

**AN ARCHAEOLOGICAL
WATCHING BRIEF AT
551-559 UXBRIDGE ROAD,
HAYES,
LONDON BOROUGH OF HILLINGDON**

MAY 2007

DOCUMENT VERIFICATION

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LONDON BOROUGH OF HILLINGDON

ARCHAEOLOGICAL WATCHING BRIEF

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**An Archaeological Watching Brief at 551-559 Uxbridge Road, Hayes,
London Borough of Hillingdon**

Site Code: UXR07

Central National Grid Reference: TQ 0929 8166

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Pre-Construct Archaeology Limited, May 2007

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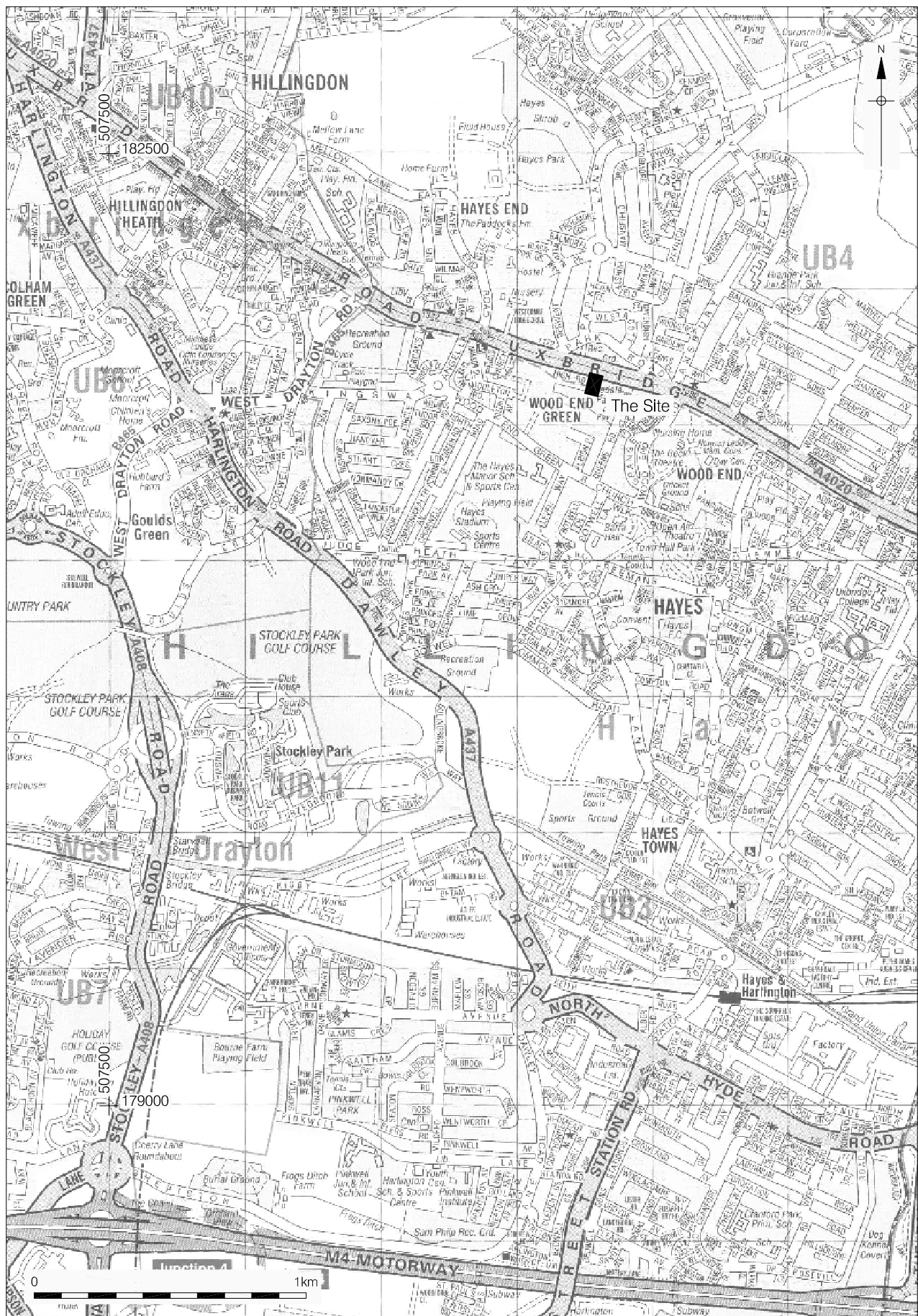
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1 ABSTRACT

