

**55 OLIVER ROAD, LEYTON,
E10 5LD**

**ARCHAEOLOGICAL
EVALUATION**

SITE CODE: OLW 10

**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF WALTHAM
FOREST**

**PLANNING APPLICATION NUMBER:
2008/1223**

JUNE 2010



PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

55 OLIVER ROAD, LEYTON, E10 5LD

ARCHAEOLOGICAL EVALUATION

Quality Control

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**An Archaeological Evaluation at 55 Oliver Road, Leyton, London Borough of
Waltham Forest E10 5LD**

Site Code: OLW 10

Central National Grid Reference: TQ 3770 8659

Planning Application Number: 2008/1223

Written and Researched by Phil Frickers

Pre-Construct Archaeology Ltd, June 2010

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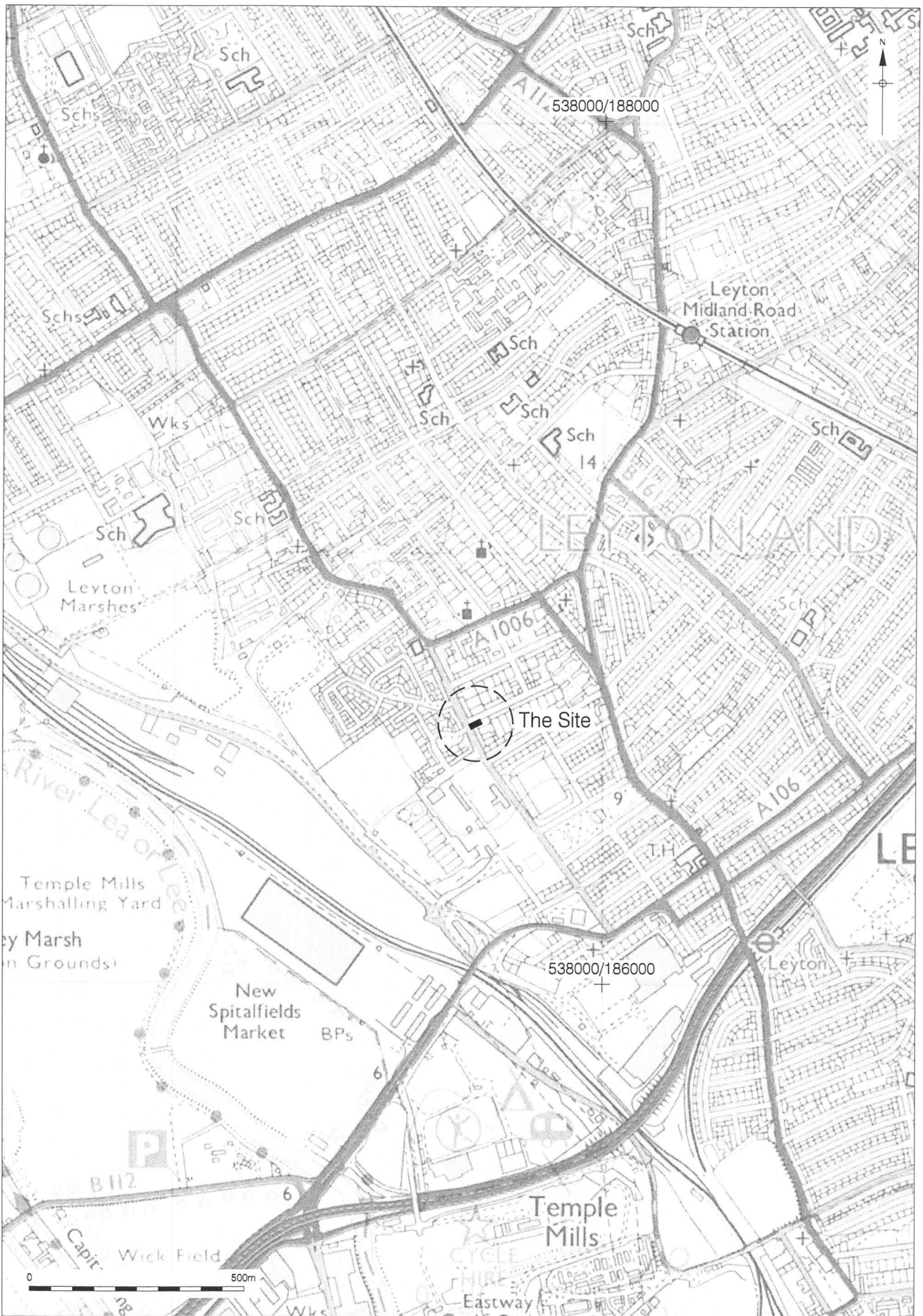
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1 ABSTRACT

