

**LAND REAR OF PICKERING HOUSE,  
271 WINDMILL ROAD, EALING, LONDON W5 4DW**

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

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**ARCHAEOLOGICAL SOLUTIONS LTD**

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271 WINDMILL ROAD, EALING, LONDON W5 4DW**

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

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NGR: TQ 1715 7882	Report No. 3339
Borough: Ealing	Site Code: n/a
Approved: Claire Halpin MIFA	Project No. 3552
Signed:	Date: July 2009

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
Project name	<i>Land rear of Pickering House, 271 Windmill Road, Ealing, London W5 4DW</i>		
Project Summary			
<p><i>The site is located in the Northfields (formerly Little Ealing) area in the south of the London Borough of Ealing. The archaeological desk-based assessment was commissioned as part of a planning condition attached to the planning approval for proposals to build a residential development comprising a three-storey building containing six 2-bedroom flats, car parking, landscaping and gardens.</i></p> <p><i>The site is situated in an area with numerous prehistoric finds from the palaeolithic and mesolithic periods, recovered from the Lynch Hill and Corbetts Tey terraces of the Thames Gravels. The location of the medieval Coldhall Manor is c.100m to the west and as a result the site is contained in an Archaeological Interest Area. The western half of the site was occupied by the post-medieval residence of Gumleighs (possibly part of Laurel Court) from at least the late 18<sup>th</sup> century, and was adjacent to the grand residence of Place House (later Ealing Park) from at least the mid 17<sup>th</sup> century.</i></p> <p><i>The survival of archaeological remains (if present) is difficult to assess. The site will have been subject to previous ground disturbance during the construction of Pickering House in the 1950s. Made ground deposits identified by the geotechnical report are recorded with depths of 0.70-1.40m.</i></p>			
Project dates (fieldwork)	<i>09/07/2009</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>?</i>
P. number	<i>3552</i>	Site code	<i>n/a</i>
Type of project	<i>Archaeological desk-based assessment</i>		
Site status	<i>Area of archaeological interest</i>		
Current land use	<i>Three-storey structure and associated land to rear</i>		
Planned development	<i>Residential development</i>		
Main features (+dates)	<i>n/a</i>		
Significant finds (+dates)	<i>n/a</i>		
<b>Project location</b>			
County/ District/ Parish	<i>London</i>	<i>Ealing</i>	<i>Ealing</i>
HER/ SMR for area	<i>GLSMR</i>		
Post code (if known)	<i>W5 4DW</i>		
Area of site	<i>c. 2,500m<sup>2</sup></i>		
NGR	<i>TQ 1715 7882</i>		
Height AOD (max/ min)	<i>c. 21m AOD</i>		
<b>Project creators</b>			
Brief issued by	<i>Advice from EH GLAAS</i>		
Project supervisor/s (PO)	<i>Archaeological Solutions</i>		
Funded by	<i>Citywide Construction Ltd</i>		
Full title	<i>Land rear of Pickering House, 271 Windmill Road, Ealing, London W5 4DW. An Archaeological Desk-based Assessment</i>		
Authors	<i>Higgs, K. &amp; Peachey, A.</i>		
Report no.	<i>3339</i>		
Date (of report)	<i>July 2009</i>		

# **LAND REAR OF PICKERING HOUSE, 271 WINDMILL ROAD, EALING, LONDON W5 4DW ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

## **SUMMARY**

*The site is located in the Northfields (formerly Little Ealing) area in the south of the London Borough of Ealing. The archaeological desk-based assessment was commissioned as part of a planning condition attached to the planning approval for proposals to build a residential development comprising a three-storey building containing six 2- bedroom flats, car parking, landscaping and gardens.*

*The site is situated in an area with numerous prehistoric finds from the palaeolithic and mesolithic periods, recovered from the Lynch Hill and Corbetts Tey terraces of the Thames Gravels. The location of the medieval Coldhall Manor is c.100m to the west and as a result the site is within an Archaeological Interest Area. The western half of the site was occupied by the post-medieval residence of Gumleighs (possibly part of Laurel Court) from at least the late 18<sup>th</sup> century, and was adjacent to the grand residence of Place House (later Ealing Park) from at least the mid 17<sup>th</sup> century.*

*The survival of archaeological remains (if present) is difficult to assess. The site will have been subject to previous ground disturbance during the construction of Pickering House in the 1950s. Made ground deposits identified by the geotechnical report are recorded with depths of 0.70-1.40m.*

## **1 INTRODUCTION**

1.1 In July 2009, Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment of land to the rear of Pickering House, 271 Windmill Road, Ealing, London W5 4DW (LB Ealing; NGR TQ 1715 7882; Figs. 1 & 2). The assessment was commissioned by Citywide Construction Ltd and was carried out in compliance with an archaeological condition attached to planning permission for the residential development of the site. The latter comprising a three-storey building containing six 2-bedroom flats, car parking, landscaping and gardens (LB Ealing Planning Ref. P/2009/0860). The desk-based assessment was conducted according to a specification prepared by AS (dated 25<sup>th</sup> June 2009). It was undertaken on advice from English Heritage Greater London Archaeology Advisory Service (EH GLAAS, advisors to LB Ealing), who stated that an archaeological desk-based assessment be carried out as the initial stage, for their consideration, in order that they could then confirm if any further archaeological work was required to comply with the condition.

1.2 The desk-based assessment conformed to the Institute of Field Archaeologists (IFA) *Standard and Guidance for Archaeological Desk-based Assessments* (1994, revised 2001) and followed the guidelines of the English Heritage (London Region) *Archaeological Guidance Papers* (AGPs; revised 1998).

1.3 The assessment was undertaken in conjunction with the relevant planning policies, which apply to the effect of development with regard to cultural heritage. Of particular relevance was Planning Policy Guidance Note 16 'Archaeology and Planning' (PPG16), which is widely applied by local authorities. PPG16 (1994) applies to archaeology and 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, when necessary, the excavation of the site.

1.4 The principal objectives of the archaeological desk-based assessment were:

- to collate, verify and assess all information relevant to presence, survival and character of archaeological remains/structures within the site,
- to provide a predictive model of the sub-surface deposits likely to be present on the site, and assess their archaeological significance, and
- to assess the impact of development proposals for the site on any identified archaeological remains.

## 2 DESCRIPTION OF THE SITE

2.1 The site comprises land to the rear of Pickering House, which is located at No. 271 Windmill Road, Ealing. It lies within the London Borough of Ealing and within the north-western suburbs of Greater London (Fig. 1). Ealing is located along the main arterial A4020 trunk-road running westwards from central London to Uxbridge and Oxford. The historic core and modern commercial centre of Ealing is situated c.2km to the north-east of the site, Brentford c.2km to the south and the smaller area of Northfields lies 600m to the north. The site lies close to the northern course of Windmill Road, which runs from the former area of Little Ealing to Brentford.

2.2 The site is located along the southern frontage of Windmill Road and 35m to the south-west of its junction with Northfield Avenue (Fig. 2). It incorporates an extant three-storey structure known as Pickering House, which contains a range of 18 flats, and associated land to its rear. To the east of the site is Laurel House, which is occupied by a clinic and nursery, whilst to the west lies a residential property occupying Nos. 31 – 32 Windmill Road. The southern boundary of the site is demarcated by a high brick wall, beyond which lies part of St Anne's Convent School and Nos. 18 – 28 Hollies Road. The site is irregular in plan and covers an area of approximately 2,500m<sup>2</sup>.

