

**EDGWARE TOWN FOOTBALL
CLUB,
BURNT OAK BROADWAY,
EDGWARE HA8 5AQ**

**AN ARCHAEOLOGICAL WATCHING
BRIEF**

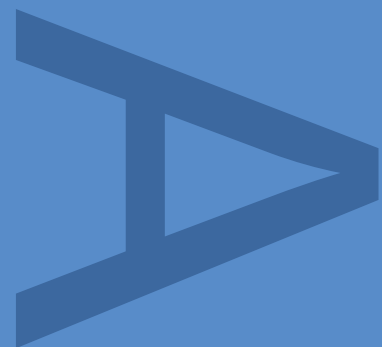
**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF HARROW**

**PLANNING REFS:
P/1941/07/COU AND P1973/13**

PCA REPORT NO: 11628

SITE CODE: BUR14

FEBRUARY 2014



PRE-CONSTRUCT ARCHAEOLOGY



DOCUMENT VERIFICATION

EDGWARE TOWN FOOTBALL CLUB, BURNT OAK
BROADWAY, EDGWARE HA8 5AQ

AN ARCHAEOLOGICAL WATCHING BRIEF

Quality Control

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HA8 5AQ**

AN ARCHAEOLOGICAL WATCHING BRIEF

Local Planning Authority: London Borough of Harrow

Planning Refs: P/1941/07/COU and P1973/13

Site Code: BUR14

Central NGR: TQ 1931 9131 (519310,191310)

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on behalf of
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February 2014

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1 ABSTRACT

- 1.1 Pre-Construct Archaeology Ltd. conducted an archaeological watching brief during groundworks at the former Edgware Town Football Club, Burnt Oak Broadway, Edgware HA8 5AQ between 13th and 30th January 2014. The watching brief monitored the excavation of a service run to the south and west of the football pitch and ground reduction in a proposed works compound area towards the west of the site.
- 1.2 Natural clay was exposed immediately beneath the asphalt surface and topsoil in the compound area and below rather more extensive recent deposits in the western half of the service trench. These recent deposits appear to have been associated with earlier demolition and development on the site, which also probably truncated the upper levels of the natural clay.
- 1.3 Natural clay was not exposed in the eastern half of the service trench as recent deposits extended to the base of the trench, indicating a greater level of disturbance here and suggesting it was very unlikely that earlier deposits, including those potentially associated with a Roman road, would have survived.
- 1.4 Elsewhere on the site, disturbance of earlier deposits is also likely to have been severe. The lack of deposits overlying natural clay in the compound area suggests significant truncation on the west of the site whilst creation of a level football pitch involved extensive terracing and levelling of the natural slope over a large part of the central and northern part of the site, which is likely to have removed any archaeological deposits or remains.
- 1.5 Overall, the watching brief has demonstrated that any potential archaeological remains are likely to have been significantly truncated or removed by recent developments in the areas investigated. Consequently, given the extent of previous development, it is likely that the potential archaeological resource across the entire site has been severely compromised.

2 INTRODUCTION

- 2.1 Between the 13th and 30th January 2014 Pre-Construct Archaeology Limited (PCA) carried out an archaeological watching brief on groundworks at the former Edgware Town Football Club, Burnt Oak Broadway, Edgware HA8 5AQ, in advance of redevelopment of the site (Figures 1 & 2).
- 2.2 It is proposed to redevelop the site with a number of residential blocks of varying size along with landscaping and the provision of public open spaces and car-parking. Initial intrusive works on the development included excavation of service trenches along the side of the access road to the south of the site and ground reduction for a works compound to the west. Both of these phases of work involved excavation into underlying deposits and potentially could have impacted on buried archaeological remains.
- 2.3 The work was commissioned by CgMs Consulting on behalf of Weston Homes plc and comprised the archaeological monitoring of groundworks including service trench excavation and ground reduction for the compound area (Figure 2). The fieldwork was undertaken by Tomasz Mazurkiewicz, Pat Cavanagh and Ian Cipin under the project management of Chris Mayo, all of PCA.
- 2.4 CgMs Consulting had undertaken an archaeological desk-based assessment of the site (Hawkins 2013). A Written Scheme of Investigation for the archaeological fieldwork was prepared by PCA (Mayo 2013).
- 2.5 The project was monitored for the London Borough of Harrow by their Archaeology Advisor, Mr Sandy Kidd of English Heritage.
- 2.6 The site is located at National Grid Reference (NGR) TQ 19338 91253 within the London Borough of Harrow. The archaeological work was allocated the Museum of London site code BUR14.

