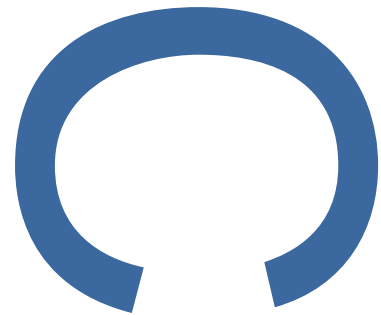
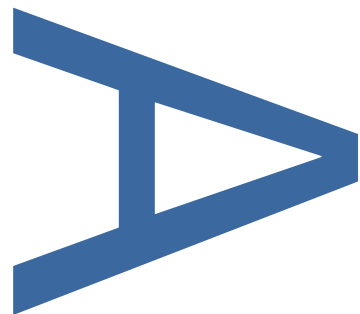


104 Manford Way, Hainault IG7 4DF



Archaeological Evaluation



<i>Planning reference</i>	2964/18		
<i>Local planning authority</i>	London Borough of Redbridge		
<i>PCA report no.</i>	R14045	<i>Site Code</i>	MAF20
<i>PCA project no</i>	K6506	<i>Date</i>	February 2020

PRE-CONSTRUCT ARCHAEOLOGY LIMITED

www.pre-construct.com

Project Information	
Site name	104 Manford Way, Hainault IG7 4DF
Project type	Archaeological Evaluation
Site address	104 Manford Way, Hainault IG7 4DF
NGR	TQ 45901 91990
Local planning authority	London Borough of Redbridge
Planning reference	2964/18
Commissioning client	Countryside Properties
Project dates	10/02/20 – 14/02/20
Archive site code	MAF20

PCA Information			
PCA project code	K6506	PCA report number	R14045
PCA Project Manager	Chris Mayo		
PCA office	PCA London		
Address	Unit 54 Brockley Cross Business Centre, 96 Endwell Road, Brockley, London SE4 2PD		
Telephone	020 7732 3925		
E-mail	cmayo@pre-construct.com	Internet	www.pre-construct.com

Quality Control		
Written by:	Neil Hawkins	February 2020
Graphics by:	Ray Murphy	February 2020
Graphics checked by:	Mark Roughley	February 2020
Project Manager approval:	Chris Mayo	February 2020
Reissued report version:		
Reason for reissue:		
Project Manager approval:		



CONTENTS

1	Abstract	4
2	Introduction.....	5
3	Planning Background	8
4	Geology and Topography.....	10
5	Archaeological and Historical Background.....	11
6	Methodology.....	13
7	Phased Archaeological Sequence.....	14
8	Conclusions.....	18
9	Acknowledgements	19
10	Bibliography.....	19

APPENDICES

A1	Appendix 1: Context Index	20
A2	Appendix 2: Matrix.....	20
A3	Appendix 3: Oasis Form.....	21

ILLUSTRATIONS

Figure 1	Site Location.....	6
Figure 2	Trench Location.....	7
Figure 3	Sections 1 - 5.....	17

