

**ST MARY'S PARISH CENTRE,
NEASDEN LANE, WILLESDEN,
LONDON NW10 2TS**

**AN ARCHAEOLOGICAL WATCHING
BRIEF**

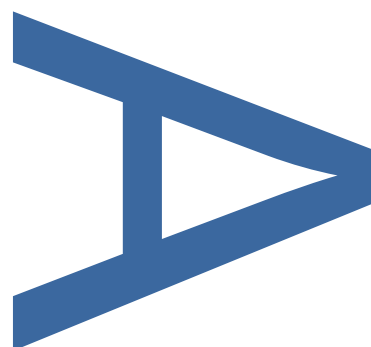
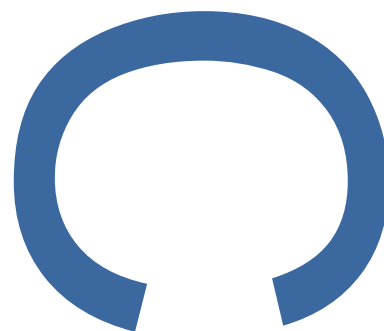
**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF BRENT**

**PLANNING APPLICATION NUMBER:
15/3470**

SITE CODE: NDN17

PCA REPORT NO: R1279

AUGUST 2017



PRE-CONSTRUCT ARCHAEOLOGY



DOCUMENT VERIFICATION

ST MARY'S PARISH CENTRE, NEASDEN LANE,
WILLESDEN, LONDON NW10 2TS

AN ARCHAEOLOGICAL WATCHING BRIEF

Quality Control

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ST MARY'S PARISH CENTRE, NEASDEN LANE, WILLESDEN, LONDON NW10 2TS

AN ARCHAEOLOGICAL WATCHING BRIEF

Site Code: NDN17

Local Planning Authority: London Borough of Brent

Planning Application Number: 15/3470

Central National Grid Reference: TQ 21462 84860

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August 2017

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1 ABSTRACT

- 1.1 This report presents the results of an archaeological investigation conducted by Pre-Construct Archaeology Limited on land at St Mary's Parish Centre, Neasden Lane, Willesden. The site is centred at National Grid Reference TQ 21462 84860 in the London Borough of Brent.
- 1.2 Following a Written Scheme of Investigation prepared by Pre-Construct Archaeology (Pozorski 2017), an archaeological watching brief was carried out between 12th and 14th July 2017, prior to the redevelopment of the site. The investigation comprised the monitoring of groundworks relating to the construction of a new vicarage building to establish the presence and character of any archaeological deposits and determine the extent of past post-depositional impacts on the archaeological resource.
- 1.3 The archaeological watching brief revealed modern impact on the buried deposits in the form of service trenches, and an absence of archaeological remains. Levelling layers were seen sitting directly on top of natural clay, recorded across the footprint of the new building at heights between 33.75m and 33.59m OD, indicative of a relatively flat natural topography.

2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited on land at St Mary's Parish Centre, Neasden Lane, Willesden NW10 2TS between 12th and 14th July 2017. The site is centred at National Grid Reference TQ 21462 84860 in the London Borough of Brent (Figure 1).
- 2.2 The work was completed in response to an archaeological condition attach to the planning consent for the new scheme, issued by the London Borough of Brent. The planning application was supported by an archaeological Desk-Based Assessment (Hawkins 2014), and the watching brief followed a Written Scheme of Investigation (Pozorski 2017), both by produced by PCA and approved by the archaeology advisors to the local planning authority, Historic England.
- 2.3 The watching brief consisted of the monitoring of all groundworks relating to the construction of a new 2-storey vicarage building to the north of the existing Parish Centre (Figure 2).
- 2.4 The site was trapezoid in shape, with most of the site still in use as the existing Parish Centre which occupies the southern and central portions of the site. The site boundaries were defined by Neasden Lane to the east, St Mary's Grade II listed church and associated churchyard to the south, Robert's Court to the west and to the north by Maundeby walk and a car park. The site encompassed an area of approximately 1,010 square metres.
- 2.5 The archaeological watching brief was conducted by Pre-Construct Archaeology Limited under the supervision of Stacey Amanda Harris and the project management of Chris Mayo. The archaeological work was commissioned by Modplan Building & Refurbishment Contractors Ltd and monitored by Laura O'Gorman, Historic England, on behalf of the London Borough of Brent.
- 2.6 The site was recorded under the unique site code NDN17, issued by the Museum of London. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be deposited with the London Archaeological Archive and Research Centre (LAARC) under that code.