3 PLANNING BACKGROUND

3.1 National Policy: National Planning Policy Framework

3.1.1 The development of the site is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF), The London Plan and policies of The London Borough of Harrow, which fully recognises the importance of the buried heritage for which it is the custodian.

3.1.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced existing national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment (PPS5)). In summary, current national policy provides a framework which protects nationally important designated Heritage Assets and their settings, in appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions regarding the historic environment and provides for the investigation by intrusive or non-intrusive means of sites not significant enough to merit *in-situ* preservation.

3.2 Regional Policy: The London Plan

3.2.1 The London Plan, published July 2011, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

- A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

3.3 **Local Policy: London Borough of Harrow Unitary Development Plan / Local Plan**

3.3.1 The local planning authority responsible for the study site is the London Borough of Harrow whose Unitary Development Plan (UDP) is currently being replaced with the new Local Plan, which is influenced by policies set out in the NPPF. The relevant Development Plan framework is currently provided by the Harrow Core Strategy adopted in February 2012 and saved policies of the UDP published in 2004. The saved policies of relevance to heritage assets and the buried archaeological resource are as follows:

Sites of Archaeological Importance

D20 Where development proposals may affect Archaeological Priority Areas or other remains, as notified by English Heritage, The Council will expect applicants to provide sufficient information to assess archaeological implications of development, and may require an archaeological field evaluation prior to determination of the application.

D21 The Council will encourage suitable land use, siting and design of buildings, and, in appropriate instances, management of the site to safeguard archaeological remains. The Council will seek to ensure that the most important sites are preserved in situ, and, where appropriate, will seek their statutory protection.

D22 On those sites not requiring permanent preservation, The Council will require that an investigation of a site of archaeological interest is undertaken by a professionally qualified archaeological organisation or archaeologist. Such investigations shall be carried out prior to development and in accordance with a written programme to be approved in advance with The Council. Provision may include subsequent analysis and presentation to the public of archaeological finds and arrangements for their archiving and curation.

3.4 **Site Specific Constraints**

3.4.1 There are no Scheduled Ancient Monuments, Historic Battlefields or Historic Wreck sites within a 1km radius of the study site. Neither does the site lie within an Archaeology Priority Zone as designated by the London Borough of Harrow, nor are there any Conservation Areas in the vicinity of the site.

3.5 **Site Specific Planning Background**

3.5.1 It is now proposed to redevelop the site for residential purposes, a planning application (P/1941/07UN/COU) having been submitted in June 2007 and approved with conditions by Harrow Borough Council in April 2010. This report on the archaeological monitoring of groundworks has been produced in order to satisfy a condition for archaeological works placed on the approval of planning consent. Condition 7 of the consent is as follows:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The development of the site is likely to damage archaeological remains. The submission of detailed proposals in the form of an archaeological project design in accord with English Heritage guidelines will minimise any such damage.

3.5.2 Subsequent to the conditional approval, a written scheme of investigation (WSI) for archaeological works (Mayo 2013) was submitted, as outlined in Condition 7, for approval to the Local Planning Authority. This submission formed a part of an additional application for the approval of details that was registered in August 2013 with the WSI added in

October 2013 (Planning Ref. P1973/13). The work was carried out according to the WSI during January 2014 and is described in this report.

