

**HAYES MANOR SCHOOL OPEN LEARNING CENTRE (PHASE I), LONDON
BOROUGH OF HILLINGDON:**

AN ARCHAEOLOGICAL EVALUATION REPORT

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1 ABSTRACT

- 1.1 *An archaeological evaluation was undertaken by AOC Archaeology Group on 6th March 2006 at Hayes Manor School, Wood End Green Road, London Borough of Hillingdon on behalf of PFI Solutions Ltd. The aim of the evaluation was to assess the impact of the proposed development of the site on any surviving archaeological remains. The Phase I evaluation will be followed by further evaluation work during Phase 2 of the Open Learning Centre building scheme.*

The evaluation consisted of two machine excavated trenches measuring 15m x 1.8m. A single feature containing late medieval or post medieval tile was discovered. No other features of archaeological significance were recorded. Natural gravel was overlain in both trenches by post-medieval land-raising dumps and surfacing for the current car park. Post-medieval truncation appeared to be general over the site, and had removed any earlier archaeological deposits.

2 INTRODUCTION

- 2.1 This document is a report on archaeological evaluation at Hayes Manor School, Wood End Green Road, London Borough of Hillingdon (Fig 1) conducted on behalf of PFI Solutions Ltd. The evaluation forms the first phase of a two-part evaluation. Phase II will consist of a single evaluation trench excavated to the east of the Phase I works and will be reported separately.
- 2.2 The proposed development consists of the construction in two phases of a new Open Learning Centre to the south of the existing school buildings (Fig 2).

Site Location

- 2.3 The site is centred on National Grid Reference (NGR) TQ 0908 8128, and is located on the grounds of Hayes Manor School. The area affected by the development covers a total area of approximately 847.5 square metres.
- 2.4 The development site is currently occupied by the car park of the existing school.

Planning Background

- 2.5 The local planning authority is the London Borough of Hillingdon. Archaeological advice to the council is provided by the Greater London Archaeological Advisory Service (GLAAS).
- 2.6 A planning application was submitted to develop the site (Application No.:16034/APP/2005/2118).
- 2.7 In accordance with *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in 1990 (DoE, 1990), a requirement for archaeological evaluation prior to development was imposed as a Condition (Condition 13) on planning consent.
- 2.8 The site does not fall within a designated area of archaeological importance or within a Conservation Area.

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The BGS Geology map of Beaconsfield (sheet 225) shows that the site is divided with Boyn Hill Terrace to the north and River brickearth to the south. These in turn sit on stiff bluish grey London Clay.
- 3.2 The site is generally flat in the northern area, while it slopes from the back of the existing buildings at 39.79m OD to 38.42m OD to the south.
- 3.3 No geotechnical investigations have been conducted within the proposed development area.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 Previous archaeological investigations were undertaken in September 2005 (AOC 2005b), in the form of a recording action on groundworks associated with the construction of a running track and new teaching block to the north of the current development area.
- 4.2 With the exception of four undated prehistoric features cutting the sands and gravels, a majority of the archaeological features identified appear to date from the Late Iron Age to the Early Romano-British period, and probably represent an agrarian community settlement. A later 2nd to 3rd century Romano-British boundary or enclosure ditch ran north to south across the site and contained finds indicative of domestic settlement within the local area. The latest deposits recorded consisted of 19th-21st century industrial and demolition dumps, land levelling and modern drainage.
- 4.3 Significantly, circular cropmarks – probably relating to enclosures of prehistoric date – are recorded from the Hayes Manor School playing fields. The following background information is drawn from the Desk Based Assessment (AOC 2005a).

