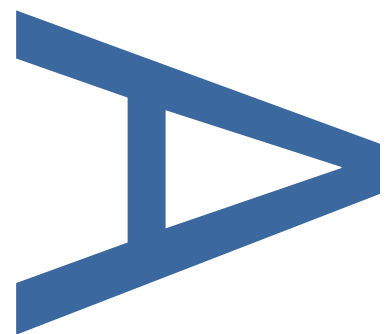
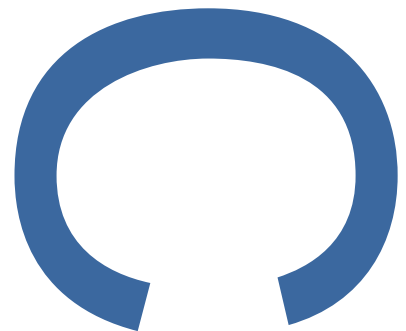


**182 BURNT OAK BROADWAY,
EDGWARE, LONDON HA8 0AU
AN ARCHAEOLOGICAL
EVALUATION**

SITE CODE: BNO1818

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

NOVEMBER 2018



PRE-CONSTRUCT ARCHAEOLOGY

182 BURNT OAK BROADWAY, EDGWARE, LONDON HA8 0AU

AN ARCHAEOLOGICAL EVALUATION

Site Code:	BNO18
Central NGR:	TQ 1995 9072
Local Planning Authority:	LONDON BOROUGH OF BARNET
Planning Application No.:	17/6051/FUL
Historic England (GLAAS) Ref.:	16/5815/FUL dated 07/02/2017
Commissioning Client:	HILL PARTNERSHIPS LIMITED
Written/Researched by:	JAMES LANGTHORNE Pre-Construct Archaeology Limited
Project Manager:	HELEN HAWKINS (MCIfA) Pre-Construct Archaeology Limited

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November 2018

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DOCUMENT VERIFICATION**Site Name****182 BURNT OAK BROADWAY, EDGWARE, LONDON HA8 0AU****Type of project****ARCHAEOLOGICAL EVALUATION
Quality Control**

Pre-Construct Archaeology Limited Project Code			K5630
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CONTENTS

1	ABSTRACT	3
2	INTRODUCTION	4
3	PLANNING BACKGROUND.....	5
4	GEOLOGY AND TOPOGRAPHY	7
5	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	8
6	ARCHAEOLOGICAL METHODOLOGY	9
7	ARCHAEOLOGICAL SEQUENCE	11
8	INTERPRETATION AND CONCLUSIONS	13
9	ACKNOWLEDGEMENTS.....	14
10	BIBLIOGRAPHY.....	14
11	APPENDIX 1: PLATES	22
12	APPENDIX 2: CONTEXT INDEX.....	26
13	APPENDIX 3: SITE MATRIX	27
14	APPENDIX 4: CBM REPORT	28
15	APPENDIX 5: OASIS FORM	29

FIGURES

Figure 1: Site Location	15
Figure 2: Trench Location	16
Figure 3: Plan of Trenches 3 and 6.....	17
Figure 4: Sections	18
Figure 5: Overlay of masonry structures on 1873 Ordnance Survey map	19
Figure 6: Overlay of masonry structures on 1896 Ordnance Survey map	20
Figure 7: Overlay of masonry structures on 1914 Ordnance Survey map	21

1 ABSTRACT

- 1.1 This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd on behalf of Hill Partnerships Ltd at 182 Burnt Oak Broadway, Edgware, in the London Borough of Barnet HA8 0AU.
- 1.2 The archaeological investigation, carried out between 25th-31st October 2018, consisted of six trenches. Excavation and recording was conducted in accordance with the standards specified by the Chartered Institute for Archaeologists and following the guidelines issued by Historic England.
- 1.3 A short sequence of 20th century made ground deposits, 19th and 20th century masonry structures, and other features that overlaid or truncated natural London Clay were found in the course of the archaeological investigation. No archaeological evidence that pre-dated the late 19th century was found in any of the six trenches indicating that any potential archaeological deposits had been entirely truncated by landscaping works during the 20th century. Remains of the 19th and early 20th century workhouse were found in Trench 3 and Trench 6. There was no evidence for the remains of burials relating to the workhouse.
- 1.4 Natural clay was encountered within all six trenches at maximum heights of 50.04m OD in Trench 3 and 51.68m OD in Trench 5. The heights of the London Clay across the Burnt Oak Broadway site indicated a gradual slope from the north-eastern part of the site to the south-western area.

2 INTRODUCTION

- 2.1 An archaeological investigation commissioned by Hill Partnerships Ltd was undertaken at 182 Burnt Oak Broadway, Edgware HA8 0AU in the London Borough of Barnet, TQ 1995 9072 (Figure 1), between 25th–31st October 2018. The boundaries of the entire site were defined by Burnt Oak Broadway to the west, 184 Burnt Oak Broadway to the north, South Road to the east, and Appletree Court Nursing Home to the south, and it encompassed an area of 2272 square metres.
- 2.2 The archaeological evaluation consisted of six trenches: Trench 1-6 (Figure 2).
- 2.3 The Written Scheme of Investigation for Archaeological Evaluation (Hawkins 2018) detailed the methodology by which the archaeological investigation was undertaken. The WSI followed Historic England guidelines (Historic England 2015) and those of the Chartered Institute for Archaeologists (CIFA 2014). The evaluation was supervised by James Langthorne. The site was managed by Helen Hawkins for Pre-Construct Archaeology Limited and monitored by Laura O' Gorman, the Historic England Greater London Archaeology Advice Service (GLAAS) Archaeology Advisor to the London Borough of Barnet.
- 2.4 The Burnt Oak Broadway site did not contain Listed buildings or Scheduled Monuments, nor did it form part of or lie within a World Heritage Site, an Archaeological Priority Area or Conservation Area. The closest Archaeological Priority Areas to 182 Burnt Oak Broadway are the Edgware, Hale Lane, and Watling Street area, 780 metres to the north-west of the site, and the Burnt Oak area, 430m to the east of the site.
- 2.5 The site was given the site code BNO18. The complete archive comprising written, drawn and photographic records will be deposited with the London Archaeological Archive and Research Centre (LAARC).

3 PLANNING BACKGROUND

3.1 National Guidance: National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) was adopted in 2012 and updated in 2018. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. Chapter 16 of the NPPF 2018 concerns the conservation and enhancement of the historic environment.

3.1.2 In considering any proposal for development, including allocations in emerging development plans, the local planning authority will be mindful of the policy framework set by government guidance, existing development plan policy and of other material considerations.

