

**Former Swimming Pool Site  
468 High Road, Ilford  
London Borough of Redbridge**

**Archaeological Desk-Based Assessment**

**NGR 545012 186895  
NGR TQ 45012 86895**

**Prepared for  
Leadbitter**

**Ellen Heppell BA, MIfA**

**Project No. 6209  
Report No. 2013161**

**July 2013**

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## Summary

*This Desk-Based Assessment has been prepared for the site of the former Ilford Swimming Pool, 468 High Road, Ilford. The majority of the site is currently occupied by the swimming pool buildings which have been disused since 2008.*

*The underlying geology of the site comprises the Thames Terraces and brickearth which are of Pleistocene date and works elsewhere in the Ilford area have shown these deposits to contain faunal remains and potentially Palaeolithic artefacts. These deposits may have been truncated by brickearth extraction in the 19<sup>th</sup> century. This activity is also likely to have disturbed/damaged or indeed destroyed any later archaeological remains.*

*The standing building, the Ilford Swimming Pool (formerly the Ilford Baths) was opened in 1931 and included two pools, the larger of which could be covered and used for other events such as dances, vapour baths, slipper baths, steam rooms and a laundry. A new frontage was added in 1960 and major repairs undertaken in 1988. This building is considered to be of some historic interest.*

*The assessment has concluded that:*

- The site has a high potential for containing archaeological deposits relating to the Roman road which runs along the route of the High Road and has been designated as an Archaeological Priority Area on that basis;*
- Existing impacts on the site, namely 19<sup>th</sup> century quarrying and the construction of the swimming pool have significantly truncated underlying deposits across most of the site;*
- Although parts of the site may not have been truncated to the same extent, the level of disturbance across the site is likely to have at a minimum, damaged or disturbed any archaeological remains;*
- The Pleistocene deposits are buried at depth, below Made Ground. They may have been truncated;*
- No significant setting issues have been identified in relation to designated historic assets.*
- The Ilford Swimming Baths themselves are considered to be of some historic interest;*

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## **1.0 INTRODUCTION**

- 1.1 Archaeology South-East (a division of the Centre for Applied Archaeology UCL) has been commissioned by Leadbitter to carry out an archaeological appraisal in support of a planning application for the construction of additional facilities for the Isaac Newton Academy, Ilford, London Borough of Redbridge. The appraisal comprises a desk-based assessment (DBA) and preliminary walkover survey of land to the south of the High Road, Ilford (Fig. 1). The site is currently occupied by the Ilford Swimming Pool, which has been closed to the public since 2008, and areas of car parking (Fig. 2). The development proposes to replace the existing buildings on the site with new classrooms, hall and play areas for the Isaac Newton Academy which lies on a site to the south.
- 1.2 This report follows the recommendations set out by the Institute for Archaeologists in their *Standards and Guidance for Archaeological Desk-Based Assessments* (IfA 2011). It utilises existing information in order to identify any known or potential heritage assets which lay within the proposed development area.
- 1.4 The site is centred on National Grid Reference 545012 186895 (Fig. 1). For the purposes of this assessment, the extents of the site have been taken to be those identified on Leadbitter's ITT submission plan, dated 15/06/2013 (Fig. 2). The site comprises a broadly rectangular plot, which is largely occupied by the swimming pool buildings.
- 1.5 For the purposes of the archaeological assessment a wider study area of 0.5 km radius has been considered to place the site in context (Fig. 1). A previous Desk-Based Assessment has been carried out by ASE in advance of the development of the Isaac Newton Academy immediately to the south of the swimming pool site (Meaton 2007) along with a geoarchaeological assessment (Pope 2007). This report draws upon the results of those studies, along with the results of the research outlined below.
- 1.6 In drawing up this desk-based assessment, cartographic sources and archaeological data relating to the study area were obtained from the Historic Environment Record held by the Greater London Archaeological Advisory Service (GLAAS) maintained by English Heritage and from the Redbridge Central Library. Listed Building and Conservation Area data was acquired from English Heritage and the London Borough of Havering. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, English Heritage National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form.
- 1.7 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential

based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

## **2.0 THE SITE**

### **2.1 Topography**

2.1.1 The site is located at c. 12m OD on an area of land to the south of the High Road and covers an area of c.2950m.sq (Figs 1 and 2). The centre of Ilford lays to the west and Seven Kings to the east. The site is currently built over and would appear to be approximately 1m lower than the aces road to the east. Those areas of the site that are not built over are covered by asphalt or hard-standing.

### **2.2 Built Environment**

2.2.1 The site is currently occupied by the former Ilford Swimming Pool which opened in 1931 and closed in 2008. The following provides a general overview of the buildings that currently stand on the site (Plate 1), information on their historical development can be found in Section 9, below.

2.2.2 The site was visited on 01 July 2013 but only a limited inspection of the interior of the building was carried out as ASE were advised that parts of the building were unsafe. It was also noted that warning notices on the exterior of the building also suggested that there may be asbestos on site.

2.2.3 The Ilford Swimming Pool (formerly the swimming baths) is of Cattybrook Buff bricks and Dorking Red with decorative elements of artificial stone. The general style of the building is Edwardian / Classic Civic in character. The decorative elements of the building, particularly the pale stone banding against the red brick, reflect the architecture of the area, particularly the Cauliflower Public House which lies opposite it. It was based on designs by Herbert Shaw, the Borough Engineer and Surveyor, in 1914, which were adopted by L.J. Reynolds, the Borough Engineer and Surveyor at the time of its construction (The Recorder 1931).

2.2.4 The main access to the building is from the main road, through a 1960s building which all but covers the original façade (Plate 2 and 3). On entering the building, within the 1960s block, a cafeteria lays to the left and a dance studio to the right. The upper part of this block (not accessed) last housed a multi-gym, committee room/crèche, changing rooms and various offices. Directly in front of the main entrance is a corridor running alongside a sauna suite (formerly the 'Vapour Baths'), this corridor links to the rear of the building. To the left of the sauna suite is the 'Small Pool' (formerly the Second Class Pool). The pool hall has a gabled roof with a central glazed roof along its apex, running along its length. The roof is supported by metal tie rod trusses in a 'fink' layout. The pool itself is tiled and there are modern changing cubicles along the long sides. The larger competition pool lies to the east and has more embellishment than that of the small pool. The gabled roof with glazed areas along either side of the apex is supported by barrel vaulted metal girders. The pool itself is tiled



and there are concrete bleachers along its lengths. At one end of the pool there is a decorative panel surrounding a screening area, now painted with a mural, defined by a decorative stone lintel, mullions and sill. This is understood to be a blocked off stage and there are a rooms to its rear. At the other end of the pool is a projection room. The changing rooms for this pool are situated at a lower level, below the bleachers, running along the length of each side of the pool. It is understood that there are service tunnels underneath the buildings.

- 2.2.5 To the rear (south) of the Small Pool, attached to it, is a two storey building (not accessed) with a possible water tower and chimney. This houses the plant room and boiler room on the ground floor.

### 3.0 PLANNING BACKGROUND

#### 3.1 Town and Country Planning Legislation and Procedures

- 3.1.1 As of March 2012, Government policies relating to planning are given in the National Planning Policy Framework (NPPF). Section 12 (paragraphs 126 – 141) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities '*should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*', recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*'.
- 3.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*'.
- 3.1.4 Although the NPPF replaces Planning Policy Statement 5, which dealt with the historic environment within the planning process, the Historic Environment Planning Practice Guide (issued March 2010) which accompanied that document, remains in force for the time being to assist in the interpretation of NPPF policies relating to the historic environment.

#### 3.2 London Plan 2011

- 3.2.1 The Regional Spatial Strategy for Greater London, the London Plan, includes a policy relating to the historic environment.

##### ***Policy 7.8 – Heritage Assets and Archaeology***

This policy seeks to preserve heritage assets and their settings, or, where preservation is not feasible, to ensure the assets are recorded, disseminated and archived.

#### 3.3 Redbridge Local Development Framework

- 3.3.1 The Redbridge Local Development Framework delivers the development strategy for the borough, supported by adopted Local Development Documents. The *Borough Wide Primary Policies* (adopted 2008) sets out the policies for determining development proposals. Policies relating to heritage assets include:

##### ***Policy E3 – Conservation of the Built Heritage***

*The Council will only grant planning permission for development proposals that conserve the historic environment of the Borough (as identified on the Proposals Map), specifically:*

- *Within Conservation Areas, development proposals must preserve or enhance the character or appearance of the area,*
- *For Statutory Listed Buildings, development proposals must preserve the building or its setting or any features of special architectural or historic interest it possesses*
- *Within Residential Precincts, development proposals must respect the intrinsic character of these areas*
- *For Locally Listed Buildings, development proposals must preserve the building or its setting or any features of value it possesses*
- *Within Historic Parks and Gardens, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas.*

*Development likely to prejudice these aims will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Council.*

*The Council will encourage the reuse of vacant or underused listed buildings or buildings*

#### ***Policy E4 – Archaeological Remains***

*Applications for development involving significant groundwork within the Archaeological Priority Zones (as identified on the Proposals Map) will only be granted if accompanied by an archaeological evaluation that proposes effective mitigation measures that protect the zones from adverse development.*

*Justification: To reflect Strategic Policy 2 (Green Environment), guidance contained in PPG16 (Archaeology and Planning) and the London Plan there is a presumption against development that would damage archaeological resources depending on their importance. Where development is allowed and preservation in situ is not feasible, the Council will require that adequate arrangements for a full investigation, including excavation and recording, are agreed prior to development taking place.*