4 GEOLOGY AND TOPOGRAPHY

- 4.1 According to the British Geological Survey (Sheet 256; North London) the underlying geology of the site comprises sand silt and clay of the Palaeogene (Eocene) London Clay formation, deposited between c. 34 and 55 million years ago. No superficial geological deposits overlying the clay are mapped in the area but there are likely to be deposits of made ground associated with recent development.
- 4.2 The site lies on a very gentle natural hill slope that grades gently down to the north towards Edgware Brook. There is also a downwards slope to the east towards Burnt Oak Broadway though the natural topography of the site has been significantly modified by recent development, most notably the creation of the football pitch, which involved extensive and terracing and levelling of the natural slope. Surface elevation of the site varies from c. 50m AOD in the south-east, rising to c. 54.8m AOD to the west, but dropping down to c. 50.5m AOD in the area of the football pitch.
- 4.3 The site is bounded to the north by the Edgware Brook, to the east by the Premier Inn Hotel and Burnt Oak Broadway, and to the south and west by residential housing. The site is currently occupied by buildings and facilities of the former Edgware Town Football Club, including the football pitch, boardroom, clubhouse, portacabins and a small area of waste ground and car-parking. The site occupies an area of c. 1.21 hectares.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 CgMs Consulting has undertaken an archaeological desk-based assessment of the site (Hawkins 2013), which is summarized here.
- 5.2 Few prehistoric finds are recorded within a 1km radius of the site. The heavy clays in the area would have been unsuitable for sustained arable agriculture and it is possible that there was only limited woodland clearance and settlement before the Roman period. However, the location of the site adjacent to a natural water course would have provided a suitable location for the exploitation of natural resources, though the overall potential for prehistoric remains on the site was thought to be low.
- 5.3 The alignment of Watling Street, the Roman road from London to St Albans is likely to have

closely followed the route of the modern Edgware Road (A5) to the east of the study site. It has been suggested that the projected alignment of the Roman road could have bisected the site, in which case there would be some potential for evidence of roadside activity within the site.

- 5.4 The earliest reference to Edgware is in a charter dated AD 978, a small settlement developing either side of Watling Street within a wooded and agricultural hinterland. An archaeological evaluation approximately 500m north of the site revealed remains of possible medieval tenement structures to the west of Watling Street along with broadly contemporary pits and a linear field boundary.
- 5.5 By the 16th century a row of houses stretched between Whitchurch Lane and the Edgware Brook along the western street frontage of Watling Street. Building had extended south of the brook by the mid 18th century and included the White Lion public house, which fronted onto Watling Street, immediately east of the study site.
- 5.6 It is apparent that the concentration of settlement activity during the medieval and post-medieval periods lay along Watling Street away from the site and it is likely that the site lay within agricultural land during these periods. The potential for remains of medieval and earlier post-medieval date on the site was thought to be low.
- 5.7 In addition to the evaluation undertaken north of the site, there have been a number of further archaeological investigations in the vicinity. These include evaluations prior to construction of the Premier Inn Hotel, adjacent to the site and on Burnt Oak Broadway c. 300m to the south-east along with a watching brief approximately 100m to the east. In all of these investigations, recent deposits directly overlay natural London Clay and there was no evidence for earlier archaeological remains because of the extent of truncation associated with recent developments.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The fieldwork comprised the archaeological monitoring of the excavation of a service trench and ground reduction for a works compound. All aspects of the work followed national (IFA) and local (GLAAS 2009) guidelines, and complied with PCA's own fieldwork manual (Taylor and Brown 2009). The fieldwork was carried out according to the WSI prepared by PCA and approved by the Archaeology Advisor to the London Borough of Harrow (Mayo 2013).
- 6.2 The first phase of work monitored was the excavation of a service trench adjacent to the current access road towards the south of the site. The service trench ran along the northern side of the road and then to the east as the road turned to the north at the western end of the football pitch (Figure 2). The trench was excavated to a depth of 0.85m below ground level (bgl); it was generally 2.0m wide and had a total length of approximately 130m.
- 6.3 The second phase of work involved the removal of current surface deposits and ground reduction to natural levels in the area of a proposed works compound towards the western end of the site (Figure 2). This work was also archaeologically monitored as it progressed, all excavations having been carried out by a mechanical excavator using a flat-bladed ditching bucket.
- 6.4 Spot heights within this report are extrapolated from survey plans of the site provided by the client.