PLATES

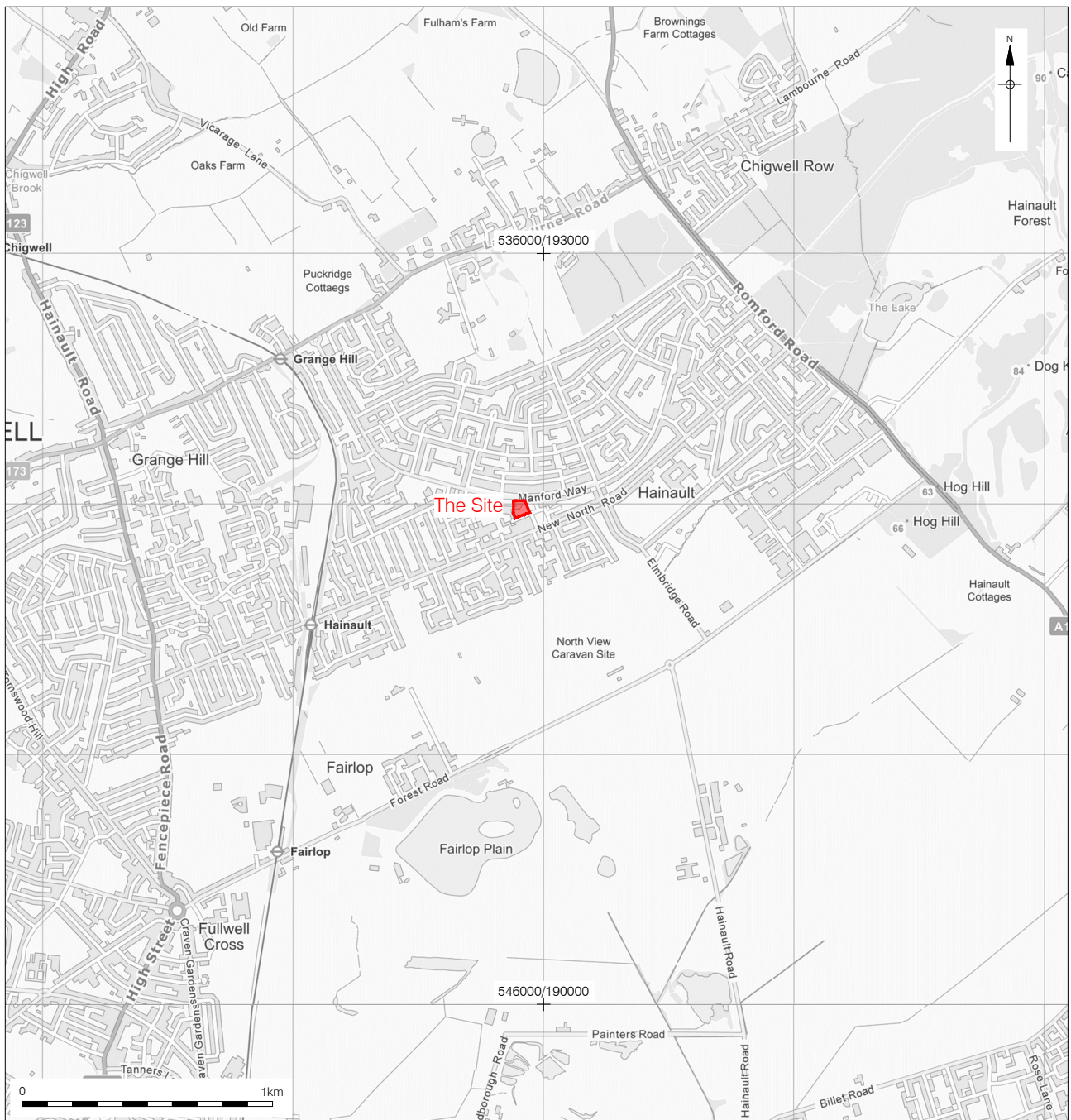
Plate 1:	Trench 1 facing north, 1m scale	15
Plate 2:	Trench 2 facing south, 1m scale	15
Plate 3:	Trench 3 facing northwest.....	16
Plate 4:	Northern end of Trench 3 facing north, 1m scale	16

