

Evaluation Report

on

Grove House,

452 High Street, Leyton, London, E10 6QE.

London Borough of Waltham Forest

GHO 09: (TQ 37720 86790)

by

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Summary

Sutton Archaeological Services (SAS) carried out an archaeological evaluation at Grove House, 452 High Street, Leyton, London, E10 6QE between 17th and 20th August 2009.

The site lay in an area of archaeological importance as defined in London Borough of Waltham Forest's Unitary Development Plan. Research by Sutton Archaeological Services for the research design indicated that there was Roman and Post-Medieval archaeology in the surrounding area.

Two trenches were excavated across the site, revealing concrete and tarmac over made ground above the natural gravel. A number of pits were found in Trench 2 and an 18th century brick pit in Trench 1.

There was no evidence for archaeology (other than modern) and the only finds were fragments of modern CBM and other modern items, along with some Medieval and Post-Medieval pottery.

We suggest that no further archaeological monitoring or intervention is needed and that the archaeological condition in the planning consent has been fulfilled. The decision to discharge the archaeological condition, however, rests with the local planning authority on the advice of the Archaeological Officer at English Heritage

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Situation

This report relates to the proposed development at Grove House, 452 High Street, Leyton, London, E10 6QE.

Telford Homes plc commissioned Sutton Archaeological Services to carry out an evaluation and any subsequent archaeological work that may be necessary.

Location: The site lies in the London Borough of Waltham Forest, close to its southern boundary with Hackney and

Newham. The sites lie on the east side of High Road, which runs from Lea Bridge Road in the north to Leyton High Road to the south. Church Road and the river Lea lie to the west and Buckland Road lies to the east.

Topography: The sites lie in a commercial and residential area on the eastern side of the Lee valley, which runs southwards to the Thames. The ground slopes downwards from the north-east to the south-west. The sites lie at a height of between 14.70m aOD.

Geology: Under the site lies brickearth over sand and gravel.

Planning background

The site was occupied by Grove House, a locally listed working man's club. There have been several later additions to the original building which are to be demolished.

Telford Homes plc received planning permission site for the conversion of Grove House to 1x 2 bed flat and 2 x 3 bed flats. Residential redevelopment in 2-4 storey buildings to provide 30 residential units. (7 x 1 bed, 18 x 2 bed, 4 x 3 bed, 1 x 4 bed. Re-provision of working mens club-420 sq m. Provision for off street parking.

