

**VALENTINE'S HOUSE, 51-69
ILFORD HILL, ILFORD, IG1 2AT
AN ARCHAEOLOGICAL
EVALUATION**

**LONDON BOROUGH OF
REDBRIDGE**

SITE CODE: ILH15

REPORT NO: R12021

MARCH 2015



**PRE-CONSTRUCT
ARCHAEOLOGY**

Valentine's House, 51-69 Ilford Hill, Ilford, IG1 2AT
An Archaeological Evaluation

Site Code: ILH15

Central NGR: TQ 43482 86391

Local Planning Authority: London Borough of Redbridge

Commissioning Client: Mills Whipp Projects

Written/Researched by: Paw Jorgensen
Pre-Construct Archaeology Limited

Project Manager: Helen Hawkins (MIfA)

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

Tel: 020 7732 3925

Fax: 020 7732 7896

E-mail: hhawkins@pre-construct.com

Web: www.pre-construct.com

© Pre-Construct Archaeology Limited



March 2015

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Limited cannot be held responsible for errors or inaccuracies herein contained.

DOCUMENT VERIFICATION

Site Name
Valentine's House, 51-69 Ilford Hill, Ilford, IG1 2AT
Type of project
AN ARCHAEOLOGICAL EVALUATION

Quality Control

Pre-Construct Archaeology Limited Project Code			K3869
	Name & Title	Signature	Date
Text Prepared by:	P Jorgensen		9.03.2015
Graphics Prepared by:	J Simonson		9.03.2015
Graphics Checked by:	J Brown		12.03.2015
Project Manager Sign-off:	H Hawkins		12.03.2015

Revision No.	Date	Checked	Approved

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

CONTENTS

1	ABSTRACT	3
2	INTRODUCTION	4
3	PLANNING BACKGROUND & RESEARCH OBJECTIVES	5
4	GEOLOGY AND TOPOGRAPHY	7
5	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	8
6	METHODOLOGY	9
7	THE ARCHAEOLOGICAL SEQUENCE	10
8	CONCLUSIONS	11
9	ACKNOWLEDGEMENTS	12
10	BIBLIOGRAPHY	13
	APPENDIX 1: OASIS FORM	20

Figures

	FIGURE 1: SITE LOCATION	14
	FIGURE 2: TRENCH LOCATION	15
	FIGURE 3: SECTIONS	16
	PLATES	17

1 ABSTRACT

- 1.1 This report details the results of an archaeological evaluation commissioned by Mills Whip Projects and carried out by Pre-Construct Archaeology Limited at Valentine's House, located at 51-69 Ilford Hill, Ilford, London IG1 2AT in the London Borough of Redbridge, prior to a planning application being submitted. The fieldwork was carried out between 2nd and 4th March 2015.
- 1.2 A Written Scheme of Investigation (Mills Whipp Projects 2015), approved by the London Borough of Redbridge, outlined the methodology for the excavation of five archaeological test pits. These measured 3m by 1m at ground level.
- 1.3 Ten geotechnical test pits were also monitored. These were all located against the foundations of the current building and exposed only concrete and very modern made ground.
- 1.4 The evaluation recorded truncated natural gravel sloping down from the northwest towards the southeast. In all but one test pit the natural gravel was sealed by modern made ground. The exception to this was Test Pit 13 where the gravel was sealed by two successive layers of alluvium. While the lower alluvium yielded no finds, excavation of the upper deposit produced sherds of pottery dated to the mid-17th – early 18th century. The upper alluvial deposit also produced brick and tile fragments dated AD 1600-1800.

