



**Chris Butler MIFA
Archaeological Services Ltd**



**An Archaeological Evaluation
at
561A, High Road, Ilford, Essex**

Project No. CBAS0137
LAARC Site Code: HIX10

by
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August 2010

Summary

Planning permission was granted in 2007 for the construction of a new three-storey building at 561A High Road, Ilford, subject to an archaeological condition. However, building works commenced on the site without any archaeological monitoring or evaluation taking place, and the developer, Logicplough, subsequently ceased trading, and is now in administration.

A remedial programme of archaeological works was devised in conjunction with GLAAS, leading to the excavation of a single evaluation trench and other recording work taking place on the 29th June 2010. No archaeological features were encountered and only a small group of Post Medieval and modern artefacts were recovered during the work, most likely as a result of the heavily disturbed nature of the site as a result of the development work.

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1.0 Introduction

1.1 Chris Butler Archaeological Services was commissioned by BNP Paribas Real Estates on behalf of the Administrator for Logicplough Property Ltd (in Administration) (the Client) to carry out an archaeological evaluation in advance of the construction of a new three storey building to provide 12 x two-bedroom self contained flats with basement parking and associated amenity space.

1.2 As a result of the site's location, and the archaeological potential of the area, the local planning authority (Redbridge Borough Council) put a condition on the planning consent for the development (0644/07), requiring an appropriate programme of archaeological work to be undertaken, in order to ensure that archaeological examination and recording at the site could take place, and to accord with Policy KR 32 of the Council's Unitary Development Plan. The Condition stated:

“The development hereby permitted shall only take place in accordance with a programme of archaeological work as set out in a written scheme of investigation which has been submitted to and approved by the Local Planning Authority prior to commencement of work. The archaeological works as approved shall only be carried out by a suitable qualified investigating body acceptable to the Local Planning Authority”.

1.3 The site is 0.09ha in size, and is situated on the north side of High Road, at the junction with Aldborough Road, which curves around the east side of the site centred on TQ 4507 8699 (Fig. 1). To the north of the site is a main railway line from London to Chelmsford, whilst on the west side there are mixed residential and commercial retail units (Fig. 2). The site is situated within an Archaeological Priority Zone.

1.4 The geology of the site, according to the British Geological Survey sheet 257, is Ilford Silt Member, a superficial deposit, overlying and surrounded by Hackney Gravels (Wolstonian sand and gravel deposit). There are areas of made ground to the south and north-west of the site (Fig. 3).

1.5 Planning permission was granted on 13th June 2007, subject to a number of conditions, including the archaeological condition detailed in 1.2 above. However, building works commenced on the site although no written scheme of investigation had been prepared and submitted to the local planning authority. The developer, Logicplough, ceased trading, and is now in administration.

- 1.6** A written scheme of investigation¹ was prepared after consultation with GLAAS to undertake some remedial archaeological investigation on what appeared to be undisturbed ground between the partly built building and the boundary of the site. On arrival at the site on 29th June 2010 it was discovered that parts of the site had already been significantly reduced to provide access to the basement parking, whilst other areas had been affected by the partial construction of the building and other groundworks.
- 1.7** The archaeological evaluation took place on the 29th June 2010, and the fieldwork was carried out by the author assisted by David Atkin, with the project being managed by Chris Butler MIFA.

2.0 Historical and Archaeological Background

- 2.1** There have been numerous discoveries of Palaeolithic remains in the vicinity of the site, including the remains of mammoth, bison and rhino from 7, Richmond Road (TQ44158650), just to the south-west of the site, and Palaeolithic implements and faunal remains from the Cauliflower pit (TQ44428682) to the west of the site.
- 2.2** Slightly further afield there are other Palaeolithic sites which have produced handaxes and other flintwork, including levallois flakes, whilst the Uphall Brick pit at Ilford (TQ43758580) produced mammoth and bison in a rich layer of faunal remains dating to around 200,000BC. Framework Objective P2 of the Research Framework for London Archaeology recommends targeting of specific areas and deposits with high potential for Palaeolithic remains such as those at Ilford².
- 2.3** There was activity across the region throughout the Mesolithic, Neolithic and Bronze Age periods³, although there have been no discoveries within the immediate vicinity of the site.
- 2.4** In 1994 an Iron Age and Romano-British settlement within a rectangular enclosure was located during an evaluation and subsequent excavation at Fairlop Quarry a short distance to the north of the site. An Anglo-Saxon cremation cemetery was also discovered at the site.

¹ C. Butler. 2010. *Written Scheme of Investigation for an Archaeological Evaluation at 561A High Road, Ilford, Essex*. CBAS

² Nixon, T, et. al. 2002. A Research Framework for London Archaeology. MoLAS.

