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**ARCHAEOLOGICAL SOLUTIONS LTD**

**WHITES FARM, NEWBURY PARK, ILFORD**

**ARCHAEOLOGICAL MONITORING AND RECORDING**

Authors: Gary Brogan (Fieldwork) Matthew Williams MA MSc (Research)	
NGR: TQ 4500 8885	Report No. 3254
Parish: Aldborough Hatch	Site Code: WFN09
Approved: Claire Halpin MIFA	Project No. 3283
Signed:	Date: February 2009

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
Project name	<i>P3283 R3254 Whites Farm, Newbury Park, Ilford: Archaeological Monitoring &amp; Recording</i>		
Project description (250 words) <i>In February 2009 Archaeological Solutions Ltd (AS) carried out a programme of archaeological monitoring and recording of groundworks associated with the construction of a new annex / lobby at Whites Farm, Newbury Park, Ilford, in the London Borough of Redbridge.</i>  <i>The excavation of foundation trenches and pits for foundation pads were monitored. The fieldwork did not reveal any archaeological features or finds, possibly reinforcing the limited potential for remains at the site (highlighted in the Archaeological Background) or resulting from the limited groundworks associated with the development.</i>			
Project dates (fieldwork)	<i>17<sup>th</sup> February 2009</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>N</i>
P. number	<i>3283</i>	Site code	<i>WFN09</i>
Type of project	<i>Archaeological Monitoring and Recording</i>		
Site status	<i>Archaeological Priority Area</i>		
Current land use	<i>East London Christian Fellowship Centre</i>		
Planned development	<i>Construction of new annex / lobby</i>		
Main features (+dates)	<i>-</i>		
Significant finds (+dates)	<i>-</i>		
<b>Project location</b>			
County/ District/ Parish	<i>Greater London</i>	<i>LB Redbridge</i>	<i>Aldborough Hatch</i>
SMR for area	<i>Greater London Sites &amp; Monuments Record</i>		
Post code (if known)	<i>IG2 7PR</i>		
Area of site	<i>c. 0.1ha</i>		
NGR	<i>TQ 4500 8885</i>		
Height AOD (max/ min)	<i>30 / 25m</i>		
<b>Project creators</b>			
Brief issued by	<i>English Heritage Greater London Archaeology Advisory Service</i>		
Project Officer	<i>Gareth Barlow</i>		
Funded by	<i>East London Christian Fellowship Centre</i>		
Full title	<i>Whites Farm, Newbury Park, Ilford: Archaeological Monitoring and Recording</i>		
Authors	<i>Williams, M; Brogan, G.</i>		
Report no.	<i>3254</i>		
Date (of report)	<i>March 2009</i>		

## WHITES FARM, NEWBURY PARK, ILFORD ARCHAEOLOGICAL MONITORING AND RECORDING

### **SUMMARY**

*In February 2009 Archaeological Solutions Ltd (AS) carried out a programme of archaeological monitoring and recording of groundworks associated with the construction of a new annex / lobby at Whites Farm, Newbury Park, Ilford, in the London Borough of Redbridge.*

*The excavation of foundation trenches and pits for foundation pads were monitored. The fieldwork did not reveal any archaeological features or finds, possibly reinforcing the limited potential for remains at the site (highlighted in the Archaeological Background) or resulting from the limited groundworks associated with the development.*

### **1 INTRODUCTION**

1.1 In February 2009 Archaeological Solutions Ltd (AS) carried out a programme of archaeological monitoring and recording of groundworks associated with the construction of a new annex / lobby at Whites Farm, Newbury Park, Ilford (NGR TQ 4500 8885) (Figs. 1 & 2). The programme of archaeological monitoring and recording was carried out in response to an advice letter issued by David Divers of English Heritage Greater London Archaeology Advisory Service (EHGLAAS) to the London Borough of Redbridge (22<sup>nd</sup> August 2008) and according to a Written Scheme of Investigation (WSI) produced by AS and dated 14<sup>th</sup> August 2008. The works were required in order to comply with a condition attached to planning consent (Planning Ref. 3485/05). The programme of works also complied with the following documents: Gurney *Standards for Field Archaeology in the East of England* (2003) *EAA Occasional Paper 14*; Institute of Field Archaeologists' (IFA) *Standard and Guidance for Archaeological Watching Briefs (revised 2001)*.

1.2 The project objectives as laid out in the specification were:

- To ensure the archaeological monitoring of all aspects of the development programme likely to affect buried archaeological remains;
- To secure adequate recording of any archaeological remains revealed by the development programme;
- To secure the full analysis and interpretation of the site archive and the publication of the project results, if appropriate;
- To secure the analysis, long-term conservation and storage of the project archive.