## 4.0 GEOLOGY

### 4.1 Geological Background

- 4.1.1 The underlying geology of the proposed development site is mapped by the British Geological Survey (BGS) as being the Ilford Silts, a brickearth deposit which in this general area rests on the boundary between Taplow (Mucking) Gravels and Hackney (Corbets Tey/ Lynch Hill) Gravels, river terrace gravels associated with the river Thames. The solid geology of the site is mapped as London Clay.
- 4.1.2 The proposed development site lies on the river terrace deposits of the Thames. Prior to the Anglian glaciation (MIS 12- 480,000-425,000 BP), the Thames ran significantly to the north, draining through the Vale of St Albans, through East Anglia to the sea at Clacton. Over the next approximately 420,000 years, the Thames Terrace sequence was created through successive phases of downcutting and gravel deposition. Each terrace contains a sedimentary sequence with cold-climate between which, temperate climate (often fossiliferous) gravels occur (Bridgland 1994; Bridgland 2000). They contain discrete biostratigraphically diagnostic mammalian faunal assemblages, with complimentary evidence from molluscan fauna and Palaeolithic archaeology (Bridgland *et al.* 2003).
- 4.1.3 Two of the Thames Terrace formations are noted in the Ilford area; the Taplow/Mucking formation (dated to MIS 6-8, c. 240,000 to 190,000BP) and the older Lynch Hill/Corbets Tey Formation (dating to MIS 8-10, c. 380,000 to 300,000BP), of which the Hackney Gravel is a downstream equivalent (MoLA 2007; Pope 2007). The Mucking formation relates to cold stages at MIS 8 and 6 and the intervening interglacial (warm) stage at MIS 7 (c. 240,000 BP), known as the Aveley Interglacial (MoLA 2007; Pope 2007). Faunal remains recovered from the interglacial deposits of this period, in particular at Aveley, c. 15km to the east of the site, include elephant skeletons and other vertebrate remains as well as molluscs and ostracods (e.g. Schreve 2002). The older Lynch Hill/Corbets Tey formation, relates to cold stages at MIS 8 and 10 and an intervening warm stage at MIS 9 (c.340,000 BP), known as the Purfleet Interglacial. Material recovered during gravel extraction in the Purfleet area, for example at Botany Pit, includes large mammalian and small vertebrate remains, molluscs, ostracods and pollen (e.g. Schreve 2002).
- 4.1.5 The Ilford Silts, shown as covering the terrace gravels in the proposed development area, could correlate with fine grained interglacial deposits of MIS 7 or relate to the last glacial complex as cold climate wind-blown and slope deposits of c. 20,000-12,000BP (e.g. MOLA 2007, Allen 1999). An tripartite model for the quaternary sequence in Ilford has been suggested (e.g. Gibbard 1994) comprising (top to bottom):
- Brickearth - 20,000-12,000BP, associated with a west flowing tributary of the Roding
  - Ilford Sands and Silts – 240,000-190,000BP

- Terrace gravels

4.1.6 The geological deposits in the Ilford area are known to contain fossil remains. The 19<sup>th</sup> century saw large scale brickearth extraction in the area, during which fossils were recovered, Uphall Pit and Cauliflower Pit being particularly well known. Specimens from the area include mammoth, straight-tusked elephant, woolly rhinoceros, lion, brown bear, horse, bison, ox and giant deer (e.g. [www.barkinghistory.co.uk](http://www.barkinghistory.co.uk)). Most notable was the 'Ilford Mammoth' excavated by Sir Antonio Brady in 1863 (1811-81). This mammoth skull with tusks was eventually donated to the Natural History Museum, along with the remains of more than a 100 mammoths, 77 rhinoceros, and lion, brown bear, elephant and great deer bones. The closest of the recorded finds to the proposed development area is the collections from the Cauliflower Pit, situated to the north of the railway line. The dates of the fossiliferous material are debated due to Ilford's location at the junction of the two terraces described above; it is now thought that the Uphall material is from the Taplow/Mucking formation and those to the north of the town from the Lynch Hill/Corbets Tey formation (e.g. Pope 2007; BGS Digimap 2006).

## 4.2 Site Geology

4.2.1 Environment Agency mapping shows the proposed development site situated within a backfilled brickpit and Local Authority Landfill. Geotechnical investigations on the site (MLM 2012) identified a considerable thickness of 'Made Ground' across the site (**Unit 1**); of six boreholes/windowless samples (referred to hereafter as boreholes) four contained 'Made Ground' of greater than 1m in thickness reaching a maximum depth of greater than 1.9m at the south-east corner of the site. This material typically comprised sand and gravel with brick, ash, metal, glass, slate, clinker, concrete and asphalt; typical of demolition materials. The base of this unit was not identified in one of the boreholes.

4.2.2 Underlying the 'Made Ground' the geotechnical investigations identified clays with variable silt and sand content, and localised gravel and calcareous nodules (**Unit 2**). At its thinnest this deposit was 3.4m thick and, in the western swimming pool, was 7.4m thick. The base of this unit was not encountered in four of the boreholes.

4.2.3 A sand/gravel unit was identified below **Unit 2** in two boreholes; this comprised a medium dense silty sand, **Unit 3a**, 1.8m-2.6m thick, and sands and gravels **Unit 3b**. Blowing sands were encountered in the western swimming pool between 6.5m and 8.3m below the present surface level.

4.2.4 The geological mapping, coupled with the results of geotechnical investigations on the site and at the nearby Crittlefields Sports Fields (now the Isaac Newton Academy) would suggest that the general geological sequence (top to bottom) comprises:

**Unit 1:** Made Ground (Modern)

**Unit 2:** Clays, Silty Clays and Sandy Clays (Brickearth). Interpreted as being the Ilford Silt (Pleistocene date)

**Unit 3a** Silty sands. These may be the sandy lower part of the brickearth (Ilford Silt) or fine grained deposits associated with the underlying gravel formations

**Unit 3b** Taplow (Mucking) Gravels or Hackney (Corbets Tey/Lynch Hill) Gravels

- 4.2.5 Overall it is considered that the proposed development site is likely to contain geological strata that are of Pleistocene date associated with either the Aveley or Purfleet interglacials, both of which have produced significant faunal assemblages in the past both in the general vicinity of the site and in the wider region.

## **5.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **5.1 Introduction**

5.1.1 The Historic Environment Record maintained by the Greater London Archaeological Advisory Service (GLAAS) was consulted. References to this are prefixed by GLHER. Listed building data was acquired from English Heritage and the London Borough of Havering. Details were taken of all the heritage assets (archaeological sites and listed buildings) within the defined study area. The identified sites are summarised in the text, tabulated in Appendix 1 and shown plotted on Figure 1.

### **5.2 Nationally and Locally Designated Heritage Assets**

5.2.1 Heritage assets comprise a site, building, place area or landscape of heritage interest. Such assets can be nationally designated, by legislation or locally listed by the local planning authority. Designated heritage assets are of a higher degree of status and significance, some of which enjoy a certain degree of legal protection from development. Nationally designated assets include Scheduled Monuments (SMs), Listed Buildings, Historic Parks and Gardens and Registered Battlefields. These designations and others such as Conservation Areas and Archaeological Priority Zones are typically detailed in Unitary Development Plans, District Council Local Plans and County Council Plans with appropriate planning policies pertaining to each category.

#### *5.2.2 Nationally Designated Assets*

There are no nationally designated assets within the proposed development itself or within the wider study area.

#### *5.2.3 Archaeological Priority Zones*

The site lies partially within an Archaeological Priority Zone, as defined in the Redbridge Local Development Framework and identified on the relevant proposals map. This Archaeological Priority Zone runs along the High Road from Chadwell Heath to Ilford and includes a zone to the north and south of the road, forming a corridor c. 150m wide. This is the route of the London to Colchester Roman Road. This main road delineates the northern boundary of the proposed development site.

#### *5.2.4 Built Heritage Assets of Local Historical and/or Architectural Interest*

Four non-statutory Buildings (or groups of Buildings) that are identified in the Redbridge Local Development Framework as being Locally Listed Buildings are recorded within the study area (Fig. 1):

- (1) Seven Kings Station
- (2) The Cauliflower Public House
- (3) The Church of St Mary
- (4) County Court Building

### 5.2.5 Conservation Areas

The closest Conservation Area is the Mayfield Conservation Area, an extensive bungalow estate laid out in the 1920s and '30s. This is located approximately 750m to the south-west of the proposed development site.

## 5.3 Archaeological Periods Represented

5.3.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.5000 BC)

Prehistoric: Neolithic (c. 5000 BC - c.2300 BC)

Prehistoric: Bronze Age (c. 2300 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Anglo-Saxon (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

For the purposes of this assessment the study area is defined as a buffer of 500m radius surrounding the site. GLHER references, where relevant, are shown on Fig. 1.

## 5.4 Prehistoric

5.4.1 The proposed development area is located in an area where Pleistocene deposits form the underlying geology (see 4.0 above). The Pleistocene epoch is broadly the same as the Palaeolithic archaeological period, which covers the time from the initial colonisation of Britain, currently identified as being c.800,000 years ago (<http://www.nhm.ac.uk/nature-online/life/human-origins/human-occupation-britain/>) and the end of the last ice age, c.10,000BP. When climatic conditions were suitable early hominids were periodically present in Britain and the Palaeolithic period saw the gradual evolution of an Archaic hominid lineage from the first colonisers of Britain (*Homo heidelbergensis*) into Neanderthals (*Homo neanderthalensis*) during the period of almost 500,000 years up to the middle of the last glaciation (c. 35,000 BP) subsequently replaced by anatomically modern humans (*Homo sapiens sapiens*), (ECC KCC 1999). The primary archaeological evidence for this period comprises flint tools and waste flakes which are characterised by type (e.g. Acheulian) which, supported by other research, has enabled three broad chronological stages to be identified; the Lower, Middle and Upper Palaeolithic. The fluvial terrace deposits can contain Palaeolithic artefacts and, although not necessarily undisturbed, these deposits do represent a (relatively) restricted period and spatial region. Reworked artefacts within these deposits therefore contribute to the understanding of



behaviour and cultural change through the Palaeolithic (Wenban-Smith 2004b, 36).