- 1.1 This report details the results of an archaeological investigation undertaken at 551-559 Uxbridge Road, Hayes, London Borough of Hillingdon. The watching brief monitored the excavation of drainage and foundation trenches for the new development. Pre-Construct Archaeology Ltd were commissioned to undertake the work by CgMs Consulting on behalf of Howarth Homes.
- 1.2 The watching brief followed a Specification prepared by CgMs Consulting (Dale 2007b). Prior to this, CgMs Consulting had also undertaken a desk-based assessment (Dale 2007a).
- 1.3 The watching brief revealed natural terrace gravel overlain by silty-clay agricultural subsoil. An isolated pit of probable post-medieval date was cut into the subsoil. The site was sealed by a layer of topsoil. Numerous 19th and 20th century service trenches were seen within the upper stratigraphy of the site.

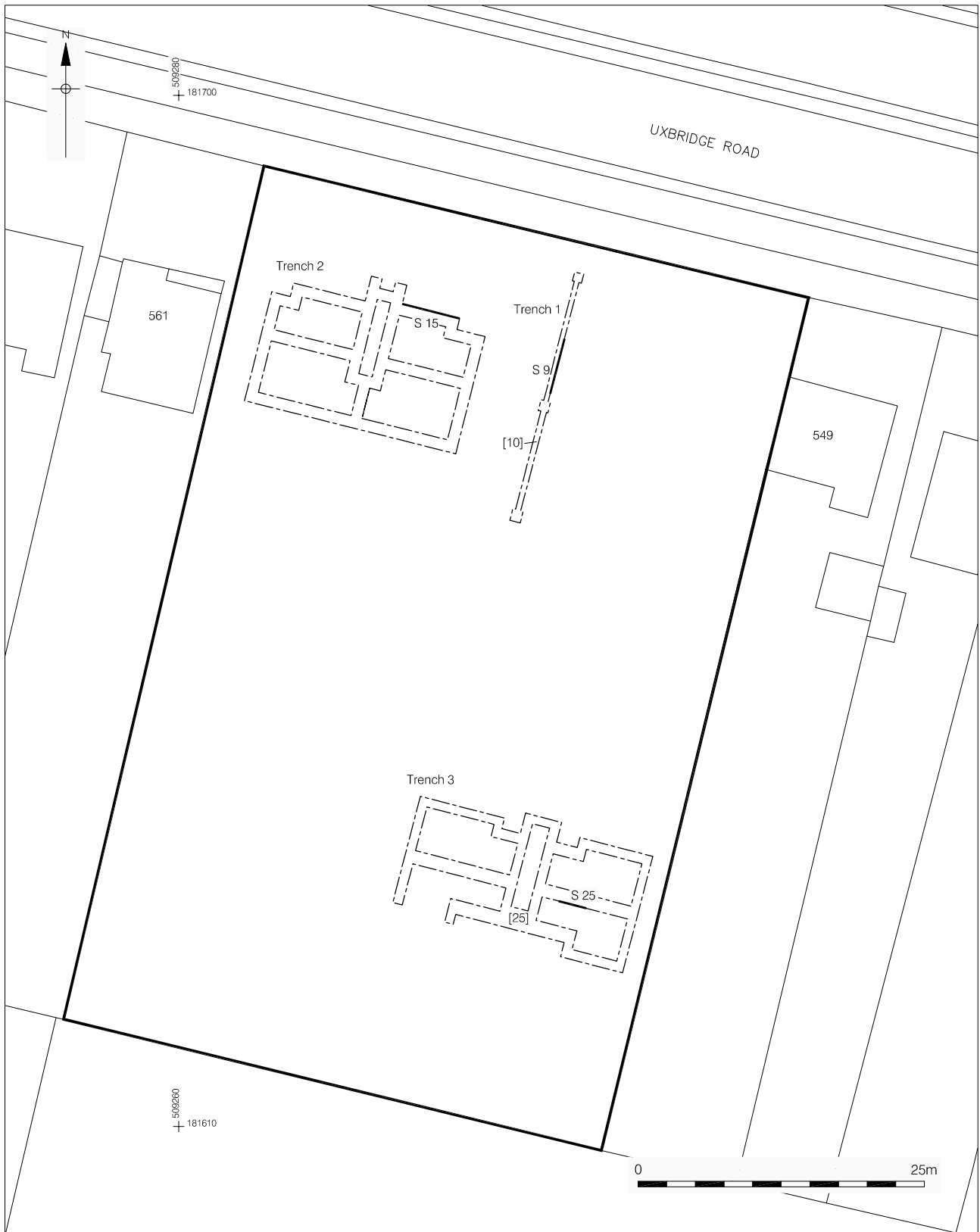
2 INTRODUCTION

- 2.1 An archaeological watching brief was conducted by Pre-Construct Archaeology Ltd at 551-559 Uxbridge Road, Hayes, London Borough of Hillingdon, non-consecutively between from the 6th February and 6th March 2007. The site covers an area of approximately 3,750 square metres and is centred upon National Grid Reference TQ 0929 8166. The watching brief followed a specification produced by CgMs Consulting (Dale 2007b).
- 2.2 The work was commissioned by Roderick Dale of CgMs Consulting on behalf of Howarth Homes. The watching brief was conducted by Kari Bower of Pre-Construct Archaeology Ltd and project managed by Chris Mayo. It was monitored on behalf of the London Borough of Hillingdon by Kim Stabler of English Heriatge.
- 2.3 The site was allocated the unique code UXR07.



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Figure 1
Site Location
1:20,000 at A4



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Figure 2