### *Planning Context*

1.3 The relevant planning policies which apply to the effect of development with regard to cultural heritage are Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) and Planning Policy Guidance Note 16 'Archaeology and Planning' (PPG16) (Department of the Environment).

1.4 PPG16 (1990) is the national Planning Policy Guidance Note which applies to archaeology. It states that there should always be a presumption in favour of preserving nationally important archaeological remains *in situ*. However, when there is no overriding case for preservation, developers are required to fund opportunities for the recording and, where necessary, the excavation of the site. This condition is widely applied by local authorities.

1.5 PPG15 (1994) is the national Planning Policy Guidance Note which applies to the conservation of the historic environment by protecting the character and appearance of Conservation Areas and protecting listed buildings (of architectural or historical interest) from demolition and unsympathetic change and safeguarding their settings as far as possible. This condition is also widely applied by local authorities.

## **2 DESCRIPTION OF THE SITE (Figs. 1 & 2)**

2.1 Whites Farm is situated towards the northern edge of Newbury Park, itself an area to the north of the town of Ilford, now part of the London Borough of Redbridge to the east of the capital. The site lies some 0.5 km north of both the A12 London – Chelmsford trunk road and Newbury Park station on the Central Line of the London Underground. Although the site is in a densely urbanised area there is a small field to the north which opens on to Fairlop Waters Country Park. The site is accessed from Oaks Lane to the east which runs north from the A12.

## **3 TOPOGRAPHY, GEOLOGY AND SOILS**

3.1 The site lies on a virtually flat plateau between 25 and 30 metres above ordnance datum (AOD, i.e. above average sea level) with few natural features in the vicinity. The land slopes very gently down to the River Roding c. 35 km to the west. The river flows south from rural Essex before eventually joining the Thames. To the north-east of the site, the land rises gently towards a local maximum of 94 metres AOD in Hainault Forest some 5.75 km away.

3.2 The site lies on the London Clay formation, a group of marine silty clays, clayey and sandy silts, and subordinate sands of Palaeogene age which underlie much of London and the surrounding area (BGS 1989).

3.3 As a result of the urban nature of the site it has never been possible for its soil characteristics to be investigated by the Soil Survey of England and Wales (SSEW), and consequently they remain unknown (SSEW 1983).

## 4 ARCHAEOLOGICAL BACKGROUND

4.1 The site is part of an Archaeological Priority Zone designated under planning policy SC16 of the London Borough of Redbridge. Despite this designation, a search of all entries in the Greater London Sites and Monuments Record (GLSMR, English Heritage's standard archaeological database for London) within 500m of the site produced relatively few finds or features of interest. The results of this search are plotted on Fig. 3 and full details of all entries are reproduced as Appendix 1.

4.2 An excavation at the former King George V hospital in Newbury Park, c. 0.5 km south-west of the site, revealed a series of Late Bronze Age finds and features including an extensive field system along with a number of pits and postholes (GLSMR refs. MLO76422, MLO 77245). These might have suggested the presence of a building on the site although their arrangement did not indicate any obvious structural form. The holes did however contain a number pottery sherds dating to the early Deverel – Rimbury tradition of 960 – 750 BC. While this entry in the GLSMR is the only indication of any prehistoric activity in the vicinity of the site, Bronze and Iron Age settlement is well known in the wider Thames Estuary area including at Hornchurch, Rainham and Upminster.

4.3 There is generally very little evidence for Roman occupation in the wider area (AD 43 – AD 410) and none at all in the vicinity of the site. Similarly, there is no evidence for Anglo-Saxon activity (AD 410 – AD 1066) around the site although it is known that the foundation of Barking Abbey in the late 7<sup>th</sup> century entailed the creation of a very large estate which probably included the area (Oxley 1966).

4.4 There is however some evidence for medieval (1066 AD – 1539 AD) and early post-medieval activity in the area, including the survival of Oaks Lane and nearby Chase Lane which both have medieval origins (GLSMR refs. MLO13471, MLO14320). Approximately 0.5 km north-west of the site on Chase Lane there is evidence for the existence of two late medieval or early post-medieval mills. The first, a watermill, is mentioned in documentary sources from 1616 and 1617 and was fed by 3 ponds. By 1725 there were no buildings on the site although the area was still called Mill Ground (GLSMR ref. MLO13472). The second was a windmill which appears on a map prepared for the vicar of Barking in 1666. The last reference to the mill was in 1684-5 when it was no longer in use. It appears on Roque's map of 1745 but has disappeared by the time of Chapman and Andre's map of 1745 (GLSMR ref. MLO13473).

