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**ARCHAEOLOGICAL SOLUTIONS LTD**

**FORMER WOOLPACK PH AND CAR PARK  
ANGEL WAY, ROMFORD**

**AN ARCHAEOLOGICAL EVALUATION**

Authors: Zbigniew Pozorski & Steve Quinn	
NGR: TQ 5100 8858	Report No: 4074
District: LB Havering	Site Code: AGW 12
Approved: Claire Halpin	Project No: 4829
Signed:	Date: May 2012

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## **CONTENTS**

### ***OASIS SUMMARY SHEET***

#### ***SUMMARY***

- 1 INTRODUCTION***
- 2 DESCRIPTION OF THE SITE***
- 3 METHODOLOGY***
- 4 DESCRIPTION OF RESULTS***
- 5 CONFIDENCE RATING***
- 6 DEPOSIT MODEL***
- 7 DISCUSSION***
- 8 DEPOSITION OF THE ARCHIVE***

#### ***ACKNOWLEDGEMENTS***

#### ***BIBLIOGRAPHY***

**OASIS SUMMARY SHEET**

<b>Project details</b>			
<b>Project name</b>	<i>Former Woolpack PH and Car Park, Angel Way, Romford, Essex</i>		
<p><i>In May 2012 Archaeological Solutions (AS) carried out an archaeological trial trench evaluation of land at the former Woolpack PH and Car Park, Angel Way, Romford RM1 (NGR TQ 5100 8858; Figs. 1—2). The evaluation was undertaken in compliance with a planning condition attached to planning consent (Haverling Ref. P0759.11). It is proposed to construct a new build residential development to provide 70 dwellings and change the use of the ground floor of the former PH to A1/A2/A3 use and convert the upper floors to residential dwellings following the demolition of other existing structures on the site.</i></p> <p><i>In the event only post-medieval and modern finds were revealed during the evaluation. Only post-medieval and modern finds were recorded within made ground deposits. The remains of a former water course, L1006, were evident in Trenches 2 and 4. It contained relatively recent finds. No residual finds were recovered during the evaluation.</i></p>			
Project dates (fieldwork)	<i>May 2012</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>TBC</i>
P. number	<i>4829</i>	Site code	<i>AGW 12</i>
Type of project	<i>An Archaeological Evaluation</i>		
Site status	<i>-</i>		
Current land use	<i>Former car park/nightclub/public house</i>		
Planned development	<i>Residential dwellings</i>		
Main features (+dates)	<i>-</i>		
Significant finds (+dates)	<i>-</i>		
<b>Project location</b>			
County/ District/ Parish	<i>Greater London</i>	<i>London Borough of Haverling</i>	<i>Romford</i>
HER/ SMR for area	<i>Greater London HER</i>		
Post code (if known)			
Area of site	<i>c. 1800m<sup>2</sup></i>		
NGR	<i>TQ 5100 8858</i>		
Height AOD (min/max)	<i>c. 14m AOD</i>		
<b>Project creators</b>			
Brief issued by	<i>Advice from EH GLAAS</i>		
Project supervisor/s (PO)	<i>Zbigniew Pozorski &amp; Steve Quinn</i>		
Funded by	<i>Swan Commercial Services Ltd</i>		
Full title	<i>Former Woolpack PH and Car Park, Angel Way, Romford, Essex. An Archaeological Evaluation</i>		
Authors	<i>Pozorski, Z. &amp; Quinn, S.</i>		
Report no.	<i>4829</i>		
Date (of report)	<i>May 2012</i>		

# FORMER WOOLPACK PH AND CAR PARK ANGEL WAY, ROMFORD

## AN ARCHAEOLOGICAL EVALUATION

### SUMMARY

*In May 2012 Archaeological Solutions (AS) carried out an archaeological trial trench evaluation of land at the former Woolpack PH and Car Park, Angel Way, Romford RM1 (NGR TQ 5100 8858; Figs. 1—2). The evaluation was undertaken in compliance with a planning condition attached to planning consent (Havering Ref. P0759.11). It is proposed to construct a new build residential development to provide 70 dwellings and change the use of the ground floor of the former PH to A1/A2/A3 use and convert the upper floors to residential dwellings following the demolition of other existing structures on the site.*

