

**FORMER BOYD HALL  
ST MARY'S LANE  
UPMINSTER  
LONDON BOROUGH OF HAVERING  
ARCHAEOLOGICAL EVALUATION  
BYD 13**



**Essex County Council  
Field Archaeology Unit**

**MARCH 2013**



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As part of our desire to provide a quality service, we would welcome any comments you may have on the content or the presentation of this report. Please contact the Archaeological Fieldwork Manager, at the

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**LAND AT THE FORMER BOYD HALL**  
**ST MARY'S LANE**  
**UPMINSTER**  
**LONDON BOROUGH OF HAVERING**  
**ARCHAEOLOGICAL EVALUATION**

Client: Haverbridge Construction

NGR: TQ 5724 8672

Site Code: BYD 13

Oasis No: 144689

Dates of Fieldwork: 13-15th February 2013

**SUMMARY**

*An archaeological evaluation was carried out on land at the former Boyd Hall, St Mary's Lane, Upminster, in advance of the construction of nine detached houses with gardens and garages. Six evaluation trenches measuring between 13.5m and 28m long by 1.6m wide, totalling 106.1m or c. 5% of the development area, were excavated across the 0.349 ha site.*

*Boyd House was founded by the Boyd family in 1870 as a school serving the village of Cranham and retained its original function until 1950. The building was Grade II Listed between 2000 and 2006, when it was delisted following a review that concluded the building had been too heavily altered to justify Listed status. The building was finally demolished following two arson attacks.*

*The investigation was prompted by a lack of information about the archaeological potential of the area in general, where remains associated with the development of the medieval village of Cranham may have survived, and the presence or absence of any archaeological remains within the site itself.*

*The investigation did not reveal any significant remains. An east-west orientated ditch was identified in trench one, which contained a single undated fill and did not appear to extend far onto the site. Two more features were discovered in trench 3, but both of them were very shallow, containing fills similar to the surrounding subsoil and are thought to have been formed by natural factors. Neither of these feature produced any finds.*

*Ground disturbance associated with the construction and subsequent demolition of Boyd Hall and its associated outbuildings may well have removed any more-ephemeral remains should they have been present; however, the absence of any larger and less easily removed features, such as boundary ditches and pits etc, coupled with the negative results from an adjacent site at the junction of St Mary's Lane and The Chase, would suggest that the site is situated away from any significant focus of earlier settlement activity. Accordingly, it is*

*suggested that the proposed development will have no impact upon the archaeological record.*

## **1.0 INTRODUCTION**

- 1.1 This report describes the results of an archaeological evaluation carried out on a parcel of land at the former Boyd Hall, Upminster, in advance of the construction of nine detached houses with gardens and garages (P1128.12). The archaeological work was undertaken by the Essex County Council Field Archaeology Unit (ECC FAU) on behalf of Haverbridge Construction, in accordance with a Written Scheme of Investigation prepared by ECC FAU (2013) and approved by the English Heritage Greater London Archaeological Advisory Service in their capacity as archaeological advisors to Havering Council..
- 1.2 Copies of this report will be supplied to Haverbridge Construction, English Heritage GLAAS, the Greater London Historic Environment Record and the London Archaeological Archive and Research Centre (LAARC). A digital version of this report will be submitted, along with a project summary, to the Online Access to the Index of Archaeological Investigations (OASIS) (<http://ads.ahds.ac.uk/project/oasis>). The site archive and copies of the report will be deposited at the LAARC under the Site Code BYD 13.

## **2.0 BACKGROUND**

### **2.1 Planning background**

- 2.1.1 A planning application (P1128.12) was submitted to the London Borough of Havering for residential development on land at the former Boyd Hall, St Mary's Lane, Upminster, comprising the construction of nine detached dwellings. As the site lies in an area of some archaeological potential English Heritage GLAAS advised the London Borough of Havering that an archaeological evaluation was required in order to confirm the presence or absence, date, character, condition and significance of any remains that may be present and the likely impact of the development upon them. This advice is in accordance with guidance contained in the National Planning Policy Framework. At the time the archaeological work was commissioned planning permission for the scheme had not yet been granted, but this requirement was likely to be secured through a condition attached to planning consent that will state:

*“No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the*

*detailed scheme pursuant to this condition. The archaeological work shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority”.*

## **2.2 Topography and Geology (Fig. 1)**

2.2.1 The 0.349 ha site comprises the site of Boyd Hall, St Mary's Lane, Upminster. The plot is bordered by St Mary's Lane to the south and surrounded by trees and shrubs that separate the site from nearby residential housing. The site is centred at TQ 5724 8672 and is located within the London Borough of Havering (Fig. 1).