4.5 Further evidence of late medieval and early post-medieval activity in the area comes from Aldborough Hatch farm, approximately 0.5 km north-east of the present site. Although the existing farmhouse is modern it almost certainly stands on the site of a

demolished 17<sup>th</sup> century dwelling, itself built to replace Aldborough Hall, a medieval manor house on an adjacent moated site. The name of the site probably derives from the family name of Aldburgh, which was recorded in the area in the 14<sup>th</sup> and 15<sup>th</sup> centuries while the word “Hatch” means “entrance” and refers to the house’s position on the edge of nearby Hainault Forest (Oxley 1966). The most interesting feature of the complex to survive today is a Grade II listed 18<sup>th</sup> century barn which was formerly a chapel in the grounds of the house (GLSMR refs. MLO10975, MLO90796).

4.6 Evidence from historic maps of the area shows that it was undeveloped prior to the rapid suburban expansion of the early-mid 20<sup>th</sup> century. A series of tithe sketches dated to 1747, and Champan and Andre’s map of 1777, both show the site in use as agricultural land. This remains the case on the tithe map of 1847 and the first edition Ordnance Survey map of 1877. At this stage the closest settlement was an area of ribbon development along Horns Road (Ley Street), Chase Lane and Oaks Lane. Housing was developed to the east of Ley Street in the very late 19<sup>th</sup> century while the entire area had been transformed by suburban development by the time of the Ordnance Survey map of 1938 (Doel 2000).

4.7 An archaeological evaluation carried out by AS during the construction of a new secondary school immediately to the south of the site in 2000 revealed no archaeological finds or features of interest (Doel 2000; GLSMR ref. MLO76417).

## 5 METHODOLOGY (Fig. 3)

5.1 The groundworks associated with the new annex comprised a series of square pits 1.20m by 1.20m by 1.20m for foundation pads and a foundation trench around the footprint of the new building, incorporating a number of foundation pads along its north-west and south-west sides.

5.2 A mini mechanical excavator was used to excavate the pits and these were then squared by hand excavation. Where pits were located against the existing buildings these were entirely hand dug. The foundation trench was cut by machine to a wide of 0.50m.

5.3 Four sample sections of foundation pads were recorded. Three of these were located adjacent to the west wall of the Church Hall and one located in the footprint of north-west wall.

## 6 DESCRIPTION OF RESULTS (Fig. 4)

### 6.1 Description of Deposits: Sample Section 1 (DP 1)

0.00 – 0.56m	L1000. Topsoil. Dark grey brown humic sandy clay silt
0.56 – 1.20m	L1001. Natural clay. Firm mid brownish orange silty clay.

*Description: A pipe for a service was located in the topsoil, but no cut was visible. No archaeological features or finds were present.*

**6.2 Description of Deposits: Sample Section 2 (DP 2)**

0.00 – 0.10m	L1002. Made ground. Coarse brownish orange sand.
0.10 – 0.35m	L1003. Made ground. Hardcore in a dark grey sandy silt matrix.
0.35 – 0.80m	L1006. Made ground. Mixed dark grey brown sandy silt, clay silt and building rubble.
0.80 – 1.20m+	L1001. Natural Clay. As above.

*Description: The cut (F1004) of a service trench was located through Layer L1003. The service trench had been backfilled with coarse sand and gravel. No archaeological features or finds were present.*

**6.3 Description of Deposits: Sample Section 3 (DP 3)**

0.00 – 0.10m	L1002. Made ground. As above.
0.10 – 0.70m	Modern service.
0.70 – 1.10m+	L1001. Natural Clay. As above.

*Description: A service trench was located 0.10m below the made ground surface. Below this was a further service trench. No archaeological features or finds were present.*

**6.3 Description of Deposits: Sample Section 3 (DP 4)**

0.00 – 0.32m	L1000. Topsoil. As above.
0.32 – 1.10m+	L1001. Natural Clay. As above.

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

**7 CONFIDENCE RATING**

7.1 It is not felt that any factors inhibited the recognition of archaeological features and finds during the project.

**8 DEPOSIT MODEL**

8.1 Topsoil (L1000) was present across the site apart from adjacent to the south-west corner of the Church Hall. It was dark grey brown humic sandy clay silt and was on average 0.55m thick. It contained fragments of modern brick and glass (not retained).

8.2 Across most of the site, the topsoil (L1000) was located directly over the natural deposit (L1001). This was firm mid-brownish orange silty clay that contained occasional



angular flint grit. Toward the south-west corner of the Church Hall the natural clay (L1001) had been truncated by service trenches.

8.3 Sample sections 2 and 3 revealed ground make up and construction deposits, possibly associated with the Church Hall or its associate services. A 0.10m thick layer of coarse sand (L1002) represents the present ground surface. Under this, in sample section 2, was a 0.25m thick layer of hardcore (L1003) over a 0.44m thick mixed layer of dark grey brown sandy silt with building rubble (L1006). In sample section 3 only the fill of service trenches were located under below the present ground surface (L1002).