Trench Locations
1:500 at A4

3 PLANNING BACKGROUND

- 3.1 In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) "Archaeology and Planning" providing guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.
- 3.2 In considering any planning application for development, the local planning authority is bound by the policy framework set by government guidance, in this instance PPG16, by current Structure and Local Plan policy and by other material considerations.
- 3.3 The local plan policy framework is provided in the Hillingdon Unitary Development Plan, adopted in 1998. The development site does not contain, and would not affect the setting of any Scheduled Ancient Monuments, listed buildings, registered parks and gardens or registered historic battlefields, and does not lie within an identified Archaeological Priority Area (APA) therefore the only relevant policy is as follows:

Policy BE3

The local Planning authority will ensure whenever practicable that sites of archaeological interest are investigated and recorded either before any new buildings, redevelopment, site works, golf course or gravel extraction are started, or during excavation and construction. Development which would destroy important archeological remains will not be permitted.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

- 4.1.1 The British Geological Survey 1:50,000 Series indicates that the site lies upon Boyn Hill terrace over London Clay (Dale 2007a).

4.2 Topography

- 4.2.1 The site comprises three house plots. The ground slopes gradually down from the front of the houses to the A4020, which runs along the northern boundary of site. To the south-east of the site is a recreation ground comprising of tennis courts, with the south and south-west of the site occupied by allotments. (Dale 2007a)

