

Commercial-in-Confidence
Report No. 12641/096/RO2
September 2005

**PINNER GP SURGERY: LAND NEAR LEIGHTON AVENUE/PAINES LANE,
PINNERS, LONDON BOROUGH OF HARROW**

**AN ARCHAEOLOGICAL WATCHING BRIEF
NGR: TQ 122 897**




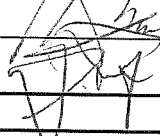
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1. NON-TECHNICAL SUMMARY

This report details the results and working methods of an archaeological watching brief undertaken on land at Leighton Avenue/Paines Lane, Pinner, London Borough of Harrow in advance of the development of the site for a General Practice Surgery (fig. 1). The site is centred at National Grid Reference TQ 122 897. Gifford and Partners Ltd commissioned the project on behalf of Pinn Medical Centre and on the 30th August 2005 Pre-Construct Archaeology Ltd undertook the watching brief.

Natural clay was encountered in all five of the test pits and in each instance was seen to seal naturally deposited alluvial clayey silts. With the exception of Test Pit 5 no later intrusions had impacted on the natural horizon and no evidence was found to suggest that the natural topography had suffered from horizontal truncation, e.g. terracing.

The natural deposits were sealed by a 19th/20th century subsoil and with the exception of a modern E/W orientated drain in Test Pit 5 no features truncated the earlier horizons. All areas of excavation were located within grassed-over areas which formed the uppermost deposits within the test pits.

Whilst it remains possible that archaeological deposits may be located in those areas not investigated during the watching brief, the lack of cultural evidence, either *in situ* or residual, suggests that archaeological features and horizons should not be anticipated during the redevelopment of the site.

2. INTRODUCTION

This report details the results and working methods of an archaeological watching brief on the excavation of geo-technical test pits undertaken on land at Leighton Avenue/Paines Lane, Pinner, London Borough of Harrow in advance of the development of the site for a General Practice Surgery (fig. 1). The site is centred at National Grid Reference TQ 122 897. Gifford and Partners Ltd commissioned the project on behalf of Sapphire Pinn Medical Centre and on the 30th August 2005 Pre-Construct Archaeology Ltd undertook the watching brief.

The site is located within an area of grassed over land and is bound to the north by residential properties fronting Leighton Avenue, to the east by Pinner United Free Church and properties fronting Paine's Lane, to the south by residential properties and to the west by the River Pinn. The site measured 2404.40m².

The watching brief monitored five geo-technical test pits located throughout the development area (fig. 2). The excavated test pits measured c.2.50m x c.0.80m in plan and were excavated to depths of c.3.00m below ground surface. The archaeological watching brief sought to monitor the impact of the test pits on any underlying archaeology, to assess generally the archaeological potential of the development area and to assess the natural topography of the site.

The fieldwork was conducted by Pre-Construct Archaeology Ltd (PCA), under the supervision of Joanna Taylor and the project management of Jon Butler (PCA) and Phil Emery (Gifford Archaeology).

3. PLANNING BACKGROUND

As part of the Client's planning application, an Archaeological Desk-Based Assessment (DBA) was commissioned for the site to provide supporting information on the potential for archaeological remains to be encountered during development of the site (Keyte 2005). The DBA suggested that whilst archaeological information for the vicinity of the site was minimal, the presence of numerous listed medieval and post-medieval buildings in close proximity to the site necessitated further archaeological investigations.

Archaeology is now, as a result of the publication of Planning Policy Guidance 16 (Department of Environment 1990) a material consideration in the granting of planning consent. Planning Policy Guidance 16 (PPG 16) provides planning authorities with a staged approach to the consideration of archaeological remains that may survive on a proposed development site and states that where there are *nationally important archaeological remains ... that are affected by a proposed development there should be a presumption in favour of their physical preservation* (DoE 1990, A8).