³ Merriman, N. 1990. *Prehistoric London*. Museum of London.

- 2.5** The London to Colchester road (Margary Route 3)⁴ passes from east to west adjacent to the site, although its exact course at this point is unknown. An evaluation excavation at 461 High Road in 2005⁵ did not find any evidence for the road.
- 2.6** The 1st Edition OS map (1864) shows the site to be the eastern part of a small field, broadly the same size and shape as it is today, with the railway track on its north side, and the High Road on its south side (Fig. 4). Aldborough Road forms the east side of the site, and crosses Cauliflower Bridge over the railway lines. A public house is shown on the west side of the site and Cauliflower Cottage is on the south side of High Road, with most of the surrounding landscape formed of fields.
- 2.7** The 2nd Edition OS map (1897) shows the site to have been divided into two fields by a horizontal division. The surrounding landscape is largely unchanged from the earlier map, although the field to the south-west of the site is called 'Brick Field'.
- 2.8** The 3rd Edition OS map (1919) shows that Cauliflower Cottage has gone, and a large scale housing development now exists to the south and east of the site, whilst other housing has encroached into the field to the north and west of the site. The public house is now called the Cauliflower Hotel. The site is once again a single field.
- 2.9** By the time of the 4th Edition OS map (1938), the western part of the field is now covered by a terrace of four houses, with the eastern part still being a field or open area. The field to the south-west previously identified as Brick Field is now a part of Ilford Cemetery and a recreation ground, with public baths fronting onto the High Road.
- 2.10** The OS map of 1963 shows the site to be largely open ground, with an access roadway in from the west side, and three small rectangular buildings on the east side of the site. Photographs of the site show this still to be the situation at the time of the redevelopment.

⁴ Margary, I.D. 1973. *Roman Roads in Britain* (3rd Ed.), London.

⁵ Taylor, A. 2005. *461, High Road, Ilford, London, London Borough of Redbridge*, TVAS Report HRA05

3.0 Archaeological Methodology

- 3.1** On arrival at the site on the site it became apparent that it would be impossible to excavate two 10m by 1.5m trenches, as stipulated in the WSI, in the available space, The ground had been significantly reduced to provide access to the basement parking. The ground at north and west sides of this reduction was being held back by metal shuttering. The area of ground to the south of the site had been narrowed by the excavation of a trench around the exterior of the building, and other construction works. There was an area of undisturbed ground at the southern side of the site, but because of the south wall of the building being positioned very close to the southern boundary wall there was no room for the machine to access this area
- 3.2** Before the excavations could be started rubble and pieces of the steel reinforcing had to be removed from the area of the trench. This area was CAT scanned for services, and subjected to a metal detector scan using a Precision Gold metal detector. This proved of little value due to the large quantities of nails, other metal fixings and the steel reinforcing present on the site.
- 3.3** A trench of 10m in length by 1.5m in width, located between the partly constructed building and the western boundary wall was excavated (Fig. 5). This trench was then extended by 3m at its southern end, which was as long as the trench could be excavated due to lack of space to manoeuvre. The trench was excavated to a depth of 1.2m.
- 3.4** The trench was excavated using a 3 ton 360° tracked digger with a 120mm wide toothless ditching bucket. The spoil from the excavations were piled up on either side of the trench. The spoil was visually inspected for artefacts, and the metal detector was also used to scan the spoil.
- 3.5** A metre wide section was cleaned back by hand to record the stratigraphy of the site, at the western side of the site adjacent to the western boundary wall (Fig. 5) where the ground level had not been reduced, and was relatively undisturbed. A 1m square test pit was also excavated by hand in the undisturbed ground to the east of the partially constructed building (Fig. 5), to gain a further insight into the stratigraphy of the site. It was noted that the development would have no impact in this area of the site
- 3.6** A temporary bench mark was established on the southern gate post of the entrance to the site at ground level to create a site datum (12.0m Site OD). The bench mark on the northern end of the Cauliflower Bridge could not be located, most likely this had been destroyed during recent repair works to the bridge.

- 3.7** All archaeological deposits, features and finds were excavated and recorded according to accepted professional standards. Deposit colours were recorded by visual inspection and not by reference to a Munsell Colour chart.
- 3.8** A full photographic record of the work was kept as appropriate and will form part of the site archive. The archive is currently held by Chris Butler Archaeological Services Ltd and will be deposited at the LAARC. A site reference of HIX 10 has been allocated.