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The archaeological and historical background to the site has been covered in detail in a desk based assessment (Dale 2007a), which concluded that the site had a low potential for all periods. The following summary of that document is taken from the site fieldwork Specification (Dale 2007b).
- 5.1.1 Evidence from the early prehistoric periods is not known close to the site, although Palaeolithic, Mesolithic and Neolithic remains are all known from Uxbridge and Heathrow, both of which lie to the west of Hayes. A cropmark close to the site, at Hayes Manor School, may be a Bronze Age (1800-600BC) ring ditch and indicates activity to the south of the site during that period, as does a socketed axe found on Botwell Lane, 0.5km to the south of the site. However, no settlement remains are known from the area.
- 5.1.2 Evidence for activity in Hayes during the Iron Age (600BC-43AD) is similarly sparse. A Ptolemaic statue found in Hayes could indicate trading links with Egypt during this period, while the remains of a Late Iron Age / Early Roman site found at Hayes Manor School provides evidence for human activity in the later part of the Iron Age and into the Roman period (43AD-410AD). No other Roman remains are known from the immediate area.
- 5.1.3 It is likely that the village of Hayes was founded during the Saxon period (410-1066AD). The first documentary mention of the Hayes area is in 757AD when Yeading is mentioned in a charter of Æthelbald of Mercia. Hayes itself is mentioned in a charter of 790AD, although the charter's provenance is dubious. Old English *hæse*, from which the place name is derived, means brushwood and indicates that the area around Hayes was overgrown with brush, scrub and rough undergrowth at this time. Hayes is also mentioned in Domesday (1086) where it is recorded as being held by the Archbishop of Canterbury both before and after the Norman Conquest. The picture painted in Domesday is of a substantial village, where the land is primarily arable with some pasturage and woodland. The woodland may have been on the site of Wood End, although Wood End is not mentioned in documentary sources until 1531. No Saxon sites are known close to the site.
- 5.1.4 During the medieval period (1066-1485AD) the manor of Hayes remained in the possession of the Archbishopric of Canterbury. The Church of St Mary in Hayes has elements that date to the 13th century, while the council offices are built on the site of a moated manor house. Other moated sites are known from Park Hall, Wood End,

and from Wood End Green Road. None of these lie close enough to the site to indicate potential for medieval remains. The Uxbridge road, which preserves the line of a major medieval highway from London to Oxford, looped away from the site along what is now Park Road, and the site lies in what was the middle of a field.

- 5.1.5 In the post-medieval period (1485-1700AD), following the reformation, the manor of Hayes passed into the hands of a succession of private owners. However, despite the change of ownership the area still maintained the same patterns of activity as it had in the medieval period. This continued into the industrial period (1700-1900AD) when we see the earliest detailed maps showing the site. Rocque's map of 1754 shows the area of the site as fields with few houses near it. Uxbridge road loops away to the north of the site and there are no structures on its south side.
- 5.1.6 In the early part of the modern period (1900AD-present) Hayes expanded rapidly from an agricultural village to an industrial town thanks to the efforts of the Hayes Development Company, which bought land for factories south of Botwell. As a result of these factories workers began commuting to Hayes in numbers that far exceeded the population of the village. To accommodate these workers, construction began in February 1920 of 2000 houses, including a number along Uxbridge Road. More housing was needed and in 1929 many new estates began construction consisting of c.6500 new houses. A measure of this expansion can be seen by comparing the population census of 1900, which showed a population of 2651 people in Hayes with that of 1931 which records c.10000 people resident there. The houses on the site were all built during this housing boom, and the modern line of Uxbridge Road was established at this time.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The fieldwork specification proposed that all non-archaeological groundworks would be monitored. The proposed development, of residential accommodation, necessitated the following groundworks:
- The excavation of foundation trenches associated with three new accommodation blocks (Block A, B and C);
 - The excavation of a northeast-south west orientated drainage trench between Blocks A, B and C;
- 6.2 The foundation groundworks associated with Block A (Trench 2) and Block B (Trench 3) were fully monitored, as was the excavation of the drainage trench (Trench 1). Following the completion of those pieces of work, consultation was sought by Roderick Dale of CgMs Consulting with Kim Stabler of English Heritage, who agreed that the watching brief could cease owing to the lack of evidence revealed.
- 6.3 All of the trenches were excavated by the groundworks contractor in accordance with the proposed development plan. They were undertaken by a 360° type mechanical excavator fitted with a flat-bladed grading bucket. The aim of the watching brief was to clarify the nature of the archaeological potential of the site, to assess the buried soil horizons for archaeological material and to assess and record the interface of the soils with the natural deposits for features, and the recovery of any artefacts.
- 6.4 Levels in this report are approximated from on-site engineering drawings. The ground height at the site is approximately 41.00m OD.
- 6.5 All recording systems adopted during the investigation were fully compatible with those most 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 Archaeology Service (MoLAS 1994). Individual descriptions of all archaeological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being drawn at a scale of 1:50 and the sections at 1:10. The OD height of all principal strata were calculated and indicated on the appropriate plans and sections. A full photographic record of the investigations was also prepared, using digital images.

