

## DOCUMENT VERIFICATION

# WASH LODGE, VALENTINES PARK ILFORD LONDON BOROUGH OF REDBRIDGE

## EVALUATION

### Quality Control

Pre-Construct Archaeology Limited			K1284
	Name & Title	Signature	Date
Text Prepared by:	Neil Hawkins		September 2006
Graphics Prepared by:	Hayley Baxter		September 2006
Graphics Checked by:	Josephine Brown	<i>JP Brown</i>	September 2006
Project Manager Sign-off:	Chris Mayo	<i>Chris Mayo</i>	September 2006

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Ltd  
Unit 54  
Brockley Cross Business Centre  
96 Endwell Road  
London  
SE4 2PD

**An Archaeological Evaluation at Wash Lodge, Valentines Park, Ilford,  
London Borough of Redbridge**

**Site Code: WVP 06**

**Central National Grid Reference: TQ 4332 8715**

**Written and Researched by Neil Hawkins  
Pre-Construct Archaeology Limited, September 2006**

**Project Manager: Chris Mayo**

**Commissioning Client: London Borough of Redbridge**

**Contractor:  
Pre-Construct Archaeology Limited  
Unit 54  
Brockley Cross Business Centre  
96 Endwell Road  
Brockley  
London  
SE4 2PD**

**Tel: 020 7732 3925**

**Fax: 020 7733 7896**

**Email: [cmayo@pre-construct.com](mailto:cmayo@pre-construct.com)**

**Website: [www.pre-construct.com](http://www.pre-construct.com)**

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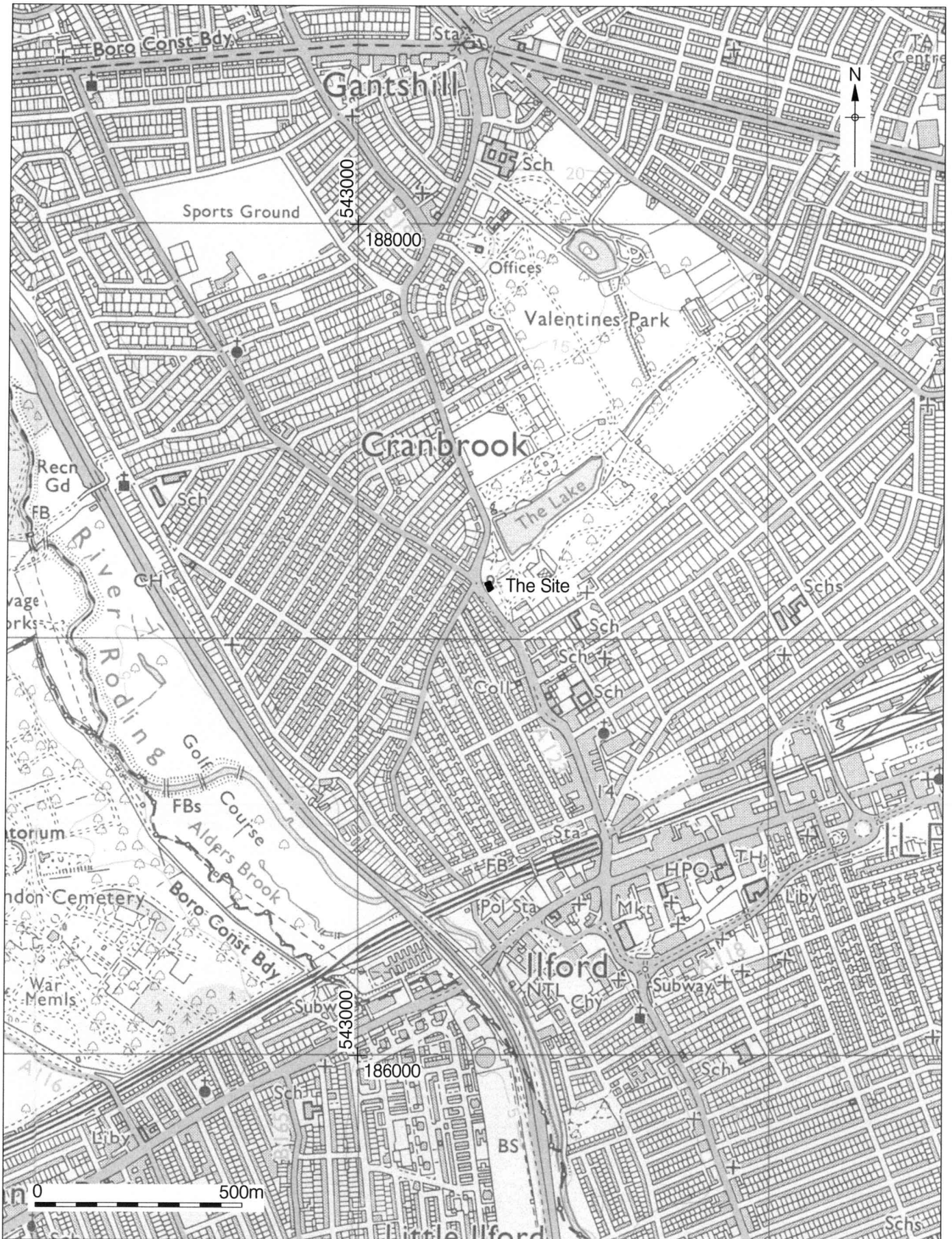
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## **1 ABSTRACT**