3.2 Regional Policy: The London Plan

3.2.1 Additional relevant planning strategy framework is provided by The London Plan, published January 2011. Specifically, Policy 7.8 is of relevance to archaeology within Greater London.

3.3 Local Policy: Archaeology in the London Borough of Barnet

3.3.1 This study aims to satisfy the objectives of the London Borough of Barnet which fully recognises the importance of the buried heritage for which it is the custodian. Relevant policy statements for the protection of the buried archaeological resource within the borough are contained within the Barnet Local Core Plan, adopted September 2012, specifically Policy CS 5.

3.3.2 182 Burnt Oak Broadway does not contain Listed buildings or Scheduled Monuments, nor does it form part of or lie within a World Heritage Site, an Archaeological Priority Area or Conservation Area. The closest Archaeological Priority Areas to 182 Burnt Oak Broadway are the Edgware, Hale Lane, and Watling Street area, 780 metres to the north-west of the site, and the Burnt Oak area, 430m to the east of the site.

3.4 Site Specific Background

3.4.1 A planning application (no. 7/6051/FUL) had been submitted for redevelopment of the site. The specifics of the application indicated that following demolition of the former Barnet Register Office (Class D1) a four storey building, containing 300 affordable homes (Class C3), would be erected with associated groundworks including landscaping and car parking.

3.4.2 The scope of the project led to the Archaeological Advisor for the London Borough of Barnet to recommend that the site be subject to an archaeological trial trench evaluation given its relative proximity to sites of archaeological interest.

3.4.3 The work herein reported comprised that evaluation and was undertaken in accordance with an archaeological Written Scheme of Investigation which was prepared by PCA

(Hawkins 2018) and approved by the Archaeological Advisor to the London Borough of Barnet.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

4.1.1 The British Geological Survey (BGS) of England and Wales defined the local geology of the Burnt Oak Broadway site as being the clay of the London Clay Formation with no superficial deposits recorded in the area.

4.1.2 A geo-environmental survey carried out at the site in May 2017 confirmed the presence of London Clay below made ground at depths between 0.3m to 1.5m below existing ground level (agb Environmental 2017 in Marshall 2017).

4.2 Topography

4.2.1 The site was on ground that was generally level at a height of approximately 51m OD

4.2.2 The closest natural watercourse was the Silk Stream tributary known as Edgware Brook that was situated approximately 140m east of 182 Burnt Oak Broadway.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

- 5.1.1 The archaeological and historical background in this section has been summarized from the Archaeological Desk Based Assessment prepared by Museum of London Archaeology (Marshall 2017).

5.2 Prehistoric

- 5.2.1 With the exception of a potentially residual worked flint found within a Roman context, there was no evidence of prehistoric activity in the vicinity of the Burnt Oak Broadway site. The site was considered to lie within woodland during this period.

5.3 Roman

- 5.3.1 The Roman road known as Watling Street lies adjacent to 182 Burnt Oak Broadway and a Roman industrial ceramic tile kiln was identified 1.8km to the north-west.
- 5.3.2 The site itself was considered to be some distance from a settlement and could have been used as agricultural land during the Roman period.

5.4 Saxon & Medieval

- 5.4.1 Despite lying within the original manor of Edgware, as defined in 1216, there was little evidence of Saxon or medieval activity in the immediate vicinity of the Burnt Oak Broadway site. The site was most likely to have maintained an agricultural character during this period.

5.5 Post-Medieval and Modern

- 5.5.1 Cartographic evidence indicated that although the surrounding area was gradually developed during the post-medieval period the site itself was undeveloped and employed as agricultural land until the early part of the 19th century when the Hendon Union Workhouse was founded. The site retained this character into the early part of the 20th century until 1930 when the building was taken over by Middlesex Council, becoming the Redhill Public Assistance Institution and ultimately Edgware Hospital.
- 5.5.2 The hospital buildings were almost all entirely demolished in the 1970s paving the way for the Register Office that has, in turn, recently been demolished at 182 Burnt Oak Broadway.

6 ARCHAEOLOGICAL METHODOLOGY

6.1 The Written Scheme of Investigation (Hawkins 2018) defined the aims of the archaeological evaluation as:

- To determine the natural topography of the site, and the height at which it survives.
- To establish the potential for the site to contain Roman deposits relating to the Roman road.
- To establish the presence or absence of post-medieval activity at the site. Is there any evidence for burials relating to the former workhouse?
- 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.

6.2 All works were undertaken in accordance with the guidelines set out by Historic England and the Chartered Institute for Archaeologists.

6.3 The works consisted of the excavation of six trenches. Trenches 1 and 6 were located at the northern end of the site, Trenches 2 and 4 on the western side of the central area of the site, Trench 5 on the eastern side of the central area and Trench 3 in the southern part of the site (Figure 2). The dimensions of each trench are detailed in the following table:

Trench	Orientation	Length (m)	Width (m)	Depth (m)	Upper height at top (m OD)
1	E-W	9.70	1.90	0.80	52.02
2	NW-SE	10.00	2.14	1.15	51.76
3	E-W	9.65	1.85	1.22	51.47
4	NW-SE	9.30	1.95	0.57	51.65
5	NW-SE	5.00	2.75	1.56	52.01
6	N-S	9.60	2.00	0.53	52.06

6.4 The hard standing, such as a concrete slab or tarmac surface, that entirely or partially capped all of the trenches except Trench 5 was broken out by a 32 ton machine, which subsequently excavated the homogenous deposits revealed in each trench under archaeological supervision. Following the cessation of excavation by the 32 Ton machine all deposits were cleaned by the archaeological team using hand tools and then recorded.

- 6.5 The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in London, that is those developed out of the Department of Urban Archaeology Site Manual, now published by the Museum of London (MoLAS 1994), and with the PCA Site Manual (Taylor and Brown 2009).
- 6.6 The locations of the trenches were determined using a GPS. The same device was also used to establish a temporary benchmark on the site at a height of 51.72m OD.
- 6.7 A full photographic record was taken, specifically a digital photographic archive maintained throughout the archaeological investigation.
- 6.8 The complete archive produced during the evaluation, comprising written, drawn and photographic records, will be deposited with the London Archaeological Archive and Research Centre (LAARC).

7 ARCHAEOLOGICAL SEQUENCE

7.1 Archaeological Phase 1: Natural (Figures 3, 4 & 6 and Plates 1, 2, 4 & 5)

7.1.1 The earliest deposit recorded in all six trenches was firm, mid-light reddish brown naturally deposited London Clay. Identified as layer [13] in Trench 1, [21] in Trench 2, [29] in Trench 3, [16] in Trench 4, [33] in Trench 5 and [3] in Trench 6, natural clay was encountered at maximum heights of 51.54m OD, 50.37m OD, 50.04m OD, 51.17m OD, 51.68m OD, and 51.66m OD respectively. The maximum heights of the London Clay indicated a gradual rise in ground level from south-west to north-east across the Burnt Oak Broadway site.