PPG16 also states that *"There will no doubt be occasions, particularly where remains of lesser importance are involved, when planning authorities may decide that the significance of the archaeological remains is not sufficient when weighed against all other material considerations, including the need for development, to justify their physical preservation in situ, and that the proposed development should proceed. ... Planning authorities will, in such cases, need to satisfy themselves that the developer has made appropriate and satisfactory arrangements for the excavation and recording of the archaeological remains and the publication of the results. If this has not already been secured through some form of voluntary agreement, planning authorities can consider granting planning permission subject to conditions which provide for the excavation and recording of the remains before development takes place. Local planning authorities may, as a matter of last resort, need to consider refusing planning permission where developers do not seek to accommodate important remains* (DoE 1990, B28).

The Harrow Unitary Development Plan was adopted by the Council on 30th July 2004, superseding the previous plan adopted on 28th November 1994. The Unitary Development Plan is the statutory development plan for the borough.

The site lies in an archaeological priority zone and the plan states that:

Section 4.67: Because of its geology and topography, (the London borough of) Harrow was especially attractive for early settlements. Many sites have been identified and there have been numerous archaeological finds, and more can be expected. The Council will have regard to advice contained in PPG16 in considering any proposals affecting sites of archaeological interest.

Section 4.70: The Council will promote co-operation between landowners, developers and archaeological organisations in accordance with the British Archaeologists and Developers Liaison Group's Code of Practice. It will, where necessary, use its powers under the Town and Country Planning Acts to impose conditions, or secure a legal agreement, to require a site to be subject to an archaeological investigation, especially when situated within one of the Archaeological Priority Areas (which are identified on the Proposals Map) or other sites of archaeological significance contained within the GLSMR. Where appropriate, the Council will refuse planning permission.

4. GEOLOGICAL AND TOPOGRAPHIC BACKGROUND

The site is located in an area dominated by boulder clay and pebble gravel overlying chalk with drift geology comprised of alluvial gravels in the vicinity of the river.

The development area is currently occupied by a late 20th century Scout Hut in the southeast corner, grassed-over areas, trees and shrubbery. The site is situated on the eastern side of a valley sloping down to the River Pinn with the ground surface ranging between 53.15m OD in the east and 48.00m OD in the west.

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

As part of the DBA a search was made of the Greater London Sites and Monuments Record database (SMR). Within the 200m radius of the site, a total of 66 SMR entries, which included 49 listed buildings dating to the medieval and post-medieval periods, findspots and archaeological sites were identified.

The following assessment of the archaeological and historical background of the site is a digest of the SMR findings and additional documentary research.

5.2 Prehistoric

No evidence to suggest that the site was utilised during the prehistoric periods was noted by the DBA (Keyte 2005).

5.3 Roman

No evidence to suggest that the site was utilised during the Roman period was noted by the DBA (Keyte 2005).

5.4 Medieval

The earliest known mention of Pinner dates to 1232 when it was referred to as Pinora when the area was under the lordship of the manor of Harrow (Druett 1937; Clarke 2000).

Although no evidence was found to suggest directly that the site was utilised during the medieval period, pottery dating to this period has been retrieved from archaeological excavations to the south of the site in the main part of the village (Keyte 2005).

5.5 Post-medieval

Between the 16th and early 19th centuries Pinner seems to have changed very little and the majority of the settlement appears to have developed to the southwest on the site (Keyte 2005).

A mill, constructed to the west of the site between 1770 and 1787, was rebuilt in 1788 following a fire and remained in use until 1826. In 1828 the structure was demolished and four cottages were built in its place. Whilst the SMR search suggests that the mill was located on the western edge of the site historical maps appear to contradict this assumption and place it c.50m to the west of the proposed development (Keyte 2005).

A railway was opened in 1842 yet it was not until the Metropolitan Railway arrived in 1885 that Pinner began to develop significantly, with farmers selling land to accommodate city dwellers able to commute to London by the new transport links.

The largest expansion of Pinner occurred between World War I and World War II when the village came to be incorporated within the suburbs of London.

The map regression for the site found no evidence to suggest that it had been used for any other purpose than agricultural in the later post-medieval and earlier modern periods. The only evidence of more recent development of the site is the presence of a two-unit late 20th century hall, in recent use as a scout hut, with the remainder of the site occupied by trees, grass and shrubbery.