Archaeological Background

Prehistoric (before c. AD 43)

- 4.4 Flint implements of Lower Palaeolithic date were located to the south west of the site, and a hand axe was found quite close to the development at Hayes End. Palaeolithic flint tools were found near the lower Palaeolithic finds, which is also quite close to a horizon of organic sediment, known to be of Palaeolithic date. Thus there is a concentration of Palaeolithic activity to the south east of the site. There is only one Neolithic Sites and Monuments Record (SMR) entry, close to this area of prehistoric activity, with pot sherds and flint work found within a pit at Stockley Park.
- 4.5 The Bronze Age is represented within 1 km of the site by a ring ditch at Wood End Green Road and an Axe found at Botwell Lane. Importantly, there are circular cropmarks recorded at Hayes manor School to the north of the development site itself.
- 4.6 Four Iron Age entries in the SMR are at Stockley Park to the south west of the site. These form an un-enclosed Iron Age settlement comprising four round houses and at least ten post-built granary structures.
- 4.7 A Ptolemaic statue of basalt was found to the east of the site on Botwell Street, it was not associated with a specific horizon or feature, however, thus is known just to be prehistoric in date.

Roman (c. AD 43 - 450)

- 4.8 The only Romano-British activity recorded within the 1km radius of the proposed development, is that recorded during the previous archaeological investigation (AOC 2005b).

Anglo-Saxon & Medieval (c. 451-1485)

- 4.9 Evidence for Medieval activity in the area can be seen in five moated sites to the south and east of the development site. Three of these are simply moats or water channels, while there is also evidence for moats with associated manor houses. Three of these sites are just to the south of Hayes Manor School where the original Manor House of Hayes was located.
- 4.10 There are a number of sites which have been recorded by the SMR as being Medieval to Post-Medieval. This includes four hamlets/settlements which are hamlets noted in the Victoria histories. Cartographic evidence was used to identify the old line of Dawley Road while the Church of Hayes, which dates from the 13th century, survives to this day. Pits and ditches which may represent part of Hayes Manorial complex were found to the east of the site.

Post-Medieval (c. 1485 - modern)

- 4.11 The majority of the post-medieval SMR entries within the 1km radius are Listed Buildings, and include a wall and lych gate associated with the Medieval Church mentioned above. On Wood End Green Road just to the east of the site, there is a listed house and an Inn. There are three Listed Buildings on West Drayton Road, and on Church Road there are two Listed Buildings plus a wall and a house. Three more Listed Buildings can be found on Hayes End Road and one on Park Road. Further to this there are two unlisted SMR entries in Botwell Lane and a brewery/house on Uxbridge Road. To the south of the development site there a landfill site the date of which is 19th/20th century.

Historical Background

- 4.12 The origins of the Parish of Hayes lie in the Anglo-Saxon period. In AD 757 an area known as “*Geddinges*,” later Yeading was given by Ethelbald, King of Mercia to Withred and his wife. In 831 Archbishop Wulfred received a further grant of land in “*Botewaelle*” (Botwell), and this grant also mentioned Hayes. Although the other two hamlets, Hayes End and Wood End were not mentioned until the 16th century, they were probably settled earlier.
- 4.13 Subsequent to the grant of AD 831, the area known as the Hayes Manor was passed to Christ Church, Canterbury. Hayes remained in the possession of the see of Canterbury until 1545, when it was transferred to the King. The following year the Manor was sold to the North family.

- 4.14 The first detailed description of Hayes is contained in an uncompleted survey of 1596-98 made for Roger, Lord North. At this date Wood End was the largest hamlet, consisting of 25 dwellings. A century later and Wood End remained the largest hamlet in the Parish, with 29 householders.
- 4.15 Park Hall Manor and Moat is situated to the south of Hayes Manor playing fields, and was a sub-manor of Hayes. The date for the construction of the moat is believed to be somewhere between the 13th and 15th century. Park Hall was subsequently demolished in the 1840s.
- 4.16 Until the mid 19th century the economy of the Parish was almost exclusively agrarian, however, from as early as the 13th century Hayes and Harrow manors formed a single unit and supplied goods to the other manors. There is evidence for sheep farming in the 16th century, which is about the same time that the large fields were gradually being broken down into smaller units. Unlike other areas of Middlesex, however, arable farming continued to predominate after the inclosure.
- 4.17 Brick-making was the first industry to appear in Hayes, and its development probably resulted from the opening of the Grand Junction Canal in 1796, and the Paddington Canal in 1801. The opening of Hayes station in 1864 appears to have little effect on the industrialisation of the parish; large scale industrialisation did not arrive until the early 20th century.