2 INTRODUCTION

- 2.1 Between 2nd and 4th March 2015 Pre-Construct Archaeology Limited (PCA) carried out an archaeological evaluation and watching brief at Valentine's House, located at 51-69 Ilford Hill, Ilford, London IG1 2AT. The site is located in the London Borough of Redbridge and is centred at National Grid Reference TQ 43482 86391 (Figure 1). The work was commissioned by Mills Whipp Projects prior to the Local Planning Authority making a determination regarding a planning application for the redevelopment of the site.
- 2.2 A Written Scheme of Investigation was prepared by Mills Whipp Projects (2015) and approved by Adam Single, English Heritage Archaeological Advisor to the London Borough of Redbridge. It proposed the excavation of archaeological five test pits to allow the assessment of the below ground archaeological potential. The trenches measured 3m by 1m in plan at ground level (Figure 2).
- 2.3 Ten geotechnical test pits were also monitored. These were all located against the foundations of the current building and exposed only concrete and very modern made ground to a depth of c. 0.50m below ground level.
- 2.4 Project management of the archaeological work and report editing was carried out by Helen Hawkins and the fieldwork was supervised by Fergal O'Donoghue and Paw Jorgensen, who also authored this report. Adam Single of English Heritage monitored the work on behalf of the London Borough of Redbridge.
- 2.5 A desk based assessment for the site was produced for the site (Mills Whipp Projects 2014). This concluded that it was unlikely that significant archaeological remains ever existed on the site and that previous ground disturbance was likely to have removed any of the low potential archaeological deposits which may have existed. As such, the site was determined to have low archaeological potential.
- 2.6 The boundaries of the site are defined to the south by Ilford Hill, to the west by Prior Road, to the north by the Great Eastern main line railway and by commercial properties to the east. Currently the central part of the site is occupied by Valentine's House, a seven storey "L" shaped building constructed in the late 1970s or 1980s while the remainder of the site is in use as a car park.
- 2.7 The project was assigned the unique Museum of London site code IHL15. Upon completion of all phases of the work the project archive will be deposited with the LAARC.

3 PLANNING BACKGROUND & RESEARCH OBJECTIVES

3.1 National Guidance: National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

3.1.2 In considering any planning application for development the local planning authority will be guided by the policy framework set by the NPPF, by current Local Plan policy and by other material considerations.

3.2 Regional Policy: The London Plan

3.2.1 The relevant spatial development strategy framework is provided by “The London Plan: Spatial Development Strategy for Greater London” (July 2011). It includes the following policy relating to archaeology within central London:

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 Policy: Archaeology in the London Borough of Redbridge

- 3.3.1 The study site is located within an Archaeological Priority Zone as defined by the London Borough of Redbridge.

SC16 Archaeological Priority Zones

Within the Archaeological Priority Zones as shown on the Proposals Map, applications for development involving significant groundwork should be accompanied by an archaeological evaluation.

Justification: to ensure that sites of archaeological interest are protected.

3.4 Local Development Framework

- 3.4.1 Archaeology is addressed in the London Borough of Redbridge Local Development Framework in policy E4:

E4 - Archaeological Remains

Applications for development involving significant groundwork within the Archaeological Priority Zones (as identified on the Proposals Map) will only be granted if accompanied by an archaeological evaluation that proposes effective mitigation measures that protect the zones from adverse development.

3.5 Research Objectives

- To assess the level of truncation from modern activity on the site.
- To assess the interface of the soil deposits with the natural drift geology for archaeological features.
- To assess the site for prehistoric, Roman, Saxon and medieval archaeology.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

4.1.1 The British Geological Survey records the bedrock geology within the site as Sedimentary Bedrock of the London Clay Formation. Sealing this, the British Geological Survey showed, are superficial deposits comprising sand and gravel belonging to the Hackney Gravel Member (British Geological Survey 2015). The site is located on a number of geological boundaries.

4.2 Topography

4.2.1 The ground surface within the study site is mostly level. In the western part of the site the top of the tarmac surface is at 11.68m OD while in the eastern half it was recorded at 11.97m OD. This can likely be attributed to levelling of the site in preparation for the construction of Valentine's House and the surrounding carpark.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

- 5.1.1 Prior to the archaeological evaluation detailed in this report the site has been the subject of an archaeological desk based assessment detailing the archaeological and historical background for the site (Mills Whipp Projects 2014). Unless otherwise cited the following is a summary derived from the previous desk based assessment.

5.2 Palaeolithic and Mesolithic

- 5.2.1 Evidence for activity during these periods has been recorded in the general area. This includes bones from mammoths, bison and rhinoceros which have been uncovered on the High Street. A number of flakes, scrapers, handaxes and arrowheads have also been recovered in the vicinity.