- 1.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd. at Wash Lodge, Valentines Park, Ilford, London Borough of Redbridge. The evaluation was conducted on 27<sup>th</sup> September 2006, in advance of the redevelopment of the site. The work was commissioned by London Borough of Redbridge.
- 1.2 The evaluation consisted of a single evaluation trench located within the footprint of a proposed extension to the structure of Wash Lodge. It revealed natural terrace gravel cut into which were two 19<sup>th</sup>/20<sup>th</sup> century garden features, overlain by modern topsoil and paving stones.

## **2 INTRODUCTION**

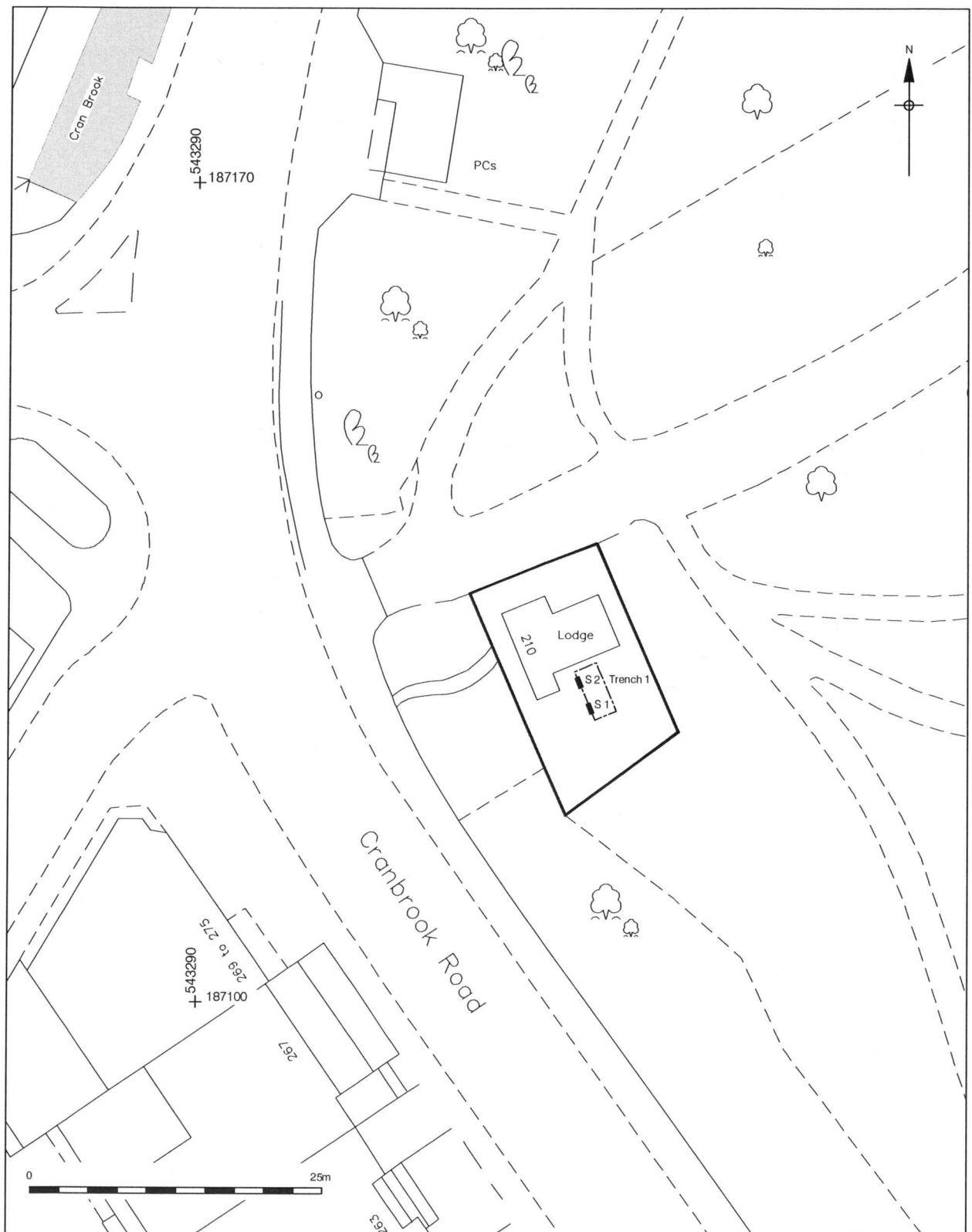
- 2.1 This report details the results and working methods of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd at Wash Lodge, Valentines Park, Ilford, London Borough of Redbridge, IG1 (see location map, Fig. 1). The evaluation was commissioned by Fred Steel of the London Borough of Redbridge in advance of the redevelopment of the site.
- 2.2 The evaluation covers an area of land centred on National Grid Reference TQ 4332 8715. The site is situated within the grounds of Valentines Park with Cranbrook Road lying just to the west. The archaeological evaluation involved the excavation of one trial trench within the footprint of a proposed extension to Wash Lodge (see trench location map, Fig. 2). This structure is a lodge building at the entrance to Valentines Park.
