

**HAYES COURT,
WEST COMMON ROAD BR2 7AU**

**AN ARCHAEOLOGICAL
EVALUATION**

**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF BROMLEY**

**PLANNING APPLICATION NUMBER:
14/02364/F**

PCA REPORT NO: 11980

SITE CODE: WEC15

FEBRUARY 2015





PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

HAYES COURT, WEST COMMON ROAD BR2 7AU
AN ARCHAEOLOGICAL EVALUATION

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HAYES COURT, WEST COMMON ROAD BR2 7AU

AN ARCHAEOLOGICAL EVALUATION

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Planning Application Number: 14/02364/F
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1 ABSTRACT

- 1.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited between the 20th and 26th of January 2015 on land at Hayes Court, West Common Road, London Borough of Bromley.
- 1.2 Five evaluation trenches were excavated upon the site, targeted within the footprints of the proposed development. The aim of the work was to evaluate the archaeological potential of the site, to determine the presence or absence of any surviving archaeology and how the proposed works would or would not affect those remains.
- 1.3 Archaeological features relating to late 19th – early 20th century garden features and an 18/19th century ancillary building were recorded during the evaluation, the details of which are set out below. All the features were underlain by the natural deposits of the area.
- 1.4 No archaeological remains or features which pre-date the late post-medieval period were observed during the works.

2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited between the 20th and 26th of January 2015 at Hayes Court, West Common Road in the London Borough of Bromley (Figure 1). The project was commissioned by CgMs Consulting acting on behalf of the client, London Square. It was managed by Chris Mayo of Pre-Construct Archaeology Ltd and the site works were supervised by the author of this report, Guy Seddon.
- 2.2 The Archaeology Advisor to the London Borough of Bromley, Mark Stevenson of the Greater London Archaeological Advisory Service (GLAAS) at English Heritage, monitored the project on behalf of the LPA.
- 2.3 The evaluation was conducted as part of the planning condition prior to the erection of 15 detached and mews style houses within the grounds. The footprints of the proposed developments were targeted with five evaluation trenches in order to assess the potential impact of the development upon the archaeological resource.
- 2.4 The site is situated immediately to the west of West Common Road and is bounded by residential houses to the north and woodland to the south and west. It was centred on National Grid Reference TQ 4050 6543. The site is currently occupied by buildings, car parking areas and gardens, mostly laid to lawn, which form Hayes Court, an 18th century Grade II listed building which until recently has been used as trade union headquarters, with associated out-buildings and gardens. The site lies within an Area of Archaeological Significance as defined by the London Borough of Bromley due to the presence of a large number of later pre-historic, Roman and post-medieval finds and earthwork features in the immediate vicinity on Hayes and West Wickham Commons.
- 2.5 On behalf of CgMs Consulting, PCA prepared a Written Scheme of Investigation (Mayo 2015) detailing the methodology by which the evaluation would be undertaken. The WSI was submitted to and approved by Mr Stevenson.
- 2.6 The main aims of the evaluation were to:
- To determine the palaeotopography of the site.
 - To determine the presence or absence of palaeoenvironmental remains.
 - To determine the presence or absence of prehistoric activity.
 - To determine the presence or absence of Roman activity.
 - To establish the presence or absence of medieval activity.
 - To establish the presence or absence of post-medieval activity.
 - To establish the extent of past post depositional impacts on the archaeological resource
- 2.7 All works were undertaken in accordance with the following documents:
- The Written Scheme of Investigation

- Greater London Archaeology Advisory Service: Standards for Archaeological Work (GLAAS 2014)
- MoRPHE (English Heritage, 2006).

3 PLANNING BACKGROUND

3.1 National Guidance: National Planning Policy Framework

- 3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment.
- 3.1.2 In considering any proposal for development, including allocations in emerging development plans, the local planning authority will be mindful of the policy framework set by government guidance, existing development plan policy and of other material considerations.

3.2 Regional Guidance: The London Plan

- 3.2.1 Additional relevant planning strategy framework is provided by The London Plan, published January 2011. It includes the following policy of relevance to archaeology within central London:

Historic environments and landscapes

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

- A London's heritage assets and historical environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and utilising their positive role in place shaping can be taken into account.
- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decision

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their setting should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological assets or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that assets.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organizations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their setting where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 London Borough of Bromley, Local Plan: Strategic Policies

- 3.3.1 The local planning authority responsible for the study site is the London Borough of Bromley whose policy stipulates as follows:

POLICY BE16

Planning permission will not be granted for development that would adversely affect scheduled ancient monuments or other nationally important archaeological sites, involve significant alterations to them or harm their settings.

When considering planning applications for development involving excavation or other ground works the Council will require that:

- (i) within Areas of Archaeological Significance, as defined on the Proposals Map and listed in Appendix IV, a written statement of the likely is submitted in the form of an archaeological assessment (which can be desk based); where necessary information cannot be obtained by other means, an archaeological field evaluation should be carried out prior to determination;
- (ii) at sites of potential archaeological importance (as defined below), where permanent preservation in situ is not justified, provision shall be made for an appropriate level of investigation and recording to be undertaken by a recognised archaeological organisation before any development commences.

Where investigations indicate that in situ preservation is inappropriate, excavation and recovery should be carried out by a reputable archaeological body, before development commences. Any such investigations shall be in accordance with a detailed scheme to be approved in advance by the Council and the results shall be subsequently published.

Where in situ preservation is appropriate, suitable designs, land uses and management strategies will be required and the Council's archaeology strategy promoted.

3.4 Site Specific Planning Background

- 3.4.1 Planning permission to develop the site has been granted by the London Borough of Bromley under application number 14/02364/F. The consented development is for the "*Part demolition of Hayes Court (Grade II listed) and detached outbuildings on site. Change of use and*

restoration of part of Hayes Court to accommodate 8 apartments (1 one bedroom and 7 two bedroom) and erection of 15 detached and mews style houses (1 x three bedroom, 8 x four bedroom and 6 x five bedroom) with associated communal and allocated car parking and landscaping including refuse/recycling store and cycle store.”

- 3.4.2 The site lies within an Area of Archaeological Significance as defined by the London Borough of Bromley due to the presence of a large number of later prehistoric, Roman and post-medieval finds and earthwork features on Hayes and West Wickham Commons. The site does not lie within the vicinity of a Scheduled Ancient Monument, Historic Battlefield or Historic Wreck site.
- 3.4.3 The client’s archaeological consultants, CgMs Consulting, instructed PCA to undertake an evaluation of the site for which PCA prepared a Written Scheme of Investigation, which was approved by the Archaeology Advisor to the London Borough of Bromley, Mark Stevenson of the Greater London Archaeological Advisory Service (GLAAS) at English Heritage.
- 3.4.4 CgMs Consulting had previously prepared an archaeological Desk-Based Assessment for the site (2013).

4 GEOLOGICAL AND TOPOGRAPHICAL BACKGROUND

- 4.1 The Desk-Based Assessment for the site (CgMs Consulting 2013) states that the solid geology of the study site is Harwich Formation, comprising sand with black flint pebbles (British Geological Survey Dartford Sheet 271 1:50 000). There are no drift deposits underlying the study site as shown by the British Geological Survey Sheet.
- 4.2 The topography of the study site comprises a gradual slope from c. 91m AOD (Above Ordnance Datum) in the south down to c. 87m AOD in the north.
- 4.3 No known watercourses are known to exist within the vicinity of the study site.