*The site lies within an archaeological priority area of the Havering UDP. It is located close to the line of a Roman road, where a Roman settlement has been suggested. There are references to 'brass coins' being found during demolition of the previous Woolpack Inn. Recent archaeological work on North Street has identified evidence for prehistoric activity of likely Bronze Age date. The site also lies on the edge of the historic settlement core of Romford where medieval and post-medieval remains may be present.*

*In the event no archaeological features or finds were revealed. Only post-medieval and modern finds were recorded within made ground deposits. The remains of a former water course, L1006, depicted on 19<sup>th</sup> century maps, were evident in Trenches 2 and 4. It contained relatively recent finds. No residual finds were recovered during the evaluation.*

### 1 INTRODUCTION

1.1 In May 2012 Archaeological Solutions (AS) carried out an archaeological trial trench evaluation of land at the former Woolpack PH and Car Park, Angel Way, Romford RM1 (NGR TQ 5100 8858; Figs. 1—2). The evaluation was undertaken in compliance with a planning condition attached to planning consent (Havering Ref. P0759.11). It is proposed to construct a new build residential development to provide 70 dwellings and change the use of the ground floor of the former PH to A1/A2/A3 use and convert the upper floors to residential dwellings following the demolition of other existing structures on the site.

1.2 The evaluation was undertaken in accordance to an advice received from English Heritage Greater London Archaeological Advisory Service (EH GLAAS; Archaeological Advisors to LB Havering)(dated 29/06/2011) and a written scheme of investigation (specification) prepared by AS (dated 25/04/2012 ) and approved by EH GLAAS. The project conformed to the EH

(London Region) *Archaeological Guidance Papers* (AGPs, revised 1998), in particular *Archaeological Guidance Paper No 3; Standards and Practices in Archaeological Fieldwork in London*. It also followed to the Institute for Archaeologists (IfA) *Code of Conduct* and *Standard and Guidance for Archaeological Field Evaluation* (revised 2008).

1.3 The evaluation aimed to determine the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development. It was also important to clarify the nature and extent of existing disturbance and intrusions and hence assess the degree of archaeological survival of buried deposits and surviving structures of archaeological significance.

#### *Planning policy context*

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

## **2 DESCRIPTION OF THE SITE**

2.1 The site comprises the Woolpack PH, former nightclub and car park, on the south western side of Angel Way in the centre of Romford. It is bounded by St Edward's Way to the east, and the Salvation Army Citadel and High Street to the south and south west.

2.2 The site lies at a height of c.14m AOD on the Taplow gravel deposits of the Thames terrace, above London Clay. The culverted River Rom lies some 70m east of the site, and a stream which fed the Rom is believed to pass across part of the site.

2.3 It has been subject to an archaeological desk-based assessment (Alan Baxter & Associates 2011). In summary:

*The site lies within an archaeological priority area of the Havering UDP. It is located close to the line of a Roman road, where a Roman settlement has been suggested. There are references to 'brass coins' being found during demolition of the previous Woolpack Inn. Recent archaeological work on North Street has identified evidence for prehistoric activity of likely Bronze Age date. The site also lies on the edge of the historic settlement core of Romford where medieval and post-medieval remains may be present. The extent of previous truncation of the site is unknown.*

2.4 A Roman settlement has also been postulated in the Romford area for many years (though so far unidentified). The Roman road from London to Colchester followed the course of the modern A118 (London Road) between Romford and Ilford, and a smaller Roman Road is believed to have diverged at Ilford and followed the course of the modern day Green Lane to Hornchurch. The extent of Roman activity and settlement of the Romford area is still not well known and requires much fuller characterisation, though there have been a number of finds from the town. A Roman road from London to Chelmsford and Colchester is mentioned in the Antonine Itinerary. If the Antonine Itinerary is correct, *Durolitum* could be claimed to be the predecessor of the present town. It is thought to have been located in the Hare Street/Gidea Park area. Other scattered Roman sites in the vicinity may have been spawned by the main road, and contemporary burials are known from a number of areas of the town.

2.6 Romford was originally a chapelry of the ancient parish of Hornchurch. The growth of the town along the main London-Colchester Road probably coincides with the granting of a medieval market and fair in the mid 13<sup>th</sup> century.

2.7 The 1960s and 1970s saw the complete redevelopment of the town centre, and the destruction of much of its medieval character. The shape of modern Romford, in particular, is formed by its later 20<sup>th</sup> century road network – St Edwards Way was opened in 1970, as the northern section of the inner ring road, followed by the subsequent construction of the rest of the circle by the early 1990s, with the large-scale pedestrianisation schemes for the old London Road.