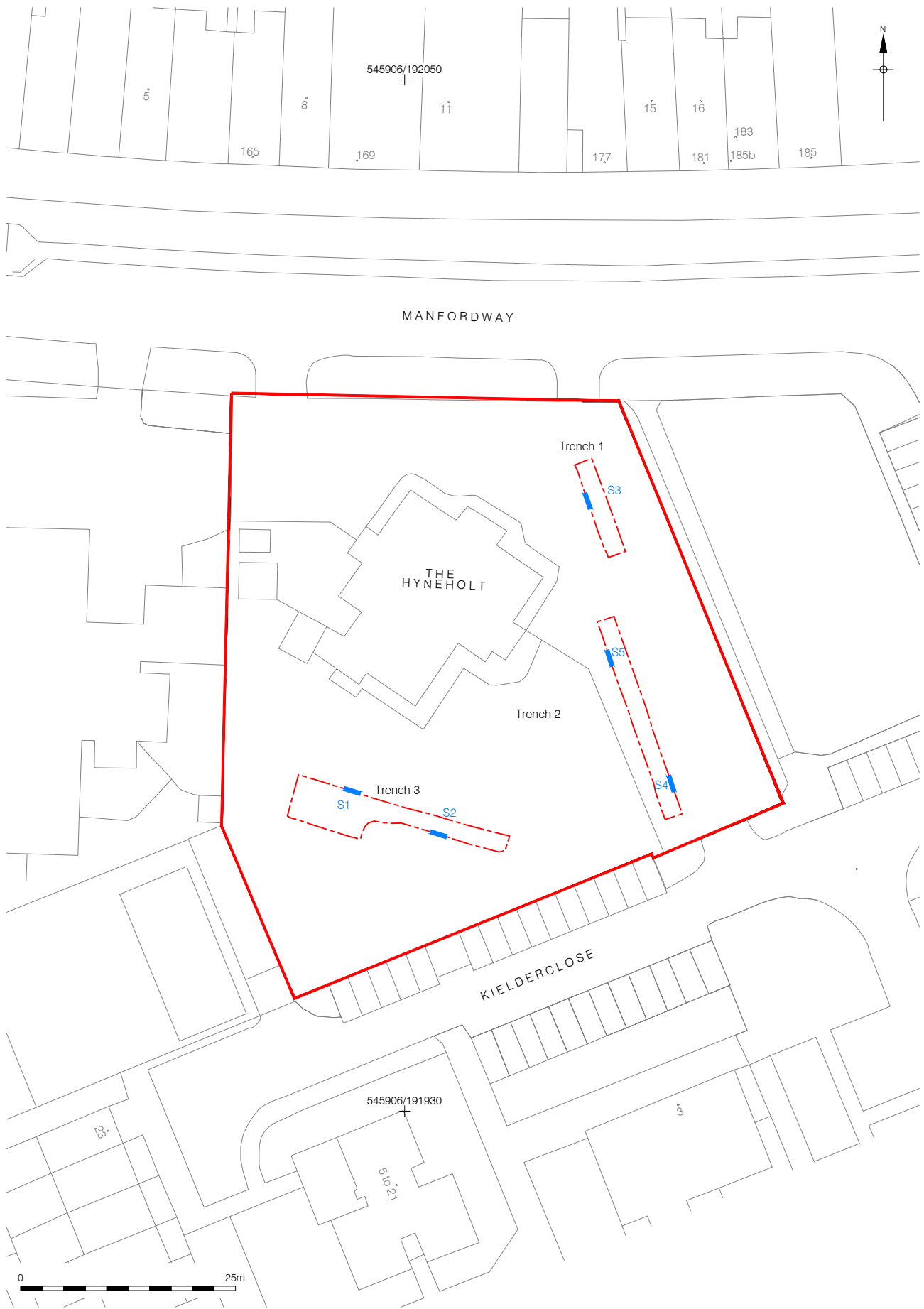
1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd on land at 104 Manford Way, Hainault, London Borough of Redbridge IG7 4DP. The central grid reference for the site was TQ 45901 91990. The fieldwork was undertaken between 10th and 14th February 2020. The evaluation was instructed by Countryside Properties and was overseen by RPS Consulting.
- 1.2 The archaeological evaluation recorded natural gravelly clay and clay deposits, consistent with the known underlying geology, recorded between 42.80m OD to the north and 41.96m OD to the south.
- 1.3 The evaluation encountered no archaeological features, deposits or structures. Directly sealing the natural horizon were deposits of modern made ground which suggests that the area of the site had been modified and landscaped, most likely during the construction of the public house in the 1960s, and therefore any potentially underlying archaeological remains may have been removed or truncated entirely. .