7 PHASED ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural Deposits

- 7.1.1 The basal deposit recorded in the western half of the service trench and the works compound area was a stiff, mid yellowish brown, natural clay recorded as [7] in the service trench (Plate 1) and [9] in the compound (Figure 3). Although not exhibiting the dark grey hue of London Clay exposed at depth, this material does appear to have represented the upper part of the London Clay sequence, its yellowish brown appearance possibly being indicative of weathering, oxidation of the material occurring following disturbance.
- 7.1.2 The clay is likely to have been truncated to some extent by recent activity and east of a point c. 65m from the eastern edge of the site was not exposed as recent materials extended to the base of the trench at 0.85m bgl (Plate 2; Figure 3). The underlying slope of the natural clay, despite likely truncation was reflected in the surface elevations of the deposit, which varied from 50.89m AOD in the centre of the trench up to 54.45m AOD at the western end, and down to 53.80m AOD in the compound. That there was a clear contact between the clay and recent materials above, with no intermediate layers, is evidence of the likely truncation.

7.2 Phase 2: Recent/Modern Deposits

- 7.2.1 In the compound area the clay was directly overlain by a 100mm thick deposit of turf and topsoil as well as asphalt in places (Figure 3), though the sequence in the service trench was a little more complex. In the western half of the trench the clay was overlain by a 0.2m thick deposit of 'hardcore' comprising coarse gravel and demolition rubble [6] (Figure 3). This in turn was overlain by the modern asphalt surface [5]. In the eastern half of the service trench the basal layer was a variably compacted made ground deposit of recent date [4], which was at least 0.45m thick (Figure 3). It was overlain by a 0.20m thick layer of sandy gravel [3]. This in turn was sealed by a 100mm thick deposit of soft yellow sand [2] that provided a bedding layer for modern pavement slabs [1].
- 7.2.2 The earliest anthropogenic materials identified were very recent in origin and were probably associated with demolition of earlier structures on the site prior to establishment of the football club and more recently the construction of the Premier Inn hotel. These included variable demolition and made ground deposits and were capped with the modern topsoil, asphalt and paving slab surfaces still in use at the time of the investigation.

8 DISCUSSION AND CONCLUSIONS

- 8.1 The watching brief revealed that natural clay was present relatively close to the surface in the western half of the site and although a number of later deposits were exposed in the service trench, these all appear to have been of recent date and there had clearly been some truncation of the upper levels of the clay.
- 8.2 Any earlier archaeological remains, had they been present would probably have been removed by recent truncation, particularly in the eastern half of the site where recent made ground extended more than 0.85m bgl. A complete lack of any residual finds from earlier periods possibly suggests that there was little earlier activity on the site, though clearly historic maps show that there were earlier structures at the eastern edge of the site. These and any potential remains associated with the Roman road are likely to have been removed during earlier development of the football club, the evaluation prior to construction of the Premier Inn in 2000 having demonstrated no earlier deposits had survived by this time.
- 8.3 It is very unlikely that intact archaeological deposits survive elsewhere on the site. The football pitch area, where a significant part of the proposed development will take place, has already undergone extensive modification, mostly by terracing into the natural slope to provide a level playing surface, and so any potential archaeological remains will have been removed. Even on the northern side of the pitch, where truncation is not likely to have been so severe, development of a stand and associated spectator areas is likely to have compromised any buried deposits. There is also likely to have been significant truncation of earlier deposits to the west, as demonstrated by the sequence in the compound area where natural clay lies directly beneath modern surface deposits.
- 8.4 Overall the watching brief has added to the small number of negative archaeological interventions carried out in the local area. Whilst earlier research (Hawkins 2013) has clearly demonstrated that there has been activity in the vicinity since at least the Roman period, any earlier deposits are likely to have been removed by extensive recent development long the western side of Burnt Oak Broadway/Edgware High Street.
- 8.5 As outlined in the WSI, it was intended that the watching brief should address a number of Objectives (Mayo 2013, 5):
- To record the nature, extent, date, character, quality, significance and state of preservation of any archaeological remains affected by the investigation.
 - To assess where appropriate the ecofactual and palaeo-environmental potential of archaeological deposits and features from within the site.
 - To report on the results of the watching brief.