4.0 Results

Section in West boundary

- 4.1** Three layers were apparent in the section in the western edge of the site adjacent to the western boundary (Fig. 5). Context **1** was a layer of topsoil with a thickness of up to 400mm, and was a mid greyish-brown sandy clay loam with a firm consistence (Fig. 6). The inclusions were of pebbles up to 40mm (<1%) and rooting (<1%), a fragment of a glass was the only artefact recovered from this layer.
- 4.2** Context **2** was below Context **1**, and was a layer of orange-grey sandy clay with a thickness of up to 300mm. The inclusions in this layer were of sub-angular flint pieces up to 100mm (<1%) and ceramic building material (CBM). A sample of the CBM was retained.
- 4.3** Context **3** was below Context **2**, and was the natural sandy clay; this was an orangey buff colour with patches of grey (10%), with a very firm consistence. The inclusions were of sub-angular flints up to 40mm (<1%), these were only apparent in the top of the layer and possible impacted from above.

Evaluation Trench

- 4.4** In the evacuation trench only one layer was apparent Context **4**, which was the same as Context **3**, being the natural sandy clay with a very firm consistence. This was an orangey buff with small patches of grey, with no inclusions. It was noted that the top of the evacuation trench was at a lower level than the top of the natural in the section at the western edge of the site.
- 4.5** The trench was excavated to a depth of 1.2m which revealed no change in the colour, consistence or composition of Context **4**. No features were noted, and no artefacts were collected during the excavation of the evaluation trench.

Test Pit

- 4.6** The 1m square test pit was excavated by hand to a depth of 700mm in the undisturbed ground to the eastern side of the building (Fig. 5), three layers were apparent, which were very similar in appearance to the layers in the section at the western edge of the site. Context **5** was a layer of mid brownish-grey topsoil with a thickness of up to 300mm and had inclusions of sub-angular flint pieces and pebbles (1%).

- 4.7** Context **6** was below Context **5** and was a layer of orange sandy clay subsoil with a thickness of 350mm, and having a firm consistence. The inclusions were of sub angular flint pieces up to 50mm (<1%). Artefacts recovered were of pot and ceramic building material.
- 4.8** Context **7** was below Context **6**, and was the natural orange-buff sandy clay, with a very firm consistence and having no inclusions. No archaeological features were discovered in the course of the excavation of the test pit.

5.0 The Finds by Luke Barber

5.1 The archaeological work recovered a small quantity of finds. The assemblage is quantified in Table 1. The assemblage is not considered to hold any potential for further analysis or long-term curation in a museum.

Table 1: Quantification of finds assemblage.

Context	Pottery	Ceramic Building Material	Other	Comment
Surface finds	-	Pan tile 1/204g	Metal 7/357g	Metal late C20th – early 21 st ; tile C18th – 19th
2	3/18g	Brick 10/283g Pan tile 7/343g	-	C19th
5	4/22g	-	Clay pipe 1/1g Glass 1/11g Metal 2/49g	C19th

5.2 The assemblage of pottery from the site is all of post-medieval date. The earliest sherd consists of a single fragment (8g) from a late creamware plate dating between c. 1780 and 1820 (Context 2). The remaining pottery sherds from Context 2 are all of later 19th century date and include single sherds of refined white earthenware (a bowl) and English stoneware. Context 5 produced four pottery sherds of similar later 19th century date. These consist of two sherds of unglazed earthenware flower pot and two from transfer-printed ware saucers.

5.3 Brick was only recovered from Context 2. This deposit produced a number of pieces all from a similar stock brick type, quite roughly made, tempered with moderate/abundant sand and sparse/moderate calcareous inclusions to 2mm. A mid 19th to early 20th century date is probable. All of the roof tile fragments from the site are from well formed and fired pan tiles tempered with sparse fine sand (with rare iron oxides inclusions to 3mm). These are likely to be of the later 18th or 19th centuries.

5.4 A little other material was also recovered. Surface finds included a number of pieces of very recent (21st century) metalwork, including a stainless steel table spoon, various screws and the foot-plate from scaffolding. The metalwork in Context 5 is older, probably of 19th century date, and consists of an iron rod fragment and boot/shoe heel-plate. The same deposit also produced a fragment of glass mirror and a piece from the bowl of a clay tobacco pipe. The latter appears to be from a briar pipe of the later 19th century.