2 INTRODUCTION

- 2.1 This report details the results and working methods of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd on land at 104 Manford Way, Hainault, London Borough of Redbridge IG7 4DP (Figure 1) in advance of redevelopment of the site. The fieldwork was undertaken between 10th and 14th February 2020.
- 2.2 The site was centred at TQ 45901 91990 and comprised a generally square plot of land approximately 0.33ha in size which is currently occupied by a former public house (constructed in the 1960s and last used as a builder's merchants) with surrounding hardstanding and grassy areas. The site was bounded to the north by Manford Way, to the east by open grassland and a path, to the south by Kielder Close and to the west by nursery buildings.
- 2.3 Planning consent has been granted (reference 2694/18) for the development of the site, and an archaeological condition was attached, in the first instance requiring an archaeological evaluation.
- 2.4 The evaluation methodology was outlined in a site-specific Written Scheme of Investigation (RPS Consulting 2020) which was prepared prior to the fieldwork and was approved by Adam Single, Archaeological Advisor for the Greater London Archaeology Advisory Service (GLAAS) at Historic England on behalf of the London Borough of Redbridge.
- 2.5 The fieldwork consisted of three evaluation trenches located on the eastern and southern side of the site within areas of hardstanding and grass (Figure 2); these were intended to assess the presence or absence of archaeological features, structures or deposits within the proposed development area.
- 2.6 The evaluation was commissioned by Countryside Properties. The project was managed for PCA by Chris Mayo, supervised by the author and was monitored for the local planning authority by Adam Single of Historic England. Archaeological consultancy for the client was undertaken by RPS Consulting.
- 2.7 The complete site archive include site records and photographs will be offered for deposition at the Museum of London Archaeological Archive (MLAA) under the unique site code MAF20.





3 PLANNING BACKGROUND

3.1 National Guidance: National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27th 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 Strategic Development Plan Framework is provided by the London Plan which was published in March 2016. It includes Policy 7.8 which is of relevance to archaeology within London.

3.3 Local Policy: Archaeology in the London Borough of Redbridge

3.3.1 This study aims to satisfy the objectives of the London Borough of Redbridge which fully recognises the importance of the buried heritage for which it is the custodian. Redbridge Council's Local Plan was adopted in March 2018.

3.4 Site Specific Background

3.4.1 An archaeological condition was attached to the site which was included in a Decision Notice (2694/18). Condition 6 reads as follows:

“Written Scheme of Investigation: Notwithstanding condition 2, no demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In order to ensure the development complies with Policy LP33 of the Local Plan and the NPPF. The objectives and purposes of this condition are such that it is required to be complied with before commencement of development. As such, those objectives and purposes would not be met if the condition were to be expressed other than as a precommencement condition.”

- 3.5 The site is not located within a Redbridge Archaeological Priority Area (APA).
- 3.6 The fieldwork methodology followed for the evaluation was specified within a Written Scheme of Investigation (RPS Consulting 2020). This document set out the following site-specific research objectives:
- To establish presence or absence of archaeological remains with the site.
 - To determine the extent, condition, nature, character, quality, date of and significance of any archaeological remains encountered.
 - To identify, record and sample excavate any features and/or deposits relating to prehistoric or Roman activity.
 - To identify record and sample excavate any features and/or deposits relating to the Anglo-Saxon, medieval or post-medieval use of the forest such as charcoal burning and quarrying.
 - To assess the ecofactual and environmental potential of any archaeological features and deposits.
 - To enable the archaeology advisor to the London Borough of Redbridge to make an informed decision on the status of the condition, and any possible requirement for further work in order to satisfy that condition.

4 GEOLOGY AND TOPOGRAPHY

The following background is summarised from the site-specific Written Scheme of Investigation (RPS Consulting 2020).

- 4.1 The British Geological Survey identifies the underlying bedrock geology at the site to be the 'London Clay Formation', no drift geology is noted in the location on or around the site (BGS Online 2020).
- 4.2 A geotechnical investigation on the site (CGL 2018), which recorded modern made ground overlying London Clay, provided the following information:
- BH1 in the central zone south of the main building indicated 2.5m of Made Ground comprising 'Firm brown mottled grey slightly sandy gravelly clay. Gravel is fine to coarse, subangular to rounded of flint, claystone, brick and concrete. Sand is fine to coarse. [MADE GROUND]'.
 - WS1 in the north-western area exhibits particularly deep deposits to a depth of 3.1m over London Clay. The Made Ground is described as; '*Soft brown mottled grey and black slightly sandy gravelly clay. Gravel is fine to coarse, subangular to subrounded of concrete, flint, brick and claystone. And is medium. Pockets of gravelly clayey sand. [MADE GROUND].*'
- 4.3 The site is currently situated on land sloping down from north to south with levels of approximately 44.5m OD in the north-west area and 44.29 m OD in the north-east corner. To the east side of the building a level of 43.77m OD is recorded whilst the south-east corner and south west corners are located at 42.09m OD and 42.7m OD respectively.
- 4.4 The site encompasses approximately 0.33ha and is not situated close to any major watercourses, the River Roding Thames tributary runs several kilometres to the north-west.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The following background is summarised from the site-specific Written Scheme of Investigation (RPS Consulting 2020):

