



KDK ARCHAEOLOGY LTD

Archaeological Evaluation Report

Land to the rear of 213-221 Ealing Road

Northolt

Ealing

London



Quality Check

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Summary

In April 2018 KDK Archaeology Ltd undertook an Archaeological Evaluation on Land to the rear of 213-221 Ealing Road, Northolt, Ealing, London as a condition of the planning permission for the development of the site. Two trenches were excavated revealing mostly modern services and a modern feature which may have been the base of a pit.

1 Introduction

1.1 In April 2018 KDK Archaeology Ltd undertook an Archaeological Evaluation on Land to the rear of 213-221 Ealing Road, Northolt, Ealing, London. The project was commissioned by Northolt Developments Ltd, and was carried out according to a Written Scheme of Investigation prepared by KDK (Shlasko 2018), and approved by Laura O’Gorman, Archaeology Advisor, Greater London Archaeological Advisory Service (GLAAS), on behalf of the local planning authority (LPA), Ealing Borough Council. The relevant planning application reference is 166007FUL.

1.2 *Planning Background*

This evaluation has been required under the terms of National Planning Policy Framework (NPPF) and specifically to comply with Planning Condition No. 11, Part b attached to Planning Permission Ref; 166007/FUL.

1.3 *The Site*

Location

The site is located behind 213-221 Ealing Road, Northolt in the London Borough of Ealing at National Grid Reference TQ 1321 8427 (Fig. 1).

Description

The site is bounded on all sides by the rear gardens of residential properties, as well as some commercial properties to the west. It is accessed from the north via an alley leading off Belvue Road (Fig. 2).

Geology & Topography

Northolt is located on the London Clay Formation, at approximately 39m AOD (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

Development

The development calls for the demolition of the existing garages, followed by construction of a two-storey building comprising four attached dwellings (1 x 3 bed and 3 x 2 beds) and construction of a two-storey detached dwelling (1 x 2 bed) including associated cycle spaces, amenity space and refuse storage provision (Fig. 3).