## 3 METHOD OF WORK

Information was sought from a variety of available sources, and reference was made to the Institute of Field Archaeologists' (IFA) *Standard and Guidance for Archaeological Desk-based Assessments* (1994, revised 2001). The following material was consulted as part of the assessment

### **3.1 Archaeological databases**

The standard collation of all known archaeological sites and finds spots in the surrounding area is the Greater London Sites and Monuments Record (GLSMR). In order to provide a representative sample, the GLSMR database was searched for all known entries within a 500m radius of the site. Entries within this radius of the site are listed in Appendix 1, and plotted in Fig. 3. Their significance, where relevant, is discussed in Section 5.

### **3.2 Historical & cartographic documents**

The principal sources for historical and cartographic documents were Ealing Council's Local History Centre (LHC), based at Ealing Central Library, and the London Metropolitan Archives (LMA), based in Farringdon. Relevant cartographic sources are listed in Appendix 2 and reproduced in Figs. 4 – 10.

### **3.3 Secondary sources**

The principal sources for secondary material were Ealing Council's Local History Centre (LHC), based at Ealing Central Library, and the London Metropolitan Archives (LMA), based in Farringdon, as well as AS's own library. Relevant material is listed in the bibliography.

### **3.4 Geological/geotechnical information**

A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 1978), the Soil Survey of England and Wales (SSEW 1983) and from a geotechnical report on the site by Fastrack Geotechnical provided by the client.

### **3.5 Site inspection**

In the course of preparing this desk-based assessment, a site inspection visit was undertaken on Thursday 9<sup>th</sup> July 2009 (DPs. 1 – 12). The inspection had the following purposes;

- to examine the areas of archaeological potential identified during the desk-based assessment, in particular, with a view to gauging likely survival or condition of the archaeological remains, and
- to consider the significance of the above ground structures, historic buildings and historic landscape features, their settings and potential impacts for the proposed development.

## **4 TOPOGRAPHY, GEOLOGY & SOILS**

4.1 The topography of the site is dominated by its overwhelmingly urban location within the London Borough of Ealing. The Ealing area forms part of

the north-western suburbs of Greater London and is situated along the main arterial A4020 trunk-road. The site lies at c.21m AOD, on land gently sloping down to the south towards the River Brent, c.1km to the south (Fig. 1).

4.2 The site and the Ealing area of Greater London are located on the edge of the gravel terrace, which has a solid geology of Eocene Palaeogene London Clay (BGS 1978). Taplow Gravels and areas of brickearth occur locally, giving way to London Clay to the north of Acton. Although soils of Greater London remained un-surveyed (SSEW 1983), the stratigraphy of the site is likely to be much disturbed given its proximity to the road-side frontage of Windmill Road.

4.3 A geotechnical survey of the site by Fastrack Geotechnical comprised six boreholes and a trial pit across to investigate the stratigraphy of the site. Boreholes 1-3 and Trial Pit 1 were located in the eastern half of the site, within or very close to the footprint of the proposed building. These boreholes revealed made ground containing brick and gravel occurring to a depth of 0.7-1.4m, overlying orange-brown, slightly clayey sand and gravel that extends down to approximately 6.2m. Only Borehole 3 extended to the latter depth and revealed grey clay beneath the sand and gravel.

## **5 ARCHAEOLOGICAL & HISTORICAL BACKGROUND (Fig.3)**

### *Prehistoric*

5.1 The Lower Palaeolithic period in Britain dates from the first indication of human activity (c. 500000 BP) until the end of the last glaciation (c. 38000 BP) and the Upper Palaeolithic from c. 38000-10000 BP (Lewis 2000a; Lewis 2000b). The London Borough of Ealing has produced a plethora of Palaeolithic evidence since the 19<sup>th</sup> century when the antiquarian, General Pitt Rivers, was the first to note substantial quantities of Palaeolithic remains associated with the terrace gravels of the Acton area (Jolliffe 1910, 3). Palaeolithic artefacts have been recorded, mainly as find spots, distributed across the southern half of the borough and almost entirely located on the Lynch Hill and Corbetts Tey terraces of the Thames Gravels. Windmill Road is located towards the southern edge of the distribution of these artefacts and Palaeolithic finds in the vicinity include flint implements c.150m to the south east in Ealing Park Gardens (SMR MLO11285).

5.2 The Mesolithic period (c. 10000-6000 BP) is also represented in the local area, although not to the same extent as the Palaeolithic finds (Lewis 2000b). Mesolithic finds are not so numerous in the local Saddler Collection (GLSMR MLO25532). Notably these include a snapped flint Thames Pick (SMR MLO2196) and a perforated red deer hammer (SMR MLO68783), both found c.400m to the south on Windmill Road.

5.3 The Neolithic period (c. 4000-2000 BC) is traditionally defined as when agricultural economies emerged from hunting and gathering. Pottery production commenced, and also the construction of communal monuments

(Lewis 2000c, 64). The succeeding Bronze Age (c. 2000-650BC) has largely been defined by artefact types, notably the emergence of metal work, and the construction of funerary monuments/burial evidence (Brown & Cotton 2000, 82). But despite a relatively good understanding of Neolithic and Bronze Age landscapes on the west London gravels (Lewis 2000c, 73), the evidence for these periods in the vicinity of the site is limited to Neolithic flint artefacts recorded c.750m to the east (SMR 050627), and c.1.2km to the west (SMR 050448). Evidence for the Iron Age in this area of west London is scarcer still and limited to sparse ditches and occupation sites substantially to the south adjacent to tributaries close to the River Thames.

### *Romano-British*

5.4 Roman roads are known to traverse the wider area surrounding Ealing, including the main Silchester Road which passes c.1.5km to the south. No minor roads are recorded in the locality of the site (Baker & Elrington 1982), but it is thought that the lower lying ground of Ealing, rather than the high relief of Acton Hill, may reflect the location of settlements in the Roman period (Perring and Brigham 2000, 161). To date the only evidence of Roman activity in the vicinity comprises a single coin of Commodus (SMR MLO2153), found c.40m to the south-east on Windmill Road. Settlement evidence (buildings, enclosures and a gateway) is recorded c.2km to the south adjacent to the Silchester Road.

### *Anglo-Saxon*

5.5 The place names of Ealing and Brentford both occur in Anglo-Saxon documents, and the number of finds and a sunken-building c.2km to the south-east, adjacent to the Thames, suggest there was an early Saxon settlement at Brentford (Cowie with Harding 2000, 179). Ealing or 'territory of the people of Gilla' appears to have its origins in the Saxon period but is not recorded in the Domesday Book, almost certainly because it was part of the Bishop of London's large manor of Fulham (Weinreb and Hibbert 1995, 254). No Anglo Saxon features or finds have been recorded in the vicinity of the site.

