

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

**AN ARCHAEOLOGICAL
WATCHING BRIEF**



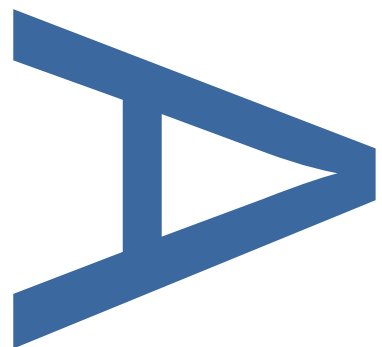
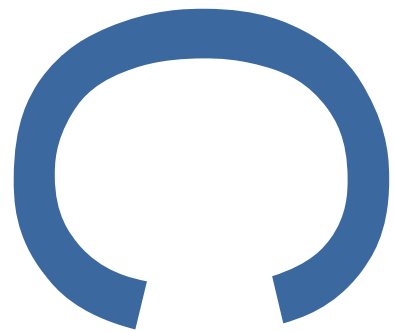
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PRE-CONSTRUCT ARCHAEOLOGY

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HAYES COURT, WEST COMMON ROAD BR2 7AU
AN ARCHAEOLOGICAL WATCHING BRIEF

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HAYES COURT, WEST COMMON ROAD BR2 7AU

AN ARCHAEOLOGICAL WATCHING BRIEF

Site Code: WEC15
Central NGR: TQ 4050 6543 (540502,165432)

Local Planning Authority: London Borough of Bromley
Planning Application Number: 14/02364/F
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1 ABSTRACT

- 1.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited in March 2015 on land at Hayes Court, West Common Road, London Borough of Bromley. The work was designed as a mitigation phase to investigate and record any archaeological remains which were to be impacted by the development groundworks to the north of Hayes Court. The work followed an evaluation by PCA in January 2015.
- 1.2 The watching brief revealed some localised undated archaeological remains at the surface of the natural geology and subsoil, stratigraphically overlain by buried soil horizons and made ground associated with the construction of Hayes Court in the 18th century.
- 1.3 No deposits, features or artefacts of definitive prehistoric, Roman, early medieval or medieval date were found during the work. In particular no evidence of Roman funerary activity was recorded.

2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Limited (PCA) undertook an archaeological watching brief during excavation works for the construction of new dwellings on land at Hayes Court, West Common Road, Hayes, BR2 7AU in the London Borough of Bromley (Figure 1). Archaeological attendance was maintained during the excavations for the new house plots and foul water drain runs, which were carried out from 13th March 2015 to 25th March 2015.
- 2.2 The exercise was undertaken to supervise and monitor the development groundworks required to the north of the extant structure which forms Hayes Court, and to investigate and record any exposed remains. The work was commissioned by CgMs on behalf of London Square in response to an archaeological condition attached to the planning permission for redevelopment of the property (Planning Application No.: DC/14/02364/FULL1). Mr Mark Stevenson, Archaeological Advisor to the London Borough of Bromley, monitored the work on behalf of the Local Planning Authority. Project management was carried out by Chris Mayo, PCA, and the archaeological monitoring was carried out by Jim Heathcote, PCA, who also authored this report.
- 2.3 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 was previously 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.
- 2.4 In January 2015 PCA undertook an evaluation of the site for CgMs Consulting, which investigated five trenches spread about the site and targeted at the proposed areas of impact (Seddon 2015). 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.
- 2.5 Mr Mark Stevenson, Archaeology Advisor to the London Borough of Bromley, recommended that the archaeological interest of the site should be further mitigated by a watching brief during development groundworks focussing on the area to the north of Hayes Court. This report details the methodology and results of these works.
- 2.6 Following the completion of all phases of work the resultant archive will be deposited at the

London Archaeological Archive and Research Centre (LAARC) under the unique site code WEC15.

- 2.7 The watching brief was carried out in accordance with the *Standards for Archaeological Work* (English Heritage 2014) and the Institute for Archaeologists (IfA) Codes, Standards and Guidelines Papers (IfA 2014).

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 which was completed in January 2015 (Seddon). Subsequently the Archaeology Advisor to the London Borough of Bromley, Mark Stevenson of the Greater London Archaeological Advisory Service (GLAAS) at Historic England (formerly English Heritage) recommended that further mitigation should take place, comprising a watching brief during development groundwork focussing on the land to the north of Hayes Court.
- 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) stated 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 This profile was confirmed by the evaluation exercise, which recorded natural gravel deposits in all of the trenches. Levels recorded at the surface of the gravels ranged from 92.33m OD (Ordnance Datum) in the south-west of the study site falling to 87.91m OD in the north-east, reflecting the southerly fall of the natural topography of the area (Seddon 2015).
- 4.3 The topography of the study site comprises a gradual slope from c. 91m OD in the south down to c. 87m OD in the north.
- 4.4 No known watercourses are known to exist within the vicinity of the study site.

