

**AN ARCHAEOLOGICAL
EVALUATION AT WEST
TWYFORD PRIMARY SCHOOL,
TWYFORD ABBEY ROAD, NW10
7DN**

REPORT NO: R11824

LONDON BOROUGH OF EALING

AUGUST 2014



An Archaeological Evaluation at West Twyford Primary School, Twyford Abbey Road, London Borough of Ealing NW10 7DN

Site Code: WTT 14

Central National Grid Reference: TQ 31552 81003

Planning Application Number : PP/2014/2436

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DOCUMENT VERIFICATION



Site Name

West Twyford Primary School, Twyford Abbey Road

Type of project

Archaeological Evaluation

Quality Control

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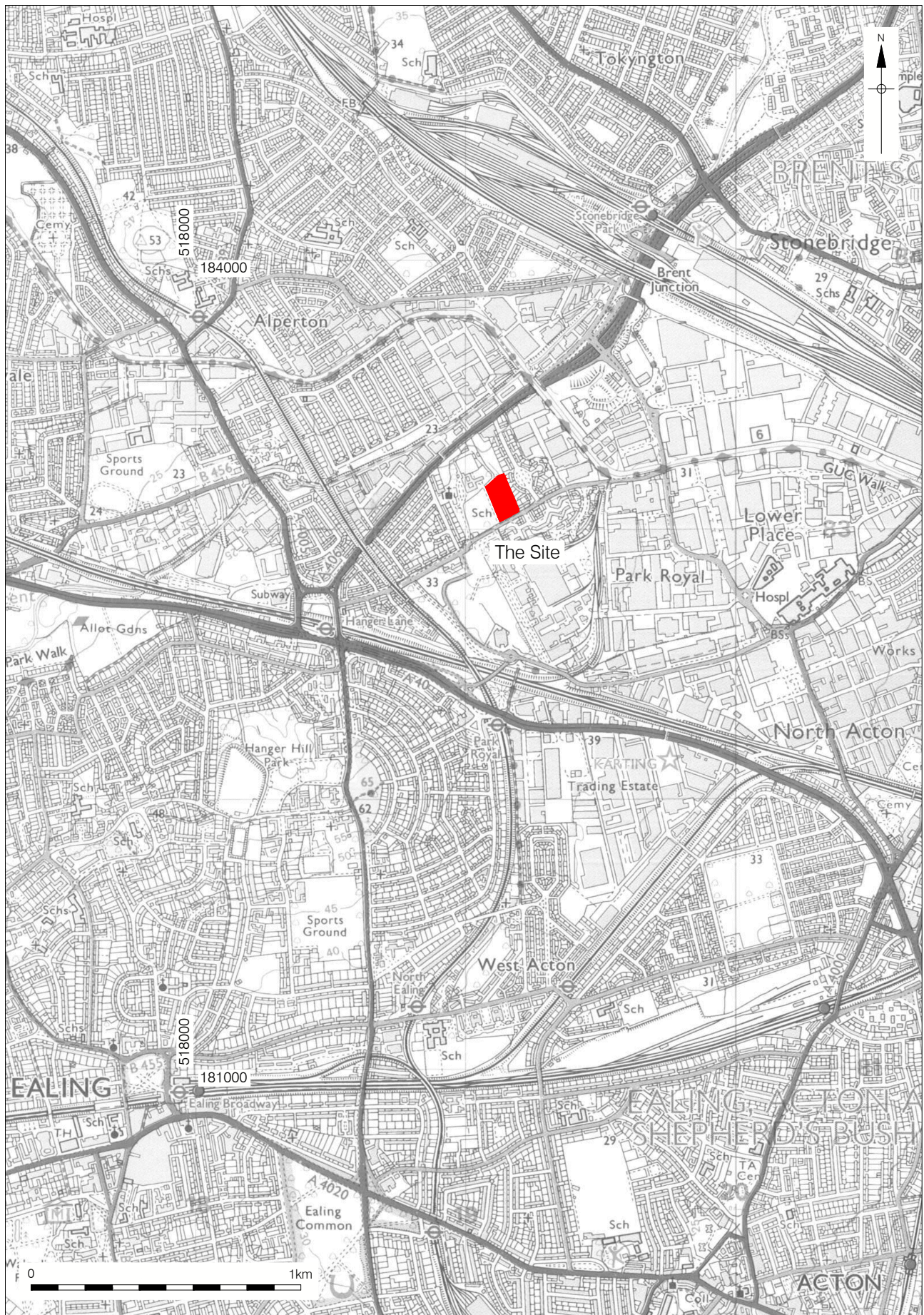
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1 NON-TECHNICAL SUMMARY