5.1 Prehistoric

5.1.1 Evidence of activity in the Palaeolithic period in the Borough is generally limited to the occasional recovery of flint tools and/or faunal remains. These are usually associated with Terrace Gravels or Brickearth deposits of Pleistocene date and are much less commonly found in areas of London Clay geology. However, a nationally significant site known as the 'Uphall Pit' was excavated in the mid-nineteenth century at Uphall during quarry. The excavation recovered Palaeolithic handaxes with one dating to the Acheulian period and various mammalian bones. The only Mesolithic finds appear to be stray finds, indicative of local nomadic activity, often associated with rivers and streams, with greater numbers of finds made closer to the River Thames.

5.2 Roman

5.2.1 No Roman activity or settlement sites are recorded within close proximity. The course of a Roman road is thought to pass close to Chigwell, c. 3km to the northwest in Essex. It is also conjectured that Chigwell may have been the documented Roman site of *Durolitum*, c. 3.5 km to the north.

5.2.2 Current evidence for Roman activity within the area includes the projected route of a possible Roman road from Lambourne to Walthamstow, recorded to have passed approximately 500m to the north.

5.3 Anglo-Saxon and Medieval

5.3.1 During these periods the site lay within Hainault Forest, documented to have been in existence in the Domesday Survey of 1086. The forest is known to have occupied the area of the site until c.1890. During this period, the forest was part of the Royal forest of Essex, and property of the Crown. A survey commissioned for Henry VIII in 1544 listed the extent of Hainault Forest as over 3000 acres.

5.3.2 The possible site of the settlement of 'Chig Well' is recorded some 0.5 km to the north-west and may represent a spring from which the settlement derives its name ('Cicingawielle' - the spring of Cicca's people). During this period the area of the site is located well beyond the limits of any settlement focus. The roadside hamlet of Chigwell Row, further to the north, is likely to have been established around the 17th century.

5.3.3 Domesday records a substantial secular settlement at Barking by the late eleventh century. Barking Abbey. GLAAS have advised the LPA that *'the site lies with the former extent of Hainault Forest and part of large land holding of Barking Abbey likely created in the twelfth century. Before this time, a Roman road is projected to have run to the north of the site....'*

5.4 **Post Medieval and Modern**

- 5.4.1 Map regression evidence obtained from a number of sources provides the following information regarding the site. Chapman and Andre's map of 1777 shows the site as lying within 'Hainault Forest' some distance from the nearest road or settlement.
- 5.4.2 In 1851 an Act of Parliament was passed for the disafforestation and enclosure of Hainault Forest. The Hainault Tithe Map of 1854 recorded the wider area around the site as still covered by woodland.
- 5.4.3 The Ordnance Survey mapping of 1871 and 1873 indicates that the site was still occupied by woodland ('Woodcock Wood' 1873) as part of the Hainault Forest (itself part of the Royal Forest of Essex). However, by 1895 it had been cleared for farmland comprising small rectangular fields to the north side of the 'New North Road'. The site itself was within the centre of a field immediately north of the road and to the north-east of the recently built 'Hope Farm'.
- 5.4.4 By 1938 residential development was constructed to the south and west. The site remained unchanged until 1963 when a pub ('The Alfred's Head') was constructed in the centre. A number of smaller buildings were shown on the site from 1981 to the west of the main building. The Ordnance Survey maps indicate the site was still in use as a pub in 2011. In 2017 the site was in use as the Builders Mart and an extension had been constructed on the north of the building, and a concrete slab had been placed to the south. A food truck area had been established in the north west.