3 PLANNING BACKGROUND

3.1 National Planning Policy: The National Planning Policy Framework (NPPF)

3.1.1 In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF), replacing Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment' which itself replaced Planning Policy Guidance Note 16 (PPG16) 'Archaeology and Planning'. It provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets.

3.1.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance NPPF, by current Unitary Development Plan policy and by other material considerations.

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, updated 2015) which includes the following statement relating to archaeology.

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 Development Framework: London Borough of Brent and the Development Management Plan**

3.3.1 The relevant Local Development Framework is provided by the Development Management Plan which was adopted in June 2011. This plan contains policy statements in respect of protecting the buried archaeological resource. The site is subject to the Council's Urban Conservation policy (3.10).

3.4 **Site Specific Planning Background**

3.4.1 Planning consent has been granted by the London Borough of Brent under application number 15/3470 for the:

Demolition of existing 2-storey dwelling and erection of a new 2-storey Vicarage with 2 parking spaces to the north of the existing Parish Centre building with associated landscaping and fencing

3.4.2 The consent included an archeological condition as follows:

8 No excavation and/or construction works relating to the development hereby approved may be undertaken on the site until a programme of archaeological work, in accordance with a written scheme of investigation, has been submitted to, and agreed in writing by, the Local Planning Authority, and implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure that this site, in an Archaeological Priority Area, is properly investigated and if necessary excavated before development begins, in accordance with policy BE31 of the adopted London Borough of Brent Unitary Development Plan 2004.

3.4.3 Initially the archaeology advisers to the LB Brent, Historic England, recommended that an evaluation be implemented; however, due to (a) problems of access which could not be easily overcome prior to the start of the development works, (b) the largely insignificant results of an evaluation by PCA at the Vicarage site across the road (see below) and (c) the small-scale of the proposed development, PCA agreed with Historic England that a watching brief during development groundworks would be an appropriate response.

- 3.4.4 This strategy was designed in a Written Scheme of Investigation for an archaeological watching brief (Pozorski 2017) which was approved by Historic England.
- 3.4.5 There are no Scheduled Monuments or listed buildings on the site. However St Mary's Parish Centre is located within an Area of Archaeological Priority as defined by the London Borough of Brent. The Area of Archaeological Priority defines the theoretical location of the historic village of Church End, Willesden.

4 GEOLOGY AND TOPOGRAPHY

The background cited below is summarized from the site-specific desk-based assessment prepared by PCA (Hawkins 2014).

4.1 Geology

4.1.1 According to the 1:50,000 British Geological Survey, North London (BGS 1978), the bedrock geology underlying the study site is primarily London Clay with overlaying Claygate member at the south end of the site. The Claygate member comprises dark grey clays with sand laminae, passing up into thin alternations of clays, silts and fine-grained sand, with beds of bioturbated silt.

4.1.2 Geotechnical investigations across the road from the study site, at the Old Vicarage, 18 Neasden Lane were undertaken in January 2015 (Stevenson 2016), which included three boreholes and nine window samples. This showed that the Claygate member is not present and that there is made ground overlying London Clay, which is located approximately 1.5m below ground level across the site with the exception of the south side where it dips to approximately 3.2m below ground level. The London Clay is consistently present to an unknown depth (>20m in depth).

4.1.3 An evaluation was undertaken by PCA at the Vicarage site; this recorded natural clay consistent with London Clay all three trenches (Langthorne 2016, 13). It appeared to be untruncated for the most part and was recorded at heights varying between 33.34- 33.44m AOD.

4.2 Topography

4.2.1 The area of the site lies on a slight slope from north to south between c.35.50m OD and 35.00m OD.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The archaeological and historical background cited below is summarized from the site-specific desk-based assessment prepared by PCA (Hawkins 2014).

5.1 Prehistoric

5.1.1 No finds dating to any prehistoric period have been identified anywhere within the immediate environs of the study site. The clay soil of the Willesden area at the time would not have encouraged cultivation and settlement and the area may well have been wooded until the early medieval period.