- 1.1 An archaeological evaluation was undertaken on 2nd and 3rd June 2010 by Pre-Construct Archaeology Limited (PCA) at a site at 55 Oliver Road, London Borough of Waltham Forest E10 5LD.
- 1.2 The work was commissioned by Harman Enterprise Limited, in response to an archaeological condition attached to full planning permission which has been granted for the proposed development (Application Number: 2008/1223).
- 1.3 The evaluation comprised the excavation by machine of a single trench representing approximately 7% of the development area. No archaeological features were uncovered in the trench.
- 1.4 Following this evaluation PCA recommended that no further archaeological work would be necessary in advance of the proposed development at the site.

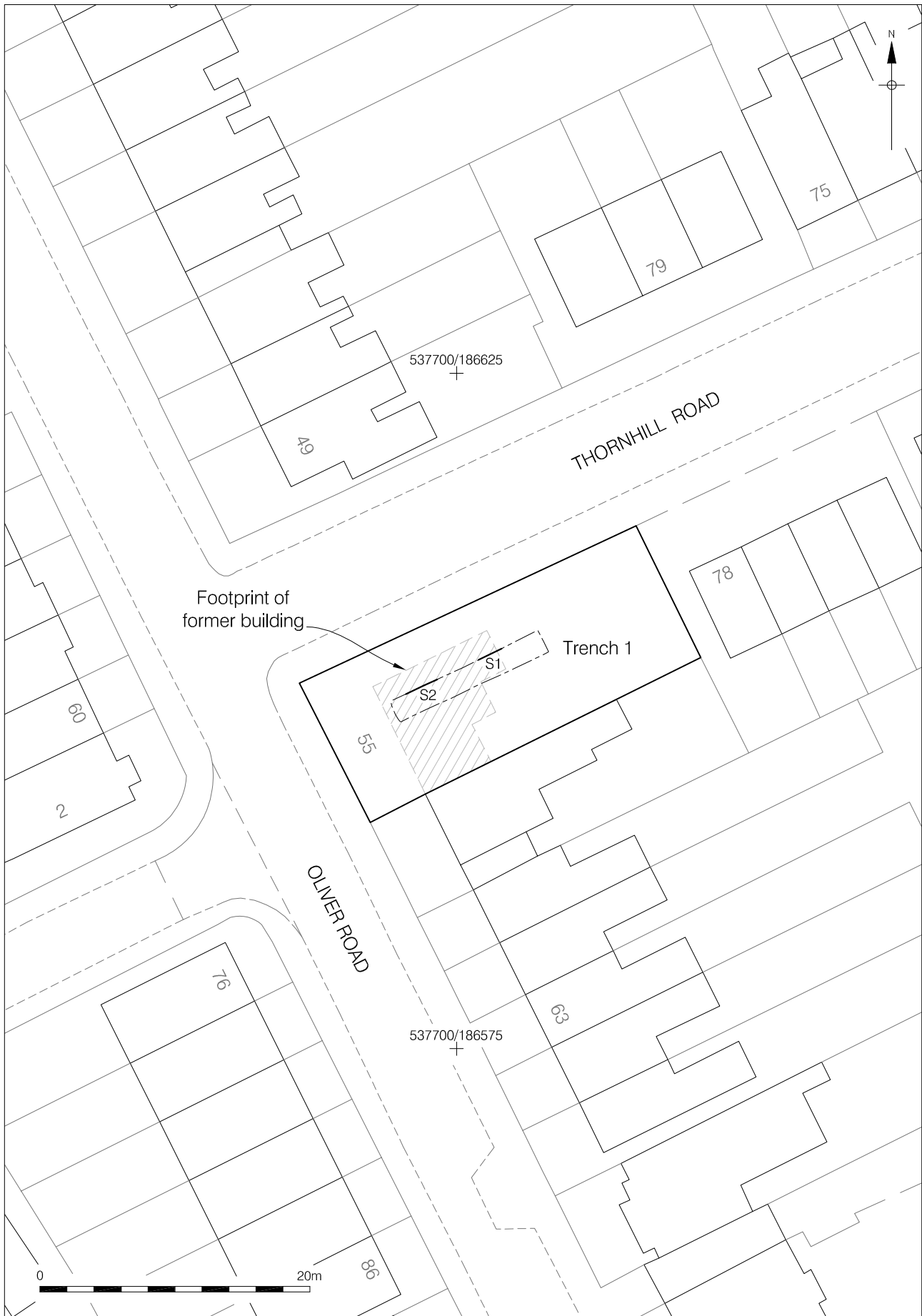
2 INTRODUCTION

- 2.1 An archaeological evaluation was conducted on 2nd and 3rd June 2010 by Pre-Construct Archaeology Limited (PCA) at a site at 55 Oliver Road, London Borough of Waltham Forest E10 5LD (Figures 1 & 2).
- 2.2 The evaluation was commissioned by Harman Enterprise Limited. The field investigation was supervised by Phil Frickers and project managed by Chris Mayo for PCA. The work was undertaken following an approved Written Scheme of Investigation prepared by Pre-Construct Archaeology (Mayo, 2010). The site works were monitored by David Divers, English Heritage (GLAAS) on behalf of the London Borough of Waltham Forest.
- 2.3 The site is located within an Archaeological Priority Area as defined by the London Borough of Waltham Forest in the Unitary Development Plan 2006 (London Borough of Waltham Forest, 2006).
- 2.4 One trench was excavated in a specific position within the site, as stipulated in the Written Scheme of Investigation (Mayo, 2010).