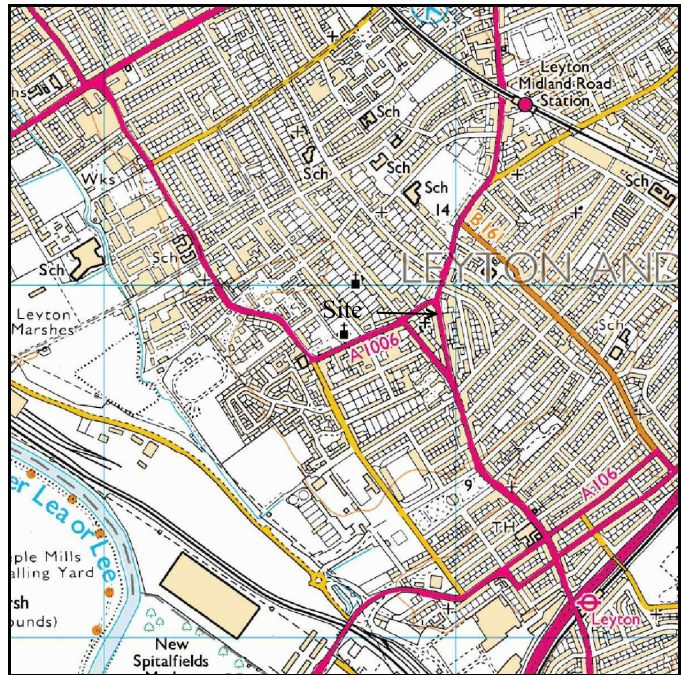


Fig. 2 Site Location © Crown Copyright MC/98/38

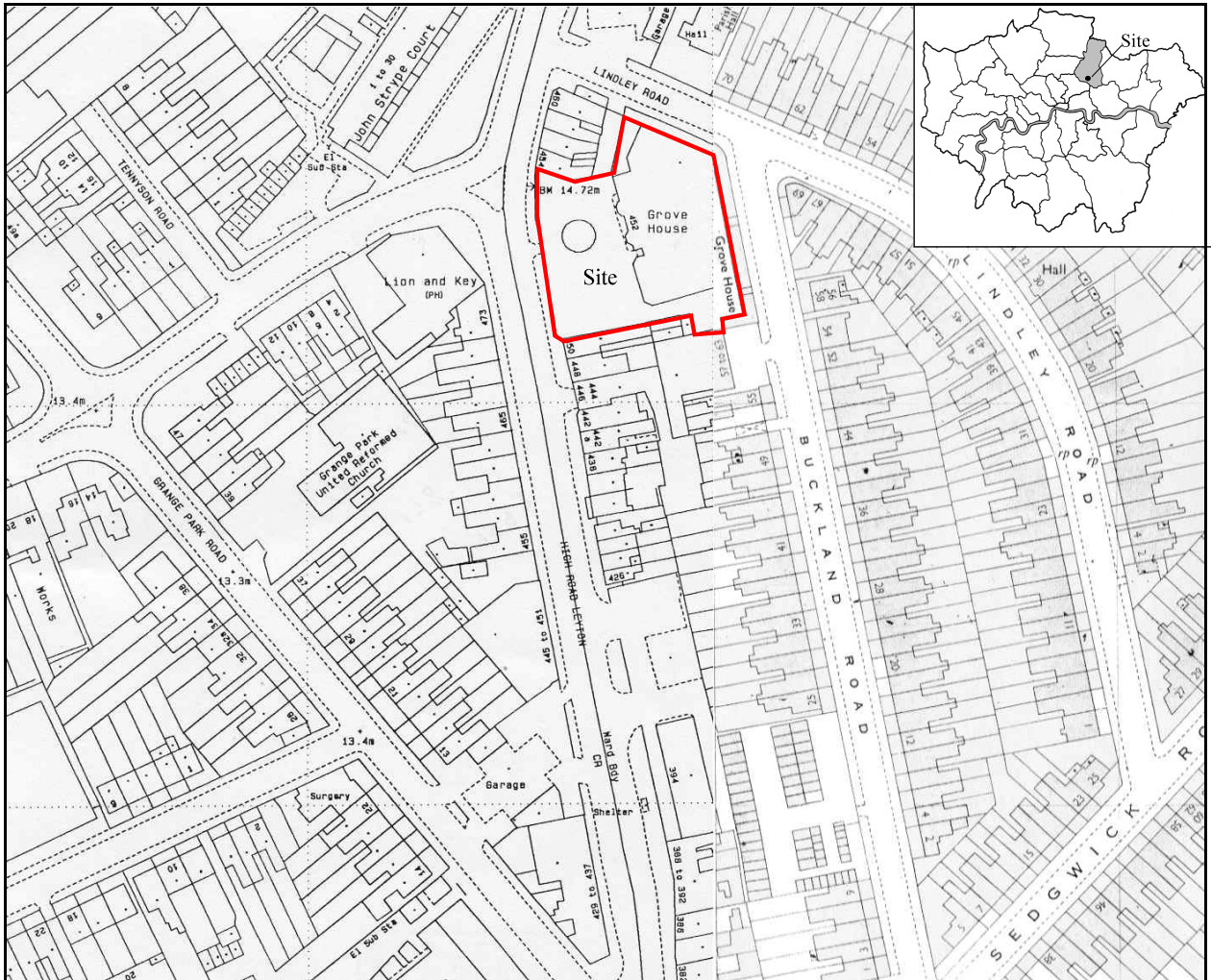


Fig. 3

Site Location Plan

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The site lies in an area of archaeological importance as defined in London Borough of Waltham Forest n’s Unitary Development Plan.

English Heritage advised the London Borough that an archaeological condition under PPG 16, paragraph 14¹ should be included in the planning approval 2008/0976 dated 10 August 2009:

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

¹ Department of the Environment: *Planning Policy Guidance: Archaeology and Planning*, HMSO, 1990.