7.2 Archaeological Phase 2: Late Post-Medieval (Figures 3, 4, 5 & 6 and Plates 3, 4, 5 & 6)

7.2.1 Natural London Clay was succeeded by an interface layer of exposed or redeposited clay in all trenches with the single exception of Trench 5. 'Dirty' natural clay was typically described as firm mottled light red brown clay, often with grey or black patched caused by root activity and contained occasional flecks or fragments of CBM. The following table summarises the dimensions and heights the 'dirty' natural clay was recorded at in each trench:

Trench	Context no.	Depth (m)	Maximum height (m OD)
1	12	0.04	51.56
2	20	0.47	50.82
3	28	0.44	50.48
4	15	0.14	51.27
6	2	0.04	51.70

7.2.2 Truncating weathered natural clay [28] and [2] in Trenches 3 and 6 respectively were the remains of several 19th and early 20th century wall foundations constructed of frogged red and yellow stock brick and concreted light grey white or grey yellow cement mortar: walls [24] and [26] in Trench 3 and walls [4], [6], and [8] in Trench 6. These late post-medieval structures related to the former Workhouse building present on the site. The walls in Trench 3 had bricks dated to 1875-1900 (Appendix 4). When overlaid on the Ordnance Survey map, they appear to correspond with a building built after 1873 and before 1896 (Figures 5 and 6). The walls in Trench 6 were dated by their bricks to 1875-1925. However, a building is not shown in this location until the Ordnance Survey map of 1937 and so they must have been constructed after 1914 but before 1937 (Figure 7). The details and dimensions of the wall foundations are outlined in the table below:

Context no.	Trench	Cut no.	Orientation	Length (m)	Width (m)	Depth (m)	Maximum Height (m OD)
4	6	5	E-W with partial N-S return	0.91	0.42	-	51.58
6	6	7	E-W with N-S return at central point	2.04	0.42	-	51.68
8	6	9	NE-SW with NW-SE return	2.00	0.24	-	51.68
24	3	25	NE-SW with NW-SE return	1.67	0.48	0.98+	50.86
26	3	27	NW-SE	2.00	0.40	-	50.94

7.3 Archaeological Phase 3: Modern

- 7.3.1 A small number of features also appeared to be associated with modern building works, including a 0.10m thick concrete slab [23] in Trench 3, and a northwest-southeast orientated service cut [32] backfilled with gravel [31] in Trench 5.
- 7.3.2 The masonry structures in Trenches 3 and 6, service cut [32] in Trench 5 and 'dirty' natural deposits [12], [20], and [15] in Trenches 1, 2, and 4 respectively were all sealed by one or more layers of modern made ground including the 0.30m thick crushed brick rubble deposit [19] in Trench 2, the 1.41m thick fairly loose mid grey brown slightly clay silt garden soil [30] in Trench 5 and fairly firm dark-mid blackish grey brown gritty silty sand with moderate concrete and brick flecks and fragments layer [11], [18], [22], [14], and [1] in Trenches 1, 2, 3, 4, and 6 respectively.
- 7.3.3 Ultimately, with the exception of modern garden soil [30] in Trench 5, all features and deposits were capped either by the tarmac surfaces or concrete slabs that comprised elements of the recently demolished Burnt Oak Register Office.

8 INTERPRETATION AND CONCLUSIONS

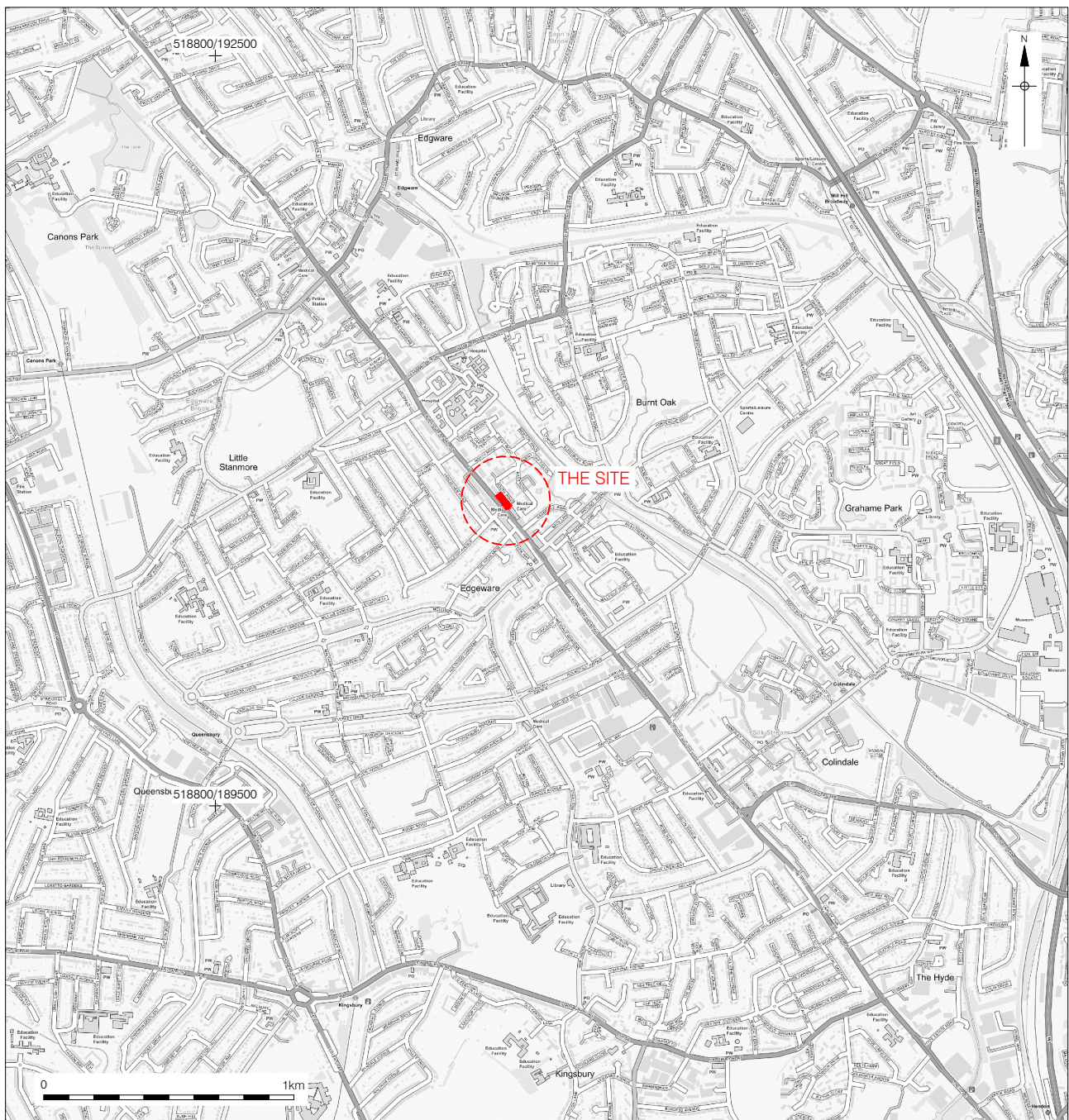
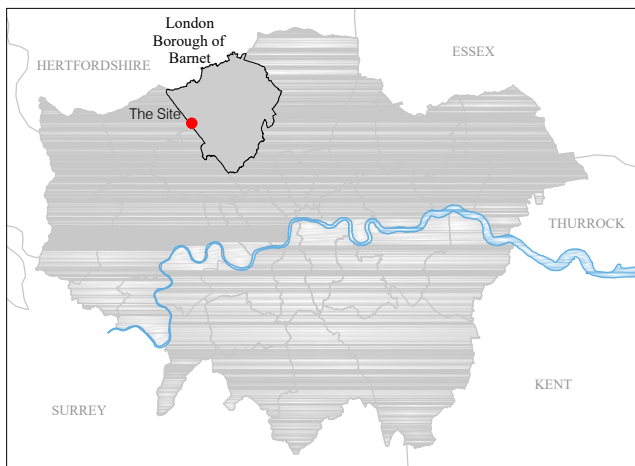
- 8.1 No archaeological features or deposits relating to any period were encountered in any of the six evaluation trenches.
- 8.2 19th and early 20th century structures, features, or made ground and weathered 'dirty' natural clay containing modern brick directly overlaid natural clay in all six trenches. There were no indications of burials appertaining to the 19th century workhouse, soils or features relating to the agricultural character of the site prior to the Workhouse, or Roman deposits relating to Watling Street. The walls which were identified related to the later 19th century and early 20th century workhouse buildings.
- 8.3 It was concluded that the stratigraphy of the site reflected later parts of the 19th century workhouse and landscaping works in the 20th century preparatory to the construction of the Registry Office in the 1970s, resulting in the complete truncation of any potential archaeological activity that pre-dated the late post-medieval and modern period. There was no evidence for the burial ground of the Workhouse.