2.2.2 The British Geological Survey shows the site to be underlain by Head deposits, comprising clay, silt, sand and gravel, which overlay London Clay Formation, consisting of clay, silt and sand. Soils in the area tend to reflect the solid and drift geology and are generally heavy, slow-draining clay soils. No site-specific geotechnical works have been undertaken to date.

## **2.3 Archaeology and History**

2.3.1 Boyd House was founded by the Boyd family in 1870 as a school serving the village of Cranham and retained its original function until 1950. The building was Grade II Listed between 2000 and 2006, when it was delisted following a review that determined the building had been too heavily altered to justify Listed status. Recently the building was demolished following two arson attacks.

2.3.2 There is no recorded evidence for Prehistoric, Roman and Anglo-Saxon activity within 500m of the site, although there is some potential for the presence of early prehistoric remains within alluvial deposits laid down in the wider vicinity.

2.3.3 The site is located within the medieval village of Cranham, just over 500m to the north of the site of the manor at Cranham, which was demolished in the early 17th century, and 200m to the southeast of a vicarage that was originally built in the 13th century and rebuilt in the 18th (MLO23629).

2.3.4 A recent archaeological evaluation undertaken on land at the junction of St Mary's Lane and the Chase, located 200m to the southwest, did not reveal any remains (Archaeological Solutions 2012).



2.3.5 Consequently, the site had a moderate to low potential to produce remains from virtually any period from the prehistoric period onwards, with perhaps the greatest potential for remains of Prehistoric, Medieval and Post-Medieval date.

### **3.0 AIMS AND OBJECTIVES**

#### **3.1 Aims**

3.1.1 The specific aim of the evaluation was to determine the presence or absence, extent, date, character, condition and significance of any archaeological deposits that may be present and the likely impact of development upon them. Information provided by the evaluation would then be used to determine the necessity for any further archaeological work to mitigate the impact of development, based on recommendations from the EH GLAAS monitoring officer.

#### **3.2 Objectives**

3.2.1 In the event that significant archaeological remains were encountered this report would have aimed to place the results in context with the research objectives laid out in *A Research Framework for London Archaeology* (MoL 2002) and *Research and Archaeology Revisited: a revised framework for the East of England*. (Medlycott 2011). As no features of significance were identified the project has little potential to contribute to any of the research agendas.

### **4.0 METHOD**

4.1 Six archaeological trial-trenches, totalling 106.1m or c. 5% of the development area, were excavated by a machine fitted with a toothless ditching bucket under the supervision of an archaeologist. The proposed location and lengths of some of the trenches were amended on site due to the presence of existing services, thick concrete foundations, trees and an access road. The new location of the trenches was surveyed with a GPS and is shown on figure 1. Further information on the trench co-ordinates, depths, lengths and alignments can be found in appendix 1.

4.2 Potential archaeological features were cleaned and at least 50% of each was hand excavated. Standard ECC FAU excavation and recording methodologies were employed throughout. ECC FAU is a Registered Archaeological Organisation with the Institute for Archaeologists (IfA) and all work was carried out in accordance with the IfA Code of Conduct and appropriate Standard and Guidance (IfA 2010; 2008)

and complied with Standards for Field Archaeology in the East of England (Gurney 2003).