5.2 Roman

5.2.1 The site is located c. 2.5km to the south-west of Watling Street, a routeway that connected London to St Albans, and there has been limited evidence of settlement near the River Brent in Neasden. However no Roman activity has been encountered in the area.

5.3 Saxon and Medieval

5.3.1 The church of St Mary's is known to have been founded in AD 938 with the settlement of Church End presumed to have grown around it. While little evidence dating to the early medieval period has been found in the vicinity of the study site it was noted that very few archaeological investigations had taken place close to St Mary's Parish Centre.

5.3.2 St Mary's Church lies a short distance to the south of the site. Therefore the site lies within the area of the medieval hamlet of Church End or just beyond its boundaries. However no archaeological remains related to this period were encountered in a site immediately to the north of the 18 Neasden Lane.

5.4 Post-Medieval and Modern

5.4.1 The hamlet of Church End gradually evolved from the medieval period into the post-medieval period. By the middle of the 18th century piecemeal additions to the hamlet included two inns, a schoolroom, a roundhouse or lock-up and a number of wooden poorhouse cottages. However the late 19th century heralded the coming of the railway and the growth of industry in Church End leading to substantial redevelopment of the rural settlement into an urban industrial centre.

5.4.2 Cartographic evidence showed 18 Neasden Lane as gardens associated to the old Vicarage. Features including a pond and glasshouses were contained within the garden's limits.

5.4.3 In 2016 PCA conducted an archaeological evaluation within the site of St Mary's Vicarage at 18 Neasden Lane, opposite the current site (Langthorne 2016). The evaluation revealed limited modern impact on the buried deposits and archaeological features were recorded, including several late post-medieval garden features: planter beds, land drains, brick drains and a possible backfilled pond in addition to garden soils in all three trenches.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 As outlined within the Written Scheme of Investigation for the site (Pozorski 2017) the watching brief monitored the groundworks associated with the construction of the new 2 storey vicarage within the site. This comprised linear foundation trenches generally 0.5m in width by up to 1.9m in depth.



Plate 1: Pre-Excavation Over-View of Site, Facing West.

- 6.2 The attendant archaeologist monitored excavations to the northern and western side of the proposed building (Figure 3). The proposed works to the southern edge of the building required the diversion of an existing service, so this service trench was monitored to natural depth sufficient to prove the ground sequence in that location. The eastern side of the building was not monitored owing to the lack of archaeological potential; this was agreed with Historic England.



Plate 2: Drainage Excavation, Facing West

- 6.3 The work was to address the following objectives:
- To determine the natural topography of the site, and the height at which it survives.
 - To establish the presence or absence of prehistoric, Roman, medieval or 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 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.
- 6.4 All excavation was undertaken by a 360° machine excavator under archaeological supervision. Archaeological remains or natural layers were hand cleaned by the attendant archaeologist as appropriate.
- 6.5 All deposits were recorded on pro forma context sheets. Trench sections were drawn at a scale of 1:10 and located on a 1:50 scale building plan. A digital photographic record was also kept of all monitoring works.
- 6.6 Heights above Ordnance Datum were provided obtained from an onsite total station operated by a site engineer working for the client. The trenches were located to a foundation arrangement plan which has been overlaid to the OS basemap.
- 6.7 The complete archive produced during the evaluation, comprising written, drawn and photographic records was identified by the unique site code NDN17, issued by the Museum of London.

7 THE ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural

7.1.1 The earliest deposit recorded on the site was naturally deposited firm mid-light grey clay [4]. It was encountered at a maximum height of 32.15m OD in a sondage in the central part of the trench.

7.1.2 Sealing natural clay [4] was a 1.24m thick layer of very firm mid brownish yellow silty clay, [3] that was encountered between 33.79 and 33.59m OD.



Plate 3: West End of Strip, Facing East.

7.2 Phase 2: Post-Medieval

7.2.1 The natural clay [3] was overlain by a 0.13m to 0.21m thick layer of firmly compacted brick crush [2] that contained larger brick fragments and sherds of a land-drain, at heights between 33.95 and 33.80m OD (Figure 4).

7.2.2 Sealing the above was a layer of made ground, [1] which comprised loosely compacted mid brownish yellow sand. It was between 0.70m and 1.50m thick from a height of 33.95m OD.