5 ARCHAEOLOGICAL BACKGROUND

- 5.1 The Desk-Based Assessment for the site (CgMs Consulting 2013) sets out the detailed archaeological and historical background to the site. As stated within that document, “the site lies within the Area of Archaeological Significance of Hayes and West Wickham Commons as designated by the LB of Bromley, this area contains potential for archaeological deposits and features dating from the prehistoric, Roman and post-medieval periods. In particular over 150 pits and earthworks of Neolithic, Bronze Age and Medieval date were identified by Flinders Petrie on Hayes Common in the vicinity of the study site. The pits were excavated in the late 19th century by George Clinch who interpreted them as Neolithic, and later by Brian Philp in the 1960’s with no conclusive dating. Wilson and Woodman (2012) interpret the pits as 15th-18th century in date possibly representing temporary military camps, animal shelters or evidence of charcoal making.”
- 5.2 The Desk-Based Assessment found that the site had a moderate potential for evidence from the prehistoric periods, a moderate to high potential for Roman activity, a low potential for Anglo-Saxon and medieval activity. It also considered that the potential for post-medieval activity had been reduced by the development of Hayes Court.
- 5.3 The Desk-Based Assessment also noted from its review of the Greater London Historic Environment Record that in 1923, a “Roman cremation burial comprising bone, bases of two pots and Sestertius of Antonius Pius was found ... near the main gate of Hayes Court whilst a new tennis court was under construction (HER ref MLO13042; TQ 4042 6547)” (CgMs Consulting 2013, 12).
- 5.4 Hayes Court is a Grade II listed building (HER ref MLO79500; TQ 40502 65373). The house was built in 1776 by John Nixon and experienced enlargements in the 1790s at the hands of its occupier at the time, Chief Justice Sir Vicary Gibbs.
- 5.5 The Hayes Tithe map and Award of 1841 record ‘Hayes Common House’ and Gardens on the south of the study site with narrow ancillary buildings to the south-east, and a Cottage and Garden in the north-east corner of the study site. An access driveway leading to West Common Road in the north-east of the study site. The outline of a possible large pond or enclosure is shown occupying the northern half of the study site.
- 5.6 The 1861 Ordnance Survey map shows the detail of the formal gardens surrounding Hayes Court and the possible pond is shown in the northern half of the study site. In addition an Ice House is shown in the north-west of the study site.
- 5.7 Between 1907 and 1932 the pond or enclosure in the northern half of the study site is no longer shown and Hayes Court was enlarged.

6 METHODOLOGY

- 6.1 The evaluation was conducted according to the Written Scheme of Investigation prepared Pre-Construct Archaeology Limited (Mayo 2015). The fieldwork was designed to assess the presence or absence of significant archaeological remains, which may require further investigation.
- 6.2 A wheeled mechanical excavator fitted with a 1.5m wide flat ditching bucket was used under archaeological supervision to remove non-archaeological soils down to the highest archaeological horizon or natural level. In total five archaeological evaluation trenches were opened across the study site (Figure 2).
- 6.3 Following the opening of the trenches they were cleaned and all features identified were investigated by hand. Investigation was intended to identifying the extent and nature of the deposits and to recover dating evidence. The deposits, fills, and features were assigned individual context numbers.
- 6.4 Heights above Ordnance Datum were established on site by traversing from two temporary benchmarks set up within the site by GPS, one to the front of Hayes Court with a value of 91.98m AOD and one to the rear of Hayes Court with a value of 91.72m AOD.
- 6.5 The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in London that is those developed out of the Department of Urban Archaeology Site Manual, now published by the Museum of London Archaeological Service (MoLAS 1994) and with PCA Site Manual (Taylor and Brown, 2009). The site archive was organised to be compatible with the archaeological archives produced in the Local Authority area.
- 6.6 A full photographic record was made during the archaeological investigation consisting of a digital photographic archive that was maintained during the course of the archaeological investigation.
- 6.7 The complete archive produced during the evaluation and watching brief, comprising written, drawn and photographic records, will be deposited with the Museum of London site code WEC15.
- 6.8 Upon the completion of the archaeological fieldwork the trenches were then backfilled under archaeological supervision.

7 ARCHAEOLOGICAL DESCRIPTION BY TRENCH

7.1 The archaeological sequence of each trench is presented here in phased order. Further details of the artefactual material referred to in this section can be found in the specialist assessments at Appendices 3-5.

7.2 Trench 1

Phase 1: Natural

7.2.1 The earliest horizon encountered within this trench was the natural gravels [11] that formed the basal limit of excavation. This was composed of firmly compacted mid greyish brown gravel within a clayey silt matrix and fell from a height of 88.18m AOD in the east of the trench to 87.91m AOD in the west.

Phase 2: Post-Medieval

7.2.2 The only features observed in Trench 1 were three planting beds dating to the post-medieval period, [2], [4] and [6], all of which cut the natural horizon. They were sub circular in plan with steep sides that fell sharply to flat bases. Planting bed [2] had a diameter of 0.84m and a depth of 0.20m, [4] measured 1.20m across with a depth of 0.16m and [6] had a breadth of 0.70m and a depth of 0.16m. They were all filled with loosely compacted dark greyish brown clayey silt with occasional small to medium sized flint inclusions (Plate 1).



Plate 1: Trench 1, Looking West

- 7.2.3 Context [1], the fill of planting bed [2] contained a large sherd of an English brown salt-glazed stoneware ginger beer bottle dated to 1700-1960 that was stamped above the base with 'R. WHI[TE]/LONDON/C & I'. Two sherds of CBM were also recovered, one a drain/floor brick dated to between 1680 and 1900 and the other a fragment of peg tile dated 1480 – 1900.
- 7.2.4 The fill of planting bed [4], context [3] had two sherds of pottery within it, one from a refined whiteware plate that was decorated with a coloured transfer-print dated to the late 19th-early 20th century and the other was a flower pot rim of London-area post-medieval redware, 1580-1900. A fragment of peg tile dated to 1480 – 1900 was also recorded.
- 7.2.5 The features were sealed by a layer of firmly compacted, mid to dark brown clayey silt topsoil, [14] 0.30m thick.



Plate 2: Planting Bed [4], Trench 1

7.3 Trench 2

Phase 1: Natural

- 7.3.1 The earliest deposit recorded in Trench 2 was a firmly compacted yellow and blue/grey mottled natural clay [12] located at c.89.19m AOD. This was sealed by the natural gravels, [11] which had a thickness of 0.22m and a surface height of 89.83m AOD. The gravels were in turn overlain by subsoil [8], which was moderately compacted, dark greyish brown clayey silt with frequent inclusions of small to medium sized flint sherds. It had a thickness of 0.40m and was located at c.90.09m AOD.

Phase 2: Post-Medieval

- 7.3.2 Cutting into the subsoil layer was tree throw [10]. This measured 7m east-west and spanned the 3m width of the trench with a depth of 0.60m, although several of the roots from the system did impact much deeper into the natural deposits. The fill of the tree throw [9] comprised a firmly compacted mid greyish brown clayey silt with frequent inclusions of small to medium sized flints. It contained a single sherd of pottery, Midlands purple ware, 1400-

1750 and a fragment of peg tile dating to 1480 – 1900.

- 7.3.3 Sealing the tree throw was a layer of very dark grey topsoil, [7] at a height of 90.33m AOD that was 0.40m thick from which an abraded bowl of an early 19th clay tobacco pipe was retrieved.
- 7.3.4 Overlying the topsoil was the hardcore crush which formed the base layer for the current day road surface that occupied this part of the study site.



Plate 3: Trench 2 Looking East



Plate 4: Trench 2, Tree Throw [10]

7.4 Trench 3

Phase 1: Natural

7.4.1 The majority of Trench 3 was occupied by live electric cables so it was only possible to reach the natural gravels at the western and eastern ends of the trench. At the western end the gravels had a height of 90.78m AOD and at the eastern end they were at 91.41m AOD, suggesting heavy horizontal truncation to the west, where the trench was within a few metres of Hayes Court house itself.

Phase 2: Post-Medieval

7.4.2 Sealing the natural gravels at a height of 90.68m AOD was a mid greyish brown silty clay subsoil layer, 0.26m thick. Cutting into this layer were brick wall [16] and brick and tile drain [17].