5 AIMS AND OBJECTIVES

- 5.1 The general aims of the investigation were defined by the Written Scheme of Investigation (AOC 2006) as being:
- To establish the presence/absence of archaeological remains within the site.
 - To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.
 - To record and sample excavate any archaeological remains encountered.
 - To assess the ecofactual and environmental potential of any archaeological features and deposits.
 - To determine the extent of previous truncations of the archaeological deposits.
 - To enable GLAAS to make an informed decision on the status of the condition on the planning permission, and any possible requirement for further work in order to satisfy that condition.
 - To make available to interested parties the results of the investigation in order to inform the mitigation strategy as part of the planning process.
- 5.2 The final aim is to make public the results of the investigation subject to any confidentiality restrictions.

6 METHODOLOGY

- 6.1 The Phase I evaluation consisted of 2 n^o evaluation trenches measuring 15m x 1.8m (Fig 3). The evaluation trenches were located, as far as possible, within the footprint of the new building and associated services in order to assess the impact of the proposed development.
- 6.2 To avoid clashing numbers with previous archaeological works on the site, the two trenches were numbered 11 and 12.
- 6.3 Due to the location of the site facilities, Trench 11 was required to be split into two (designated 11a and 11b) and staggered to achieve the required coverage. The placement of Trench 11a was approximately 2m to the west of the position originally stipulated in the WSI.
- 6.4 Trench positions were accurately surveyed by EDM and related to the National Grid.
- 6.5 All works were conducted in accordance with the agreed WSI and with current regional and national guidelines (English Heritage 1991, 1992, 1998, 2002, IFA 1992, 1994, 1997).
- 6.6 An OSBM with a value of 41.31mOD was located on the nearest corner of the Hayes Manor School building. A TBM was established from this at a height of 40.90mOD.
- 6.7 The evaluation work was undertaken by Daniel Eddisford and Ken Bazley under the overall project management of Mark Beasley for AOC Archaeology. The works were monitored by the archaeology advisor for London Borough of Hillingdon.

7 RESULTS

Trench 11a (Fig 3 & 4)

- 7.1 Trench 11a was located in the northeastern corner of the site on a NNE-SSW orientation. It measured 6m x 1.8m.

40.70-40.40mOD	(11a/001). Bricks and asphalt. Hardcore.
40.40-40.10mOD	(11a/002). Dark mixed soil with modern inclusions. Made ground.
40.10-39.38mOD	(11a/003). Mid grey sandy clay with occ. CBM frags. Fill of [11a/004].
39.38-39.80mOD	(11a/005). Light brownish yellow. Nat. brickearth.
39.80-39.38mODNFE	(11a/006). Natural gravel.

- 7.2 Natural gravels (11a/006) were recorded at a maximum height of 39.80mOD at the southern end of the trench. They were sealed by a layer of light brownish yellow silty clay brickearth (11a/005) which had a maximum thickness of 0.40m, and was found only at the southernmost extremity of the trench.
- 7.3 Cutting through the natural deposits was a large feature [11a/004] which was filled with mid grey sandy clay (11a/003). Post-medieval peg tile fragments were noted to be among the inclusions in this deposit, as were residual fragments of possible Roman brick. These finds were not retained.
- 7.4 Sealing this feature was a layer of dark soil with occasional to frequent modern inclusions (11a/002). This was interpreted as made ground relating to the school car park. The uppermost layer of this was hardcore for the car park (11a/001).

Trench 11b (Fig 3)

- 7.5 Trench 11b was located in the southeastern corner of the site on NNE-SSW orientation. It measured 8.5m x 1.8m.