6. METHODOLOGY

All work was undertaken in accordance with the Gifford Health and Safety Policy (7th Issue June 2000) and the Pre-Construct Archaeology Ltd Health and Safety Policy (PCAHS-2). A site-specific Health and Safety Method Statement (Butler 2005a) and Risk Assessment (Butler 2005b) were compiled for the site prior to the commencement of archaeological work.

The watching brief monitored the excavation of five geo-technical pits located throughout the development area. The ground surface of all test pits was comprised of topsoil and grass.

The test pits were excavated to 1.20m below ground surface using a JCB-type mechanical excavator fitted with a toothless ditching bucket. Following the recording of the upper deposits mechanical excavation continued to a depth of 3.00m below ground surface using a toothed bucket. Test pits were not accessible to the attendant archaeologists when the depth exceeded 1.20m below ground surface so the lower sequence was recorded from ground surface.

All machine operatives were certified to industry standards (CITB or equivalent) and along with all site staff wore appropriate Personal Protective Equipment (PPE) at all times whilst working.

Prior to excavation, service plans detailing the location of buried utilities were obtained and the area of each trench was surveyed for buried services using a cable detection device.

Excavated spoil from the trenches was reinstated, compacted with the machine bucket and finished level with the existing ground surface. No further compaction or re-surfacing of these trenches was undertaken.

The dimensions of the test pits are listed below (fig. 2):

Test Pit 1 measured 2.50m N/S x 0.80m E/W x 3.00m maximum depth
Test Pit 2 measured 2.50m N/S x 0.80m E/W x 3.00m maximum depth
Test Pit 3 measured 0.80m N/S x 2.50m E/W x 3.00m maximum depth
Test Pit 4 measured 0.80m N/S x 2.50m E/W x 3.00m maximum depth
Test Pit 5 measured 2.50m N/S x 0.80m E/W x 3.00m maximum depth

Recording on site was undertaken using the single context recording system as specified in the Museum of London Site Manual. As a consequence of the lack of archaeological deposits in the investigated areas, plans and sections were drawn at a scale of 1:50. Contexts were numbered sequentially and recorded on *pro-forma* context sheets. The site was given the code PGP05.

A Temporary Benchmark (TBM) was transferred to the site from the Ordnance Datum located on Paine's Lane (57.89m OD).

The test pits were located by triangulation from the existing buildings and site boundary.

A photographic record of the excavation was maintained, illustrating in both detail and general context the methods, conditions and results of the excavation.

7. ARCHAEOLOGICAL EVIDENCE

7.1 Test Pit 1 (figs. 2 & 3)

The earliest deposit within the test pit was a naturally deposited, mid yellowish green brown, silty clay [11] within which were occasional sub rounded flint pebble inclusions. The deposit was encountered at 49.71m OD and represents a naturally deposited alluvial layer.

Sealing the earlier deposit was a 0.55m thick naturally deposited, light brownish blue grey, silty clayey gravel layer [10]. The deposit was encountered at 50.26m OD and represents a later phase of alluvium deposition on site.

The earlier naturally deposited layer was sealed by a 0.90m thick, light brownish yellow, clay layer [2] which contained occasional sub rounded flint pebble inclusions. The layer represents a natural deposited clay and was encountered at 51.16m OD.

The upper natural horizon was sealed by a 0.10m thick, mid brownish grey, silty clay layer [1], which contained occasional flint pebbles, ceramic building material, coal and glass fragments. The layer represents a 19th/20th century subsoil and was encountered at 51.26m OD.

The remainder of the test pit was comprised of a 0.25m thick, modern topsoil and grassed layer. The topsoil was encountered at 51.51m OD and represents the current ground surface in the vicinity of Test Pit 1.

7.2 Test Pit 2 (fig. 2)

The earliest deposit within the test pit was a naturally deposited, mid yellowish green brown, silty clay layer [12] within which were occasional sub rounded flint pebble inclusions. The deposit was encountered at 48.61m OD and was seen to continue beyond a thickness of 1.80m and represents a naturally deposited alluvial layer.