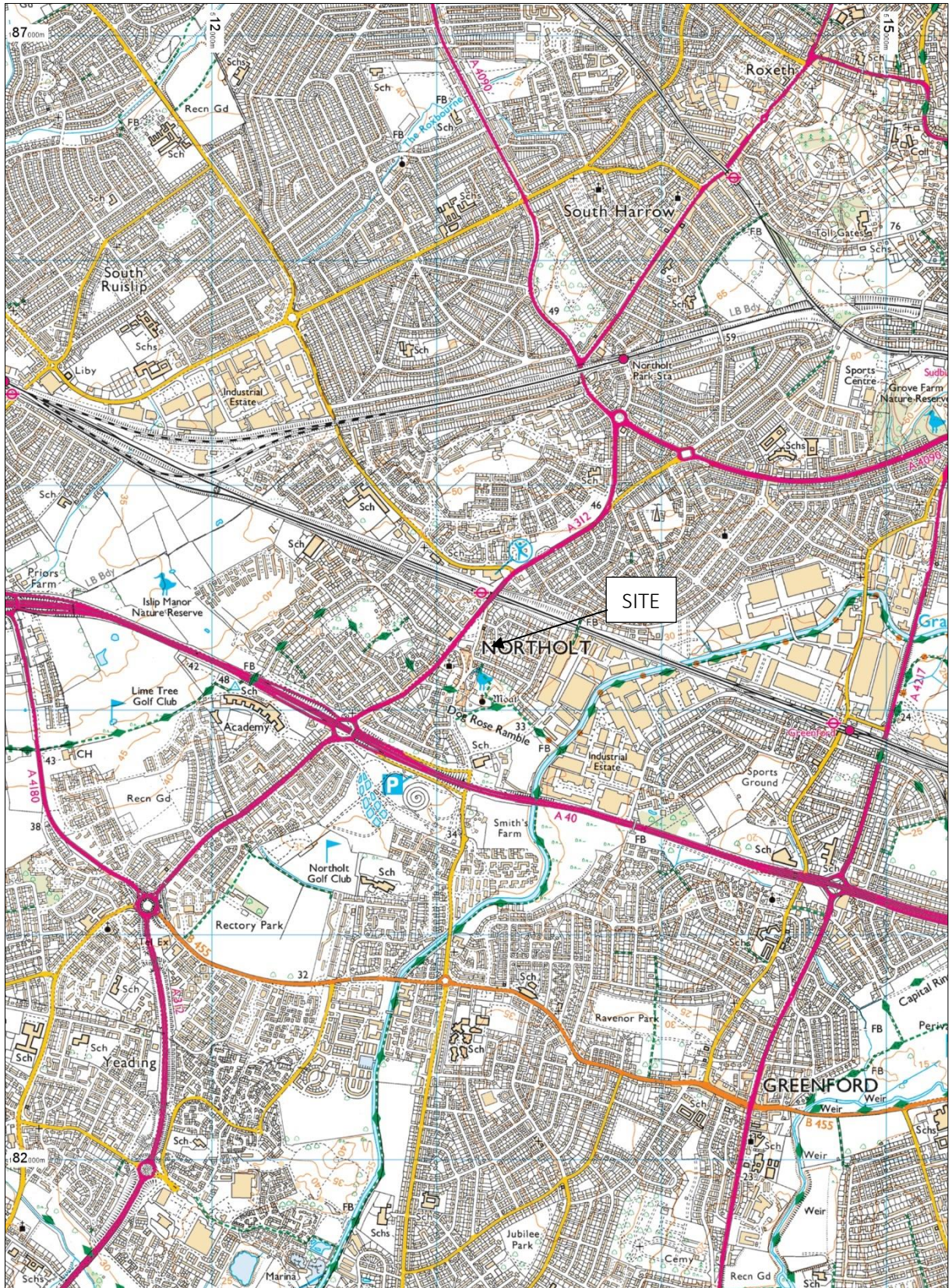


Figure 1: General location (scale 1:25,000)