5.4.2 The Greater London HER records two finds of Palaeolithic date within the study area:

- MLO103009: *A Palaeolithic handaxe and a flint flake were found in Wanstead Pit Great Ilford Cemetery.*

The location from which these finds were recovered is ambiguous. The cemetery at Buckingham Road (to the west of the site) used to be Great Ilford Cemetery which would suggest they were provenance nearby but the reference to Wanstead Pit would suggest a location to the northwest of the site in the Wanstead area.

- MLO6747: *Unspecified works in Seven Kings revealed a handaxe now in the British Museum*

The provenance of this handaxe is unclear but the reference to Seven Kings would place it to the west of the site.

MLO25986: *Gravel extraction in the Ilford area in the 19<sup>th</sup> century revealed a large number of Palaeolithic flint work including handaxes, Levallois flakes and a pick*

These finds can only be provenanced to the Ilford area in general but are indicative of the general background of Palaeolithic remains.

5.4.3 In addition to the GLHER entries English Heritage Pastscape also records the following:

- Monument No. 1142143: *Six Lower Palaeolithic handaxes and six Levallois flakes were found in the general area around Seven Kings, including some artefacts from pits to the north of the station.*

The Lower Palaeolithic dates to c. 500,000-250,000BP and the Levallois flints are broadly assigned to the Middle Palaeolithic (250,000-35,000BP). Location not illustrated

5.4.5 Later prehistoric periods, that is the Mesolithic, Neolithic, Bronze Age and Iron Age are poorly represented in the archaeological record of the study area. Remains of these periods are limited to Mesolithic and Neolithic flints (GLHER MLO25907, MLO 25908 – not illustrated) and a Bronze Age arrowhead (GLHER MLO 10205- not illustrated) which could only be provenanced to the Ilford area in general.

## 5.5 Roman

5.5.1 The importance of London in the Roman period is well-known. The establishment of an early trading centre around the Thames bridgehead, and its later importance as the administrative centre of initially the province, and later the diocese, of Britain, has produced a rich corpus of archaeological data from within the central London area (the City and Southwark). However, the environs are less well known, and would seem to

confound the pattern found at other Roman towns in the province where the main settlement had a densely occupied zone (or *territorium*) around it. These *territoria* were intensively exploited to supply the towns with food and other essential commodities, and were often the location of country estates (villas) for the urban elite. The area around London seems to have been significantly less densely settled, although this may partly reflect the relative paucity of fieldwork in the outskirts of the modern urban area (Perring & Brigham 2000).

5.5.2 The study area lies within an Archaeological Priority Area relating to a Roman Road, which once ran the course of what is now the High Road (A1118). Following the conquest the Romans constructed a network of roads within the London Basin, converging on the Thames crossing, and linking the city with its hinterland and the outlying Provinces. The present thoroughfare, the A1118 (High Road), which joined Aldgate with Colchester was an arterial Roman route, passing through Ilford, Seven Kings and Chadwell Heath. A second major highway is also known to have passed through Ilford, to the west of the Study area, linking London with Great Dunmow in Essex.

5.5.3 The Greater London HER records no Roman sites within the study area.

## 5.6 Anglo-Saxon

5.6.1 The early Saxon period saw central London largely abandoned. Instead, a number of small settlements grew up around the periphery, with particular emphasis along the Thames and its tributaries. The landscape would have been primarily rural, with a scattered settlement pattern. A Middle Saxon settlement is recorded in Barking a few kilometres to the south of the study area. Barking Abbey, located to the south of the study area, was founded in c.666 by Erkenwald, and at the time Ilford fell into the huge and wealthy Saxon Manor of Barking, which also included Barking and Dagenham.

5.6.2 The Greater London HER records no Anglo-Saxon sites within the study area.

## 5.7 Medieval

5.7.1 Medieval *Ilfort* was a small hamlet to the north of Barking, located on the River Roding, formerly 'the hile'. Its name is thought to derive from a 'ford' or 'crossing' point over the adjacent watercourse. At this time Ilford was situated in the Hundred of Becontree, which formed part of The Manor of Barking; one of the most densely inhabited Manors in Essex at the time of Domesday, with 250 inhabitants and 30 hides of land (Curtis, 2004). The only medieval building still standing in the town itself is the Ilford Hospital Chapel, located on Ilford Hill. This hospital was originally founded by Adelicia de Burgh, the Abbess of Barking, in 1145 AD, and at the time catered for up to 13 elderly and infirm men, who resided at the hospital (Curtis, 2004). Figure 3 shows the location of all the Ilford estates in the Manor of Barking. It is likely that during this period, the study area largely

comprised agricultural land, although Hainault Forest a short distance to the north, combined with both Epping, and Waltham forest, to form part of the extensive Royal forest which once covered most of Essex during the medieval period.

5.7.2 There are two Greater London HER record relating to the medieval period within the study area:

- MLO12475 Medieval settlement is identified as possibly having been once located in the Seven Kings area. In 1285 the area is referred to as Sevynkynggs, and in 1456 as Sevyn Kynges; both forms potentially derived from Seofecingas, or the settlement of the people of Seofeca
- MLO 7139 The name Crikelwode, first mentioned in 1291, probably means barrow hill, from the British *cruc* - barrow.

## **5.8 Post-medieval and Modern**

### ***The 17<sup>th</sup> to 19<sup>th</sup> Centuries***

5.8.1 By 1653 the village of Ilford was made up of around 50 houses, generally to the north and east of The Broadway, to the west of the proposed development site. The village expanded through the subsequent centuries, largely due to the development of the hospital estate (e.g. VCH 1966). In the late 18<sup>th</sup> century the Gascoyne family, who held the hospital estate, began to grant building leases on hospital plots. In 1771 Mark Gibbard took the lease on the whole estate and was authorised to have a brickfield at Spittal Field. The early part of the 19<sup>th</sup> century saw a gradual growth in the population, with the area remaining largely rural in character. The shift towards urban growth began in the mid-18<sup>th</sup> century as areas of land were brought up for development, although this proceeded slowly until the later part of that century when the population expanded rapidly from 10,913 in 1881 to 78,188 by 1911. The principal developer of the period was Cameron Corbett who operated on a large scale and stimulated growth by refurbishing Ilford Station and building new ones at Seven Kings and Goodmayes (VCH 1966).

5.8.2 The brickmaking industry in the area began in the 18<sup>th</sup> century and saw expansion through the 19<sup>th</sup> century with brickfields at Uphall (to the north of the site) and at the Cauliflower Brickworks, immediately to the north of the site. A Henry Clark is known to have operated a brickfield to the south of the High Road until 1906 and this is thought to have been the backfilled brick-pit recorded on the proposed development site by the Environment Agency and the BGS (section 4.0 above).

5.8.3 To the west of the proposed development site lies the Buckingham Road / High Road cemetery, now the Ilford cemetery and the Church of St Mary. The latter was built in 1831 in the Gothic style. The Ilford Burial Board, established in 1880, laid out the cemetery to the rear of the church in 1881

(GLHER MLO 103915). South Park, a public park to the south of the proposed development site was established in 1899.

5.8.4 The Greater London HER lists post-medieval entries within the study area:

- MLO72808 Site of landfill taken from British Geological Survey data supplied to the Environment Agency. It is not known whether this site was made or worked land, and the date of infill is unknown, although all are of 19th/20th century date.
- MLO63588 19th century-20th dumped deposits were observed to a depth of 1.4m during evaluation
- MLO63589 The remains of walls were observed to a depth of 1.4m
- MLO103915 Ilford Cemetery
- MLO104236 South Park
- MLO 543-549 High Road. 1930s car showroom and petrol station, now an electrical goods outlet

### ***The 20<sup>th</sup> Century***

5.8.5 The 20<sup>th</sup> century saw the further expansion of Ilford, as outlined in 4.8.1 (above) with consequent pressures on public services. By 1930 the population of the borough stood at around 113,000. The public baths for the borough were opened at Roden Street in 1894 and had a single pool and six slipper baths, which proved inadequate for the growing population. In 1914 a piece of land to the south of the High Road was purchased from A. Cameron Corbett (Lord Rowallan) and Robert Stroud for £1458 (The Recorder, 30 January 1931) and a design for the baths prepared by the Borough Engineer and Surveyor, Herbert Shaw (ibid.). However no further works were carried out until the late 1920s/early 1930s.

5.8.6 Work on the new baths began in 1929, a local 1928 Ministry of Health enquiry having taken place (ibid). The then Borough Engineer and Surveyor, L.R. Reynolds, adopted Shaw's designs, hence the baths design being Edwardian in character. The baths were built by A.E. Russell Ltd of Walthamstow, and a number of pictures of them under construction were included in a souvenir brochure when the baths opened on 24 January 1924.

5.8.7 The souvenir brochures commemorating the opening of the baths and the accompanying article published in The Recorder on 30 January 1931 give a good description of the original baths. Copies of these are held at Redbridge Central Library. The following summarizes the main elements of the baths

#### ***5.8.8 The 1<sup>st</sup> and 2<sup>nd</sup> Class Pools***

The 1<sup>st</sup> class pool is the larger of the two, being 100ft by 35ft (Plates 3 and 4). It was housed in a large hall and was specifically designed to enable other activities to be carried out during the winter such as whist drives, concerts, 'cinematograph' shows, dances and meetings. In later years

boxing events were also held. In order to provide these facilities the pool would be drained and a maple floor placed over it. The stage was provided at the south end of the pool and was blocked up in 1990. Seating was provided for 700 people on bleachers supported by a steelwork frame. This was replaced by the current structure in 1988 following the identification of corrosion. A further 900 people could be provided on the floor. Changing areas comprised 66 permanent and 44 collapsible changing boxes, the former presumably located below the bleachers. The 2<sup>nd</sup> class pool was 75ft by 25ft and had 62 changing boxes.

