M.7.14 The site makes little contribution to the conservation area therefore the permanent works would have a negligible effect on its significance.
- M.7.15 The locally listed buildings 167 and 169 Deptford High Street would be screened from the site by intervening buildings. The construction and permanent works would have no effect on their setting or significance.

Deptford Creekside Conservation Area

- M.7.16 The construction works would detract slightly from the character of the Deptford Creekside Conservation Area as a whole as the site makes only a small contribution to the character of the area. However, only cranes and tall machinery would be visible from some parts of the area and its western edge is already dominated by road traffic.
- M.7.17 The permanent works would have a minor positive effect on the open space opposite the Crossfield Estate.

Assessment in relation to policy

- M.7.18 The temporary construction works would have no physical impact on the fabric of the listed heritage assets near the site. The overall heritage impact of the works would therefore be low, which satisfies the requirements of paras. 4.10.11 and 4.10.14 of the NPS.
- M.7.19 The construction works would constitute less than substantial harm to the character and settings of the nearby listed buildings and conservation areas, which satisfies paras. 4.10.13 and 4.10.17 of the NPS.
- M.7.20 The setting of St Paul's Church and the character and appearance of St Paul's Conservation Area would experience moderate temporary negative effects from the construction works. This would amount to less than substantial harm, as the significance of the church and its setting would be largely preserved during construction. The most significant parts of the conservation area – the church and the historic housing to the north – would retain their significance. The southern part of the conservation

area, which would be most affected, is already the most altered and least significant part. The negative effects would therefore fall under the threshold set in paras. 4.10.13 and 4.10.14 of the NPS.

- M.7.21 The above-ground structures would have a positive visual impact on and generally enhance the setting of the nearby heritage assets. The landscaping scheme would make a positive contribution to local character and distinctiveness, which satisfies para. 4.10.12 of the NPS and reflects *Core Strategy* Policy BE1.
- M.7.22 The loss of any archaeology within the site would be mitigated by means of an archaeological watching brief, which satisfies paras. 4.10.18 to 4.10.20 of the NPS and reflects *London Plan* Policy 7.8. This mitigation measure is proportionate to the likely significance of the archaeology, which reflects *London Plan* Policy 7.8.

M.8 Conclusion

- M.8.1 The main permanent heritage impact of the project proposals would be on the setting of the nearby listed buildings and conservation areas. This impact would be minimised by the discreet positioning and limited massing and scale of the above-ground structures. The landscape design would maintain and enhance significant views, the character of St Paul's Conservation Area and the setting of the listed St Paul's Church. These benefits to the historic environment would outweigh the less than substantial temporary harm during construction, in line with the requirements of the NPS, London Plan, Lewisham Core Strategy and Conservation Area Reports.
- M.8.2 The impact of the structures required for construction would be low overall in heritage terms, as they would be temporary. Impacts on any buried archaeological deposits would also be acceptable in heritage terms.
- M.8.3 In summary, the proposals would not cause substantial harm to any of the heritage assets on or around the site.

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Gazetteer of known heritage assets

Details of known heritage assets within the assessment area are provided in Table M.3 below as illustrated on the Historic environment features map.

All known heritage assets within the assessment area are referred to by a historic environment assessment (HEA) number. Assets within the site are referred to and labelled in the Historic environment features map with the prefix 1, eg, HEA 1a, 1b, 1c. References to assets outside the site but within the assessment area are referred to numerically from 2 onwards, eg, HEA 2, 3, 4, and 5). The gazetteer also appears within the *Environmental Statement*, Vol 23, Appendix E.1.

Table M.3 Historic environment: Gazetteer of known heritage assets shown on the historic environment features map

HEA Ref	Description	Site code/ HER ref/ List entry number
1A	Crossfield Street, southwestern boundary of the site: Find spot of unspecified post-medieval remains dating to the 18th and beginning of the 19th centuries. Perhaps building material and/or evidence of the demolition of earlier buildings and the construction of houses and a garden which were known to exist on the site by the mid-19th century.	071323 071324
1B	Adjacent to Deptford Church Street, in the centre of the site: The remains of a brick wall noted on the Museum of London Archaeology (MOLA) Thames Tideway Tunnel project site visit. The wall follows the line of the back wall of since demolished 19th-century residential properties fronting on to Deptford Church Street. The wall is dated to the late 19th/early 20th centuries. The late 19th century/early 20th century date is confirmed by its two-layer slate Damp Proof Course.	---
1C	Surviving traces of Coffey Street and the 19th-century cobbled rear alley to the Rectory Buildings in the western-central part of the site.	---
1D	Railway viaduct for the London and Greenwich Railway: A Grade II listed railway viaduct for the London and Greenwich Railway. Construction was authorised by Act of Parliament in 1833; the section from North Kent Junction to Deptford was opened in February 1836, that east to Deptford Creek in December 1836. The total length of the viaduct is 5,150 metres. The viaduct is constructed of grey brick; each arch is 20 feet from centre to centre and 22 feet high. The viaduct comprises the following: 32 arches from Deptford Creek to Deptford Church Street - most of the arches remain open; 30 arches from Deptford Church Street to Deptford High Street – the southern parapet has been rebuilt with modern construction within its arches; 52 arches from Deptford High Street to Edward Street - the platform buildings of Deptford Station, which surmount the viaduct, have been rebuilt and are not of special interest; 36 arches from Edward Street to Abinger Grove - the south face is obscured by other buildings up against it, but the north face is a strong composition; 33 arches from Abinger Grove to Rolt Street - the arches have been	1253151

HEA Ref	Description	Site code/ HER ref/ List entry number
	infilled with workshops of no special interest; 13 arches from Rolt Street to North Kent Junction. This viaduct carried the first passenger railway in London, and is one of the first major achievements of railway engineering in Britain.	
1E	Deptford Church Street: The site of the former Old Roman Eagle, a public house which was built in c.1841.	070123
1F	The Rectory, Church of St. Paul: The former location of a triangular rectory building with octagonal rooms. It was designed by Thomas Archer, and construction began at the same time as the Church of St. Paul in c. 1717–1719. It was completed in 1729 and demolished in 1885.	---
2	St Paul's Churchyard, Deptford Church Street: A watching brief was carried out here by Museum of London Archaeology Service (MoLAS; now called MOLA) in 2000. An area on the north side of the church, in front of the stairways and on either side of the entrance to the crypt, exposed a brick barrel-vaulted tomb on the east side of the steps, close to the present path. On the south side of the church two probable brick-lined graves were found, positioned either side of the southern entrance into the crypt, and a shaft excavated to the south of the roadway revealed a total of 20 burials in wooden coffins which had handles of 19th century type.	DHG00
3	St Joseph's Roman Catholic School, Crossfield Street: An archaeological investigation was carried out here by AOC Archaeology in 2010. No further information listed in London Archaeological Archive and Research Centre (LAARC).	JOD10
4	St Paul's Parsonage, Mary Ann Gardens, Deptford High Street: An archaeological evaluation was carried out here by Sutton Archaeological Service (SAS) in 1999. In the eastern half of the site, beneath the demolished 1960s parsonage, a deep cellar was revealed; modern levelling covered the western part of the site.	MYG99
5	176 Deptford High Street: A watching brief was carried out here by Archaeology South East in 2003. Observation of ground works in the eastern part of the site revealed deposits indicating that the area had been relatively undisturbed until the 20th century, when the ground level had been substantially raised. In the western part of the site, closer to the street frontage, the ground had also been considerably raised but to have been truncated prior to modern landscaping.	DFH03
6	Deptford Station, Deptford High Street: An archaeological watching brief was carried out here by Pre-Construct Archaeology (PCA) in 2005. Two cut features pre-dating the construction of Deptford Station in 1834 and evidence of the station's foundation walls were recorded cutting the natural sand. Concrete slabs and basements associated with the development of the site in the late 19th-20th century were also revealed. Modern made ground sealed the site.	DHD05

HEA Ref	Description	Site code/ HER ref/ List entry number
7	Berthon Street: An archaeological evaluation was carried out here by MOLAS in 1993. Natural gravels and alluvium, on the Deptford Church Street side of the site, were cut by several robbed-out wall trenches from the 17th century Trinity Almshouses and by brick foundations of 19th century domestic buildings. On the Berthon Street side of the site they were directly overlain by a series of ground consolidation deposits, apparently associated with industrial activity of the immediate post-WWII period.	BTN93 071924 071925
8	221-225 Deptford High Street, 2-4 Edward Street: An archaeological watching brief was carried out here by MOLAS in 1993. Natural gravels were truncated by the brick foundations of a post-medieval building, with modern levelling above or modern basements.	DEF93 071320
9	McMillan Herb Garden Project, 76-78 McMillan Street: An archaeological watching brief was carried out here by PCA in 1998. Natural strata were not observed. The remains of a building dating to the second half of the 19th century were recorded; after demolition it had been backfilled with modern debris.	MCM98
10	St Nicholas' Church, Deptford Green: An archaeological watching brief was carried out here by PCA in 1998. Natural deposits were not located. A slab pathway between the north church door and a blocked gateway in the northern perimeter wall of the church grounds were examined: they are probably of pre-20th century date. Wall footings of the eastern boundary wall were revealed and are considered to possibly date to the 18th century. Rebuilds occurred on the same alignment.	NCH98
11	<p>St Nicholas' Church, Deptford Green (Greenwich): NHC03 (church tower): Standing building recording was carried out by PCA in 2003. Elevations of the tower were recorded before and after stone cleaning and profiles were drawn of capitals, corbels, mullions and hood mouldings.</p> <p>MMN02: A watching brief was carried out by PCA in 2002. The top corner of a red brick burial vault was revealed beneath the nave near the southeastern corner of the church; it seems to be contemporary with the rebuilding of the church and better provision for the dead, around the turn of the 18th century. A large square fragment of worked stone was recovered, possibly part of a tombstone or tomb lid. A burial was also recorded. Disturbed human bones were found in all of the deposits, indicating that the burial ground had been in use over a long period of time.</p> <p>SND88: No information available.</p> <p>NCD76: An excavation was carried out in 1976 (organisation unknown). The north chamber had a surface of sand and pebbles covered with mortar and rubble, fragments of coffins, pottery and glass. Medieval burials were disturbed by the cutting of the floor during the late 17th century. Most of the bones of one burial, lower than others, were preserved except the head. At the western end medieval foundations had been cut back to and the chamber built</p>	NHC03 MMN02 SND88 NCD76