9 ACKNOWLEDGEMENTS

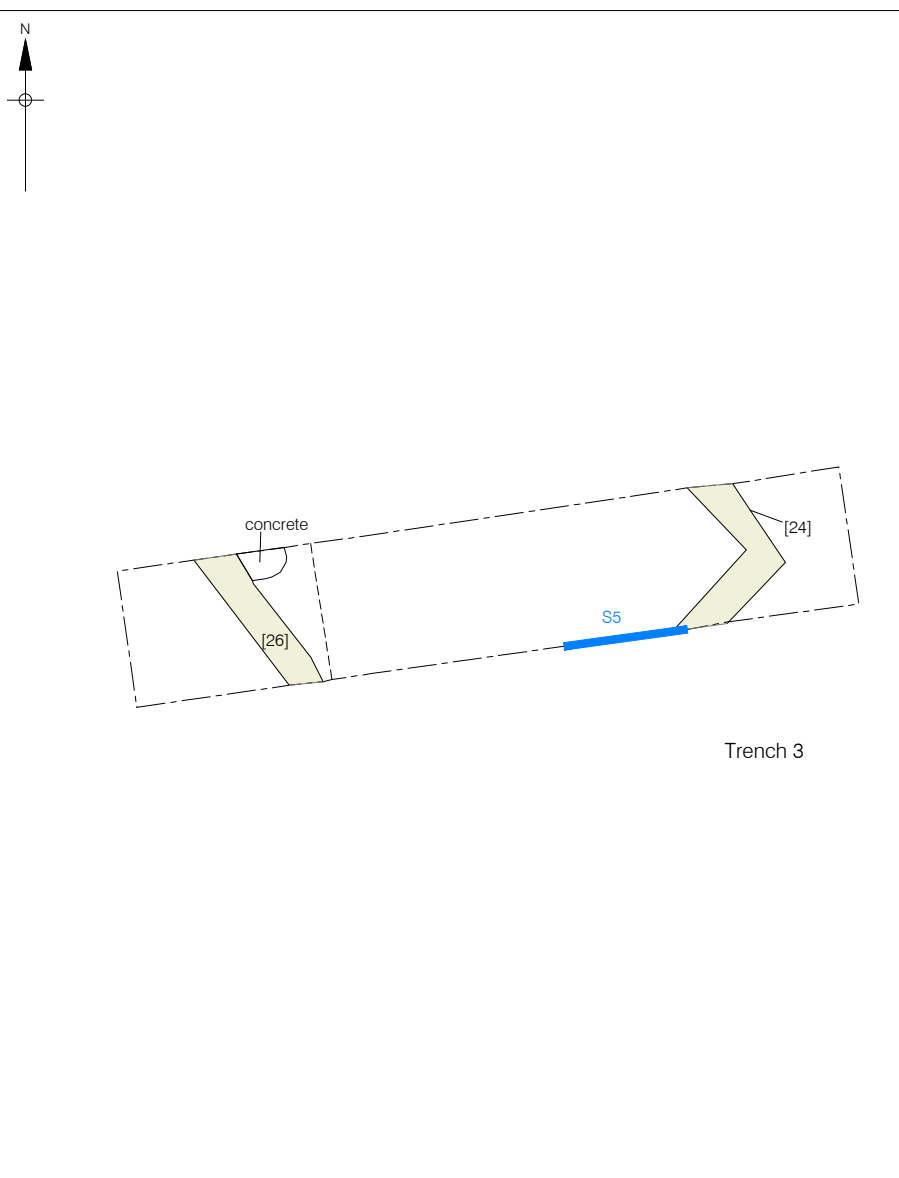
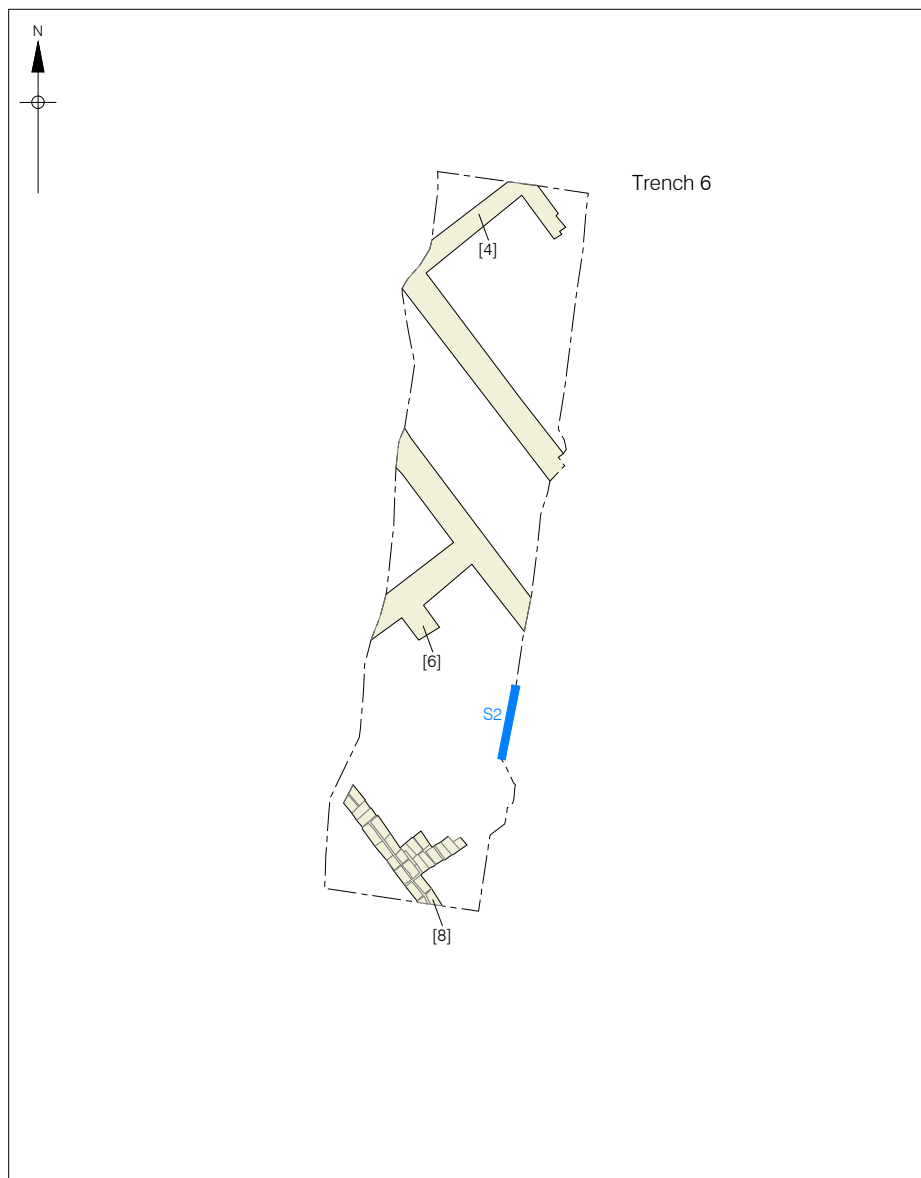
- 9.1 Pre-Construct Archaeology Ltd would like to thank Hill Partnerships Limited for commissioning the archaeological work.
- 9.2 We also thank Laura O' Gorman, the Historic England Greater London Archaeology Advice Service (GLAAS) Archaeology Advisor for the London Borough of Barnet for monitoring the site.
- 9.3 Thanks also to Kumar Thesingu of Hill and the team from Apex Demolition for all of their help on site, and to Madison Wallender of PCA for her hard work on site.
- 9.4 The author would like to thank Helen Hawkins and Zbigniew Pozorski for project managing the site and Helen Hawkins for editing this report, Diana Valk for CAD illustrations, and John Joyce for logistics.