5.8.9 Both pools were equipped with diving boards, foot douches, spray baths (presumably this refers to showers) and cloakrooms. They were also marked out for water polo. Adult swimming charges in 1932 were 6d for the 1<sup>st</sup> class baths and 4d for the 2<sup>nd</sup>.

#### 5.8.10 *Slipper Baths*

Ten slipper baths were provided, five for men and five for women. These were of white glazed fired clay baths. At the time of construction much of the housing in the area probably had to rely on tin baths and outside toilets. Indeed in 1962 a newspaper report notes that there was a debate as to whether to install three new baths as, at that time, grants were being provided to install baths in houses.

#### 5.8.11 *Vapour Baths*

The Vapour baths were on the ground and first floor in the central area between the pools. From the entrance stairs led to the dressing area, cloakrooms and lavatories. Stairs then led down to the vapour baths which included a plunge pool, showers, a douche, and hand-basins.

#### 5.8.12 *Other Rooms*

In addition to those rooms described above there were two steam rooms, a shampooing room, a rest room, superintendent's office, committee room, pay office and kitchen. A Laundry was situated over the boiler house and cleaned the towel sand linen provided to the bathers. The plant rooms and the boiler room were provided with up to date machinery details of which can be found in The Recorder article.

#### 5.8.13 *The Frontage*

The existing frontage block dates to 1959/1960 and masks the historic frontage to the baths (Plate 2)

5.8.14 To the rear of the public baths the Cricklefield sports ground was established at some point between 1921 and 1938. This would suggest that the former brickfield had been at least partly infilled between 1906 and 1921.

5.8.15 Reference to historic mapping show few changes to the immediate vicinity of the site between the mid 20<sup>th</sup> century and recent years when the Isaac Newton Academy was established to the south of the site.

## **5.9 Archaeological Investigations**

- 5.9.1 The GLHER records six archaeological investigations which have been undertaken within the study area, the most recent being a geoarchaeological evaluation undertaken in 2011 in advance of the construction of the Isaac Newton Academy. This involved the excavation of test pits across the site. Up to 6m of made ground was identified in these test pits. The underlying natural gravels were identified at 4.9m and 6m (GLHER ELO 11583). The results of this work would suggest that there had been extensive brickearth extraction in this area which had resulted in the removal of all fine grained deposits overlying the terrace gravels.
- 5.9.2 Evaluations have been undertaken at 461 High Road (GLHER ELO 6523) and 561a High Road (GLHER ELO 11580). No archaeological remains were encountered at the former and in the case of the latter only post-medieval and modern artefacts were recovered which suggested that the site had been subject to modern disturbance.
- 5.9.3 The remaining archaeological interventions comprise a desk based assessment of 567 High Road (GLHER ELO11584) and technical studies and desk-based assessment at Vicarage Lane (GLHER ELO10383 and ELO940).

## **6.0 CARTOGRAPHIC EVIDENCE**

- 6.1 The earliest map consulted was a county map drawn up Hans Woutneel in 1604. Whilst this map is lacking in closely scaled detail, it does serve to show the general location of Ilford at the time; within the Hundred of Becontree on the east bank on the River Roding. Little Ilford is shown across the river, to the west, with Barking to the south. The designated symbol for Ilford would seem to suggest a small village or Hamlet, whereas Barking appears to have been a larger village or town. The study areas lies a little to the east of Ilford village, and most probably comprised arable fields at this time.
- 6.2 The county map, produced by Ogilby and Morgan in 1678 has limited detail, however Ilford is clearly marked. In general this map seems to suggest that the area around Ilford is slightly more populated than earlier in the century, although this may equally reflect the accuracy and detail included by the map makers themselves. The study area is still seemingly located within a rural setting, to the east of the village.
- 6.3 The 1847 Tithe Map for the Parish of Barking (Fig 3) is the earliest map to show the detail of the proposed development area. It lies within plots 1262, which runs along the road frontage) and 1263, named as Slipe, and Six acres respectively. There is little change in the area by the 1870s (Fig 4, Ordnance Survey 1<sup>st</sup> Edition 6" map), the only differences within the site being the loss of the boundary between the Slipe and Six Acres.
- 6.4 By 1898 the proposed development site lies within a single field, marked as a brickfield (Fig 5). Neither the 6" or 25" inch maps of the area clearly delineate the extents of excavation in the brickfield. No brickworks structures are marked, such as kilns. This could suggest that more temporary works, such as brick clamps, were used on the site or that manufacture took place elsewhere.
- 6.5 By 1919 there had been little change on the site or in its immediate vicinity, the site still lying within a single field. The only feature within this is a small smithy, situated in an isolated position. Comparison with modern mapping would suggest it lies towards the rear of the swimming pool buildings.
- 6.6 The 1938 -1939 (Fig. 6) mapping is the earliest to show the 'Baths' on the site. To the south the cemetery has been extended into the brickfields site and the Cricklefields Recreation Ground established. In the case of the latter hachures clearly indicate landscaping in the area, with the running track being situated on a lower level and a raised platform being situated to its east.
- 6.7 Modern mapping show the running track and the new Isaac Newton Academy in the area to the south of the proposed development. There has been limited change within the development area itself.

## **7.0 WALKOVER SURVEY**

- 7.1 A walkover of the site was undertaken by the author on 1st July 2013. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and also to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid, within the parameters of the project, and was not intended as a detailed survey.
- 7.2 The site is, as discussed above, of an entirely modern configuration (e.g. Fig 2). No additional historic landscape or archaeological features were noted during the site visit.
- 7.3 A rapid assessment of the potential impact on the settings of the locally listed buildings was carried out. The site is in a position on the High Street and is overlooked by the locally Listed Cauliflower Public House. Beyond this the density of building means that there is limited intervisibility between the site and St Marys Church.



## 8.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

8.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that the site has some archaeological potential.

### 8.2 Prehistoric

8.2.1 The site lies on the Thames Terraces and brickearth deposits which are of Pleistocene date. Works elsewhere in the area have demonstrated that they contain significant faunal remains. In addition, references in the GLHER indicate that Palaeolithic remains have been found in the locality, suggesting that the deposits may also contain Palaeolithic artefacts. The preliminary assessment of the available geotechnical logs suggests that there is a lesser depth of made ground in this area of the site as compared to the Isaac Newton Academy site, where evaluation work established that the brickearth had been completely removed. At the site, the made ground is recorded as being 0.3m to 1.9m thick suggesting that Pleistocene deposits may survive below this level. The potential for Pleistocene deposits to be present is considered to be **Moderate**.

8.2.2 There is general paucity of references to later prehistoric remains within the study area in the GLHER although this in part could reflect the limited number of archaeological investigations that were undertaken prior to Ilford being developed. Archaeological remains relating to these periods are generally ephemeral and shallow and as such, given the degree of disturbance rising from brickearth extraction and swimming pool construction the potential for remains to be present is considered to be **Low**.

### 8.3 Romano-British

8.3.1 The site lies within an area of archaeological potential as it is located close to a Roman road. Roman roads were frequently accompanied by roadside settlements, and often reveal evidence for burials alongside them. However the site has been subject to considerable disturbance and as such it is considered that the potential for archaeological remains of this date to have survived within the proposed development area is **Low**.

### 8.4 Anglo-Saxon and Medieval

8.4.1 There is no evidence for Anglo-Saxon and Medieval settlement in the study area. It is likely that contemporary settlement was scattered in nature. The site has been subject to considerable disturbance and as such it is considered that the potential for archaeological remains of this date to have survived within the proposed development area is **Low**.

### 8.5 Post-Medieval

8.5.1 The historic mapping shows that, prior to the establishment of the brickfield between 1876 and 1898 the site lay within an agricultural area.

Archaeological remains associated with this period may include infilled or grubbed up field ditches which are considered to be of minor significance.

- 8.5.2 There is limited information about the brickfield itself, such as the full extent of the extraction and the site of any works. Reference to the geotechnical logs would suggest that extraction may have gone almost to the roadside, but that it may have shallowed in this direction. It is considered that remains of the brickfield are likely to be present within the site, in the form of the edge of the extraction area and there is some undetermined potential for the works to be present. The remains of the small smithy shown on historic mapping may also be present. The level of survival of any such remains is likely to have been adversely impacted by subsequent infilling.
- 8.5.3 The potential for archaeological remains of this date to have survived within the proposed development area is **Low to Moderate**.

## **8.6 Modern**

- 8.6.1 The modern period saw the establishment of the public baths on the site in 1931, buildings which are still standing at the present time. The standing buildings are currently largely inaccessible and in poor condition but are considered to be a heritage asset as they are of local interest, well documented, reflect the development of Ilford and are of unusual design. The multi-purpose 1<sup>st</sup> class pool is interesting, other Listed examples can be found at the Poplar Baths (LB NO. 1334939) and the Seymour Leisure Centre (LB No. 1264003).
- 8.6.2 The potential of the site for this period is considered to be **High**.

## **8.7 Summary of Potential**

- 8.7.1 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.
- 8.7.2 The potential for discovery of new sites has been revealed by a review of known archaeological sites in the immediate vicinity. The estimated potential for sites and/or findspots being located within the appraisal area can be summarised thus:

Palaeolithic: **Moderate**  
Later prehistoric: **Low**  
Romano-British: **Low**  
Anglo-Saxon: **Low**  
Medieval: **Low**  
Post-Medieval: **Low to Moderate**

Modern: **High**

8.7.3 To conclude, the site is considered to lie within an area of archaeological potential. The key heritage assets are the Pleistocene deposits and the extant swimming pool buildings.