- 2.3 The evaluation was conducted on the 27<sup>th</sup> September 2006 and followed a written scheme of investigation prepared by Pre-Construct Archaeology Limited. The fieldwork was supervised by the author, Neil Hawkins, under the Project Management of Chris Mayo. The site was monitored by David Divers of English Heritage on behalf of the LPA.
- 2.4 The completed archive comprising written, drawn and photographic records and artefacts will be deposited at LAARC under the site code WVP 06.



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Figure 1  
Site Location  
1:12,500 at A4



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Figure 2  
Trench Location  
1:500 at A4

### **3 PLANNING BACKGROUND AND RESEARCH OBJECTIVES**

#### **3.1 ARCHAEOLOGY IN REDBRIDGE AND THE UDP**

3.1.1 In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) "Archaeology and Planning", providing guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.

3.1.2 In short, government policies provide a framework which:

- Protect Scheduled Ancient Monuments
- Protect the settings of these sites
- Protect nationally important un-scheduled ancient monuments
- Has a presumption in favour of in situ preservation
- In appropriate circumstances, requires adequate information (from field evaluation) to enable informed decisions
- Provides for the excavation and investigation of sites not important enough to merit in situ preservation

3.1.3 In considering any proposal for development, the local planning authority will be mindful of the policy framework set by government guidance, in this instance PPG16, of existing development plan policy and of other material considerations.