- 6.6 The trenches monitored during the watching brief had the following approximate dimensions:

Table 1: Trench dimensions

Trench	Length	Width	Max depth
1	40.70m NE-SW	1.00m NW-SE	1.10m
2	19.00m NW-SE	13.40m NE-SW	1.06m
3	20.90m NW-SE	10.40m NE-SW	1.10m

7 ARCHAEOLOGICAL PHASE DISCUSSION

7.1 Phase 1: Natural

- 7.1.1 The earliest deposit encountered in all trenches was the natural terrace gravel ([10] in Trench 1, [22] in Trench 2 and [25] in Trench 3). It was a loose, mid yellow-red, silty sandy gravel covering the entire base of the trenches. It was recorded at heights between 40.47m OD in Trench 1 and 41.61m OD in Trench 3.

7.2 Phase 2: Subsoil

- 7.2.1 Sealing the terrace gravel was a deposit of subsoil ([2] in Trench 1, [21] in Trench 2 and [24] in Trench 3). The subsoil was a firm orange-grey silty clay with occasional gravel and chalk inclusions. It ranged in thickness between 0.28m and 0.6m, and was recorded at heights between 41.13m OD in Trench 1 and 41.61m OD in Trench 3. No artefacts were recovered from this layer, and it likely represents an agricultural soil horizon.

7.3 Phase 3: Post-medieval feature

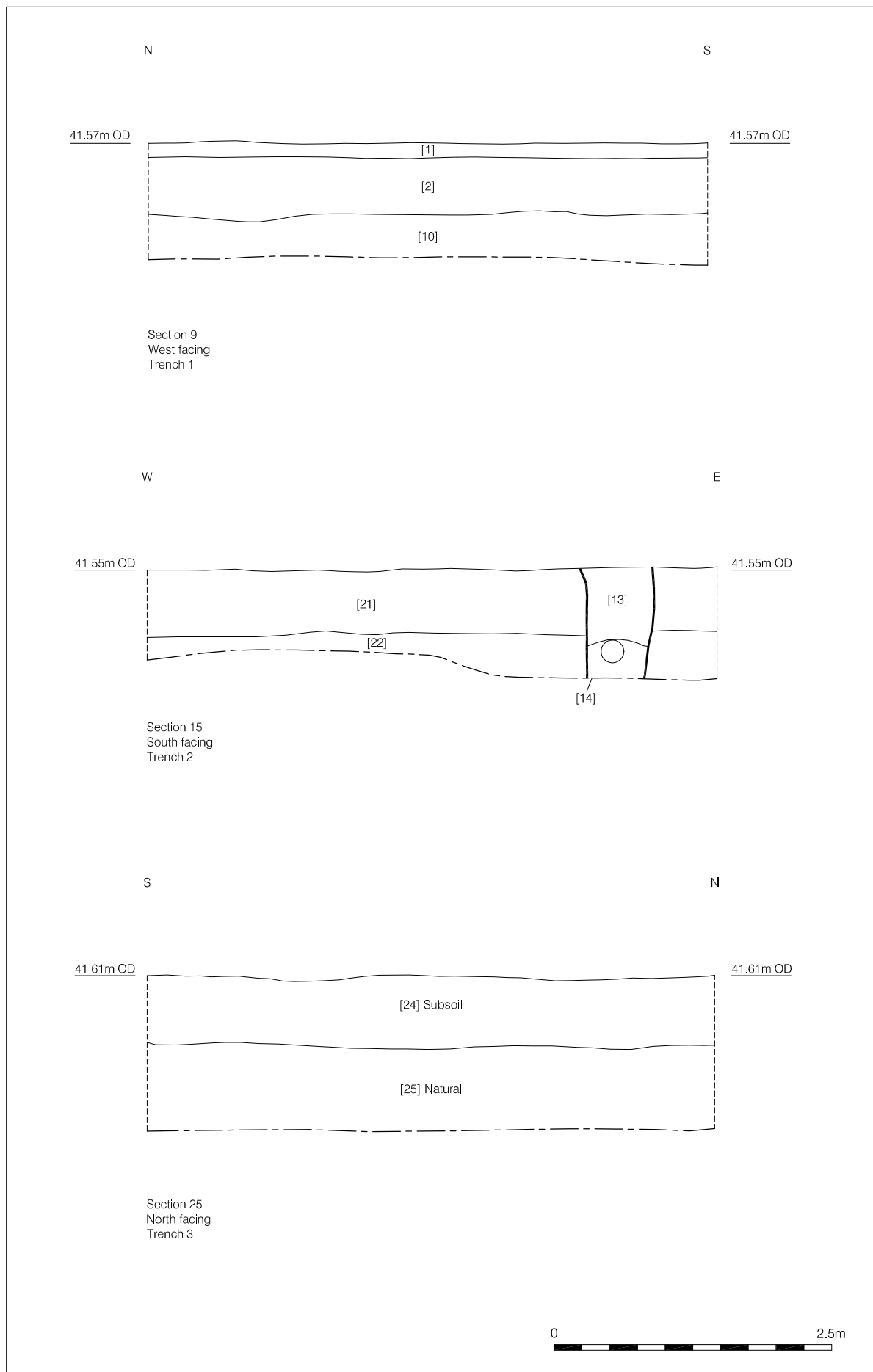
- 7.3.1 In Trench 1 a post-medieval pit [9] was recorded with a length of 1.59m and a width of at least 1.00m. It was at least 1.44m deep from an upper height of 41.01m OD. The pit contained a single fill [8], a mid grey-brown silty clay with gravel, chalk, charcoal and CBM inclusions. Some abraded sherds of transfer printed ware and clay tobacco pipe found within [8] suggest that the pit was filled in the 18th century, although the feature also contained fragments of concrete and Tarmac and therefore may have been contaminated by later activity. It was interpreted as an isolated rubbish pit.