7.4.3 Brick foundation [16] was only seen in the southern section of the trench running on an east–west alignment for 1.55m at a height of c.90.84m AOD. It was constructed from poorly made, local soft red bricks dating to the 18th/19th centuries (pers comm, B Sudds) and was at least six courses high in what was predominantly English bond with a hard white lime mortar.

7.4.4 Drain [17] was aligned east–west at a height of 90.79m AOD. It ran diagonally through the trench for a distance of 2.80m continuing beyond both the southern and eastern limits of excavation and had a width of 0.30m. The sides of the drain were constructed from soft red bricks and it was capped off with peg tiles.

7.4.5 Both the wall and the drain had been damaged during past construction works around Hayes Court and were sealed beneath 0.60m of modern made ground and backfill.



Plate 5: Trench 3, Looking West



Plate 6: Trench 3, Wall [16], Looking South

7.5 Trench 4

Phase 1: Natural

- 7.5.1 The natural deposits [11] were located at between 91.60m AOD to the north of Trench 4 and 91.76m AOD to the south.

Phase 2: Post-Medieval

- 7.5.2 Brick wall [13] ran across the centre of Trench 4 on an east–west alignment measuring over 1.60m in length by 0.11m in width. It was constructed from pale yellow frogged bricks, was one course high and one course wide, laid in stretcher bond and was possibly a retaining wall of a flower bed.
- 7.5.3 Sealing the wall was topsoil, [19] with a thickness of 0.26m.



Plate 7: Trench 4, Looking North

7.6 Trench 5

Phase 1: Natural

- 7.6.1 The natural [11] was located in this trench at between 92.33m AOD at the western end of the trench and 92.09m AOD at the eastern end.



Plate 8: Trench 5, Looking South-East

Phase 2: Post-Medieval

- 7.6.2 Running on a north–south alignment across Trench 5 were the faint shadows of two parallel brick walls [15]. They had a length of 2.15m, a width of c.0.45m and were separated by 0.80m of what may have been slightly more stony natural. It is probable that feature [15] is the remnants of a brick lined gravel path associated with the gardens.



Plate 9: Shadow of Brick Lined Path [15], Trench 5, Looking SW

- 7.6.3 Feature [15] was sealed by the topsoil [19] which was c.0.28m thick.

8 SUMMARY OF THE ARCHAEOLOGICAL SEQUENCE

8.1 Phase 1: Natural

8.1.1 The natural gravel deposits that underlay the site were exposed in all of the trenches. Levels recorded at the surface of the gravels ranged from 92.33m OD in the south-west of the study site falling to 87.91m OD in the north-east, reflecting the rise and fall of the natural topography of the area.

8.2 Phase 2: Post-Medieval

8.2.1 The post-medieval features which relate to the gardens that surround Hayes Court House seem to be quite late in date, and are reconcilable with the formal gardens shown on the site since the 1861 OS map (CgMs Consulting 2013, Figures 5-11). However in Trench 3 the brick wall and drain which were found potentially date from the 18th century onwards, so could tie in with some of the older aspects of the house. An ancillary structure to the east of the house is clearly seen on the 1841 tithe map and it is possible that these masonry features could be associated with it.

9 INTERPRETATION AND CONCLUSIONS

9.1 Original Research Objectives

9.1.1 The following research objectives were put forth in the Written Scheme of Investigation and these can now be addressed:

To determine the palaeotopography of the site.

9.1.2 The archaeological evaluation shows that the site is underlain by gravels, clays and silts of the Harwich formation. This is at its highest point in the south – west corner of the site in the location of Trench 5 at 92.33m AOD, dropping slightly to the east in the location of Trench 3 to 91.40m AOD. The drop in the height of the natural is more evident towards the north of the site where in Trench 1 it was recorded at 87.91m AOD.

To determine the presence or absence of palaeoenvironmental remains.

9.1.3 No palaeoenvironmental remains were encountered during the evaluation.

To determine the presence or absence of prehistoric activity.

9.1.4 No prehistoric activity was encountered during the evaluation

To determine the presence or absence of Roman activity.

9.1.5 No Roman activity in the form of either finds or features was encountered during the evaluation.

To establish the presence or absence of medieval activity.

9.1.6 No medieval activity was encountered during the evaluation.

To establish the presence or absence of post-medieval activity.

9.1.7 Features associated with the formal gardens which are identifiable on maps from the middle of the 19th century were recorded across the north and west of the study site. In Trench 1 there were three circular planting beds of probable 19th century date, Trench 4 contained a small non-structural wall, probably a retaining wall for a flower bed of a similar date, and Trench 5 had what was most probably the remnants of a brick lined gravel path again dating to the same period.

9.1.8 Trench 2 was dominated by a large tree throw, the tree of which was probably part of the associated gardens.

9.1.9 Trench 3 revealed part of a brick wall and a brick and tile drain both of which were probably

associated with an ancillary building depicted on the 1841 tithe map. They may have

To establish the extent of past post depositional impacts on the archaeological resource

9.1.10 Within Trenches 1, 2, 4 and 5 the natural deposits were quite shallow at between 0.30m and 0.40m below current ground level with no hint of a true subsoil. It is therefore a possibility that that landscaping of the gardens has truncated the earlier archaeological horizons.

9.1.11 In Trench 3 the natural deposits were observed at 1m below the current ground level, and two post-medieval brick structures were recorded. However it was very apparent that massive truncation of the area had taken place during the 20th century extension works to Hayes Court with most of that 1m depth being filled with modern materials and the fact that both of the structures located in the trench had received slight damage to their fabric during this process.

9.2 Conclusions

9.2.1 Archaeological features relating to late 19th – early 20th century garden features and an 18/19 century ancillary building were recorded during the evaluation, the details of which are set out below. All the features were underlain by the natural deposits of the area.

9.2.2 No archaeological remains or features which pre-date the late post-medieval period were observed during the works.

9.3 Publication and Archive

9.3.1 Once the project is deemed complete, the results of the site investigation will be published as a summary in the annual 'Round-Up' of *London Archaeologist*.

9.3.2 Upon approval this report and with confirmation that the condition is discharged the complete archive will be deposited with the London Archaeological Archive and Research Centre under the unique site code EST15. Until then the archive comprising all paper, digital and artefactual material will be stored at PCA's headquarters in Brockley, London.

10 ACKNOWLEDGEMENTS

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- 10.2 PCA also thanks the site security for accommodating the site team and providing access.
- 10.3 The author would like to thank Jim Heathcote for his help in the field, Richard Archer for the survey, Chris Cooper for organising the logistics, Kevin Hayward, Berni Sudds and Chris Jarrett for dating the finds, Hayley Baxter for the illustrations and Chris Mayo for his project management and editing.