### *Medieval*

5.6 The distribution of known manorial sites suggests a relatively dense population north of the River Thames, and includes the manor house of the sub-manor of Coldhall or Coldhawe (SME MLO24439), c.100m to the west. The proximity of Coldhall manor is the reason the area has been classified as an Archaeological Interest Area in the Council's Unitary Development Plan. Coldhall Manor was once thought to have been located further east adjacent to South Ealing Road, but more probably it was located just west of the junction of Windmill Road and Northfield Lane. Windmill Road, previously called Windmill Lane, is named after a windmill dating from 1318 (Baker and Elrington 1982), probably located in the same spot c.300m to the south, as its post-medieval successor (SMR MLO74460). Excepting the site of Coldhall Manor, no medieval archaeology has been recorded in the vicinity.

## Post-Medieval

5.7 Beyond the urban core, London was predominantly rural until the 19<sup>th</sup> century, as shown by Rocque's map of London in the 1740s (Schofield 2000, 240). Little Ealing, so called by 1650, lay 1 km south-west of the parish church and developed where Windmill Lane met Little Ealing Lane (Baker and Ellington 1982). In-keeping with its rural character Ealing developed slowly until the 19<sup>th</sup> century and established itself as a fashionable location for country houses (Weinreb and Hibbert 1995, 254).

5.8 By 1664 the largest house in the area was probably Place House (SMR MLO82592; Grade II listed building), later called Ealing Park (Baker and Ellington 1982). The house and grounds are situated adjacent to the south of the site. Place House was reputedly sequestered as recusants' property during the Interregnum, and was granted its independence from Coldhall Manor in 1693. The house and estate remained a private residence until 1882, having been renamed Ealing Park in 1811.

5.9 During this period the location of the modern Pickering House appears to have been occupied by a residential villa that was the neighbour of Place House called Laurel Court dating to the late 19<sup>th</sup> century (Fitzmaurice *et al* 2004), although cartographic sources suggest this building may have origins at least a century earlier. There is no mention in historic records of Gumleigh which is identified on cartographic sources as one of these buildings, but it may have initially formed part of Laurel Court. Archaeological evidence for other post-medieval residences also survives at the Grade II listed Rochester House (SMR MLO82246) c.150m to the north east. A fishpond from the period (SMR MLO71490) has been recorded c.250m to the north-west, while two pits and a brick-lined soakaway (SMR MLO63045 and MLO63046) have been recorded c.250m to the south.

## Early Modern

5.10 The railway first arrived in Ealing in 1838 when the Great Western Railway laid its main line to the west of England, but this did not alter rural Ealing. It was not until the construction of the Ealing extension of the Metropolitan District Line with stations at Ealing Broadway and Ealing common in 1879, followed by additional district stations including Northfields (SMR MLO82550) c.400m to the north in 1933, that commuting became practical and house building began in substance (Weinreb and Hibbert 1995, 254).

5.11 Ealing Park and 70 acres were sold for building to the British Land Company in 1882. The 1899 sales particulars of these building lands (Ref. ACC/0908/043) indicate that the site was not part of this parcel of land. Much of the latter had been built over by 1898, but the house of Ealing Park retained some of its landscaped grounds and became a convent, firstly of the Ladies of Nazareth and by 1912 for the Sisters of Charity. The construction of the British Land Company foreshadowed the linking of Little Ealing and northern Brentford, and by 1920 the former grounds of Ealing Park had been

largely covered with terraced housing (Baker and Ellington 1982) as the area became part of suburban Greater London.

### *Modern*

5.12 Pickering House was erected in the 1950s and the land at the rear (the site) was originally part of its curtilage. Laurel Court was demolished prior to this but there are no further surviving records for Laurel Court other than the cartographic sources. The southern boundary of the Pickering House is demarcated by a 3-metre high brick wall; the eastern sections of which form part of the curtilage of the Grade II listed St Anne's Convent School (formerly Place House and Ealing Park). The site is located within a designated residential area as identified in the Council's Unitary Development Plan.

## **6 CARTOGRAPHIC SOURCES**

### *The parish of Ealing, 1777 (Fig.4)*

6.1 The 1777 map depicts a relatively high level of detail concerning standing buildings, although very few are labelled. Windmill Lane is clearly marked running north, before turning right to come to the junction with Northfield Lane. To the south-west of this junction the buildings of Place House are clearly present, as are a smaller range of buildings between Place House and Windmill Road in the vicinity of the modern site. These buildings are identified on later maps as 'The Hollies', 'Laurel Court,' and 'Gumleigh'. The landscape surrounding Little Ealing is depicted as largely undeveloped and agricultural, with sparse, relatively large houses situated along the lanes connecting Ealing and Old Brentford.

### *Ealing c.1822 (with revisions c.1890) (Fig.5)*

6.2 The 1822 map depicts substantially less detail than the 1777 map due to a greater scale; however it is possible to observe that there has been little or no development in Little Ealing (the railways were added in the 1890 revisions).

### *The 1<sup>st</sup> Edition 1865 Ordnance Survey Map, Middlesex Sheet XV.16 (Fig.6)*

6.2 The 1865 OS map is the first cartographic source to depict the site in detail. The buildings and parkland of Ealing Park are clear; including the wall that forms the southern boundary of the site. The eastern half of the site comprises land, presumably gardens, to the rear of properties with frontages on to Windmill Road (The Hollies and Laurel Court), while the western half of the site is occupied by buildings identified on later maps as Gumleigh.

### *The 1896 Ordnance Survey Map, Middlesex Sheet XV.16 (Fig.7)*

6.3 The 1896 OS map depicts very little change to the site or its environs. Ealing Park (Convent of the Dames of Nazareth) continues to be located in

substantial grounds; while the buildings of The Hollies, Laurel Court and Gumleigh are now labelled. The eastern half of the site is no longer subdivided into linear plots, but is now a single back lot to Laurel Court. The western half of the site remains occupied by the three abutting buildings that form Gumleigh.

*The 1914 Ordnance Survey Map, Middlesex Sheet XV.16 (Fig.8)*

6.4 The 1914 OS map depicts substantial development in the area surrounding the site but very little change to the site itself. The Convent (formerly Ealing Park) is now set in much-reduced grounds, with the areas to the west, south and east filled with residential streets of terraced housing. The area to the north of the Convent continues to be occupied by The Hollies, Laurel Court and Gumleigh. The western half of the site containing Gumleigh remains unchanged, while the eastern half of the site now contains a greenhouse to the rear of Laurel Court.

*The 1934 Ordnance Survey Map, Middlesex Sheet XV.16 (Fig.9)*

6.5 The 1934 OS map depicts the beginning of the redevelopment of the modern site, with the demolition of The Hollies, Laurel Court and Gumleigh leaving a single vacant plot of land on the southern side of Windmill Road, adjacent to the north of the Convent. Further streets of terraced housing have been added to the northern and western areas of Little Ealing.

*The 1959 Ordnance Survey Map, Plan TQ 1778 NW (Fig.10)*

6.6 The 1959 OS map clearly depicts Pickering House at the centre of the previously vacant plot, with Windmill Court constructed to the west and Laurel Court to the east. The land to the rear of Pickering House (the site) remains undeveloped except for a small outbuilding, possibly on raised ground in the south-western corner. A second area of raised ground also appears to exist in the south-eastern corner but is not occupied by any buildings. Both areas of raised ground may have been accessed via steps.