6 METHODOLOGY

- 6.1 A detailed methodology for the archaeological evaluation was set out in the Written Scheme of Investigation and Health and Safety Risk Assessment (RPS 2020 and Mayo 2020). The original methodology consisted of three stepped evaluation trenches; one measuring 12m x 4.8m at ground level to expose approximately 10m by 1.8m at base (Trench 1) and two trenches measuring 27m x 4.8m at ground level to expose approximately 25m by 1.8m at base. The stepped nature of these trenches related to the depth of modern made ground identified by a geotechnical investigation (CGL 2018).
- 6.2 During excavation of the first trench it became apparent that natural horizons were between c. 0.8m and 1m below ground level and therefore all three evaluation trenches were only excavated to a width of c. 2m as a step to a deeper level was not required.
- 6.3 Following initial set-out of the trenches they were scanned using a cable avoidance tool (CAT) and generato; then an 8-tonne mechanical excavator initially broke and then removed the concrete and tarmac (in Trenches 1 and 2). Then the plant removed the modern overburden with a toothless bucket under the supervision of an attendant archaeologist until natural deposits were revealed.
- 6.4 Due to the presence of a possible live service Trench 1 was relocated approximately 3m to the southeast of its proposed original location.
- 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 and sections of archaeological deposits were recorded on polyester based drawing film, the plans being at scale of 1:20 and the sections at 1:10. The OD heights of all principle strata were calculated and indicated on the appropriate plans and sections. A full photographic record was taken in the digital format.
- 6.6 The trenches were located via measured survey onto a detailed topographic survey of the site. A temporary benchmark of 43.68m OD was taken from a spot-height located on the same topographic survey plan.
- 6.7 In this report all context numbers (cuts, layers and fills) are written in squared brackets [], small finds are denoted by SF and environmental samples are bracketed with curly brackets {}.
- 6.8 The complete site archive include site records and photographs will be offered for deposition at the Museum of London Archaeological Archive (MLAA) under the unique site code MAF20.

7 PHASED ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural

7.1.1 The earliest deposit recorded during the evaluation was a layer of natural silty gravel clay, contexts [1], [2] and [3]. These natural deposits varied somewhat in composition from a firm clay (within Trench 1) to a soft gravelly clay (Trenches 2 and 3). These deposits were recorded between a highest level of 42.80m OD (Trench 1) and a lowest level of 41.96m OD (Trench 2). The full Ordnance Datum heights within all evaluation trenches are tabulated below.

	Context	Upper height (m OD)	Lower height (m OD)
Trench 1	[2]	42.8	42.55
Trench 2	[3]	42.78	41.96
Trench 3	[1]	42.68	42.41

7.2 Phase 2: Modern

7.2.1 Sealing the natural deposits within all three evaluation trenches were modern deposits between 0.81m and 0.97m thick, sealed by concrete in Trenches 1 and 2 and by topsoil in Trench 3. These represented the modern ground surface, located between 43.77m OD and 42.46m OD.



Plate 1: Trench 1 facing north, 1m scale



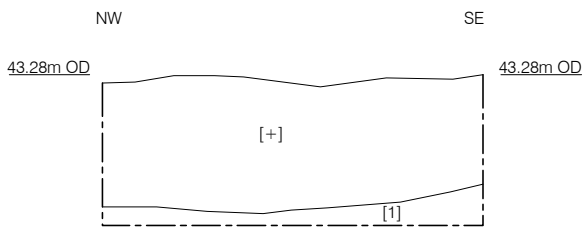
Plate 2: Trench 2 facing south, 1m scale



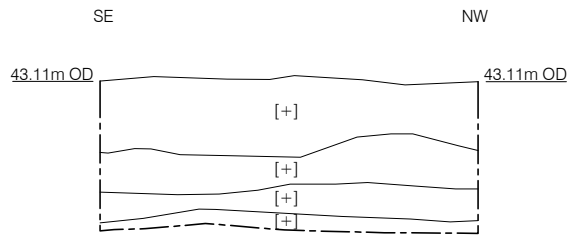
Plate 3: Trench 3 facing northwest



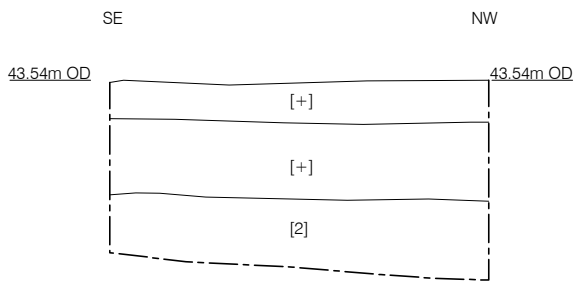
Plate 4: Northern end of Trench 3 facing north, 1m scale