- 2.5 The development has full planning permission (application number 2008/1223) for residential development. The site occupies an area totalling approximately 324m².
- 2.6 The site is bordered to the north by Thornhill Road, to the west by Oliver Road, to the east by the property of 78 Thornhill Road and to the south by 57 Oliver Road. It is centred at NGR TQ37708659, and was previously occupied by the terraced property of 55 Oliver Road.
- 2.7 The site records will be archived at the London Archaeological Archive and Research Centre under the site code OLW 10.



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Figure 1
 Site Location
 1:12,500 at A4



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Figure 2
 Detail Site and Trench Location
 1:400 at A4

3 PLANNING BACKGROUND

3.1 National Policy: Planning Policy Statement (PPS 5)

- 3.1.1 In March 2010 the Department for Communities and Local Government issued Planning Policy Statement 5: Planning for the Historic Environment (PPS5), which provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of archaeological remains.
- 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 PPS5, by current Unitary Development Plan policy and by other material considerations.

3.2 Archaeology in the London Borough of Waltham Forest

- 3.2.1 The study aims to satisfy the objectives of the London Borough of Newham, which fully recognises the importance of the buried heritage for which they are the custodians. The Borough's deposited draft 'Unitary Development Plan 2006' contains policy statements in respect of protecting the buried archaeological resource.
- 3.2.2 The proposed development of the site will be subject to the Council's Archaeology Policies, outlined in Chapter 8 of the UDP:

POLICY BHE17 ARCHAEOLOGICAL HERITAGE

THE COUNCIL WILL ENSURE THE PRESERVATION, PROTECTION AND WHERE POSSIBLE THE ENHANCEMENT OF THE ARCHAEOLOGICAL HERITAGE OF THE BOROUGH.