The earlier naturally deposited layer was sealed by a 0.75m thick, light brownish yellow, clay layer [4] which contained occasional sub rounded flint pebble inclusions. The layer represents a natural deposited clay horizon and was encountered at 49.36m OD.

The upper natural horizon was sealed by a 0.24m thick, mid brownish grey, silty clay layer [3], which contained occasional flint pebbles, CBM, coal and glass fragments. The layer represents a 19th/20th century subsoil and was encountered at 49.60m OD.

The remainder of the test pit was comprised of a 0.21m thick, modern topsoil and grassed layer. The deposit was encountered at 49.81m OD and represents the current ground surface in the vicinity of Test Pit 2.

7.3 Test Pit 3 (figs. 2 & 3)

The earliest deposit within the test pit was a naturally deposited, mid yellowish green brown, silty clay layer [13] within which were occasional sub rounded flint pebble inclusions. The deposit was encountered at 48.06m OD and was seen to continue beyond a thickness of 1.70m and represents a naturally deposited alluvial clay layer.

The earlier naturally deposited layer was sealed by a 0.84m thick, light brownish yellow, clay layer [6] which contained occasional sub rounded flint pebble inclusions. The layer represents a natural deposited clay horizon and was encountered at 48.90m OD.

The upper natural horizon was sealed by a 0.30m thick, mid brownish grey, silty clay layer [5], which contained occasional flint pebbles, CBM, coal and glass fragments. The layer represents a 19th/20th century subsoil and was encountered at 49.16m OD.

The remainder of the test pit was comprised of a 0.20m thick, modern topsoil and grassed layer. The deposit was encountered at 49.36m OD and represents the current ground surface in the vicinity of Test Pit 3.

7.4 Test Pit 4 (fig. 2)

The earliest deposit within the test pit was a naturally deposited, mid yellowish green brown, silty clay layer [14] within which were occasional sub rounded flint pebble inclusions. The deposit was encountered at 49.54m OD and was seen to continue beyond a thickness of 1.60m and represents a naturally deposited alluvial clay layer.

The earlier naturally deposited layer was sealed by a 0.70m thick, light brownish yellow, clay layer [8] which contained occasional sub rounded flint pebble inclusions. The layer represents a natural deposited clay horizon and was encountered at 50.24m OD.

The upper natural horizon was sealed by a 0.45m thick, mid brownish grey, silty clay layer [7], which contained occasional flint pebbles, CBM, coal and glass fragments. The layer represents a 19th/20th century subsoil and was encountered at 50.69m OD.

The remainder of the test pit was comprised of a 0.25m thick, modern topsoil and grassed layer. The deposit was encountered at 50.94m OD and represents the current ground surface in the vicinity of Test Pit 4.

7.5 Test Pit 5 (fig. 2)

The earliest deposit within the test pit was a naturally deposited, mid yellowish green brown, silty clay layer [15] within which were occasional sub rounded flint pebble inclusions. The deposit was encountered at 50.34m OD and was seen to continue beyond a thickness of 1.60m and represents a naturally deposited alluvial clay layer.

The earlier naturally deposited layer was sealed by a 0.60m thick, light brownish yellow, clay layer [9] which contained occasional sub rounded flint pebble inclusions. The layer represents a natural deposited clay horizon and was encountered at 50.94m OD.

The 19th/20th century subsoil present in the other excavated test pits was not present in Test Pit 5. The upper natural horizon was truncated by a modern N/S orientated drain and sealed by a 0.90m thick layer of modern overburden. The height of the modern deposits and thus the height of the ground surface in the vicinity of Test Pit 5 was 51.84m OD.

8. INTERPRETATION

8.1 Introduction

The watching brief found no archaeological evidence, either in situ or residual, to suggest that archaeological deposits should be anticipated on the development site.

8.2 Phase 1: Natural Deposits

Naturally deposited alluvial layers constituted the lower sequence in all of the test pits. The deposits are most probably associated with an ancient watercourse, now only present as a small stream known as the River Pinn, located to the west of the site. The alluvial layers were sealed by a naturally deposited clay layer which represents the most recent episode in the natural sequence on site.