5 ARCHAEOLOGICAL AND HISTORICAL 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.
- 5.8 The evaluation of the site recorded the presence of archaeological features relating to late

19th – early 20th century garden features and an 18/19 century ancillary building. 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.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 Archaeological monitoring was undertaken on the excavation of foul water drain runs (Figure 2). Topsoil stripping ahead of the creation of piling mats for house plots in the north and east of the site was also archaeologically monitored. These groundworks were undertaken under constant archaeological supervision using a tracked 360° mechanical excavator fitted with a flat bladed grading bucket, 0.80m wide. In addition, ground preparation for house plots to the west of Hayes Court was archaeologically monitored; this comprised stripping of soil overburden to the level of natural ground in order to install a construction surface. Although this was beyond the remit of the mitigation required by the Historic England archaeological advisor to Bromley, the work was monitored as it occurred simultaneously to the drainage runs.
- 6.2 Trenches were identified using the numbering system which identified each individual manhole, interceptor chamber or inter-connecting drain run (Figure 2). The area of ground reduction monitored to the west of Hayes Court was referred to as 'Open Area West'.
- 6.3 All significant archaeological features and deposits were investigated by hand tools where possible and recorded in plan at 1:20 or in section at 1:10 using standard single context recording methods. Photographs were taken where appropriate.
- 6.4 Plans, sections and the location of the interventions monitored were located by use of an engineering site drawing (Dwg No 030 Rev 3). Heights in this report are calculated as from below ground level.
- 6.5 The recording system adopted during the investigations was fully compatible with those most widely used elsewhere in the London Borough of Bromley; that is those developed out of the Department of Urban Archaeology Site Manual, and presented in Pre-Construct Archaeology Ltd's Operations Manual 1 (Taylor 2009).
- 6.6 The site archive was organised as to be compatible with the other archaeological archives produced in the Local Authority area. Individual descriptions of all archaeological strata and features excavated and exposed were entered onto prepared pro-forma recording sheets which included the same fields of entry as are found on the recording sheets of the Museum of London. Accession catalogues and the photography record cards followed the Museum of London equivalents.
- 6.7 The completed archive will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the unique site code WEC15.

7 PHASED ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural Deposits

7.1.1 The earliest deposits encountered during the works were naturally deposited sands and gravels [24], [25] and [32]. The first of these, [24], comprised of loose, mid-light yellow-brown sandy gravels found to the north of the site. The top of this deposit was located at 88.03m OD, with a thickness of at least 1.30m at the limit of excavation; this sloped down towards the south, where it was then sealed by deposit [25], which was a mixture of light grey and light reddish brown fine sandy clay with very occasional inclusions of small round and sub-angular pebbles. This deposit was seen at 89.08m OD with a thickness of 1.50m at the limit of excavation. Deposit [32] was seen in the south of the area under investigation and was of soft, light yellow fine sands and occasional small sub-rounded and sub-angular gravels. This layer was located at 90.39m OD with a thickness of 1.30m at the limit of excavation.

7.1.2 Deposits [24] and [25] were sealed by a naturally deposited layer of flint nodules [22]. This comprised loose, mid-brown silt clay with very frequent small, medium and large flint nodules and was visible along the sides of the foul water drain runs. This layer was seen at approximately 89.50m OD to the area just north of Hayes Court; it had a thickness of 0.36m.

7.2 Phase 2: Subsoil Horizon

7.2.1 Deposit [32] was sealed by a subsoil horizon [31] which covered the grassed area immediately to the north of Hayes Court; it was observed between drain covers F23 and F31 (Figure 2). It comprised soft, mid-grey brown clayey silt, with frequent small to medium sub-rounded and sub-angular pebbles. It was seen over an area measuring 38m in length and it had a thickness of 0.20m, located at 90.64m OD. No datable material was found within the deposit.

7.3 Phase 3: Undated Features

7.3.1 Observed within manhole F38 was a small pit or posthole [21]; this was sub-circular in plan with steep concaved sides and a concaved base. It measured 0.94m NW-SE, 0.64m NE-SW, and was 0.70m deep from an upper height of 89.46m OD. The feature as observed within the trench was fully excavated, however it yielded no datable material. It had two fills [20] and [23]. Primary fill [20] was moderately compact, light brown clayey silt with moderate small to medium sub-rounded flints. The upper fill [23] was moderately compact, mid-grey brown silty clay, with moderate small to medium sub rounded flints.

7.3.2 Within manhole F38 the pit or posthole was seen to be sealed by a subsoil layer [39]. The deposit was comprised of moderately compact, mid-brown slightly sandy silt with moderate inclusions of small round and sub angular pebbles. It was recorded at 89.53m OD with a thickness of 0.20m. This layer was bereft of anthropogenic material.

7.3.3 Observed within Open Area West was an undated east-west aligned ditch [27] with a single fill [26]. The feature measured 9.00m by 0.50m in plan and was around 0.2m deep from an upper height of 89.53m OD. Its fill [26] was moderate, mid grey brown, clayey silt with very occasional small to medium flints. The feature was extremely straight, leading to the conclusion that it was likely to have been a drainage ditch or linear associated with the gardens of Hayes Court. Despite a slot being excavated within the feature, no cultural material was found.

7.4 Phase 4: 18th Century

7.4.1 The drain runs immediately to the north of Hayes Court showed 18th century archaeological deposits and remains associated with the development of the building. A layer of subsoil [30] was observed around manhole F23 (Figure 2), which was a moderately compact, mid-grey brown clayey silt with frequent small to medium sub-rounded and sub-angular pebbles and occasional flecks of mortar and brick flecks. It was seen through the width of the trench for a length of 24m with a thickness of 0.16m. Fragments of brick recovered from the deposit were fabric types 3032R (1750 to 1900) or 3033 (1700 to 1900)¹. This deposit is a soil horizon associated with the construction or landscaping of Hayes Court. The surface of the subsoil was at 90.79m OD.