7.4 Phase 4: 19th Century / Modern

- 7.4.1 Numerous 19th to 20th century cut features were recorded representing a variety of services across the site. These are detailed below in Table 2.
- 7.4.2 A layer of topsoil sealed the site at ground level, ranging in height between 41.55m OD in Trench 2 and 41.61m OD in Trench 3. The topsoil ([1] in Trenches 1 and 2, and [23] in Trench 3) was between 0.15m and 0.50m thick.

Table 2: 19th / 20th century features

Cut Context	Length	Width	Depth	Upper height	Fill Context	Interpretation
4	>1.00m	0.70m	>0.72m	41.37m OD	3	Pipe cut
12	>1.00m	0.60m	1.01m	41.53m OD	11	Pipe cut
14	>1.00m	0.70m	1.06m	41.55m OD	13	Modern foul drain cut
16	>1.00m	0.51m	0.80m	41.55m OD	15	
18	>1.00m	2.50m	0.46m	41.54m OD	17	Shallow service trench
20	>1.00m	1.10m	1.94m	41.57m OD	19	Modern storm drain cut
27	>1.00m	4.25m	0.45m	41.61m OD	26	Shallow service trench
29	>1.00m	0.27m	0.46m	41.65m OD	28	Pipe cut
31	>1.00m	0.64m	0.41m	41.59m OD	30	Pipe cut



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Figure 3
Sections 9, 15 & 25
1:50 at A4

8 INTERPRETATIONS AND CONCLUSIONS

- 8.1 The principal objectives of the watching brief were:
- i. to determine the presence or otherwise of buried remains of archaeological interest within the development area; and
 - ii. to preserve by record any archaeological remains within the development area and to attempt a reconstruction of the history and use of the site.
- 8.2 The watching brief revealed that the site was underlain by terrace gravels overlain by an agricultural subsoil, probably formed by colluvial processes. A single pit cut was recorded which may represent isolated post-medieval land-use, although it contained modern intrusions.
- 8.3 Numerous features were found which are related to the 19th and 20th century development of the site.
- 8.4 The fieldwork monitored the excavation of groundworks across the site, providing a good coverage of the area, and revealed only one feature of possible archaeological interest. It appears that the site has not been a focus for human activity, and it is recommended that no further mitigation is required for the project.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology would like to thank Roderick Dale of CgMs Consulting for commissioning the work on behalf of Howarth Homes, who kindly funded it. We also thank Kim Stabler of English Heritage for monitoring the work on behalf of the London Borough of Hillingdon.
- 9.2 The authors would like to thank Dave Harris for the illustrations.