Archaeological & historical background

There is plenty of evidence for human occupation and activity in the area of the site, though this is mostly confined to the Post-Medieval period.

Taking the evidence as a whole, before the evaluation. the potential for Prehistoric, Saxon, Roman and Medieval occupation and activity is considered low. For the Roman and Post-Medieval periods, the potential is considered low to medium.

Prehistoric: There have been numerous Prehistoric finds recorded in the area, mainly for the Palaeolithic period. These finds imply that groups of Palaeolithic hunters were penetrating up the Lea Valley. The bones of numerous animals found in the Lea valley show how attractive an area it was. The lack of Prehistoric evidence, though there is some Bronze Age activity, could be due to a lack of archaeological survey in the research area.

Pre-evaluation evidence suggested there was a low potential for Prehistoric archaeology on this site.

Roman: Several Roman roads cross the research area. One is to the north and is thought to cross the Lea on the alignment of Lea Bridge Road. To the south is another Roman road by Old Ford. The other possible Roman road is thought to be aligned south-west north-east, possibly along what is now Leyton Green Road. If these roads are Roman it implies there is a lot of activity and settlement in the research area. In the area of the old Leyton Grange, to the west, there are lots of reports of Roman material. Most of the reports are old and are likely to have been misinterpreted. The work by the Passmore Edwards Museum, though mostly unpublished, does suggest there is some form of Roman activity to the west of the site. How far this extends onto the site is not known.

Pre-evaluation evidence suggested there was a low to medium potential for Roman archaeology on this site.

Saxon: During this period, little Domesday suggests that the surrounding area seems to have been mainly forest, with small scattered hamlets.

Pre-evaluation evidence suggested there was a low potential for Saxon archaeology on this site.

Medieval: There is some evidence, both archaeological and historical, to indicate the presence of Medieval buildings along what is now Leyton High Road. Many of these could have survived into the Post-Medieval period and may have been replaced in the Tudor great rebuilding. Certainly the records refer to many 16th century buildings. The area of Low Leyton appears to date from a later clearing of the forest, possible late Medieval or early Post-Medieval. The original church is dated to the 15th century, with additions were made to the church in the early 17th century.

Pre-evaluation evidence suggested there was a low potential for Medieval archaeology on this site.

Post-Medieval to Modern

The cartographic evidence from the 18th century shows the research area being heavily populated. There is some occupation around St. Mary's church and ribbon development along two sides of Leyton High Road. Many of these houses date from the early Post-Medieval, 18th and 19th century periods.

Pre-evaluation evidence suggested there was a low to medium potential for Post-Medieval archaeology on this site.

Research objectives

In August 2008 Sutton Archaeological Services produced its research design. Based on our brief assessment of the evidence, we formed the objectives to look for signs of Prehistoric and Saxon occupation and activity on the site, and if found to determine their extent, date, condition and significance.

The Institute for Archaeologists has defined the purpose of a field evaluation as follows.

“The purpose of field evaluation is to gain information about the archaeological resource within a given area or site (including its presence or absence, character, extent, date, integrity, state of preservation and quality), in order to make an assessment of its merit in the appropriate context, leading to one or more of the following:

- the formulation of a strategy to ensure the recording, preservation or management of the resource
- the formulation of a strategy to initiate a threat to the archaeological resource

- the formulation of a proposal for further archaeological investigation within a programme of research.”

Standards and Guidance for Archaeological Field Evaluations, IfA, 2001

Archaeological proposals

Usually, where development may destroy archaeology, evaluation is undertaken to identify the presence or absence, extent, character, quality and date of any threatened deposits and, where necessary, to develop an appropriate mitigation strategy.

SAS proposed to cut 2 archaeological trench 15m x 4m. The trenches have been located in the area where maximum destruction will occur.

Archaeological methodology

Standards: SAS carried out the archaeological evaluation in accordance with:

- our research design dated August 2008. (See below for the change we had to make in positioning Trench 2)
- the Institute for Archaeologists’ Code of Conduct, Code of Approved Practice for the Regulation of Contractual Arrangement in Field Archaeology, Standards and Guidance for Field Evaluations
- the archaeological guidance papers issued by English Heritage.
- Planning Decision 2008/0976 dated 10 August 2009.