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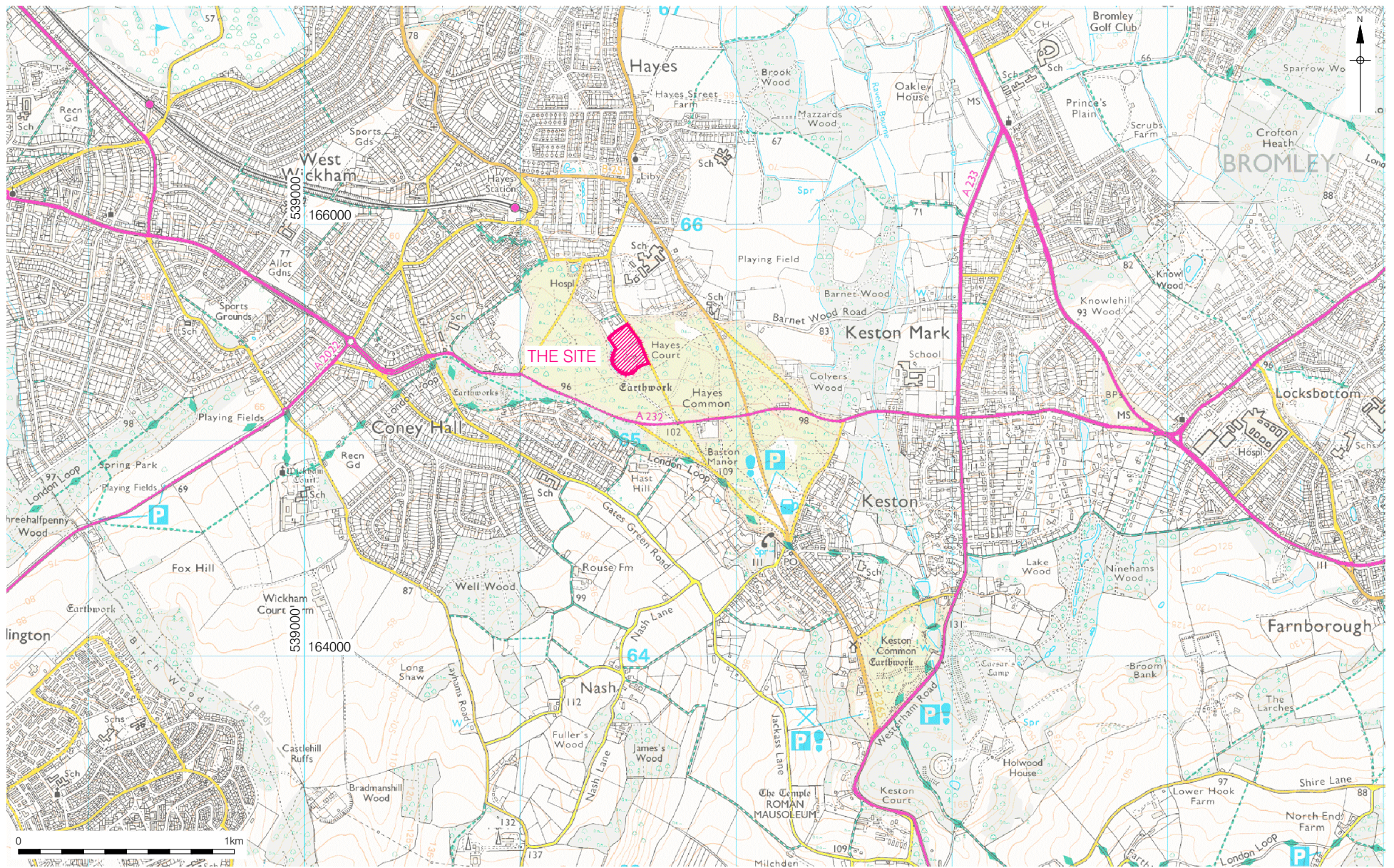
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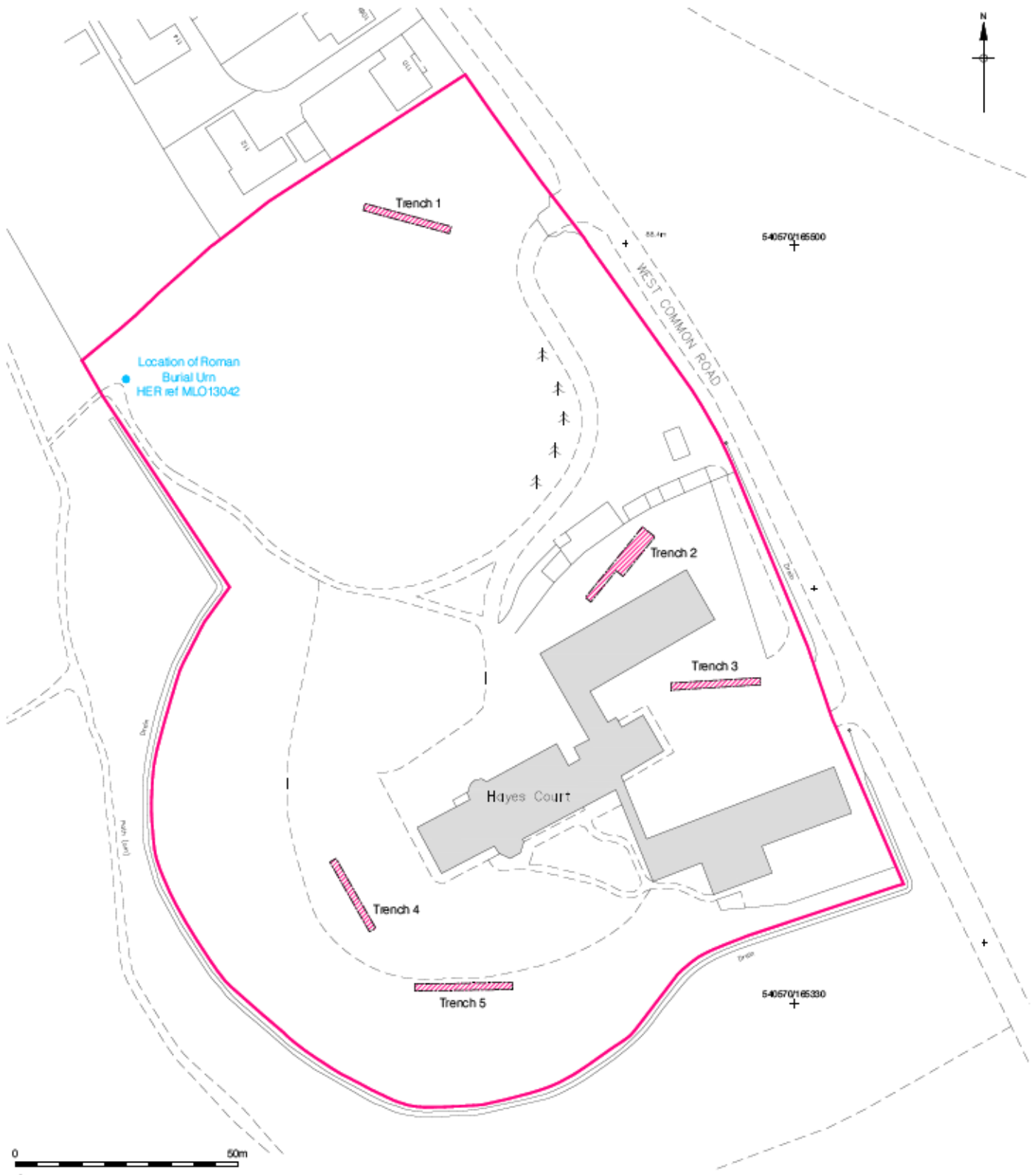