7.4.2 Immediately to the north of Hayes Court, due west of manhole F31, was seen a construction cut [37] for a brick culvert [36]. This was aligned NW-SE, is heading towards the bay window of Hayes Court to the east of the entrance. The cut had near vertical sides with a flat base, measuring at least 2.60m long by 0.50m wide and 0.30m deep. The top of the cut was recorded at 90.39m OD. The brick culvert [36] was constructed of red un-frogged local brick fabric 3039² and local peg tile type 2276³. The culvert had a peg tile base, and vertical sides two bricks high; the mortar was of light grey lime mix. The sedimentary fill [38] of the culvert was a soft, black cess deposit of silt, 20mm thick.

7.4.3 Adjacent to the culvert on its NE side was a small deposit [35] of loose, light white grey mortar, with heavily abraded brick fragments (Figure 4, section 10). It was 0.60m by 1.5m and 0.15m thick, located at 90.49m OD. This is considered to be a deposit construction waste / trample associated with the construction of the culvert.

7.4.4 The top of the culvert arch was recorded at 90.49m OD, which is elevated above the top of the recorded cut by 10cm. This unusual discrepancy implies that either the top of the culvert was visible above ground (unlikely) or that the culvert, and the wider area to the north of Hayes Court in general, was landscaped. This is considered the most likely scenario, and indeed a widespread made ground deposit [34], sealed [35] and [36], and served to raise

¹ Pers comm K. Hayward, PCA

² Measurements 222mm x 108mm x 62mm

³ Measurements 300mm x 200mm x 15mm

the ground surface in front of Hayes Court. The deposit consisted of moderately compact, mid-grey brown, sandy clay, silt, with frequent small to medium sub-rounded and sub-angular pebbles. It was 0.46m thick from an upper height of 90.85m OD, and was seen along the sides of the drain run between F32 and F31, a distance of 24m.

7.5 Phase 5: Modern / Non-Archaeological Deposits

- 7.5.1 Sealing soil horizon [30] was a deposit [29] of firm crushed brick and mortar, measuring 2.74m by at least 1.80m (the width of the drain run). This is most likely a make-up layer for a path heading towards Hayes Court. It was 0.1m thick from 90.89m OD. Above it was layer [28], a moderately compact, dark grey brown clay silt with occasional small to medium sub-rounded and sub-angular pebbles, and a thickness of 60mm. This seems to have been a further make-up layer, the top of which was at 90.94m OD. It was sealed by compact deposits [+] for the modern road surface.
- 7.5.2 Layer [33] sealed layer [34]; it consisted of a very firm material which had been rolled, mid-yellow brown, fine gravels mixed with sandy clay and 60mm thick from an upper height of 90.93m OD. This was a make-up levelling layer for the construction of the roadway/car park [+], located at between 90.88m OD to 91.54m OD from east to west.
- 7.5.3 Subsoil layer [39] was sealed across the entire excavation area to the north of the roadway of Hayes Court by a layer of relatively modern topsoil [+], at between 88.50m OD in the NE corner of the grass area and at 90.88m OD to the south of the grass area, with a thickness of 0.20m.

8 CONCLUSIONS

8.1 General Conclusions

- 8.1.1 The watching brief revealed some localised undated archaeological remains at the surface of the natural geology and subsoil, stratigraphically overlain by buried soil horizons and made ground associated with the construction of Hayes Court.
- 8.1.2 Despite investigation of the few features exposed, there was a distinct lack of cultural material to be found; therefore the possible pit or posthole and E-W linear are undated. The latter, however, was distinctly straight which has led to the interpretation that it may be a feature associated with Hayes Court. The pit or posthole was found in isolation at the edge of the drainage run trench.
- 8.1.3 No deposits, features or artefacts of definitive prehistoric, Roman, early medieval or medieval date were found during the work. In particular no evidence was found for any remains which may be related to the Roman burial urn recorded within the boundaries of the site at the sites' northwestern corner. (Figure 2).

8.2 Research Objectives

- 8.2.1 The Written Scheme of Investigation for the evaluation at the site (Mayo 2015) contained the following research objectives, which are addressed below.

To determine the palaeotopography of the site.

- 8.2.2 As was found in the evaluation (Seddon 2015), this investigation has confirmed that the site is underlain by gravels, clays and silts of the Harwich formation. The superficial geology was recorded at heights between 88.03m OD and 90.39m OD, reflecting a gradual fall from south to north, consistent with ground level.

- 8.2.3 In one location immediately to the north of Hayes Court a deposit of flint nodules was found at 89.50m OD.

To determine the presence or absence of palaeoenvironmental remains.

- 8.2.4 No palaeoenvironmental remains were encountered during the evaluation.

To determine the presence or absence of prehistoric activity.

- 8.2.5 No prehistoric activity was encountered during the evaluation

To determine the presence or absence of Roman activity.

- 8.2.6 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.

8.2.7 No medieval activity was encountered during the evaluation.

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

8.2.8 Features associated with the development of Hayes Court were found in localised areas, comprising a culvert, a landscaping horizon and a notably straight linear running towards the building. The culvert is dated from CBM to between 1700 and 1850, compared to the date for the construction of Hayes Court from 1776.

8.2.9 In the Open Area West trench, a 19th or 20th century oval shaped planting bed was found to truncate the east-west linear; this feature is considered to be a relic of the garden layout, elements of which were recorded during the evaluation works.