## **9.0 EXISTING IMPACTS ON ARCHAEOLOGICAL POTENTIAL**

- 9.1 The main previous impacts on the site has been extraction of brickearth which is likely to have resulted in the removal of between 0.30m and 1.9m of deposits across much of the development area. This may have truncated some of the Pleistocene deposits across the development site but reference to the geotechnical logs would suggest that it is possible that some may survive. Any archaeological remains post-dating these deposits are likely to, at a minimum, have been damaged or disturbed and it is more likely that they will have been destroyed. Additional disturbance is likely to have arisen from the construction of the swimming baths which are known to have service tunnels and basement levels.

## **10.0 IMPACT OF PROPOSED DEVELOPMENT**

- 10.1 The proposed development comprises the construction of classrooms along the west of the site, a hall with roof playground on the north of the site and the remainder being recreation areas (Fig 7). Leadbitter have indicated that, given the unstable made ground that makes up the upper part of the geology of the site, piled foundations will be used with suspended slabs. The material arising from the demolition of the existing buildings will be crushed and used to infill the pools.
- 10.2 The likely impacts of any construction phase would be anticipated to include the demolition of the extant swimming pool building (which is of some heritage significance) and the excavations for piles and deeper areas of services or other ground reduction activities. This work may be more likely to affect any surviving Pleistocene deposits, although the piling is limited in scope when considered as a part of the site as a whole.
- 10.3 ***Setting Issues relating to designated sites***  
The site lies within an urban area of predominantly modern character, and is visible from the locally listed Cauliflower Public House. This is a non-statutory local designation but is expected to form a material consideration during the determination of the planning application. It is considered that the proposed development will have no impact on the heritage significance of the building.

## **11.0 PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK**

- 11.1 The assessment has outlined the archaeological potential of the site and examined the effects of existing, and as far as possible, proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. This section offers a suggested programme of further limited fieldwork which will provide this confirmation. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for, and scope of, any further archaeological work will be determined by the Local Planning Authority (London Borough of Havering) and their archaeological advisers (GLAAS).
- 11.2 The assessment has established that the existing building on the site is of some significance and that the proposals will result in its demolition. It is considered that a programme of historic building recording should be undertaken in order to ensure that the impact to heritage significance can be mitigated.
- 11.3 Pleistocene deposits which could contain Palaeolithic material may be present. Further work should be undertaken to better establish if these exist, and if so at what depth they are in order to better understand the likely impacts of the development proposals. It is recommended, in the first instance, that a suitably experienced geoarchaeologist should examine the available geotechnical information. It should be borne in mind that the site is thought to have been landfill in the past and as such there is some risk of it containing contaminants.
- 11.4 Given the extensive disturbance from brickearth extraction and subsequent building and the minimal surface disturbance arising from the development which is to be piled it is considered that archaeological trial trenching or monitoring would not be productive. At best, any post-Palaeolithic to medieval deposits are likely to be fragmentary and of little significance.

## **12.0 CONCLUSIONS**

- 12.1 Based on current evidence, the site is shown to have potential for containing deposits of Pleistocene date which may contain Palaeolithic material. The vast majority of the site has been significantly disturbed by brickearth extraction, thus the potential for remains of other periods to be present is considered to be low. The 1930s swimming pool on the site is considered to be of some significance and should be recorded prior to demolition.

### **13.0 ACKNOWLEDGMENTS**

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

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## **Appendix 1 - Summary of Archaeological Sites**

MLO103009	A Palaeolithic handaxe and a flint flake were found in Wanstead Pit Great Ilford Cemetery.
MLO6747	Unspecified works in Seven Kings revealed a handaxe now in the British Museum
MLO25986	Gravel extraction in the Ilford area in the 19 <sup>th</sup> century revealed a large number of Palaeolithic flint work including handaxes, Levallois flakes and a pick
ML025907	Mesolithic flints
MLO 25908	Neolithic flints
MLO10205	Bronze Age arrowhead
MLO12475	Medieval settlement is identified as possibly having been once located in the Seven Kings area.
MLO 7139	The name Crikelwode, first mentioned in 1291, probably means barrow hill, from the British cruc - barrow.
MLO72808	Site of landfill taken from British Geological Survey data supplied to the Environment Agency. It is not known whether this site was made or worked land, and the date of infill is unknown, although all are of 19th/20th century date.
MLO63588	19th century-20th dumped deposits were observed to a depth of 1.4m during evaluation
MLO63589	The remains of walls were observed to a depth of 1.4m
MLO103915	Ilford Cemetery
MLO104236	South Park
MLO 543-549	High Road. 1930s car showroom and petrol station, now and electrical goods outlet

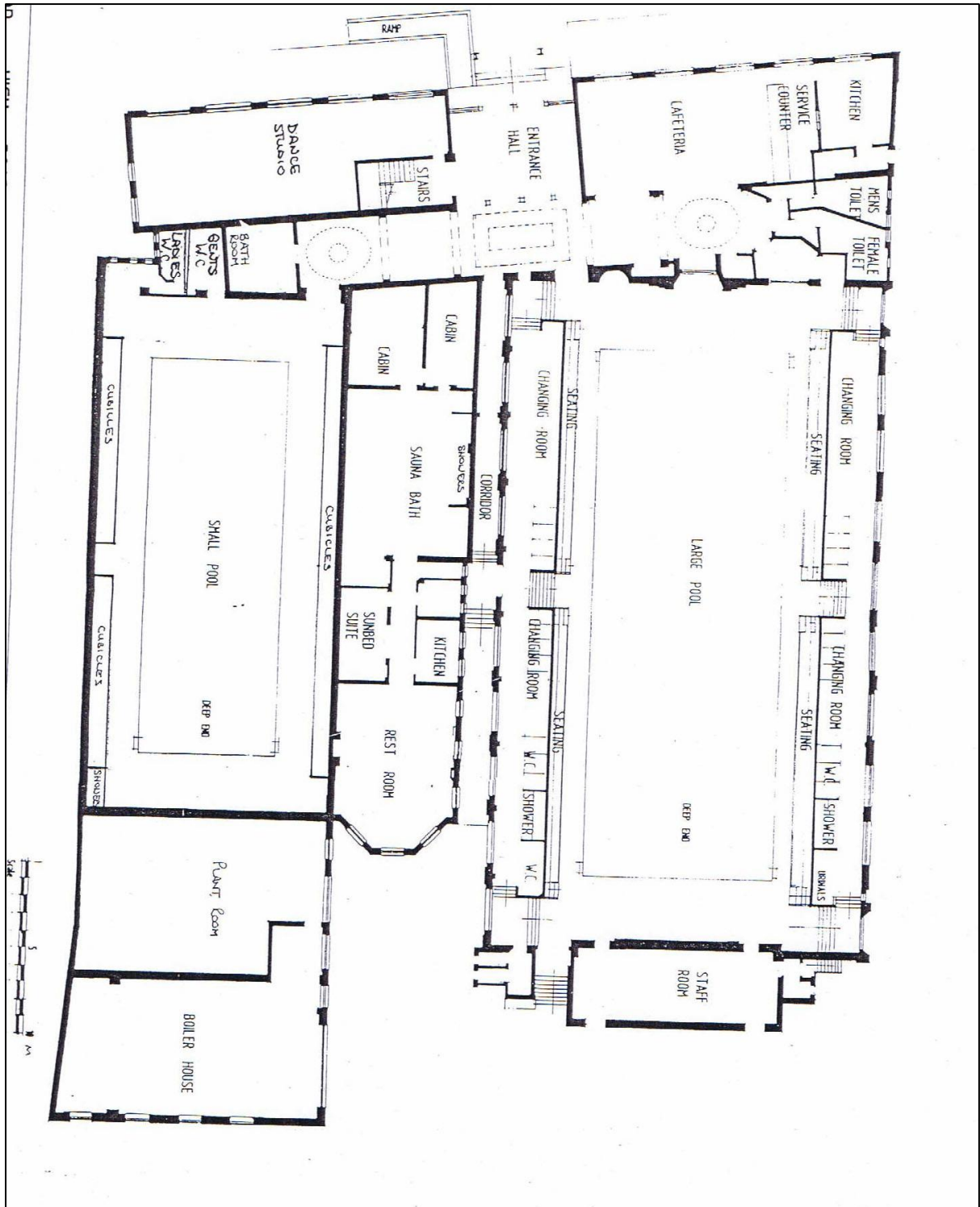
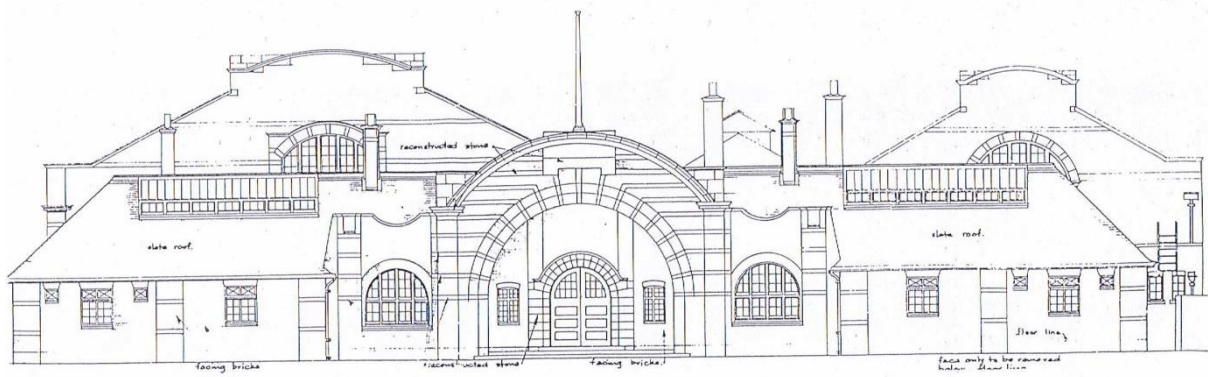
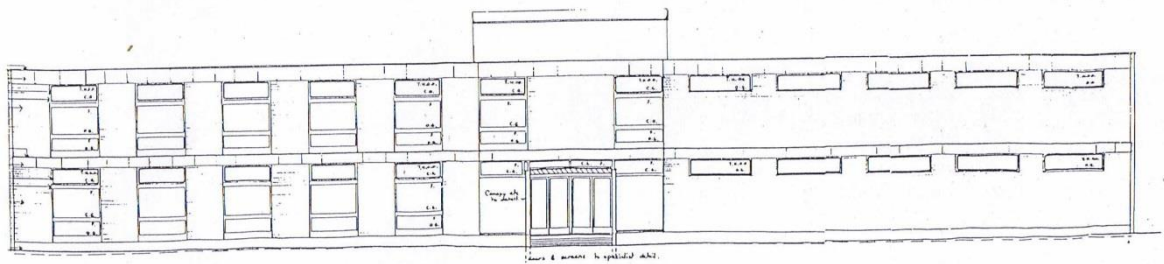


