



KDK Archaeology Ltd

## Archaeological Observation and Recording Report

5 Woodhall Drive  
Pinner  
Middlesex



**Quality Check**

|                 |                         |                |           |             |            |
|-----------------|-------------------------|----------------|-----------|-------------|------------|
| <i>Author</i>   | Chris Martin-Taylor BSc | <i>Version</i> | 415/PWD/2 | <i>Date</i> | 31.01.2019 |
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Unit 3 Leighton Road Leighton Buzzard Bedfordshire LU7 1LA  
Tel: 01525 385443  
Email: [office@kdkarchaeology.co.uk](mailto:office@kdkarchaeology.co.uk)  
Website: [www.kdkarchaeology.co.uk](http://www.kdkarchaeology.co.uk)





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## Summary

In January 2019 a programme of Observation and Recording was undertaken at 5 Woodhall Drive, Pinner, Middlesex in order to fulfil Condition 4 of Planning Consent for the development of the site.

The condition was imposed as the site lies in an Archaeological Priority Area marking the suspected alignment of a Grim's Dyke dating from between the late Iron Age to the early medieval period. The groundworks consisted of four foundation trenches with minor ground reduction in between. No archaeological finds or features were identified and there was no evidence of the Grim's Dyke or similar earthworks on the site, suggesting that truncation may have taken place in the past or that the excavations lay beyond the true alignment of the feature.

## 1 Introduction

1.1 In January 2019 KDK Archaeology Ltd undertook a programme of Observation and Recording of 5 Woodhall Drive, Pinner, Middlesex. The project was commissioned by Roger Hooker, and was carried out according to a Written Scheme of Investigation prepared by KDK (Dodd & Summerfield-Hill 2018), and approved by Laura O'Gorman of Greater London Archaeological Advisory Service (GLAAS), Archaeological Advisor (AA) to the Local Planning Authority (LPA), Harrow Council. The relevant planning application reference is P/2986/17.

### 1.2 *Planning Background*

This project has been required under the terms of National Planning Policy Framework (NPPF) as Condition 4 of planning permission for the development of the site.

### 1.3 *The Site*

#### *Location*

Wood hall Drive is located within the town and civil parish of Pinner in the London Borough of Harrow, and is part of the historic county of Middlesex. The development area lies at National Grid Reference (NGR) 14851 92176 (Fig. 1).

#### *Description*

The site is situated within a residential area close to the town centre which lies approximately 1km to the south (Fig. 2). It is bounded to the east by Woodhall Drive and by neighbouring residences on all other sides.

#### *Geology & Topography*

The local geology comprises a superficial alluvium deposit of clay, silt, sand and gravel above Lambeth group, clay, silt and sand (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The site is located approximately 56.7m AOD.

#### *Development*

The development comprised the demolition of a pre-existing detached garage and the construction of a new single storey detached garage in rear garden (Fig. 3).