## **5.0 FIELDWORK RESULTS (Fig 1 & 2)**

- 5.1 The deposit sequence was fairly consistent across the site and comprised 0.1m-0.3m of dark greyish-black soft clayey silt topsoil, with a high content of organic material no doubt deriving from vegetation/ ornamental planting around the Hall. This was underlain by 0.1m-0.4m of dark brownish grey friable silty clay subsoil, which in turn overlaid natural deposits that consisted of mid orangey brown and mid yellowish brown friable silty clay with patches of gravel. The area of the site investigated by trenches 2, 4, 6 and the north end of trench 3 was formerly a yard that was created by removing the topsoil and placing a 0.2m-0.3m thick layer of gravel directly onto the subsoil (Plates 2, 4 & 6). Trench 5 was excavated along a presumably natural slope and the depth of the east end was significantly higher than the depth of the west end, measuring 0.7m and 0.3m respectively (Plate 5).
- 5.2 Three features were identified in total, one of which was undated and the other two probably of natural origin. An east-west aligned ditch (1) ran across the middle of Trench one (Fig.2, Section1; Plate 1). It measured 0.4m wide by 0.16m deep and was filled with a single mid greyish brown soft silty clay fill (2) that did not contain any finds.
- 5.3 A possible pit (3) and linear feature (5) were revealed at the southern end and central part of trench 3 respectively. The possible pit extended beyond the western edge of the trench, with the visible part measuring 1.9m by 0.94m by 0.11m deep (Fig.2, Section 2), and contained a single mid brownish grey friable silty clay fill (4) that did not produce any finds. The possible east-west aligned linear feature (5) measured 0.95m wide by 0.1m deep and also contained a single fill (6) that again comprised mid greyish brown friable silty clay. No finds were recovered from either feature and their fills were noticeable similar to the surrounding subsoil, suggesting that they are either of natural origin or perhaps garden-related features, such as bedding trenches, associated with the Hall.

## **6.0 ASSESSMENT OF RESULTS**

- 6.1 Only three features were identified during the evaluation, all undated and two of them believed to have been formed by natural factors or gardening activity. Ditch 1, which was identified in the northwest corner of the site, did not extend far beyond the east end of the trench as it was not seen in Trench 6, approximately 15m to the west.
- 6.2 Ground disturbance associated with the construction and subsequent demolition of Boyd Hall and associated outbuildings may well have removed any more-ephemeral remains should they have been present. However, the absence of any larger and less easily removed definitively archaeological features, such as boundary ditches and pits etc, coupled with the negative results from an adjacent site at the junction of St Mary's Lane and The Chase, and the general paucity of sites recorded in the vicinity on the Greater London Historic Environment Record, would suggest that the site is situated away from any significant focus of earlier settlement activity. Accordingly, it is suggested that the proposed development will have no impact upon the archaeological record.

## **ACKNOWLEDGEMENTS**

ECC FAU would like to thank Haverbridge Construction for commissioning the work. The archaeological evaluation was by Lukasz Miciak (site supervisor) Paul Braham and Andrew Lewsey. The report was prepared by Lukasz Miciak with illustrations by Andrew Lewsey. The project was managed by Adrian Scruby and monitored on behalf of the Local Planning Authority by Adam Single of English Heritage GLAAS.

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| Museum of London           | 2002 | <i>A Research Framework for London Archaeology</i>   |

## APPENDIX 1: TRENCH DATA

All dimensions given in metres

Trench	Measurements	Co-ordinates (end, centre)
1	14.3m x 1.6m x 0.68m, orientated N-S	X = 557313.91 Y = 186780.83 X = 557314.30 Y = 186766.54
2	13.5m x 1.6m x 0.56m, orientated NE-SW	X = 557299.22 Y = 186759.37 X = 557287.27 Y = 186753.10
3	28m x 1.6m x 0.5m, orientated N-S	X = 557282.65 Y = 186758.40 X = 557286.54 Y = 186730.67
4	16.8m x 1.6m x 0.6m, orientated NE-SW	X = 557288.24 Y = 186777.15 X = 557282.85 Y = 186761.24
5	16.8m x 1.6m x 0.3m-0.7m, orientated E-W	X = 557246.25 Y = 186770.73 X = 557263.00 Y = 186771.96
6	16.5m x 1.6m x 0.7m, orientated N-S	X = 557296.31 Y = 186783.28 X = 557297.52 Y = 186767.12