3.1.4 The London Borough of Redbridge Unitary Development Plan (UDP) (adopted 2003) includes several clauses in relation to archaeological practice within the Borough. This includes the following:

*KR 33 OUTSIDE ARCHAEOLOGY PRIORITY ZONES: OUTSIDE OF THE ARCHAEOLOGICAL PRIORITY ZONES, AS SHOWN ON THE PROPOSALS MAP, WHERE THERE IS EVIDENCE TO SUGGEST THAT ARCHAEOLOGICAL REMAINS MAY BE PRESENT, APPLICATIONS FOR DEVELOPMENT INVOLVING SIGNIFICANT GROUNDWORK MAY ALSO NEED TO BE SUPPORTED BY AN ARCHAEOLOGICAL EVALUATION. JUSTIFICATION: TO ENSURE THAT SITES OF ARCHAEOLOGICAL INTEREST ARE NOT DESTROYED THROUGH IGNORANCE OF THEIR EXISTENCE.*



KR 34 ARCHAEOLOGICAL CONDITIONS AND LEGAL AGREEMENTS: IN THOSE AREAS WHERE THE COUNCIL DECIDES THAT PLANNING PERMISSION MAY BE GRANTED, BUT ALSO WISHES TO SECURE THE PROVISION OF ARCHAEOLOGICAL EXCAVATION AND SUBSEQUENT RECORDING OF REMAINS, APPROPRIATE CONDITIONS WILL BE IMPOSED ON ANY APPROVAL. IN ADDITION TO THIS THE COUNCIL MAY WISH TO ENTER INTO AN AGREEMENT WITH DEVELOPERS IN ORDER TO ENSURE APPROPRIATE ACCESS, FUNDING AND FACILITIES. JUSTIFICATION: TO ENSURE ADEQUATE RECORDING OF REMAINS OF ARCHAEOLOGICAL INTEREST.

3.1.5 The site lies within an Archaeological Priority Zone as designated by the London Borough of Redbridge.

### **3.2 Research Objectives**

3.2.1 The Method Statement prepared by Pre-Construct Archaeology<sup>1</sup>, and approved by the Greater London Archaeological Advisory Service, proposed that consideration should be given to all periods.

3.2.2 The following research aims were addressed during the course of the archaeological evaluation:

- Is there any evidence of prehistoric activity on the site?
- Is there any evidence of Roman activity on the site?
- Is there any evidence of Saxon activity on the site?
- Is there any evidence of medieval activity on the site?
- Are there any post-medieval remains on the site especially associated with Valentines Mansion and the 18<sup>th</sup> century Park? Is there any evidence of an earlier lodge building on the site?

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<sup>1</sup> Butler 2006

## **4 GEOLOGY AND TOPOGRAPHY**

- 4.1 The drift geology of the site is located on a small area of Hackney Gravels as illustrated on the British Geographical Survey Map<sup>2</sup>. The underlying solid geology comprises London Clay.
- 4.2 The site lies on relatively flat ground with an average height of 9.20m OD.

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<sup>2</sup> British Geological Survey 1996

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUNDS**

- 5.1 Wash Lodge lies at the southwest corner of Valentines Park which formed the grounds of Valentines Mansion, constructed in the last years of the 17th century. A Rococo landscape was laid out in the early to mid 18th century. Many features that date from that period still survive in the Park. These include walled kitchen/produce gardens, the octagonal dovecote, the rectangular canal (the Long Water), the Horse Pond, Fishpond, two rockwork grottoes and Alcove Seat, and elements of the Bishops Walk in the American Garden.
- 5.2 PCA has previously undertaken a number of archaeological investigations within the Park associated with the Mansion. An archaeological watching brief on four trenches was conducted in 2000 adjacent to the mansion<sup>3</sup>. In 2004 the observation and recording of the structural remains of an 18<sup>th</sup> century porch located beneath paving slabs on the southern terrace of the mansion was undertaken<sup>4</sup>. In 2006 monitoring of investigative works prior to the renovation of Valentines Mansion was undertaken which consisted of test pits against the mansion's walls and investigatory holes to inspect the floors. This work revealed a number of previously hidden structural elements of the building including that of the foundations and the original floor joists that help to enhance the understanding of the building's development<sup>5</sup>.