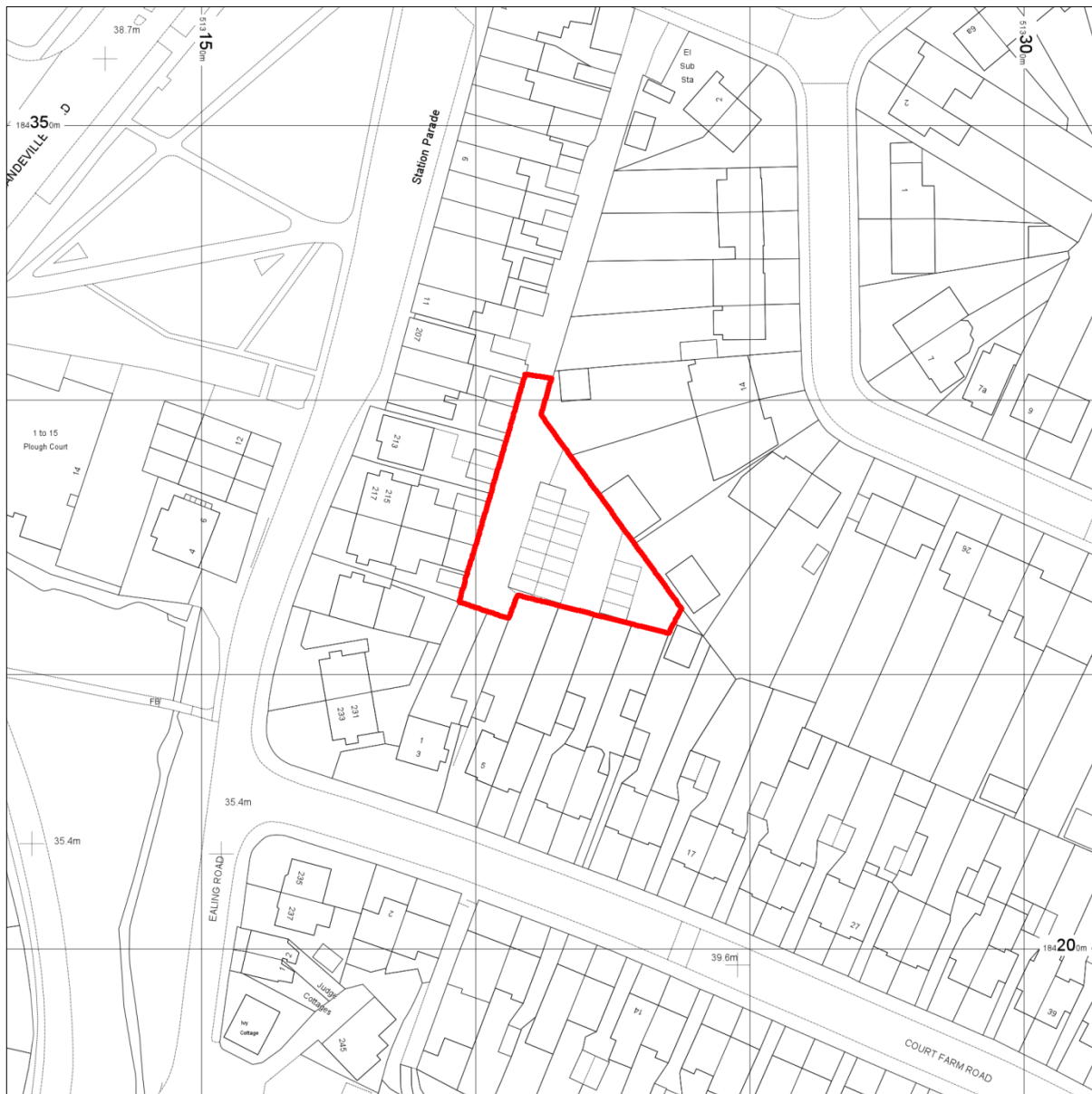


Figure 2: Site location (scale 1:1250)



Figure 3: Proposed development (scale 1:300)



2 Aims & Methods

2.1 The aims of this project as defined in the approved WSI (Shalsko 2018) were:

- To increase our understanding of the early development of Northolt
- To ensure that any archaeological remains on site and the cultural heritage of the site are protected in accordance with policies 1.1 and 1.2 of the Ealing Core Strategy (2012), policy 7C of the Ealing Development Management DPD (2013), policy 7.8 of the London Plan (2016), and the National Planning Policy Framework (2012)
- To establish the date, nature and extent of activity or occupation within the development area
- To establish the relationship of any remains found to the surrounding contemporary landscape
- To recover palaeo-environmental remains to determine local environmental conditions.

2.2 *Methods*

In line with the requirements of the Brief, this is the first part of a staged investigation whereby the results of this stage will be assessed to determine the need and extent of further stages of archaeological investigation. The methods used were as follows:

- Excavation of two trenches, one 2m x 10m and the other 2m x 25m, located within the footprints of the proposed buildings (Fig. 4).

2.3 *Standards*

The work conformed to the following requirements:

- The design brief
- The relevant sections of the Chartered Institute for Archaeologists' *Standard & Guidance Notes* (CIfA 2014)
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014)
- Current English Heritage guidelines (HE 2015, EH 2008)
- The Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003)



Figure 4: Trench location plan (scale 1:250)



3 Archaeological & Historical Background

- 3.1 There has probably been a settlement at Northolt since the 8th century, as Saxon period burials and features have been found in the town. Already a large settlement by 1066, it remained a quiet, rural settlement until the beginning of the 20th century, when improved transportation links transformed it into a suburb of London.