HEA Ref	Description	Site code/ HER ref/ List entry number
	against the east face of the tower. A flight of steps had been constructed to allow access to the chamber; only their northern edge was seen during the excavation. In the later 18th century a possible collapse of two rotting coffins resulted in a pile of wood and bones (from two individuals) becoming located in a shallow hole scraped in the floor. Each chamber had a circular opening just below the crown of vault which communicated with roughly built brick channels (these were truncated by the 1957 restoration work). The west wall had been bricked up some time after 1830 using original and later bricks.	
12	Rachel McMillan College, Creek Road, Stowage: An archaeological evaluation was carried out by MOLAS in 2002. Natural gravels were overlaid by made ground dating from the mid-late 18th century. This represented land clearance and demolition of earlier buildings in order to develop the site with early 19th century and Victorian houses. The presence of buildings along the western, northern and eastern boundaries of the site was confirmed by 19th-century brick walls. Modern rubble and make-up sealed the walls, their demolition probably connected in most cases with WWII bombing in the area and subsequent land clearance for rebuilding. Brick foundations survived beneath the modern ground surface, which probably date from the mid-18th century to the Victorian period.	CKI02
13	Laban Dance Centre, Creekside: An archaeological evaluation was carried out by MOLAS in 2000. Above fluvial clays there was evidence of land reclamation, consisting of two unlined 18th century drainage channels (MLO 74889). The earliest structural features on site were the foundations of an early 19th-century brick boiler house (MLO 74890), interpreted as part of the soap works that used to occupy the site. Part of the north wall of an in-filled 20th century barge dock was also located.	LGR00 MLO74888 MLO 74889 MLO 74890
14	River Wall, Creekside: A topographic survey of the revetment on the west side of Deptford Creek was undertaken by MOLAS in 2001, as well as a plan of a crane base rail.	CEK01
15	Deptford Creek, Creekside Road: A foreshore survey of the drift geology and archaeology, a photographic record of the principal riverine structures of late 19th century or earlier date, and a record of the physical attributes of the creek bed and associated structures was undertaken by MOLAS in 2002. Amongst the latter were: stretches of timber river walls, constructed in the mid-19th century, timber revetments, a masonry riverbed lining of c.1838, a dock or inlet of 1876-94, barge-bed revetments, masonry and timber splash aprons for a sewage pumping station outfall pipe of 1868, a masonry and timber drain of c.1868, Halfpenny Hatch rail bridge of 1870 (MLO 2120), and a line of timber uprights which may be remnants of the river wall line predating the 18th century.	FLS02 070263 MLO 2120
16	Harold Wharf, 6 Creekside: An archaeological watching brief was carried out by Compass Archaeology in 2001. Above the natural gravels 19th-20th century dumps and the boundary walls and	CEP01

HEA Ref	Description	Site code/ HER ref/ List entry number
	outbuildings of a 19th century chemical works were recorded.	
17	Deptford to St John's North (Thames Water Pipe Replacement Project): An archaeological watching brief was carried out by Compass Archaeology (CA) in 2006. Water mains replacement works running from Brookmill Road to Creek Road exposed mainly 19th century and later made ground or fill deposits, in some cases overlying truncated natural alluvium. Occasional brick remains and foundations of this date were also exposed.	DSJ06
18	Giffin Street: An archaeological evaluation and a watching brief were carried out by Wessex Archaeology and PCA in 2009. No further information listed in LAARC.	GIF09 GFN09
19	Princess Louise Institute, Hale Street: Ground works were monitored as part of a watching brief carried out by MOLAS in 2007 and revealed natural gravel and brickearth overlaid by 18th century and later dumping. Road and yard surfaces of 18th-19th century date were also observed. Modern material, concrete and services completed the sequence.	PLI07
20	Hales Street: An archaeological watching brief was carried out by MOLAS in 2003. Alluvial clay capped with gravel had been truncated by the construction of terraced houses in the 19th century. These had been destroyed as a result of WWII bomb damage, after which the site became a car park.	HAE03
21	15 Deptford High Street: An archaeological watching brief was carried out by MOLAS in 1993. Natural gravels had been truncated by the present basement WC.	DEP93
22	45 Deptford High Street: Site information not yet available.	DHS11
23	34 Deptford High Street (land, rear of): An archaeological investigation was carried out by Archaeological Solutions (AS) in 2010. Site information not yet available on LAARC.	DPT10
24	36 Reginald Square: An archaeological investigation was carried out by Archaeological Solutions (AS) in 2010. Site information not yet available on LAARC.	RGI10
25	18-20 Reginald Square: An evaluation was carried out by Oxford Archaeology (OA) in 2006. Victorian brick drains and soakaways to the west of the site were located, as well as considerable depths of made ground overlying a Victorian soil horizon to the east.	RIQ06
26	Bazalgette Southern Branch Sewer. Mid-late 19th century.	---
27	Deptford Church Street: The site of the Baptist Old Meeting House dating to the latter half of the 17th century.	211563
28	Crossfield Street: Site of the former Rectory of St Paul's; dating to the 18th century.	071580 071495

HEA Ref	Description	Site code/ HER ref/ List entry number
29	Berthon Street: The site of the 17th century Trinity Almshouses.	071249
30	Bronze Street: Find spot of unspecified 17–19th century remains.	07002301 07002303
31	Bronze Street: The location of late 19th century cottages, late 19th and early 20th century pottery, flowerpots, drainpipes and tiles (MLO 24486). A fragment of an earthenware pot was also recovered from a wall composed of concrete and pottery fragments (MLO 11370).	MLO 11370 070061 MLO 24486 070274
32	Albury Street or River Thames: The find spot of unspecified 1st century Roman remains (exact location uncertain).	070024
33	Junction of Deptford Creek Road and Deptford Church Street: The site of a former medieval road, believed to have been known as Addey Street, dated to the 15th century.	070059
34	Junction with Watergate Street: The site of the 19th century 'Harp of Erin' – a public house.	070130
35	Junction of King Street with Evelyn Street: The site of the former Globe Inn, dating to the 17th century.	070116
36	Charlotte Turner Gardens, McMillan Street: The site of the former 18th century Armada Street.	070307
37	Deptford Green: The approximate centre point of medieval Deptford Green.	071584
38	West bank of Deptford Creek: The line of Roman Watling Street where it is believed to have crossed Deptford Creek.	MLO 11490 070557
39	Deptford Creek Viaduct Pier bases: The find spot of an undated revetment and a peat deposit.	MLO 77153 MLO77152
40	Creekside, Deptford Church Street: The site of a post-medieval gravel pit.	MLO 72934 071818
41	Deptford Creek, to the south of the site: The location of a former tide mill, used for grinding corn into flour, dating to the 14th century.	MLO 1910 070074
42	Library, Giffin Street: The find spot of unspecified 18th century remains.	071049
43	Mary Ann Buildings: The location (uncertain, as the find spot was wrongly positioned) of a post-medieval quarry (MLO 64269) and presumably a later cellar (MLO 64270). It is also noted as the location of a burial vault (MLO 64271) and burial (MLO 64272),	MLO64269 071323 MLO64270

HEA Ref	Description	Site code/ HER ref/ List entry number
	although the exact relationship, if the features are related, between the burial, quarry and cellar are not known.	071324 MLO64271 071325 MLO64272 071326
44	St Paul's Churchyard, Deptford Church Street: The churchyard of the Church of St Paul (now disused). It received a considerable number of interments until its closure in the mid-1850s. Over 13,000 were buried here in its first fifty years of existence; in all tens of thousands of people were buried in the churchyard. It was recorded by Mrs. Basil Holmes in 1897 as part of a survey of known and existing London burial grounds and was described as containing 'many quaint specimens'. In 1912–1913 the churchyard was cleared of hundreds of tombstones (mainly dating to the 19th century) and was turned into a garden and recreational space, as it has remained.	Basil Holmes Map Sheet 57
45	Old Baptist (Unitarian) Chapel burial ground, Deptford Church Street Belonging to the Baptist Chapel immediately to the east of the Church of St Paul and now disused. It was described by Basil Holmes in 1897 as 'closed, the railings and gravestones are broken, and there is a quantity of rubbish lying about'.	Basil Holmes Map Sheet 57
46	Friend's burial ground, Deptford High Street: A former Quaker burial ground, now built over and occupied by shops. It was still in existence (although disused) when Mrs. Basil Holmes carried out her survey in 1897, and was described as neatly kept with one gravestone.	Basil Holmes Map Sheet 57
47	Congregational Chapel burial ground, Deptford High Street: A former burial ground, now built over and occupied by a Job Centre. It was disused by the mid-19th century and was described by Basil Holmes as neatly laid out, with gravestones against its walls.	Basil Holmes Map Sheet 68
48	St Nicholas' Churchyard, Deptford Green (Greenwich): A now disused but preserved churchyard belonging to the Church of St Nicholas. It was described in the Basil Homes survey of 1897 as 'closed and full of tombstones'.	Basil Holmes Map Sheet 57
49	Additional burial ground of the Church of St Nicholas, McMillan Street (Greenwich): An additional burial ground belonging to the Church of St Nicholas which was laid out in 1884. It is now occupied by blocks of flats.	Basil Holmes Map Sheet 57
50	Church of St Paul, Deptford Church Street: A Grade I listed white ashlar church built in the Classical style and completed in 1730 by Thomas Archer as part of a scheme of church building to alleviate a lack of places of worship following the Great Fire of 1666. It is rectangular with an eastern apse, short, transept-like side projections, and a western apse surround by a giant semi-circular Doric portico. Very strongly modelled. It has rusticated pilasters and recessed round arched windows with triple keystones. A round vestibule leads to a dignified Baroque interior. Giant Corinthian	1080003

HEA Ref	Description	Site code/ HER ref/ List entry number
	columns support rich entablature. The church contains several large 18th century monuments.	
51	Walls of the former graveyard to the Old Baptist Chapel (now demolished) and the southeast angle of St Paul's Churchyard. Grade II listed: 18th century walls to the west of former chapel. Red brick mixed with stock brick, stone-coped. Square buttress piers, of greater height and with stone cornice at intervals. Wall continues without coping, and with 19th century rebuilding in places, around southeast corner of St Paul's Churchyard. Old gravestones against east face of eastern wall and north face of southern wall.	1080002
52	Walls and railings to north and east of St Paul's churchyard: Early 18th century walls of dark red brick having stone-coped square piers at close intervals. At western end north wall is low with steeply-sloping brick coping. Further east it is high without coping. Along east end of churchyard low modern brick wall with 19th century wrought iron railings and gate with overthrow. Returning to westward a farther section of brick wall with taller piers at intervals which have stone cornice and blocking course.	1080004
53	34–40 Albury Street. Grade II* listed.	1080023
54	39 and 41 Albury Street. Grade II listed. 45 Albury Street. Grade II listed. (This is part of a group consisting of nos. 13–45 Albury Street)	1358922 1217928
55	13 and 15 Albury Street. Grade II* listed. 17 Albury Street. Grade II* listed. 19 and 21 Albury Street. Grade II* listed. 23 to 27 Albury Street. Grade II* listed. 29 and 31 Albury Street. Grade II* listed. 33 Albury Street. Grade II* listed. 35 Albury Street. Grade II* listed. 37 Albury Street. Grade II* listed. 43 Albury Street. Grade II* listed. (Part of group including nos. 13– 45 Albury Street)	1358938 1079072 1079073 1358939 1079074 1358940 1079075 1079076 1079077
56	227 Deptford High Street. Grade II listed.	1387525
57	Church of St Nicholas, Deptford Green (Greenwich). Grade II* listed.	1358943
58	Charnel house to the Church of St Nicholas, Deptford Green (Greenwich). Grade II* listed.	1289734
59	North and east walls to churchyard of St Nicholas and gate piers on west wall. Grade II* listed.	1219793