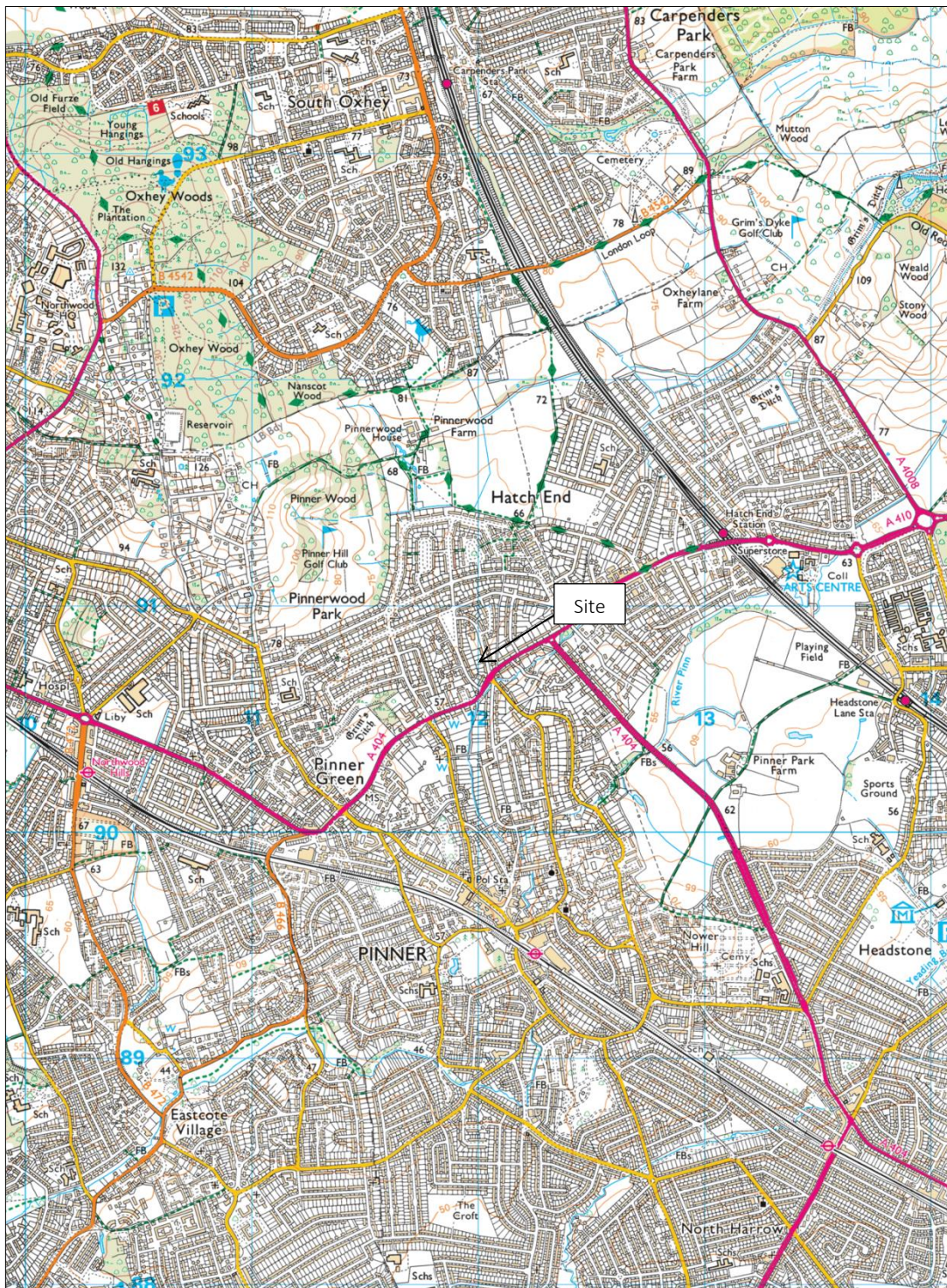


Figure 1: Site location (scale 1:25,000)

