

Archaeological Evaluation Report

77 UXBRIDGE ROAD EALING

For Stevens Properties Limited

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L~P:ARCHÆOLOGY

Archaeological Evaluation Report

77 UXBRIDGE ROAD EALING

Client: Stevens Properties Limited

Local Authority: London Borough of Ealing

NGR: 517302, 180579

Planning App: P/2009/2012

Author(s): C Barton

Doc Ref: 0913L-AER v1.3

Site Code: UXX09

Date: May 11

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A trading name of the L~P: Partnership Ltd.

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TABLE OF CONTENTS

Table of Figures

Table of Plates

Table of Appendices

Abstract

1. Introduction
2. Site Background
3. Aims
4. Methodology
5. Results
6. Finds
7. Environmental Sampling
8. Summary and Conclusions
9. Archive

Sources Consulted

TABLE OF FIGURES

Figure 1 - Site Location General

Figure 2 - Site Location Detail and Trench Plan

Figure 3 - Plans

Figure 4 - Sections

TABLE OF PLATES

Plate 1 - Trench 2 from the south with 2m scale

TABLE OF APPENDICES

Appendix 1 - Oasis Record

Abstract

An archaeological evaluation was carried out at 77 Uxbridge Road, in the London Borough of Ealing. The evaluation was implemented because of the potential for archaeological remains on the site. The work was carried out by L - P : Archaeology. This report has been prepared by Cornelius Barton of L – P : Archaeology on behalf of Stevens Properties Ltd.

No previous archaeological works have been carried out on the site or its immediate surroundings. GLSMR entries for the surrounding area are largely confined to isolated findspots of uncertain provenance.

The objectives of the evaluation were to determine the presence or absence of archaeological remains on the site, and to assess the nature, extent and potential significance of any such remains.

No archaeological remains were present in any of the trenches excavated; in light of these results it appears unlikely that further works will be required.

1. Introduction

- 1.1. This evaluation report has been prepared by Cornelius Barton of L - P : Archaeology on behalf of Stevens Properties Ltd.
- 1.2. The fieldwork was carried out by Cornelius Barton and Greg Crees of L - P : Archaeology between 25th and 26th February 2010. This report was written by Cornelius Barton of L - P : Archaeology.
- 1.3. The site is located at 77 Uxbridge Road Ealing W5 5ST, within the London Borough of Ealing (FIGURE 1). The NGR is centred on NGR 517302, 180579 (TQ173805).
- 1.4. The site code allocated by the Museum of London is UXX 09.
- 1.5. The work was carried out in accordance with the the specification prepared by Matt Williams of L-P : Archaeology (WILLIAMS 2009).

2. Site Background

2.1. PLANNING

2.1.1. On matters concerning archaeology and the historic environment LBE take impartial advice from the Greater London Archaeological Advisory Service (GLAAS). In considering any planning application for development the local planning authority, LBE, is bound by the London Plan (2006) policy 4B.10 'Historic Conservation'. LBE is also bound by policy 4.9 'Ancient Monuments and Archaeological Interest Areas' in Chapter 4 'Urban Design' of the borough's Unitary Development Plan (adopted 2004).

2.1.2. Planning consent has been granted for the construction of a six storey hotel with underground car park and associated landscaping. The application reference is P/2009/2012.

2.1.3. Condition 6 of the planning consent states:

No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted which has been submitted to and approved in writing by the Local Planning Authority. The archaeological work shall be carried out by a suitably qualified investigating body approved by the Local Planning Authority.

Reason: To enable protection of any archaeological remains on site in accordance with policy 4.9 of the Ealing adopted Unitary Development 'Plan for the Environment' (2004).

2.1.4. As such GLAAS advised the London Borough of Ealing that archaeological trial trenching should be carried out on the site. This report details the results of the trial trenching.

2.2. GEOLOGY

2.2.1. The British Geological Survey GeoIndex for the site records the geology as Thames Group clay silt, sand and gravel. This data is at relatively low resolution and does not give site specific data ([HTTP://WWW.BGS.AC.UK/GEOINDEX](http://www.bgs.ac.uk/geoindex)).