This section has been compiled with information from the Victoria County History (VCH), an unpublished desk-based assessment of the site (Cope-Faulkner 2017), the Greater London HER (Ref: GLHER 13819), KDK's own library and reliable online sources.

3.2 ***Prehistoric-Roman*** (before c.AD450)

Evidence for prehistoric occupation within 500m of the proposed development is very limited. Isolated finds include a piece of worked flint, located in the topsoil during excavations in Belvue Park (HER 052841/00/00) and a fragment of undated pottery (HER 050980/0/0) found in the 1950s. Excavations at Belvue Park in the 1990s, uncovered a pit containing Iron Age pottery and Roman tile (HER 052842/00/00), though that feature was not fully excavated. Roman tile was also observed incorporated into the wall of a medieval outbuilding at Northolt Manor (HER 050289/00/00).

3.3 ***Saxon*** (c.450 - 1066)

By the Saxon period there is more substantial evidence for settlement in Northolt. Archaeological evidence includes three Saxon inhumation burials that were excavated at Northolt Manor in the 1950s (HER 050338/00/00). These excavations also found Late Saxon features under the medieval moat (HER 050339/00/00). The documentary evidence supports the archaeological evidence for Late Saxon occupation. In 960-2, it is mentioned as *Nordhealum* (Cope-Faulkner 2017: 2). According to the Domesday Survey, in 1066 the manor, worth £12, was held by Esger the Constable (www.opendomesday.org).

3.4 ***Medieval*** (1066 - 1500)

The Norman Conquest took its toll on Northolt. In 1086, the value of the manor was down to £10, having dropped as low as £5 in 1070 (*ibid*). Despite this loss of value, the new Norman lord, Geoffrey de Mandeville, held a manor that was home to 22 villeins, 3 cottars and 6 serfs, as well as a priest (VCH). It appears that the early settlement may have been located northeast of the present church, approximately 200m south of the proposed development, but in the 14th century it moved off the high ground into a shallow valley to the west (*ibid*). The original site was then converted to a moated manor house (Historic England).

The moated site of Northolt Manor is a Scheduled Ancient Monument (1001978). First moated c1300, the moat was realigned c1350 to enclose an area of approximately 50m x 40m (HER 050515/00/00). Excavations beginning in the 1950s, revealed evidence of a number of structures and features, from multiple phases of building. These include a medieval bridge, outbuildings, a perimeter wall, and the manor hall, which had a tiled floor (Historic England). Nearby is the Church of St Mary, also built at the beginning of the 14th century (MLO82238). This Grade I listed building is approximately 250m south of the proposed development.

At the end of the 14th century, the manor of Northolt was granted to Westminster Abbey, which held it until 1540 (Historic England). Probably rented out as a farm, Northolt remained an agricultural settlement for the remainder of the medieval period and into the post-medieval period.



3.5 ***Post-medieval-Modern*** (1500 - present)

There was not much expansion of Northolt during the post-medieval period. This may be partly blamed on a lack of good water supplies in the area, but the poor quality of the roads also played a part (VCH). In the 18th century, the open fields of Northolt were gradually enclosed for use as grassland to supply London's population of horses.

Suburban development began at the beginning of the 20th century. Northolt became part of the Borough of Ealing in 1928, which ushered in a new period of growth as a satellite of London. The area of the proposed development was developed in the 1930s and 40s and the existing garages were built by the early 1970s (Cope-Faulkner 2017: 3).