## **APPENDIX 2: CONTENTS OF ARCHIVE**

**Site Name: Former Boyd Hall, St Mary's Lane, Upminster, London Borough of Havering**

**Site Code: BYD 13**

### **Index to Archive:**

#### **1. Introduction**

1.1 Written Scheme of Investigation

#### **2. Research Archive**

2.1 Client Report

#### **3. Site Archive**

3.1 Trench recording sheet (x6)

3.2 Photographic Register

3.3 Site Photographic Record (prints of digital images)

3.4 Miscellaneous notes/plans

#### **Not in File**

1 large plan/section sheets

## APPENDIX 3

### HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

<b>Site name and address:</b> Former Boyd Hall, St Mary's Lane, Upminster, London Borough of Havering		
<b>County:</b> Greater London	<b>District:</b> Havering	
<b>Village/Town:</b> Upminster	<b>Parish:</b> Upminster	
<b>Planning application reference:</b> P1128.12		
<b>HER Enquiry reference:</b> N/A		
<b>Funding source:</b> Developer – Haverbridge Construction		
<b>Nature of application:</b> Residential development		
<b>Present land use:</b> Garden		
<b>Size of application area:</b> 0.349 ha	<b>Size of area investigated:</b> 106.1 sqm	
<b>NGR (to 8 figures minimum):</b> TQ 5724 8672		
<b>Site code (if applicable):</b> BYD 13		
<b>Site director/Organization:</b> L. Miciak, ECC Field Archaeology Unit		
<b>Type of work:</b> Archaeological Evaluation		
<b>Date of work:</b>	<b>Start:</b> 13th February 2013	<b>Finish:</b> 15th February 2013
<b>Location of finds &amp; site archive/Curating museum:</b> LAARC		
<b>Related HER Nos:</b> N/A	<b>Periods represented:</b> Undated & Modern	
<b>Relevant previous summaries/reports:</b> N/A		
<b>Summary of fieldwork results:</b> An archaeological evaluation was carried out on land at the former Boyd Hall, St Mary's Lane, Upminster, in advance of the construction of nine detached houses with gardens and garages. Six evaluation trenches measuring between 13.5m and 28m long by 1.6m wide, totalling 106.1m or c. 5% of the development area, were excavated across the 0.349 ha site.  Boyd House was founded by the Boyd family in 1870 as a school serving the village of Cranham and retained its original function until 1950. The building was Grade II Listed between 2000 and 2006, when it was delisted following a review that concluded the building had been too heavily altered to justify Listed status. The building was finally demolished following two arson attacks.  The investigation was prompted by a lack of information about the archaeological potential of the area in general, where remains associated with the development of the medieval village of Cranham may have survived, and the presence or absence of any archaeological remains within the site itself.  The investigation did not reveal any significant remains. An east-west orientated ditch was identified in trench one, which contained a single undated fill and did not appear to extend far onto the site. Two more features were discovered in trench 3, but both of them were very shallow, containing fills similar to the surrounding subsoil and are thought to have been formed by natural factors. Neither of these feature produced any finds.  Ground disturbance associated with the construction and subsequent demolition of Boyd Hall and its associated outbuildings may well have removed any more-ephemeral remains		

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**Author of summary:** L. Miciak