6.0 Discussion

- 6.1** Due to the deep reduction of much of the site during the development, most of the topsoil and the important interface between the subsoil and the upper levels of the natural, had been removed. Therefore no archaeological features were discovered during the course of the work.
- 6.2** For the same reason very few artefacts were recovered, and those that were came from the cleaning up of the section on the western side of the site and the test pit on the eastern side of the site and unstratified surface finds. All of these were of later post medieval date.
- 6.3** There were two opportunities to record the stratigraphy of the site in the section in the east edge of the site and the test pit. These both suggested that the stratigraphy was similar over the entire site.
- 6.4** It is disappointing that the development had proceeded without any archaeological monitoring as the stratigraphic and map evidence does suggest that the site had been relatively undisturbed until this development. The lack of any pre-18th century artefacts, albeit from a very small sample of the site, hints that there may have been little activity here until the 19th century.

7.0 Acknowledgements

- 7.1** I would like to thank Steven Walters and Philip Jones of BNP Paribas Real Estate on behalf of the Administrators for Logicplough Property Ltd (in Administration) for commissioning this archaeological evaluation and Kayleigh Plant Hire Ltd for supplying the digger and driver.
- 7.2** I would also like to thank Mr David Divers for monitoring the project for GLAAS, and the project was managed by Chris Butler for CBAS.

