

**Archaeological desk-based assessment of land at Nos.
116-8 Church Road, Hayes, London Borough of
Hillingdon**



*on behalf of
the client*

Report No. 21-25

Project No. 1875

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Summary

Oakford Archaeology was commissioned by the current owners to undertake a desk-based assessment of land at the Fountain House Hotel, Hayes (TQ 0978 8088) in the London Borough of Hillingdon . The aim of the assessment was to define the archaeological potential of the site. The information will be used by the Greater London Archaeological Advisory Officer to Hillingdon Council to determine the archaeological potential of the site and subsequently the scope of any further archaeological investigation.

No prehistoric, Roman or early-medieval finds or features have been recorded within the site or its environs. The area appears to have been located on the southern edge of the later medieval settlement, in an area of agricultural activity until the early 18th century when the site was first built on. Significant development first took place in the early 20th century when the current building was constructed. A substantial two-storey extension was built sometime in the mid-20th century, while a large rectangular two-storey block was built towards the eastern end of the site in the 1980s.

The area does not appear to have been attractive to early settlement, and there is low potential for the presence of archaeological finds or features predating the later medieval period. There is a low potential for the presence of minor agricultural remains of later medieval and post-medieval date, and a low to moderate potential for the existence of finds and features relating to the earlier building. The site has been heavily developed throughout the 20th century, and it is likely that this would have significantly impacted upon any earlier archaeological remains.

The current building is early 20th century in date and, while not Listed, its location within the Hayes Village Conservation area and local listing may impose certain constraints on any redevelopment.

Given the level of modern disturbance across the site and the low potential for archaeological remains, it is considered unlikely that the Greater London Archaeology Advisory Service (GLAAS) (the archaeological advisors to London Borough of Hillingdon) would require further archaeological work within the site.

1. INTRODUCTION

This report has been prepared on behalf of the client and sets out the results of an archaeological desk-based assessment carried out by Oakford Archaeology (OA) in November 2021 at Nos. 116-8 Church Road, Hayes, London Borough of Hillingdon (TQ 0978 8088). The work was carried out as part of supporting documentation prepared for an upcoming planning application to be submitted to Hillingdon Council (HC).

This report has been prepared in accordance with the Chartered Institute for Archaeologists (CIfA) Standards and Guidance for Historic Environment Desk-based Assessments (2017) and Planning Policy Guidance (2019) - Historic Environment, published by the Ministry of Housing, Communities and Local Government.

2. LOCATION, TOPOGRAPHY AND GEOPLOGY

The site (Fig. 1) lies on level land on the southern edge of the historic town of Hayes Town, at a height of c.36m AOD. It covers an area of approximately 0.25 acres bordered by Church Road to the west and St Mary's Road to the south. The Fountain House Hotel is a locally listed heritage asset (No. 077) and lies within the Hayes Village Conservation Area, designated in 1970. Local listing is a concept that is designed to ensure that the historic and architectural interest of a building that are of local importance but do not meet the criteria for national listing is taken into account during the planning process. Although this designation is non statutory it carries with it a range of expectations on behalf of the Council as to the nature of development that is allowable and/or preferred. These apply specifically to the above-ground structures and they are pertinent to the nature, scale and appearance of the proposed build, but do not require any specific response with regard to the below-ground archaeological resource

The main range, consisting of two early 20th century former dwellings faces Church Road to the west with small wings at the rear. A long and narrow two-storey brick extension lies against the northern site boundary, while a modern N-S aligned two-storey block occupies the eastern end of the site. The site is surrounded by a low brick wall with the exterior space paved over and limited parking at the site's eastern boundary.

The underlying solid geology lies on the boundary between the London Clay Formation of clay, silt and sand to the north and the Thames Group of clay, silt, sand and gravel to the south. Both give rise to Langley Silts, superficial deposits of clay and silt which formed up to 2 million years ago in the Quaternary Period.¹

3. AIMS AND OBJECTIVES

The aim of the desk-based assessment is to collate known historical and archaeological information (baseline information) regarding the history and development of the site and immediate surroundings in order to:

- provide an assessment of the potential for archaeological remains to survive within the site;

¹ www.bgs.ac.uk.