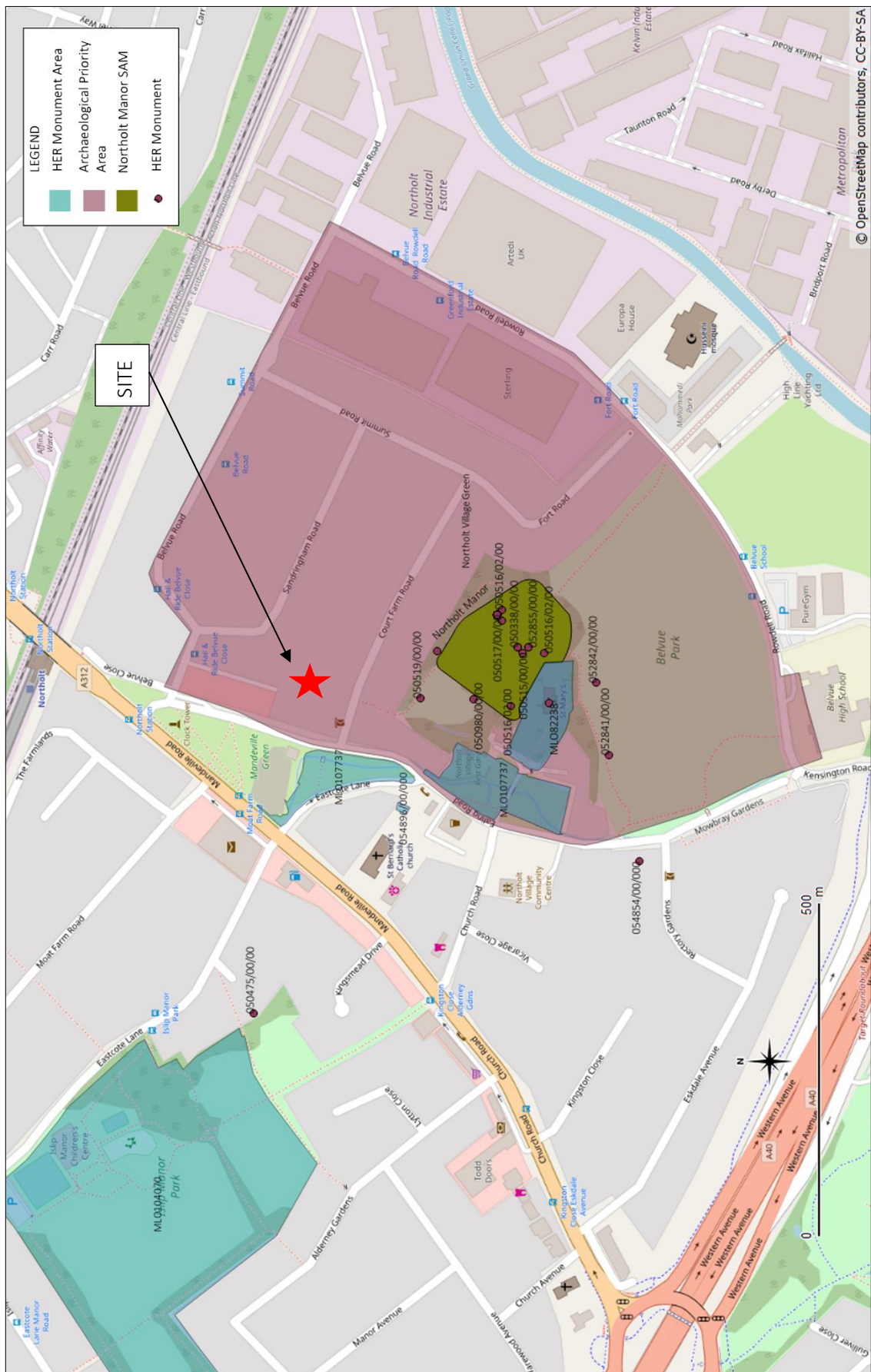


Figure 5: HER data plan (scale as shown)



4 Results

4.1 Introduction

Two trenches were excavated within the footprint of the proposed development using a 5 tonne machine fitted with a 1.8m toothless ditching bucket.