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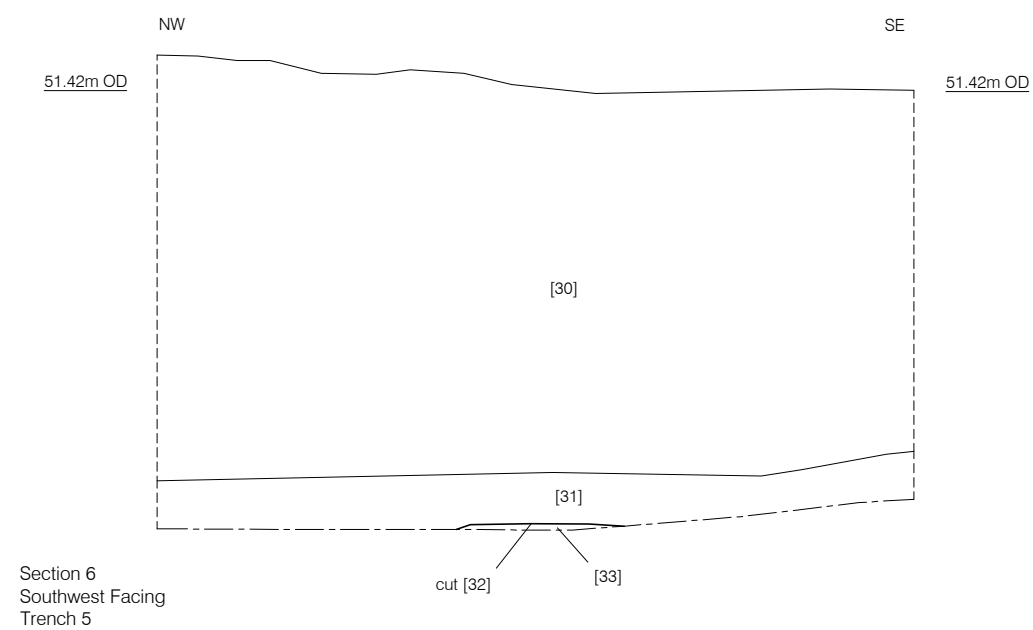
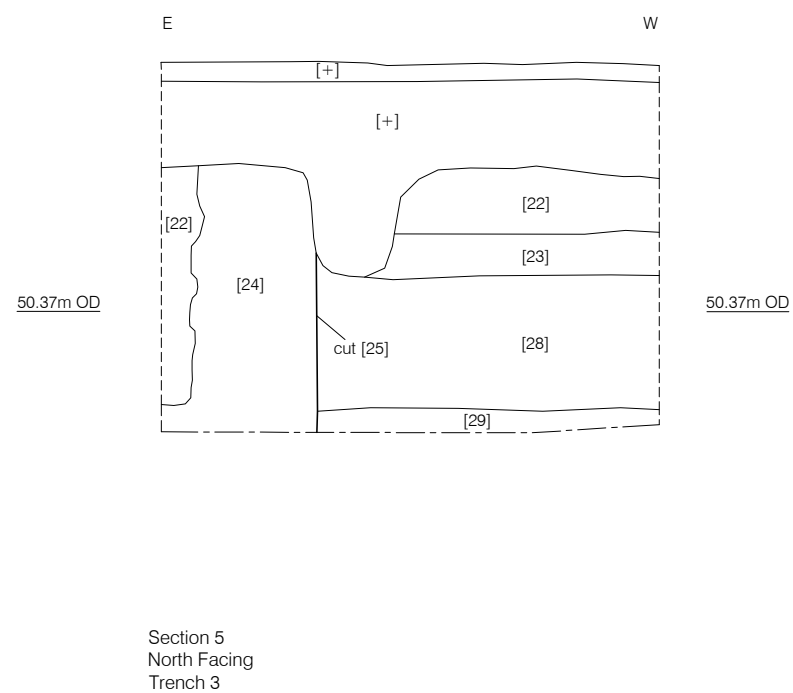
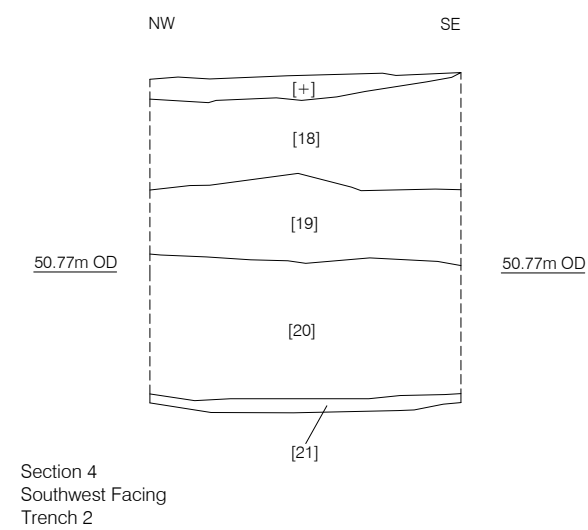
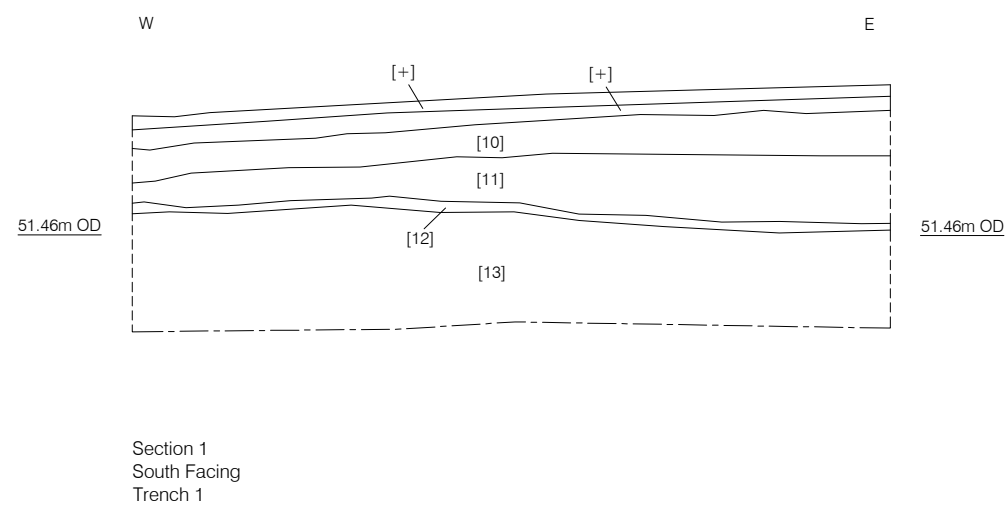