5.3 Bronze Age and Iron Age

- 5.3.1 No evidence for activity during these periods has been recorded in the immediate vicinity of the site. However, a large defended middle Iron Age settlement known as Uphill Camp has been excavated to the south of the site between Ilford Lane and the River Roding.

5.4 Roman

- 5.4.1 Although no Roman period activity has been recorded in the vicinity of the site it is believed that Ilford High Road to the north follows the alignment of the Roman road from London to Chelmsford and Colchester.

5.5 Saxon and Early Medieval

- 5.5.1 The place name Ilford has Saxon roots and is related to a ford over the River Roding. However, despite the Saxon origin of the place name no remains dated to this period have been reported in the vicinity of Ilford.

5.6 Late Medieval

- 5.6.1 Evidence for a leper hospital founded by the Abbess of Barking in 1140 has been found in the vicinity of the site. Other excavations at Clements Road recovered a pottery sherd dated 1350-1550 (Page-Smith and Bourn, 2010). By 1321 Ilford Bridge was in existence and by the 14th century documentary mentions of estates in Ilford are made.

5.7 Post-Medieval

- 5.7.1 By 1653 Ilford village consisted of a settlement of about 50 houses. Most of these were concentrated around the central road junction (the junction of present day High Road, Ilford Hill and Cranbrook Road northeast of the site). However, a few houses appear to have existed along Back Street (now Roden Street) during this time as well. Southwest of the central junction was an area of land, Spurle Grove, belonging to the medieval hospital. With the exception of the hospital buildings themselves there do not seem to have been more than a few buildings on this plot of land (Powell 1966).
- 5.7.2 As shown by historic maps the area of the site remained largely undeveloped until the late 19th century. Throughout the 20th century the site underwent several periods of development with the construction of Valentine's House representing the latest of these.

6 METHODOLOGY

- 6.1 The methodology for evaluating the site was specified in the Written Scheme of Investigation (Mills Whipp Projects 2015). It proposed the excavation of five archaeological test pits measuring 3m by 1m at ground level. Ten geotechnical test pits were also proposed against the foundations of the current buildings (TPs 1-10). The geotechnical test pits were carried out by the geotechnical team and were excavated by hand to a depth of c.0.50m the geotechnical pits measured c. 0.50m x 0.50m at top. As the geotechnical test pits only exposed the foundations of the current building and very modern made ground, they are not discussed further below.
- 6.2 Prior to excavation commencing the location of each test pit was set out using a Leica total station and the outline marked on the tarmac using survey temporary marking paint. After this the area surrounding each test pit was scanned for services using a CAT scanner (Cable Avoidance Tool) by a trained and qualified operator. The tarmac and concrete forming the carpark surface was then broken within each test pit using a JCB mechanical excavator. Following the removal of the tarmac and concrete the same excavator fitted with a bladed grading bucket was used was then used to excavate the trenches. Machine excavation continued in spits of approximately 100mm. Spoil was piled a safe distance from the trench edges.
- 6.3 Due to the depth of the excavations the test pits were recorded from the top. Representative sections for each trench were then drawn on polyester based drawing film (permatrace) at a scale of 1:20.
- 6.4 All archaeological features were recorded using standard single context recording methods as detailed in PCA's Operations Manual 1 (Taylor 2009). A Leica GPRS unit was used to survey in all trenches and archaeological features uncovered. A full photographic record was made with high resolution digital photographs.
- 6.5 The project archive was assigned the unique site code ILH15.