Plate 4: East End of Strip, Facing North.

8 RESEARCH OBJECTIVES AND CONCLUSIONS

8.1 Research Objectives

8.1.1 The following research objectives were contained within the Written Scheme of Investigation (Pozorski. 2017) for the evaluation:

To determine the natural topography of the site, and the height at which it survives.

8.1.2 Two differing natural deposits were recorded during the watching brief, [3] and [4]. The earliest deposit comprised London Clay at a height of 32.15m OD. The overlying clay is considered to represent the Claygate Member which was absent from the Vicarage site across the road (Langthorne 2016). However at the Parish Centre site it was recorded at between 33.59m OD and 33.79m OD, which compares closely to the heights of natural clay at the Vicarage site (see para 4.1.3 above). It is therefore considered that the clay at the Vicarage site was not in fact London Clay, but rather the Claygate member, and that the true London Clay lay at a greater depth, closer to the 32.15m OD as recorded here.

To establish the presence or absence of prehistoric, Roman, medieval or post-medieval activity at the site.

8.1.3 No finds or features of prehistoric, Roman, or medieval date were found during the course of the watching brief.

8.1.4 Layers [1] and [2] are considered to represent late 19th century dumping and levelling deposits associated with the construction of terraced houses in the 1890's and then their demolition prior to the construction of St Mary's Parish Centre on the study site in the mid-20th century.

To establish the nature, date and survival of activity relating to any archaeological periods at the site.

8.1.5 Apart from the low grade, late deposits, [1] and [2], no activity of relating to any archaeological period was witnessed on the study site.

To establish the extent of all past post-depositional impacts on the archaeological resource.

8.1.6 The presence of made ground deposits indicate some modern disturbance of the site probably associated with the foundation of St Mary's Parish Centre in the mid-20th century. The construction of the houses in the late 19th century would also have had a detrimental impact upon any archaeological horizons.

8.1.7 The lack of any subsoil layer above the natural deposits suggests that past heavy horizontal truncation of the study area may have caused potentially present archaeological remains to be lost.

8.2 Conclusions

8.2.1 The results of the archaeological watching brief strongly suggest that previous constructions on the study site have had a detrimental effect on any archaeological horizons which may have existed, causing horizontal truncation to the natural deposits.