Plate 1 Plan of the pool (post 1988)

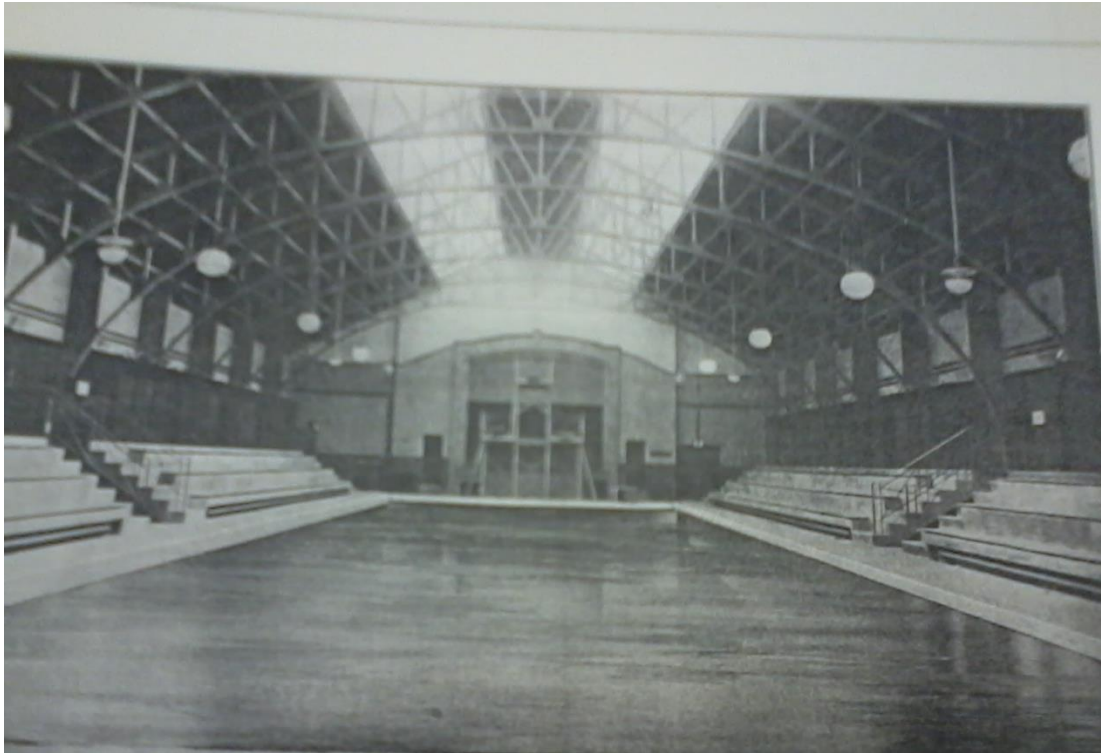


*Original elevation*



*1960 façade*

Plate 2 Elevations



*Filled with water*



*With the floor in place*

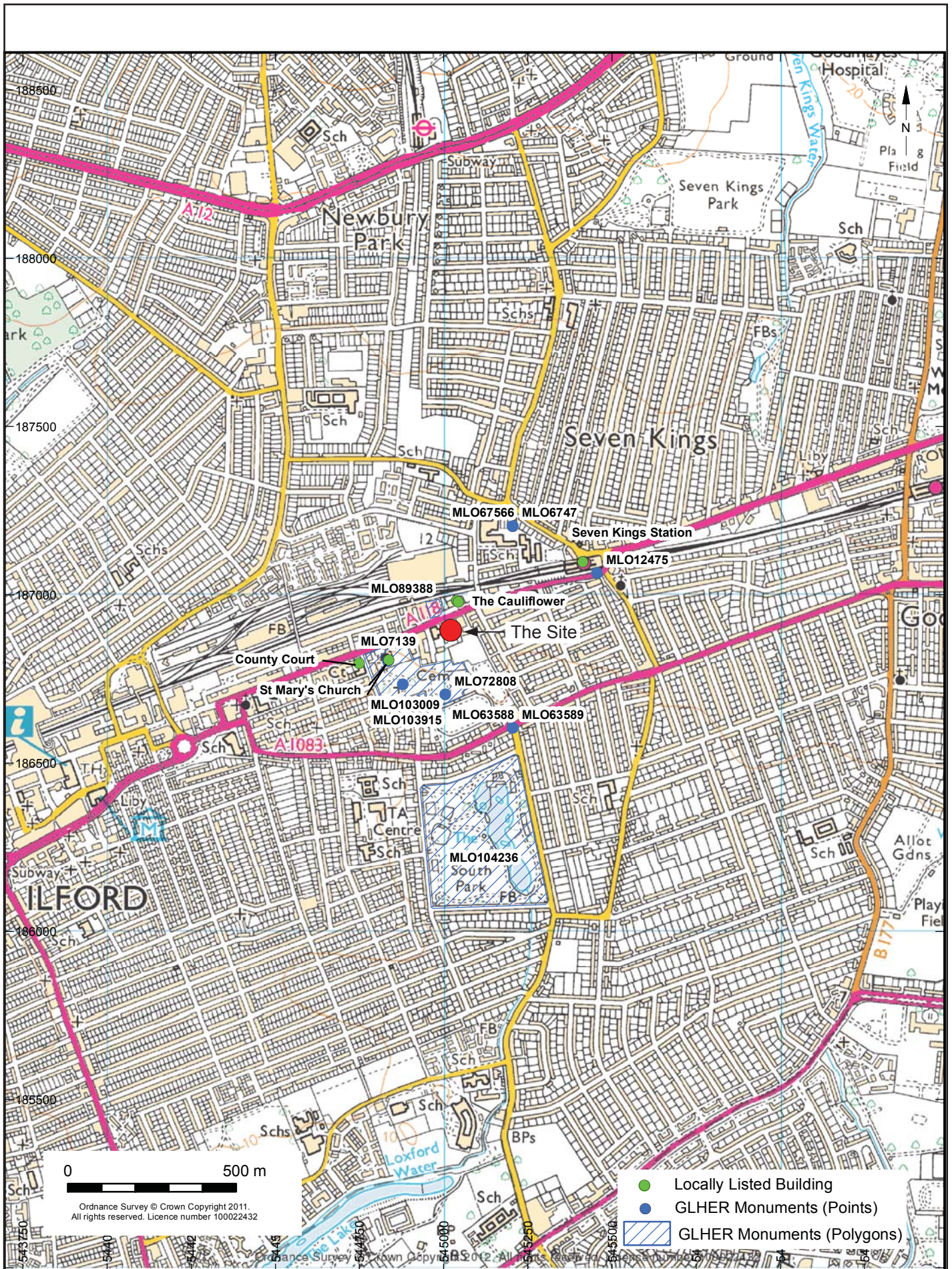
Plate 3 The 1<sup>st</sup> class pool when opened