8.3 Phase 2: 19th/20th century

With the exception of Test Pit 5 the uppermost natural horizon was sealed by a 19th/20th century subsoil which was not seen to seal any earlier archaeological horizons. No residual pieces of cultural material dating to earlier archaeological periods were retrieved during the excavation of the test pits.

The remainder of the test pits were comprised of a modern drain in Test Pit 5 and layers of modern over burden/modern topsoil and grassed over ground surfaces. Spot heights on the current ground surface showed a notable downwards slope in the modern topography from east to west confirming that the site is situated on the eastern slope of a valley associated with the River Pinn.

9. REVIEW OF THE WATCHING BRIEF STRATEGY

The general aim of the archaeological watching brief was to monitor, and define where possible, the location, character, extent, date and significance of surviving archaeological and natural deposits.

Natural deposits were attained in all of the test pits allowing the height and depth of natural deposits across the site to be defined. The excavation of the test pits confirmed that the upper natural deposits on site are a dense clay horizon which sealed silty clay alluvial deposits.

With the exception of Test Pit 5 the uppermost natural horizon was sealed by a 19th/20th century subsoil which was not seen to seal any earlier archaeological horizons. The lack of features and residual pieces of cultural material dating to earlier archaeological periods suggests that archaeological deposits should not be anticipated on site.

The watching brief indicated that limited intrusive truncation has taken place on site and it is considered that the steep slope in the modern ground surface is the product of the natural topography and not a consequence of horizontal truncation, e.g. terracing, on site.

10. ARCHAEOLOGICAL POTENTIAL OF THE SITE

The limited evidence for modern truncation, both horizontal and vertical, in the excavated test pits which may yet suggest that archaeological deposits remain *in situ* in those areas not investigated during the archaeological watching brief. However, the absence of archaeological features, horizons and residual cultural material predating the 19th/20th century strongly suggests that archaeological deposits predating the late 1800's should not be anticipated on site.

11. CONCLUSIONS

The archaeological watching brief has allowed preliminary analysis of the buried deposits within the development area to be made, contributing to an understanding of the deposits that should be anticipated during the redevelopment of the site. The absence of archaeological features, horizons and residual cultural material pre-dating the 19th/20th century strongly suggests that archaeological deposits dating to before the late 1800's are not present on site.

12. ARCHIVE DEPOSITION

The completed archive comprising written and drawn records from the watching brief will be deposited with the London Archaeological Archives and Resource Centre (LAARC).

Contents of the archive:

| | | |
|----------------|---|--------------|
| Context Sheets | - | 15 |
| Plans/Sections | - | 5 (5 sheets) |

13. BIBLIOGRAPHY

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14. ACKNOWLEDGEMENTS

Gifford & Partners Ltd and Pre-Construct Archaeology Ltd would like to thank all those involved in the project. Particularly we wish to thank Pinn Medical Centre for commissioning the project.

The author would also like to thank Ashley Pooley (PCA) for assisting on the watching brief, Victoria Osborn (PCA) for preparing the site plans and illustrations and Jon Butler (PCA) and Phil Emery (Gifford) for project managing and editing the report.