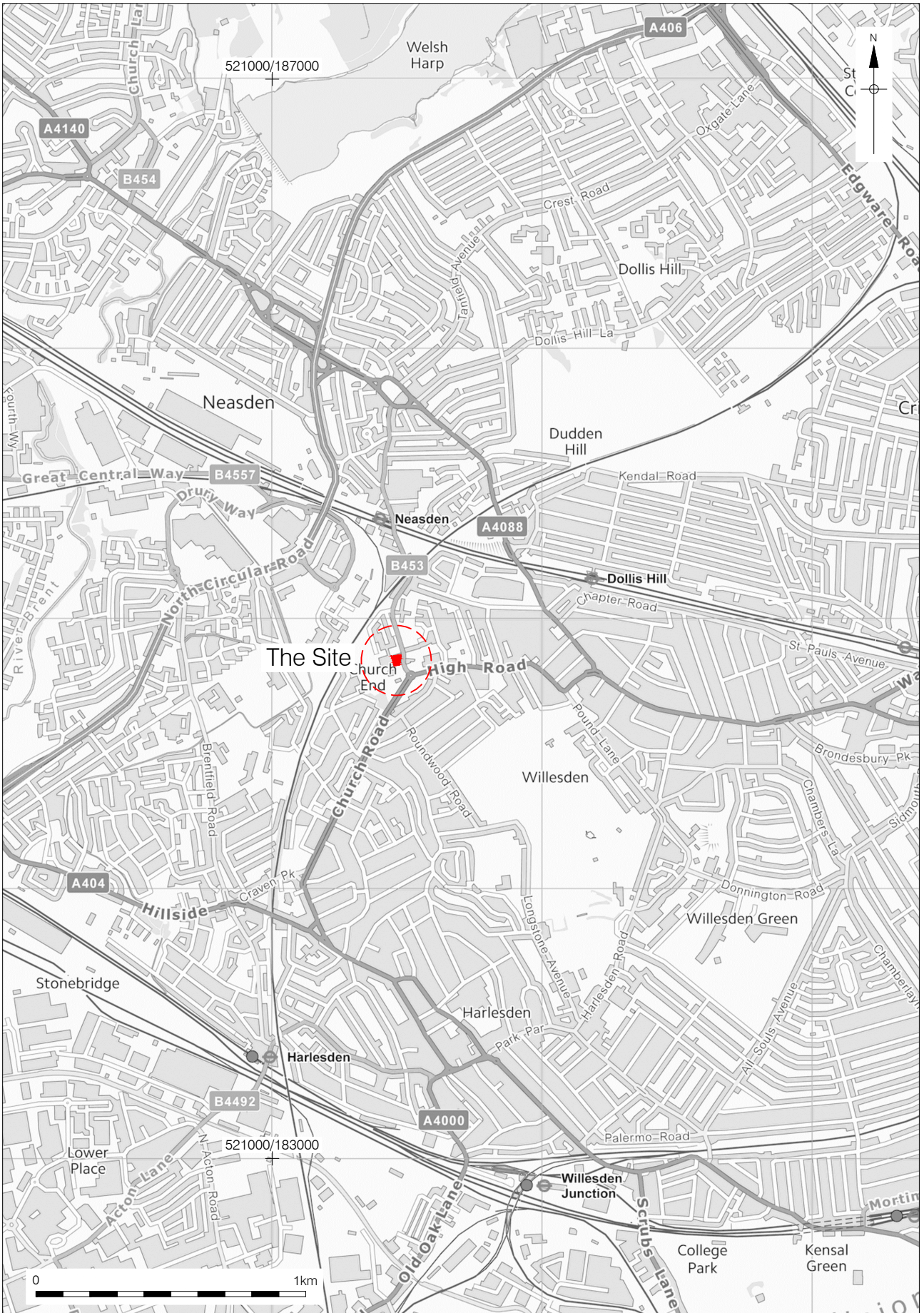
- 8.2.2 The effect of this has been the total removal of any archaeological deposits or features that may have been present within the area of investigation.
- 8.2.3 The area of the study site, therefore, has no potential to contain archaeological evidence
- 8.2.4 Once the project is deemed complete and the report approved by the London Borough of Brent, the completed archive comprising all site records from the fieldwork will eventually be deposited with LAARC under site code NDN16 and a summary report published in the *London Archaeologist* annual round-up.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd. would like to thank Modplan for commissioning the work. We also thank Laura O'Gorman of Historic England, Archaeological Advisor to the London Borough of Brent, for monitoring the fieldwork.
- 9.2 The authors would like to thank the groundworks contractors for their onsite work and assistance, Ray Murphy for the illustrations and Chris Mayo of Pre-Construct Archaeology for his project management and editing.