## 9 DISCUSSION

9.1 No archaeological features or finds were present within any of the observed foundation pads or within the foundation trench. However, this could be due to the relatively limited groundworks associated with the annex extension rather than a general absence of archaeological remains in the vicinity.

## ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Patrick Wong of the East London Christian Fellowship Centre for commissioning the project and Krysia Truscoe of the GLSMR for her assistance in providing the SMR data for the area.

## DEPOSITION OF THE ARCHIVE

Copies of this report will be deposited with EH GLAAS, the GLSMR, Museum of London Archaeology Service and the National Monuments Record, Swindon.

## BIBLIOGRAPHY

British Geological Survey (BGS) 1989 *Solid Geology 1:250,000 Series: Sheet 51° N–00°: Thames Estuary*. BGS, Keyworth, Nottingham

Brown, N. & Glazebrook, J. (eds) 2000 *Research and Archaeology: a framework for the Eastern Counties*. East Anglian Archaeology Occasional Papers 8

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Oxley, J.E. 1966 "Barking & Ilford" in Powell, W.R. (Ed.) *The Victoria History of the County of England*, Institute of Historical Research, London, pp. 194-267

Soil Survey of England and Wales 1983 *Soils of South East England: 1:250,000 Soil Map Series Sheet 6*. SSEW, Harpenden

Soil Survey of England and Wales 1983 *Legend for the 1:250,000 Soil Map of England and Wales* Harpenden

## APPENDIX 1

## ARCHAEOLOGICAL DATABASE (GLSMR)

GLSMR	NGR TQ	Description
<b>Prehistoric (until AD 43)</b>		
MLO76422	4480 8845	Excavation at the former King George V Hospital in Newbury Park revealed a late Bronze Age field system along with pits and post holes containing pottery datable to an early phase of plainware Deverel-Rimbury tradition of 960-750 BC
MLO77245	4480 8845	Prehistoric pits and post holes of probable late Bronze Age date although showing no discernable structural form
<b>Romano-British (AD 43 – 410)</b>		
<b>Anglo-Saxon (AD 410 – AD 1066)</b>		
<b>Medieval (AD 1066 – AD 1500)</b>		
MLO13471	4485 8898	Medieval and post-medieval road
MLO13472	4464 8888	Medieval and post-medieval watermill
MLO13473	4482 8900	Medieval and post-medieval post mill and windmill
MLO10975	4512 8922	Aldbrough Hatch Farm medieval manor house and moated site, and post-medieval farmhouse. The latter is relatively modern, of yellow brick, and probably stands on the site of an earlier 17 <sup>th</sup> century farmhouse
MLO14320	45260 89170 - 45700 89310	Medieval and post-medieval road
MLO14295	4502 8885	Medieval and post-medieval farmhouse
<b>Post-medieval (AD 1500 – AD 1750)</b>		
MLO13471	4485 8898	Medieval and post-medieval road
MLO13472	4464 8888	Medieval and post-medieval watermill
MLO13473	4482 8900	Medieval and post-medieval post mill and windmill
MLO10975	4512 8922	Aldbrough Hatch Farm medieval manor house and moated site, and post-medieval farmhouse. The latter is relatively modern, of yellow brick, and probably stands on the site of an earlier 17 <sup>th</sup> century farmhouse
MLO13476	4532 8920	17 <sup>th</sup> century house
MLO14320	45260 89170 - 45700 89310	Medieval and post-medieval road
MLO40094	4532 8920	Chapel
MLO14295	4502 8885	Medieval and post-medieval farmhouse
<b>Early modern (AD 1750 – AD 1900)</b>		
MLO72797	4490 8880	Post-medieval landfill site
MLO98614	45341 89179	Fragment of 18 <sup>th</sup> or 19 <sup>th</sup> century cellar and wall formerly part of Aldborough Hatch house
MLO90796	45333 89175	Grade II listed 18 <sup>th</sup> century barn, formerly a chapel attached to Aldborough Hatch house
<b>Modern (AD 1900 – present)</b>		
MLO90739	44935 88387	Newbury Park Station Bus Shelter – Grade II Listed structure designed by Oliver Hill in 1937

<b>Undated remains</b>		
MLO76417	4500 8870	Negative evidence: An archaeological evaluation conducted during the building of a new school revealed no archaeological finds or features of note

## APPENDIX 2

### GLSMR/RCHME NMR ARCHAEOLOGICAL REPORT FORM

#### 1) TYPE OF RECORDING

*Monitoring & Recording*

#### 2) LOCATION

Borough: *Redbridge*

Site address: *Whites Farm, Newbury Park, Ilford IG2 7PR*

Site name: *East London Christian Fellowship Centre*

NGR: *TQ 4500 8885*

Limits of site a) b)  
c) d)