## **7 SITE VISIT (DPs 1-12)**

7.1 An inspection visit of the site was undertaken (9/07/09) to examine the areas of archaeological potential, and consider the significance of the above ground structures. The site visit confirmed the plan of Pickering House (DPs 1-6) and the undeveloped status of the land to the rear. The land to the immediate rear of Pickering House and in the centre of the site is covered with grass (DP7), while the remaining areas are partially covered with hard-standing, overgrown land or disturbed topsoil and brick rubble (DPs 9-11). An area of raised ground capped with partial hard-standing is evident in the south-eastern corner (DP12). The Grade II listed brick wall of St. Anne's Convent School appears intact and forms the southern boundary of the site (DP9). There is no suggestion that Pickering House has a basement, or that its foundations have had a significant impact on the site. Access to the site is

by the western side of Pickering House and is via a gate to the rear of the property (DP8).

## **8 CONSTRAINTS**

**8.1 Scheduled Ancient Monuments (SAMs)** –The site is not located in proximity to any SAMs and none are known in the wider area.

**8.2 Archaeological Priority Zones** – The site is located within Ealing's Archaeological Interest Area, which incorporates the site of the medieval Coldhall Manor.

**8.3 Listed Buildings** – There are no Listed Buildings located within the site, although The Grade II listed wall of St. Anne's Convent School forms the southern boundary of the site.

**8.4 Conservation Areas (CA)** –The site is not within a conservation area

**8.5 Historic Parks & Gardens** – The site does not lie within a designated historic park and garden.

## **9 DISCUSSION**

### **9.1 Archaeological potential**

9.1.1 Find spots on the Lynch Hill and Corbetts Tey terraces of the Thames Gravels have demonstrated that prehistoric artefacts, notably from the Palaeolithic and Mesolithic periods are particularly common in the vicinity and have previously included a range of flint artefacts and an antler hammer.

9.1.2 Archaeological evidence from later prehistory, the Roman and Saxon periods is scarce in the vicinity of the site, and generally focussed further south closer to the River Thames. A single Roman coin was found c.40m from the site.

9.1.3 The site lies within close proximity to the location of Coldhall Manor and as a result is included in an Archaeological Interest Area. However, to date no medieval archaeology has been recorded in the vicinity of the site.

9.1.4 During the post-medieval period Little Ealing developed into a fashionable location for country houses, notably Place House (later Ealing Park), adjacent to the south. A range of smaller residences were constructed to the North of Place House, including Gumleigh (possibly originally part of Laurel Court), whose building occupied the western half of the site. The precise chronology of the construction of these buildings remains unknown, but appears to date to at least the late 18<sup>th</sup> century if not earlier. These post-medieval buildings had been demolished by 1939 and were replaced by Pickering House in the 1950s.

## 9.2 The Impact of the Proposed Development

9.2.1 The proposed development comprises the construction of a single three-storey building containing six two-bedroom flats in the eastern half of the site. The remainder of the site will be landscaped to incorporate a communal garden and play area in the centre, and six car parking spaces on the western side of the site.

9.2.2 The foundations of the proposed flats will clearly have a significant impact on the stratigraphy of the eastern half of the site, while the hard and soft landscaping over the remainder of the site will have a lesser impact.

## 9.3 Previous ground disturbance

9.3.1 Historically the principal ground disturbance will be associated with the construction of the post-medieval residence, Gumleigh, which occupied the western half of the site until its demolition c.1934. The eastern half of the site appears to have remained as undeveloped gardens, only ever containing (briefly) a greenhouse in the early 20<sup>th</sup> century.

9.3.2 The impact of the construction of Pickering House on land to the rear of the property is unclear. The geotechnical investigation of the site records made ground. The borehole and trial pit log for the eastern half of the site record made ground at depths ranging from 0.7-1.4m. The average depth of made ground is 0.7m, but raised platforms of soil appear to have been created in the south-eastern and south-western corners as indicated by cartographic sources. The site visit confirmed that at least the south-eastern platform partially survives, with borehole data from this area suggesting made ground extending to a depth of 1.4m.

## 9.4 Archaeological Potential

**Prehistoric – Moderate.** Palaeolithic and Mesolithic finds are relatively common in the area, but the extent of previous ground disturbance and made ground may mitigate against the appropriate levels of gravels surviving.

**Roman – Low.** The site is not in an area favoured for Roman settlement and only rare Roman finds have been recorded in the vicinity.

**Medieval – Moderate.** The location of Coldhall Manor is c.100m to the west and contemporary activity cannot be discounted.

**Post-Medieval - High.** The western half of the site was previously occupied by the post-medieval residence of Gumleigh.

## 10 CONCLUSION

10.1 The site is situated in an area with numerous prehistoric finds dating from the Palaeolithic and Mesolithic periods, recovered from the Lynch Hill and Corbetts Tey terraces of the Thames Gravels. A moderate potential for

medieval archaeology associated with Coldhall Manor, c.100m to the west, may also be expected although no archaeology from the period has yet been recorded in the vicinity.

10.2 The western half of the site was occupied by the post-medieval residence of Gumleigh (possibly part of Laurel Court) from at least the late 18<sup>th</sup> century, and was adjacent to the grand residence of Place House (later Ealing Park) from at least the mid 17<sup>th</sup> century. Significant post-medieval archaeology has been excavated or surveyed within Little Ealing. The precise chronology of Gumleigh which stood on the site has not been established.

10.3 The survival of deposits on the site is unclear due to the unknown impact of the construction of Pickering House in the 1950s. Geotechnical investigation records made ground containing brick and gravel to depths of 0.7-1.4m, with the deepest deposits towards the south-eastern corner of the site.

## **ACKNOWLEDGEMENTS**

Archaeological Solutions would like to thank Citywide Construction Ltd, in particular Mr. Ravi Chandran, for commissioning and funding the project.

Thanks are also due to the staff at Ealing Council's Local History Centre (LHC), based at Ealing Central Library, and those at the London Metropolitan Archives (LMA), based in Farringdon. AS is also grateful to Ms. Krysia Truscoe of the Greater London Sites and Monuments Record (GLSMR).

AS would also like to acknowledge the advice of Ms Kim Stabler of EH GLAAS.

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Images of England (IoE) website;  
<http://www.imagesofengland.org.uk>

Little Ealing Council website;  
<http://www.littleealinghistory.org.uk/>

## APPENDIX 1 SITES AND MONUMENTS RECORD DATA

The following sites are those that lie within a 500m radius of the site. The table has been compiled from data held by the Greater London Sites and Monuments Record (GLSMR). The locations of the sites are shown in Fig. 3. Their significance, where relevant, is discussed in Section 5.