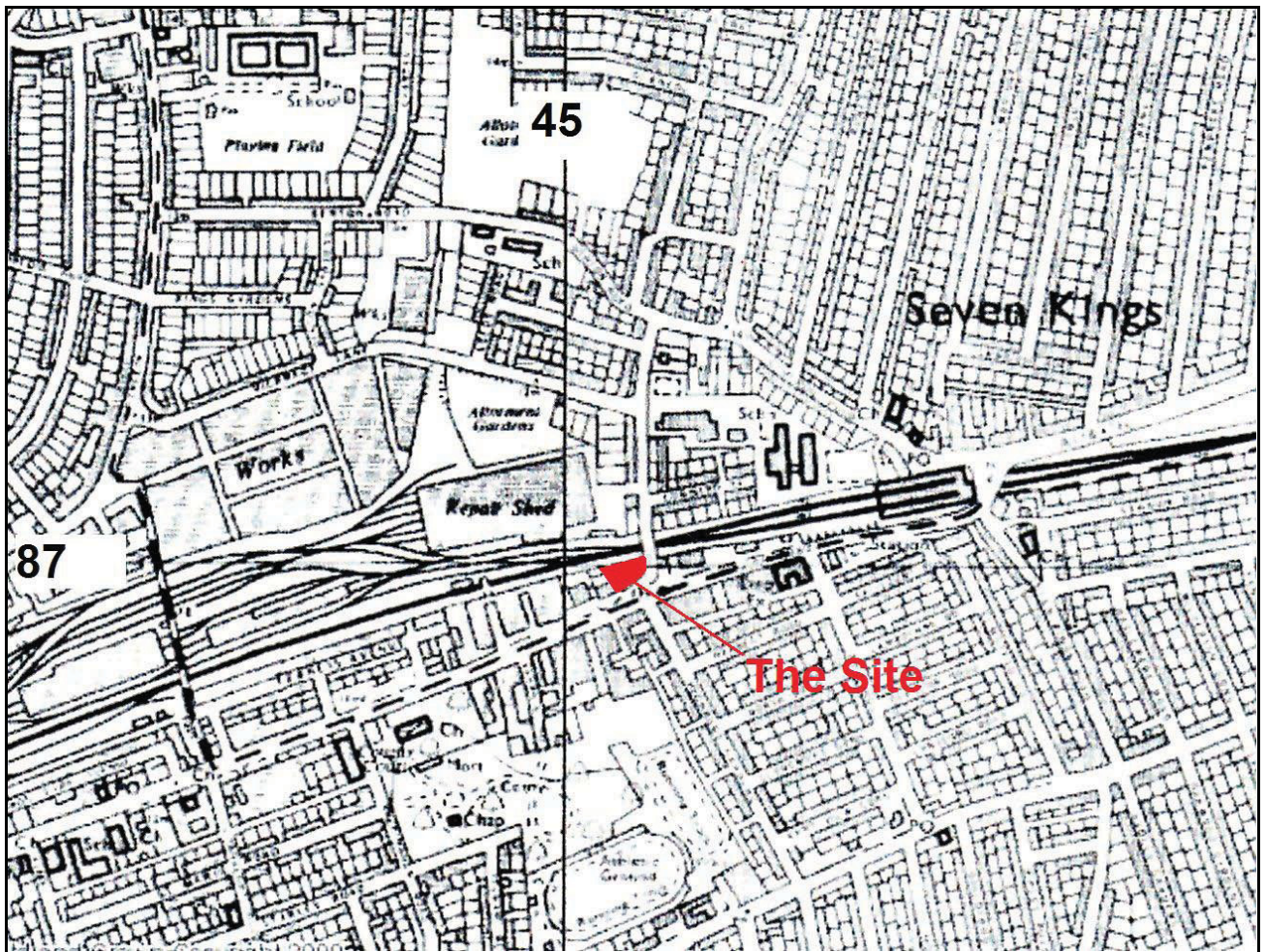


Fig. 1: 561A High Road, Ilford: Site Location Map
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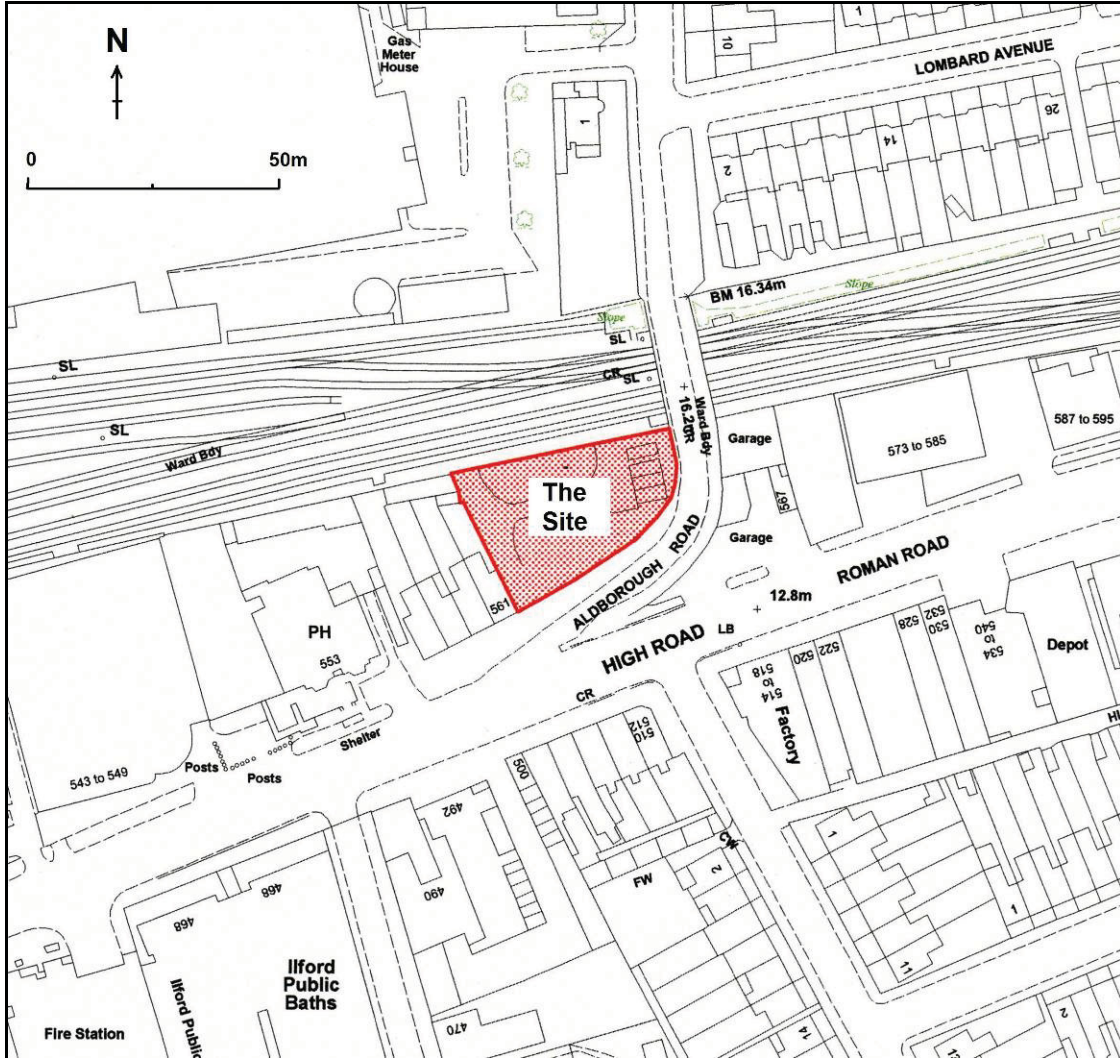