Control: All excavation work was done under the control of the archaeologists on site.

Trenches: We dug 2 trenches as shown on fig 4. The original location of the trenches lay in the car park of Grove House. Several cars were parked across the location of Trench 2 which was moved 3m to the north. These alterations did not interfere with our aims to spread the trenches evenly across the site.

We broke open the trenches with a JCB 3CX Site Master using a wide-bladed, smooth-edged bucket and, where appropriate, a toothed bucket.

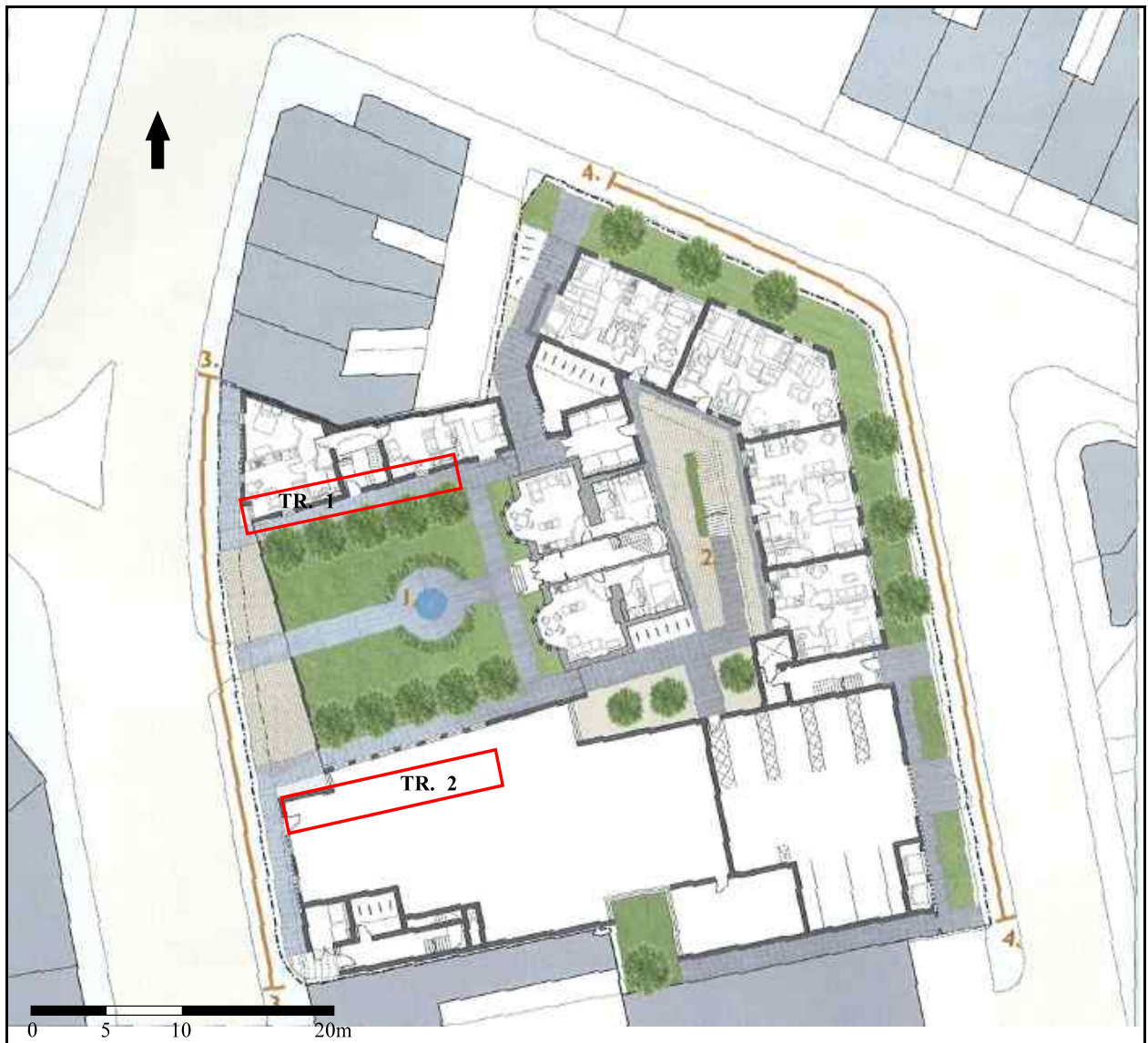


Fig. 4 Development and trench location plan

Non-archaeological deposits: In each trench we removed by machine, in level spits of no more than 10-15 cm, the top and made ground deposits. Work continued removing all overburden until we reached the first significant archaeological layer (or the natural deposits), at which point all machine work ceased in that trench. (We excavated up to 10cm into the natural to make sure we had reached true natural and not re-deposited material.) In this way we excavated the trench without finding any archaeological deposits.

Site records: We recorded all features as we proceeded, by written records, plans, sections and photographs. In all, we recorded 11 contexts - numbered [001] to [011] - in a single context recording system. The site was recorded in accordance with the Fieldwork Methodology in our research design, and using the Museum of London's recording system..

Levels: All levels were taken from the developers plan, on a manhole cover, value 14.23m aOD.

Backfilling: After excavating and recording we backfilled the trenches and roughly levelled the ground, leaving surplus spoil on site.

Evaluation results

Trench 1

Trench 1 (15m long x 4m wide) was located in the northern part of the site and oriented east to west. Context [006] was the tarmac surface to the car park and sloped downwards from east (east: 14.38m aOD) to west (west: 14.15m aOD). This covered the site to a depth of 22 - 32cm.

Underlying context 006, was a made ground deposit, consisting of an orangish coarse sand with 10-20% flint pebbles [007] (west: 13.83m aOD to east: 14.16m aOD). The context contained small to medium fragments of CBM and covered to whole trench to a depth of 22 - 44cm