- 1.1 This report presents the results of an archaeological investigation conducted by Pre-Construct Archaeology Ltd at West Twyford Primary School, Twyford Abbey Road, London Borough of Ealing NW10 7DN. The area evaluated currently stands to the north of the main school buildings and is covered by grass. The area evaluated comprised the footprint of the new school buildings which are scheduled for construction. Due to the archaeological potential of the site, particularly its proximity to the medieval moated manor house located immediately to the northwest, Mr Sandy Kidd of GLAAS, English Heritage, acting in his capacity as advisor to the London Borough of Ealing, recommended that an archaeological evaluation be undertaken prior to the commencement of any construction.
- 1.2 Four evaluation trenches each measuring c. 10m by 1.80m were excavated in the area of the proposed development. These revealed a modern topsoil horizon which lay directly above a deposit of weathered yellowish brown London Clay. Some evidence of modern landscaping was evident in the proximity of the school buildings to the south but this represented an increase in the level of the ground surface rather than a negative impact on the surface of the clay. A few fragments of post-medieval or medieval roof tile were evident within the topsoil horizon but no archaeological features or deposits were apparent.

2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd at West Twyford Primary School, Twyford Abbey Road, London Borough of Ealing NW10 7DN from 4th-5th August 2014. The archaeological sequence consisted entirely of a modern topsoil horizon c. 0.40m-0.50m thick which sealed weathered London Clay. Two small sondages were excavated in the clay to a depth of c. 1m below ground level in an attempt to ascertain whether or not this was a natural deposit or whether it might have been redeposited. The clay was very clean and contained no artefacts or other evidence of human frequentation such as concentrations of charcoal.
- 2.2 The site was bounded by the grounds around Twyford Abbey to the west and north, gardens to the rear of houses which front onto Iveagh Avenue to the east and Twyford Abbey Road to the south. The footprint of site measured c.1.2ha in total, the area which will be impacted by the new development measured c. 1,400m².
- 2.3 The central National Grid Reference for the site was TQ 31552 81003.
- 2.4 The site was given the unique Museum of London site code WTT 14.
- 2.5 The project was monitored by Mr Sandy Kidd of GLAAS, English Heritage acting as the archaeological adviser to the London Borough of Ealing. It was project managed for Pre-Construct Archaeology Limited by Helen Hawkins and supervised by the author.