8.2.10 A pot or posthole in manhole F38 was found in isolation, and contained no datable material within the excavated area.

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

8.2.11 With the exception of a small area of truncation from late garden features, the natural levels at the site were found to have survived with little impact upon them, either from deep-cut features or terracing.

8.3 Publication and Archive

8.3.1 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*.

8.3.2 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 WEC15. Until then the archive comprising all paper, digital and artefactual material will be stored at PCA's headquarters in Brockley, London.

8.4 Confidence

8.4.1 PCA considers that the archaeological work was completed in accordance with all relevant guidelines, best-practice documents and the approved Written Scheme of Investigation.

8.4.2 The work was undertaken in reasonable weather conditions. The Principal Contractor afforded appropriate care to the archaeological aims of the project and utilised careful excavation methods with grading buckets to allow close inspection of the site.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited wishes to thank CgMs Consulting for commissioning the project on behalf of the client, London Square. We also thank Mark Stevenson of Historic England for monitoring the works on behalf of the London Borough of Bromley.
- 9.2 We also thank the Principal Contractor and their groundworkers on site, Buxted, for accommodating and facilitating the fieldwork
- 9.3 The author thanks Hayley Baxter for preparing the illustrations, Chris Mayo for project management and editing this report, and Kevin Hayward for dating the ceramic building material.

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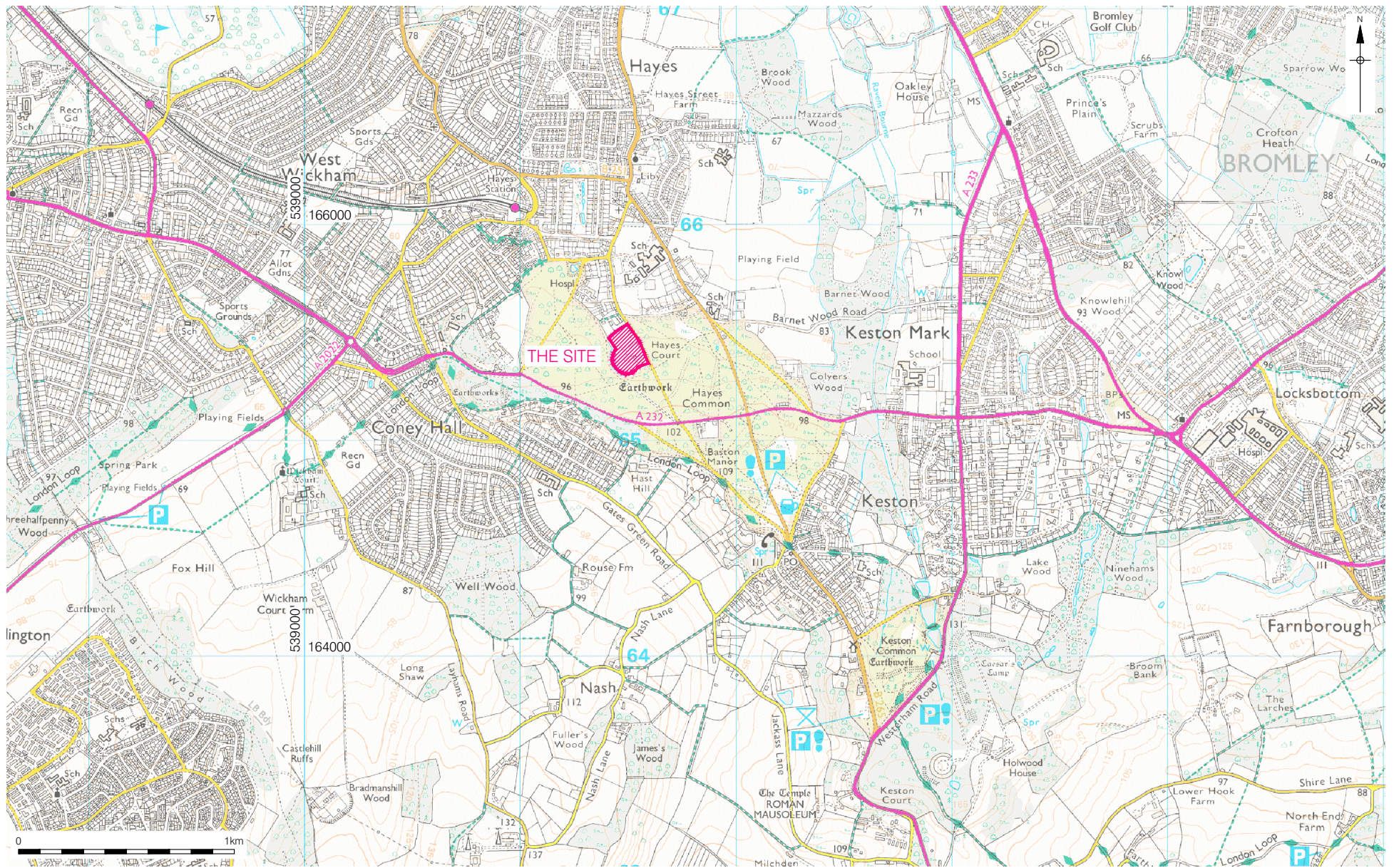
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Figure 1
Site Location
1:25,000 at A4