The stratigraphy comprised:

- Concrete layer (100) and (200), slab bases for the demolished garages, which covered the excavated area. This layer was 0.15m in depth.
- Made ground (101) and (102) which was present throughout Trench 1 and most of Trench 2. This was not observed to the southeast of Trench 2. The made ground comprised a mixed brown and black, fairly loose, very sandy clay which contained occasional rounded and sub-angular stones. Iron, plastic, wood, glass, brick and tile were all observed within the layer. The layer was up to 0.33m in depth.
- Subsoil (202) was observed in the southeast end of Trench 2. It comprised a mid-greyish brown loose sandy clay and contained occasional small sub-angular and rounded stones, flecks of charcoal, brick and tile. This layer reached a depth of 0.14m
- Oxford clay natural (102). Dark bluish grey firm, slightly silty clay observed to the north northeast of Trench 1.
- Orange natural (103) and (203). Mid yellowish orange slightly silty clay. The natural was sandy in places and contained patches of occasional sub-angular and rounded stones.

4.2 Trench 1

Trench 1 was located to the north of the site and was orientated north northeast – south southwest. It measured 11 x 2m and was excavated to a depth of 0.80m where the natural geology was encountered (Figs. 6-7 & 9; Plates 1-3). Two modern services were revealed as well feature [104] which was located at the south southwest end of the trench (Fig. 9; Plates 4-5). The full size of the feature could not be ascertained as it extended beyond the limit of excavation. It is likely that the feature formed the base of a pit. A single piece of plastic was recovered from the fill indicating that the feature is modern.

4.3 Trench 2

Trench 2 was situated to the south of Trench 1. This was larger measuring 25 x 2m and was orientated west northwest- east southeast (Figs. 8-9; Plates 6-7). The trench was excavated to a depth of up to 0.58m exposing the natural strata and a modern service ditch which contained a machine made nail and modern glass.



Plate 1: Trench 1 stratigraphy to the south of the trench

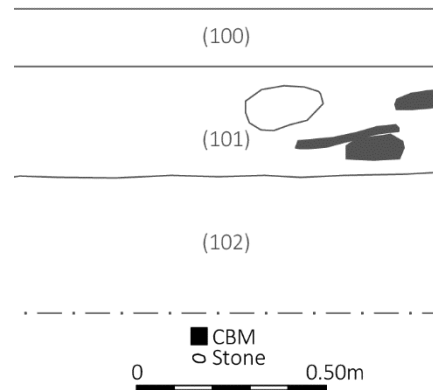


Figure 6: Trench 1 representative stratigraphy to the south of trench (scale 1:20)



Plate 2: Trench 1 stratigraphy to the north of the trench

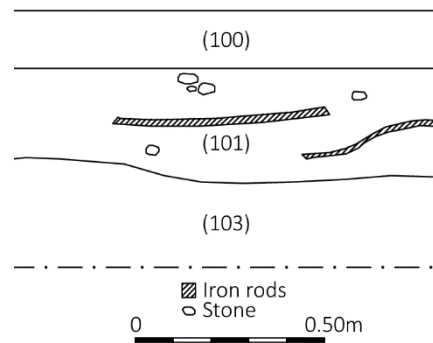


Figure 7: Trench 1 representative stratigraphy to the north of the trench (scale 1:20)



Plate 3: Trench 1 looking north northeast



Plate 4: Feature [104] looking southeast



Plate 5: Southwest facing section of feature [104]



Plate 6: Trench 2 looking northwest



Plate 7: Trench 2 Stratigraphy

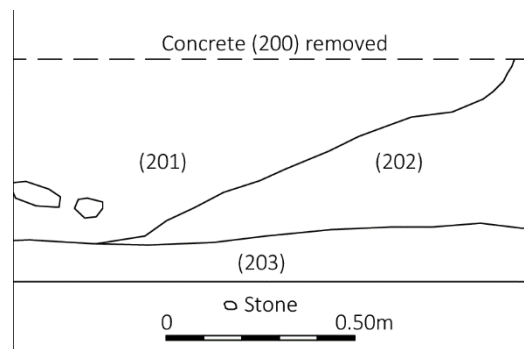


Figure 8: Trench 2 representative stratigraphy (scale 1:20)