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<sup>3</sup> Sabel 2000

<sup>4</sup> Pickard 2004

<sup>5</sup> Brown 2006

## 6 METHODOLOGY

- 6.1 The excavation of one trench was outlined in the Method Statement prepared by Pre-Construct Archaeology Limited<sup>6</sup>. The fieldwork was designed to assess the presence or absence of archaeological remains which may require further investigation.
- 6.2 It was intended to excavate the trench on an alignment parallel with Wash lodge and within the footprint of the proposed extension, that is 3.5m from the southeastern edge of the building. However, once the undergrowth had been cleared it was seen that Wash Lodge had been built within a terraced cut, leaving the rear of the property c0.6m higher than the front and rendering it impossible to safely excavate a trench parallel to the building. With this in mind, the longest trench possible within the site boundary was excavated perpendicular to Wash Lodge.
- 6.3 The trench was machine excavated with a 360-degree mechanical excavator fitted with a flat-bladed ditching bucket, under the supervision of an archaeologist. The trench measured 4.5m by 2.0m and was excavated from a maximum height of 9.56m OD. Once natural ground or archaeologically sensitive deposits or features were encountered, machining was stopped to allow archaeologists to clean with hand tools as necessary and record the remains.
- 6.4 Recording was undertaken using the single context planning method. All features and deposits observed were planned and recorded onto *pro forma* context record sheets. Contexts were numbered sequentially and are shown in this report within square brackets. Plans and sections were drawn at a scale of 1:10 or 1:20 as appropriate. A general photographic survey of the site and working conditions was taken.
- 6.5 A temporary benchmark, 9.65m OD, was traversed onto the site from the Ordnance Survey Benchmark of 8.60m OD, located on the south-east corner of the Telephone Exchange, 279 Cranbrook Road.