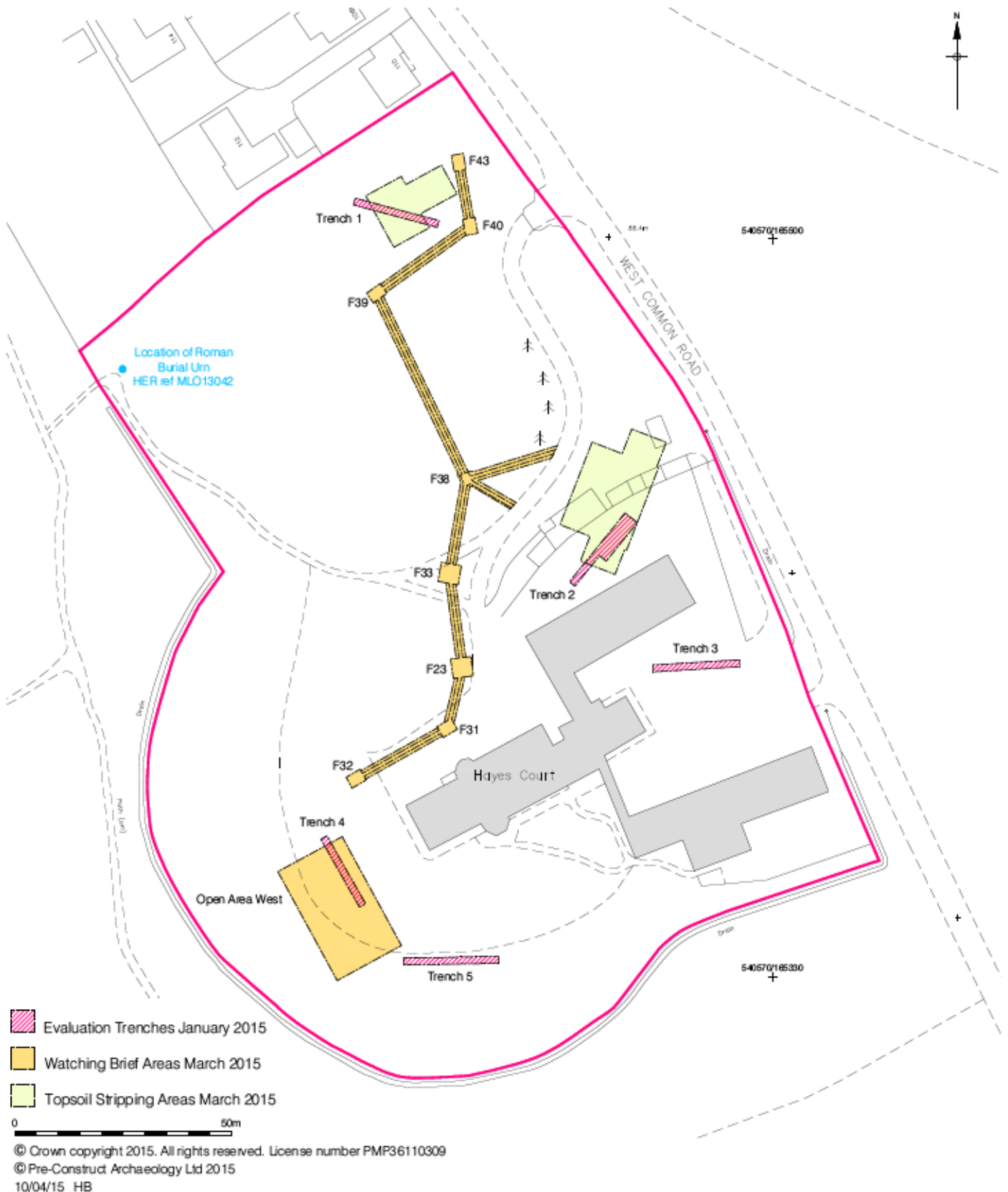
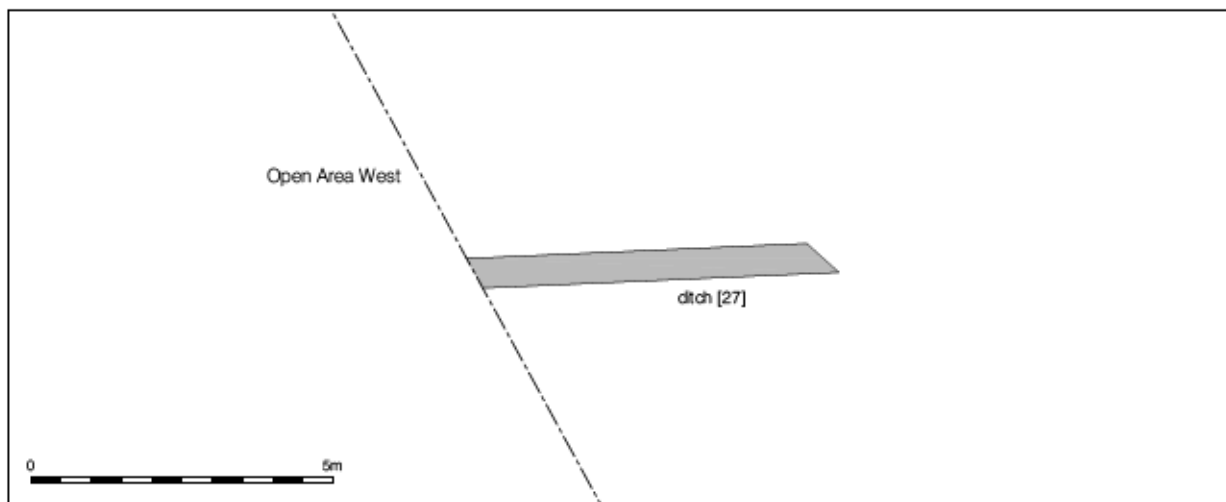
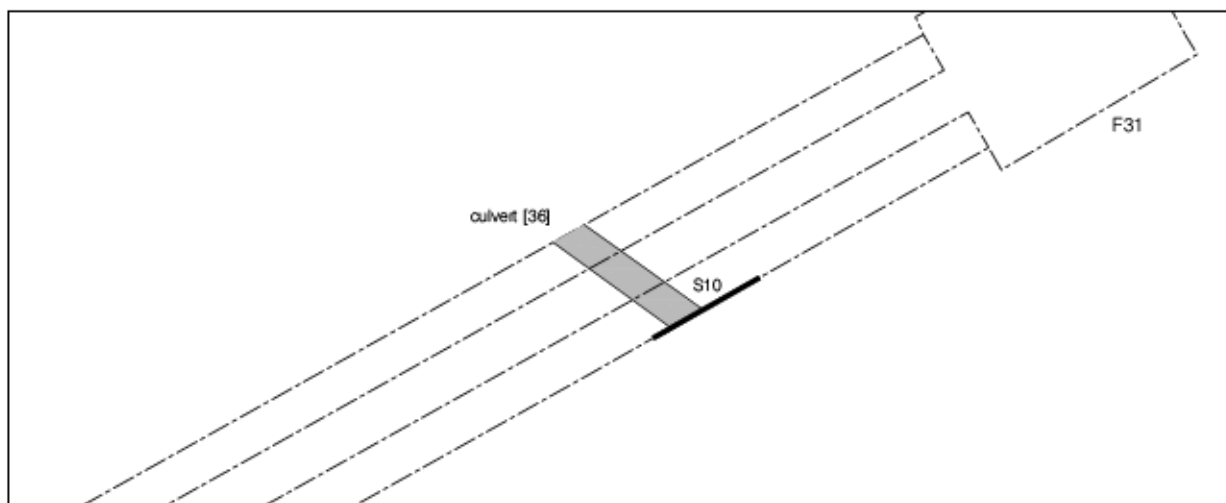