- 8.6 The watching brief has demonstrated that no significant archaeological remains were present in the areas investigated, therefore producing a somewhat negative outcome for the first objective. As there were no significant archaeological deposits there was clearly no ecofactual or palaeo-environmental potential, so the second objective has also had a negative outcome.
- 8.7 Once the project is deemed complete, the completed archive comprising all site records from the fieldwork will eventually be deposited with LAARC under site code BUR14.
- 8.8 The results of the archaeological investigation will be published as an entry in the *London Archaeologist* 'Round Up'.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd. would like to thank Duncan Hawkins of CgMs Consulting for commissioning the work on behalf of Weston Homes plc, and Sandy Kidd of English Heritage, who monitored the project on behalf of the London Borough of Harrow.
- 9.2 The author wishes to thank Chris Mayo for project management and editing this report, Tommy Mazurkiewicz, Patrick Cavanagh and Ian Cipin for monitoring the work and Hayley Baxter for preparing the illustrations.

10 BIBLIOGRAPHY

- Greater London Archaeological Advisory Service (GLAAS) 2009 Archaeological Guidance Papers 3: Standards and Practices in Archaeological Fieldwork in London, London: English Heritage.
- Hawkins, D. 2013 Archaeological Desk Based Assessment: Land At Edgware Football Club, Burnt Oak Broadway, Edgware, CgMs Consulting, unpublished report.
- IFA 2013 Standard and Guidance for an archaeological watching brief, Institute For Archaeologists.
- Mayo, C. 2013 'Land At Edgware Football Club, Burnt Oak Broadway, Edgware HA8 5AQ: Written Scheme Of Investigation For An Archaeological Watching Brief', Pre-Construct Archaeology Ltd., unpublished report.
- Taylor, J. and Brown, G. 2009 *PCA Fieldwork Induction Manual, (Operations Manual 1)*, Pre-Construct Archaeology Ltd.

APPENDIX 1: PLATES



Plate 1: Recent Deposits Overlying Natural Clay, Western End of Service Trench, Looking North-West