HEA Ref	Description	Site code/ HER ref/ List entry number
60	Deptford Creek, to the southwest of the site. The location of the Halfpenny Hatch Rail Bridge, which replaced an earlier 19th century lifting bridge.	TDP Zone FGW29; A102
61	Deptford Creek, to the southwest of the site. The location of masonry river bed lining, probably related to the construction of the Halfpenny Hatch Rail Bridge (HEA 60) above.	TDP Zone FGW29; A103
62	Deptford Creek, to the southwest of the site. A barge bed revetment is located here, consisting of a series of stout timber posts, retaining a wall of planks laid horizontally, forming a platform extending alongside the cast iron river wall of a former pumping station.	TDP Zone FGW29; A104
63	Deptford Creek, to the southwest of the site. The location of a masonry and timber splash apron for the sewage pumping station.	TDP Zone FGW29; A105
64	Deptford Creek, to the southwest of the site. The location of a masonry and timber drain.	TDP Zone FGW29; A106
65	Deptford Creek, to the southwest of the site. The remains of a timber barge bed revetment.	TDP Zone FGW29; A107
66	Deptford Creek, to the southwest of the site. The location of a masonry and timber splash apron for the sewage pumping station.	TDP Zone FGW29; A108
67	Deptford Creek, to the southwest of the site. The remains of a flood defence, consisting of upright timbers in the centre of the present channel which may once have formed a revetment or timber wall.	TDP Zone FGW29; A109
68	Deptford Creek, to the southwest of the site. The remains of a timber river wall.	TDP Zone FLS02; A102
69	Deptford Creek, to the southwest of the site. The location of a dock or inlet formed by brick walls with upright timbers.	TDP Zone FLS02; A104
70	Deptford Creek, to the southwest of the site. The location of a timber revetment formed of at least 26 upright round timbers which extend for c.7m at a maximum surviving height of c.0.2m.	TDP Zone FLS02; A105
71	Bazalgette Southern Lower Level Sewer. Mid-late 19th century.	---
72	St Joseph's Roman Catholic School, Crossfield Street. Three storey school of the late 19th century with a modern extension. Not statutorily or locally listed.	---
73	167 Deptford High Street, Locally listed building: Eighteenth century two storey house, with pitched roof and modern shop front to the ground floor. Originally 167 and 169 were one dwelling.	

HEA Ref	Description	Site code/ HER ref/ List entry number
74	169 Deptford High Street, Locally listed building: Eighteenth century two storey house, with pitched roof and modern shop front to the ground floor. Originally 167 and 169 were one dwelling.	

Table M.4 List of drawings in order

Drawing title
Historic environment features map
Conservation area maps
Location plan
As existing site features plan
Demolition and site clearance plan
Site works parameter plan
Permanent works layout
Proposed landscape plan
Section A-A
As existing and proposed east elevation
As existing and proposed south elevation
Kiosk design intent
Construction phase 1: Site set-up and shaft construction
Construction phase 2: Construction of other structures

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Key

- Limits of Land to be Acquired or Used
- Local Authority Boundary
- Heritage Feature/Findspot
- Statutorily Listed Building
- Locally Listed Building
- Past Investigation
- Bazalgette sewer

The reference number for historic environment features correspond to the descriptions in the 'Gazetteer of known heritage assets' in Environmental Statement Vol. 23 Appendix E.1

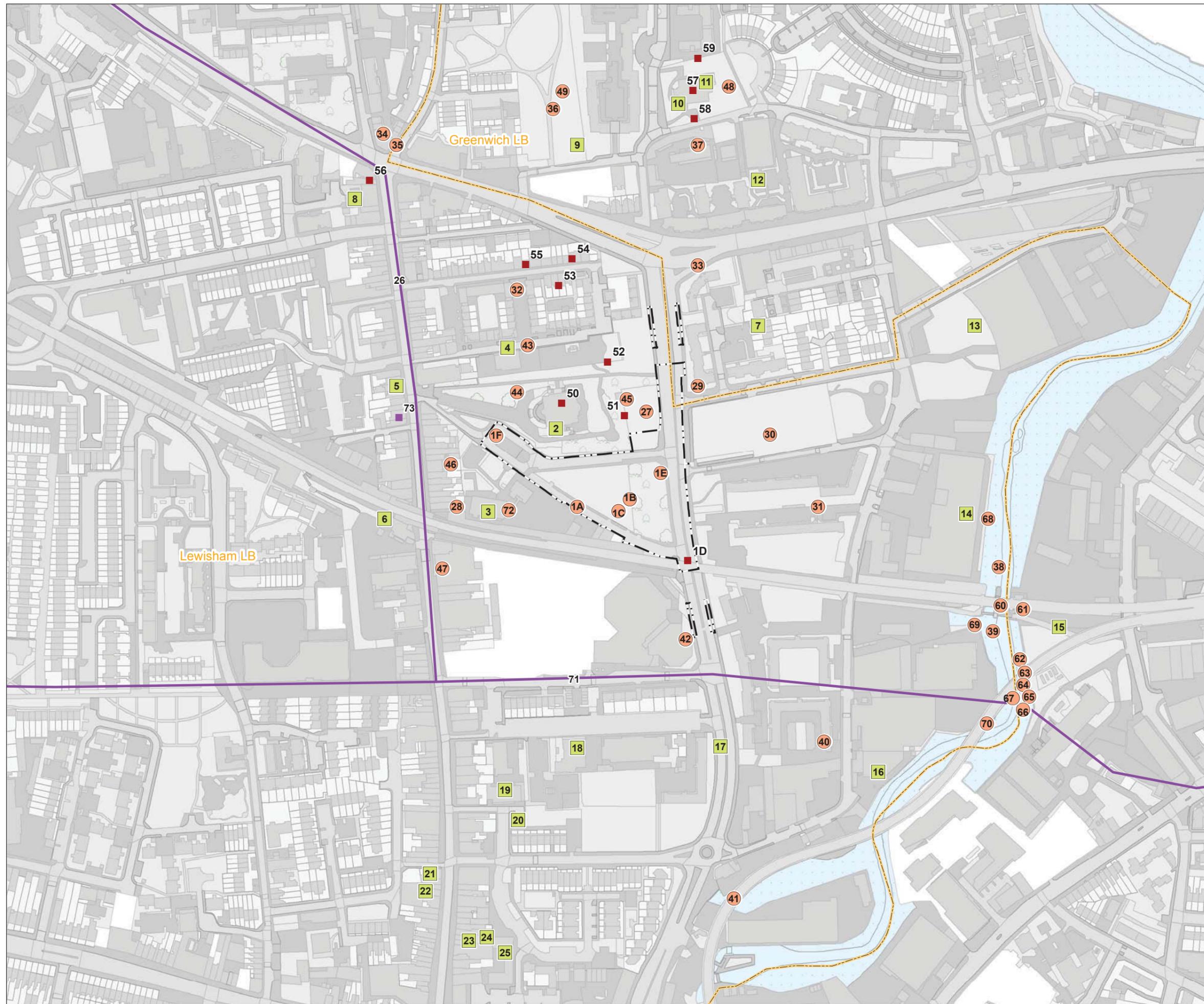


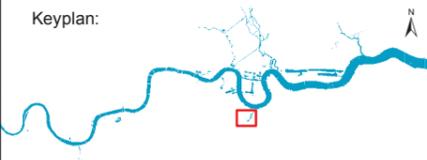
FOR INFORMATION

Location
Deptford Church Street
London Borough of Lewisham

Document Information
Heritage Statement
Historic environment features map

1PL03-HE-65228
January 2013





- Key
- Limits of Land to be Acquired or Used
 - Local Authority Boundary
 - Conservation Area