2.2.2. The site lies on a higher ridge between sand and gravel deposits related to the Thames tributaries the Chess and the Misbourne to the west and the Thames to

the south.

2.3.TOPOGRAPHY

2.3.1. The site is on the south side of Uxbridge Road in Ealing town centre.

2.3.2. The site is bounded by Uxbridge Road to the north, office buildings to the east and west, and the rear gardens of dwellings fronting Mattock Lane to the south.

2.3.3. The site is generally flat at a level of 30.50m OD.

2.4.SITE CONDITIONS

2.4.1. The site previously housed car parks at the front and rear, a Victorian double bay villa with basement fronting Uxbridge Road, and two light industrial buildings behind the villa. These were demolished prior to the evaluation.

2.5.ARCHAEOLOGY AND HISTORY

2.5.1. A search of the Greater London Sites and Monuments Record (GLSMR) shows ten Palaeolithic findspots within 500m of the site. The source of these finds is not given and may refer to poorly located antiquarian finds.

2.5.2. A Medieval coin hoard was found 450m to the east of the site. Other GLSMR points refer to Post Medieval buildings in Ealing town centre.

3. Aims

3.1. The general aims of the archaeological evaluation were to assess the character, date, type, state of preservation, and extent of any archaeological remains on site.

3.2. The specific aims of the archaeological evaluation, as agreed with the archaeological advisor to LBE were:

- ◆ To determine the presence or absence of archaeological deposits or remains.
- ◆ To assess the character, date, location and preservation of any archaeological remains on the site, and to comment on the quality and significance of any remains present.
- ◆ To assess the nature and extent of any previous damage to archaeological remains on the site.
- ◆ To assess the anticipated impact of the development proposals on any surviving archaeological remains.

3.3. The objective of this report is to provide enough information for a suitable mitigation strategy to be devised.

3.4. It was also intended that a watching brief should be carried out on the removal of the building footings, but these had already been removed when L – P : Archaeology staff arrived on site. Accordingly trenches were dug by machine in the position of these footings to record in section the sequence affected by them and to record any underlying deposits. The results of this work are also discussed below.

4. Methodology

- 4.1.1. For a full description of the archaeological methodology please refer to section 4 of the specification (WILLIAMS 2009).
- 4.1.2. Three trenches were excavated. In addition, a small test-pit was excavated at the east side of the site (FIGURE 2).
- 4.1.3. The trenches were excavated using a 360 degree tracked excavator with a 1.9m wide toothless bucket. All mechanical excavation was carried out under the supervision of an archaeologist.
- 4.1.4. Examination and cleaning of all deposits was undertaken by hand using appropriate hand tools. All deposits were examined and recorded both in plan and section. All contexts were described by means of L-P Archaeology's recording system, and photographed using black-and-white negative and colour transparency film. A digital photographic record was kept of features of interest, and of general site works.
- 4.1.5. All works were carried out in accordance with the Code of Approved Practice as set out by the Institute for Archaeologists (IFA 2002) and GLAAS guidance papers 2, 4 and 5 (1998).

5. Results

5.1.No archaeological remains or deposits were present in any of the trenches or the test-pit (see FIGURE 2 and FIGURE 3). The stratigraphic sequence across the site consisted of several layers of made ground overlying natural bedded gravels. The made ground deposits were between 0.9 and 1.4m thick, consisting of mixed brick rubble, gravels and assorted other building waste.

5.2.The natural deposits consisted of dark yellow-brown coarse flint gravels.

5.3.TRENCH 1

5.3.1. This trench was excavated at the northern end of the site, adjacent to Uxbridge road. The uppermost deposit (101) consisted of mixed clays with brick rubble, tile fragments and assorted building debris. Below this was another mixed clay deposit (102) containing more building rubble and brick fragments. Both deposits were made ground of clearly 20th century origin, identified by fragments of 20th century ceramics including willow-pattern china.

5.3.2. Below the made ground, at a depth of 31.01m OD was a natural bedded gravel deposit (103).

5.4.TRENCH 2

5.4.1. Trench 2 was excavated in the centre of the site, within the footprint of the industrial building (PLATE 1). The building had already been demolished and the foundations removed before the evaluation trench was dug.