THE HISTORY OF WALTHAM FOREST DATES FROM THE TIME OF THE EARLIEST SETTLEMENTS IN THE FOREST. ARCHAEOLOGY IS AN IMPORTANT WAY IN WHICH GREATER KNOWLEDGE ABOUT THE HISTORY OF THE BOROUGH CAN BE DISCOVERED. HOWEVER, THE OPPORTUNITY TO CARRY OUT ARCHAEOLOGICAL INVESTIGATIONS USUALLY ONLY ARISES DURING THE COURSE OF NEW DEVELOPMENT WHEN FOUNDATIONS ARE EXPOSED.

THE GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE HAS DEFINED A NUMBER OF ARCHAEOLOGICAL PRIORITY ZONES (APZS) WHICH HAVE BEEN IDENTIFIED AS HAVING PARTICULAR ARCHAEOLOGICAL INTEREST. SOME OF THE APZS ARE EXTENSIVE AND INCLUDE THE WHOLE OF THE LEE VALLEY, THE VALLEYS OF THE CHING AND THE FILLEBROOK RIVERS AND AREAS AROUND FORMER SAXON AND MEDIAEVAL SETTLEMENTS SUCH AS CHINGFORD, WALTHAMSTOW, LEYTON, HIGHAMS PARK AND LEYTONSTONE.

THE COUNCIL WILL SEEK TO ENCOURAGE THE CONSERVATION, PROTECTION AND ENHANCEMENT OF THE ARCHAEOLOGICAL HERITAGE OF THE BOROUGH. WHEN ANY DEVELOPMENT INVOLVING A SITE OF 0.16 HECTARES OR MORE IS PROPOSED WITHIN THE ARCHAEOLOGICAL PRIORITY ZONES (AS SHOWN ON THE PROPOSALS MAP AND SCHEDULE 36), OR FOR ANY SITE IDENTIFIED BY A RECOGNISED ARCHAEOLOGICAL AUTHORITY, THE ARCHAEOLOGICAL SIGNIFICANCE OF THE SITE WILL BE CONSIDERED. THE COUNCIL MAY REQUIRE A PRELIMINARY ARCHAEOLOGICAL SITE EVALUATION BEFORE DEVELOPMENT PROPOSALS ARE CONSIDERED.

THE COUNCIL WILL SEEK TO ENSURE THAT THE MOST IMPORTANT ARCHAEOLOGICAL REMAINS AND THEIR SETTINGS ARE PERMANENTLY PRESERVED IN SITU, AND IF NECESSARY, ARE MADE AVAILABLE FOR PUBLIC VIEWING. SITES OF ARCHAEOLOGICAL SIGNIFICANCE OR POTENTIAL NOT REQUIRING PRESERVATION IN SITU SHALL HAVE PROVISION MADE FOR PRESERVATION BY RECORD THROUGH AN APPROPRIATE LEVEL OF ARCHAEOLOGICAL INVESTIGATION AND EXCAVATION TO BE UNDERTAKEN BY A PROFESSIONALLY QUALIFIED ARCHAEOLOGICAL CONSULTANT OR

SPECIALIST ARCHAEOLOGICAL ORGANISATION BEFORE AND DURING THE PROCESS OF DEVELOPMENT. SUCH PROVISION SHALL ALSO INCLUDE THE SUBSEQUENT ANALYSIS, INTERPRETATION AND IN APPROPRIATE CASES, PRESENTATION TO THE PUBLIC OF THE ARCHAEOLOGICAL RESULTS AND FINDS.

THERE ARE ALSO A NUMBER OF LESS EXTENSIVE APZS. FOR PROPOSED DEVELOPMENTS INVOLVING A SITE OF 0.16 HECTARES OR MORE WITHIN THE APZS, THE COUNCIL WILL LIAISE WITH THE GREATER LONDON ARCHAEOLOGY ADVISORY SERVICE IN ORDER TO ASSESS THE ARCHAEOLOGICAL SIGNIFICANCE OF THE SITE. WHERE APPROPRIATE, A PRELIMINARY ARCHAEOLOGICAL SITE EVALUATION OR DESK-BASED ASSESSMENT MAY BE REQUIRED BY THE COUNCIL BEFORE SUCH PROPOSALS ARE CONSIDERED.