#### 3) ORGANISATION

Name of archaeological unit/company/society: *Archaeological Solutions Ltd*

Address: *98 – 100 Fore Street, Hertford, Herts SG14 1AB*

Site director/supervisor: *Gareth Barlow* Project Manager: *Jon Murray*

Funded by: *East London Christian Fellowship Centre*

#### 4) DURATION

Date fieldwork started: *17<sup>th</sup> February 2009* Date finished: *17<sup>th</sup> February 2009*

Fieldwork previously notified? *YES*

Fieldwork will continue? *NO*

## 5) PERIODS REPRESENTED

Palaeolithic	Roman
Mesolithic	Saxon (pre AD 1066)
Neolithic	Medieval (AD 1066-1485)
Bronze Age	Post-Medieval
Iron Age	Unknown

## 6) PERIOD SUMMARIES

Use headings for each period (ROMAN: MEDIEVAL: etc.) and additional sheets if necessary.

*No Archaeological features or finds were present*

## 7) NATURAL (state if not observed; please DO NOT LEAVE BLANK)

Type: *Firm mid-brown orange silty clay.*

Height above Ordnance Datum: *c. 26m*

## 8) LOCATION OF ARCHIVES

a) Please provide an estimate of the quantity of material in your possession for the following categories:

Notes 1 book          Plans 2 sheets          Photos c 10          Negatives c 10

Slides c 10          Correspondence Manuscripts (unpublished reports, etc)

Bulk finds None          Small finds None          Soil samples None

Other (please specify)

b) The archive has been prepared and stored in accordance with MGC standards and has been stored in the following location: AS, Bury St Edmunds

c) Has a security copy of the archive been made?          YES/NO

d) Have you arranged for RCHME microfilming?          YES/NO

**9) BIBLIOGRAPHY**

As above

SIGNED:

DATE: March 2009

NAME (Block capitals): XX

Please return the completed form to:

English Heritage  
Greater London Sites and Monuments Record  
138-142 Waterhouse Square  
Holborn  
London  
EC1N 2ST  
Tel: 0207 973 3000