ST PAULS CONSERVATION AREA

CREEKSIDE CONSERVATION AREA

DEPTFORD HIGH STREET CONSERVATION AREA

Lewisham LB

Greenwich LB



Scale 1 : 4,000 at A3

FOR INFORMATION

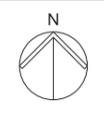
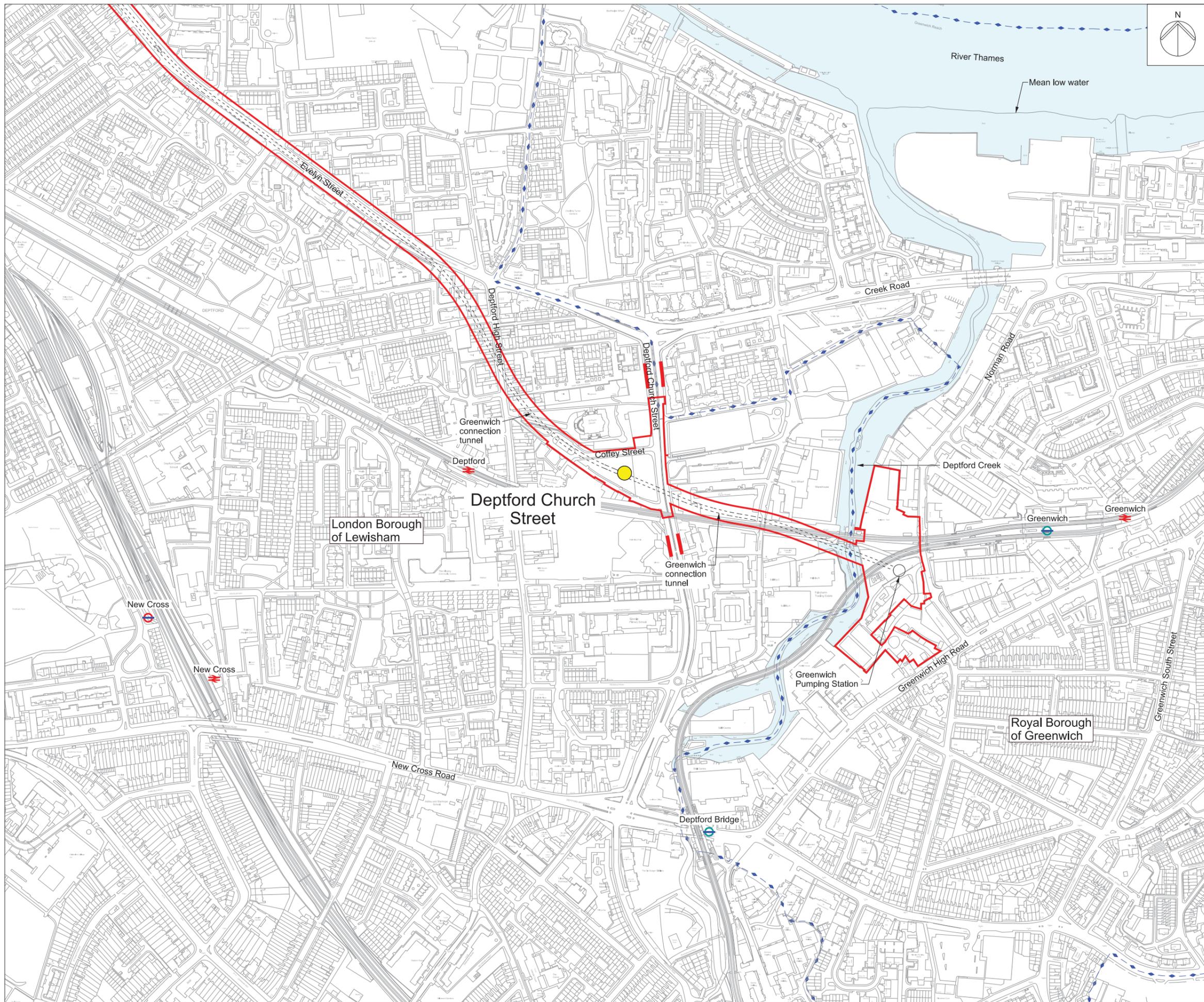
Location
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London Borough of Lewisham

Document Information
Heritage Statement
Conservation areas map

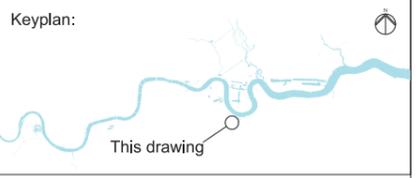
PL03-HE-65242
January 2013

Thames Tideway Tunnel
Creating a cleaner, healthier River Thames





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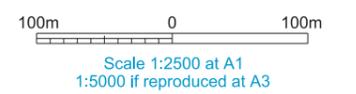


Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.

- Key:**
- Local authority boundary
 - Order limits
 - Tunnel
 - Shaft

Notes:

- The alignment of the tunnels are illustrative within limits of deviation.



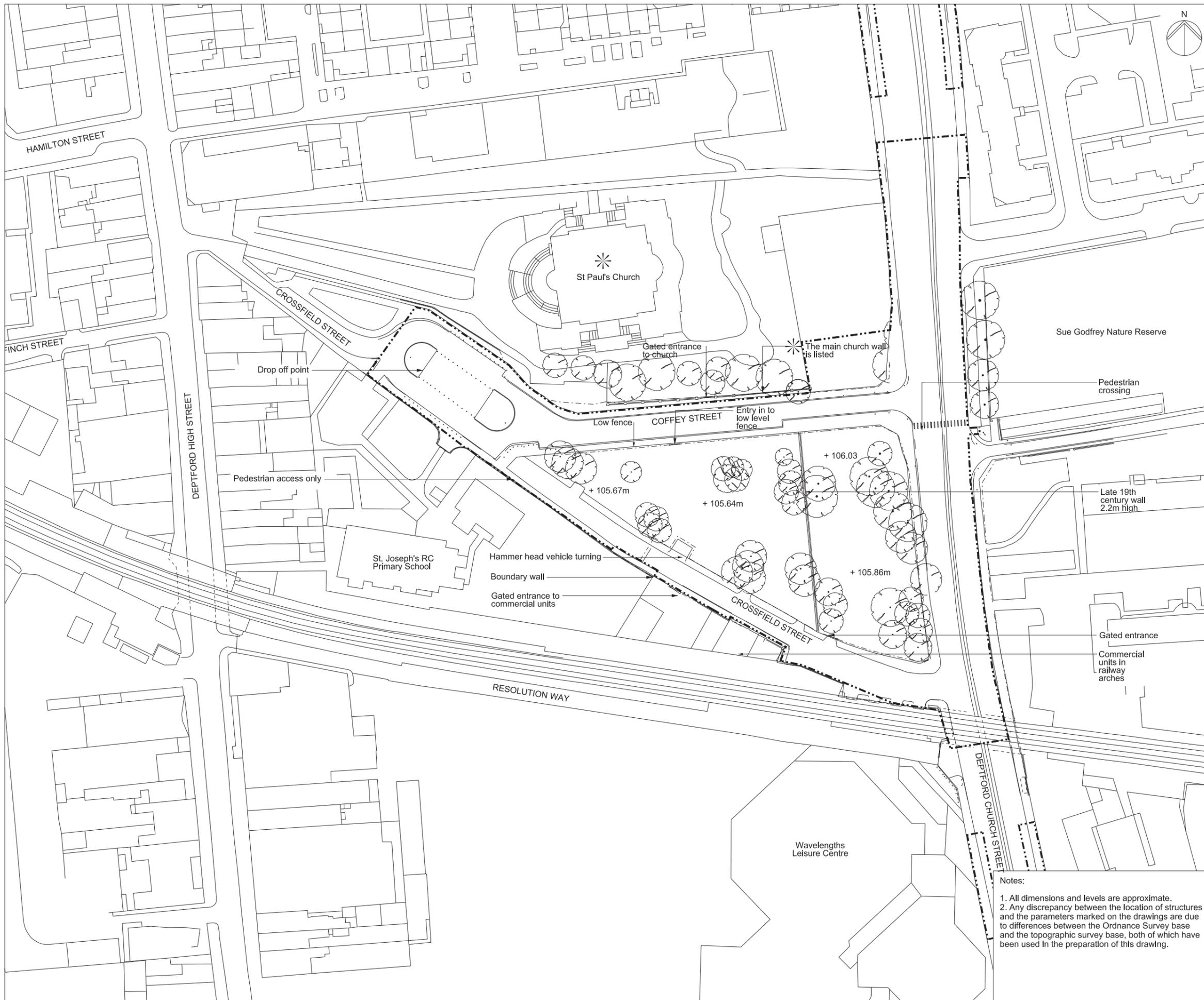
FOR INFORMATION

Location
Deptford Church Street
London Borough of Lewisham

Document Information
Application for Development Consent
Location plan

Book of plans - section 23
DCO-PP-22X-DEPCS-230001
January 2013



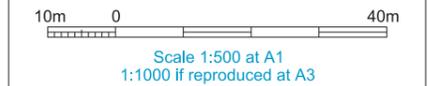


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Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.

- Key:**
- Limits of land to be acquired or used (LLAU)
 - + 105.40m Existing levels (shown in metres above tunnel datum)
 - * Listed buildings/structures
 - ⊙ Existing trees within surveyed area (trunk sizes vary)



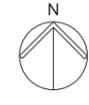
FOR INFORMATION

Location
Deptford Church Street
London Borough of Lewisham

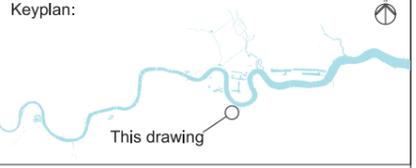
Document Information
Application for Development Consent
As existing
Site features plan
Book of plans - section 23
DCO-PP-22X-DEPCS-230002
January 2013

Notes:
1. All dimensions and levels are approximate.
2. Any discrepancy between the location of structures and the parameters marked on the drawings are due to differences between the Ordnance Survey base and the topographic survey base, both of which have been used in the preparation of this drawing.





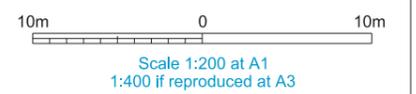
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Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.

- Key:**
- Limits of land to be acquired or used (LLAU)
 - Trees to be removed
 - Above ground structures to be removed

- Notes:**
1. Minor items to be removed (e.g. barriers, bollards etc.) are not shown.
 2. General activities of site clearance such as removal of hardstanding and foundations, stripping of topsoil and clearance of minor vegetation not shown.



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Location
 Deptford Church Street
 London Borough of Lewisham

Document Information
 Application for Development Consent
 Demolition and site clearance

Book of plans - section 23
 DCO-PP-22X-DEPCS-230004
 January 2013



Table 1

Above ground permanent structure	Maximum height above finished ground level (Minimum heights are in brackets where applicable)
Ventilation column(s) serving the shaft	8.0m (6.0m)
Ventilation column(s) serving the interception chamber	6.0m
Electrical and control kiosk(s)	3.0m (2.8m)

Table 2

Above ground permanent structure	Maximum plan dimension (Minimum in brackets where applicable)
Electrical and control kiosk(s)	length 8.0m (5.9m) width 5.0m (2.3m)

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Key:

- Limits of land to be acquired or used (LLAU)
- Zone within which all permanent site structures would be located
- Zone within which the shaft would be located
- Zone within which permanent above ground structures would be located (those listed in Table 1)
- Zone within which required landscaping would be located

Notes:

1. All dimensions and levels are approximate.
2. The Site Works Parameter Key Plan identifies each zone independently.
3. The zone within which the shaft would be located would include all permanent works including shaft walls (including appropriate allowances for construction tolerances) and if applicable under-reaming. Shaft construction temporary works may be located within or outside this zone provided they are located within the Limits of land to be acquired or used.