### 3 METHODOLOGY

3.1 Four trenches were excavated using a mechanical 360° excavator fitted with a toothless ditching bucket (Fig. 2). The trenches locations were approved by EH GLAAS

3.2 Topsoil and undifferentiated overburden were mechanically excavated under close archaeological supervision. Exposed surfaces were cleaned by hand and examined for archaeological features. Deposits were recorded using *pro forma* recording sheets, drawn to scale, and photographed as appropriate. Excavated spoil was searched for finds and the trenches were scanned by a metal detector.

### 4 DESCRIPTION OF RESULTS

#### Trench 1 (Figs. 2 - 3)

<i>Sample section 1A: north east end, south east facing</i>		
<i>0.00 = AOD</i>		
0.00 – 0.33m	L1000	Made ground. Dark brown / black, loose, silty sand with frequent stones and modern CBM and glass.
0.33 – 0.78m	L1001	Demolition layer. Light grey, loose, sandy silt with frequent chalk and modern CBM and pottery
0.78 – 0.91m	L1002	Made ground. Mid yellow grey, firm, clayey silt with CBM
0.91m+	L1005	Made ground.

<i>Sample section 1B: south west end, south-east facing</i>		
<i>0.00 = AOD</i>		
0.00 – 0.31m	L1000	Made ground. As above.
0.31 – 0.60m	L1001	Made ground. As above.
0.60 – 0.72m	L1002	Made ground. As above.
0.72 – 0.89m	L1004	Made ground. Bluish grey, firm, silty clay with occasional CBM fragments.
0.89m+	L1005	Made ground. Mid orange yellow, firm, silty clay with occasional CBM

*Description:* No archaeological features or finds were present.

#### Trench 2 (Figs. 2 - 3)

<i>Sample section 2A: west end, north facing</i>		
<i>0.00 = AOD</i>		
0.00 – 0.60m	L1000	Made ground.
0.60 – 0.78m	L1003	Made ground. Light orange yellow, friable, sand with occasional small flints.
0.78 – 0.91m	L1004	Made ground. As above Tr.1.



<i>Sample section 2B: east end, north facing</i>		
0.00 = AOD		
0.00 – 0.55m	L1000	Made ground.
0.55 – 1.07m	L1010	Made ground. Light orange yellow, friable, silty clay.
1.07m+	L1006	Dark grey, friable, silty sand.

*Description:* At the base of Trench 2, within its eastern part, a dark grey, friable, silty sand (L1006) was present. It contained CBM and willow pattern pottery. This layer was also present in Trench 4 and may represent the remains of a former water course, which was traversing the site from north-east to south west. The water course was 4-5m wide.

No archaeological features or finds were present.

### **Trench 3** (Figs. 2 - 3)

*Description:* This trench was within the footprint of the recently-demolished nightclub building. Deep modern intrusions were present, truncating the natural deposits. The trench sides collapsed before further recording. No archaeological features or finds were present.

### **Trench 4** (Figs. 2 - 3)

*Description:* The trench sides collapsed before recording. At the base of Trench 4 a dark grey, friable, silty sand (L1006) was present. It contained CBM and willow pattern pottery. This layer was also present in Trench 2 and may represent the remains of a former water course.

Within the water course, a possible wooden crate or similar structure was present (F1007). It was a square feature measuring c. 1.20 x 1.20m and constructed using planks c. 0.05m thick. The feature could not be approached due to safety reasons and as it was waterlogged.

To the immediate south of L1006 a possible drain M1008 was located. It was a linear feature orientated east-north-east/west-south-west constructed of mid and dark red bricks bonded with a white chalky mortar. It was c. 0.40m wide and probably had a form of vaulted channel. Its remains within the trench were waterlogged and the collapsing sides of the trench did not allow the feature to be investigated.

In the southern end of the trench and below the water table a rectangular feature was briefly visible. F1009 was orientated north-east/south-west and it measured 3+ x 1.50m+. Its fill was a dark grey, friable, clayey silt. The feature



may have been a remnant of a building or other standing structure or a basement.

## **5 CONFIDENCE RATING**

5.1 It is not felt that any factors inhibited the recognition of archaeological features or finds. Trench sides collapsed (Trenches 3 & 4) before they could be recorded but each trench had been examined for archaeological features and finds before the collapse occurred.