APPENDIX 1: CONTEXT DESCRIPTIONS

| Context Number | Trench | Section Number | Phase | Type | Description |
|----------------|--------|----------------|-------|-------|--|
| 1 | TP1 | S.1 | 2 | Layer | Stiff, mid brown grey, silty clay, occ pebbles, CBM, coal, glass |
| 2 | TP1 | S.1 | 1b | Layer | Stiff, light brown yellow, clay, occ pebbles |
| 3 | TP2 | S.2 | 2 | Layer | Stiff, mid brown grey, silty clay, occ pebbles, CBM, coal, glass |
| 4 | TP2 | S.2 | 1b | Layer | Stiff, light brown yellow, clay, occ pebbles |
| 5 | TP3 | S.3 | 2 | Layer | Stiff, mid brown grey, silty clay, occ pebbles, CBM, coal, glass |
| 6 | TP3 | S.3 | 1b | Layer | Firm/friable, light grey red brown, sandy clay, occ pebbles |
| 7 | TP4 | S.4 | 2 | Layer | Stiff, mid brown grey, silty clay, occ pebbles, CBM, coal, glass |
| 8 | TP4 | S.4 | 1b | Layer | Stiff, light brown yellow, clay, occ pebbles |
| 9 | TP5 | S.5 | 1b | Layer | Stiff, mid brown grey, silty clay, occ pebbles, CBM, coal, glass |
| 10 | TP1 | S.1 | 1a | Layer | Stiff, light brown blue grey, silty clay gravel |
| 11 | TP1 | S.1 | 1a | Layer | Firm, mid yellowish green brown, silty clay occ pebbles |
| 12 | TP2 | S.2 | 1a | Layer | Firm, mid yellowish green brown, silty clay occ pebbles |
| 13 | TP3 | S.3 | 1a | Layer | Firm, mid yellowish green brown, silty clay occ pebbles |
| 14 | TP4 | S.4 | 1a | Layer | Firm, mid yellowish green brown, silty clay occ pebbles |
| 15 | TP5 | S.5 | 1a | Layer | Firm, mid yellowish green brown, silty clay occ pebbles |

APPENDIX 3: OASIS REPORT

7.1 OASIS ID: preconst1-10030

Project details

Project name An Archaeological Watching Brief at land near to Leighton Avenue/Paines Lane, Pinner, London Borough of Harrow

Short description of the project An archaeological watching brief was conducted on the excavation of geo-technical test pits on land at Leighton Avenue/Paines Lane, Pinner, London Borough of Harrow in advance of the development of the site for a General Practice Surgery. Gifford and Partners Ltd commissioned the project on behalf of Sapphire Primary Care Developments and on the 30th August 2005 Pre-Construct Archaeology Ltd undertook the watching brief. Natural clay was encountered in all five of the test pits and in each instance was seen to seal naturally deposited alluvial clayey silts. With the exception of Test Pit 5 no later intrusions had impacted on the natural horizon and no evidence was found to suggest that the natural topography had suffered from horizontal truncation, e.g. terracing. The natural deposits were sealed by a 19th/20th century subsoil and with the exception of a modern E/W orientated drain in Test Pit 5 no features truncated the earlier horizons. All areas of excavation were located within grassed-over areas which formed the uppermost deposits within the test pits. Whilst it remains possible that archaeological deposits may be located in those areas not investigated during the watching brief, the lack of cultural evidence, either in situ or residual, suggests that archaeological features and horizons are not to be anticipated during the redevelopment of the site.

Project dates Start: 30-09-2005 End: 30-09-2005

Previous/future work No / No

Any associated project reference codes PGP05 – Site code

Type of project Recording project

Site status Local Authority Designated Archaeological Area

Current Land use Other 15 - Other

Investigation type 'Watching Brief'

Prompt Direction from Local Planning Authority - PPG16

Project location

Country England

Site location GREATER LONDON HARROW PINNER Land at Leighton Avenue/Paines Lane, Pinner, London Borough of Harrow

Study area 2404.40 Square metres

National reference grid TQ 122 897 Point

Height OD Min: 48.90m Max: 51.16m

Project creators

Name of Organisation Pre-Construct Archaeology Ltd

Project originator brief Gifford Archaeology

Project originator design Phil Emery

Project director/manager Jon Butler

Project supervisor Joanna Taylor

Sponsor or funding body Sapphire Primary Care Developments

Project bibliography

1

Publication type Grey literature (unpublished document/manuscript)

Title An Archaeological Watching Brief at Leighton Avenue/Paines Lane, Pinner, London Borough of Harrow

Author(s)/Editor(s) Taylor, J.