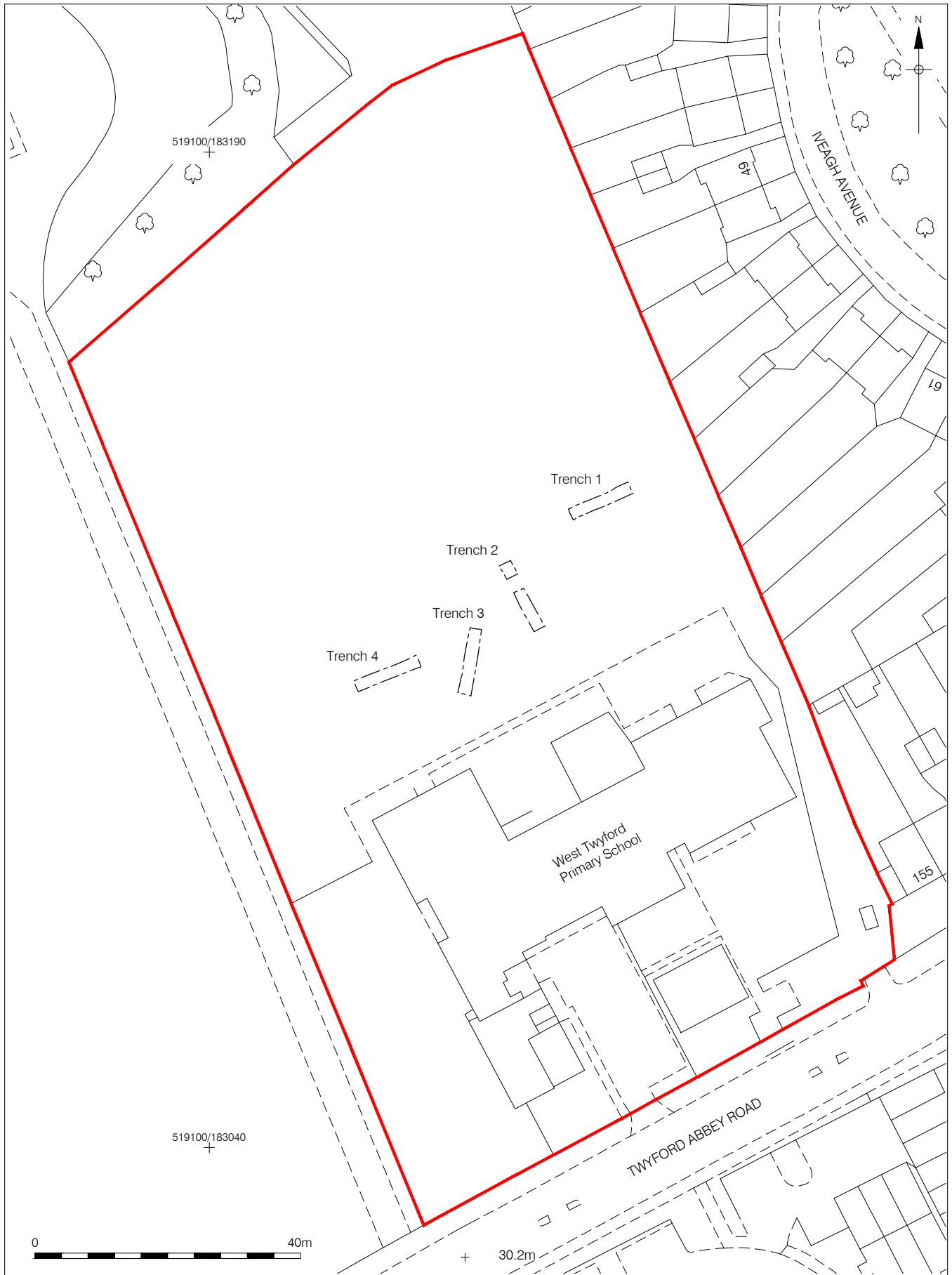


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Figure 1
Site Location
1:20,000 at A4



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Figure 2
Trench Location
1:800 at A4

3 PLANNING BACKGROUND

3.1 National Guidance

- 3.1.1 The Departments of Communities and Local Government (DCLG) issued a new series of planning guidelines, the National Planning Policy Framework, in March 2012. This document superseded the previous guidance contained in Planning Policy Statement 5. The policies regarding archaeology set out in the NPPF are contained in **Section 12 Conserving and enhancing the historic environment**. These state:

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment¹, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

131. In determining planning applications, local planning authorities should take account of:

¹ The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking.

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible². However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

- 3.1.2 The provisions set out in the new guidelines superseded the policy framework set out in previous government guidance namely Planning Policy Statement 5 (PPS 5) 'Planning for the Historic Environment'. Planning Policy Statement 5 had itself replaced Planning Policy Guidance Note 16, PPG 16, which was issued in November 1990 by the Department of the Environment.
- 3.1.3 Although PPG 16 has been superseded the Unitary Development Plans of most local authorities, or Local Development Frameworks where these have been adopted, still contain sections dealing with archaeology that are based on the provisions set out in PPG 16. The key points in PPG16 can be summarised as follows:
- 3.1.4 Archaeological remains should be seen as a finite and non-renewable resource, and in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly and thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.
- 3.1.5 Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by a proposed development there should be a presumption in their physical preservation.
- 3.1.6 If physical preservation in situ is not feasible, an archaeological excavation for the purposes of 'preservation by record' may be an acceptable alternative. From an archaeological point of view, this should be as a second best option. Agreements should also provide for subsequent publication of the results of any excavation programme.
- 3.1.7 The key to informed and reasonable planning decisions is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains are known to exist on a site where development is planned and the implications for the development proposal.
- 3.1.8 Planning authorities, when they propose to allow development which is damaging to archaeological remains, must ensure that the developer has satisfactorily provided for excavation and recording, either through voluntary agreement with archaeologists or, in the absence of agreement, by imposing an appropriate condition on the planning permission.