THE MOST IMPORTANT ARCHAEOLOGICAL REMAINS AND THEIR SETTING SHOULD BE PERMANENTLY PRESERVED. DEVELOPERS CAN HELP TO ACHIEVE THIS BY, FOR EXAMPLE, PREPARING SYMPATHETIC DESIGNS AND USING FOUNDATIONS WHICH AVOID DISTURBING REMAINS ALTOGETHER. IF THE PHYSICAL PRESERVATION OF REMAINS IS NOT FEASIBLE, AN ARCHAEOLOGICAL EXCAVATION FOR THE PURPOSES OF "PRESERVATION BY RECORD" MAY BE AN ACCEPTABLE ALTERNATIVE.

THE COUNCIL WILL PROMOTE CO-OPERATION BETWEEN LANDOWNERS, DEVELOPERS, AND ARCHAEOLOGICAL ORGANISATIONS IN ACCORDANCE WITH THE BRITISH ARCHAEOLOGISTS AND DEVELOPERS LIAISON GROUP CODE OF PRACTICE WHICH IT RECOGNISES AND ENDORSES.

- 3.2.3 The site lies close to an Archaeological Priority Area, as defined in the London Borough of Waltham Forest UDP. However there are no Scheduled Ancient Monuments or Listed Buildings on the site.

3.3 Development Planning Permission

- 3.3.1 The development has full planning permission (application number 2008/1223) for residential development which included the following archaeological condition:

- 13 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitable qualified investigating body acceptable to the Local Planning Authority.

Reasons: To secure the provision of archaeological excavation and subsequent recording of the remains in the interests of national and local heritage and in accordance with policy EQ43 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from the 27th of September 2007 in accordance with the direction of the Secretary of State) and Policy 4B.15 of the London Plan (adopted February 2008 and consolidated with alterations since 2004).

4 GEOLOGY AND TOPOGRAPHY

- 4.1 The British Geological Survey map (BGS 256 North London) shows the geology to consist of the Taplow Gravels, part of the post-diversionary Thames river terrace deposits.
- 4.2 The site lies above the flood plain of the lower River Lee 0.75 km east of the present course of the river.
- 4.3 The site is flat with a mean height of 12.80m OD.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The area in which the site is situated is rich in prehistoric sites and features ranging from the Mesolithic, 8th millennium BC to the Bronze Age 9th century BC.
- 5.2 To the west of the site the gravel continues to rise before forming a small promontory and then descending rapidly into the valley of the river Lee. On this in the Late Bronze Age, dated to the 10th-9th centuries BC, a large ditched enclosure was constructed (Bishop. B, 2006). The northeast edge of this feature is located 20m to the southwest of the western end of the excavated trench.
- 5.3 Features excavated in a trench immediately opposite the site to the west of Oliver Road 15m to the west of the trench were cut from a height of above 12.61 to 12.51m OD.
- 5.4 There is little evidence for Roman activity in the vicinity.
- 5.5 Medieval Leyton was based around the Church of St. Mary the Virgin, 200m to the North of the site but always remained small. The church dates back to before 1200 and the tithes of Leyton were split between Stratford Langthorne Abbey and Haliwell Priory (www.british-history.ac.uk). There is no evidence of contemporary development on the site.
- 5.6 To the south east in Church Road was Leyton House, a major three storeyed red brick building. This was built in 1706 and had elaborate grounds shown on a map of 1746. It was demolished around 1910 (www.british-history.ac.uk).