7 THE ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural

- 7.1.1 The earliest deposit encountered during the investigation was a layer of stiff mid-brown clay consistent in appearance and composition to weathered London Clay. It was only encountered in the four easternmost test pits (TPs 11, 12, 13 and 14). Here the top of the deposit appeared to slope down from north to south. It was encountered at its highest point at 9.17m OD in Test Pit 11 to the north and from here sloped down to 8.66m OD in Test Pit 13 to the southeast.
- 7.1.2 Overlying the clay deposit was a deposit of reddish brown to mid-grey rounded and sub-rounded gravel seen in all five test pits. While the gravel deposit generally comprised moderately well sorted granule and pebble sized particles contained within a matrix of moderately loose reddish brown moderately coarse sand, horizontal bands of strongly cemented poorly sorted gravel in a mid-grey sand matrix occurred throughout the deposit. In general these measured approximately 0.20m in thickness. Like the underlying clay, the top of the gravel appeared to slope down from north to south although it also sloped down from west to east. This may indicate that the natural landscape within the site originally sloped down from the northwest towards the southeast. At the highest point the top of the gravel was recorded at 11.02m OD in Test Pit 11. From here the top of the deposit sloped down toward the southeast to 9.91m OD in Test Pit 13.

7.2 Phase 2: Alluvial Deposition

- 7.2.1 In Test Pit 13 the gravel was sealed by two successive alluvial deposits. The lower alluvial deposit consisted of dark greyish brown to dark brown peat rich silty clay. It was first seen at a height of 10.11m OD. Sealing this was a deposit of mid-grey to yellowish grey silt first encountered at 10.36m OD.

7.3 Phase 3: Modern

- 7.3.1 The alluvial deposit in Test Pit 13 and the gravel deposit in the remaining test pits were sealed by modern made ground comprising mid-brown to greyish brown silty sand with frequent pockets of gravel. In the western part of the site the top of the made ground was recorded at 11.20m OD in Test Pit 10, while in the eastern part it was seen at its highest point of 11.84m OD in Test Pit 11. The made ground was sealed by the concrete sub-surface and then the tarmac surface of the car park. Within the western part of the site the present ground level was recorded at 11.86m OD while in the eastern part it was recorded at between 11.96m OD and 12.15m OD.

8 CONCLUSIONS

8.1 General

- 8.1.1 Excavation of the five archaeological test pits reached the top of the bedrock geology of the area, namely the London Clay deposit. As identified by the British Geological Survey this was sealed by a deposit of natural gravel, presumably forming part of the Hackney Gravel Member, which forms the superficial deposits across the site. The top of the gravel sloped from the northwest down towards the southeast. While this may represent the trend of the natural landscape it is possible that it is a result of truncations caused to the superficial deposit by previous developments of the site. That this may be the case is suggested by the fact that in all but one of the test pits the gravel was overlain directly by modern deposits. This suggests that prior to the deposition of the modern deposits the existing deposits sealing the geological deposits were removed. However, the underlying London Clay survives in an entirely untruncated state and was recorded within four of the test pits. The top of the bedrock geology shows a similar trend as the superficial deposits in regards to the natural topography of the site.
- 8.1.2 In one of the test pits the gravel deposit was sealed by two successive layers of alluvium. The lower of these produced no finds and could therefore not be dated, but the upper alluvium produced pottery sherds of post-medieval date.
- 8.1.3 With the exception of the two alluvial deposits the gravel was sealed by modern made ground, which is likely to have originated as a result of previous development within the site. It seems likely that the site was terraced for the construction of the current buildings.

8.2 Original Research Objectives

- **To assess the level of truncation from modern activity on the site.**

In all but one of the test pits the natural gravel was overlain directly by modern made ground. This suggests that the top of the gravel had been truncated by previous developments on the site. As suggested by the archaeological desk based assessment (Mills Whipp Projects 2014) the site has been subject to repeated periods of ground disturbance leading to significant, if not total truncation of below ground archaeological deposits within the site. The findings of the present study shows that this was the case within all the areas examined, with the exception of Test Pit 13 where two successive layers of alluvium survived on top of the gravel sequence.

- **To assess the interface of the soil deposits with the natural drift geology for archaeological features.**

No archaeological features were recorded at the interface of the soil deposits with the natural drift geology or elsewhere within the site. This may be a result of truncation caused by late post-medieval and modern development of the site. The desk based assessment (Mills Whip Projects 2014) demonstrated that the study site remained largely undeveloped until the late 19th century where after it underwent several periods of development throughout the 20th century culminating with the construction of Valentine's House in the late 1970s or 1980s. As such it is likely that any that any archaeological deposits or features that may have existed within the site were of low significance.