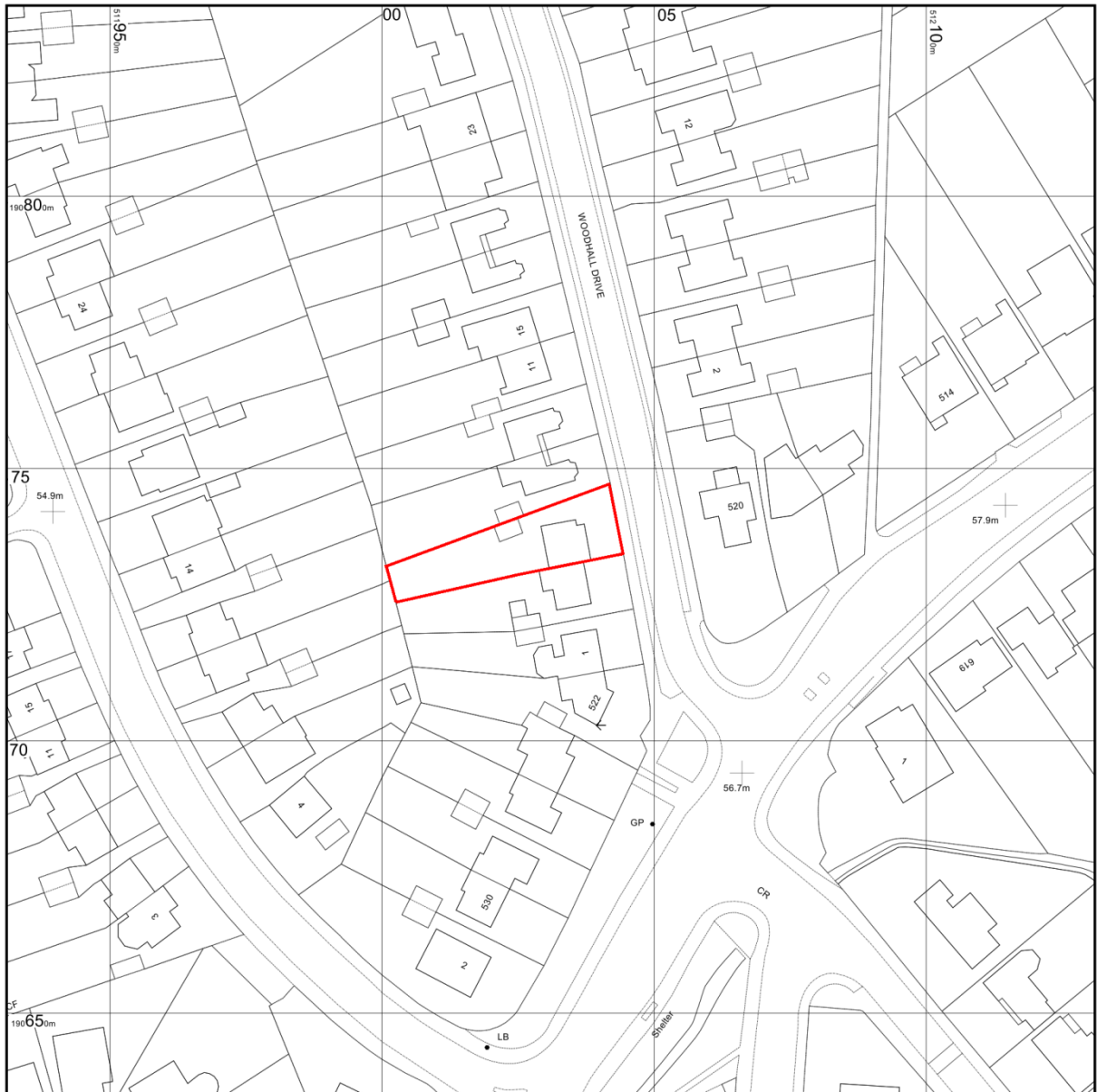


Figure 2: Site layout (scale 1:1,250)

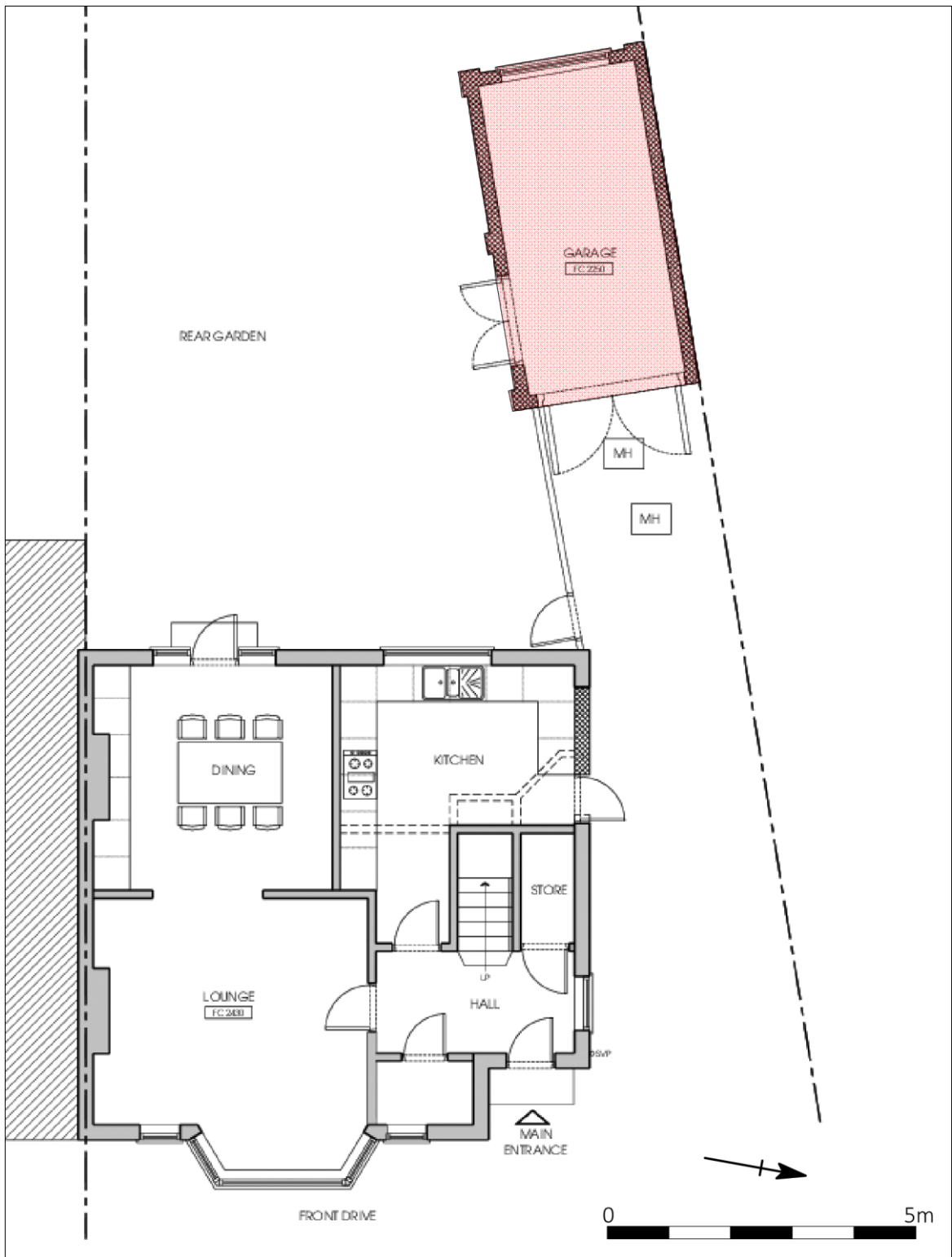


Figure 3: Development plan (scale 1:100)