## PHOTOGRAPHIC INDEX



*DP 1. Sample Section 1. Looking northwest.*



*DP 2. Sample Section 1. Looking northwest.*

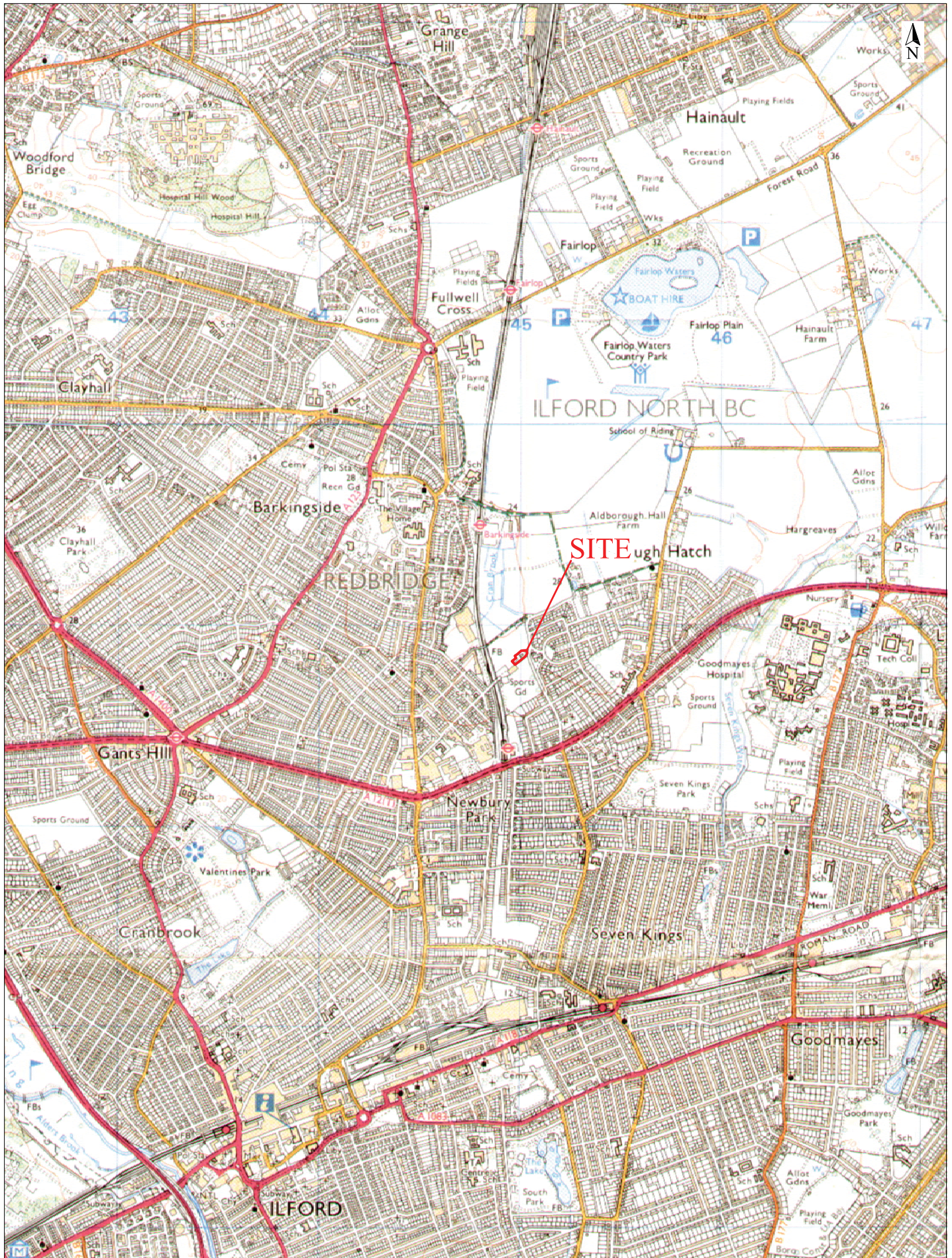


*DP 3. Sample Section 1. Looking southwest.*



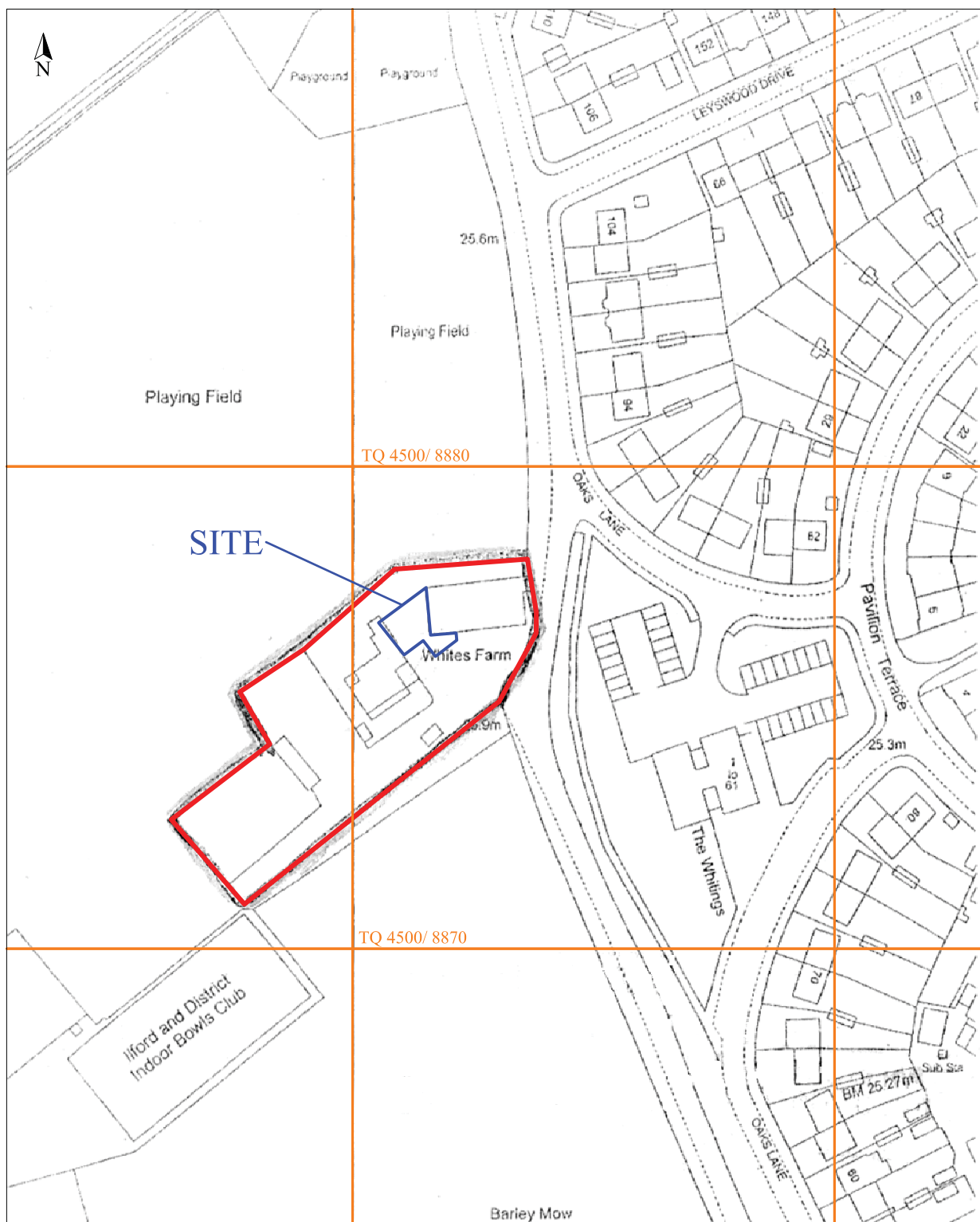
*DP 4. Sample Section 1. Looking northwest.*