6 METHODOLOGY

- 6.1 The evaluation was conducted according to an approved Written Scheme of Investigation prepared by PCA (Mayo, 2010) prior to the commencement of works. The fieldwork was designed to assess the presence or absence of significant archaeological remains, which might require further investigation.
- 6.2 The WSI for this archaeological evaluation stipulated that one trench was to be located within the evaluated area measuring 15m x 1.8m. The trench in fact measured 12.70m in length shortened slightly to avoid an existing live service and to the east to keep within the footprint of the proposed basement.
- 6.3 A mechanical excavator fitted with a flat ditching bucket was used under archaeological supervision to remove overburden down to the highest archaeological horizon. The trench was then cleaned and investigated by hand.
- 6.4 The archaeological deposits were assigned individual context numbers and recorded onto pro-forma sheets and recorded in plan and section as appropriate. A photographic record (film and digital) was also made.
- 6.5 A temporary bench mark was brought into the site and had the value of 13.28m OD.
- 6.6 The site records when completed will be deposited at the London Archaeological Archive Research Centre under the site code OLW 10.

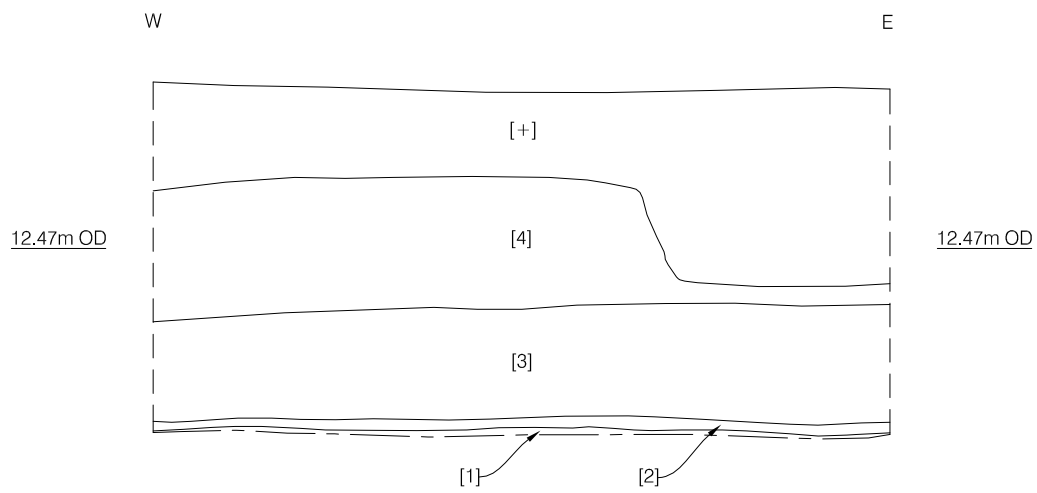
7 ARCHAEOLOGICAL SEQUENCE (FIGURE 3)