3.2 Regional Guidance: The London Plan

- 3.2.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the Greater London Authority's London Plan (July 2011) which includes the following statement relating to archaeology:

² Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository

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.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 Local Guidance: Archaeology in the London Borough of Ealing

- 3.3.1 The London Borough of Ealing fully recognises the importance of the archaeological heritage located within its bounds and has adopted policies to preserve it. The relevant Development Plan framework is provided by the Ealing Development (Core) Strategy (April 2012), together with the Development Management Development Plan adopted December 2013. Relevant policy relating to heritage assets includes.

POLICY 7C EALING LOCAL POLICY – HERITAGE

PLANNING DECISIONS

A DEVELOPMENT OF HERITAGE ASSETS AND THEIR SETTINGS SHOULD;

A) BE BASED ON AN ANALYSIS OF THEIR SIGNIFICANCE AND THE IMPACT OF PROPOSALS UPON THAT SIGNIFICANCE.

B) CONSERVE THE SIGNIFICANCE OF THE ASSET IN QUESTION.

C) PROTECT AND WHERE APPROPRIATE RESTORE ORIGINAL OR HISTORIC FABRIC.

D) ENHANCE OR BETTER REVEAL THE SIGNIFICANCE OF ASSETS.

3.4 Site Specific Background

- 3.4.1 The site is located in an Area of Archaeological Interest as defined in the borough's UDP.
- 3.4.2 The implementation of the programme of archaeological works was preceded by the preparation of a Written Scheme of Investigation (WSI) which was submitted by PCA and approved by Mr Sandy Kidd on behalf of the London Borough of Ealing (Hawkins 2014).
- 3.4.3 The site does not contain, nor is adjacent to, any Scheduled Ancient Monuments. No Registered Parks and Gardens or Historic Battlefields are known within the boundary or immediate environs of the study site.
- 3.4.4 The results of the evaluation are reported upon here.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

- 4.1.1 The underlying solid geology of the area, as shown on the British Geological Survey map Sheet 256 North London, consists of weathered London Clay. No superficial deposits are evident within the bounds of the site though sands and gravels of the Taplow Terrace and alluvium might be found just to the north of the site boundary. These superficial deposits were laid down by the river Brent which passed along a roughly east-west alignment to the north of the site before its course was canalised and moved further to the north.
- 4.1.2 The evaluation exposed weathered London Clay in all four trenches. The height recorded on the surface of the clay varied from 27.98m OD in Trench 4 to the west to 27.99m OD in Trench 1 to the east. The highest level recorded on the clay was 28.18m OD in the south of Trench 4. The natural slope was reflected in the lower level of 27.91m recorded in the north of this trench.

4.2 Topography

- 4.2.1 The topography around the study site indicates that it occupies a gentle northwest facing slope. Levels slope down from c. 30.20m OD on the road surface adjacent to the southern boundary, to 26.50m OD adjacent to the northern boundary.
- 4.2.2 The nearest natural watercourse would have been the River Brent to the north and there is little doubt that the gentle slope to the north has been formed by riverine erosion. The course of the Brent was canalised and moved northward in the 1930s.
- 4.2.3 The ground also slopes away slightly to the west, possibly reflecting the presence of a small stream that ran northward to connect with the Brent. Previous archaeological work in the area recorded ground level at c. 27.80m at 81 Twyford Abbey Road (Telfer 2007).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

- 5.1.1 Most of the archaeological and historical background reproduced below was originally written for an Archaeological Desk Based Assessment of the site (Clarke 2014). Additional material has been added from an evaluation report which dealt with a site located slightly to the west at 81 Twyford Abbey Road (Telfer 2007).

5.2 Prehistoric

- 5.2.1 Within a 1km radius of the study site, only a single Palaeolithic flint implement has been recorded on the Greater London HER (MLO434, TQ 194 823) to the southeast of the site.
- 5.2.2 The Palaeolithic material recorded within the study area comes from the Taplow Terrace gravels. However, predicting the presence/absence of material at an individual site is extremely difficult. The presence of heavily rolled Palaeolithic flint implements cannot be precluded but would be largely dependent on the presence of the Taplow Terrace gravels which appear to be located to the north of the site.
- 5.2.3 The local distribution of artefacts and the density of Mesolithic activity in the region remains sparse; the available evidence points to a low density colonisation of the Thames Valley and its tributaries. Accordingly, given this sparse distribution, although an individual flint might occur within the study site, there is no evidence to suggest that a significant concentration of lithic evidence is likely to occur here.
- 5.2.4 Within a 1km radius of the study site there are no recorded sites or finds of Neolithic or Bronze Age date in the Greater London HER.
- 5.2.5 It is likely that land within the study site remained forested until at least the Late Bronze Age. Accordingly, a low potential is identified for sub-surface remains evidencing Neolithic and Bronze Age settlement/activity.