SMR	NGR SP	Description
<b>Prehistoric</b>		
MLO11285	Centroid TQ 1728 7872	Ealing Park Gdns (South Of). Flint Implements (Palaeolithic - 500000 BC to 10001 BC).
MLO2196	Centroid TQ 1710 7840	Windmill Rd (Formerly T A Centre). Snapped Thames Pick (Mesolithic - 10000 BC To 4001 BC)
MLO68783	Centroid TQ 1730 7840	Windmill Rd Brentford. A perforated red deer hammer with reticulate ornament was discovered at a depth of 13 feet in 1875. Probably of mesolithic date. (WLAFG record card also states "L.O. 1154c (12 horn hammers from same place)").
<b>Roman</b>		
MLO2153	Centroid TQ 1720 7850	Windmill Rd. Coin Of Commodus
<b>Medieval</b>		
MLO24439	Centroid TQ 1705 7885	(Medieval to post-medieval) Windmill Rd. Manor House Of The Sub-Manor Of Coldhall Or West Ealing.
<b>Post-Medieval</b>		
MLO71490	Centroid TQ 1700 7905	268 Northfield Ave (Land At Rear Of ) W5. Evaluation undertaken by D Lakin for Museum of London Archaeology Service, October 1997; site code: NTA97. Fishpond of possible mid 18th century date located in the eastern part of site. Backfilled in a single episode c.1932. No further periods recorded under this site code.
MLO73246	Centroid TQ 1709 7901	Northfield Ave. First named in 1650, it remained a small hamlet until the 19th century (VCH).
MLO63045	Centroid TQ 1711 7860	Paragon. Evaluation by A. Steele for Museum of London Archaeology Service, June 1992; site code BMR92. Two large deep pits were cut into the natural brickearth/gravel in the post-mediaeval period. Much of the brickearth had been truncated in recent times. Periods recorded under same site code: post-mediaeval (052498).
MLO63046	Centroid TQ 1711 7860	Paragon. Evaluation by A. Steele for Museum of London Archaeology Service, June 1992; site code BMR92. A brick-lined soakaway or well was cut into the natural brickearth/gravel in the post-mediaeval period. Much of the brickearth had been truncated in recent times. Periods recorded under same site code: post-mediaeval (052497).
MLO74460	Centroid TQ 1720 7860	Windmill, Windmill Rd. Recorded in 1698 and 1703 as standing in New Brentford, near Boston Manor Rd. New Brentford Field where it stood had been renamed Windmill Field by 1670, presumably towards the

		present Windmill Rd. A late 18th century legal document concerning a boundary dispute sought to establish the site of the vanished mill as a reference point, but its position could not be proved. Tradition in late 19th century said it stood just south of the gate to the Ride.
MLO82592	TQ 17223 78851 (point)	Place House St Anne's Convent School (Grade II listed) (18 <sup>th</sup> century to Modern). LITTLE EALING LANE 1. 5010 W5 Place House at St Anne's Convent School TQ 17 NE 5/20 24.2.50 II 2. Mid C18. House in grounds, now stucco fronted. 3:3:3 double hung sashes, 2 storeys. Tetrastyle Roman Doric porch. Quoins, parapet, pediment. C19 additions, north and south. Slate roof.
MLO82246	TQ 17274 78924 (point)	Rochester House (Main Block) At Lourdes Mount Convent High School (Grade II listed). LITTLE EALING LANE 1. 5010 W5 Rochester House (main block) at Lourdes Mount Covent High School TQ 17 NE 5/21 24.2.50 II 2. Early C18. Brown brick house. Three storeys, 5 double-hung sashes in architraves. Parapet, machine tile roof. General Dumouriez lived here 1804-18.
<b>19<sup>th</sup> Century - Modern</b>		
MLO82550	TQ 17110 79174 (point)	Northfields London Regional Transport Station Including Forecourt Walls And Platforms (Grade II listed). The following building shall be added: NORTHFIELD AVENUE (east side) TQ 17 NE Northfields LRT Station, including forecourt walls 962-/5/10018 and platforms II GV London Regional Transport 'underground' station, comprising ticket office, forecourt walls and island platforms. 1932 by Charles Holden, assisted on site by Stanley Heaps. Reinforced concrete post and lintel construction, exposed at platform level, with partially load-bearing red brick infil. Flat concrete roof slabs exposed as flat cornice band to ticket office as a feature of the composition under broad eaves. Symmetrical composition on bridge, set behind forecourt with flanking brick walls topped with impaled roundels. Low double entrance under station sign leads through double-height square ticket hall with single 5-bay aisle to lower rear passage, whence stairs under stepped enclosures descend to two platforms. The platforms, their structures and flank walls form an integral part of the composition, the concrete canopies supported on piers in alternating broad and narrow bays - these latter filled by integral original fixed seating and roundels outlined in black. All windows are metal with horizontal glazing bars, some with opening casements. Each elevation of the ticket hall has a full height central window, those to front and back with the Underground roundel in coloured glass. The ticket hall is clad in black tiles at ground-floor level, with exposed brick above and exposed ceiling lintels. Four-light casements over

		bridge at rear, clerestory lighting to stair enclosures. Beyond platform canopy four concrete slabs with stepped tops carry roundels outlined in black and poster boards. These are of a piece with the station itself. Included as a complete and unaltered example of a Charles Holden station, developing the Sudbury Town principle to a relatively large example with island platforms. Sources: Lawrence Meneer, London's Underground Stations, 1985. The Thirties Society, End of the Line, 1987
MLO82220	TQ 17064 79079 (point)	Odeon Cinema (Grade II* listed). In the entry for; 5/19 NORTHFIELD AVENUE W13 Nos 266 and 268 (Odeon Cinema) The grade shall be amended to read: grade II*(star). NORTHFIELD AVENUE 1. W13 5010 Nos 266 and 268 (Odeon Cinema) TQ 17 NE 5/19 16.1.74 II 2. Circa 1932. By Cecil Massey. Originally called the Spanish City Cinema. The interior was designed by Theodore Komisarjevsky in Spanish style with a tent-like roof, corbelled projections like turrets on the side walls and Moorish arches. Foyer with elaborate ceilings divided by heavy enriched beams. The exterior is plain but has a frieze and cornice in Spanish style with 6 finials. Listing NGR: TQ1706479079
<b>Unknown</b>		
MLO78147	Centroid TQ 1745 7905	Mount Carmel RC Primary School. Watching brief undertaken by PCA on groundworks. Only natural geology recorded.

## APPENDIX 2

### CARTOGRAPHIC EVIDENCE

Date	Description	Fig. No.	Scale	Location
1777	Map of Ealing	4	-	EH website
1822	Map of the parish of Ealing	5	-	EH website
1865	Middlesex sheet XV.16; 1 <sup>st</sup> edition Ordnance Survey map	6	25":1 mile	LHC
1896	Middlesex sheet XV.16; 2 <sup>nd</sup> edition Ordnance Survey map	7	25":1 mile	LHC
1914	Middlesex sheet XV.16; 3 <sup>rd</sup> edition Ordnance Survey map	8	25":1 mile	LHC
1934	Middlesex sheet XV.16; 4 <sup>th</sup> edition Ordnance Survey map	9	25":1 mile	LHC
1959	Plan TQ 1778 NW; Ordnance Survey map	10	1:1,250	LHC
1999	Ordnance Survey Explorer series 173; site location	1 & 3	1:25,000	AS
2009	Detailed site location plan	2	1:1,250	Client
2009	Proposed development plan	-	1:100	Client