10 BIBLIOGRAPHY

- Chartered Institute for Archaeologists, 2014. Standard and Guidance for Archaeological Field Evaluation
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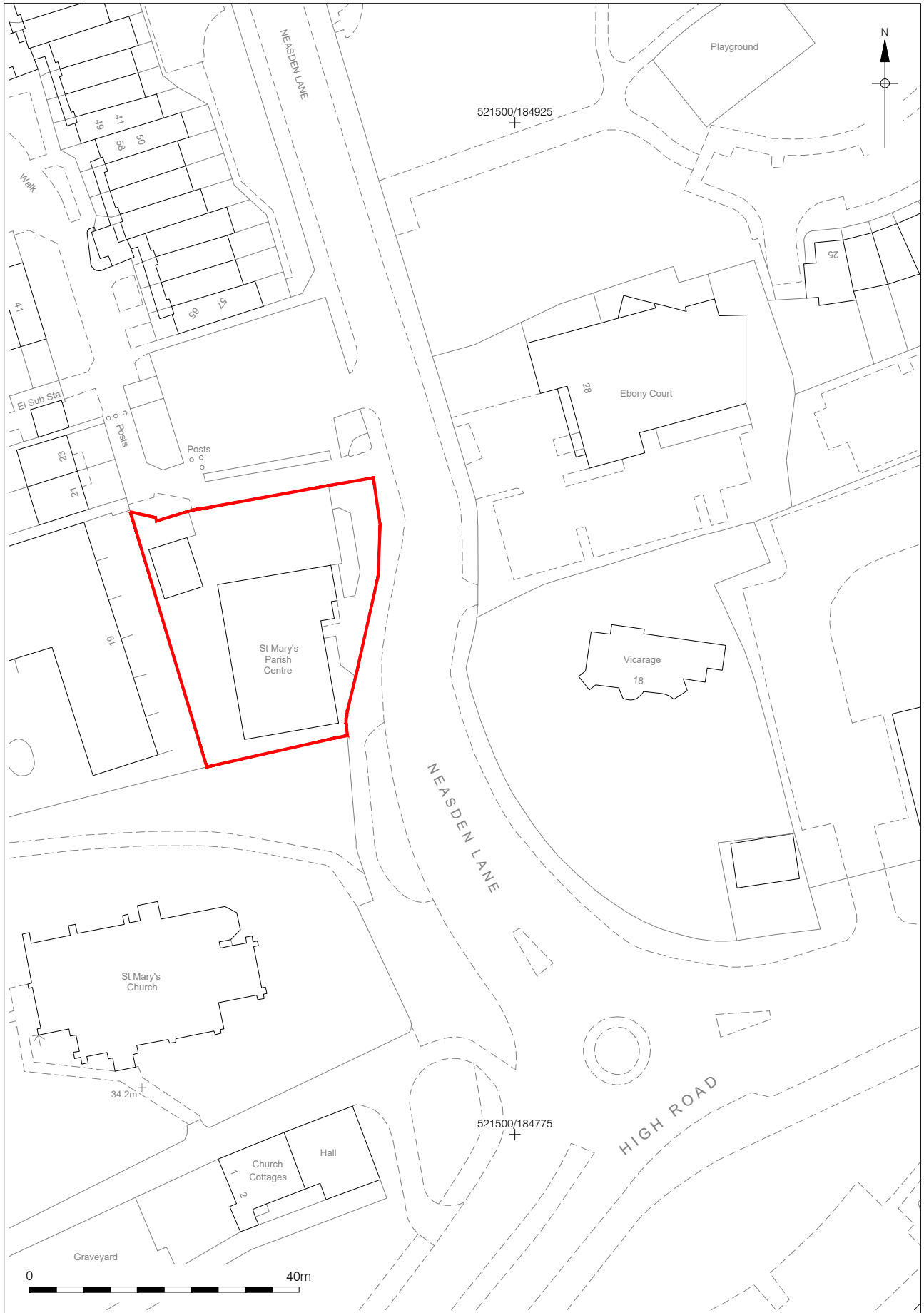