7.1 Phase 1: Natural Deposits

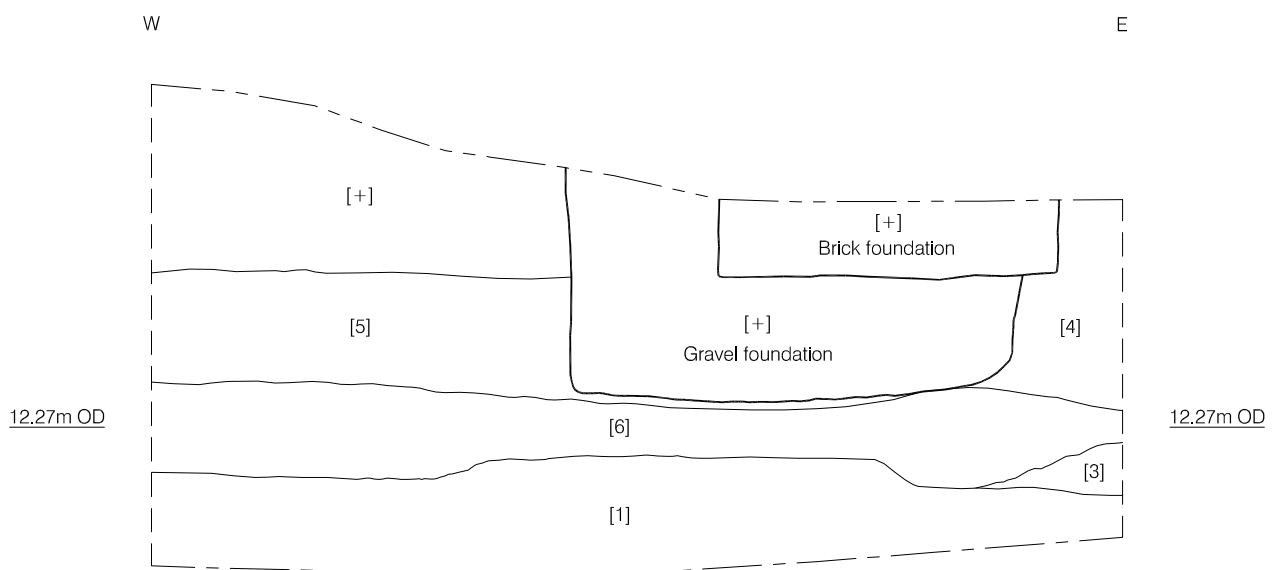
- 7.1.1 The earliest deposit encountered was a layer of loose orange-brown medium clean gravels [1], recorded at heights between 12.20 and 11.93m OD
- 7.1.2 Above this was a thin layer of discoloured gravel [2] which had formed at the horizon of soils and natural gravels. Dark brown in colour, this context was 60mm in depth and only present in the eastern half of the trench. This context was seen at a height of 12.02m OD. Further west a re-deposited context rested directly on the cleaner underlying gravel, giving rise to the suspicion that ground had been historically truncated in that location.
- 7.1.3 Sealing the 'dirty' gravel was a layer of soft light brown sandy silt [3]. This existed at a maximum height of 12.32m OD at the extreme east end of the trench sloping down to 12.22m OD in the middle before being truncated to the west. This is considered to be a sub-soil.
- 7.1.4 These layers form the natural geology of the site.

7.2 Phase 2: Modern

- 7.2.1 At the west end of the trench towards the base was a layer of loose light orangy brown sandy silt [6] encountered at 12.39m OD. This material appears to be very similar to context [3] but was loose and not in situ. Possibly this was a result of the site being levelled prior to construction of the Victorian house with the subsequent movement of subsoil.
- 7.2.2 Sealing this at the west end of the trench was a layer of reasonably compact light grey-brown fine clayey silt [5]. This would appear to be a makeup layer for the Victorian house. This context had old foundation trenches excavated through it and had a maximum height of 12.69m OD.
- 7.2.3 Similarly in the eastern half of the trench a dark blackish brown sandy-silt [4] was present sealing the subsoil [3]. This would appear to be a layer brought in either at the time of the construction of the house, or maybe even later, and was seen at a maximum height of 12.86m OD before being truncated by modern activities.
- 7.2.4 Overall the trench and contexts within it were remarkably devoid of finds. Recovered from the most upper levels of the trench but not assigned a context were two sherds of transfer printed white ware pottery dated from 1780-1900.



Section S1
Trench 1
South Facing



Section 2
Trench 1
South Facing



8 CONCLUSIONS

- 8.1 Natural Taplow Gravels were observed at the base of the trench. To the rear of the present property these were covered by a sandy silt subsoil.
- 8.2 Above this the sequence related to that of the recently demolished Victorian house. In the west a layer of loose sandy silt may have been redistributed subsoil and this was sealed by a compacted clayey silt used as a base for house building.
- 8.3 No archaeological features were observed. Possibly due to levelling/landscaping at the time of construction of the present property, archaeological layers had been removed down to or into the local gravels. This may be an entirely localised phenomena relating specifically to the footprints of the standing buildings with survival to both west and east.
- 8.4 None of the archaeological deposits observed in the trench is of significance. PCA therefore recommend that no further archaeological work is necessary in advance of the proposed development at 55 Oliver Road.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Matthew Karger of Harman Enterprise Limited for commissioning this project and David Divers of English Heritage (GLAAS) for monitoring the work on behalf of the LPA.
- 9.2 The author would like to thank Matthew Karger of Harman Enterprise Limited for his assistance during the evaluation. The author would also like to thank Mark Roughley for the illustrations and Mike Bazley for his assistance on site. Thanks also go to Chris Mayo for project management and editing of this report.