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## 2 Aims & Methods

### 2.1 Aims

The aims of this project as defined in the approved WSI (Dodd & Summerfield-Hill 2018) were:

- 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 WSI, the methods used were as follows:

- All groundworks relating to the development were monitored archaeologically, including all ground reduction and foundation trenches.
- The excavations were recorded using photography and measured sketches

### 2.3 Standards

The work conformed to the following requirements:

- 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 Historic England guidelines (EH 2008, HE 2015)
- Greater London Archaeological Advisory Service Archaeological Guidelines (GLAAS 2015)
- The Written Scheme of Investigation (WSI)





### 3 Archaeological & Historical Background

- 3.1 Pinner is part of Greater London, but prior to more modern times the area comprised of remote agricultural farmsteads. Before the 19<sup>th</sup> century, when the introduction of the railway transformed this agricultural community into a busy London suburb, Pinner was one of 10 hamlets circling the parish of Harrow, and formed part of the Medieval Harrow Manor (Clarke 2000).

The place name Pinner means 'peg-shaped or pointed ridge or bank' (Mill 1991:259). An Archaeology Priority Area exists adjacent to the present-day Uxbridge Road marking the presumed line of Grim's Dyke, an ancient linear earthwork, within which the development site is situated.

This section has been compiled with information from Greater London Historic Environment Record Office (GLHER/MLO, 500m radius search no. 14461), KDK's library and reliable internet sources. HER data is presented in Figure 4.

#### 3.2 *Prehistoric – Iron Age* (before 600BC – AD43)

Signs of earlier activity within the village take the form of a possible barrow, c.430m south of the site (GLHER 052020/MLO16082).

Grim's Dyke, a large linear earthwork, can also be seen within the parish. The date of this is uncertain but is thought to have been constructed between the Late Iron Age and the early medieval period. The earliest documented sources referencing the Dyke date to the 13<sup>th</sup> century. Visible sections of Grim's Dyke exist from Pinner Green to Stanmore (MLO17281), and these are scheduled. The ditch is up to 22.8m wide and c.1.8m deep with a bank on its SE side, though it was not thought to have been for military defence but rather represents a boundary. The development site is situated within an Archaeological Priority Area marking the presumed line of Grim's Dyke. A watching brief at 514 Uxbridge Road was carried out by Pre-Construct Archaeology in 2014 (ELO14153), approximately 70m to the east of the development site and also located within the priority area marked by the supposed line of the Grim's Dyke. However, this work provided negative results.

#### 3.3 *Roman* (AD43 - c.450)

There is limited data for evidence of Roman activity within the search radius of the HER. It makes mention of a findspot of possible Roman pottery found at Pinner Green (Grim's Ditch), some 490m southwest of the development site (GHER 052061), however, it concludes that this pottery is likely to be medieval.

#### 3.4 *Saxon - Medieval* (c.450 - 1500)

Pinner was one of 10 hamlets circling the parish of Harrow, with a settlement pattern that consisted of small hamlets and farms linked by a series of lanes (GHER 052120). It formed part of the Medieval Harrow Manor which had been in the possession of the Archbishop of Canterbury from the 9<sup>th</sup> century. Included in the Lord of the Manor's possessions were two large farms called Woodhall and Headstone, immediately to the north and southeast of the development site respectively. Woodhall or Woodhall Gate is referred to in the HER data forming part of Woodhall Manor (GHER 052089). The Lord also possessed Pinner Park, a 250-acre deer park, now known as Halls Farm (Clarke 2000).

Although the hamlet had Saxon origins, Pinner was not referred to in historical documents until the beginning of the 13<sup>th</sup> century. One of the earliest mentions of Pinner was stating that the church had been rebuilt in the 1230s (Clarke 2000).



The core part of the village is situated c.1km to the south of the development site and beyond the search radius. The medieval landscape was dominated by arable fields and woodland, and the village included the parish church of Saint John the Baptist dating from the 14<sup>th</sup> century. In 1336 King Edward III gave permission for a fair to be held in Pinner to allow feasting for its patron saint St. John the Baptist (Clarke 2000).

The HER records a number of listings for this period. A medieval well is located c.330m southwest of the development site at the Waxwell Lane junction with Uxbridge Road (GHER 052058). A findspot of possibly Roman but more likely to be medieval pottery was found at Pinner Green (Grim's Ditch), some 490m southwest of the development site (GHER 052061).