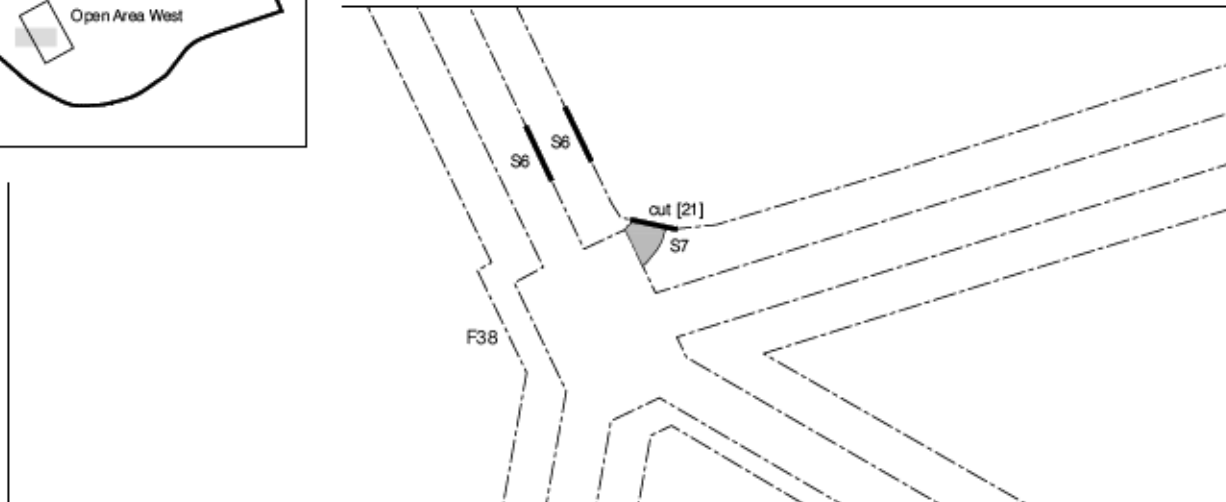
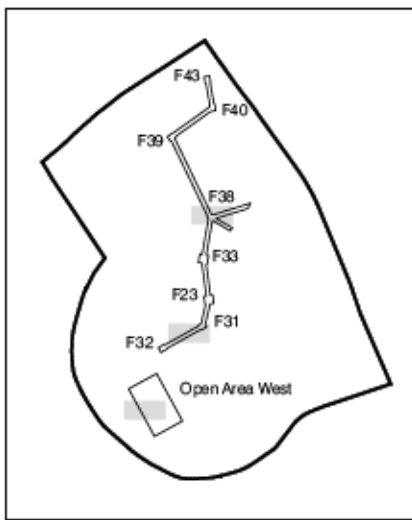
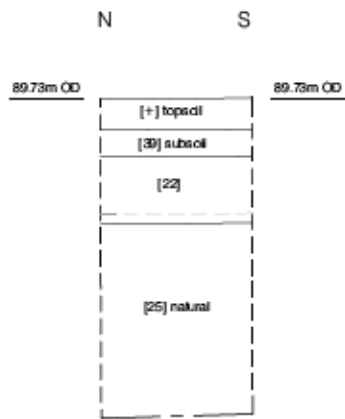