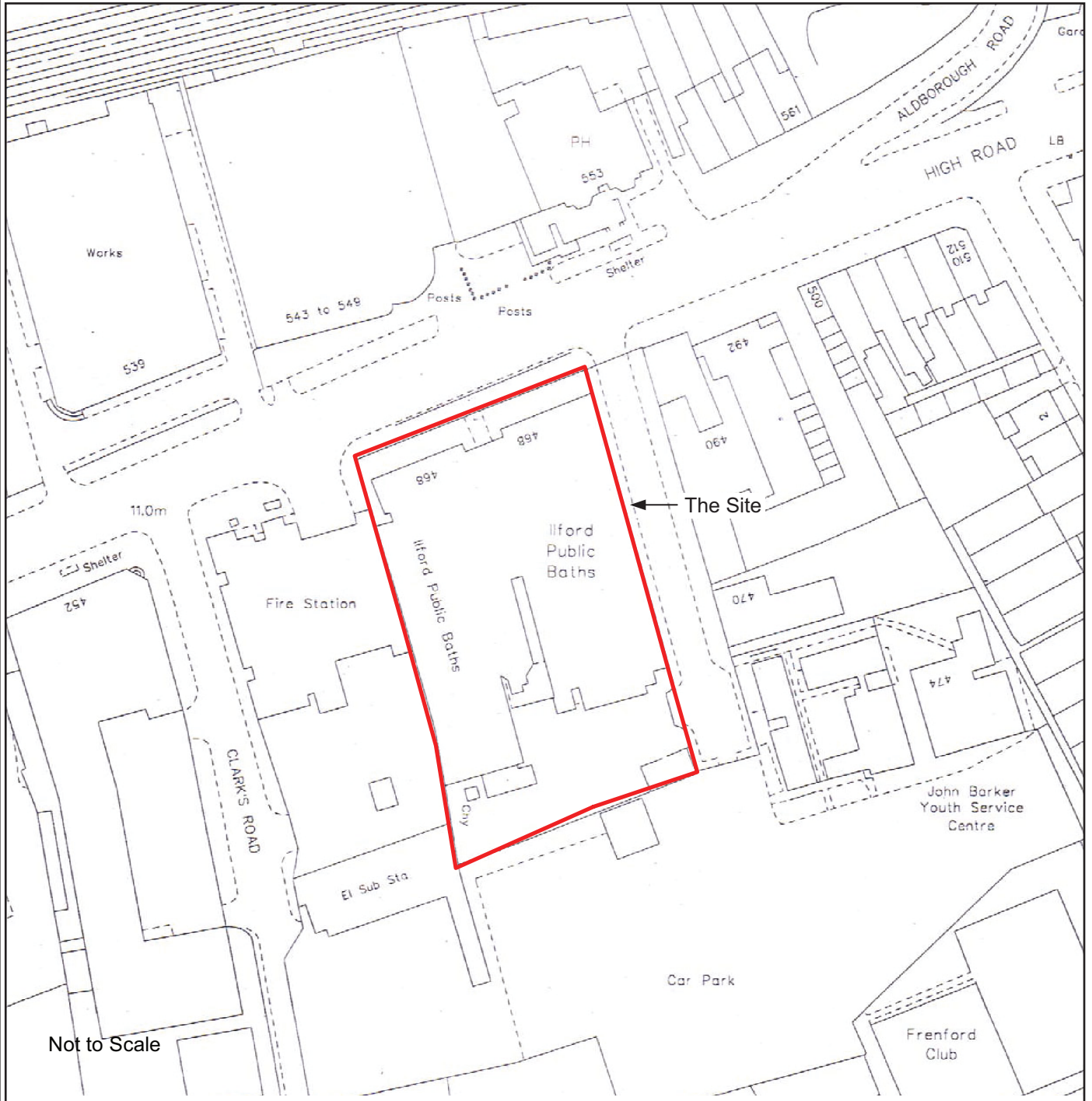
Plate 4 The 1<sup>st</sup> class pool, 2013



Plate 5 The pool frontage, 2013. The parapet of the 1930 entrance is visible above the 1960 facade



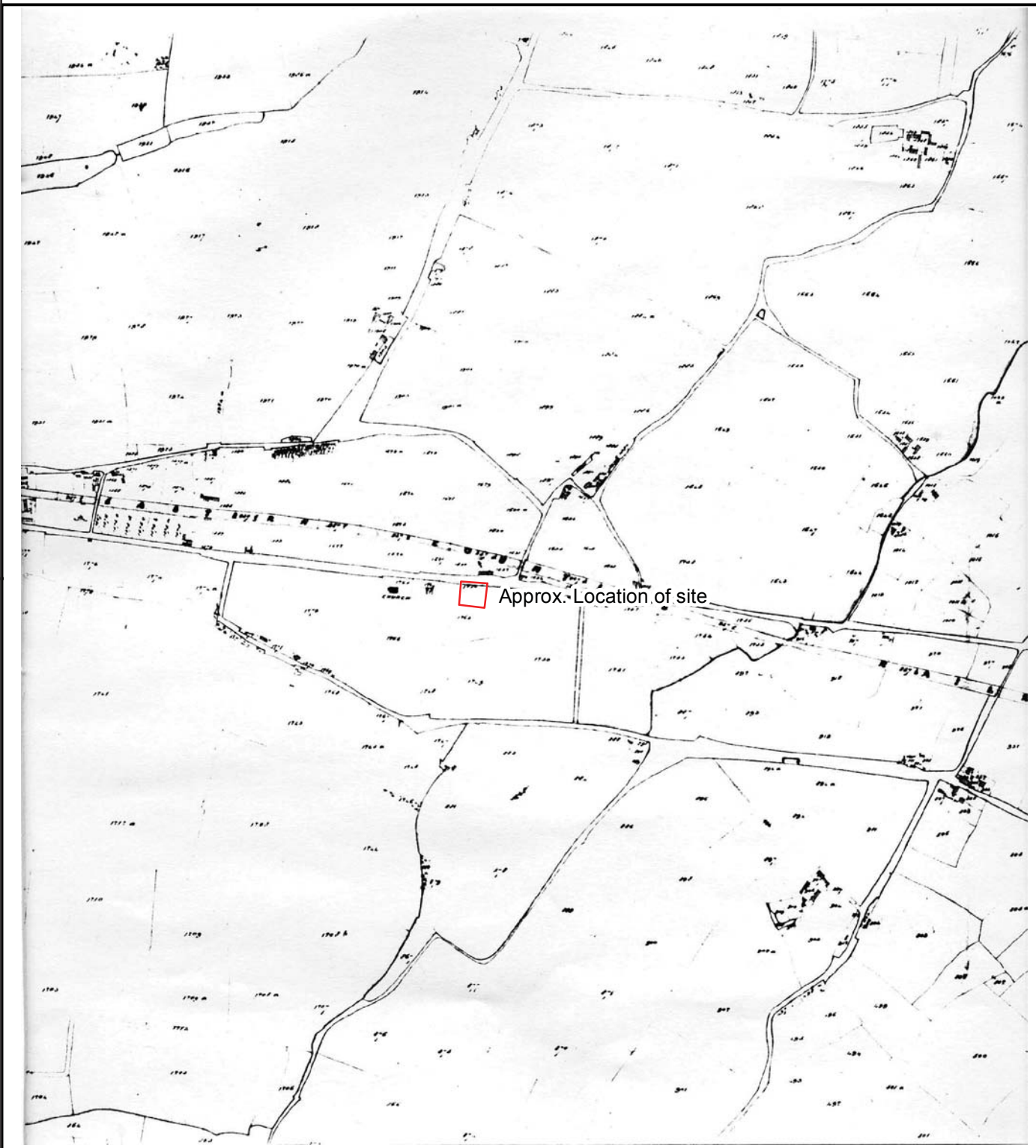
© Archaeology South-East		Former Swimming Pool Site, 468 High Street Ilford	Fig. 1
Project Ref: 6209	July 2013	Site location	
Report Ref: 2013161	Drawn by: RHC		



Not to Scale

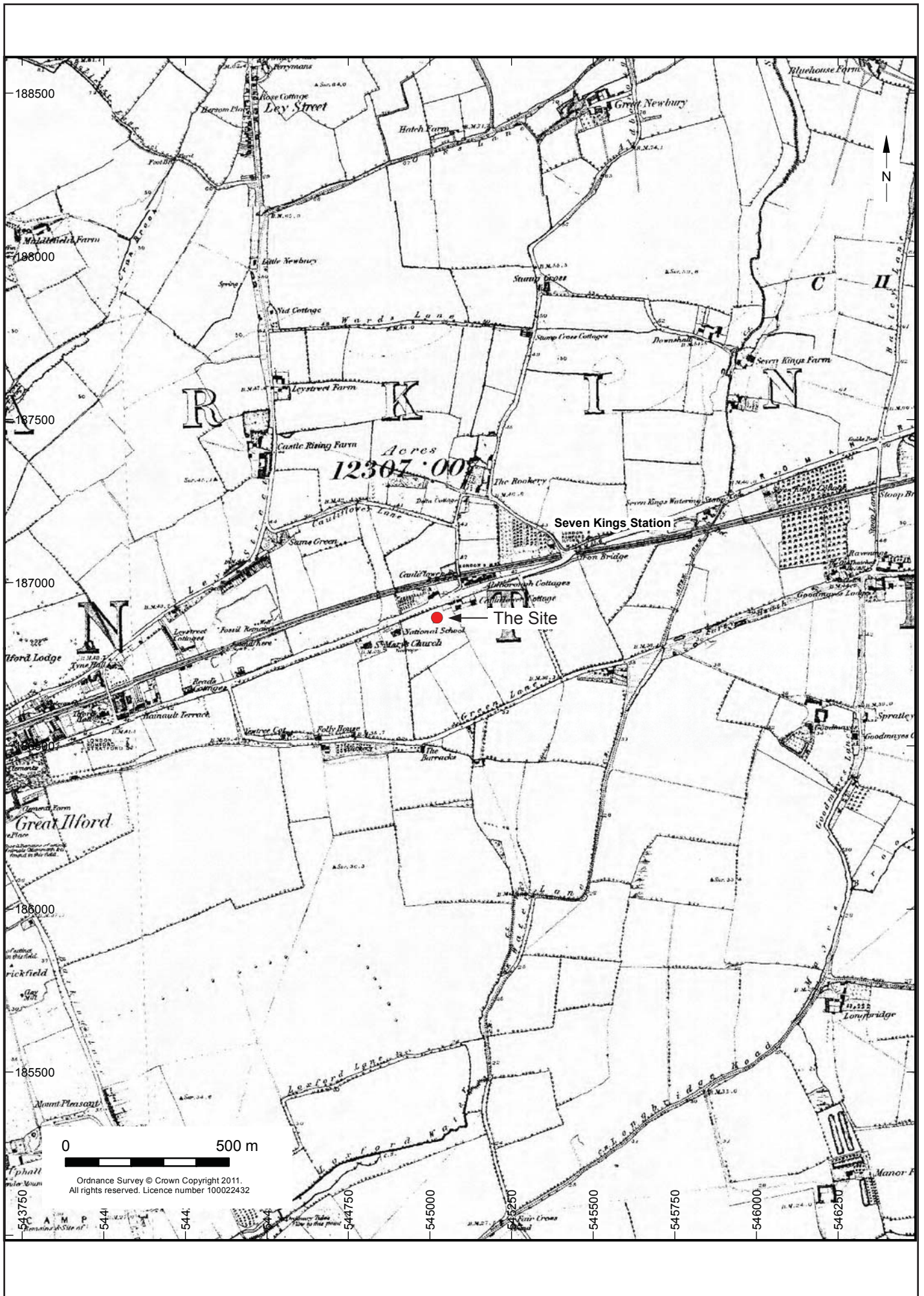
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© Archaeology South-East		Former Swimming Pool Site, 468 High Street, Ilford	Fig. 2
Project Ref: 6029	July 2013	Site location	
Report Ref: 2013161	Drawn by: RHC		