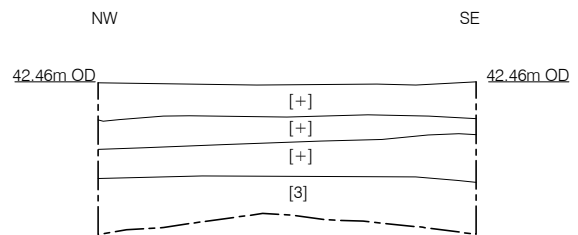
Section 1
Trench 3
Southwest Facing



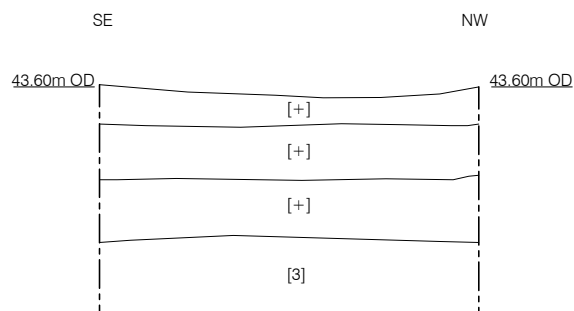
Section 2
Trench 3
Northeast Facing



Section 3
Trench 1
Northeast Facing



Section 4
Trench 2
Southwest Facing



Section 5
Trench 2
Northeast Facing



8 CONCLUSIONS

- 8.1 The archaeological evaluation encountered natural horizons throughout all three trenches. These natural gravelly-clay and clay deposits were recorded between 42.80m OD and 41.96m OD. This illustrated a general slope down from north to south, mirroring the modern surface topography. The natural deposits recorded within all three evaluation trenches is consistent with the sequence described by both the BGS and the geotechnical investigation (CGL 2018).
- 8.2 No archaeological features, deposits or structures were encountered during the evaluation. Directly sealing the natural deposits in all three evaluation trenches were modern deposits comprising a redeposited clay horizon sealed by levelling layers capped by either concrete and tarmac or topsoil. This illustrates that the site has been modified during the 20th century, most likely being stripped down to the top of and probably into the natural strata. This horizontally truncated land surface therefore does not represent the original natural topography and most likely relates to the development of the site in the 1960s and the construction of a public house.
- 8.3 It should be noted that a previously undertaken geotechnical investigation on the site (CGL 2018) suggested that modern made ground was 1.5m thick in the area of Trench 1 and the northern end of Trench 2, and 2.5m thick near Trench 3. For this reason, the original methodology for excavating the trenches involved stepping down to a maximum depth of 2.4m below ground level (BGL) to reach the natural deposits. Excavation of the trenches however, identified natural deposits at a much shallower depth, between c. 0.8m and 1m BGL, with no considerable depth of made ground as described by the geotechnical investigation encountered. The evaluation trenches were then narrowed to 2m wide as oppose to the original 4.8m which became unnecessary due to the depth of the natural deposits.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Countryside Properties for commissioning the work and Rob Masefield of RPS Consulting for his input.
- 9.2 The author would also like to thank Ray Murphy for preparing the illustrations, John Joyce for the logistical support and Chris Mayo for managing the project and editing this report. Thanks also go to Lucy Atha and Abigail Parslow for their hard work and assistance with the fieldwork.