10 BIBLIOGRAPHY

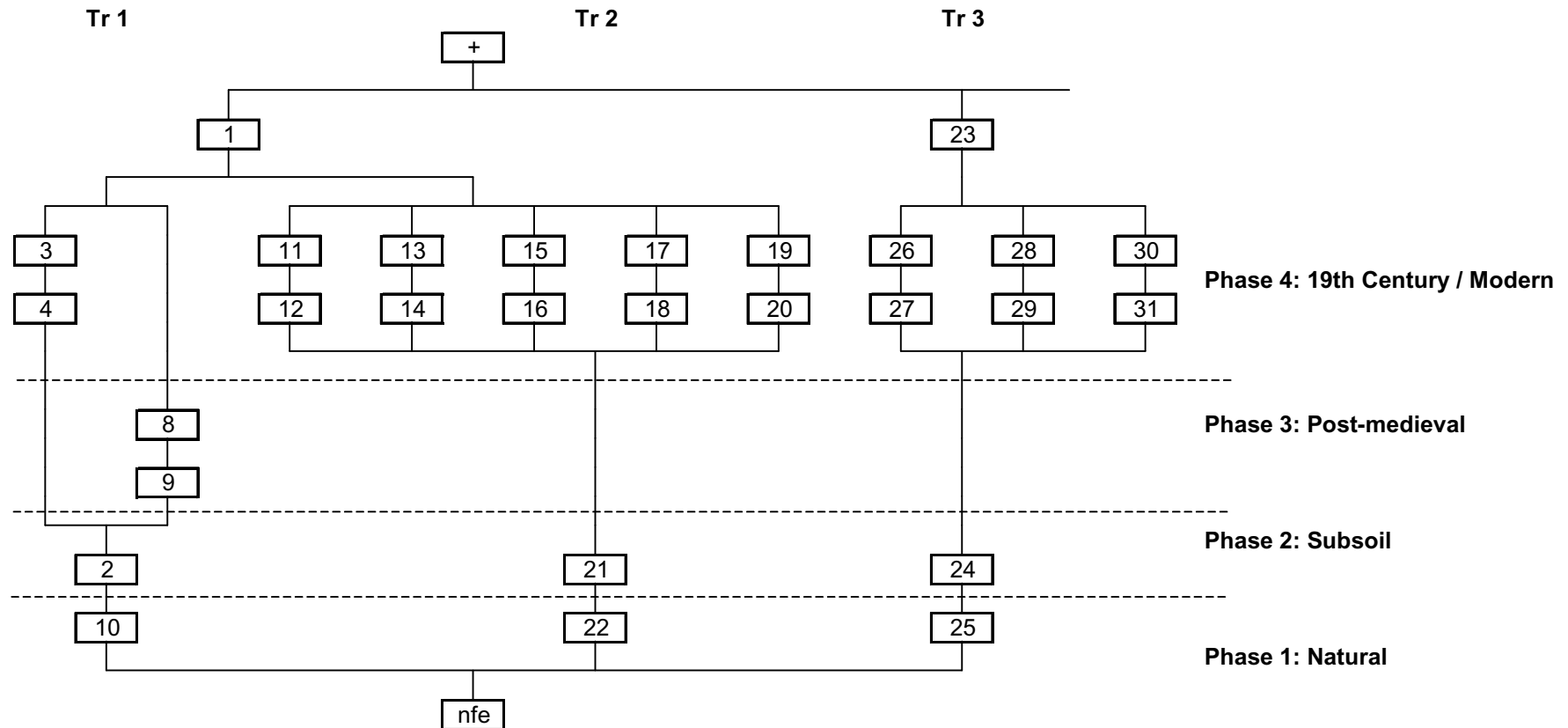
Dale, R

- 2007a 'Archaeological Desk Based Assessment: 551-559 Uxbridge Road, Hayes', unpub rep for CgMs Consulting
- 2007b 'Specification For An Archaeological Watching Brief: Land at 551-559 Uxbridge Road, Hayes, Middlesex', unpub rep for CgMs Consulting