The site of a medieval building was situated at Barrow Point Lane / Barrowdene Close some 300m southeast of the site (GHER 052889/MLO68509). The building was once part of Barrow Point hamlet until parts of the estate were sold off and later became St. Johns prep school until 1970 when shortly after which it was demolished.

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

Into the post-medieval period Pinner continued to develop, and as such a number of Londoners came to Pinner, including Sir Christopher Clitherow, Lord Mayor of London, who, in 1635 built a mansion at Pinner Hill. Other wealthy individuals took ownership of Woodhall, Headstone and Pinner Park when they were put up for sale around this time also. By the 1800 the larger agricultural fields within the parish had been formed, with smaller farmers being bought out by the more prosperous farmers. In this time new farms were created, such as Downs Farm in Cannon Lane to the south of the village (Clarke 2000).

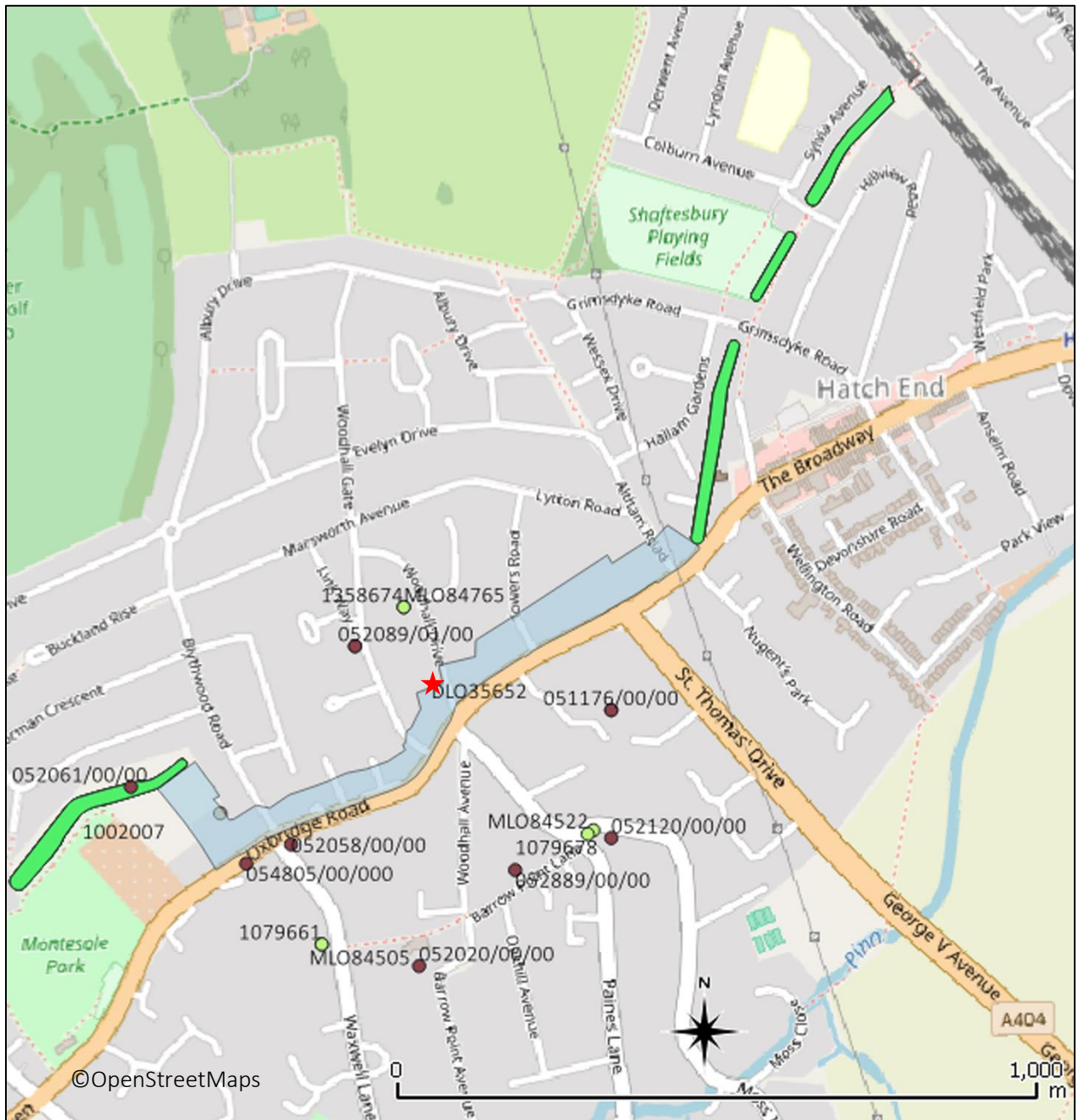
The London and Birmingham Railway was built at Pinner in 1837, and with its arrival Pinner continued to prosper and encourage commuters into London. By 1881 agriculture or related works had decreased due to a rise in domestic service occupation and a movement into dairy farming and hay production in order to feed horses which were used as transportation, with a particular high demand in London (Clarke 2000).