- assess the significance of known and predicted archaeological remains; assess the significance of the buildings;
- assess the likely impacts of previous development upon the survival of any archaeological remains;
- assess the potential for impacts from the proposed development upon the surviving archaeological resource.

More detailed aspects of the proposed scheme will be found elsewhere in the associated documentation.

4. PLANNING BACKGROUND

4.1 National Planning Policy

Section 16 of National Planning Policy Framework (NPPF) as issued in February 2019 sets out the Government's planning policies in relation to the conservation and enhancement of the historic environment. Paragraphs 189 and 190 state:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraphs 193 and 194 state:

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).*

Paragraphs 195 and 196 state:

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 197 states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 199 states:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4.2 The London Plan

The London Plan is the overall strategic plan for London, setting out an integrated economic, environment, transport and social framework for the development of London over the next 20-25 years. The policy most relevant to this assessment is *Policy 7.8 Heritage assets and archaeology*, which states:

'London's heritage assets and historic 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 of utilising their positive role in place shaping can be taken into account.

Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

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 asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.'

4.3 Hillingdon's Local Plan

Development Management Policies

The Hillingdon Development Management Plan (January 2020) forms part of the Hillingdon Local plan contains detailed planning policies which will guide the future development of the borough. The policy most relevant to this assessment are *Policy DMHB 4: Conservation Areas*, *Policy DMHB 3: Locally Listed Buildings* and *Policy DMHB 7: Archaeological Priority Areas and Archaeological Priority Zones* which state:

Policy DMHB 4: Conservation Areas:

'New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

Require proposals for new development, including any signage or advertisement, to be of a high-quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans'.

Policy DMHB 3: Locally Listed Buildings:

'There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the

building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building'.

Policy DMHB 7: Archaeological Priority Areas and Archaeological Priority Zones:

The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

5. METHODOLOGY

5.1 Scope and Sources Consulted

A 1km search area has been used to identify designated and non-designated heritage assets which could be affected by the proposed development. The assessment was informed through both a desk-based review and a site visit.

The following sources were consulted to inform this assessment:

- The National Heritage List for England (NHLE) for designated heritage assets;
- Greater London Historic Environment Record (GLHER) for non-designated heritage assets and archaeological events;
- Other relevant primary and secondary sources including published and unpublished works as held by OA and relevant libraries.

For ease of reference each heritage asset identified has been allocated a unique OA number. This is included in the heritage gazetteer provided in Section 8 below, referred to in the text where relevant and marked on Figure 11. A full list of sources consulted can be found in the bibliography. Historic mapping for the site is depicted on Figures 3-10

5.2 Assumptions and Limitations

Data used to compile this report consists of secondary information derived from a variety of sources. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

The records held by the GLHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown.

6. WALKOVER SURVEY

A walkover survey of the site was carried out on 25th November 2021 in dry and sunny conditions. All areas of the site were accessed, and no new archaeological features were identified during the visit.

The site is occupied by the Fountain House Hotel, formerly two early 20th century former dwellings called The Hawthorns (north) and The Briars (south). The front range consists of a red brick façade fronting Church Road with a projecting double gable and steep tiled roof (Plates 1-3). The ground floor windows are arched with a simple projecting curved moulding, while the first-floor windows have hood moulds. The main part of the building behind the projecting façade is parallel to the road. It has a gabled roof spanning the whole width of the two properties, with the gable facing St Marys Road rendered (Plates 1-3). Inspection of the northern gable showed that behind the façade of red brick the structure was built using typical yellow London brick (Plate 4). Both gables were originally topped by chimney stacks, picked out in red brick, although today only the northernmost stack survives to full height (Plate 5). Neither do the two large stacks survive above the roof line in the centre of the building. The ground floor of each gable end has two windows with cambered arches on the ground- and three windows with cambered arches on the first floor, while the south gable elevation has a later doorway at the eastern end (Plate 5). A single narrow window in each of the narrow rear elevations provides additional light to the ground floor rooms (Plate 6).