5.4.2. The uppermost deposit in the trench consisted of a mixed clay deposit (201) very similar to those seen in Trench 1. The deposit contained brick fragments and assorted building rubble, and pottery fragments of 19th and early 20th century origin. Below this, at a depth of 30.75m OD was a layer of bedded natural gravel (202).

5.5.TRENCH 3

5.5.1. Trench 3 was dug at the southern end of the site, outside of the footprint of the industrial buildings previously occupying the site. Once again the trench contained made ground deposits of 19th or 20th century origin to a depth of

30.63m OD (0.95m below ground level) at which point natural bedded gravels were encountered.

5.6. TEST PIT

5.6.1. Due to the negative results of the first three trenches, a supplementary test-pit was excavated at the west side of the site, within the footprint of the Victorian villa. The results of this test pit were once again negative, with made-ground deposits overlying natural bedded gravel.

Plate 1 - Trench 2 from the south with 2m scale



6. Finds

6.1. The only artefacts noted consisted of material of late 19th or 20th century origin, chiefly glass and tile fragments and building rubble. This material was not retained. There were no finds of archaeological significance.

7. Environmental Sampling

7.1.No waterlogged deposits or significant archaeological layers or features were encountered during the works. As such no environmental samples were taken.

8. Summary and Conclusions

- 8.1. A site at 77 Uxbridge Road, Ealing is proposed for redevelopment. The proposed redevelopment involves the construction of a six-storey hotel with an underground car park and associated landscaping. The application reference is P/2009/2012.
- 8.2. Examination of the available data indicates that the site does not contain any Scheduled Ancient Monuments or Listed Buildings.
- 8.3. Very little archaeological survey or excavation has been carried out on the site or immediate surroundings thereof.
- 8.4. The results of the evaluation were negative. The impact of previous development appears to have been relatively light, with undisturbed bedded gravels encountered at a depth of 30 – 31m OD.
- 8.5. The interfaces between the made ground and the natural deposits were clear. Given the nature of the natural drift geology it is highly unlikely that any archaeological remains were present but not detected.
- 8.6. Given the results of the evaluation it is unlikely that further works will be required.

9. Archive

9.1. The paper archive consists of:

- ◆ 1 x Drawing Register
- ◆ 3 x Drawing Film
- ◆ 3 x Photographic Register
- ◆ 21 x Black and white photographs and negatives
- ◆ 1 x Context Register
- ◆ 4 x Trench Record Sheets