Figure 2
Areas Monitored
1:1,250 at A4

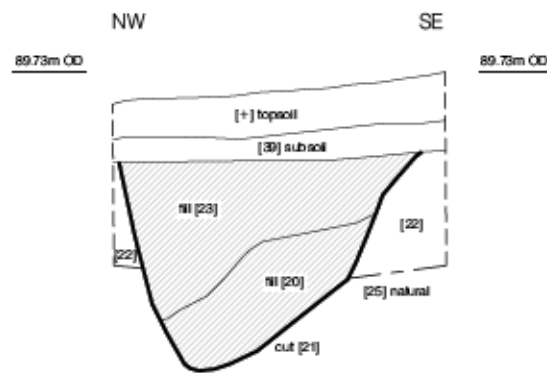


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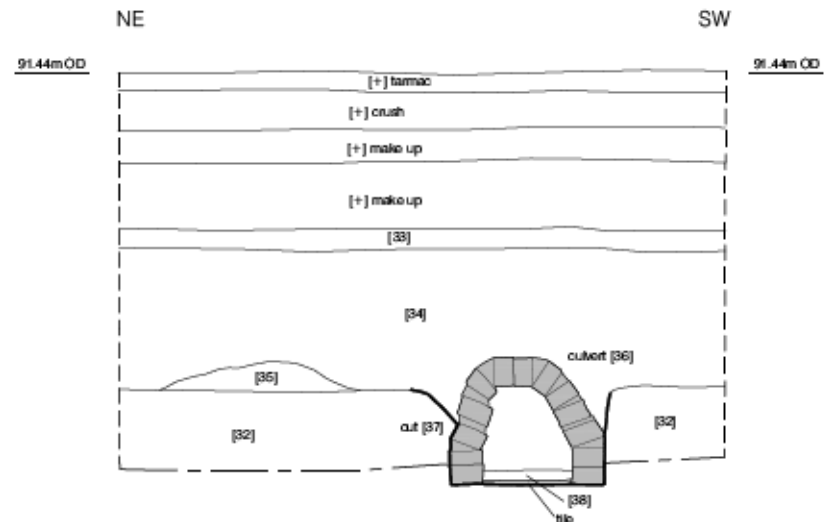
Figure 3
Plan of features
1:125 at A4



Section 6
West facing



Section 7
South West facing



Section 10
North West facing

0 1m

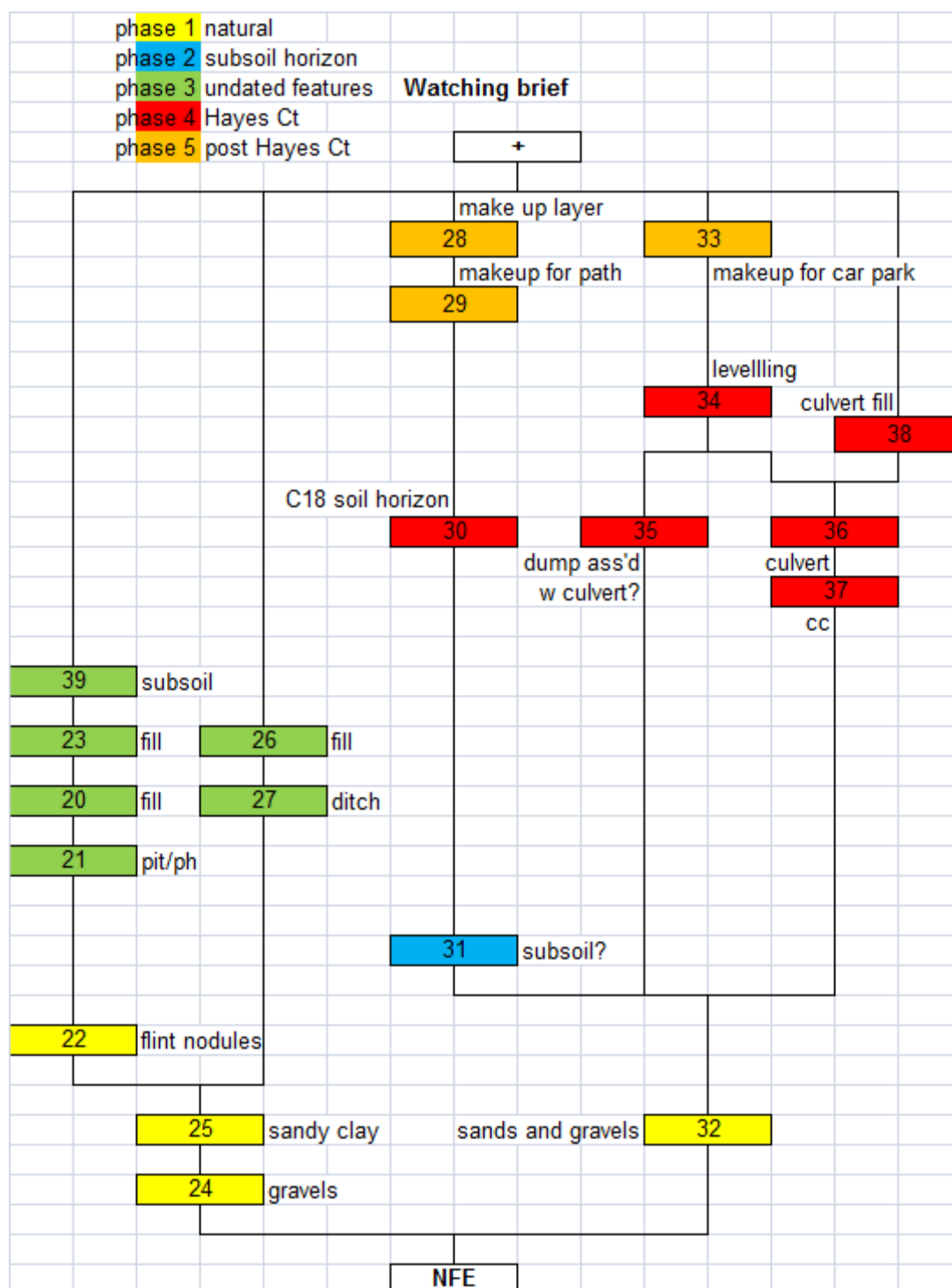
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Figure 4
Sections 6, 7 & 10
1:25 at A4