10 BIBLIOGRAPHY

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Mayo, C. 2010 Archaeological Written Scheme of Investigation; 55 Oliver Road, Leyton, London Borough of Waltham Forest, unpublished report for Pre-Construct Archaeology
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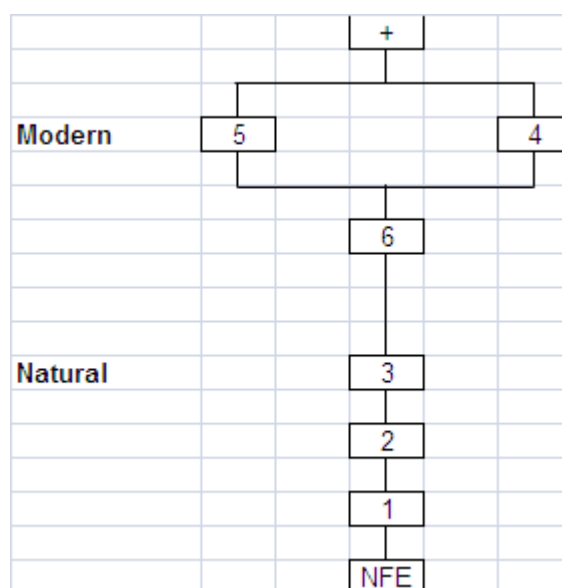
Web sources

www.british-history.ac.uk accessed 11th June 2010

11 APPENDIX 1: CONTEXT INDEX

Site Code	Context No.	Trench	Section	Type	Description	Date	Phase	OD height top	OD height bottom
OLW 10	1	1	S1, S2	Layer	Natural Gravels	Natural	1	12.20	11.93
OLW 10	2	1	S1	Layer	Natural Gravels	Natural	1	12.02	12.01
OLW 10	3	1	S1, S2	Layer	Fill of posthole [4]	Natural	1	12.32	12.2
OLW 10	4	1	S1, S2	Layer	Posthole	Modern	2	12.86	12.62
OLW 10	5	1	S2	Layer	Levelling Layer	Modern	2	12.69	12.67
OLW 10	6	1	S2	Layer	Small Pit	Modern	2	12.39	12.32

12 APPENDIX 2: SITE MATRIX



13 APPENDIX 3: OASIS FORM

OASIS ID: preconst1-78216

Project details

Project name	55 Oliver Road Leyton E10 5LD
Short description of the project	An archaeological evaluation was undertaken at 55 Oliver Road, Leyton E10 5LD. One trench 12.70m x 1.8m was excavated to the natural gravels. No features were found.
Project dates	Start: 02-06-2010 End: 03-06-2010
Previous/future work	No / No
Any associated project reference codes	OLW 10 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Site status (other)	Archaeological planning condition
Current Land use	Residential 1 - General Residential
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	'Targeted Trenches'
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON WALTHAM FOREST LEYTON 55 Oliver Road Leyton
Postcode	E10 5LD
Study area	324.00 Square metres
Site coordinates	TQ 3770 8659 51.5608622735 -0.01328514742210 51 33 39 N 000 00 47 W Point
Height OD / Depth	Min: 11.93m Max: 12.05m

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	GLAAS
Project design originator	Chris Mayo

Project director/manager	Chris Mayo
Project supervisor	Phil Frickers
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Harman Enterprise Limited

Project archives

Physical Archive recipient	LAARC
Physical Contents	'Ceramics'
Digital Archive recipient	LAARC
Digital Contents	'Stratigraphic'
Digital Media available	'Images raster / digital photography','Images vector','Spreadsheets','Text'
Paper Archive recipient	LAARC
Paper Contents	'Stratigraphic'
Paper Media available	'Context sheet','Matrices','Notebook - Excavation',' Research',' General Notes','Plan','Section'

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
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