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26/07/17 RM

Figure 1
Site Location
1:20,000 at A4

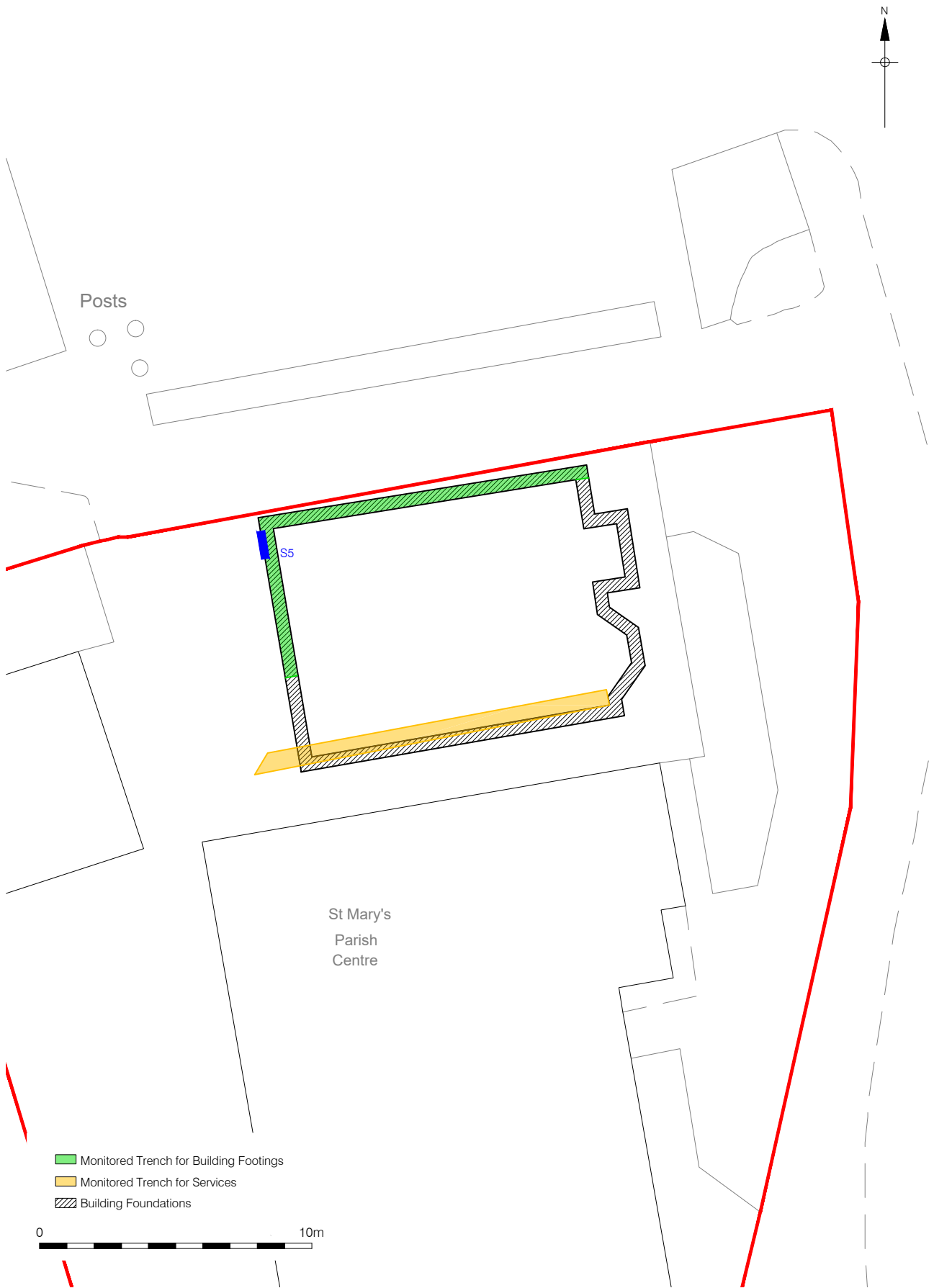


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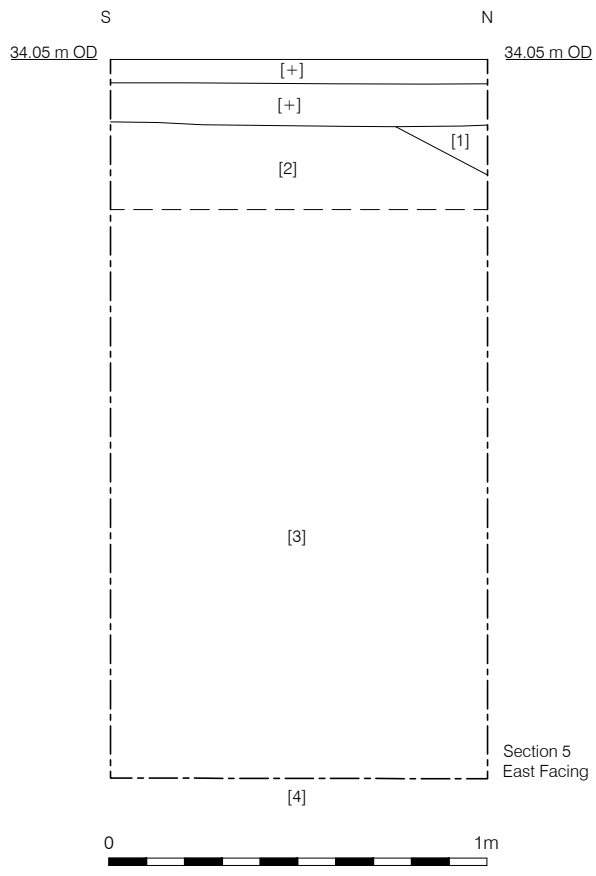
26/07/17 RM