- **To assess the site for prehistoric, Roman, Saxon and medieval archaeology.**

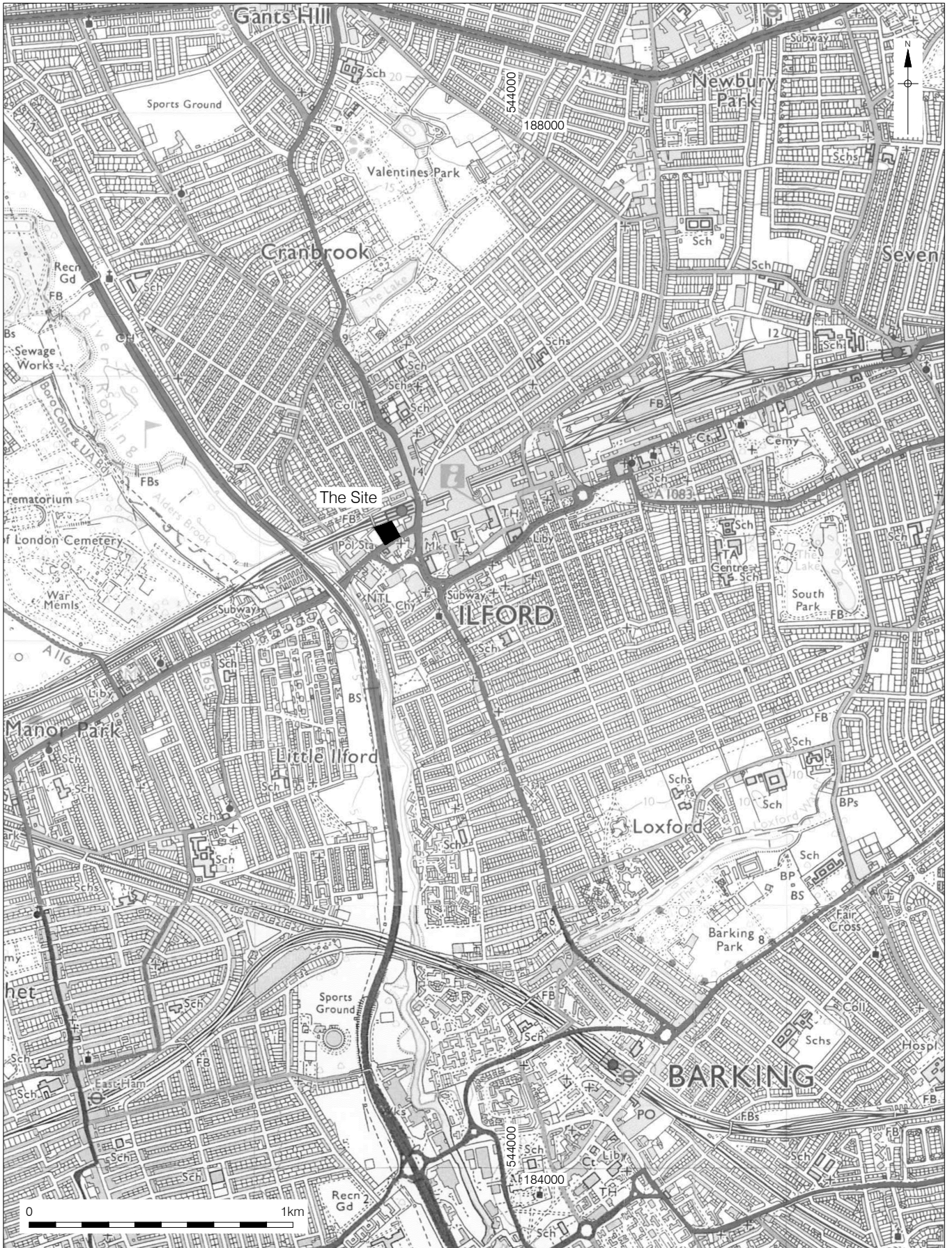
There was no evidence for activity within the site during these periods. This lack of evidence for activity during these periods may be attributed to later severe truncation of the site, or it may indeed reflect a lack of activity within the site.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd would like to thank Mills Whipp Projects for commissioning this archaeological evaluation and Adam Single of English Heritage for monitoring the work on behalf of the London Borough of Redbridge.
- 9.2 The author would like to thank Helen Hawkins for project managing the site and editing this report, Richard Archer for the survey work, Fergal O'Donoghue for monitoring the geotechnical pits and Jennifer Simonson for the illustrations.