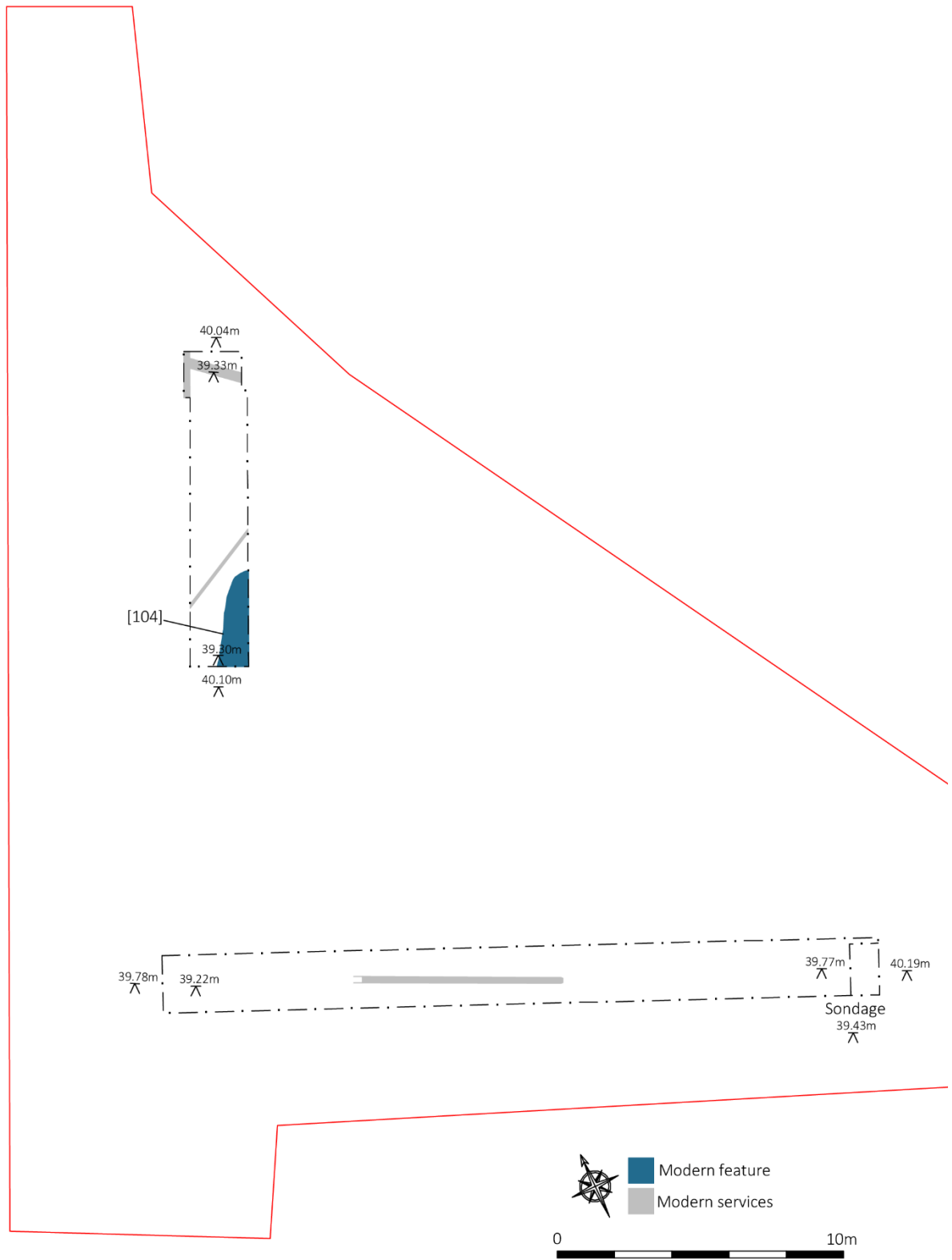


Figure 9: Features and services observed on site (scale 1:200)



5 Conclusions

Although the site lies within an Archaeological Priority Area close to several medieval monuments, no finds, features or layers of archaeological significance were encountered during this investigation. There is evidence to suggest that a high level of ground disturbance has occurred within the study area as the majority of the site is covered with a layer of modern made ground topped with concrete. This is most likely to have occurred in the 1970s when the garages were constructed and the area paved. This level of disturbance may have impacted on fragile or shallow archaeological features that may have been on the site.