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<sup>6</sup> Butler 2006

## **7 ARCHAEOLOGICAL SEQUENCE**

### **7.1 Phase 1 – Natural Terrace Gravel**

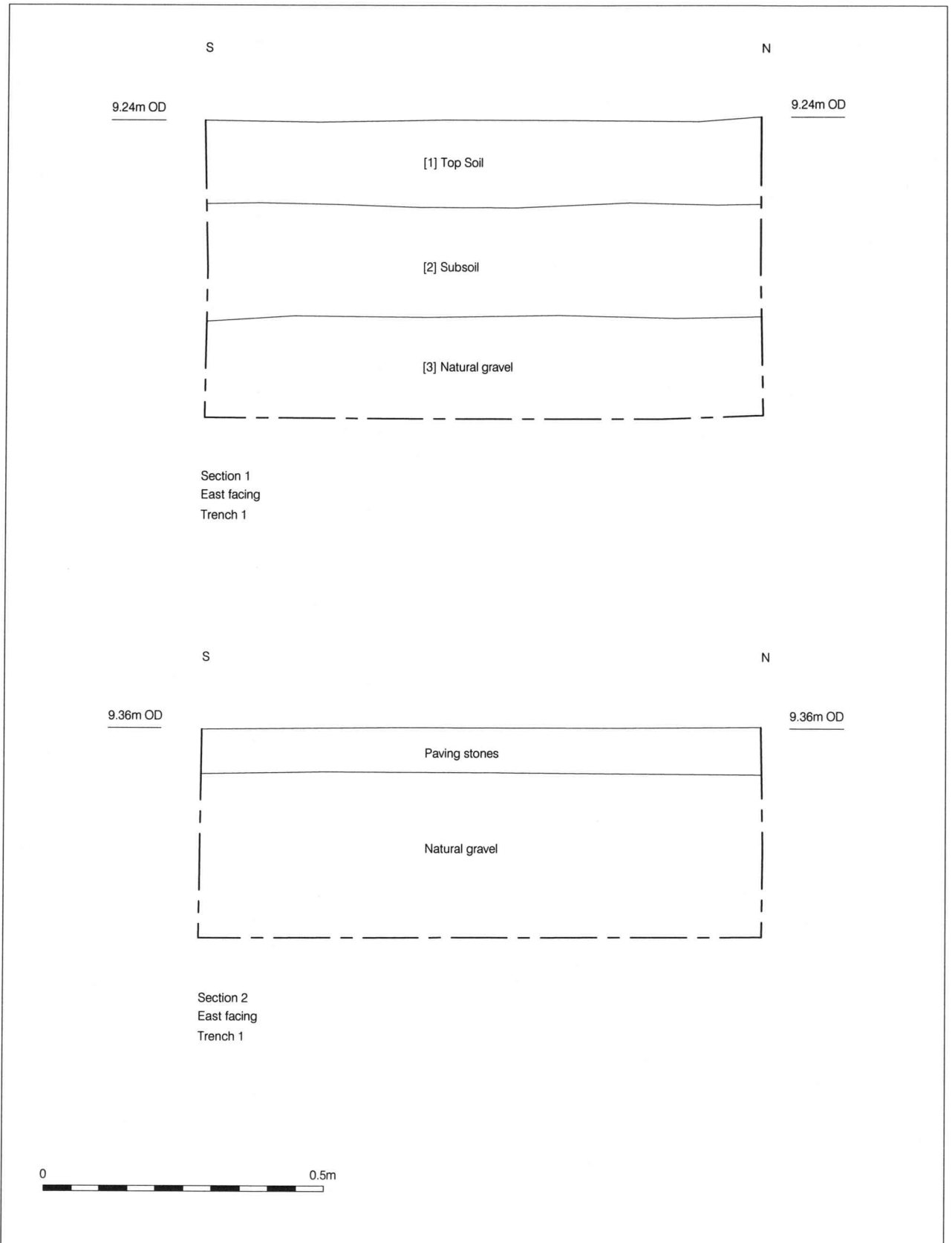
- 7.1.1 The earliest deposit encountered within the evaluation trench was the natural terrace gravels, [3]. This context comprised a loose deposit of sandy-gravel, light brownish grey in colour. It was encountered at a maximum height of 9.10m OD in the southern end of the trench and at 8.87m OD in the northern end of the trench where it had been terraced during the construction of the Wash Lodge.

### **7.2 Phase 2 – 19<sup>th</sup>/20<sup>th</sup> Century Features**

- 7.2.1 Cutting the natural terrace gravel [3] within the evaluation trench were two 19<sup>th</sup>/20<sup>th</sup> century garden features, most likely postholes, [5] and [7]. These were encountered at 9.10m OD and 8.87m OD respectively. Cut [5] measured 0.4m in diameter, the fill of which contained 19<sup>th</sup>/20<sup>th</sup> century brick fragments. Cut [7] measured 0.5m in diameter and contained similar material to cut [5].

### **7.3 Phase 3 – 20<sup>th</sup> Century**

- 7.3.1 Sealing the two cut features within the southern half of the trench was a sequence of modern subsoil and topsoil, [2] and [1] respectively. Encountered at a highest level of 9.10m OD, they had a combined thickness of 0.35m. In the northern half of the trench this sequence of subsoil and topsoil had been truncated by terracing associated with the construction of Wash Lodge. Therefore sealing the cut feature [7] were 20<sup>th</sup> century paving slabs.