Figure 2
Detailed Site Location
1:800 at A4



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 25/07/17 RM

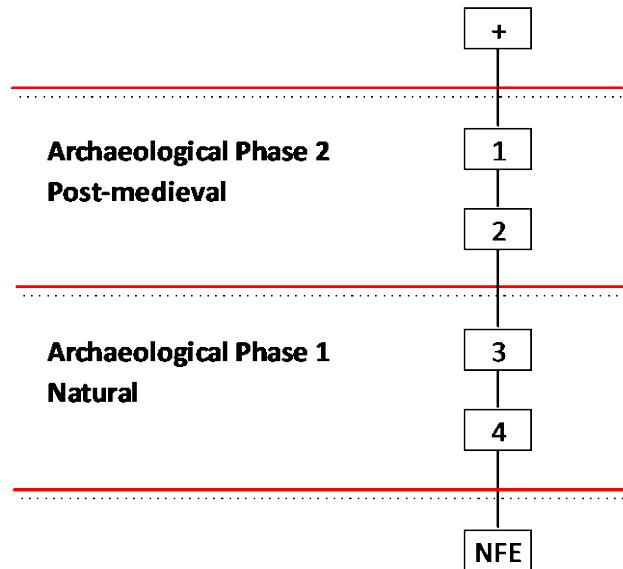
Figure 3
 Plan of Watching Brief Interventions
 1:200 at A4



11 APPENDIX 1: CONTEXT INDEX

Context	CTX_Type	Area	CTX_ Interpretatio n	CTX_ Category	CTX_ Length (m)	CTX_ Width (m)	CTX_ Depth (m)	CTX_ Levels_ high (m OD)	CTX_ Levels_ low (m OD)	Phase
1	Layer	E-W Trench	Post-Med Dump Layer	Dump	6	0.99	0.7	33.95		PH2
2	Layer	E-W Trench	Post-Med Dumo Layer	Dump	12.05		0.13	33.95	33.8	PH2
3	Layer	E-W Trench	Natural Clay	Natural	12.05	9.25		33.75	33.59	PH1
4	Layer	N-S Trench	London Clay	Natural	2	0.75		32.15		PH1

12 APPENDIX 2: SITE MATRIX



13 APPENDIX 3: OASIS DATA ENTRY FORM

OASIS ID: preconst1-292020

Project details

Project name	St Mary's Parish Centre, Neasden Lane, Willesden, London Borough of Brent, NW10 2TS, An Archaeological Watching Brief
Short description of the project	An archaeological watching brief was carried out between 12th and 14th July 2017, prior to the redevelopment of the site. The investigation comprised the monitoring of groundworks relating to the construction of a new vicarage building to establish the presence and character of any archaeological deposits and determine the extent of past post-depositional impacts on the archaeological resource. The archaeological watching brief revealed modern impact on the buried deposits in the form of service trenches, and an absence of archaeological remains. Levelling layers were seen sitting directly on top of natural clay, recorded across the footprint of the new building at heights between 33.75m and 33.59m OD, indicative of a relatively flat natural topography.
Project dates	Start: 12-07-2017 End: 14-07-2017
Previous/future work	No / No
Any associated project reference codes	NDN17 - Sitecode
Any associated project reference codes	15/3470 - Planning Application No.
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON BRENT WILLESDEN St Mary's Parish Centre, Neasden Lane, Willesden
Postcode	NW10 2TS
Study area	222 Square metres
Site coordinates	TQ 21462 84860 51.549051580742 -0.248036550877 51 32 56 N 000 14 52 W
Lat/Long Datum	Point
Height OD / Depth	Unknown
	Min: 33.59m Max: 33.79m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Pre-Construct Archaeology Limited
Project director/manager	Chris Mayo
Project supervisor	Stacey Harris
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Modplan Building and Refurbishment Contractors Limited

Project archives

Physical Archive Exists?	No
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Digital Archive recipient	LAARC
Digital Archive ID	NDN17
Digital Contents	"Stratigraphic"
Digital Media available	"Database", "Images raster / digital photography", "Images vector", "Spreadsheets", "Survey", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	NDN17
Paper Contents	"Stratigraphic" "Context sheet", "Diary", "Drawing", "Map", "Matrices", "Photograph", "Plan", "Report", "Section" "Survey", "Unpublished Text"
Paper Media available	"Survey", "Unpublished Text"

Project bibliography 1

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