9.2. The archive is to be deposited at the Museum of London.

Sources Consulted

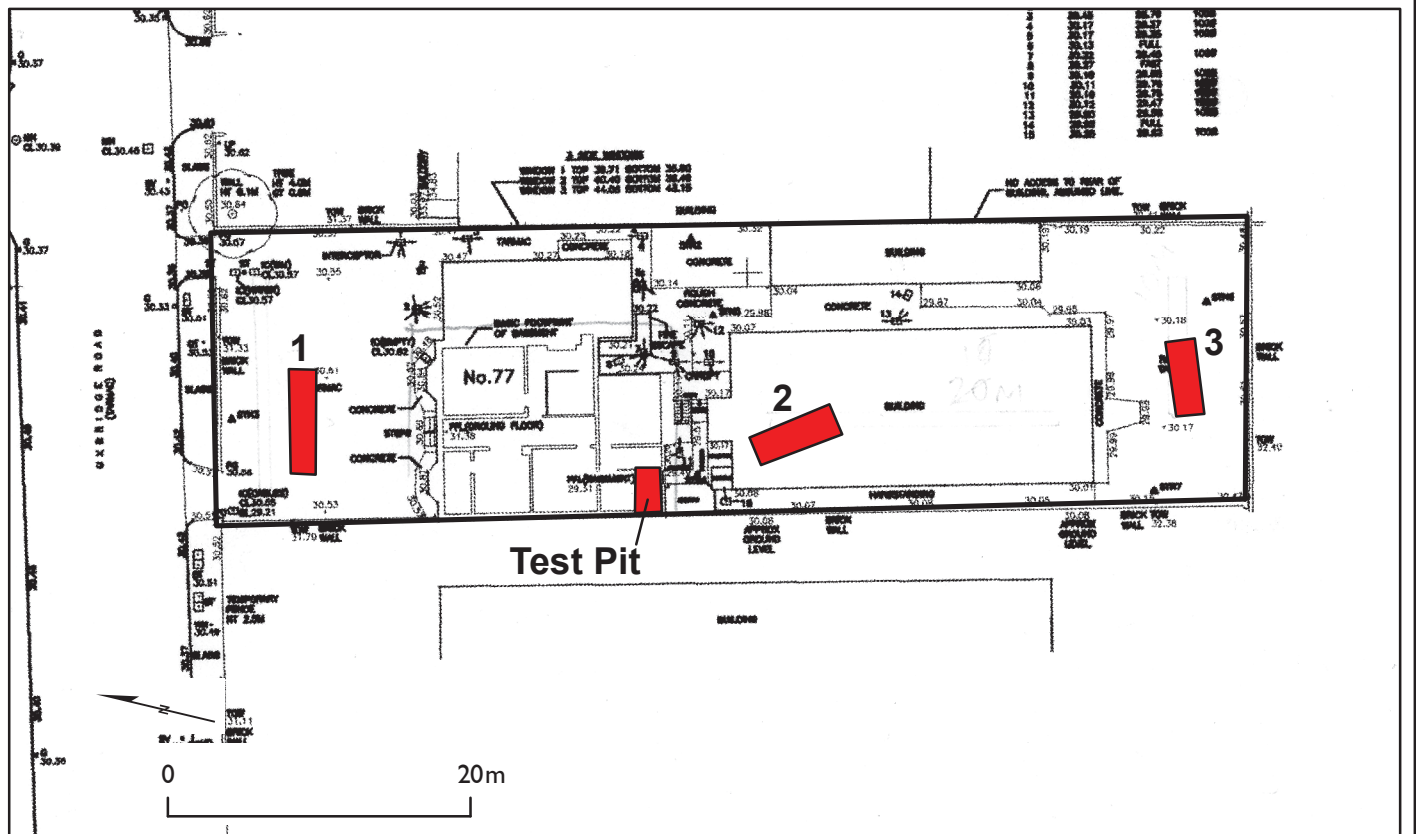
BIBLIOGRAPHIC

WILLIAMS M 2010 *Specification for Archaeological Works* 77 Uxbridge Road Ealing L – P :
Archaeology unpublished archive report.