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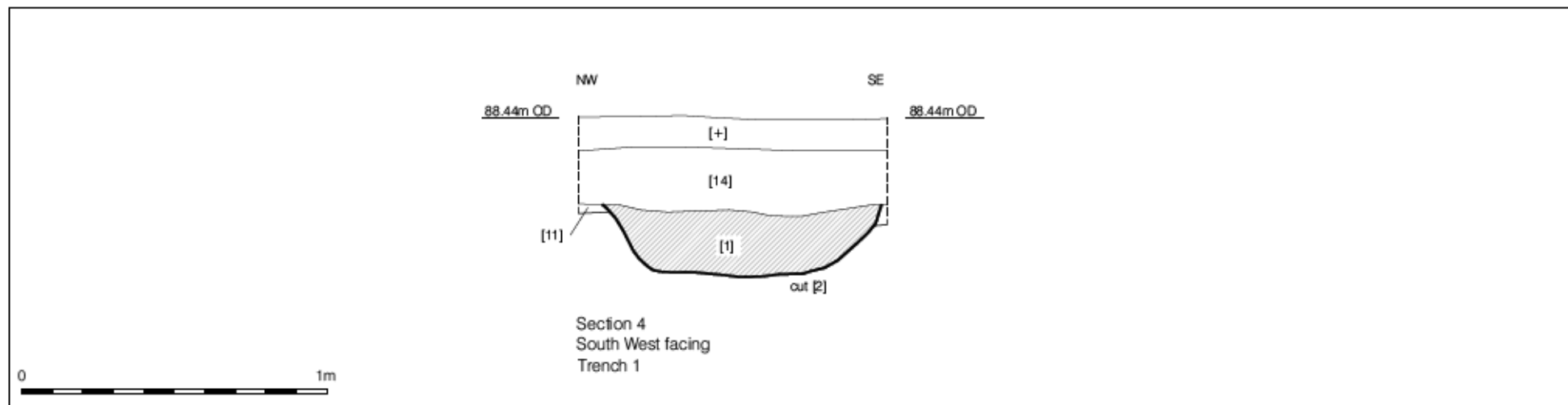
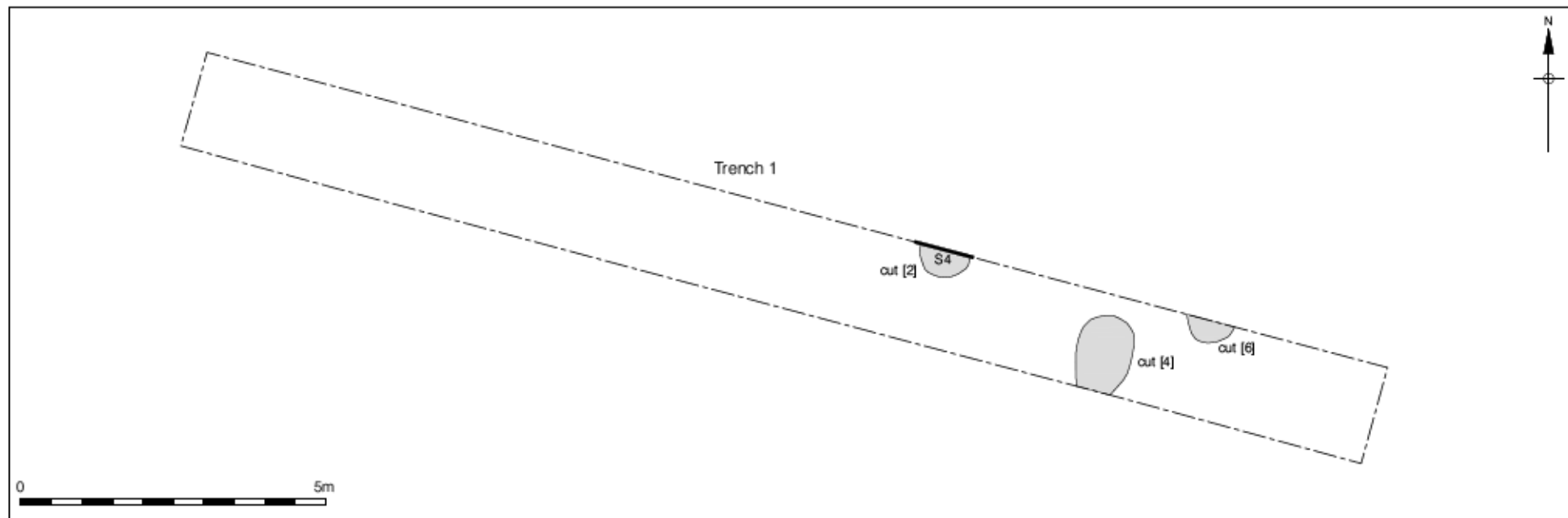
Figure 1
Site Location
1:25,000 at A4



0 50m

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Figure 2
 Trench Location
 1:1,250 at A4



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Figure 3
Plan of Trench 1 & Section 4
Plan 1:100 & Section 1:20 at A4

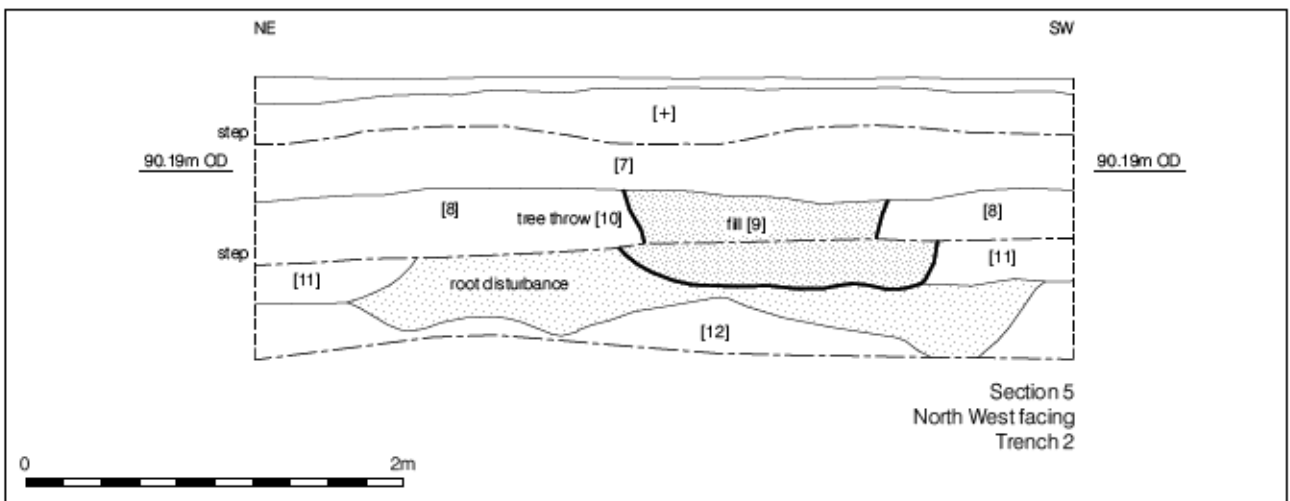
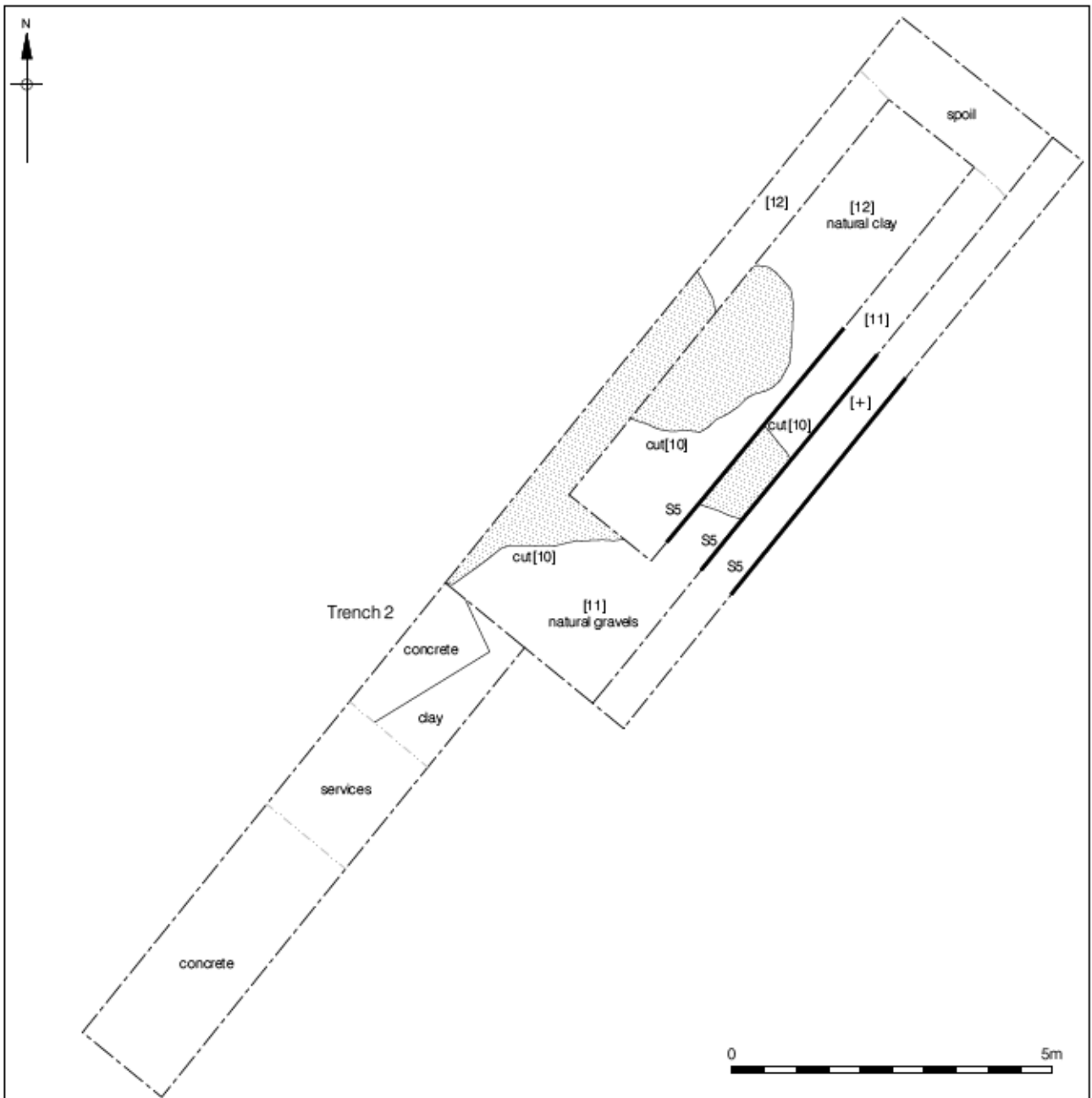