## **8 TRENCH SUMMARY**

### **8.1 TRENCH 1**

- 8.1.1 Trench 1 revealed natural terrace gravel, cut into which were two 19<sup>th</sup>/20<sup>th</sup> century postholes or garden features, overlain by modern subsoil and topsoil. Evidence of terracing was encountered in the northern half of the trench, above which was modern paving stones.

## **9 CONCLUSIONS**

- 9.1.1 The evaluation revealed natural deposits in the evaluation trench consistent with the underlying terrace gravel. No evidence for any human activity prior to the 20<sup>th</sup> century was encountered within the evaluation trench.
- 9.1.2 Encountered within the northern half of the evaluation trench was evidence of terracing that took place during the construction of Wash Lodge, sometime during the 20<sup>th</sup> century. This terracing truncated and completely removed any deposits that may have existed above the natural gravel and also partially truncated the gravels themselves.
- 9.1.3 No evidence of an earlier lodge building, associated with the Mansion to the north, was encountered within the evaluation trench. Only two small 19<sup>th</sup>/20<sup>th</sup> century features, representing postholes or small garden features, were encountered.



## **10 ACKNOWLEDGEMENTS**

- 10.1 Pre-Construct Archaeology Limited would like to thank Fred Steel of London Borough of Redbridge for commissioning and kindly funding the project.
- 10.2 Pre-Construct Archaeology Limited would also like to thank David Divers of English Heritage for monitoring the work.
- 10.3 The author would also like to thank Hayley Baxter for the illustrations, Lisa Lonsdale for the logistics and Chris Mayo for his project management and editing.

## 11 BIBLIOGRAPHY

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## APPENDIX 1: CONTEXT DESCRIPTIONS

Context No.	Type	Trench	Phase	Description
1	Layer	1	3	Topsoil
2	Layer	1	3	Subsoil
3	Layer	1	1	Natural Terrace Gravel
4	Fill	1	2	Fill of Posthole
5	Cut	1	2	19th/20th Century posthole
6	Fill	1	2	Fill of Posthole
7	Cut	1	2	19th/20th Century posthole

## APPENDIX 2: OASIS FORM

**OASIS ID: preconst1-18617**

### Project details

Project name	An Archaeological Watching Brief at Wash Lodge, Valentines Park, London Borough of Redbridge
Short description of the project	An Archaeological Watching Brief at Wash Lodge, Valentines Park, London Borough of Redbridge. One evaluation trench revealed natural gravel sealed by subsoil and topsoil.
Project dates	Start: 27-09-2006 End: 27-09-2006
Previous/future work	No / No
Any associated project reference codes	WVP06 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 4 - Storage and warehousing
Methods & techniques	'Sample Trenches'
Development type	Public building (e.g. school, church, hospital, medical centre, law courts etc.)
Prompt	Direction from Local Planning Authority - PPG16
Position in the planning process	Not known / Not recorded
<b>Project location</b>	
Country	England
Site location	GREATER LONDON REDBRIDGE ILFORD Wash Lodge, Valentines Park, Ilford, London Borough of Redbridge
Postcode	IG1
Study area	100.00 Square metres
Site coordinates	TQ 4332 8715 51.5644912401 0.06797205597470 51 33 52 N 000 04 04 E Point
Height OD	Min: 8.87m Max: 9.10m
<b>Project creators</b>	
Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Pre-Construct Archaeology
Project design originator	Pre-Construct Archaeology Ltd
Project director/manager	Jon Butler/Chris Mayo
Project supervisor	Neil Hawkins
Type of sponsor/funding body	London Borough of Redbridge

Name of sponsor/funding body	London Borough of Redbridge
Project archives	
Physical Archive Exists?	No
Physical Archive recipient	LAARC
Digital Archive recipient	LAARC
Paper Archive recipient	LAARC
Paper Media available	'Context sheet', 'Drawing', 'Matrices', 'Photograph', 'Report', 'Section', 'Survey', 'Unpublished Text'
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
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