FIGURES

OASIS FORM

APPENDIX I



CLIENT // Stevens Properties Ltd

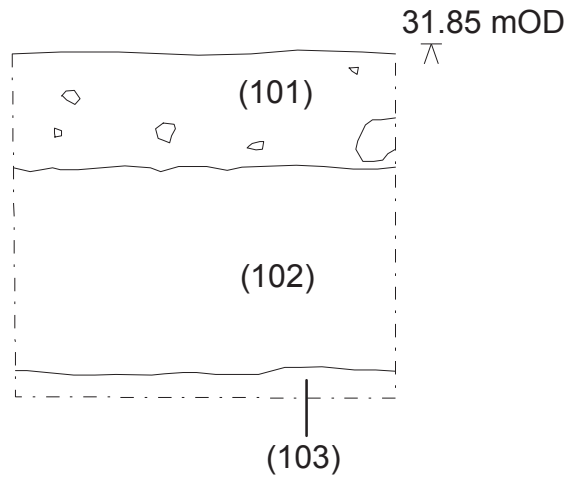
PROJECT // 77 Uxbridge Road

DESCRIPTION // 1 - Site location 1:25000, 2 - Trench Locations

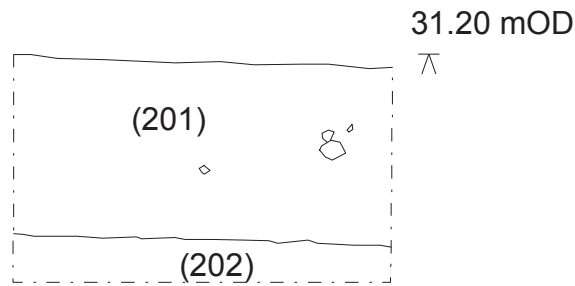
DOC REF: LP913L-AER-v1

L-P:ARCHAEOLOGY

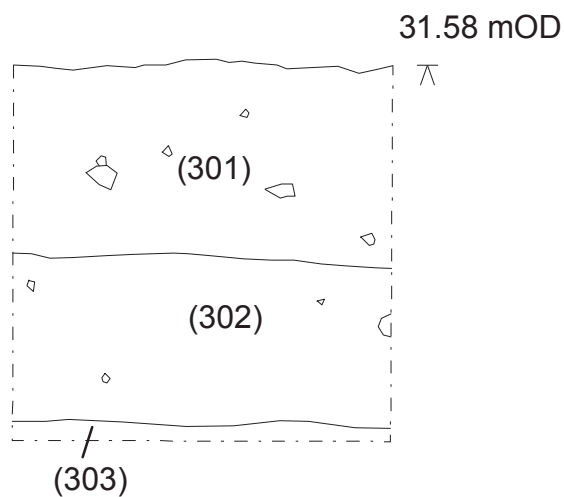
Trench 1
South Facing



Trench 2
Northeast Facing



Trench 3
North Facing



1:20 @ A4

CLIENT // Stevens Properties Ltd

PROJECT // 77 Uxbridge Road

DESCRIPTION // Representative Sections

DOC REF: LP0913L-AER-v1

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OASIS FORM

APPENDIX I

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OASIS ID: Iparchae1-73515

Project details

Project name	77 Uxbridge Road Ealing
Short description of the project	Evaluation of a small plot to be redeveloped as a hotel. 4 trenches excavated, no archaeology found.
Project dates	Start: 25-02-2010 End: 26-02-2010
Previous/future work	No / No
Any associated project reference codes	UXX09 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	N/A None
Monument type	N/A None
Significant Finds	N/A None
Significant Finds	N/A None
Methods & techniques	'Targeted Trenches'
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON EALING EALING 77 Uxbridge Road
Postcode	W5 5ST
Study area	0.10 Hectares
Site coordinates	TQ 517302 180579 50.9413974243 0.159929972855 50 56 29 N 000 09 35 E Point
Height OD / Depth	Min: 30.00m Max: 30.00m

Project creators

Name of Organisation	L - P : Archaeology
----------------------	---------------------

Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	L - P : Archaeology
Project director/manager	Chaz Morse
Project supervisor	Cornelius Barton
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Stevens Properties Ltd

Project archives

Physical Archive Exists?	No
Physical Archive recipient	Museum of London
Physical Archive ID	UXX09
Digital Archive recipient	Museum of London
Digital Contents	'Stratigraphic','Survey'
Digital Media available	'Database','GIS','Survey','Text'
Paper Archive recipient	Museum of London
Paper Contents	'Stratigraphic','Survey'
Paper Media available	'Context sheet','Diary','Drawing','Photograph','Plan','Report','Section','Survey'

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	77 Uxbridge Road Ealing-Archaeological Evaluation Report
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Place of issue or publication	London
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Entered by	Cornelius Barton (c.barton@lparchaeology.com)
Entered on	3 March 2010

OASIS:

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Project director/manager	Chaz Morse
Project supervisor	Cornelius Barton
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Stevens Properties Ltd

Project archives

Physical Archive Exists?	No
Physical Archive recipient	Museum of London
Physical Archive ID	UXX09
Digital Archive recipient	Museum of London
Digital Contents	'Stratigraphic','Survey'
Digital Media available	'Database','GIS','Survey','Text'
Paper Archive recipient	Museum of London
Paper Contents	'Stratigraphic','Survey'
Paper Media available	'Context sheet','Diary','Drawing','Photograph','Plan','Report','Section','Survey'

Project bibliography 1

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Title	77 Uxbridge Road Ealing-Archaeological Evaluation Report
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Entered on	3 March 2010

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