Scale 1:500 at A1
1:1000 if reproduced at A3

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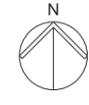
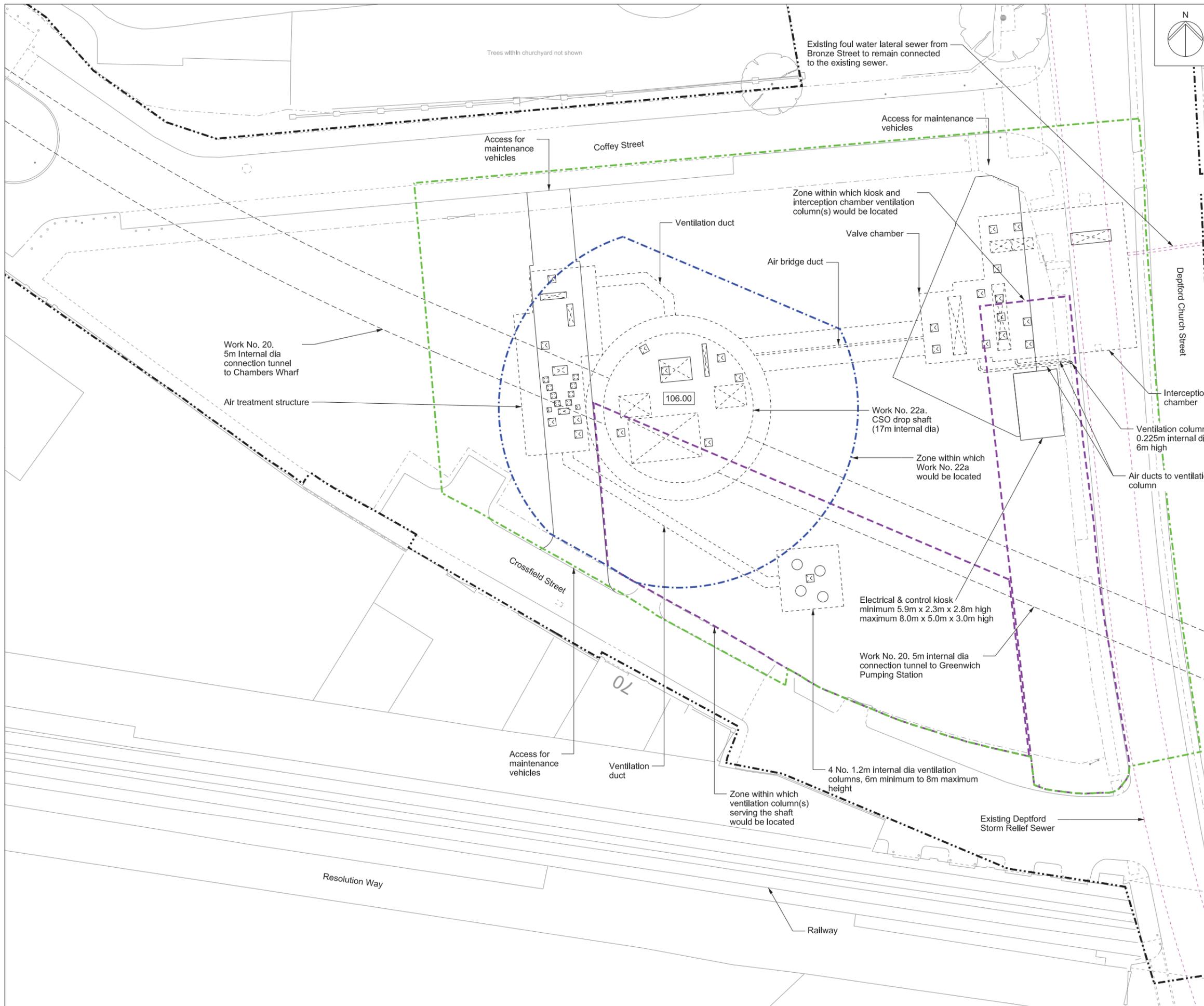
Location
Deptford Church Street
London Borough of Lewisham

Document Information
Application for Development Consent
Site works parameter plan

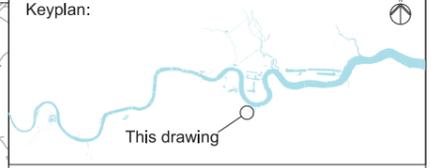
Book of plans - section 23
DCO-PP-22X-DEPCS-230005
January 2013

Thames Tideway Tunnel
Creating a cleaner, healthier River Thames





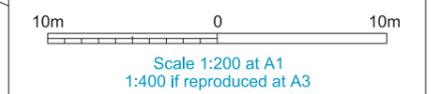
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Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.

- Key:**
- Limits of land to be acquired or used (LLAU)
 - - - Existing sewers
 - ☒ Proposed access cover
 - 104.50 Proposed level (shown in metres above tunnel datum)
 - Zone within which all permanent site structures would be located
 - Zone within which the shaft would be located
 - Zone within which permanent above ground structures would be located

- Notes:**
1. All dimensions and levels are approximate.
 2. Any discrepancy between the location of structures and the parameters marked on the drawings are due to differences between the Ordnance Survey base and topographical survey base, both of which have been used in the preparation of this drawing.
 3. This drawing shows permanent site structures only. Landscaping hard works and soft works are shown on the Proposed landscape plan and/or Proposed site features plan.



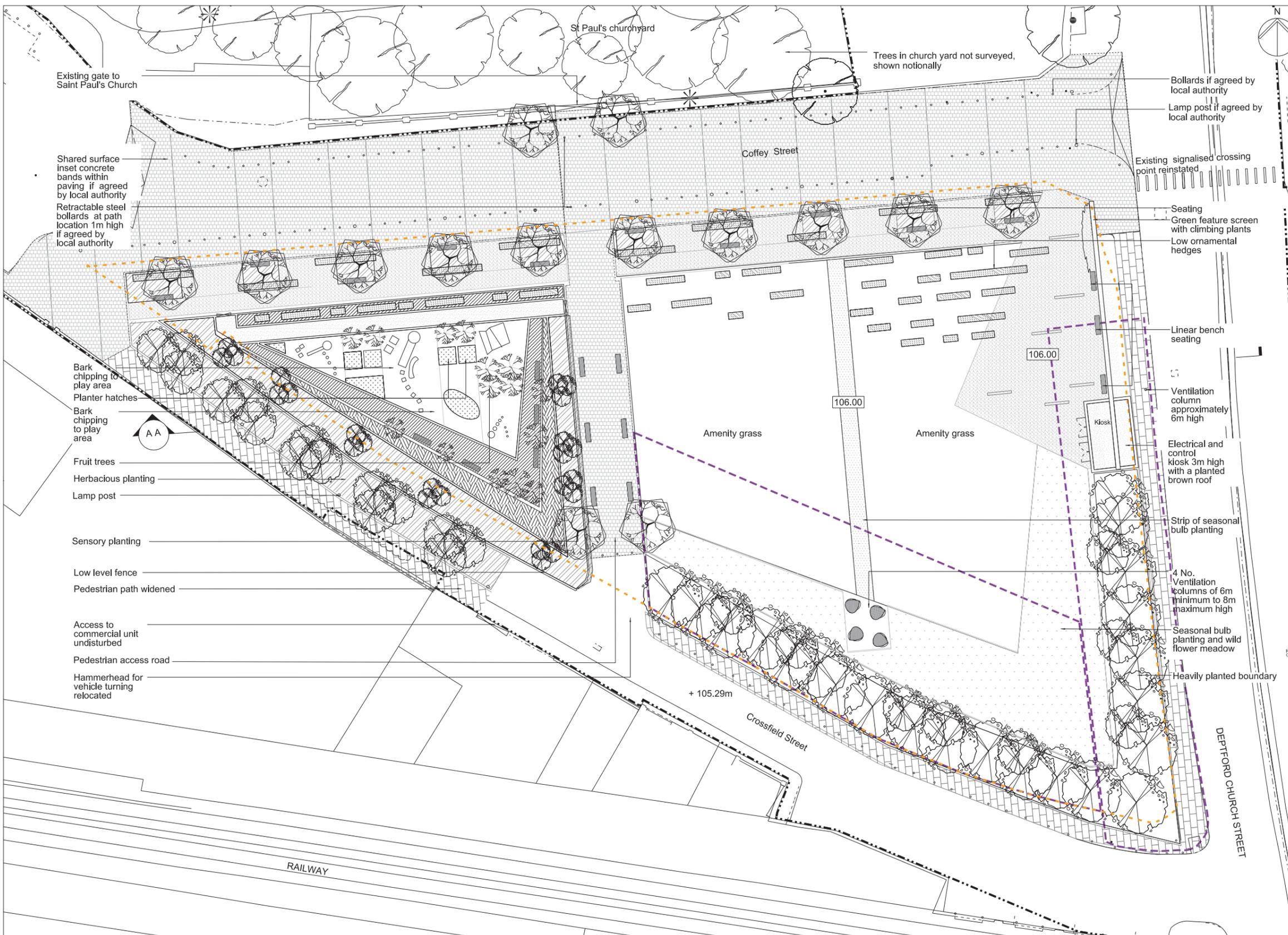
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Location
Deptford Church Street
London Borough of Lewisham

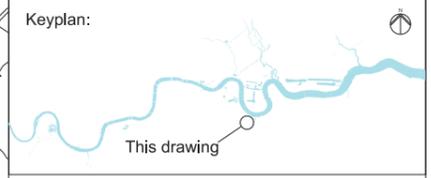
Document Information
Application for Development Consent
Permanent works layout

Book of plans - section 23
DCO-PP-22X-DEPCS-230007
January 2013



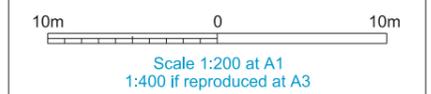


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- Key:**
- Limits of land to be acquired or used (LLAU)
 - Zone within which permanent above ground structures would be located
 - Zone within which required landscaping would be located
 - + 105.40m Existing levels (shown in metres above tunnel datum)
 - Proposed levels (shown in metres above tunnel datum)
 - Listed buildings/structures
 - Existing trees within surveyed area (trunk sizes vary)



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Save for the scale of above ground structures which is indicative

Location
Deptford Church Street
London Borough of Lewisham

Document Information
Application for Development Consent
Proposed
Landscape plan
Book of plans - section 23
DCO-PP-22X-DEPCS-230008
January 2013



Landscape key		Proposed soft landscaping	
	Natural stone paving		Ground cover planting
	Timber decking		Herbaceous planting
	Herbaceous perennial planting		Wildflower meadow
	Bound gravel		Seasonal bulb planting
	Reinstated paving		Benches
	Hedging		Natural Play equipment
	Fencing		Bollards
	Planter		Strip recessed lighting
	Lighting		Semi-mature tree planting
	Gate		Native tree planting
			Fruit trees

Notes:

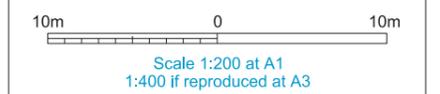
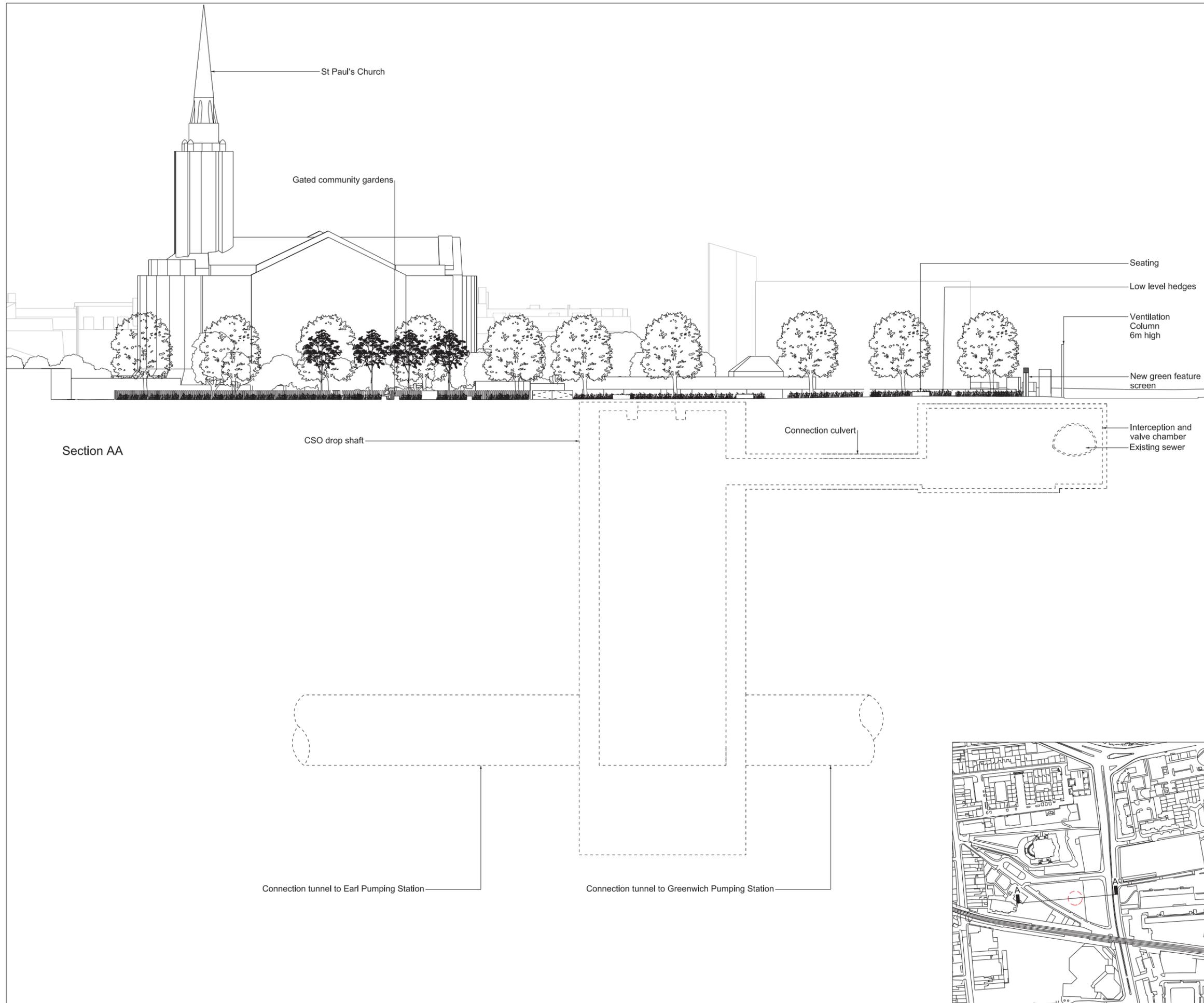
- All dimensions and levels are approximate.
- Any discrepancy between the location of structures and the parameters marked on the drawings are due to differences between the Ordnance Survey base and the topographic survey base, both of which have been used in the preparation of this drawing.
- Some planted areas around the shaft will have to be temporarily taken up to allow safe access for operation and maintenance access. Any areas that are moved will be reinstated upon completion.
- The above ground structures in the "save for the scale of above ground structures which is indicative" statement are those listed in Table 1 on the Site works parameter plan.

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- Notes:**
1. All dimensions and levels are approximate.
 2. The purpose of this section is to show the scale of the below ground infrastructure to be provided.



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Location
Deptford Church Street
London Borough of Lewisham

Document Information
Application for Development Consent
Section AA

Book of plans - section 23
DCO-PP-22X-DEPCS-230009
January 2013



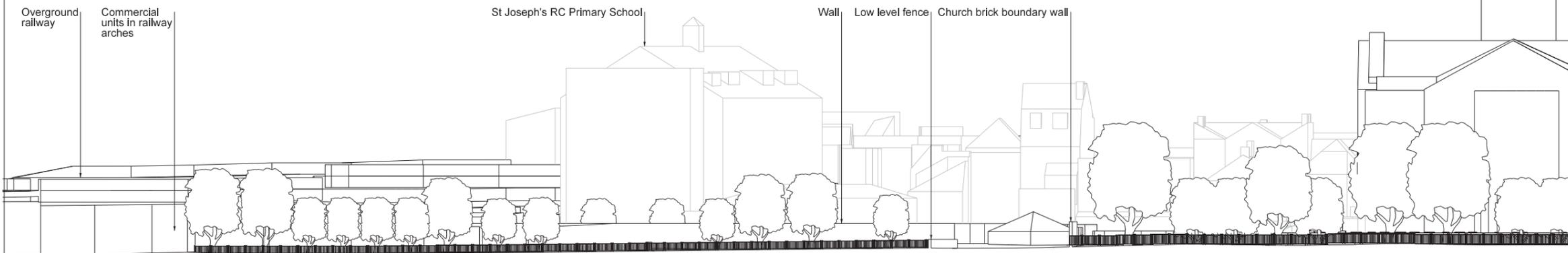


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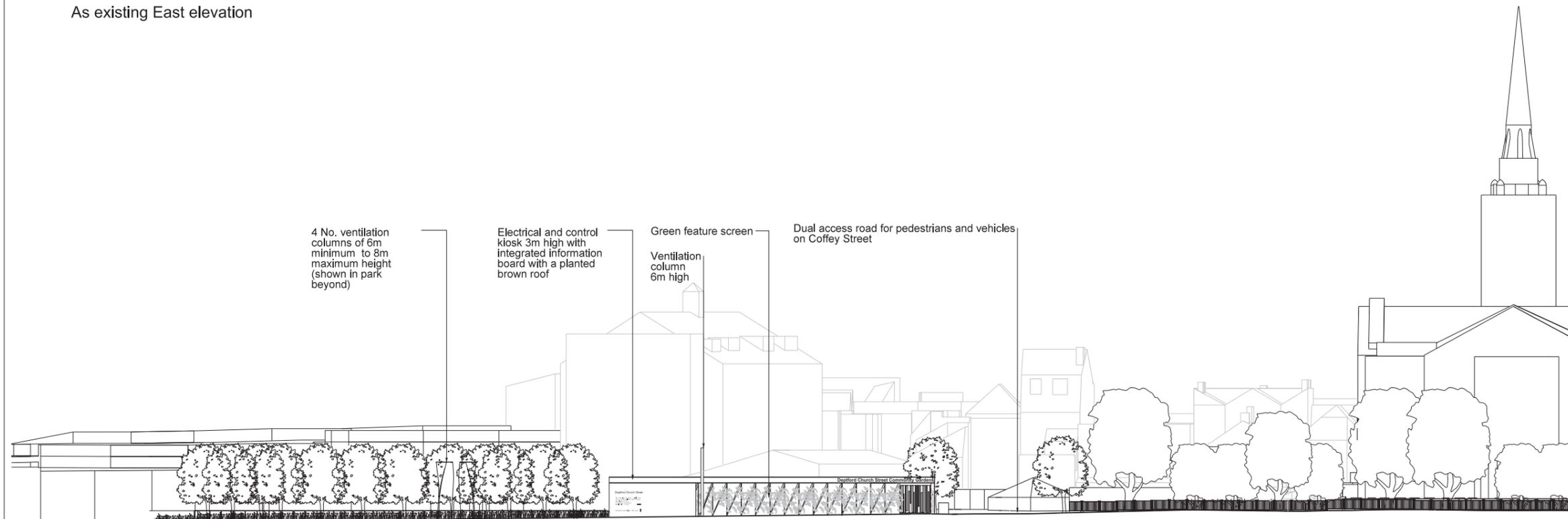
Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.

Notes:
1. All dimensions and levels are approximate.



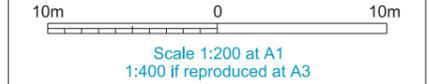
Crossfield Street Crossfield open space Coffey St. Church grounds St. Paul's Church

As existing East elevation



Open space Shaft site Green feature screen Coffey Street

As proposed East elevation



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Location
Deptford Church Street
London Borough of Lewisham

Document Information
Application for Development Consent
As existing and proposed
East elevation
Book of plans - section 23
DCO-PP-22X-DEPCS-230010
January 2013

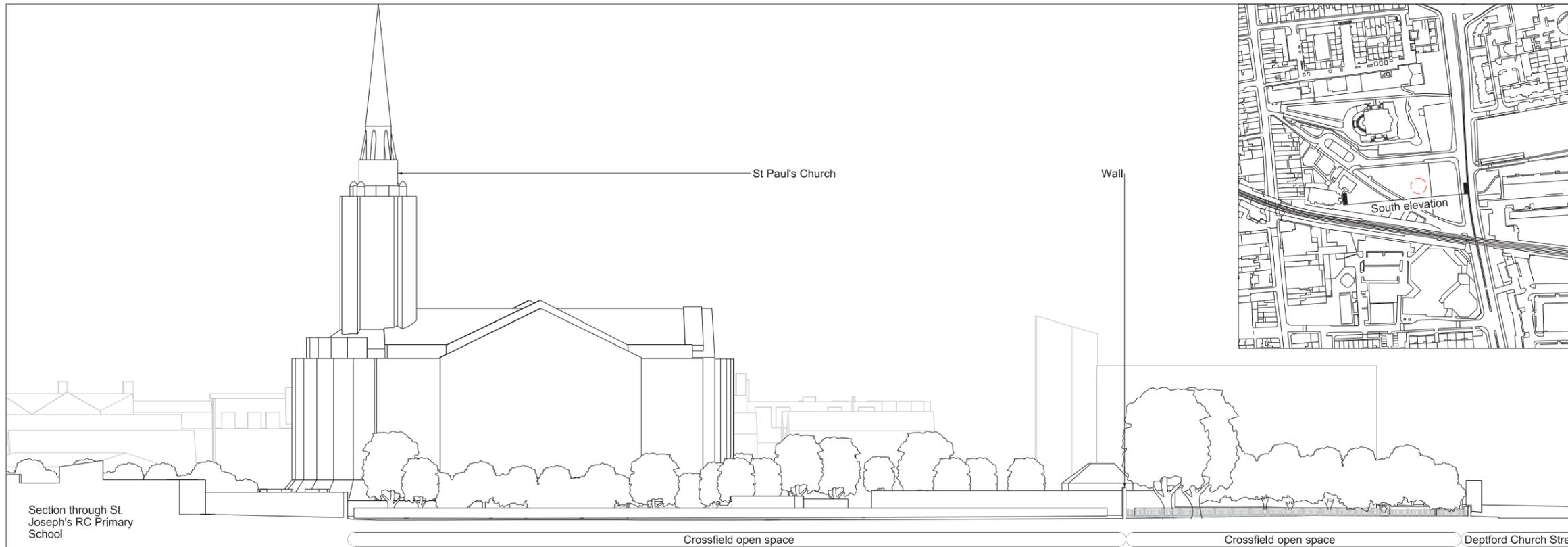


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Keyplan:

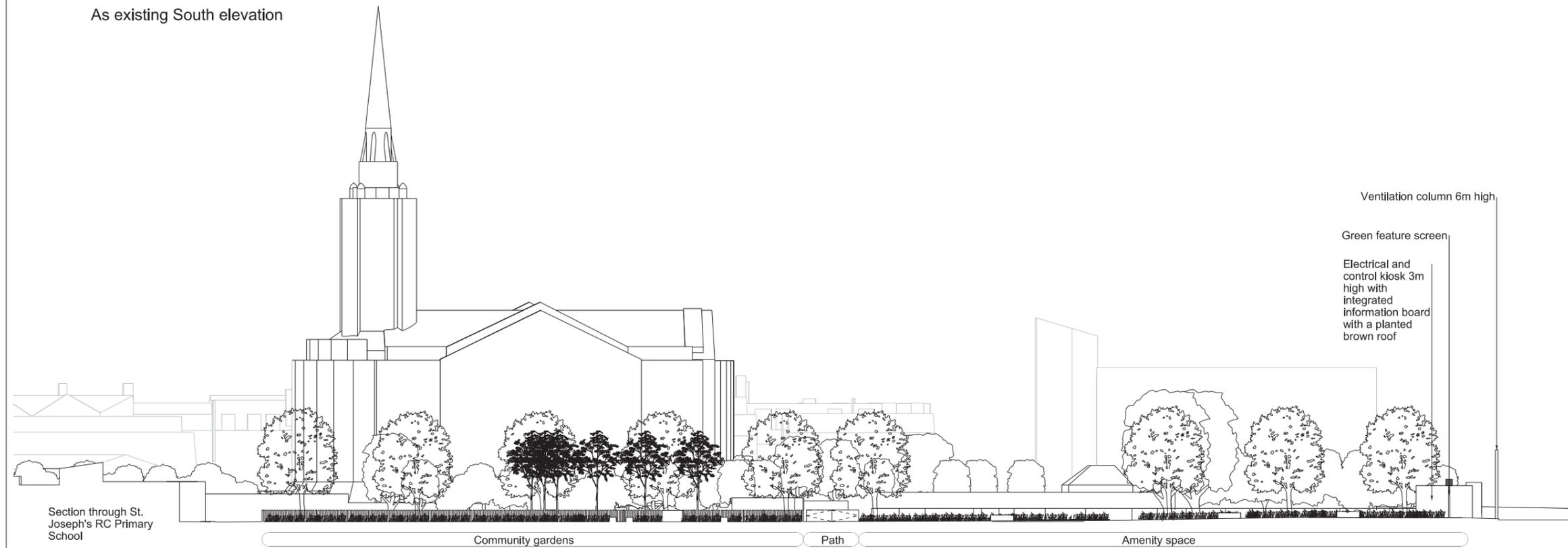


Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.



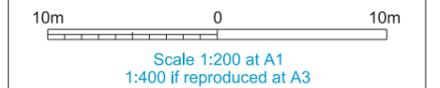
Section through St. Joseph's RC Primary School

As existing South elevation



Section through St. Joseph's RC Primary School

As proposed South elevation

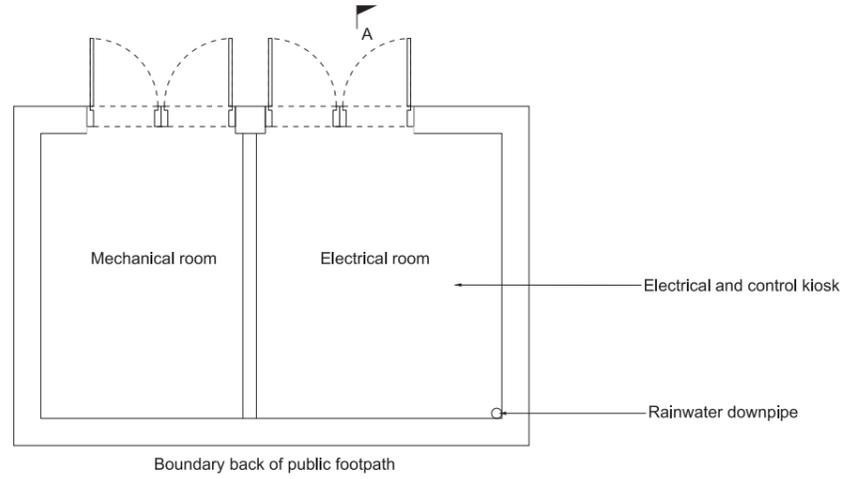
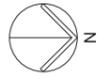


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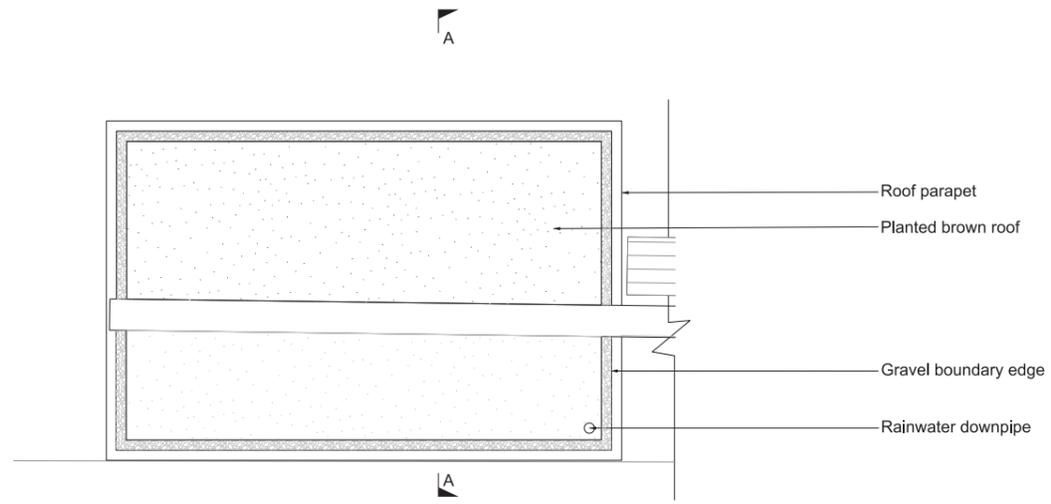
Location
Deptford Church Street
London Borough of Lewisham

Document Information
Application for Development Consent
As existing and proposed
South elevation
Book of plans - section 23
DCO-PP-22X-DEPCS-230011
January 2013