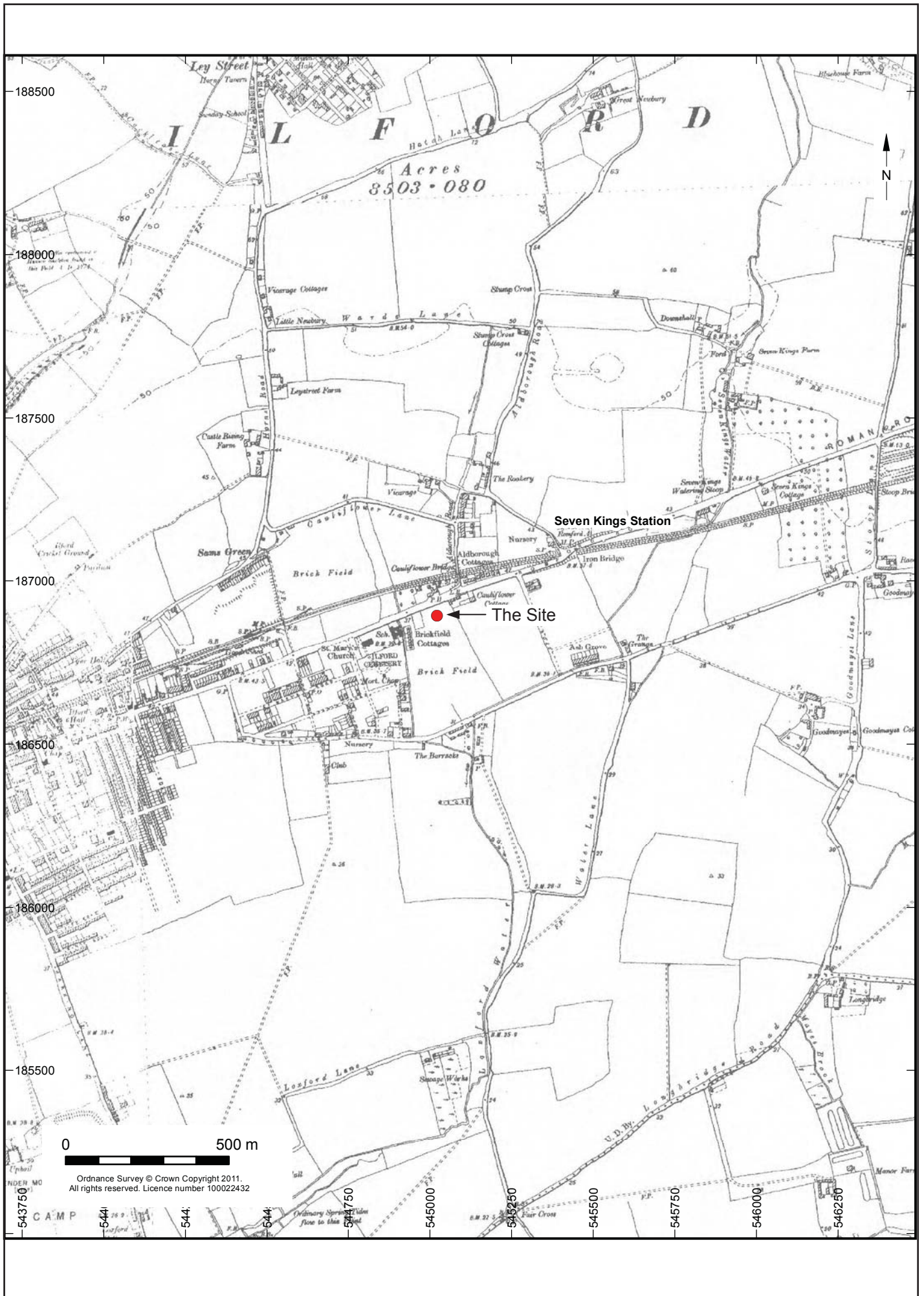


© Archaeology South-East		Former Swimming Pool Site, 468 High Street Ilford	Fig. 3
Project Ref: 6209	July 2013	Extract from the 1847 Tithe Map	
Report Ref: 2013161	Drawn by: RHC		

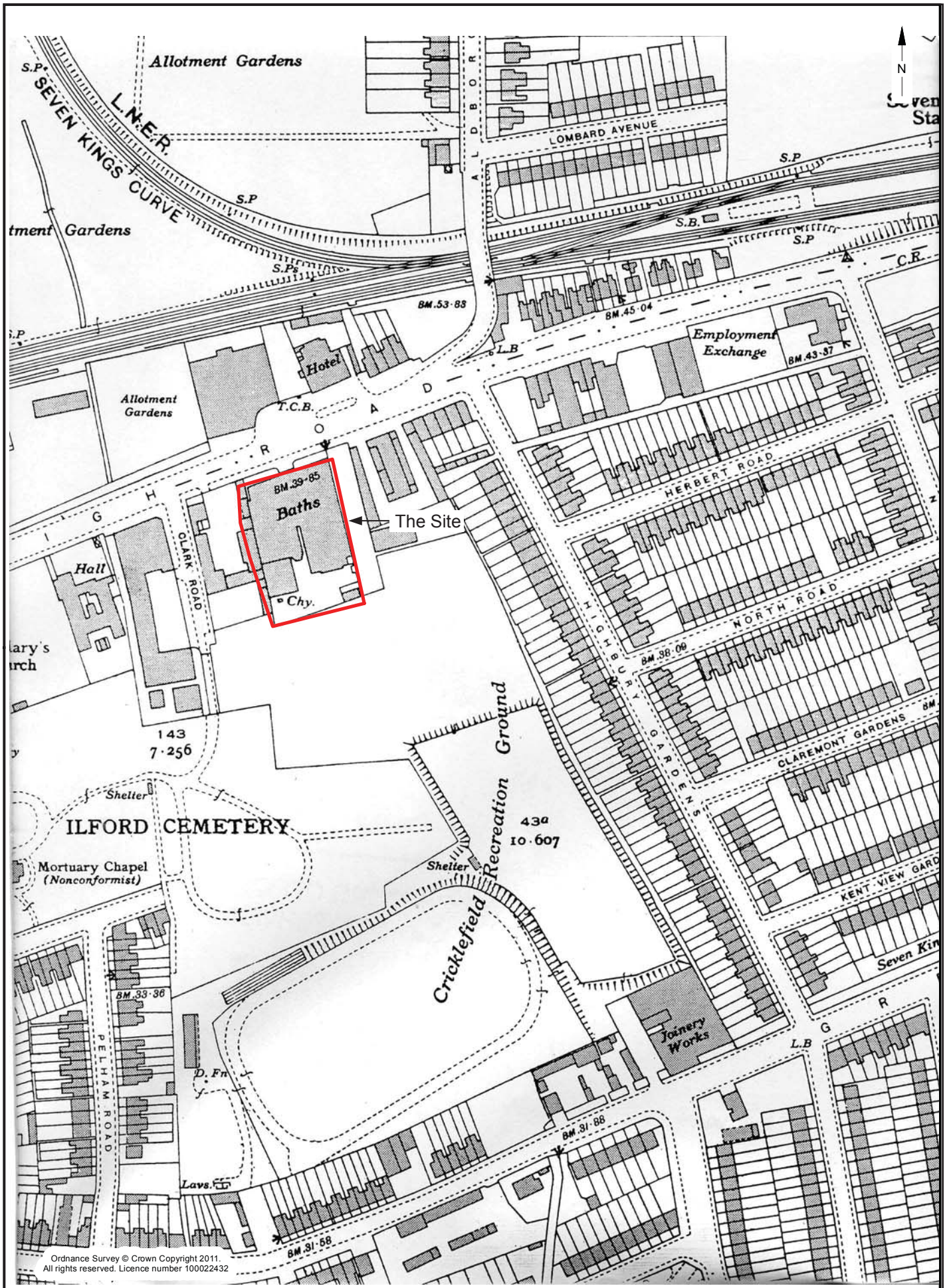




© Archaeology South-East		Former Swimming Pool Site, 468 High Street Ilford	Fig. 4
Project Ref: 6209	July 2013	1st Edition Ordnance Survey Map 1878	
Report Ref: 2013161	Drawn by: RHC		



© Archaeology South-East		Former Swimming Pool Site, 468 High Street Ilford		Fig. 5
Project Ref: 6209	July 2013	2nd Edition Ordnance Survey Map 1898		
Report Ref: 2013161	Drawn by: RHC			



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Project Ref: 6209	July 2013	Ordnance Survey Map 1938		
Report Ref: 2013161	Drawn by: RHC			



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Former Swimming Pool Site, 468 High Street, Ilford

Fig. 7

Project Ref: 6209

July 2013

Proposed Development

Report Ref: 2013161

Drawn by: RHC

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