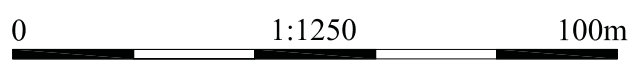


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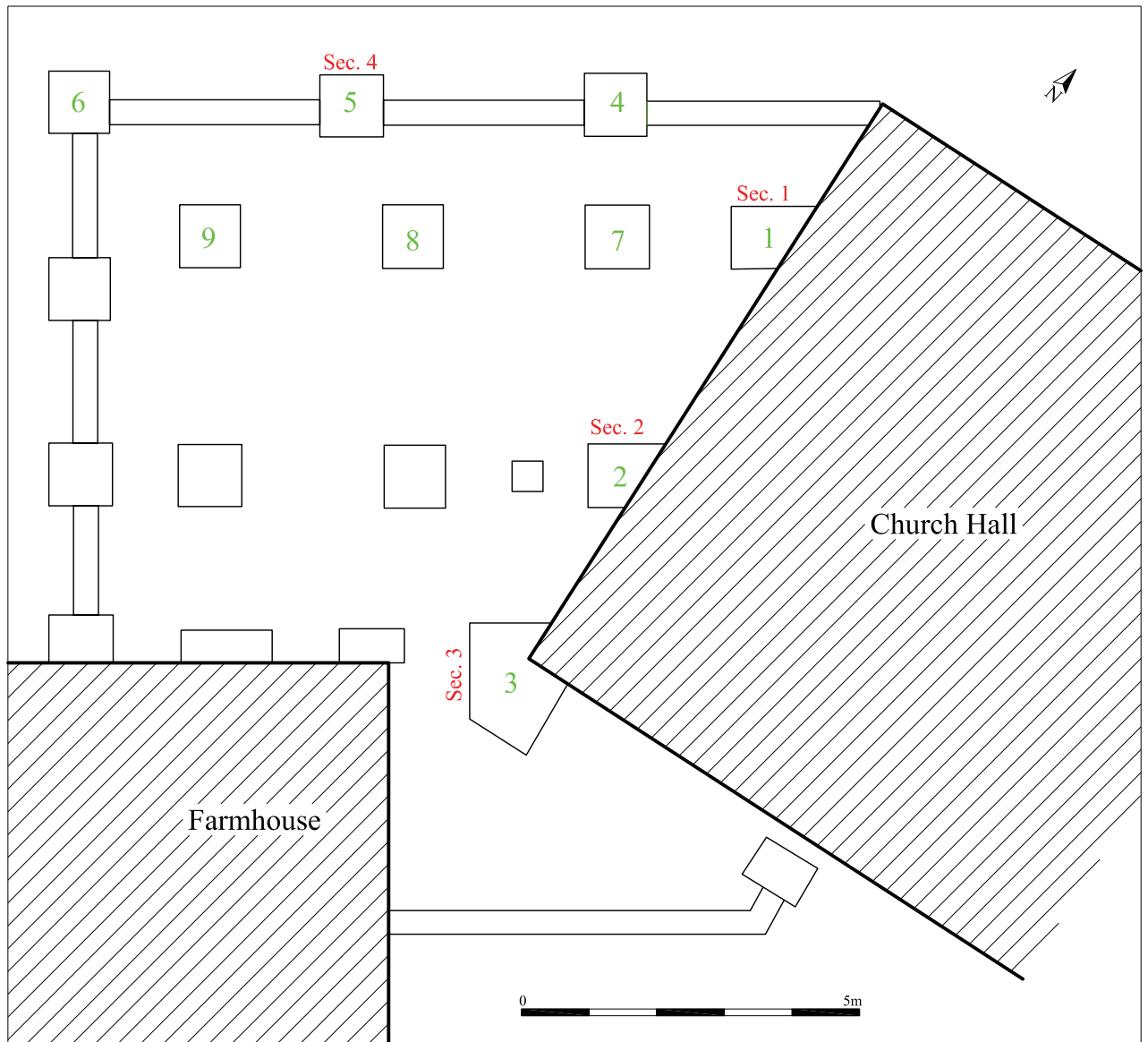
Archaeological Solutions Ltd  
**Fig. 1 Site location plan**  
 Scale: 1: 25,000 at A4