10 BIBLIOGRAPHY

- Page-Smith, K. and Bourn, R., 2009 *Archaeological Desk Based Assessment for the Britannia Music Site*. CgMs Consulting, unpublished report.
- Powell, W. R. (ed), 1966 *A History of the County of Essex: Volume 5*. Victoria County History, London.
- Mills Whipp Projects 2014 *Valentine's House, 51-69, Ilford Hill, Ilford, LB Redbridge: Archaeological Desktop Evaluation*. Unpublished document.
- Mills Whipp Projects 2015 *Valentine's House, 51-69, Ilford Hill, Ilford, LB Redbridge: Written Scheme of Investigation for Archaeological Field Evaluation*. Unpublished document.
- Taylor, J with Brown, G 2009, *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construct Archaeology Limited

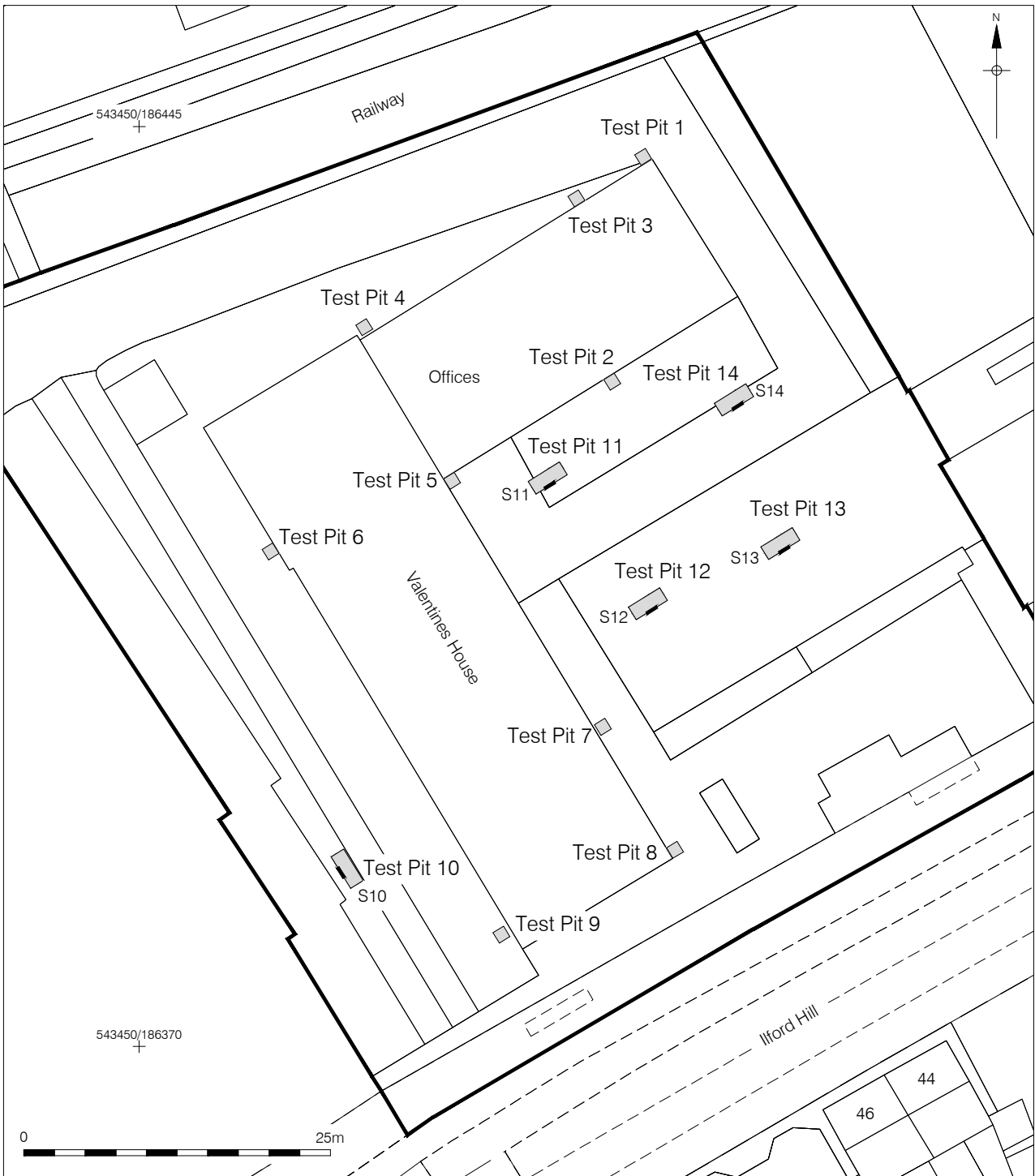


© Crown copyright 2006. All rights reserved. License number 36110309

© Pre-Construct Archaeology Ltd 2015

12/03/15 JS

Figure 1
 Site Location
 1:20,000 at A4



© Crown copyright 2015. All rights reserved. License number PMP36110309
 © Pre-Construct Archaeology Ltd 2015
 12/03/15 JS