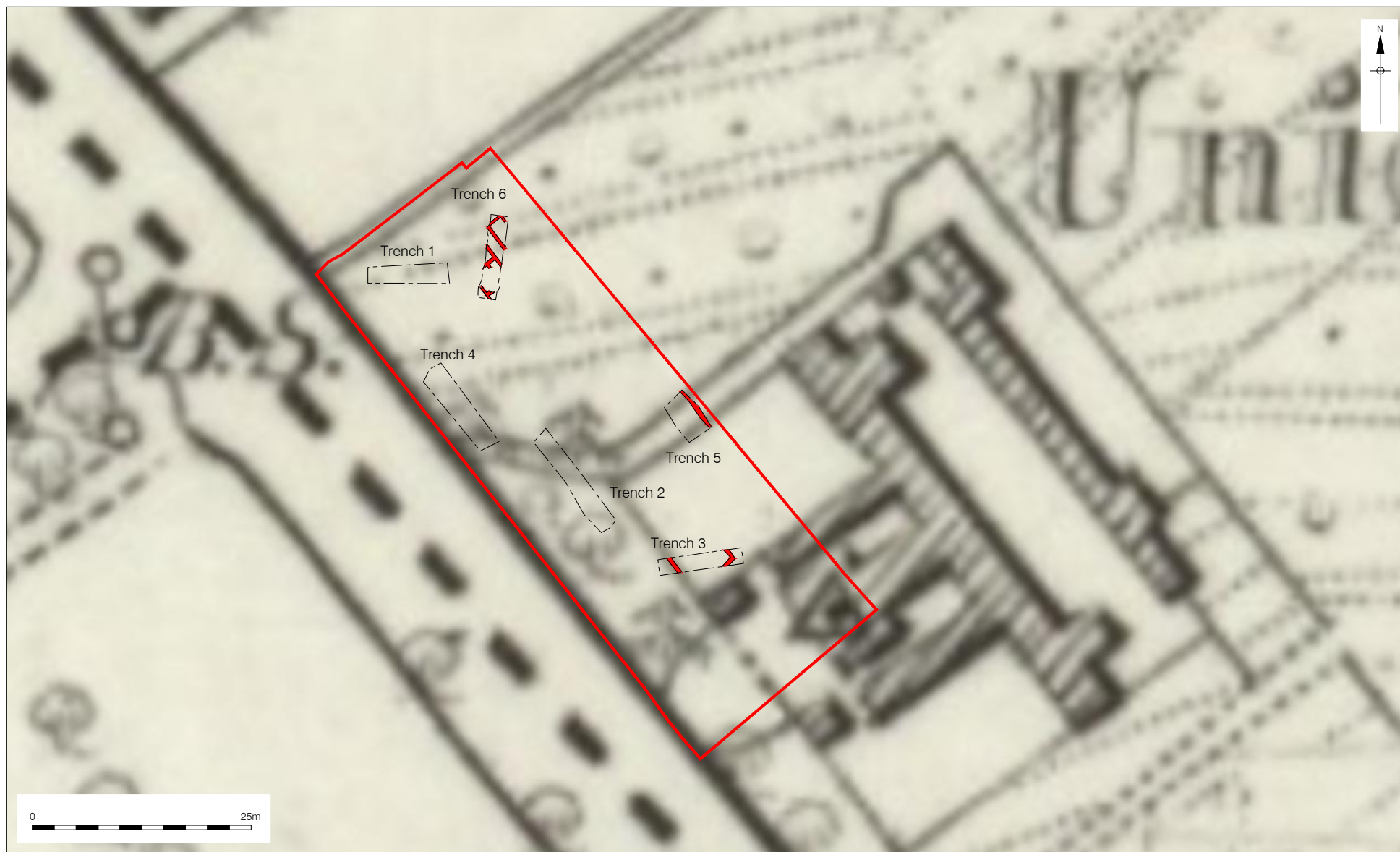


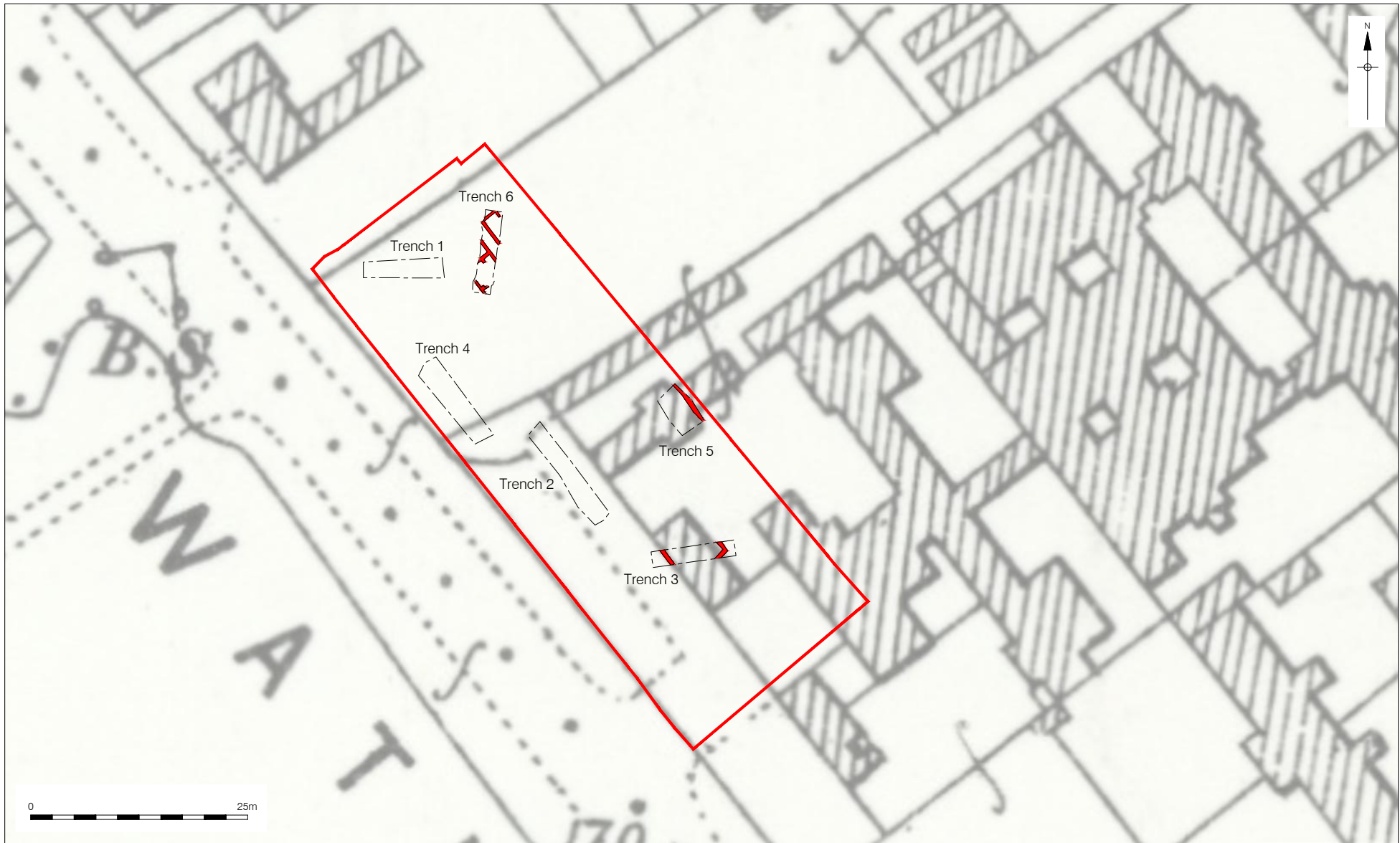


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Figure 3
Plan of Trenches 3 and 6
1:100 at A4









11

APPENDIX 1: PLATES

Plate 1: West facing view of Trench 1 (1m scale).