The HER records a number of entries for this time period. The site of a former medieval building possibly named Old Hall can be found at Old Hall Drive, some 290m east-southeast of the development site (GHER 052891). Martha, Lady Henry Beauclerc, widow of Charles II, is known to have moved to The Hall or Old Hall in c.1769-71. In c.1800 the house was rebuilt as a 7-bay 2-storey building. A lodge now survives on the corner of Old Hall Drive. An ice-house also formally lay to the northeast of the house, and was shown on the OS map of 1863 (GHER 051176). A post-medieval mine is recorded at Uxbridge Road, 395m SW of the development (GHER 054805).

Forming part of Woodhall Manor, c.138m NW of the development site, there once existed the farmhouse, Woodhall Gate. This farmhouse was possibly rebuilt in the 19<sup>th</sup> century and demolished in 1968 (GHER 052089/01).

Listed building within the village include a post-medieval/modern house at 31 Paines Lane and 2 Moss Lane that was originally a single house of 18<sup>th</sup> century date, which was split into two houses in the 1950s, situated c.330m southeast of the development site (MLO084522). Waxwell Farmhouse (MLO84505), c.430m southwest of the development site. Woodhall Farmhouse, Woodhall drive is of probable 16<sup>th</sup> century date with 19<sup>th</sup> century alterations and situated 140m north of the development (MLO84765).

Ordnance Survey maps of the development site dating to 1868 show it within a rectangular field immediately to the south of Wood Hall. This continued to be the case until a series of residential dwellings, including the development site, are shown on the 1932 onwards OS map.



**Figure 4:** HER data plan; Red Star = site, Blue = archaeology priority area, green = Grim's Dyke (scale 1:10,000)



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## 4 Results

### *Introduction*

Following the demolition of the previous garage, four footings trenches in an 'E' shape were excavated in its place using a 3 tonne machine fitted with a 0.6m wide toothed bucket (Fig. 5, Plates 1 – 2).

### *Description*

Trenches 1, 2 and 3 measured 2.7m in length and Trench 4 measured 6.3m in length. All of the trenches were 0.7m wide and 1.2m deep. The areas inside the footprint were reduced by 0.2m to the horizon between the topsoil and subsoil.

The site stratigraphy was consistent throughout the trenches and was comprised of 0.2m of dark brownish grey silty clay topsoil above 0.2m of mid brown sandy silty clay subsoil. Below this was a light brown natural clay layer with no inclusions, which was excavated to a depth of 0.8m (Fig. 6). The topsoil and subsoil contained scattered modern building materials and debris from the original garage. No features of archaeological significance were identified. The side of a modern brick inspection chamber, as well as a drain pipe, were visible in the east-northeast section of Trench 3.