5.3 Roman

- 5.3.1 There are no Iron Age or Roman sites or finds recorded within a 1km radius of the study site on the Greater London HER. The nearest evidence for Roman settlement comes from archaeological investigations at Brent some 1.5km north of the study site.
- 5.3.2 The previous archaeological investigations undertaken to the north of the site in proximity to Twyford Abbey, recorded a single pottery sherd of possible Iron Age or Late Saxon date recovered from a garden soil horizon. A second pottery sherd from the same garden soil was identified as Saxon, suggesting that this sherd is more likely to be Saxon in date (Oxford Archaeology 1995).

5.4 Saxon

- 5.4.1 Archaeological investigations to the north of the study site recorded one, or possibly two, residual sherds of Saxon pottery from a horizon of garden soil (Oxford Archaeology 1995). This indicates that there is a low potential for the Saxon period, but the presence of further residual artefacts from this period within the site cannot be ruled out

5.5 Medieval

- 5.5.1 The settlement of West Twyford probably originated as a clearing of the Middlesex Forest in the late Saxon period. The Domesday Survey of 1086 records six tenants at West Twyford. By 1181 the settlement comprised six holdings with a chapel and by the mid 13th century there were ten inhabited houses. During the late 13th century the settlement became depopulated, later permitting the lords of the manor to enclose all the land into their demesne (www.british-history.ac.uk). The Greater London HER records the site of the medieval settlement at West Twyford c.600m west of the study site.
- 5.5.2 Twyford Lane was described in the 13th century as a lane from the house and church of West Twyford to London, by what route is uncertain. It was probably during the late 13th century that West Twyford became depopulated. By 1593, the manor house was the only habitation in the parish and the church had become a private chapel.
- 5.5.3 West Twyford moated manor house, on the site later known as Twyford Abbey, was built during the 11th century and a chapel was built nearby in the 12th century.
- 5.5.4 Archaeological evaluation trenching was undertaken in the 1990s to the north of the site boundary to establish the presence or absence of remains associated with the West Twyford moated Manor house and chapel. However, it was considered that the number of trenches was insufficient and that little consideration had been made to their positioning in the light of later cartographic evidence, and it is likely to be as a result of this that no medieval features or finds were recorded.
- 5.5.5 Evidence for the medieval settlement of Twyford includes documentary evidence for a bridge, water mill and tenement buildings.

5.6 Post-Medieval

- 5.6.1 Documentary sources relating to West Twyford Manor house record that in c.1715 most of the 'fine old mansion house' was demolished and replaced with farm buildings, part of the Great Hall apparently surviving (www.british-history.ac.uk).
- 5.6.2 Rocque's map of 1757 shows the study site occupied by arable land to the south of the River Brent.
- 5.6.3 Thomas Willan bought the estate in 1800. By 1806 he filled in the moat to the north and built a Gothic style house, which he called Twyford Abbey. He also built a Church to the west of the study site (www.british-history.ac.uk). The 1800 map of the Leasehold Estate belonging to Thomas Willan depicts the site as being located to the southeast of the moated manor complex, occupying several plots with trackways leading up to the complex. One of the ancillary buildings associated with the complex partially extends into the northwest corner of the site.
- 5.6.4 The 1807-08 Ordnance Survey Drawing depicts the site lying in open ground a short distance to the southeast of the building complex. There is no evidence for buildings within the site or immediately adjacent to the site boundary.
- 5.6.5 The current property of Twyford Abbey was built during 1807-09 by William Atkinson and is Grade II listed. The building is constructed of brick with cement render, consisting of two storeys, with crenellated parapet, buttresses and turrets