Plate 2: South facing section in Trench 1 (1m scale).



Plate 3: East facing view of Trench 3 (1m scale).



Plate 4: North facing section in Trench 3 (1m scale).



Plate 5: North-East facing section in Trench 5 (1m scale).



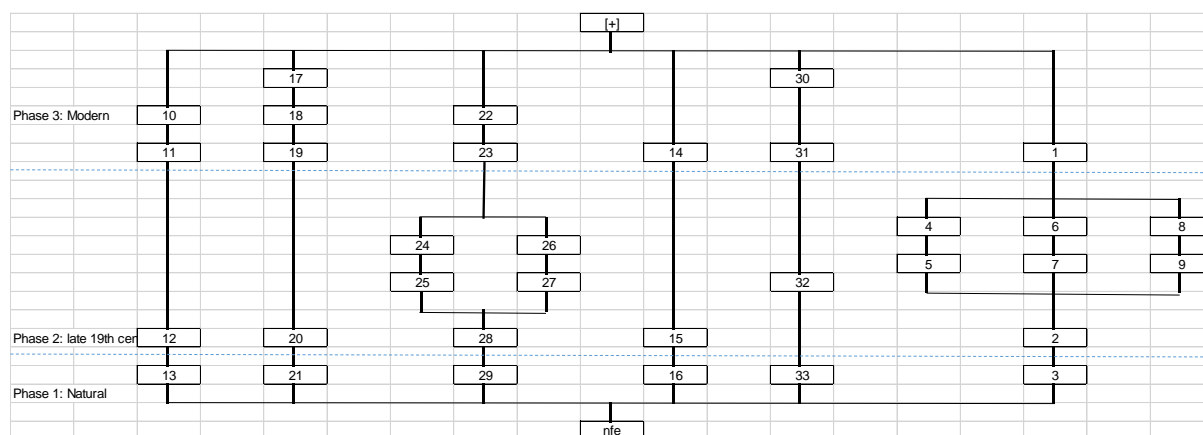
Plate 6: South facing view of Trench 6 (1m scale).