Below this was a further made ground deposit, a very soft medium brown sandy clay [008] (west: 13.35m aOD to east: 15.78m aOD). The deposit had a depth of between 1.00m - 32cm being much shallower to the east than in the west, where the natural gravel seems to have been dug out. This context was not consistent throughout its' matrix, containing lenses of other material.

In the eastern part of the trench, an 18th century brick built pit [009] (west: 13.19m aOD to east: 13.23m) cut into the underlying natural gravel. It contained 18th century brick rubble and mortar and measured 1.65m x 1.55m where it entered the section. To the east of the brick pit a thin layer of mortar spread [010] eastwards from the pit (15.62m aOD).

The final context was the natural gravel, an orangish coarse sand with 50-60% flint pebbles [011]. At the western end of the trench the gravel had been excavated away (12.34m aOD), with the level rising up to the centre of the trench (12.65m aOD) before starting to level out at the eastern end (13.47m aOD).

There were no archaeological features other than modern and the only finds were fragments of modern CBM.

Trench 2

Trench 2 (15m long x 4m wide) was located in the southern part of the site and oriented roughly east to west. Context [001] was the concrete surface of the car park (west: 14.04m aOD to east: 13.99m aOD). This covered the site to a depth of 32-35cm.

Underlying context 001 was a made ground deposit, a dark brown to black sandy clay context [002] (west: 13.70m aOD to east: 13.63m aOD), containing small to medium fragments of CBM. The deposit had a depth of 28-33cm and covered the whole trench.

The next context was a mixed, made ground deposit, consisting of an orangish coarse sand [003] with 10-20% flint pebbles to a dark brown silty clay in other areas (west: 13.42m aOD to east: 13.30m aOD). The context contained small to medium fragments of CBM and covered to whole trench to a depth of 24-32cm, except where a number of modern pits had cut through it from context 002. The pits contained 19th to 20th century pottery, wood, glass and metalwork. Several sherds of Medieval pottery were recovered from them along with 1 sherd of Tin-glazed earthenware and a fragment of burnt flint.

Below 003 was another mixed made ground deposit. It was a medium brown sandy clay [004] (west: 13.18m aOD to east: 13.06m aOD). The context covered the whole trench to a depth of between 18-22cm (except where the pits cut through it).