40.82-40.62mOD	(11b/007). Bricks and asphalt. Hardcore.
40.62-40.22mOD	(11b/008). Dark mixed soil with modern inclusions. Made ground.
40.22-39.72mOD	(11b/009). Greyish blue/brown clay.
39.72mOD NFE	(11b/010). Natural gravel.

- 7.6 The earliest deposits encountered in Trench 11b were natural gravels (11b/010), recorded at a maximum height of 39.82mOD at the northern end of the trench. The gravels were overlain by mixed greyish blue and brown clay (11b/009), up to 0.50m thick, which was interpreted as a ground raising dump.
- 7.7 Sealing this layer was a deposit of dark soil with occasional to frequent modern inclusions (11b/008). This was interpreted as made ground relating to the school car park. The trench was sealed by a layer of hardcore (11b/007) 0.40m thick.
- 7.8 No *in situ* archaeological remains were observed in this trench.

Trench 12 (Fig 3)

- 7.9 Trench 12 was located in the middle of the site on a NE-SW orientation.

40.80-40.70mOD	(12/001). Bricks and asphalt. Hardcore.
40.70-40.20mOD	(12/002). Dark mixed soil with modern inclusions. Made ground.
40.20-39.90mOD	(12/003). Greenish grey clayey silt with occ. Charcoal and CBM frags.

- | | |
|----------------|---|
| 39.90-39.70mOD | (12/004). Mid brown to mid grey clay. Re-deposited. |
| 39.90mOD NFE | (12/005). Discoloured natural gravel. |
| 39.70mOD NFE | (12/006). Natural gravel. |
- 7.10 The earliest deposits encountered in Trench 12 were natural gravels (12/006), recorded at a maximum height of 39.70mOD at the western end of the trench. At the eastern end of the trench the gravels were very discoloured, suggesting the possibility that they had been re-deposited. As such, they were assigned a separate context number (12/005). Sealing the gravel was a layer of mixed mid brown and mid grey clay (12/004) which had an average thickness of 0.30m, and extended along the whole of the trench. This is likely to be a dump deposit of post-medieval date.
- 7.11 The re-deposited clay (12/004) was overlain at the eastern end of the trench by a layer of greenish grey clayey silt, 0.30m thick which contained charcoal and modern brick rubble (12/003). Dark soil with modern inclusions (12/002) was observed at the same height in the rest of the trench. This deposit is a lateral equivalent of (11a/002) and (11b/008). The trench was sealed by a thin layer of hardcore and asphalt (12/001).
- 7.12 No *in situ* archaeological remains were observed in this trench.

8 CONCLUSIONS AND RECOMENDATIONS

- 8.1 With the exception of a single large post medieval feature, which can not be interpreted with any degree of certainty, there were no features of archaeological significance found during the Phase 1 evaluation.
- 8.2 The average elevation of the natural gravel across the three trenches was fairly consistent, ranging between 39.82mOD and 39.70mOD. The presence of brickearth deposits to the south of Trench 11a suggests that the site was subject to extensive truncation in the late post-medieval period, possibly as a result of brickearth quarrying, or as part of deliberate ground reduction associated with the original construction of the school. The depth of this truncation and the distance from the existing buildings would suggest that the former interpretation is more valid than the latter.
- 8.3 Dumped clay material up to 0.50m thick sealing the natural gravels suggests that the truncations were backfilled with imported clay, or that the ground was deliberately raised, possibly during the construction of the school. These deposits are currently undated. These were in turn sealed by a mixed dark soil, possibly representing garden soil or imported topsoil. This was overlain by the formation levels for the current car park
- 8.4 Further evaluation in Phase II may clarify the date and extent of these truncations, but the level of truncation would suggest that the Phase II evaluation holds little potential for remains of earlier periods. The results of the Phase II evaluation will be reported separately.
- 8.5 It is recommended that no further work is required prior to construction in the Phase I development area.
- 8.6 Publication of the results will be limited to the submission of the ADS OASIS form (Appendix B) and a summary submitted to the London Archaeologist fieldwork round-up.