Date 2005

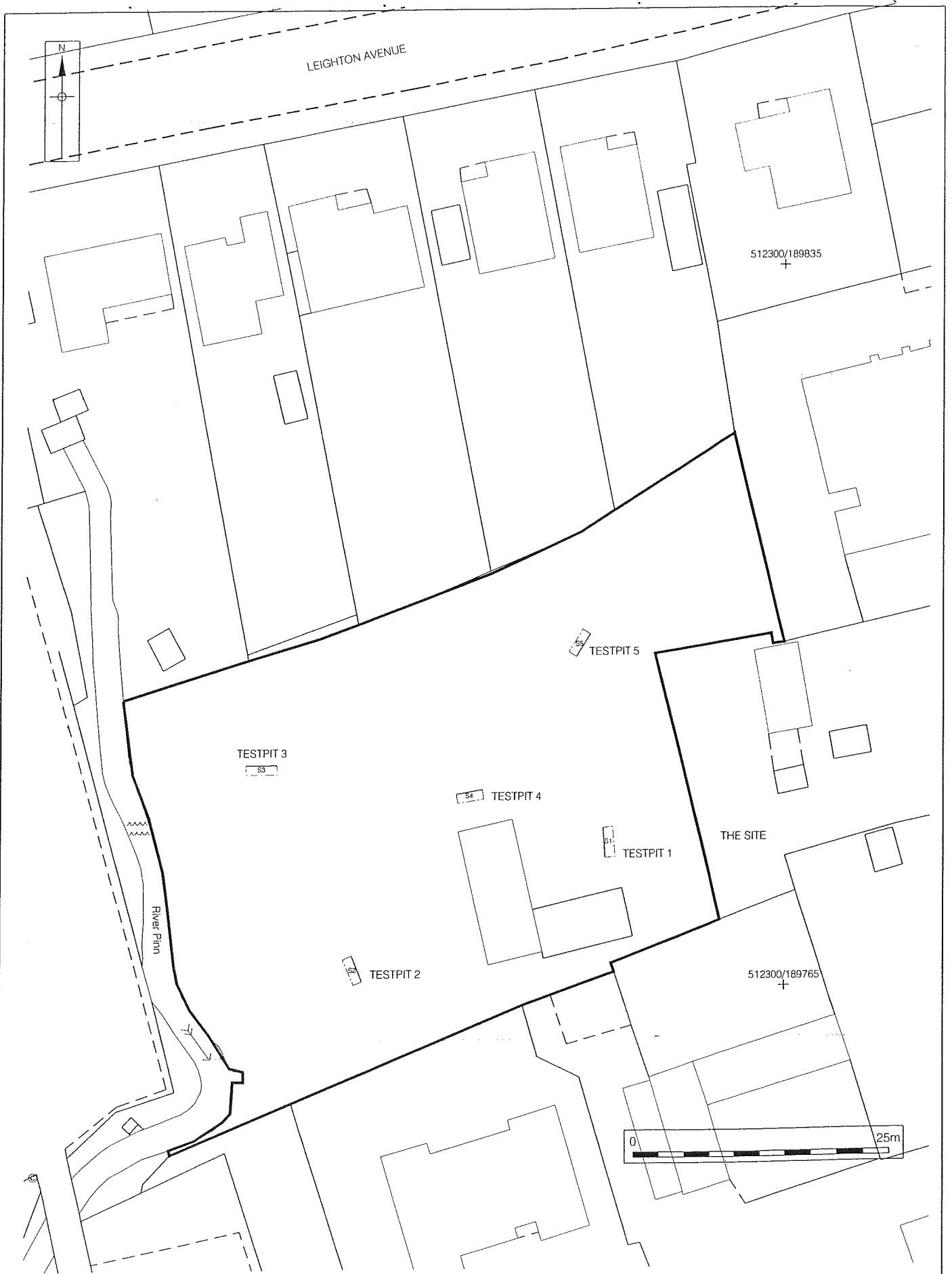
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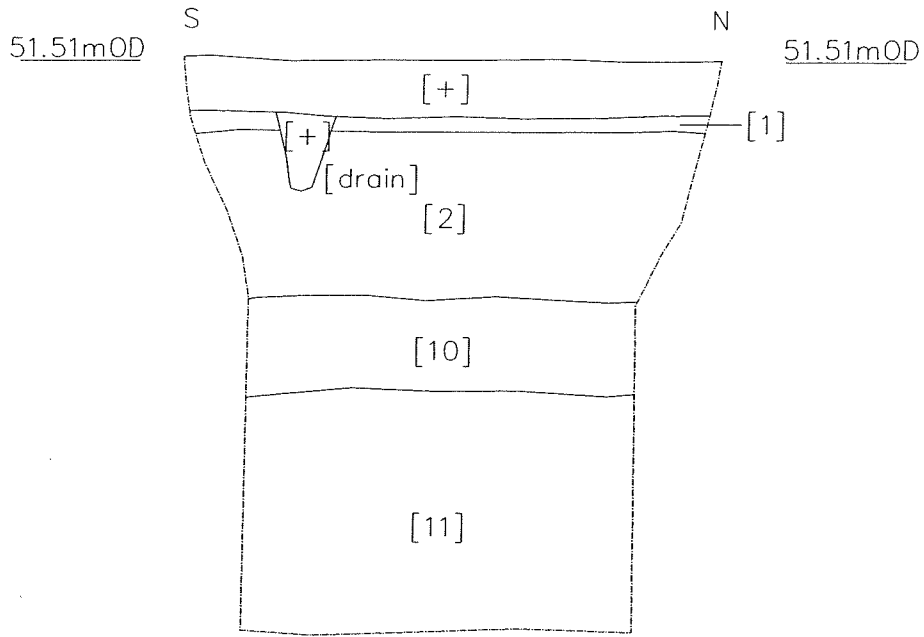
8. OASIS:

Please e-mail English_Heritage for OASIS help and advice
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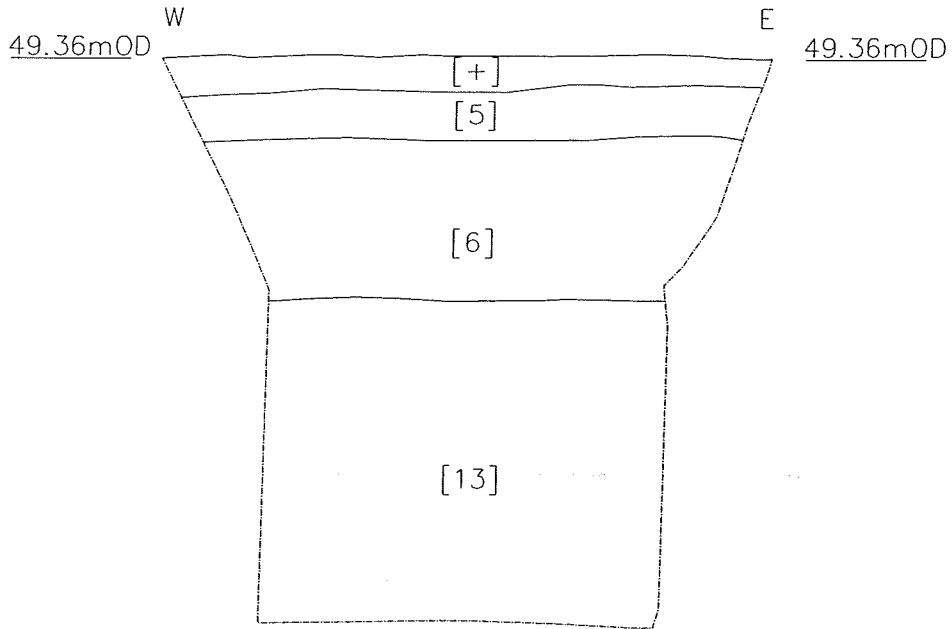


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|  <small>Pentagon House, 52-54 Southwark Street, London, SE1 1UN Tel: 020 7940 2800 Fax: 020 7940 2801 www.gifford.uk.com</small> | Project PINNER GP SURGERY, LONDON BOROUGH OF HARROW | scale (at A4) 1/500 | date 23.09.05 | drawn JB |
| | Drg. Title TRENCH LOCATIONS | drg. no. FIGURE 2 | | rev. |



Section 1, Testpit 1
East facing



Section 3, Testpit 3
South facing



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Project
PINNERS GP SURGERY, LONDON
BOROUGH OF HARROW

Drg. Title

SECTIONS

scale (at A4)

1/40

date

23.09.05

drawn

JB

drg. no.

FIGURE 3

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