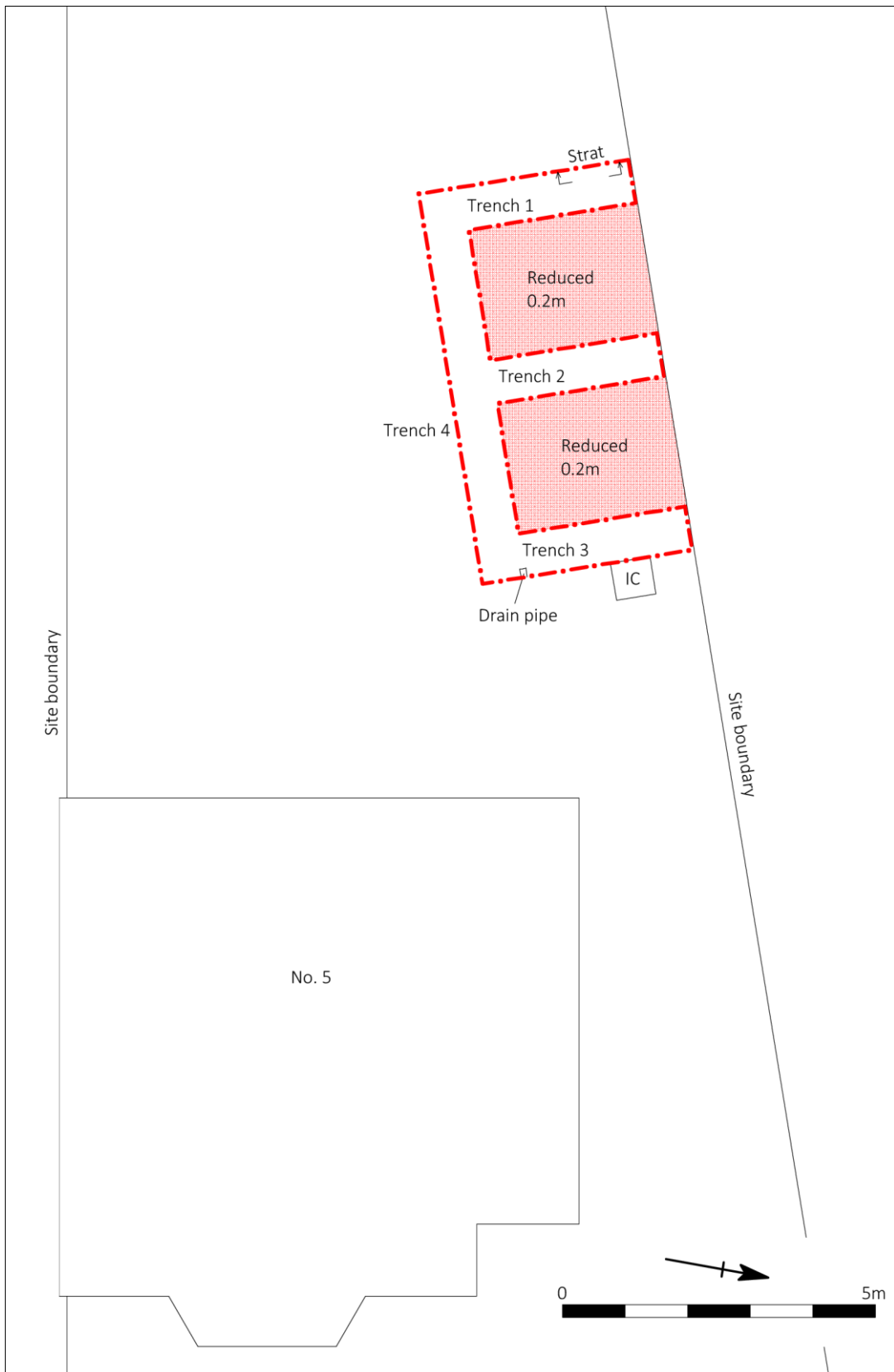


Figure 5: Trench plan (scale 1:100)



Plate 1: Footings and ground reduction, view ENE



Plate 2: Footings and ground reduction, view WSW



Plate 3: Site stratigraphy in the ENE facing section of Trench 1

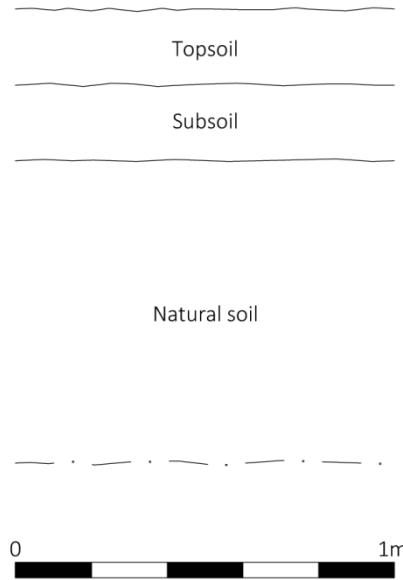


Figure 6: Site stratigraphy in the ENE facing section of Trench 1 (scale 1:20)



## 5 Conclusions

Despite the proximity of the Grim's Dyke and the position of the site within an Archaeological Priority Area, no evidence of archaeological activity was observed during the excavations. The site is located on a gradient that slopes towards the west, which may have necessitated some ground reduction when the properties on Woodhall Drive were originally constructed, as well as when the previous garage was constructed. This could have resulted in the truncation of archaeological features, which may explain the shallow depth of the natural clay below the ground surface.

Although this part of Pinner is now a suburban area, this was not the case before the 20<sup>th</sup> century, when the area now occupied by the site was fields belonging to Woodhall Manor. As the site is not located within the historic core of a settlement, the excavation may lie between widely dispersed archaeological features.

The Grim's Dyke is present in sections to the east and to the west of the site, though does not run continuously. It is possible that parts of it were truncated since the medieval period in order to provide more agricultural land or for some other reason, thereby creating large gaps in the feature, which may be the reason for the lack of evidence on the development site. Alternatively, it may never have existed in this particular area, being an intentional gap or opening in the dyke for a road or other access. Given that the monument is considered to be a boundary rather than a military defence, this possibility should not be discounted. The lack of evidence for the Grim's Dyke in the 2014 watching brief at 514 Uxbridge Road may also support this theory.



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## 6 Acknowledgements

KDK Archaeology is grateful to Roger Hooker for commissioning this report. Thanks are also due to Rose Karpinski of Greater London Archaeological Advisory Service (GLAAS) for providing historic environment records and other relevant documents and to Laura O’Gorman of GLAAS for monitoring the project.