- 5.6.6 The 1881 Ordnance Survey map shows the site as being located within scattered woodland or an orchard. With exception of the rearrangement of internal boundaries, the layout of the site remains unchanged in 1896, 1914-15, and 1935-36.
- 5.6.7 By 1958 West Twyford Primary School was constructed in the southern part of the site adjacent to Twyford Abbey Road. The school consists of approximately ten different buildings of various size.
- 5.6.8 By 1971 the school was rebuilt in the same location, consisting of a single large building and several ancillary structures. With the exception of potential clearance of trees within the northern area of the site, the layout of the site remained unaltered in 1995. By 2014 only minor alterations had occurred with the boundary of the site including the construction of a new teaching block in the southwest corner of the site.
- 5.6.9 The potential for remains associated with the post-medieval and Modern periods is associated with the structure and trackways shown on the 1800 estate map.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The evaluation was designed to consist of four trenches, the purpose of which was to inform on the archaeological questions that relate to the proposed redevelopment of the site. All four trenches were to measure 10m in length by 1.80m wide. The only slight variation to this was seen in Trench 2 which was divided into two sections in order to avoid a live drainage run.
- 6.2 Each trench was machined through the modern topsoil horizon to the surface of the natural clay which lay below, typically to a depth of 0.40-0.50m below ground level. Two small sondages were excavated into the surface of the natural clay to check that this deposit had not been redeposited and potentially masked earlier archaeological horizons. No evidence was found of human activity within the clay horizon and it is assumed that these deposits were naturally deposited.
- 6.3 Following the machine clearance of the topsoil using a JCB type excavator the surface of the natural deposits was cleaned to check for the presence of archaeological features or deposits. None were evident.
- 6.4 The fieldwork was carried out according to the relevant methodologies, as follows:
- Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork In London (GLAAS 1998);
 - Archaeological Guidance Paper 4: Archaeological Reports (GLAAS 1998);
 - Archaeological Guidance Paper 5: Evaluations (GLAAS 1998);
- 6.5 All recording systems adopted during the investigations were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now published by Museum of London Archaeology (MoLAS 1994). Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans of archaeological deposits were recorded on polyester based drawing film. No section drawings were made as no archaeological deposits were exposed; the depth of topsoil was recorded on trench plans. The OD heights of all principle strata were calculated and indicated on the appropriate plans and sections.
- 6.6 A photographic record of the investigations was made using digital format.
- 6.7 Levels were calculated from a Temporary Bench Mark with a value of 28.95m OD provided by the site surveyor
- 6.8 The complete site archive including site records, photographs and finds will be deposited at the London Archaeological Archive Research Centre, (LAARC) under the site code WTT 14.
- 6.9

7 EXCAVATION RESULTS

7.1 Natural London Clay

- 7.1.1 Natural yellowish brown clay was exposed in all four trenches. The height recorded on the surface of the clay varied from 27.98m OD in Trench 4 to the west to 27.99m OD in Trench 1 to the east. The highest level recorded on the clay was 28.18m OD in the south of Trench 4. The natural slope was reflected in the lower level of 27.91m recorded in the south of this trench.

7.2 Modern Topsoil

- 7.2.1 Topsoil below grass formed the upper part of the sequence in all four trenches. In the north end of Trench 3 it was clear that part of this deposit had been disturbed by recent building work and had then been relaid to form a relatively flat surface in the vicinity of the buildings. Very few signs of human intervention were evident, even within the topsoil horizon, though a few fragments of peg tile were recovered from Trenches 3 and 4.
- 7.2.2 The highest levels recorded on the topsoil measured 28.38m OD in Trench 4; 28.65m OD at the north of Trench 3 where the ground had been raised and 28.23m OD at the south of this trench; 28.36m OD adjacent to Trench 2 falling to 28.09m OD at the south and 28.19m OD around Trench 1.

8 RESEARCH QUESTIONS

8.1 Original Research Questions

8.1.1 The research aims posed in the Written Scheme of Investigation were (Hawkins 2014):

- To determine the natural topography and geology of the site, and the height at which it survives.
- To establish the presence or absence of prehistoric and Roman activity.
- To establish the presence or absence of medieval activity, particularly relating to Twyford Manor.
- To establish the presence or absence of post-medieval activity at the site.
- To establish the nature, date and survival of activity relating to any archaeological periods at the site.
- To establish the extent of all past post-depositional impacts on the archaeological resource.

8.2 Research Questions:- Evaluation Results

- 8.2.1 The natural underlying geology of the site consisted of weathered London Clay which sloped gently from north to south. The Ordnance Datum heights are reported in detail elsewhere in this document.
- 8.2.2 No evidence was found for the presence of prehistoric or Roman activity.
- 8.2.3 No evidence was found for the presence of medieval activity with the possible exception of roof tile fragments recovered from the topsoil.
- 8.2.4 No evidence was found for the presence of post-medieval activity at the site which might pre-date the construction of the school.
- 8.2.5 No evidence was found suggesting the survival of features or deposits that dated to any archaeological periods at the site.
- 8.2.6 No evidence was found suggesting that modern construction had impacted an earlier buried landscape with the exception of the service trenches which crossed the area of excavation.