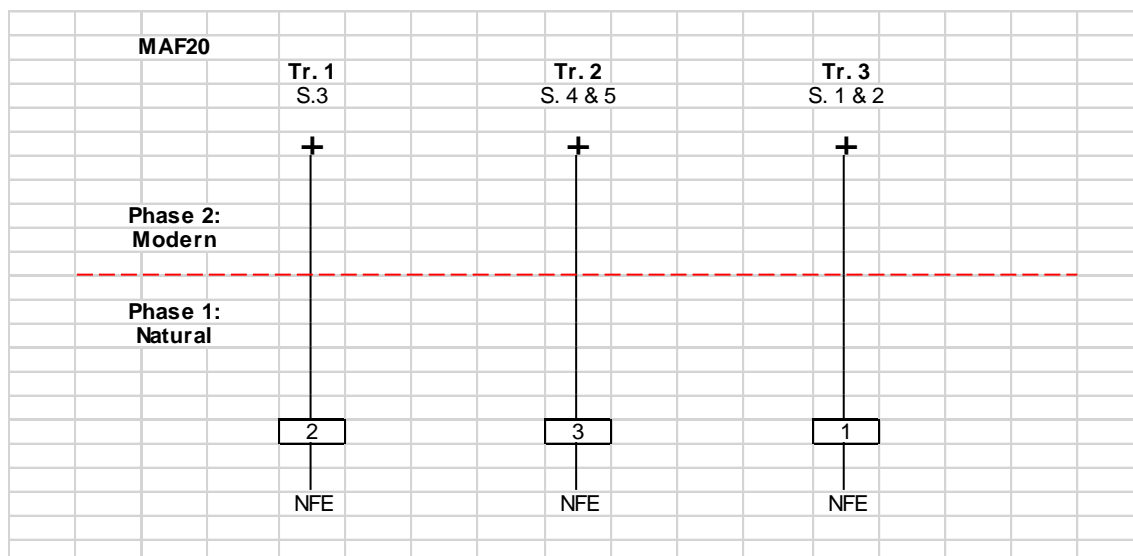
10 BIBLIOGRAPHY

- Card Geotechnics Limited (CGL). 2018. *104 Manford Way, Ilford. Geoenvironmental and Geotechnical Interpretative Report*. CGL, unpublished report
- Mayo, C. 2020. *Health and Safety Risk Assessment: 104 Manford Way, Hainault IG7 4DF*. Pre-Construct Archaeology Ltd, unpublished report
- RPS Consulting. 2020. *Archaeological Written Scheme of Investigation for an Archaeological Evaluation: Proposed Development at 104 Manford Way, Hainault*. RPS, unpublished report

A1 APPENDIX 1: CONTEXT INDEX

Context	CTX_Type	Trench	CTX_ Interpretation	CTX_Levels_high	CTX_Levels_low	Phase	Section
1	Layer	3	Natural gravelly clay	42.68	42.41	1	1, 2
2	Layer	1	Natural clay	42.80	42.55	1	3
3	Layer	2	Natural gravelly clay	42.78	41.96	1	4, 5

A2 APPENDIX 2: MATRIX



A3 APPENDIX 3: OASIS FORM

OASIS ID: preconst1-385807

Project details

Project name	An Archaeological Evaluation at land at 104 Manford Way, Hainault IG7 4DP
Short description of the project	An Archaeological Evaluation at land at 104 Manford Way, Hainault IG7 4DP. Three evaluation trenches recorded only natural gravelly-clay and clay deposits sealed by modern made ground.
Project dates	Start: 10-02-2020 End: 14-02-2020
Previous/future work	No / No
Any associated project reference codes	MAF20 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Industry and Commerce 3 - Retailing
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, 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 REDBRIDGE HAINAULT AND FULWELL 104 Manford Way, Hainault
Postcode	IG7 4DP
Study area	0.33 Hectares
Site coordinates	TQ 45901 91990 51.607321250715 0.107198527403 51 36 26 N 000 06 25 E Point
Height OD / Depth	Min: 41.96m Max: 42.8m

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	GLAAS
Project design originator	RPS
Project director/manager	Chris Mayo
Project supervisor	Neil Hawkins
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Countryside Properties

Project archives

Physical Archive Exists?	No
Digital Archive recipient	MLAA
Digital Media available	"Database", "Survey", "Text"
Paper Archive recipient	MLAA
Paper Media available	"Context sheet", "Miscellaneous Material", "Plan", "Section"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	An Archaeological Evaluation at Land at 104 Manford Way, Hainault IG7 4DP
Author(s)/Editor(s)	Hawkins, N.
Date	2020
Issuer or publisher	Pre-Construct Archaeology Ltd
Place of issue or publication	London
Entered by	Neil Hawkins (nhawkins@pre-construct.com)
Entered on	20 February 2020

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

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
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