Special thanks go to Paul and George of Greystoke Builders Ltd for their assistance on site.

The fieldwork was carried out by Chris Martin-Taylor BSc The report was written by Chris Martin-Taylor and edited by Karin Kaye MA MCIfA.





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## 7 Archive

7.1 The project archive will comprise:

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

7.2 Due to this being a negative watching brief, the archive will be only be uploaded onto OASIS (ref: kdkarcha1-332389).



## 8 References

### ***Standards & Specifications***

- Allen J. L. & Holt A. St J. 1986 (with later updates) *Health & Safety in Field Archaeology*. London: Federation of Archaeological Managers & Employers.
- CifA 2014 *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*. Reading: Chartered Institute for Archaeologists.
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- SMA 1995 *Towards an Accessible Archaeological Archive - the Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*. London: Society for Museum Archaeologists.
- Walker K. 1990 *Guidelines for the Preparation of Excavation Archives for Long-Term Storage*. United Kingdom Institute for Conservation, Archaeology Section (London).

### ***Secondary Sources***

- British Geological Society (BGS) 2015: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.
- Clarke P. A. 2000 *About Pinner*. Pinner Local History Society <https://www.pinnerlhs.org.uk/about-pinner>.
- Mills A.D 1991 *A Dictionary of English Place Names*. Oxford University Press.
- Williams A. & Martin G.H. 2002 *Domesday Book: A Complete Translation*. London: Penguin.



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**Appendix 1: Photograph List**

| SITE NO/CODE: 415/PWD |     |         | Site Name: 5 Woodhall Drive, Pinner |
|-----------------------|-----|---------|-------------------------------------|
| Shot                  | B&W | Digital | Subject                             |
| 1                     |     | x       | Site stratigraphy in Trench 1       |
| 2                     | x   | x       | Garage footings overall             |
| 3                     | x   | x       | Garage footings overall             |



## Appendix 2: OASIS and Site Data

| PROJECT DETAILS  |   |   |                              |
|--|---|---|------------------------------|
| Project Name & Address   | 5 Woodhall Drive, Pinner, Middlesex   | Project Site Code                                 | 415/PWD                      |
| OASIS reference  | kdkarcha1-332389  | Museum Site Code                                  | n/a                          |
| OS reference   | TQ 12025 90736  | Study area size                                   | 21.6m <sup>2</sup>           |
| Project Type   | Archaeological Observation and Recording  | Height (mAOD)                                     | 56.7m                        |
| Short Description  | <p>In January 2019 a programme of Observation and Recording was undertaken at 5 Woodhall Drive, Pinner, Middlesex in order to fulfil Condition 4 of Planning Consent for the development of the site.</p> <p>The condition was imposed as the site lies in an Archaeological Priority Area marking the suspected alignment of a Grim's Dyke dating from between the late Iron Age to the early medieval period. Groundworks consisted of four foundation trenches with minor ground reduction in between. No archaeological finds or features were identified and there was no evidence of the Grim's Dyke or similar earthworks on the site, suggesting that truncation may have taken place in the past or that the excavations lay beyond the true alignment of the feature.</p> |   |                              |
| Previous work  | None  | Site status                                       | Archaeological Priority Area |
| Planning proposal  | Demolition of garage and construction of new detached garage  | Current land use                                  | Private dwelling             |
| Local Planning Authority   | Harrow Council  | Planning application ref.                         | P/2986/17                    |
| Monument type  | N/A   | Monument period                                   | N/A                          |
| Significant finds  | None  | Future work                                       | Unknown                      |
| PROJECT CREATORS   |   |   |                              |
| Organisation   | KDK Archaeology Ltd   |   |                              |
| Project Brief originator   | GLAAS   | Project Design originator                         | KDK Archaeology Ltd          |
| Project Manager  | Karin Kaye MA MCifA   | Director/Supervisor                               | Chris Martin-Taylor BSc      |
| Sponsor/funding body   | Roger E Hooker  |   |                              |
| PROJECT DATE   |   |   |                              |
| Start date   | 30.01.2019  | End date  | 30.01.2019                   |
| PROJECT ARCHIVES   |   |   |                              |
|  | Location  | Content (e.g. pottery, animal bone, files/sheets) |                              |
| Physical   | OASIS   |   |                              |
| Paper  |   |   |                              |
| Digital  |   | WSI, report, digital photographs                  |                              |
| BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report) |   |   |                              |
| Title  | Archaeological Observation & Recording: 5 Woodhall Drive, Pinner, Middlesex   |   |                              |
| Serial title & volume  | 415/PWD/2   |   |                              |
| Author(s)  | Chris Martin-Taylor BSc   |   |                              |
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