8.3 New Research Questions

- 8.3.1 Given the total lack of archaeological survival on the site no new research questions can be posed. Though situated very close to the medieval manor house there are no signs that this area had ever been occupied or built over prior to the construction of the school.

8.4 New Archive

- 8.4.1 The site archive consists of two context sheets, five plans on separate planning sheets and 18 digital photographs.

9 ASSESSMENT OF THE RESULTS AND ARCHAEOLOGICAL POTENTIAL

9.1 Assessment Of The Results Against Original Expectations

9.2 Despite the proximity of the medieval manor house, the results of the evaluation were consistent with the cartographic evidence which suggested that the site lay some distance from the complex of buildings associated with the manor.

9.3 The evaluation strategy was adequate for assessing the archaeological potential of the area which will be impacted by the new development.

9.4 Potential Of The Archaeology

9.4.1 Given that no archaeological features or deposits were evident, the area of the site evaluated has proved to have no archaeological potential

10 CONCLUSIONS

- 10.1 The results of the fieldwork confirmed the information given by cartographic sources which suggested that the focus of the medieval manor house was located to the northwest of the site. It appeared that the area evaluated had lain outside of the built up area from the medieval period onward.
- 10.2 No traces of earlier occupation were evident, even as residual finds found in the topsoil. No archaeological features or deposits were evident and no signs of occupation pre-dating the medieval period were apparent.
- 10.3 The underlying geology of the site was confirmed as weathered London Clay which lay directly below the topsoil in all four trenches.

11 Acknowledgements

11.1 Pre-Construct Archaeology Limited would like to thank Bouygues UK for commissioning the project and thank their management team on site for facilitating the evaluation.

11.2 Thanks also to Sandy Kidd of GLAAS, English Heritage who monitored the project on behalf of the London Borough of Ealing.

11.3 The author would like to thank:

- Helen Hawkins for project managing the evaluation and editing this report
- Deborah Koussiounelas for her hard work during the evaluation
- Jennifer Simonson for the CAD illustrations
- Chris Cooper for help with logistics
- Sophie White and her team who processed the finds
- Site photography was undertaken by the author

12 BIBLIOGRAPHY

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1995 *Evaluation Report: Twyford Abbey, Twyford Abbey Road* Unpublished Oxford Archaeology report
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APPENDIX 1: OASIS DATA ENTRY FORM

OASIS ID: preconst1-186825

Project details

Project name	West Twyford Primary School
Short description of the project	Evaluation consisting of four trenches each measuring 10m x 1.8m or equivalent. No evidence of archaeological features or deposits were evident. The entire sequence consisted of modern topsoil which sealed weathered London Clay
Project dates	Start: 04-08-2014 End: 05-08-2014
Previous/future work	No / No
Any associated project reference codes	WTT 14 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 3 - Built over
Significant Finds	TILE Post Medieval
Methods & techniques	"Sample Trenches"
Development type	Public building (e.g. school, church, hospital, medical centre, law courts etc.)
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON EALING ACTON West Twyford Primary School
Postcode	NW10 7DN
Study area	1400.00 Square metres
Site coordinates	TQ 38119 77680 51.4806852048 -0.0107369007411 51 28 50 N 000 00 38 W Point
Height OD / Depth	Min: 27.91m Max: 28.18m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief	Sandy Kidd

originator

Project design
originator Helen Hawkins

Project
director/manager Helen Hawkins

Project supervisor Douglas Killock

Type of
sponsor/funding body Developer

Name of
sponsor/funding body Bouygues UK

Project archives

Physical Archive
recipient LAARC

Physical Archive ID WTT14

Physical Contents "Ceramics"

Digital Archive
recipient LAARC

Digital Archive ID WTT14

Digital Media
available "Images raster / digital photography", "Text"

Paper Archive
recipient LAARC

Paper Archive ID WTT14

Paper Media
available "Context sheet", "Drawing", "Plan", "Report", "Unpublished Text"

Project bibliography

1

Publication type Grey literature (unpublished document/manuscript)

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Entered on 7 August 2014

APPENDIX 2: SITE PHOTOGRAPHS



Plate 1: Trench 3 facing north-east



Plate 2: Trench 4 facing west

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