Fig. 2: 561A High Road, Ilford: Site Map
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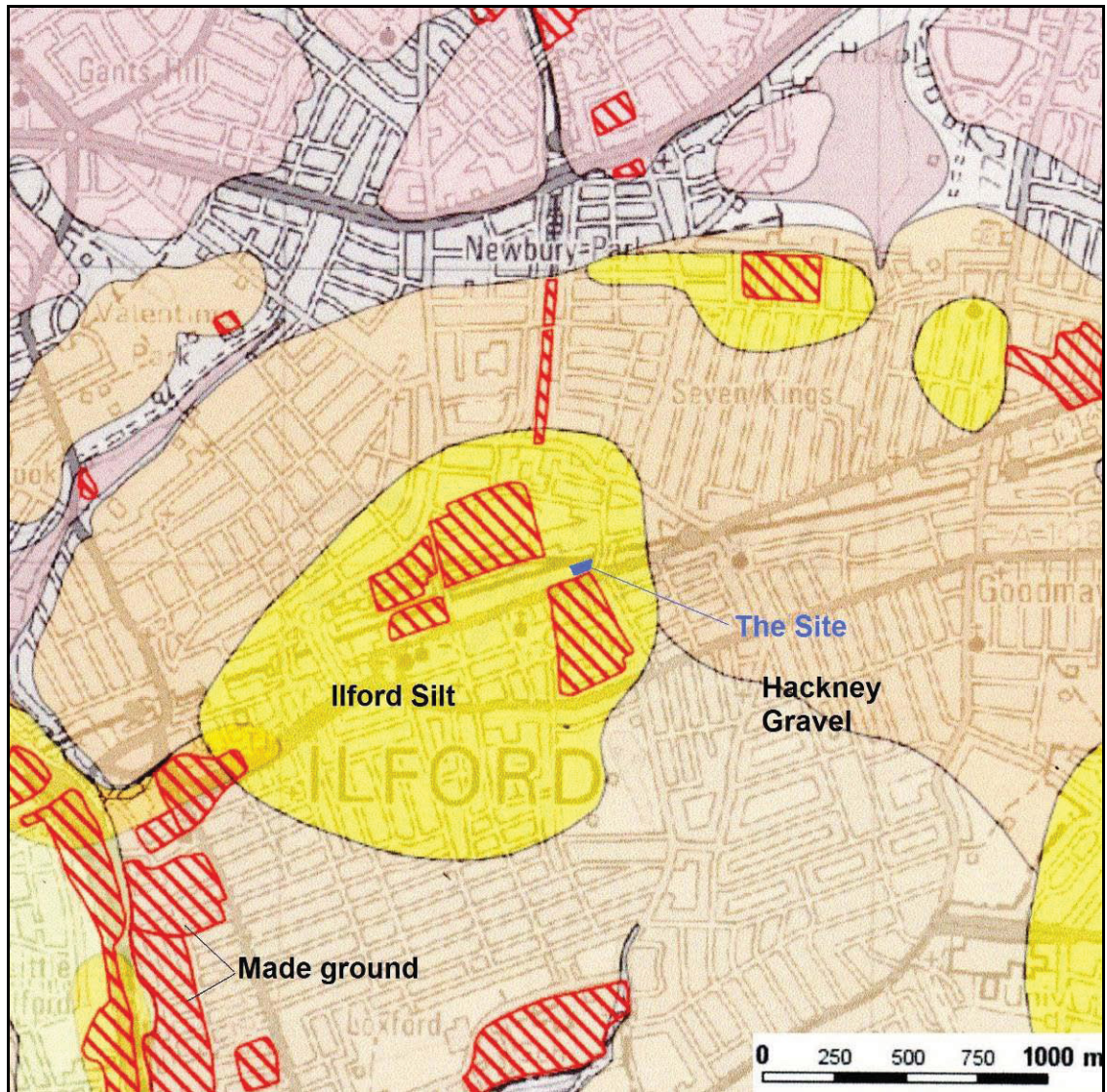