6 Acknowledgements

KDK Archaeology is grateful to Northolt Developments Ltd for commissioning this report. Thanks are also due to Caroline Vile of Greater London Archaeological Advisory Service for providing historic environment records and other relevant documents and to Laura O’Gorman of the Greater London Archaeological Advisory Service for monitoring the project. We would also like to thank Patrick McHugh, the architect, and the ground workers for their assistance on site.

The fieldwork was carried out by Barney King and Laura Dodd MSc ACIfA. The report was written by Laura Dodd MSc ACIfA, and edited by Karin Kaye MA MCIfA.



7 Archive

7.1 The project archive will comprise:

1. Brief
2. Written Scheme of Investigation
3. Initial report
4. Trench recording sheets
5. Site drawings
6. Client's site plans
7. List of photographs
8. B/W prints & negatives
9. CDROM with copies of all digital files.

7.2 The archive will be deposited with London Archaeological Archive and Research Centre (LAARC; Accession number ELG 18).



8 References

Standards & Specifications

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Baker, J S Cockburn and R B Pugh. London: Victoria County History, 109-113. *British History Online*, accessed January 5, 2018, <http://www.british-history.ac.uk/vch/middx/vol4/pp109-113>.



Appendix 1: Photograph List

Shot	B&W	Digital	Subject
1	X	X	Trench 1 looking SSW
2		X	Trench 1 looking NNE
3		X	Trench 1 stratigraphy NE end
4		X	Trench 1 stratigraphy SW end
5	X	X	Ditch [104] looking SE
6	X	X	[104] SW facing section
7	X	X	Trench 2 looking NW
8		X	Trench 2 looking SE
9		X	Trench 2 stratigraphy



Appendix 2: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	213-221 Ealing Road, Northolt, Ealing, London	Project Site Code	350/NER
OASIS reference	kdkarcha1-305373	Event/Accession no	ELG 18
OS reference	TQ 1321 8427	Study area size	72.7 sq m
Project Type	Evaluation	Height (mAOD)	39
Short Description	In April 2018 KDK Archaeology Ltd undertook an Archaeological Evaluation on Land to the rear of 213-221 Ealing Road, Northolt, Ealing, London as a condition of the planning permission for the development of the site. Two trenches were excavated revealing mostly modern services and a modern feature which may have been the base of a pit.		
Previous work	None	Site status	None
Planning proposal	Demolition of garages and erection of 2 residential buildings	Current land use	Garages
Local Planning Authority	Ealing Borough Council	Planning application ref.	166007FUL
Monument type	Possible ditch, modern services	Monument period	Unknown
Significant finds	None	Future work	Unknown
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	Laura O’Gorman	Project Design originator	KDK Archaeology Ltd
Project Manager	David Kaye	Director/Supervisor	Barney King
Sponsor/funding body	Northolt Developments Ltd		
PROJECT DATE			
Start date	09.04.2018	End date	09.04.2018
PROJECT ARCHIVES			
	Location	Content (e.g. pottery, animal bone, files/sheets)	
Physical	London Archaeological Archive and Research Centre (LAARC)	-	
Paper		Evaluation report, WSI, site records, photographs	
Digital		Fieldwork forms, digital photographs	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Archaeological Evaluation Report: Land to the rear of 213-221 Ealing Road, Northolt, Ealing, London		
Serial title & volume	350/NER/2.1		
Author(s)	Laura Dodd MSc ACIfA		
Page no’s	20	Date	10.04.2018