9 BIBLIOGRAPHY

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Figure 1 – Site Location

Figure 2 – Site Location

Figure 3 – Trench location

Fig 4 – sections

APPENDIX A – Context Register

Context No.	Context Description	Length	Width	Depth
(11a/001)	Bricks and asphalt	Trench	Trench	0.46m max
(11a/002)	Dark grey, friable mixed deposit with modern bricks	Trench	Trench	0.55m max
(11a/003)	Mid grey sandy clay – fill of 11a/004	3.60m	1.80m	0.62m
[11a/004]	Late post med feature	3.60m	1.80m	0.62m
(11a/005)	Light brownish yellow brickearth	1.8m	Trench	0.40m
(11a/006)	Natural - Terrace gravels	Trench	Trench	NFE
(11b/007)	Brick rubble	Trench	Trench	0.20m
(11b/008)	Dark grey, friable mixed deposit with modern bricks	Trench	Trench	0.40m
(11b/009)	Greyish blue/brown re-deposited clay.	Trench	Trench	0.50m
(11b/010)	Natural - Terrace gravels	Trench	Trench	NFE
(12/001)	Brick rubble	Trench	Trench	0.10m
(12/002)	Dark grey, friable mixed deposit with modern bricks	Trench	Trench	0.50m
(12/003)	Greenish grey clayey silt with occ. Charcoal and CBM frags.	3m	Trench	0.30m
(12/004)	Mid brown to mid grey clay. Re-deposited.	Trench	Trench	0.50m
(12/005)	Discoloured natural gravel.	6m	Trench	NFE
(12/006)	Natural - Terrace gravels	8m	Trench	NFE

APPENDIX B – OASIS Form

OASIS ID: aocarcha1-14322

Project details

Project name	Hayes Manor School, Hillingdon
Short description of the project	An archaeological evaluation was undertaken by AOC Archaeology Group on 6th March 2006 at Hayes Manor School, Wood End Green Road, London Borough of Hillingdon on behalf of PFI Solutions Ltd. The aim of the evaluation was to assess the impact of the proposed development of the site on any surviving archaeological remains. x 1.8m. A single feature containing late medieval or post medieval tile was discovered. No other features of archaeological significance were recorded. Natural gravel was overlain in both trenches by post-medieval land-raising dumps and surfacing for the current car park. Post-medieval truncation appeared to be general over the site, and had removed any earlier archaeological deposits.
Project dates	Start: 06-03-2006 End: 06-03-2006
Previous/future work	Yes / Yes
Any associated project reference codes	HMN05 - Sitecode
Type of project	Field evaluation
Current Land use	Vacant Land 2 - Vacant land not previously developed
Methods & techniques	'Sample Trenches'
Development type	Adult Learning Centre
Prompt	Direction from Local Planning Authority - PPG16
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON HILLINGDON HAYES Hayes Manor School, Wood End Green Road.
Postcode	UB3 2SE
Study area	847.00 Square metres
National grid reference	TQ 0908 8128 Point
Height OD	Min: 39.70m Max: 39.80m

Project creators

Name of Organisation	AOC Archaeology
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	AOC Archaeology
Project director/manager	Mark Beasley
Project supervisor	Dan Eddisford
Sponsor or funding body	Developer

Project archives

Physical Archive Exists?	No
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*HAYES MANOR SCHOOL OPEN LEARNING CENTRE (PHASE I), LONDON BOROUGH OF HILLINGDON: AN
ARCHAEOLOGICAL EVALUATION REPORT*

Digital Archive recipient	Museum of London
Digital Media available	'Images raster'
Paper Archive recipient	Museum of London
Paper Media available	'Context sheet', 'Matrices', 'Microfilm', 'Photograph', 'Plan', 'Report', 'Section'

**Project
bibliography 1**

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