12 APPENDIX 2: CONTEXT INDEX

Context	Type	Trench	Interpretation	Highest Level (m OD)	Lowest Level (m OD)	Phase
1	Layer	6	Modern made ground	51.70	-	3
2	Layer	6	'Dirty' natural clay – Interface layer	51.70	51.60	2
3	Layer	6	Natural London Clay	51.66	-	1
4	Masonry	6	Wall foundation	51.68	51.52	2
5	Cut	6	Construction cut for [4]	51.68	-	2
6	Masonry	6	Wall foundation	51.61	-	2
7	Cut	6	Construction cut for [6]	51.61	-	2
8	Masonry	6	Wall foundation	51.68	51.52	2
9	Cut	6	Construction cut for [8]	51.68	-	2
10	Masonry	1	Concrete slab	51.92	51.74	3
11	Layer	1	Modern made ground	51.73	51.63	3
12	Layer	1	'Dirty' natural clay – interface layer	51.56	51.47	2
13	Layer	1	Natural London Clay	51.54	51.48	1
14	Layer	4	Modern made ground	51.56	51.40	3
15	Layer	4	'Dirty' natural clay – interface layer	51.27	51.19	2
16	Layer	4	Natural London Clay	51.17	51.12	1
17	Layer	2	Tarmac surface	51.76	51.34	3
18	Layer	2	Made ground levelling layer	51.43	-	3
19	Layer	2	Crushed red brick demolition deposit	51.10	-	3
20	Layer	2	'Dirty' natural clay – interface layer	50.82	-	2
21	Layer	2	Natural London Clay	50.37	-	1
22	Layer	3	Modern made ground	50.81	50.79	3
23	Masonry	3	Concrete slab	50.63	50.61	3
24	Masonry	3	Wall foundation	50.86	50.10	2
25	Cut	3	Construction cut for [24]	50.57	-	2
26	Masonry	3	Wall foundation	50.94	-	2
27	Cut	3	Construction cut for [26]	-	-	2
28	Layer	3	'Dirty' natural clay – interface layer	50.48	50.45	2
29	Layer	3	Natural London Clay	50.04	50.02	1
30	Layer	5	Garden soil/ Made ground	52.01	51.42	3
31	Fill	5	Fill of service cut [32]	50.17	-	3
32	Cut	5	Service cut	50.17	50.06	3
33	Layer	5	Natural London Clay	50.06	49.97	1

13 APPENDIX 3: SITE MATRIX



14 APPENDIX 4: CBM REPORT

REVIEW OF CERAMIC BUILDING MATERIAL ARCHAEOLOGICAL EVALUATION, 182 BURNT OAK BROADWAY, EDGWARE, LONDON HA8 0AU, BARNET (BNO18)

Amparo Valcarcel, November 2018

Context	Fabric	Form	Size	Date range of material	Latest dated	Spot date	Spot date with mortar
4	3038	Fletton machine brick deep frogged	1	1850 1950	1850 1950	1875-1925	1875-1925
24	3032	Post great fire machine brick, deep frogged	1	1666 1900	1666 1900	1850-1900	1850-1900
26	3035	Yellow stock machine brick, deep frogged	1	1770 1950	1700 1950	1875-1900	1875-1900

Review

The small assemblage (3 fragments, 5.75 kg) consists of late post-medieval ceramic building material (deep frogged bricks). The bricks were collected from wall foundations from Trench 3 contexts [24] [26], and 6 from context [4]. Although the bricks are made of three different fabrics, all are characterised by deep frogs and sharp arrises, indicating a mid -late 19th or early 20th century.

The building material assemblage reflects the late post-medieval and modern (19th -20th centuries) development of this site, related to the workhouse. None of the material is of intrinsic interest. No further work is recommended.

15 APPENDIX 5: OASIS FORM

OASIS ID: preconst1-332473

Project details

Project name 182 Burnt Oak Broadway, Edgware

Short description of the project An archaeological evaluation consisting of six trenches. A short sequence of 20th century made ground deposits, 19th and early 20th century masonry structures, and other features that overlaid or truncated natural London Clay were found in the course of the archaeological investigation. Two phases of Workhouse buildings were identified, one dating to the late 19th century and one dating to the early 20th century. No archaeological evidence that pre-dated the 19th century was found in any of the six trenches indicating that any potential earlier archaeological deposits had been entirely truncated by landscaping works during the 20th century. There was no evidence for the Workhouse burial ground.

Project dates Start: 25-10-2018 End: 31-10-2018

Previous/future work No / Not known

Any associated project codes BNO18 - Sitecode reference

Type of project Field evaluation

Site status None

Current Land use Other 3 - Built over

Monument type WALL FOUNDATION Post Medieval

Monument type MADE GROUND Modern

Monument type SERVICES Modern

Monument type NATURAL CLAY None

Significant Finds NONE None

Methods & techniques "Sample Trenches"

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

Prompt Planning condition

Position in the After full determination (eg. As a condition)
planning process

Project location

Country England

Site location GREATER LONDON BARNET EDGWARE 182 Burnt Oak Broadway

Postcode HA8 0AU

Study area 2272 Square metres

Site coordinates TQ 1995 9072 51.602046919546 -0.267833253138 51 36 07 N 000 16 04
W Point

Height OD / Depth Min: 50.04m Max: 51.68m

Project creators

Name of Pre-Construct Archaeology Limited
Organisation

Project brief GLAAS
originator

Project design Pre-Construct Archaeology Limited
originator

Project Helen Hawkins
director/manager

Project supervisor James Langthorne

Type of House Builder
sponsor/funding
body

Name of Hill Partnerships Ltd
sponsor/funding
body

Project archives

Physical
Exists? Archive No

Digital
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Digital Archive ID BNO18

Digital Contents "none"

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

Paper
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Paper Contents "none"

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

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