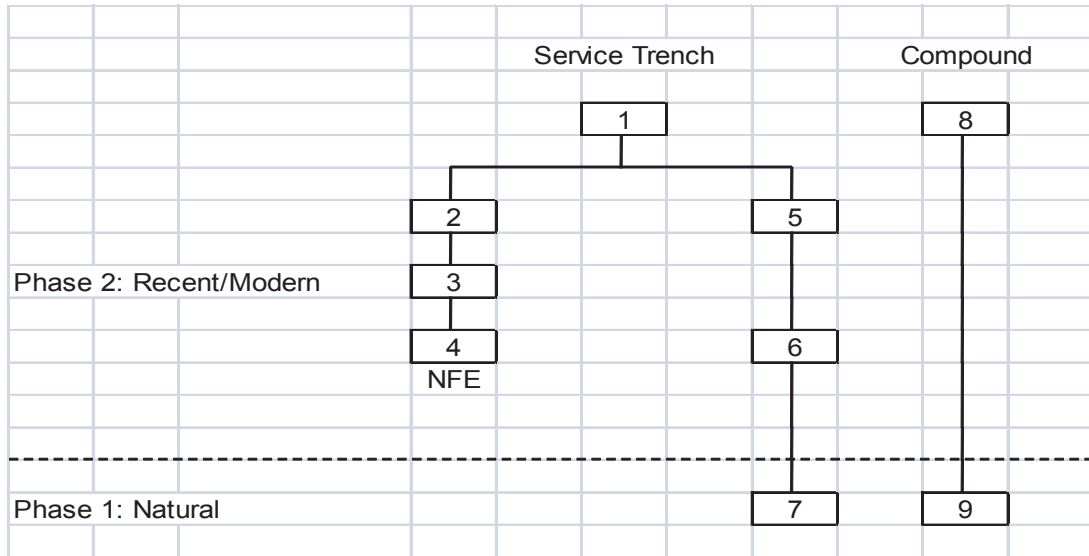


Plate 2: Recent Deposits to Base of trench, Eastern Side of Site, Looking West

APPENDIX 2: CONTEXT INDEX

Site Code	Context	Type	Trench	Description	Date	Phase
BUR14	1	Layer	Pipe Tr.	Pavement slab	Modern	2
BUR14	2	Layer	Pipe Tr.	Yellow sand bedding	Modern	2
BUR14	3	Layer	Pipe Tr.	Grey sandy gravel	Modern	2
BUR14	4	Layer	Pipe Tr.	Made ground	Modern	2
BUR14	5	Layer	Pipe Tr.	Asphalt surface	Modern	2
BUR14	6	Layer	Pipe Tr.	Hardcore bedding	Modern	2
BUR14	7	Layer	Pipe Tr.	Natural clay	Natural	1
BUR14	8	Layer	Compound	Turf and topsoil	Modern	2
BUR14	9	Layer	Compound	Natural clay	Natural	1

APPENDIX 3: SITE MATRIX



APPENDIX 4: OASIS FORM

Project details	
Project name	Edgware Town Football Club
Short description of the project	<p>A watching brief monitored the excavation of a service run to the south and west of the football pitch and ground reduction in a proposed works compound area towards the west of the site. Natural clay was exposed immediately beneath the asphalt surface in the compound area and below rather more extensive recent deposits in the western half of the service trench. These recent deposits appear to have been associated with earlier demolition and development on the site, which also probably truncated the upper levels of the natural clay. Natural clay was not exposed in the eastern half of the service trench as recent deposits extended to the base of the trench, indicating a greater level of disturbance here and suggesting it was very unlikely that earlier deposits would have survived. Elsewhere on the site, disturbance of earlier deposits is also likely to have been severe. The lack of deposits overlying natural clay in the compound area suggests significant truncation on the west of the site whilst creation of a level football pitch involved extensive terracing and levelling of the natural slope over a large part of the central and northern part of the site, which is likely to have removed any archaeological deposits or remains. Overall, the watching brief has demonstrated that any potential archaeological remains are likely to have been significantly truncated or removed by recent developments in the areas investigated. Consequently, given the extent of previous development, it is likely that the potential archaeological resource across the entire site has been severely compromised.</p>
Project dates	Start: 13-01-2014 End: 30-01-2014
Previous/future work	No / Not known
Any associated project reference code	BUR14 - Sitecode
Any associated project reference code	P/1941/07/COU - Planning Application No.
Any associated project reference code	P1973/13 - Planning Application No.
Type of project	Recording project
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	MADE GROUND Modern
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition
Project location	
Country	England
Site location	GREATER LONDON HARROW STANMORE Edgware Town Football C
Postcode	HA8 5AQ
Study area	1.21 Hectares
Site coordinates	TQ 1931 9131 51.6074861975 -0.276870033868 51 36 26 N 000 16 3

Lat/Long Datum	Unknown
Height OD / Depth	Min: 50.89m Max: 54.45m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Consultant
Project design originator	Chris Mayo
Project director/manager	Chris Mayo
Project supervisor	Patrick Cavanagh
Project supervisor	Tomasz Mazurkiewicz
Project supervisor	Ian Cipin
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Weston Homes PLC

Project archives

Physical Archive Exists?	No
Digital Archive recipient	BUR14
Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography", "Images vector", "Spreadsheets",
Paper Archive recipient	BUR14
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Diary", "Plan", "Section"