Figure 4
Plan of Trench 2 & Section 5
Plan 1:100 & Section 1:40 at A4

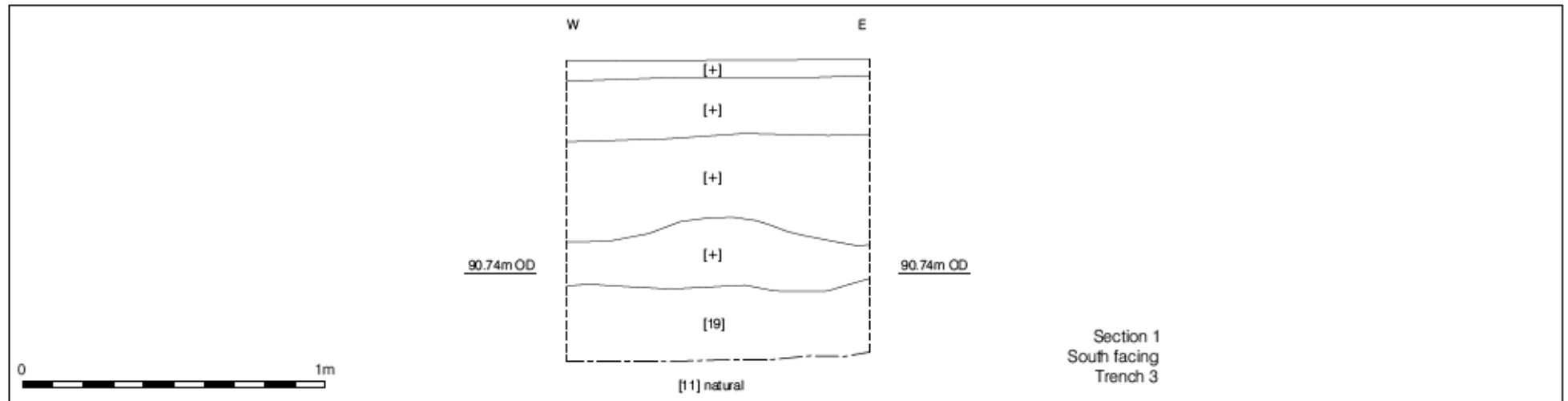
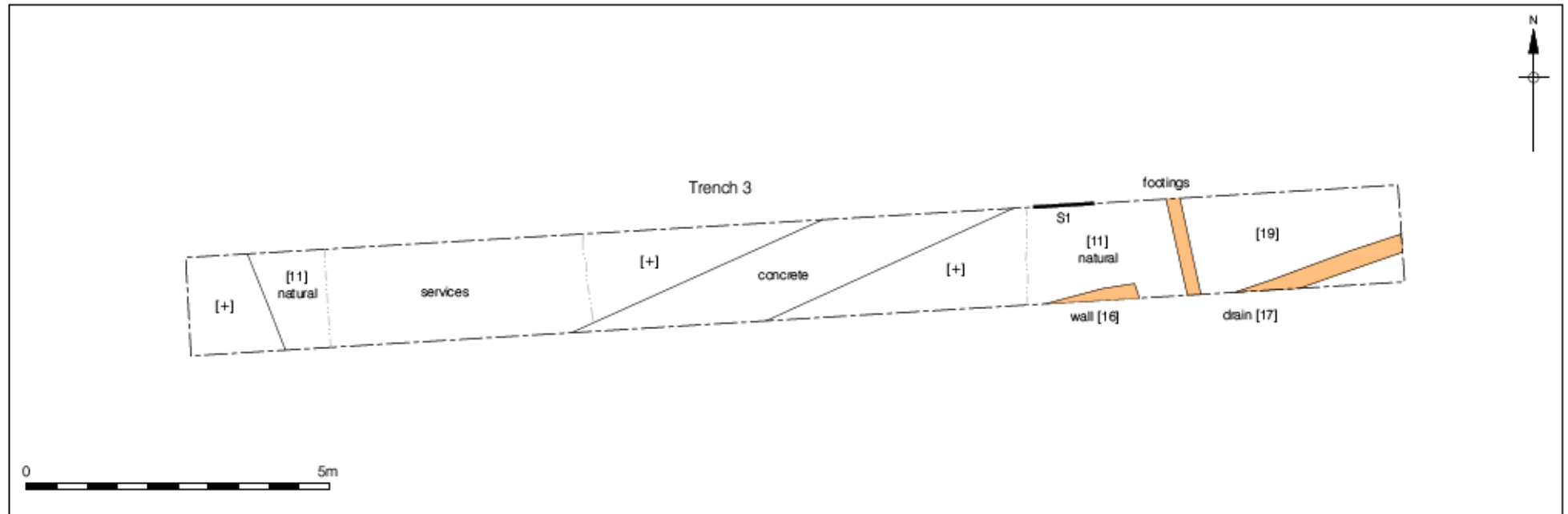