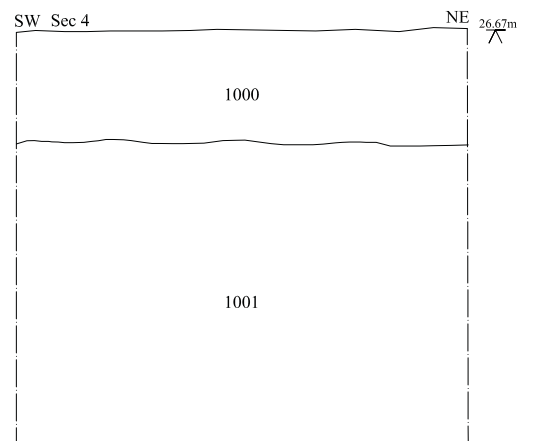
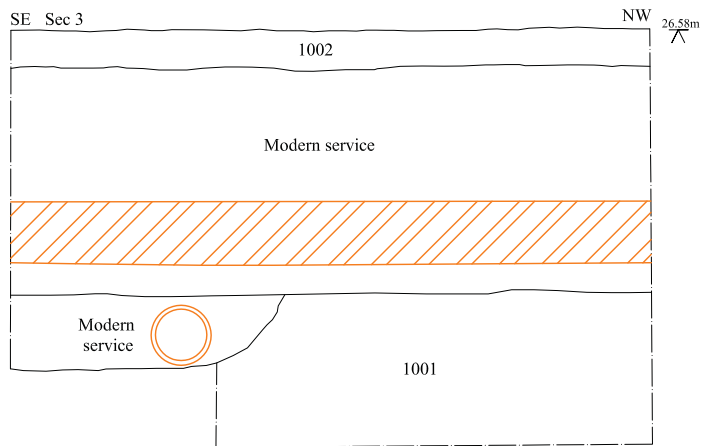
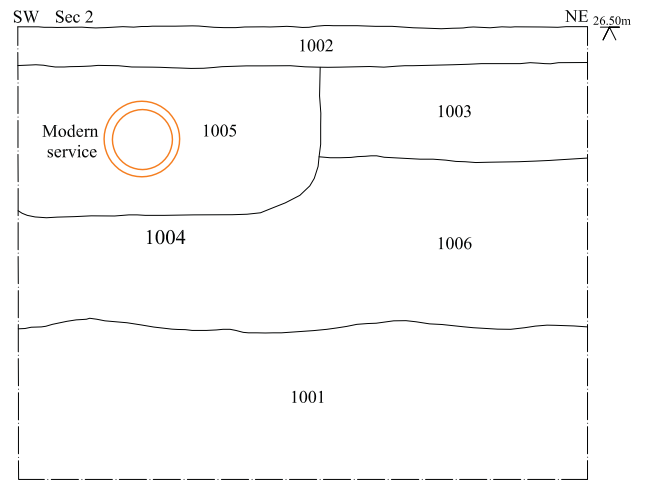
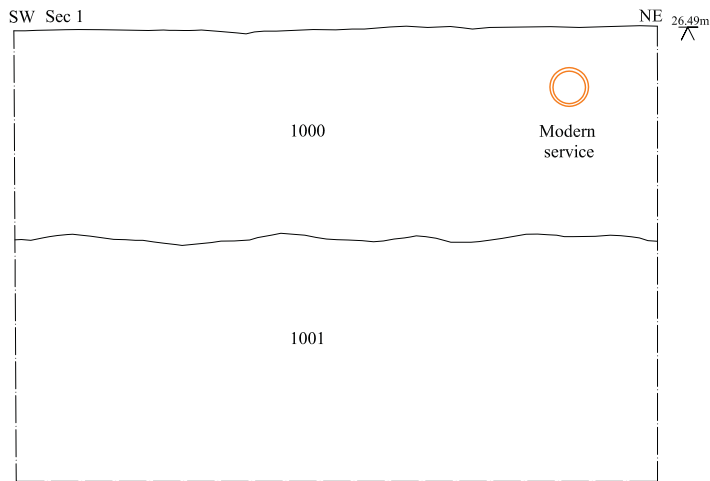
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**Fig. 2 Detailed site location plan**  
 Scale: 1: 1250 at A4



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**Fig. 3 Section location plan**  
 Scale 1:100 at A4



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**Fig. 4 Sections**  
 Scale 1:20 at A4