#### Documents consulted at the LMA;

Copy enfranchisement, made 1<sup>st</sup> May 1858

Ref. ACC/1395/060

Sales particulars of building lands, part of Ealing Park Estate, on Ealing Main Road and Little Ealing Road, 1899; endorsed with a contract to purchase lots 15, 16, 17, dated 5<sup>th</sup> Dec. 1906, by A. E. Flexman, builder, from George Long  
Ref. ACC/0908/043

## PHOTOGRAPHIC INDEX



**DP 1**  
*Windmill Road frontage of the site comprising hard-standing car parking associated with Pickering House, view east*



**DP 2**  
*Western extent of Pickering House, which comprises a modern three-storey structure, view south*



**DP 3**  
*Windmill Road frontage and northern boundary of the site comprising car parking and Pickering House, view west*



**DP 4**  
*Western boundary of the site comprising hard-standing vehicular access to the rear of the site, view south*



**DP 5**  
*Eastern boundary of the site comprising pedestrian access to the rear of the site and Laurel House, view south-east*



**DP 6**  
*Rear frontage of the extant Pickering House, with small areas of glass gardens beyond, view east*



**DP 7**

*Areas of grassed-over gardens located to the immediate rear of Pickering House and at centre of the site, view west*



**DP 8**

*Gated vehicular access to the rear of the site and land to the rear of Pickering House, view south-east*



**DP 9**

*Southern boundary comprising a tall brick wall, which is Grade II listed under the cartilage of St Anne's Convent School*



**DP 10**

*Partial hard-standing and overgrown brownfield land to the rear of Pickering House, view east*



**DP 11**

*Mound of disturbed topsoil and mixed building rubble located along the eastern boundary of the site, view south*



**DP 12**

*Raised level of site in its south-eastern corner, which is capped by partial hard-standing, view south*



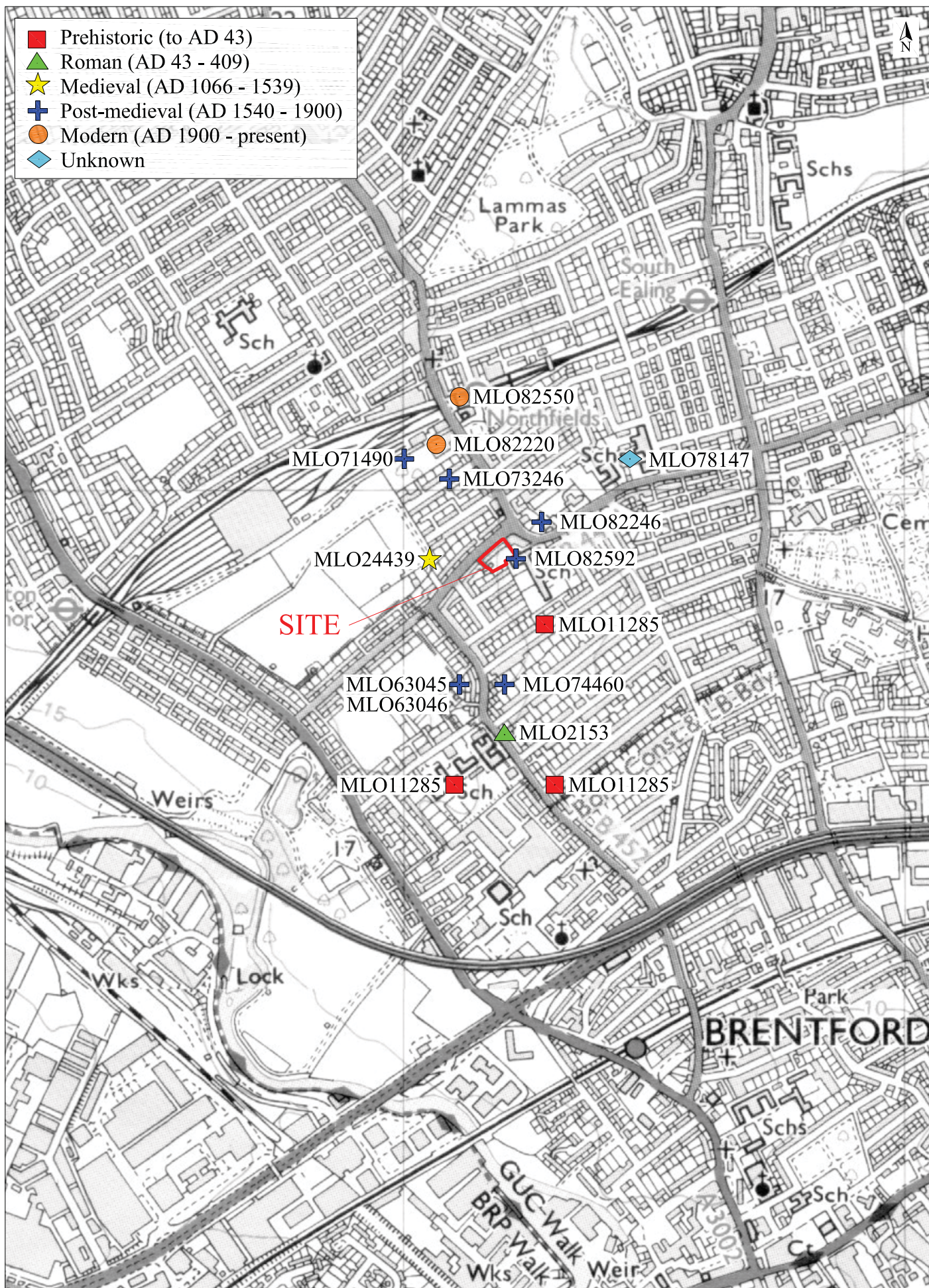
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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4



0 50m

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**Fig. 2 Detailed site location plan**  
 Scale 1:1000 at A4