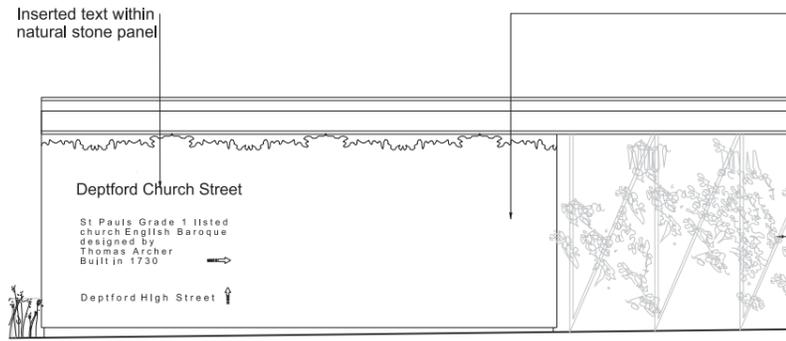




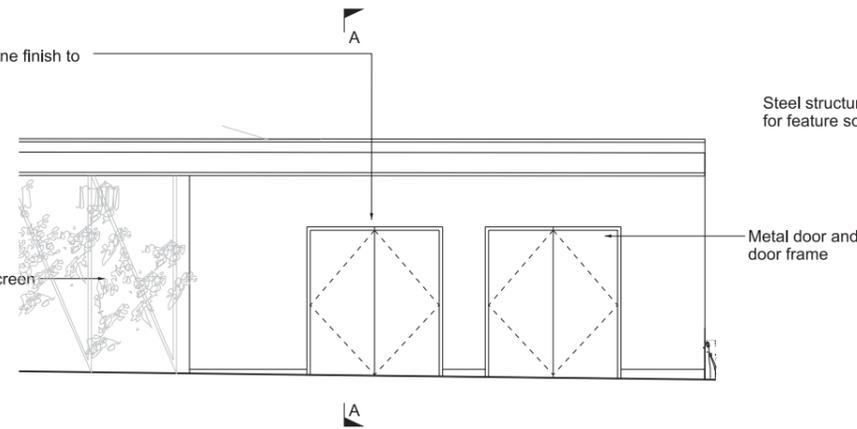
Plan at Ground Level



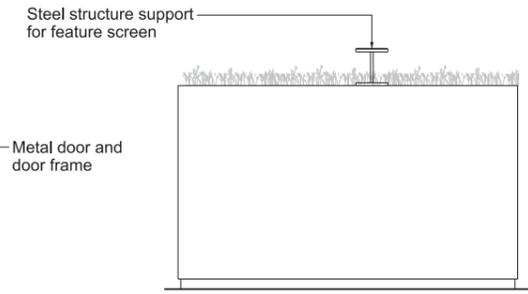
Roof Plan



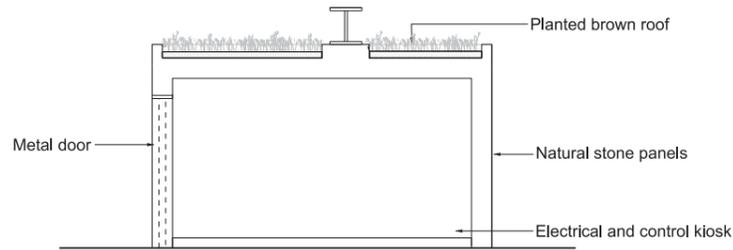
East Elevation



North Elevation



West Elevation



Section AA

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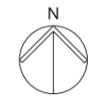
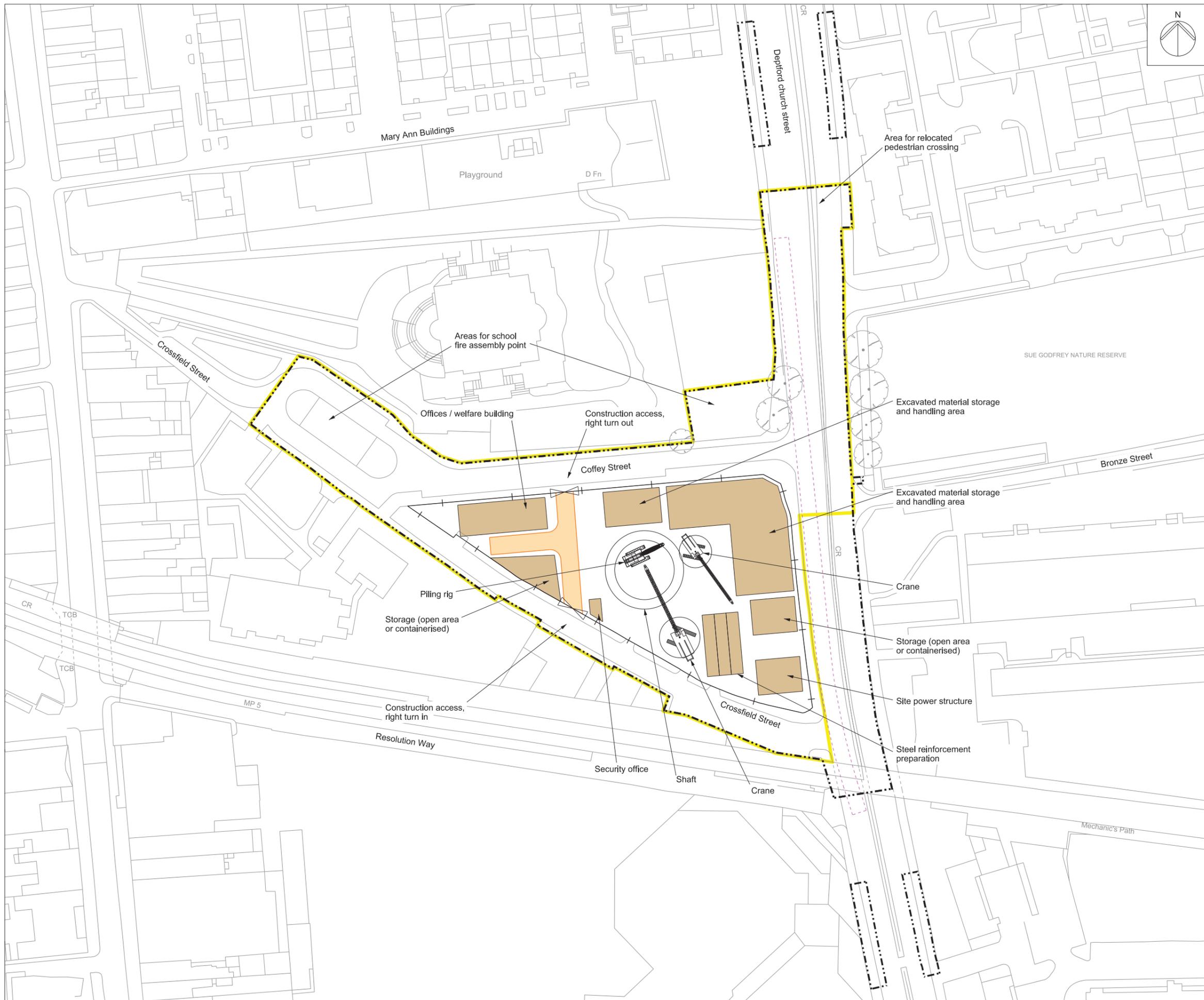
ILLUSTRATIVE

Location
Deptford Church Street
London Borough of Lewisham

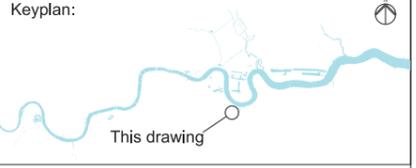
Document Information
Application for Development Consent
Kiosk design intent

Book of plans - section 23
DCO-PP-22X-DEPCS-230012
January 2013





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- Key:**
- Limits of land to be acquired or used (LLAU)
 - Hoarding
 - Maximum extent of working area
 - Site access
 - Access / haul route
 - Existing sewers

- Notes:**
1. These construction phasing plans have been prepared to illustrate possible site layouts for the principal construction phases. Contractors may choose to lay sites out differently during construction depending on their preferred construction methods subject to any controls on layout imposed through the planning submission and approval process.
 2. Traffic management plans for construction phases of the work would be submitted to the appropriate authority for approval. Where appropriate, outline traffic management arrangements are shown.
 3. Utility supplies for the construction of the works would be agreed with the relevant utility company.
 4. Additional noise mitigation including noise barriers may be required but is not shown on this drawing.

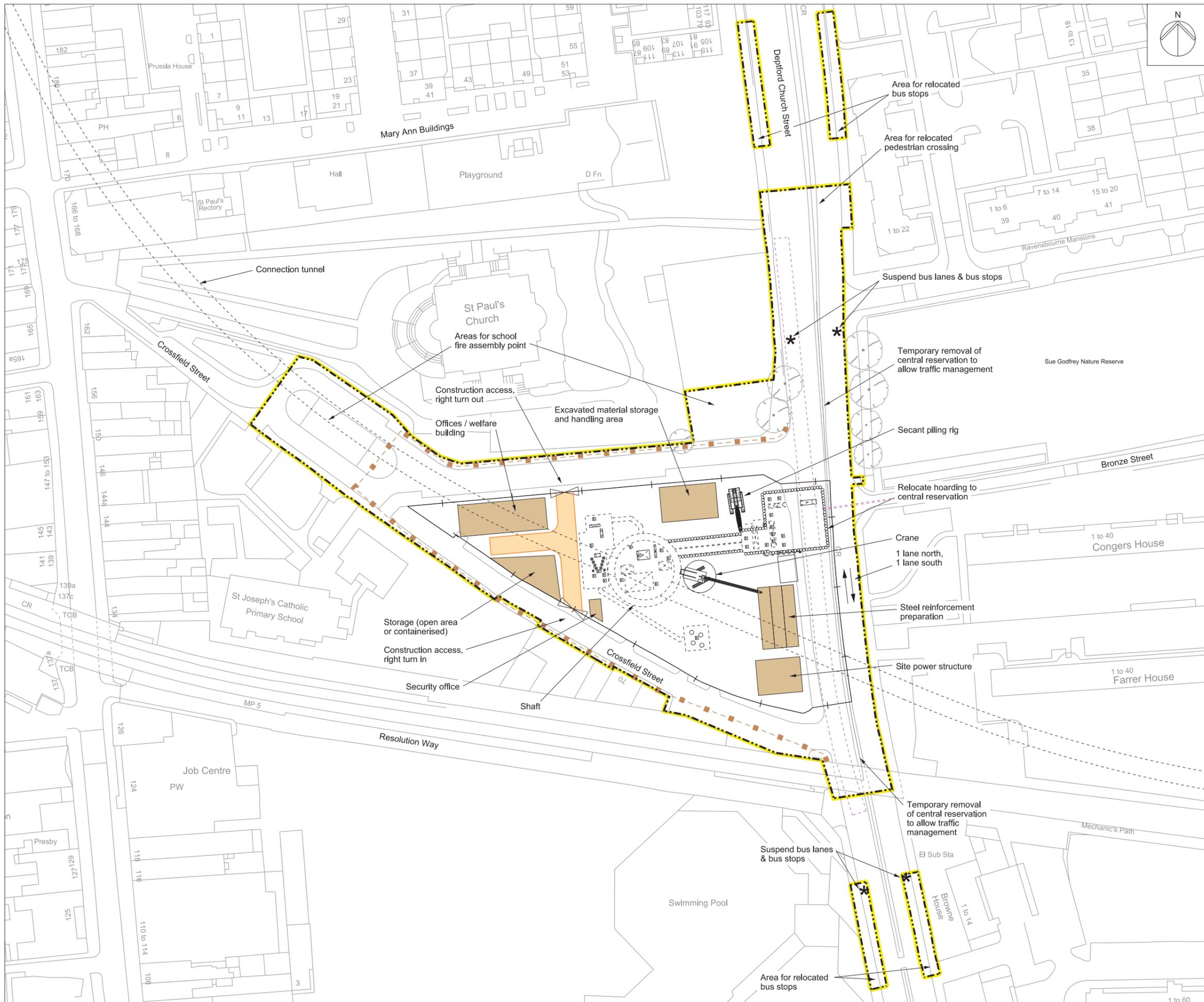


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Location
Deptford Church Street
London Borough of Lewisham

Document Information
Application for Development Consent
Construction phases - phase 1
Site setup & shaft construction
Book of plans - section 23
DCO-PP-22X-DEPCS-230013
January 2013





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- Key:**
- Limits of land to be acquired or used (LLAU)
 - Hoarding
 - Maximum extent of working area
 - Route of temporary diversion of footway
 - Site access
 - Access / haul route
 - Existing sewers

- Notes:**
1. These construction phasing plans have been prepared to illustrate possible site layouts for the principal construction phases. Contractors may choose to lay sites out differently during construction depending on their preferred construction methods subject to any controls on layout imposed through the planning submission and approval process.
 2. Traffic management plans for construction phases of the work would be submitted to the appropriate authority for approval. Where appropriate, outline traffic management arrangements are shown.
 3. Utility supplies for the construction of the works would be agreed with the relevant utility company.
 4. Additional noise mitigation including noise barriers may be required but is not shown on this drawing.



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Location
 Deptford Church Street
 London Borough of Lewisham

Document Information
Application for Development Consent
 Construction phases - phase 2
 Construction of other structures
 Book of plans - section 23
 DCO-PP-22X-DEPCS-230014
 January 2013



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