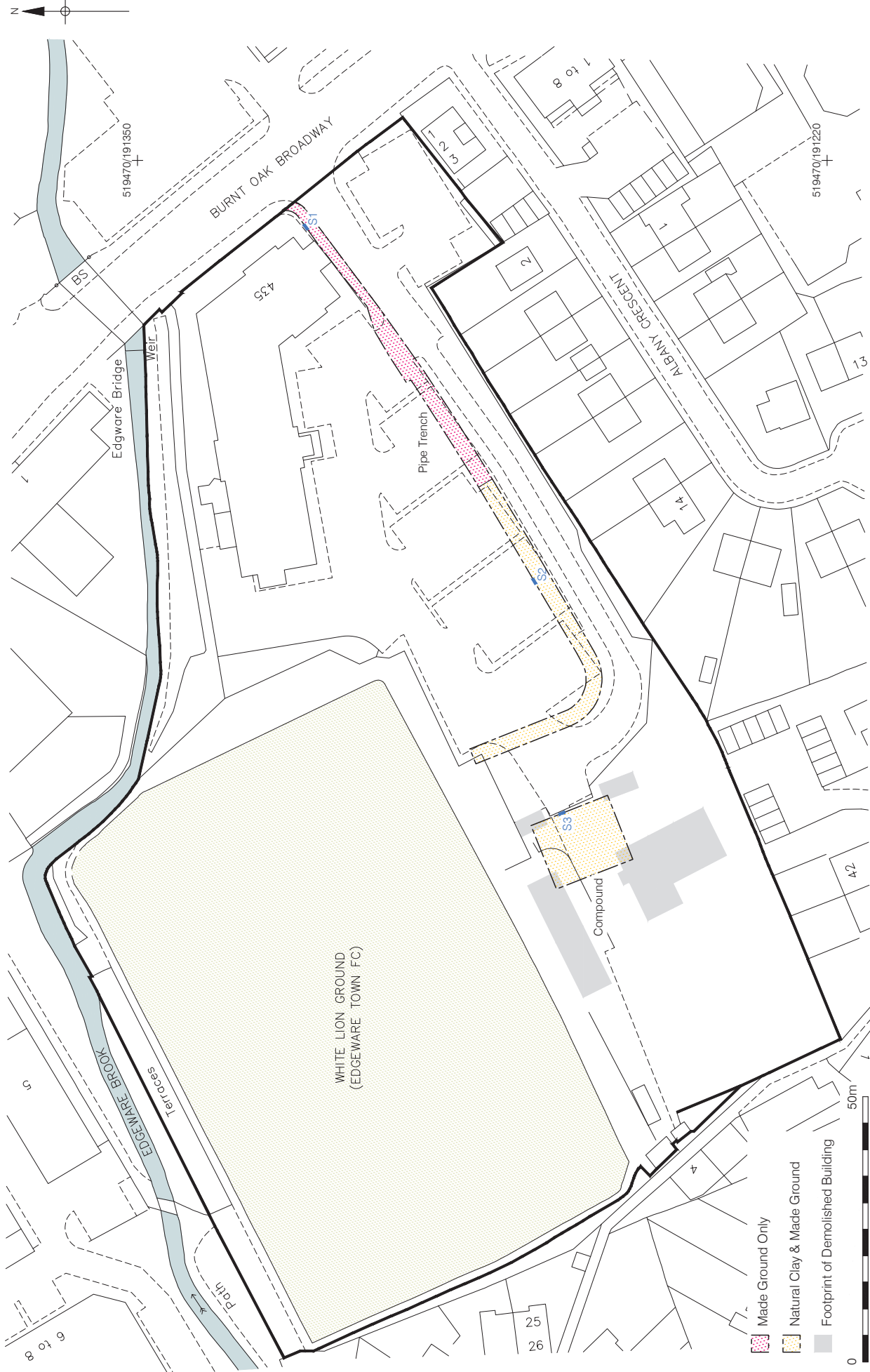
Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
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Entered by	Chris Mayo (cmayo@pre-construct.com)
Entered on	10 February 2014



Figure 1
 Site Location
 1:25,000 at A4



0 50m
 © Crown copyright 2014. All rights reserved. License number PMP36110309
 © Pre-Construct Archaeology Ltd 2014
 10/02/14 HB

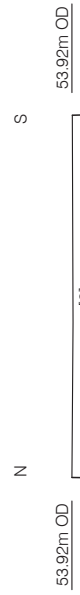
Figure 2
 Areas of Watching Brief
 1:1,000 at A4



Section 1
South East facing
Pipe Trench



Section 2
South East facing
Pipe Trench



Section 3
West facing
Compound

PCA

PCA SOUTH

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