Figure 2
 Test Pit Location
 1:500 at A4

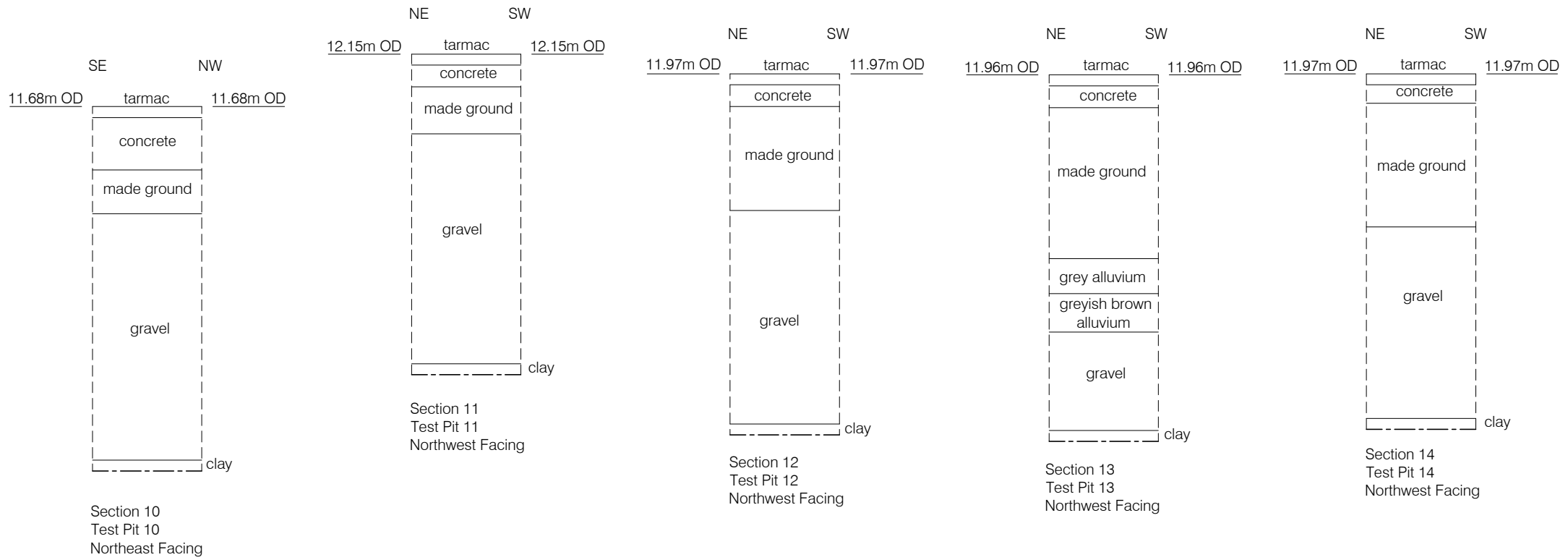


Figure 3
Sections
1:50 at A4

PLATES



Plate 1: TP 14 facing north



Plate 2: TP 13 facing North

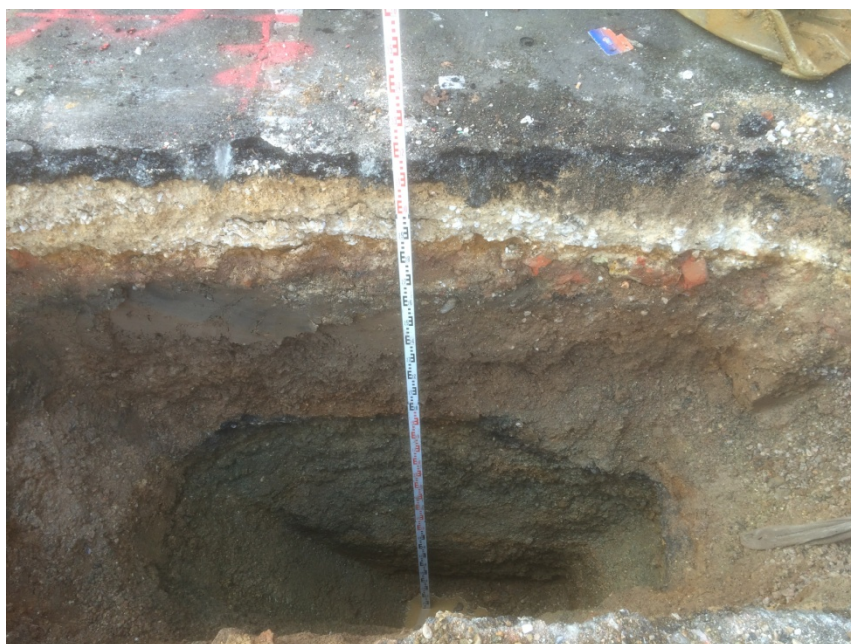


Plate 3: TP 12 facing north



Plate 4: TP 11 facing north



Plate 5: TP 10 facing east

APPENDIX 1: OASIS FORM

OASIS ID: preconst1-205384

Project details

Project name Valentine's House, 51-69 Ilford Hill, Ilford

Short description of the project An archaeological evaluation consisting of five 3m by 1m test pits was carried out by Pre-Construct Archaeology Limited in early March 2015. The five test pits were excavated through the thick deposit of modern made ground and the underlying Hackney gravel deposit to the top of the London Clay. In all but one of the test pits the natural gravel appeared to have been truncated by the late 19th century and subsequent 20th century developments on the site. Two successive alluvial deposits sealed the gravel in the fifth test pit. Only the uppermost of these produced pottery sherds and brick and tile fragments that dated the deposit to between AD 1650 and 1800.

Project dates Start: 02-03-2015 End: 04-03-2015

Previous/future work No / Not known

Any project codes associated reference ILH15 - Sitecode

Any project codes associated reference 3782/14 - Planning Application No.

Type of project Field evaluation

Site status Local Authority Designated Archaeological Area

Current Land use Industry and Commerce 2 - Offices

Monument type ALLUVIUM Post Medieval

Significant Finds POTTERY Post Medieval

Significant Finds CBM Post Medieval

Methods techniques & "Test Pits"

Development type Urban residential (e.g. flats, houses, etc.)

Prompt Planning agreement (Section 106 or 52)

Position in the planning process Between deposition of an application and determination

Project location

Country England

Author(s)/Editor(s) Jorgensen, P.

Date 2015

Issuer or publisher Pre-Construct Archaeology Limited

Place of issue or London
publication

Description Unpublished client report

Entered by Paw Jorgensen (pjorgensen@pre-construct.com)

Entered on 5 March 2015

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

7 GRANTA TERRACE
STAPLEFORD
CAMBRIDGESHIRE CB22 5DL
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 849 549
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468 333
EMAIL: info.midlands@pre-construct.com