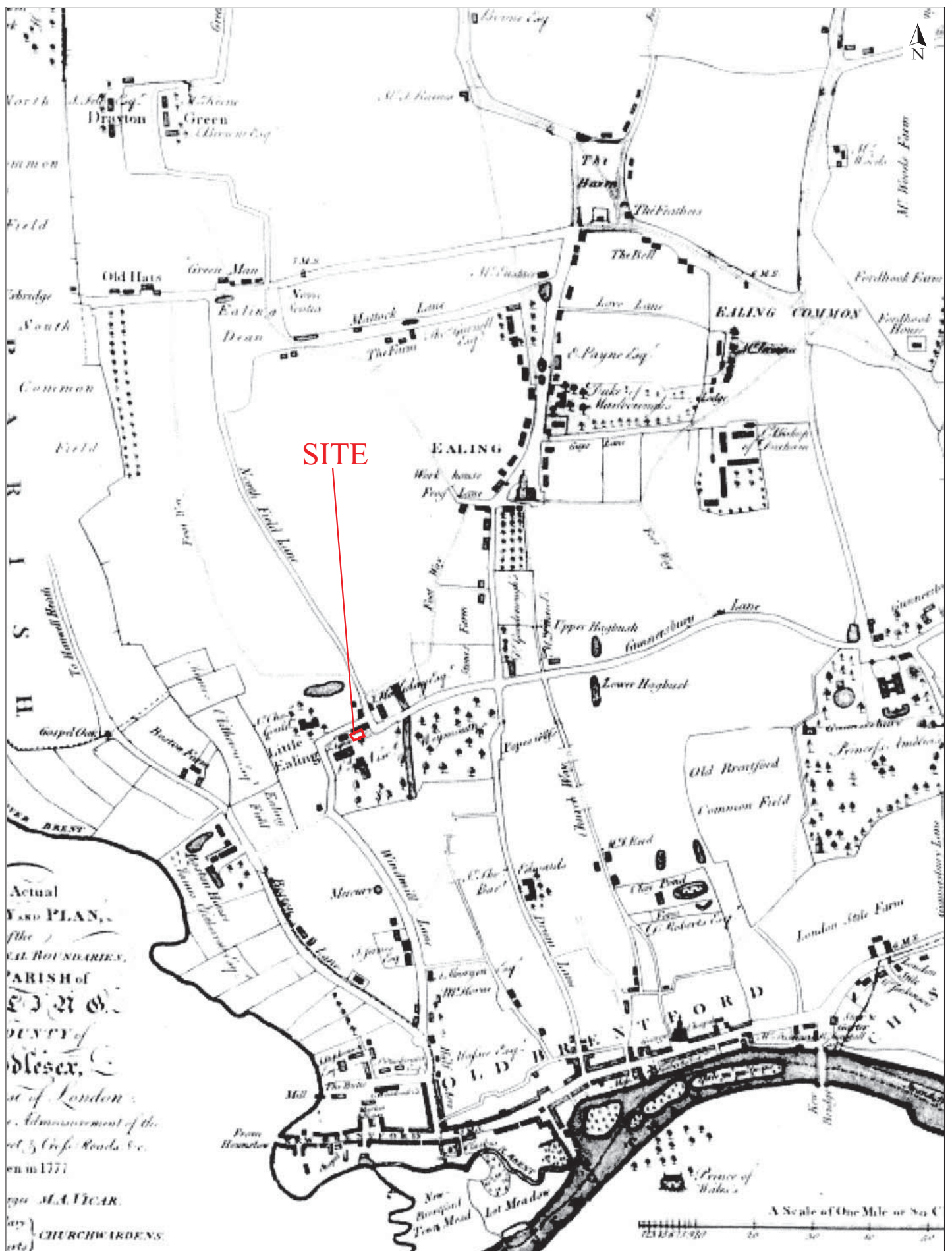


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**Fig. 3 HER data**

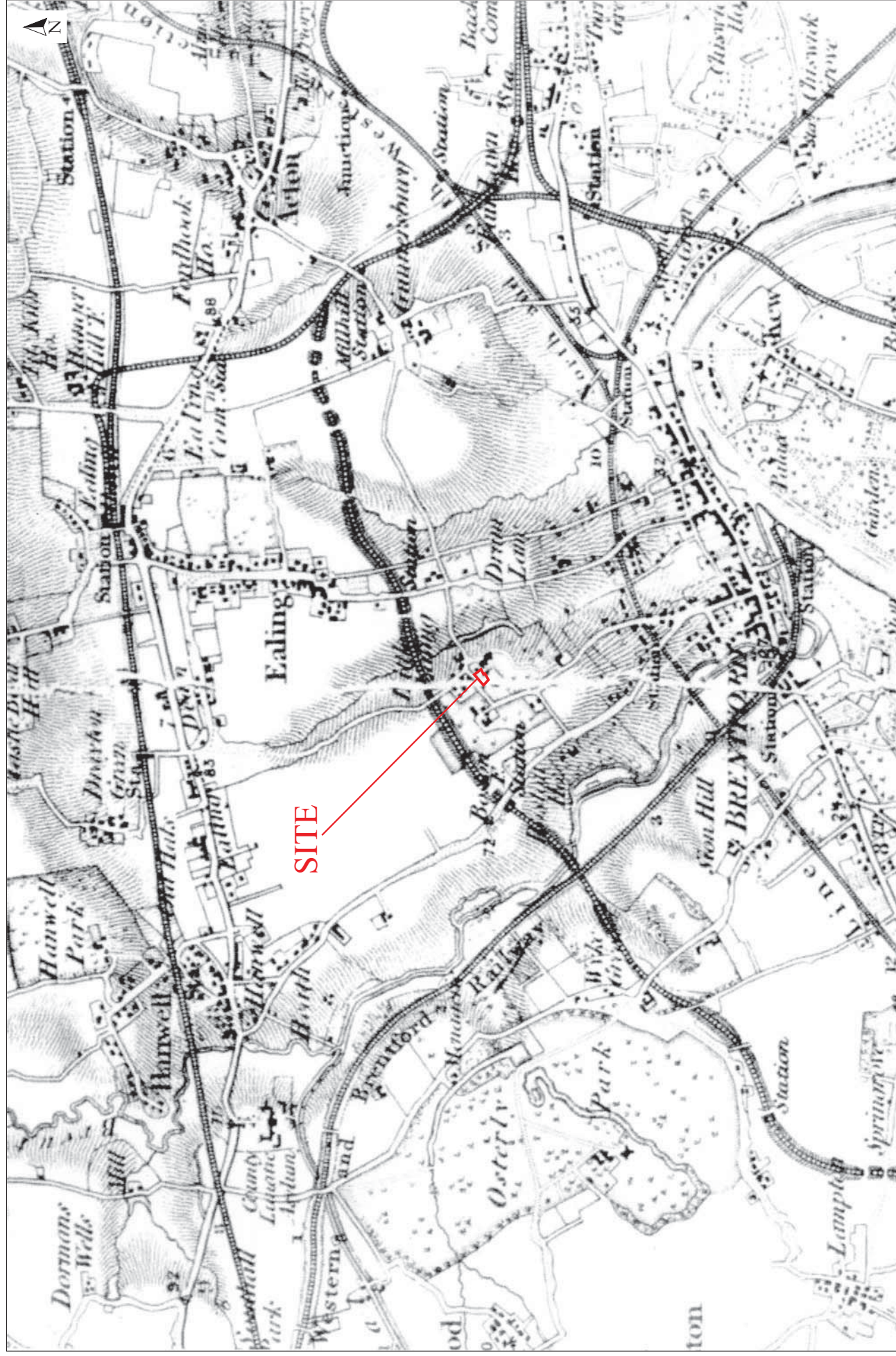
Scale 1:10,000 at A4



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Fig. 4 Map of Ealing, 1777

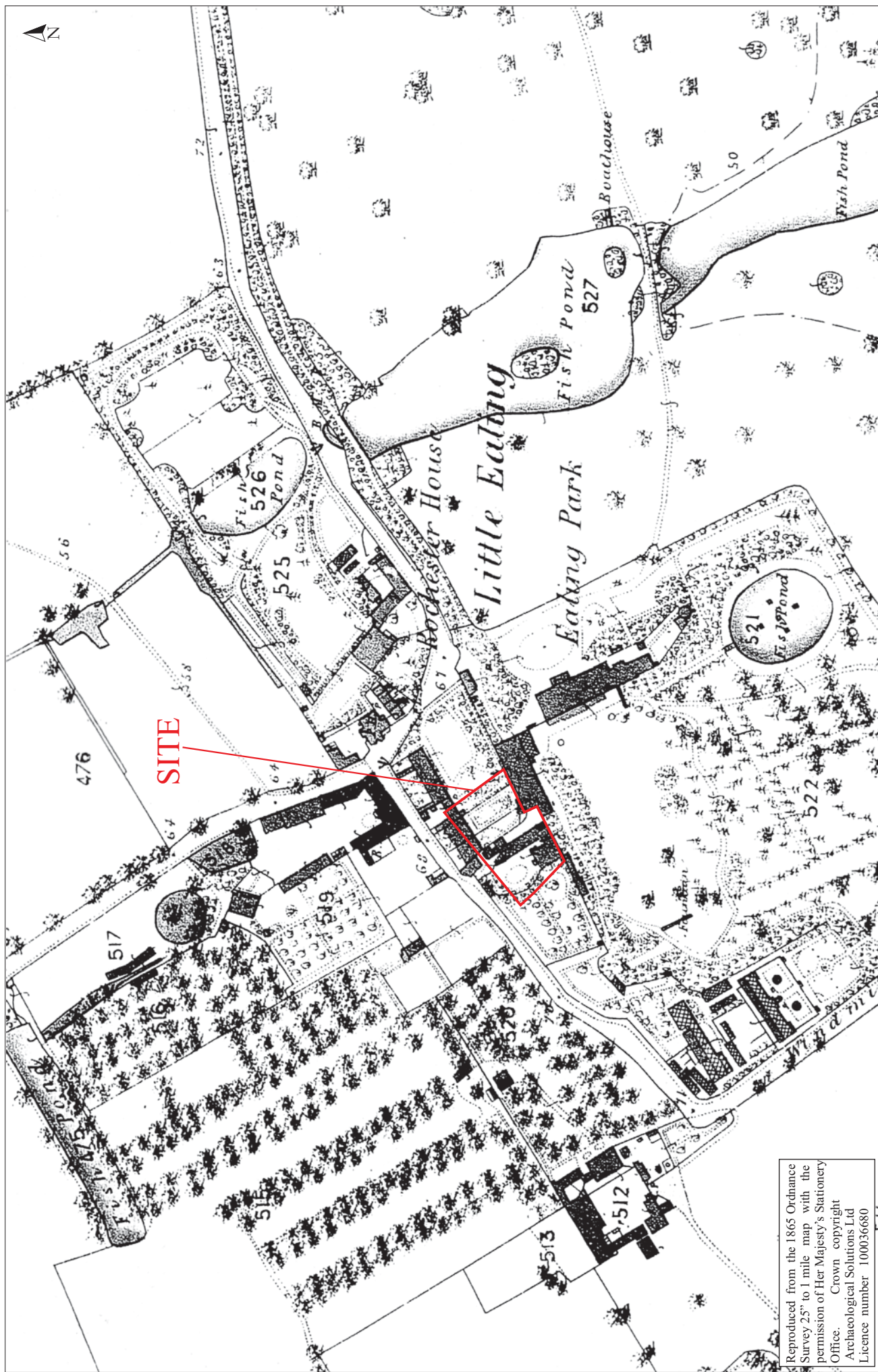
Not to scale



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Fig. 5 Map of Ealing, 1822

Not to scale