Figure 5
Plan of Trench 3 & Section 1
Plan 1:100 & Section 1:20 at A4

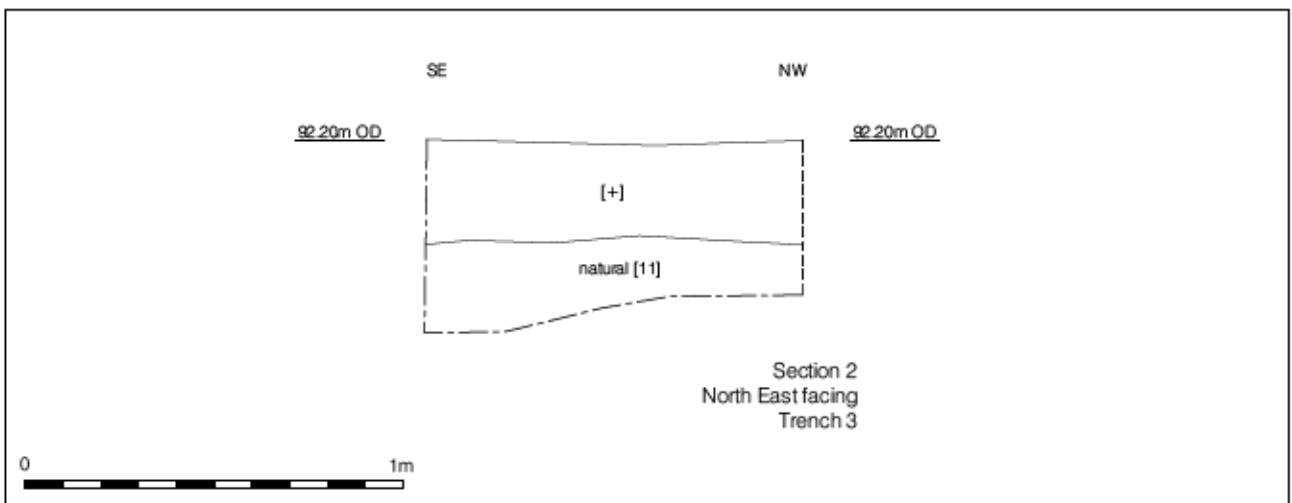
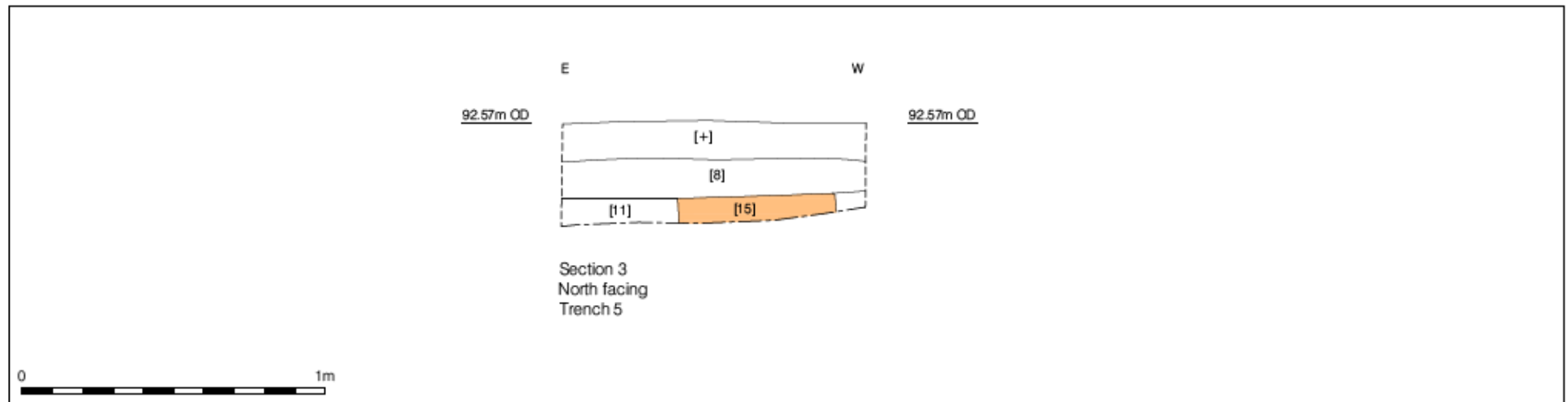
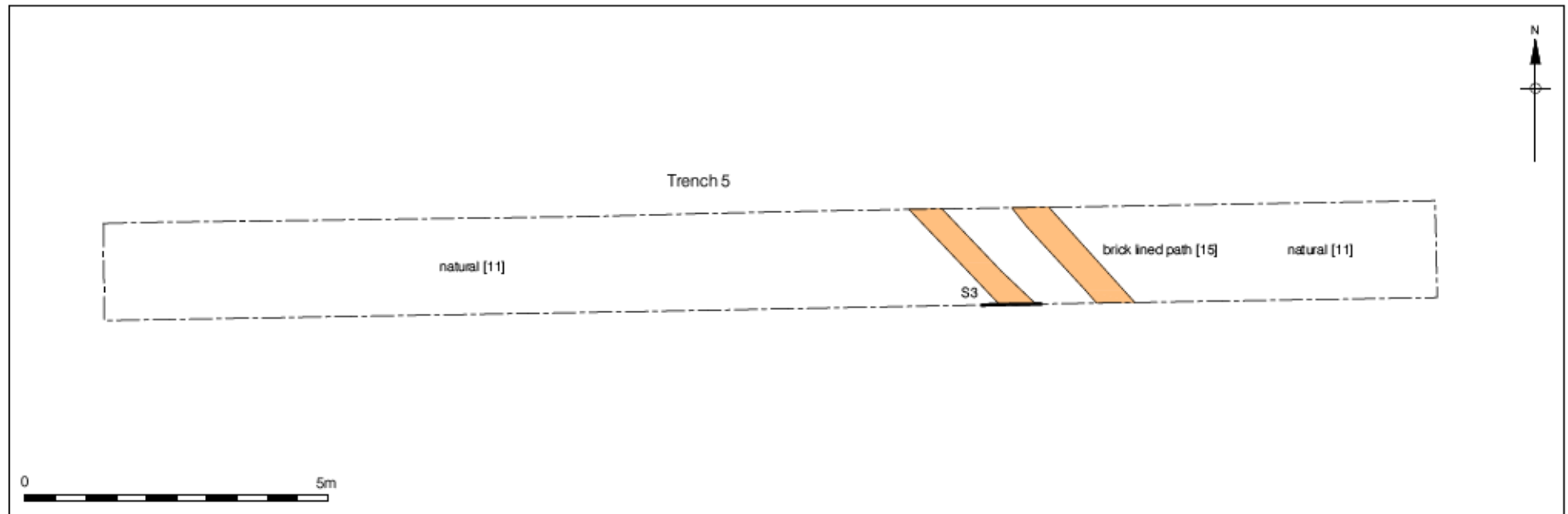


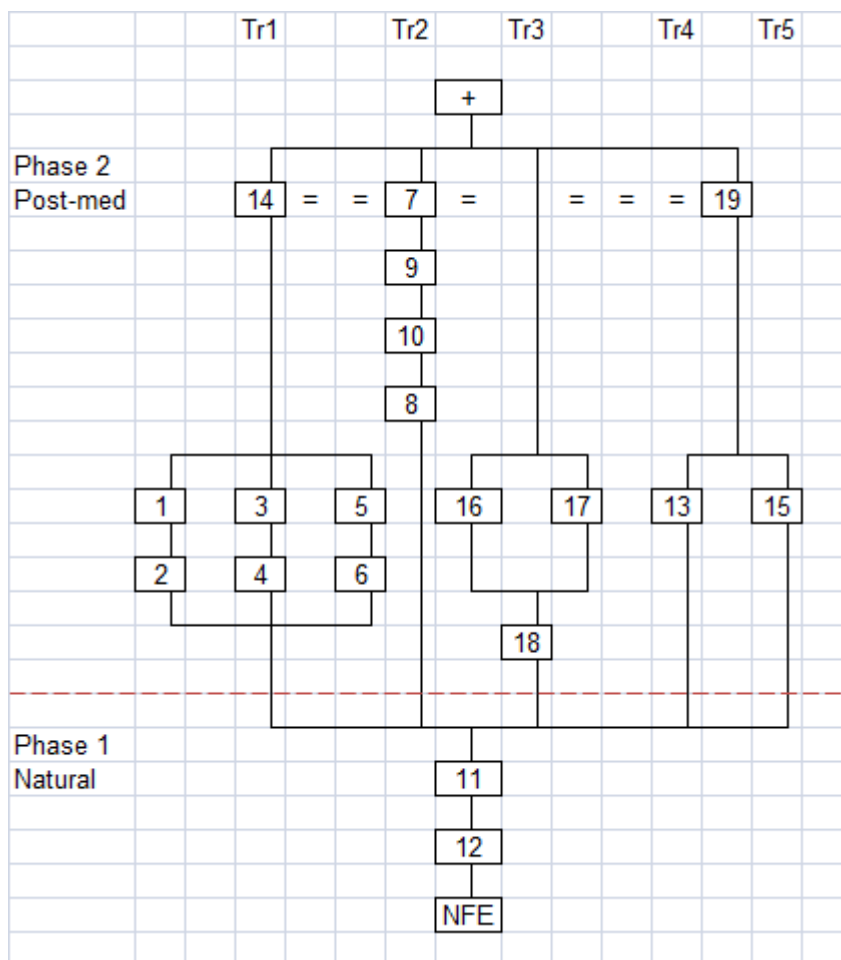
Figure 6
Plan of Trench 4 & Section 2
Plan 1:100 & Section 1:20 at A4