Fig. 3: 561A High Road, Ilford: Geological map
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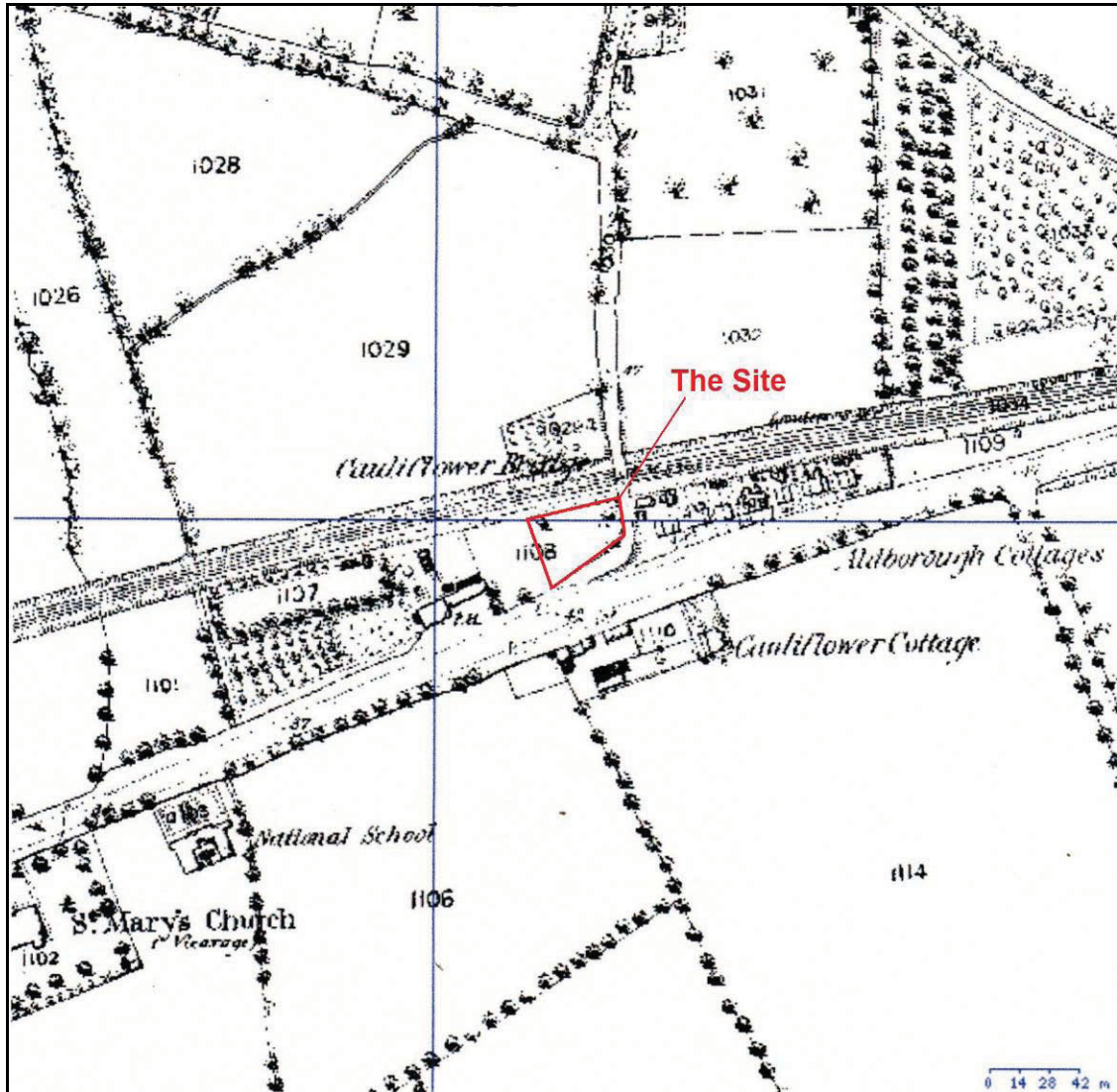