Context 005 (west: 13.00m aOD to east: 12.85m) was the natural gravel, an orangish to greyish brown coarse sand, containing 60-70% small to cobble sized flint pebbles.

There were no archaeological features other than modern.

Assessment and interpretation

The evidence from the SAS preliminary research indicated that there was Roman and Post-Medieval archaeology in the surrounding area.

Two trenches were excavated across the site, revealing concrete and tarmac over made ground above the natural gravel. A number of pits were found in Trench 2 and an 18th century brick pit in Trench 1. The pit clearly pre-dates the present house, but there is a building shown on Rocque's map and the

pit probably relates to this earlier phase. Other than a few odd bricks and the sherd of Tin glazed ware, no other 18th century material was found.

There was no evidence for archaeology (other than modern) and the only finds were fragments of modern CBM and other modern items, along with some Medieval and Post-Medieval pottery.

Archaeological Potential

Following the evaluation our revised view is that this site has no potential for archaeological remains of any period.

Conclusions and Recommendations

Our findings set out above lead us to conclude that the proposed development did not threaten to destroy any archaeological remains of national, regional or local importance, deserving further investigation or preservation.

We suggest that no further archaeological monitoring or intervention is needed and that the archaeological condition in the planning consent has been fulfilled. The decision to discharge the archaeological condition, however, rests with the local planning authority on the advice of the Archaeological Officer at English Heritage.

Publications and dissemination

The evidence is not worthy of publication but a note on the evaluation will be placed in the *London Archaeologist's* round-up and a copy of the report lodged in the local library.

Archive

The resulting archive, including all of the finds, will be donated by the developer and deposited with the Museum of London when the final report has been completed.



Plate 1 Grove House



Plate 2 Tr.1 looking east



Plate 3 Tr.1: north-east section



Plate 4 Tr.1 South-west section



Plate 5 Trench 2 looking east



Plate 6 Tr.2 North section

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OASIS ID: suttonar1-68759

Project details

Project name Grove House, 452 High Street, Leyton

Short description of the project Two trenches were excavated across the site, revealing concrete and tarmac over made ground above the natural gravel. A number of pits were found in Trench 2 and an 18th century brick pit in Trench 1. There was no evidence for archaeology (other than modern) and the only finds were fragments of modern CBM and other modern items, along with some Medieval and Post-Medieval pottery.

Project dates Start: 17-08-2009 End: 20-08-2009

Previous/future work No / No

Any associated project reference codes GHO 09 - Sitecode

Type of project Field evaluation

Site status Area of Archaeological Importance (AAI)

Current Land use Community Service 2 - Leisure and recreational buildings

Monument type WORKING MENS CLUB Post Medieval

Significant Finds POTTERY Medieval

Significant Finds POTTERY Post Medieval

Significant Finds CERAMIC Post Medieval

Methods & techniques 'Sample Trenches'

Development type Urban residential (e.g. flats, houses, etc.)

Prompt Planning condition

Position in the planning process After full determination (eg. As a condition)

Project location

Country England

Site location GREATER LONDON WALTHAM FOREST LEYTON Grove House, 452 High Street, Leyton, London

Postcode E10 6QE

Study area 750.00 Square metres

Site coordinates TQ 37720 86790 51.5626547750 -0.01291840974780 51 33 45 N 000 00 46 W

Point

Height OD / Depth Min: 12.34m Max: 13.00m

Project creators

Name of Organisation Sutton Archaeological Services
Project brief originator Self (i.e. landowner, developer, etc.)
Project design originator J G Perry
Project director/manager J G Perry
Project supervisor J G Perry
Type of sponsor/funding body Developer
Name of sponsor/funding body Telford Homes Plc

Project archives

Physical Archive Exists? No
Physical Archive recipient Museum of London
Physical Archive ID GHO 09
Digital Archive recipient Museum of London
Digital Archive ID GHO 09
Digital Contents 'none'
Digital Media available 'Images raster / digital photography','Images vector','Text'
Paper Archive recipient Museum of London
Paper Archive ID GHO 09
Paper Contents 'none'
Paper Media available 'Matrices','Microfilm','Photograph','Plan','Report','Context sheet','Correspondence'

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