## **6 DEPOSIT MODEL**

6.1 Made ground deposits containing modern finds overlay the natural at a depth of c. 0.90m.

## **7 DISCUSSION**

7.1 The site had a potential for Roman remains. It is located close to the line of a Roman road, where a Roman settlement has been suggested. There are references to 'brass coins' being found during demolition of the previous Woolpack Inn. Recent archaeological work on North Street has identified evidence for prehistoric activity of likely Bronze Age date. The site also lies on the edge of the historic settlement core of Romford where medieval and post-medieval remains may be present.

7.2 Only post-medieval and modern finds were revealed in made ground deposits. The modern deposits were mostly present directly above the solid geology. The remains of a former water course, L1006, were evident in Trenches 2 and 4. It contained relatively recent finds. No residual finds were recovered during the evaluation.

## **8 DEPOSITION OF THE ARCHIVE**

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at London Archaeological Archives and Resource Centre (LAARC). The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

## **ACKNOWLEDGEMENTS**

Archaeological Solutions would like to thank Swan Commercial Services Ltd for their co-operation and funding of the project.

AS gratefully acknowledge the input and advice of Mr Adam Single of English Heritage Greater London Archaeological Advisory Service (EH GLAAS)

## **BIBLIOGRAPHY**

Alan Baxter & Associates, 2011, *Angel Way, Romford; Heritage Statement & Desk-based Archaeological Assessment*

Institute of Field Archaeologists (now Institute for Archaeologists), 1994 (revised 2008), *Standard and Guidance for Archaeological Evaluation*. IfA Reading.

## PHOTOGRAPHIC INDEX



DP 1. Trench 1. Looking south-west.



DP 2. Trench 1, sample section 1A. Looking north-west.



DP 3. Trench 1, sample section 1B. Looking north-west.



DP 4. Trench 2. Looking east.



DP 5. Trench 2, sample section 1A. Looking south.



DP 6. Trench 2, sample section 1B. Looking south.





DP 7. Trench 3. View before collapsing. Looking south-east.



DP 8. Trench 4. View before waterlogging and collapsing. Looking south.