APPENDIX 1: CONTEXT INDEX

Site Code	Context No.	Trench	Plan	Section / Elevation	Type	Description	Date	Phase
WEC15	20	Manhole Box 4	*	7	Fill	Lower fill of [21]	undated	3
WEC15	21	Manhole Box 4	20	7	Cut	Small pit/post hole	undated	3
WEC15	22	Drainage Runs	*	6, 7, 8	Layer	Alluvial	Natural	1
WEC15	23	Manhole Box 4	*	7	Fill	Upper fill of [21]	undated	3
WEC15	24	Drainage Runs	*	*	Layer	Natural Gravels	Natural	1
WEC15	25	Drainage Runs	*	6, 7, 8	Layer	Natural Clay	Natural	1
WEC15	26	W of HC	*	*	Fill	Fill of [27]	undated	3
WEC15	27	W of HC	*	*	Cut	Ditch	undated	3
WEC15	28	Drainage Runs	*	9	Layer	Occupation/make up	Mod	5
WEC15	29	Drainage Runs	*	9	Layer	Make up for Path	Mod	5
WEC15	30	Drainage Runs	*	9	Layer	Soil horizon	C18	4
WEC15	31	Drainage Runs	*	9	Layer	Sub-soil	undated	2
WEC15	32	Drainage Runs	*	9	Layer	Natural Sands and Gravels	Natural	1
WEC15	33	Drainage Runs	*	10	Layer	Metaled Surface	Mod	5
WEC15	34	Drainage Runs	*	10	Layer	Make up	C18	4
WEC15	35	Drainage Runs	*	10	Layer	Dumping	C18	4
WEC15	36	Drainage Runs	36	10	Masonry	Brick and Tile Culvert	C18	4
WEC15	37	Drainage Runs	*	10	Cut	Cut for [36]	C18	4
WEC15	38	Drainage Runs	*	10	Fill	Fill of [36]	C18	4
WEC15	39	Drainage Runs	*	7	Layer	Sub-soil	undated	3

APPENDIX 2: SITE MATRIX



APPENDIX 3: OASIS FORM

OASIS ID: preconst1-208444

Project details

Project name	HAYES COURT, WEST COMMON ROAD BR2 7AU
Short description of the project	An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited in March 2015 on land at Hayes Court, West Common Road, London Borough of Bromley. The work was designed as a mitigation phase to investigate and record any archaeological remains which were to be impacted by the development groundworks to the north of Hayes Court. The work followed an evaluation by PCA in January 2015. The watching brief revealed some localised undated archaeological remains at the surface of the natural geology and subsoil, stratigraphically overlain by buried soil horizons and made ground associated with the construction of Hayes Court in the 18th century. No deposits, features or artefacts of definitive prehistoric, Roman, early medieval or medieval date were found during the work.
Project dates	Start: 13-03-2015 End: 25-03-2015
Previous/future work	Yes / No
Any associated project reference codes	14/02364/F - Planning Application No.
Any associated project reference codes	WEC15 - Sitecode
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Cultivated Land 1 - Minimal cultivation
Monument type	CULVERT Post Medieval
Monument type	DITCH Uncertain
Monument type	PIT Uncertain
Significant Finds	CBM Post Medieval
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON BROMLEY BROMLEY HAYES COURT, WEST COMMON ROAD BR2 7AU
Postcode	BR2 7AU
Study area	25518.00 Square metres
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: 88.03m Max: 90.39m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	CgMs Consulting
Project director/manager	Chris Mayo
Project supervisor	Jin Heathcote
Type of sponsor/funding body	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"
Digital Media available	"Images raster / digital photography","Images vector","Spreadsheets","Text"
Paper Archive recipient	LAARC
Paper Archive ID	WEC15
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet","Miscellaneous Material","Notebook - Excavation',' Research',' General Notes","Plan","Section"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Hayes Court, West Common Road BR2 7AU: An Archaeological Watching Brief
Author(s)/Editor(s)	Heathcote, J.
Other bibliographic details	PCA R12058
Date	2015
Issuer or publisher	Pre Construct Archaeology Limited
Place of issue or publication	London
Description	A4 grey literature document with PCA covers

Entered by	Chris Mayo (cmayo@pre-construct.com)
Entered on	9 April 2015

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