**Date of summary:** March 2013



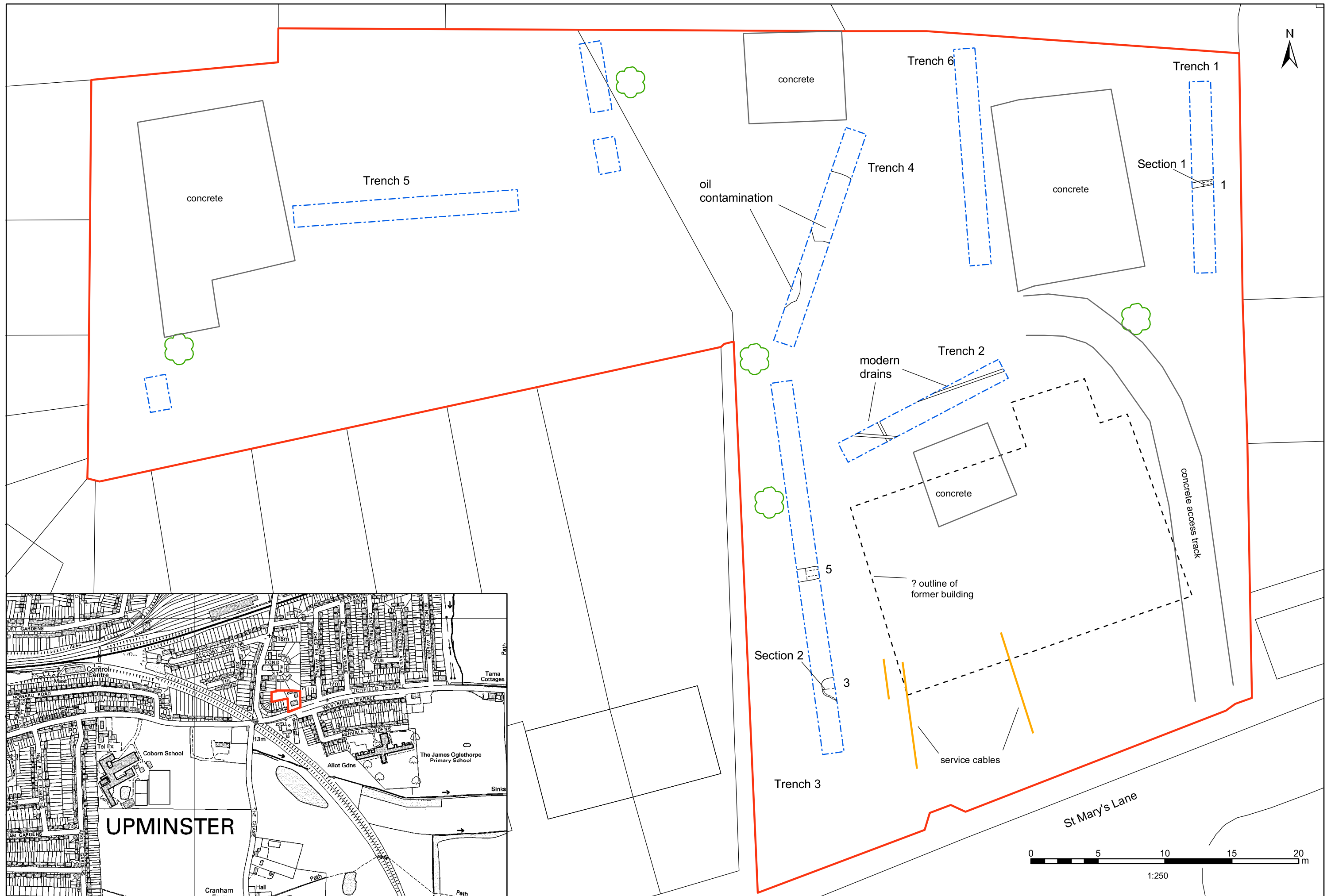
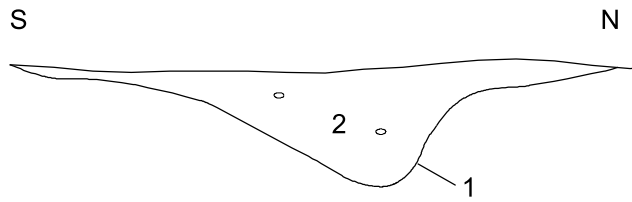


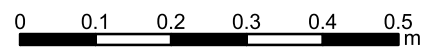
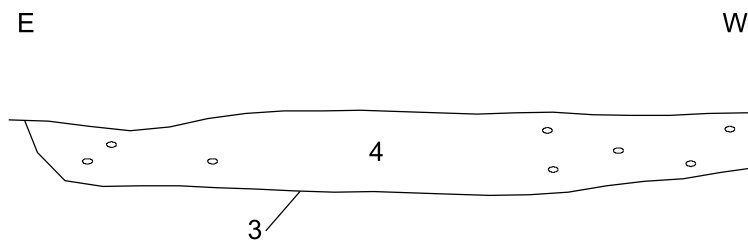
Fig.1. Location of archaeological evaluation trenches

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Section 1



Section 2



1:10

Fig.2. Sections 1 & 2



Plate 1. Excavation of ditch 1 in trench 1



Plate 2. Trench 2, looking southwest



Plate 3. Trench 3, looking south



Plate 4. Trench 4, looking northeast



Plate 5. Trench 5. looking west



Plate 6. Trench 6, looking north