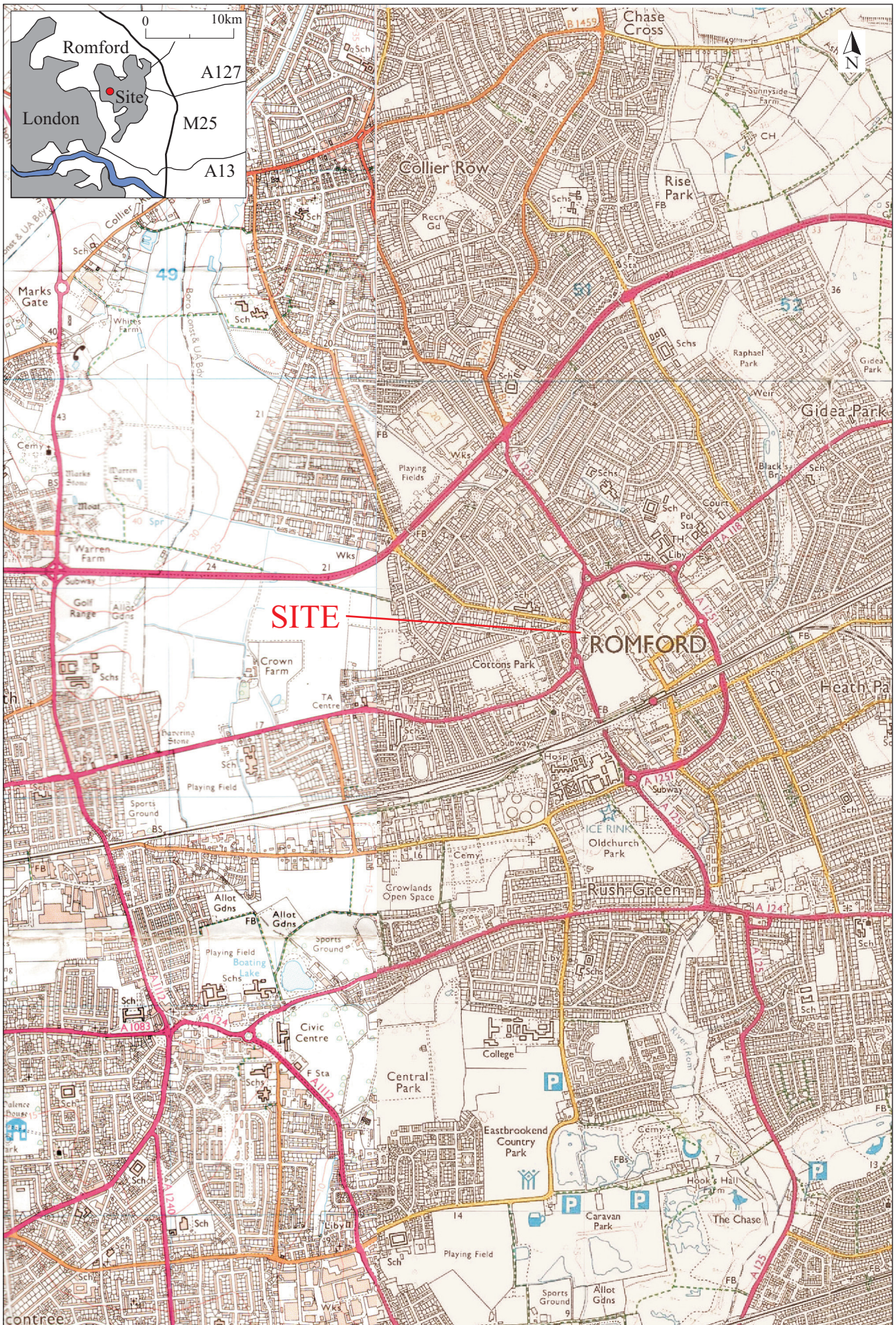


DP 9. Wooden feature F1007. Looking north-west.



DP 10. Drain M1008. Looking west.