APPENDIX 1: CONTEXT INDEX

Context No.	Trench	Plan	Section / Elevation	Type	Description	Date	Phase
1	1	*	4	Fill	Fill of [2]	Post-med	2
2	1	Tr1	4	Cut	Planting Bed	Post-med	2
3	1	*	*	Fill	Fill of [4]	Post-med	2
4	1	Tr1	*	Cut	Planting Bed	Post-med	2
5	1	*	*	Fill	Fill of [6]	Post-med	2
6	1	Tr1	*	Cut	Planting Bed	Post-med	2
7	2	*	5	Layer	Topsoil	Post-med	2
8	2	*	5	Layer	Subsoil	Post-med	2
9	2	Tr2	5	Fill	Fill of [10]	Post-med	2
10	2	*	5	Cut	Tree Throw	Post-med	2
11	1-5	Tr1 - Tr5	*	Layer	Natural Gravels	Natural	1
12	2	Tr2	5	Layer	Natural Clay	Natural	1
13	4	Tr4	*	Masonry	Garden Wall	Post-med	2
14	1	*	4	Layer	Topsoil	Post-med	2
15	5	Tr5	*	Masonry	Retaining Wall for Path	Post-med	2
16	3	3	*	Masonry	Brick Wall	Post-med	2
17	3	3	*	Masonry	Brick & Tile Drain	Post-med	2
18	3	*	*	Layer	Subsoil	Post-med	2
19	4/5	*	*	Layer	Topsoil	Post-med	2

APPENDIX 2: SITE MATRIX



APPENDIX 3: POTTERY SPOT DATES

By Chris Jarrett, Pre-Construct Archaeology Limited

Introduction

A small sized assemblage of pottery was recovered from the site (four sherds from the same number of vessels). The pottery dates exclusively to the post-medieval period. The assemblage is in a fragmentary state, although it is not abraded or laminated, indicating that it was deposited fairly rapidly after deposition and probably under secondary conditions. The pottery was quantified by sherd count and estimated number of vessels (ENV). Pottery was recovered from three contexts and individual deposits produced only small (fewer than 30 sherds) groups of pottery.

All of the pottery was stratified and was examined macroscopically and microscopically using a binocular microscope (x20), and recorded in a database format, by fabric, form and decoration. The pottery was quantified using sherd count and Estimated Number of Vessels (ENV). The classification of the pottery types is according to the Museum of London Archaeology. The pottery is discussed as an index below.

Spot dating index

Context [1], spot date: mid 19th-mid 20th century

- English brown salt-glazed stoneware (ENGS), 1700-1960, one sherd, 1 ENV, form: ginger beer bottle, stamped above the base 'R. WHI[TE]/LONDON/C & I'.

Context [3], spot date: late 19th-early 20th century

- Refined whiteware with under-glaze colour transfer-printed decoration (green, mulberry, grey etc), one sherd, 1 ENV, form: plate decorated with a green simple floral border dated to the late 19th-early 20th century.
- London-area post-medieval redware (PMR), 1580-1900, one sherd, 1 ENV, form: flower pot (rim).

Context [9], spot date:

- Midlands purple ware (MPUR), 1400-1750, one sherd, 1 ENV, form: uncertain (rim).

Significance, potential and recommendations for further work

The pottery has no significance at a local level and consists of types frequently found in the Greater London area. The pottery has no potential beyond dating the deposits it was recovered from. There are no recommendations for further work on the assemblage.

APPENDIX 4: CERAMIC BUILDING MATERIAL SPOT DATES

By Berni Sudds, Pre-Construct Archaeology Limited

Five fragments of post-medieval ceramic building material were recovered from site listed below in Table 1. The small assemblage is typical of that found across Greater London, comprised of brick and peg tile in fine sandy fabrics common to the region. As well-paralleled, and fragmentary and abraded, no further analysis is recommended.

Context	Fragment count	Description	Date
1	1	Drain/ floor brick, fine sanding to all faces (Fabric 3047).	1680 – 1900
	1	Peg tile (Fabric 2276)	1480 – 1900
3	1	Peg tile, fine moulding sand (Fabric 2276)	1480 – 1900
9	2	Peg tile, fine moulding sand (Fabric 2276)	1480 – 1900

Table 1: Catalogue of the ceramic building material.

APPENDIX 5: CLAY TOBACCO PIPE SPOT DATES

By Chris Jarrett, Pre-Construct Archaeology Limited

Introduction

A single bowl is recorded and found in context [7]. The bowl heel or spur is missing, which does not allow for it to be confidently assigned to a type, however, it is decorated with vertical fluting of the same size and can be dated to the early 19th century.

Significance, potential and recommendations for further work

The clay tobacco pipe has no significance at a local level and consists of a type with decoration frequently found in the Greater London area. The item has no potential beyond dating the deposits it was recovered from. There are no recommendations for further work on the pipe bowl.

APPENDIX 6: OASIS FORM

OASIS ID: preconst1-202663

Project details

Project name	Hayes Court, West Common Road BR2 7AU: An Archaeological Evaluation
Short description of the project	Five evaluation trenches were excavated upon the site, targeted within the footprints of the proposed development. Archaeological features relating to late 19th - early 20th century garden features and an 18/19th century ancillary building were recorded during the evaluation, the details of which are set out below. All the features were underlain by the natural deposits of the area. No archaeological remains or features which pre-date the late post-medieval period were observed during the works.
Project dates	Start: 20-01-2015 End: 26-01-2015
Previous/future work	No / Yes
Any associated project reference codes	WEC15 - Sitecode
Any associated project reference codes	14/02364/F - Planning Application No.
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 5 - Garden
Monument type	WALL/FOUNDATION Post Medieval
Monument type	DRAIN Post Medieval
Monument type	PLANTING BEDS Post Medieval
Monument type	GARDEN WALL Post Medieval
Monument type	GARDEN PATH Post Medieval
Significant Finds	POT Post Medieval
Significant Finds	CBM Post Medieval
Significant Finds	CTP Post Medieval
Methods & techniques	"Targeted Trenches"
Development type	Rural residential
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON BROMLEY BROMLEY HAYES COURT, WEST COMMON ROAD
Postcode	BR2 7AU
Study area	2.60 Hectares
Site coordinates	TQ 4050 6543 51.3700065874 0.0186743143925 51 22 12 N 000 01 07 E Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 87.91m Max: 92.33m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	CgMs Consulting
Project design originator	Chris Mayo
Project director/manager	Chris Mayo
Project supervisor	Guy Seddon
Type of sponsor/funding body	Commercial Developer
Name of sponsor/funding body	London Square

Project archives

Physical Archive recipient	LAARC
Physical Archive ID	WEC15
Physical Contents	"Ceramics"
Digital Archive recipient	LAARC
Digital Archive ID	WEC15
Digital Contents	"Stratigraphic","other"
Digital Media available	"Database","Images raster / digital photography","Images vector","Spreadsheets","Survey","Text"
Paper Archive recipient	LAARC
Paper Archive ID	WEC15
Paper Contents	"Stratigraphic","other"
Paper Media available	"Context sheet","Drawing","Matrices","Photograph","Plan","Report","Section","Survey","Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Hayes Court, West Common Road BR2 7AU: An Archaeological Evaluation
Author(s)/Editor(s)	Seddon, G.
Other bibliographic details	PCA R11980
Date	2015
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	Brockley, London
Description	A4 Unpublished Client Report, Blue Covers
Entered by	Chris Mayo (cmayo@pre-construct.com)
Entered on	6 February 2015

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