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Fig. 6 OS map, 1865

Scale 25" to 1 mile





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Fig. 8 OS map, 1914

Scale 25" to 1 mile at A4

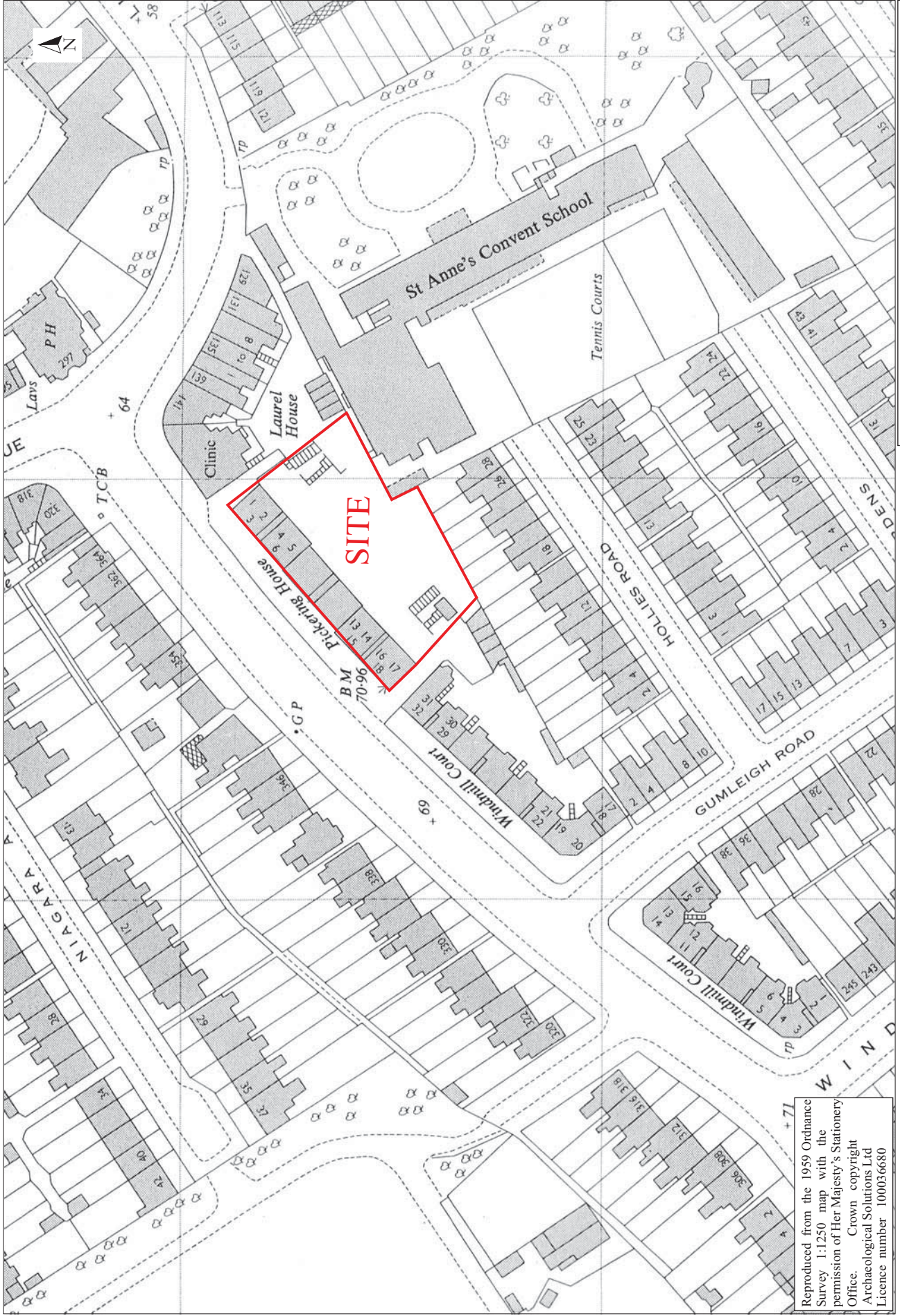


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Fig. 9 OS map, 1934

Scale 25" to 1 mile at A4



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Fig. 10 OS map, 1959

Scale 1:1250 at A4