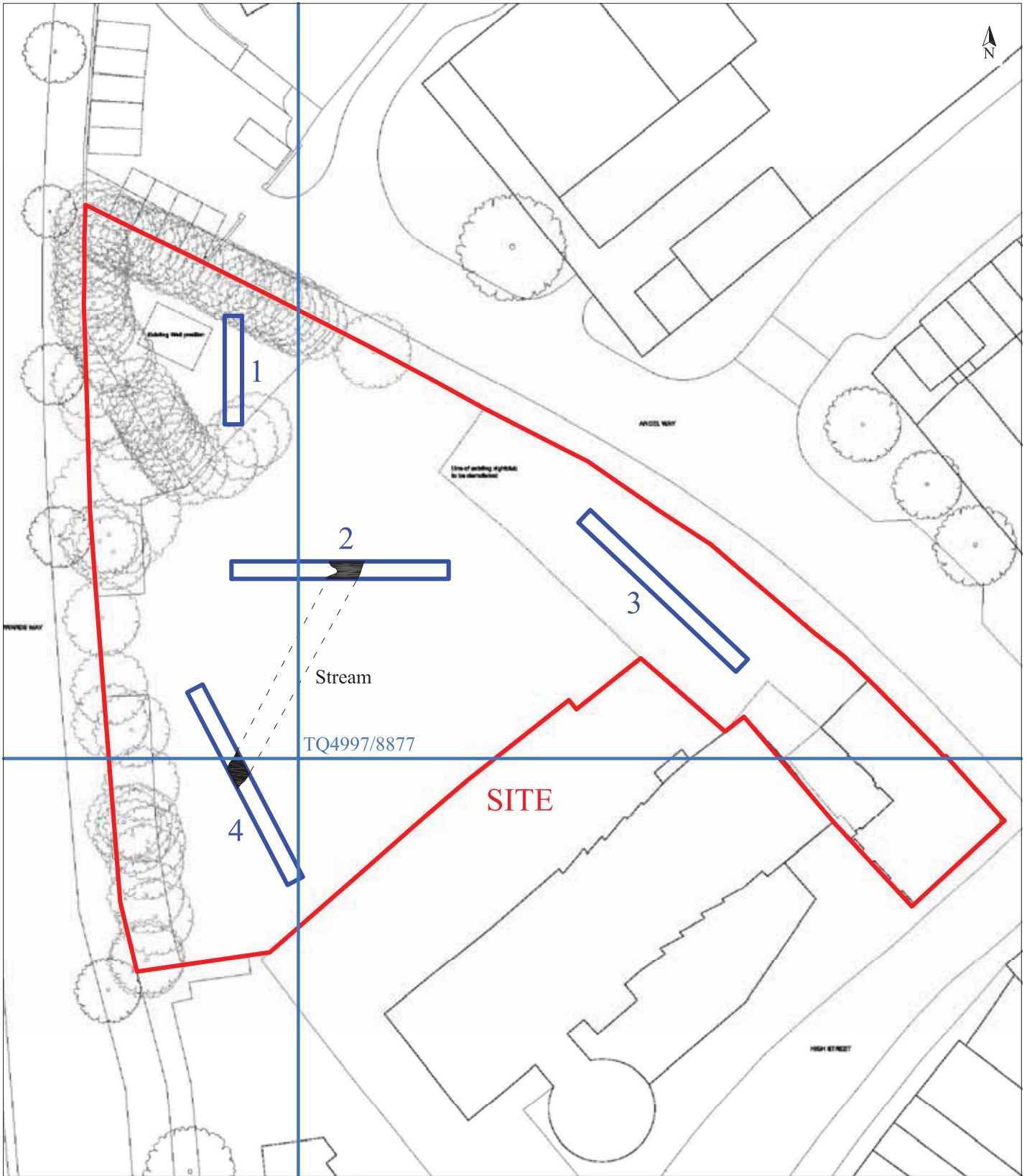




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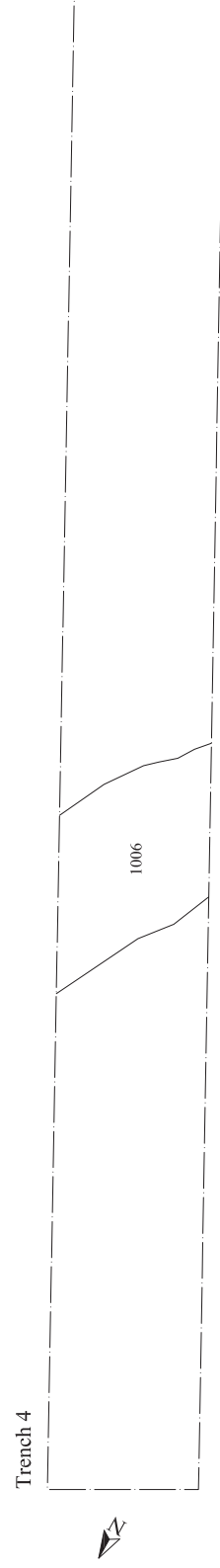
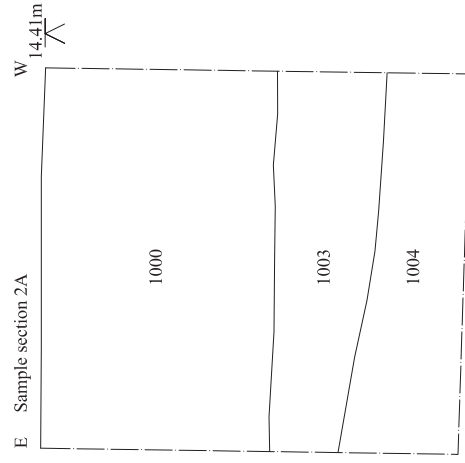
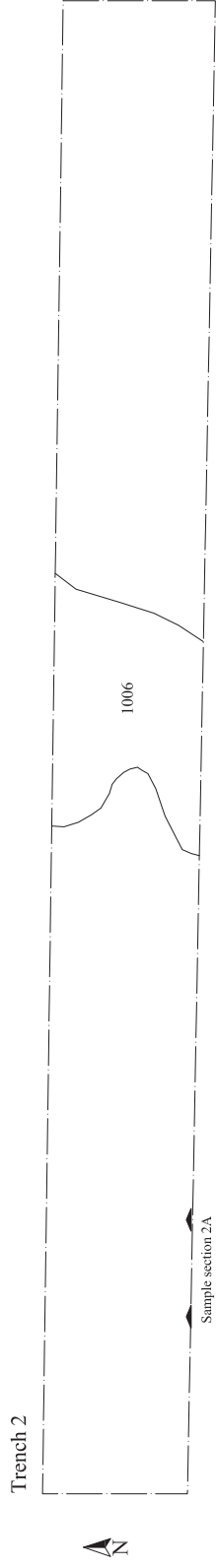
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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4





0 25m

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**Fig. 2 Trench location plan**  
 Scale 1:500 at A4



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**Fig. 3 Trench plans and section**

Scale 1:100 and 1:20 at A3