

**Griffin Manor Way, Plumstead, London Borough of Royal Greenwich**

**Site type: Deep Alluvium**

**Fieldwork: Orion Heritage, MoLA, PCA, QUEST (2018 - 2024)**

**GLHER Records:**

[Borehole Survey at Griffin Manor Way, QUEST, 2020](#)

[Geoarchaeological Fieldwork at 2-6 Griffin Manor Way, QUEST, 2020](#)

[Geoarchaeological evaluation report Plot 6 stage 3, Orion Heritage, April 22](#)

[Geoarchaeological and Palaeoenvironmental assessment report, September 2024, QUEST](#)

### **Proposed scheme**

Erection of buildings to include up to 915 residential units varying in height from 1 to 11 storeys plus a single lower ground floor level and flexible uses to include retail, café/restaurant and drinking establishment and/or offices plus community use. The building units were arranged into nine Plots with the western plots of the main site to be delivered first.

### **Archaeological response**

The site was to the immediate south of the Belmarsh Juvenile Detention Centre where Neolithic and Bronze Age wooden platforms had been recorded within a north-south silted channel. The same channel through the Plumstead Marsh was anticipated to also occur within this development site so it had a high archaeological potential.

GLAAS recommended geoarchaeological evaluation to inform determination of the planning application. The result of the geoarchaeological site borehole work combined with geotechnical site investigation data was a deposit model that showed that the water channel terminated within this site in a wider body of water.

The applicant was keen for the archaeological interest to be secured by condition. However, until archaeological evaluation had been undertaken within the archaeologically critical area of the site it was doubtful that a conditioned approach would be appropriate.

Eventually it was agreed that limited archaeological trial trench evaluation would be undertaken to inform the application. As available time was short, a contingency was agreed to change which Plots were to be brought forward and with the option to relocate the planned open space to enable preservation *in situ* if significant archaeology was encountered.

Post-planning permission archaeological trial trenching then occurred over the remaining plots and supplemented by certain additional ge archaeological boreholes and sampling of deposits in tandem with periodic refinement of the deposit model.

## Outcomes

Despite the important archaeology close to this site, the evaluation demonstrated that the archaeological potential of this particular area was not realised and the development was able to proceed as planned. However, the ge archaeological information and deposit modelling undertaken has provided a wider appreciation of the buried landscape of this area during the Neolithic and Bronze Age periods, enabling the wider context for the recorded archaeology to be better understood.



Copyright Historic England