Fig. 4: 561A High Road, Ilford: 1st Edition OS Map (1864)
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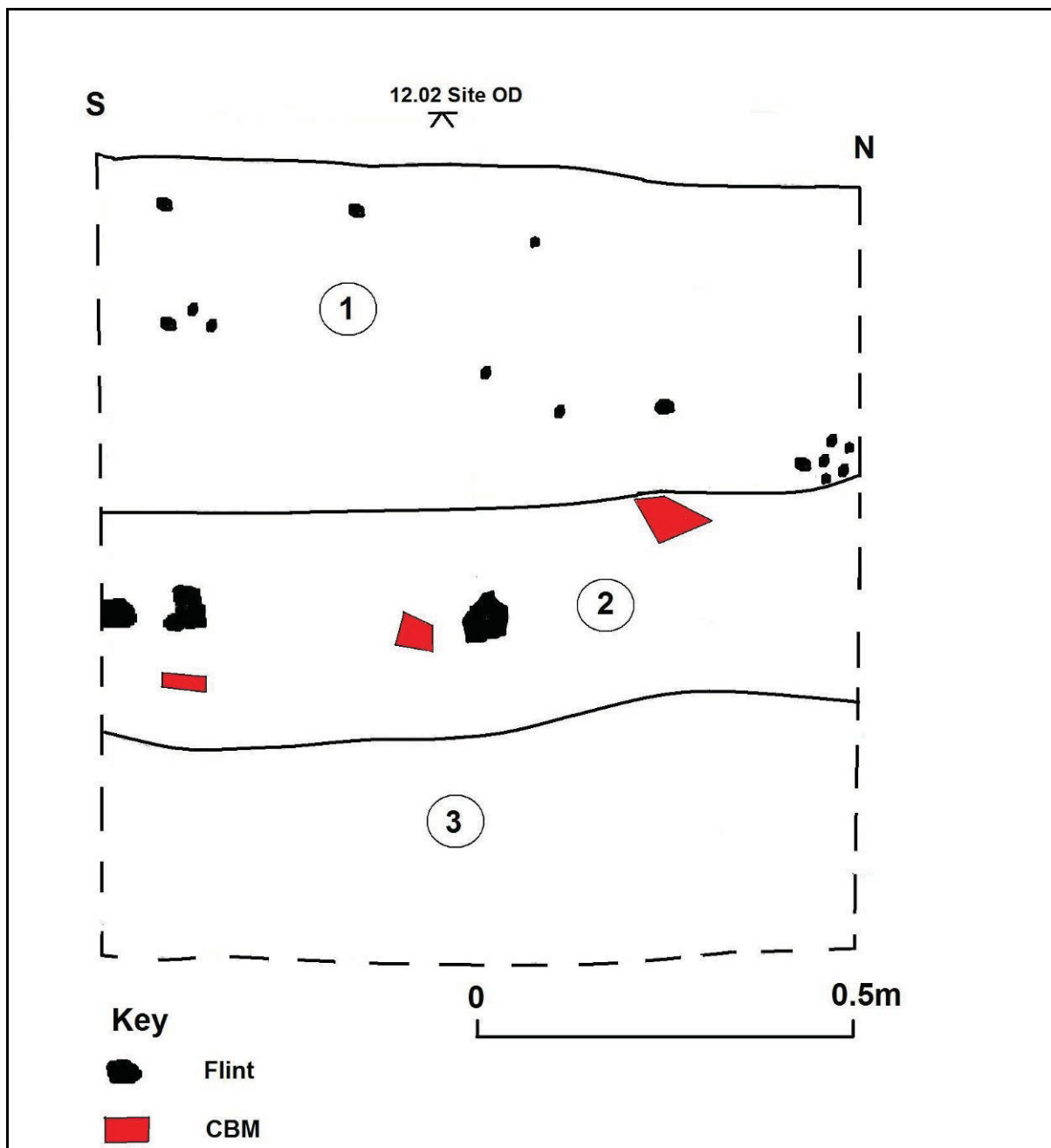


Fig. 6: 561A High Road, Ilford: Section drawing



Fig. 7: 561A High Road, Ilford: Evaluation trench



Fig. 8: 561A High Road, Ilford: Evaluation trench

HER Summary Form

Site Code	HRI 10					
Identification Name and Address	561A High Road, Ilford, Essex.					
County, District &/or Borough	London Borough of Redbridge.					
OS Grid Refs.	TQ 4507 8699					
Geology	Ilford Silt Member					
Type of Fieldwork	Eval. X	Excav.	Watching Brief	Standing Structure	Survey	Other
Type of Site	Green Field	Shallow Urban X	Deep Urban	Other		
Dates of Fieldwork	Eval. 29-06-10	Excav.	WB.	Other		
Sponsor/Client	BNP Paribas Real Estate on behalf of the Administrator for Logicplough Property Ltd (In Administration)					
Project Manager	Chris Butler MIFA					
Project Supervisor	Keith Butler PIFA					
Period Summary	Palaeo.	Meso.	Neo.	BA	IA	RB
	AS	MED	PM X	Other		
<p>100 Word Summary.</p> <p><i>Planning permission was granted in 2007 for the construction of a new three-storey building at 561A High Road, Ilford, subject to an archaeological condition. However, building works commenced on the site without any archaeological monitoring or evaluation taking place, and the developer, Logicplough, subsequently ceased trading, and is now in administration.</i></p> <p><i>A remedial programme of archaeological works was devised in conjunction with GLAAS, leading to the excavation of a single evaluation trench and other recording work taking place on the 29th June 2010. No archaeological features were encountered and only a small group of Post Medieval and modern artefacts were recovered during the work, most likely as a result of the heavily disturbed nature of the site as a result of the development work.</i></p>						

Chris Butler Archaeological Services

Chris Butler has been an archaeologist since 1985, and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Institute of Field Archaeologists, a committee member of the Lithic Studies Society, and is a part time lecturer in Archaeology at the University of Sussex. He continues to run the Mid Sussex Field Archaeological Team in his spare time.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys and watching briefs, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp.

Chris Butler Archaeological Services is available for Flintwork Analysis, Project Management, Military Archaeology, Desktop Assessments, Field Evaluations, Excavation work, Watching Briefs, Field Surveys & Fieldwalking, Post Excavation Services and Report Writing.

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