APPENDIX 1: CONTEXT REGISTER

Context Number	Trench	Plan Number	Section Number	Type	Description	Phase
1	1			Layer	Topsoil	4
2	1			Deposit	Subsoil	2
3	1			Fill	Modern drain in cut [4]	4
4	1			Cut	Cut of modern drain	4
5	VOID					
6	VOID					
7	VOID					
8	1			Fill	Fill of cut [9]	3
9	1			Cut	Cut of Post-Med pit	3
10	1			Layer	Natural	1
11	2			Fill	Modern drain in cut [12]	4
12	2			Cut	Cut of Modern drain cut	4
13	2			Fill	Modern drain in cut [14]	4
14	2			Cut	Modern drain cut	4
15	2			Fill	Fill of cut [16]	4
16	2			Cut	Modern cut	4
17	2			Fill	Modern deposit in cut [18]	4
18	2			Cut	Modern cut	4
19	2			Fill	Modern drain in cut [20]	4
20	2			Cut	Modern drain cut	4
21	2			Layer	Subsoil	2
22	2			Layer	Natural	1
23	3			Layer	Topsoil	4
24	3			Layer	Subsoil	2
25	3			Layer	Natural	1
26	3			Fill	Fill of cut [27]	4
27	3			Cut	Modern cut	4
28	3			Fill	Fill of cut [29]	4
29	3			Cut	Modern cut	4
30	3			Fill	Fill of cut [31]	4
31	3			Cut	Modern cut	4

APPENDIX 2: SITE MATRIX



APPENDIX 3: OASIS FORM

OASIS ID: preconst1-26897

Project details

Project name	551-559 Uxbridge Road, Hayes
Short description of the project	Pre-Construct Archaeology Ltd undertook an archaeological investigation at 555-559 Uxbridge Road, Hayes, London Borough of Hillingdon. The watching brief monitored the excavation of drainage and foundation trenches for the new development. Pre-Construct Archaeology Ltd were commissioned to undertake the work by CgMs Consulting on behalf of Howarth Homes. The watching brief followed a Specification prepared by CgMs Consulting (Dale 2007b). Prior to this, CgMs Consulting had also undertaken a desk-based assessment (Dale 2007a). The watching brief revealed natural terrace gravel overlain by silty-clay agricultural subsoil. An isolated pit of probable post-medieval date was cut into the subsoil. The site was sealed by a layer of topsoil. Numerous 19th and 20th century service trenches were seen within the upper stratigraphy of the site.
Project dates	Start: 06-02-2007 End: 06-03-2007
Previous/future work	No / No
Any associated project reference codes	UXR 07 - Sitecode
Type of project	Recording project
Site status	None
Current Land use	Residential 1 - General Residential
Investigation type	'Watching Brief'
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON HILLINGDON HAYES 551-559 Uxbridge Road, Hayes
Postcode	UB4 8HP
Study area	3750.00 Square metres
Site coordinates	TQ 0929 8166 51.5227800380 -0.424523287404 51 31 22 N 000 25 28 W Point
Height OD	Min: 40.47m Max: 41.61m

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	CgMs Consulting
Project design originator	Roderick Dale
Project director/manager	Chris Mayo

Project supervisor	Kari Bower
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Howarth Homes PLC

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Contents	'Stratigraphic'
Digital Media available	'Images raster / digital photography','Images vector','Spreadsheets','Text'
Paper Archive recipient	LAARC
Paper Contents	'Stratigraphic'
Paper Media available	'Context sheet','Correspondence','Miscellaneous Material','Plan','Section','Unpublished Text'

Project bibliography 1

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