Projecting beyond the central range of the building are two large yellow brick wings with pitched tiled roofs. These are contemporary with the construction of the two buildings in c.1904 (Plate 5-6). The rooms within the wings were originally lit by a single window with cambered arch on the first floor of the rear elevation, with two smaller windows with cambered arches on each floor in the north and south elevations providing additional light (Plate 6). The south elevation of the south wing indicates that following the conversion of the ground floor room to a kitchen sometime in the late 20th century the windows were blocked and replaced with a single large uPVC window, while an additional window was located on the inward facing first-floor elevations of each wing. An off-centre doorway on the ground floor formerly provided access to the gardens at the rear (Plate 6). The formerly open space between the two wings is occupied by a single storey modern extension with a flat terrace roof (Plate 6).

The interior of the buildings was originally entered through small brick and timber porches located at the angle of the projecting gable and main range. Both survive today although the northern porch has been partly altered with the addition of a modern lean-to structure. The porch provides access to a large entrance hall with staircase leading to the rooms on the floor above. Two large well-appointed rooms are located in the centre of the house, formerly the parlour and dining rooms. Both rooms are well lit and have large axial fireplaces. The arrangement was originally mirrored in the northern property. However, the northern entrance hall has been subdivided by modern partitions, while the fireplace in the former parlour has been removed following the insertion of a bathroom. The end gable rooms are likely to have

served as the everyday family rooms, while the rear wing rooms likely served as kitchens and scullery. These have been subdivided with modern partitions in both properties.

The first-floor landings provides access to corridors serving the gable end and rear wing rooms on the south and north side respectively, while an additional central corridor, connecting the two former properties, provides access to two sets of rooms to either side. The main rooms at the front are lit by two narrow sash windows, while the rear rooms have a singles ash each. Unfortunately, other than the central spine wall, little else survives of the former arrangements on the first floor following the conversion of the two buildings into a hotel.

A long, narrow two-storey brick extension (Plate 5), awkwardly built at an angle against the north wing, is located against the northern site boundary. Built of typical yellow ‘London’ brick the five small sash first floor windows each have a cambered arch. The doorways below, although modern in date, match the window openings above, suggesting that at least some of the doorway arrangement is original. Although not shown on the pre-War Ordnance Survey Maps it is likely stylistically that the range was built before the War, perhaps to provide additional accommodation for the teachers and pupils of Hawthorns School for Boys. Internally access to the western end of the range is through the former door in the east elevation of the rear wing. Although the modern conversion has completely obscured the former layout of the range and the function of the space, the doorway may have provided access to a stair serving the upper floor.

A modern NE-SW aligned two-storey block (Plate 5 and 7), built in the 1980s, and with a steeply pitched tiled roof occupies the eastern end of the site. The site is surrounded by a low brick wall against both Church Road and St Mary’s Road, with much of the site paved over and limited parking at the site’s eastern boundary.

7. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

7.1 Introduction

The site located on the southern edge of the historic settlement of Hayes Town, within both the Hayes Village Conservation Area and an Archaeological Priority Area (APA). There are seven Grade II or Grade II* listed buildings (**OA 8.10, 8.15, 8.18-22**) and no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within a 1 km radius of the site.

7.2 Previous Archaeological Investigations

One targeted archaeological excavation (**OA 8.11**), five evaluations (**OA 8.2-3, 8.11, 8.14 and 8.17**), and four watching briefs (**OA 8.1, 8.4, 8.9 and 8.16**) have been undertaken in the study area. In addition, aerial photography (**OA 8.8**) and an earlier excavation (**OA 8.12**) have also been undertaken.

To the south of the proposal area an enclosure and ditch system (**OA 8.8**) were identified through aerial photography, while fieldwalking (**OA 8.5**) recovered a Mesolithic flint scatter. A flint scraper (**OA 8.6**) was uncovered at Westley Road, while a socketed axe (**OA 8.7**), dating to the Late Bronze Age, was uncovered near Botwell Lane. The evaluation and excavation (**OA 8.11**) on land adjacent to Hayes Stadium uncovered evidence for a moat surrounding a former manor house, while a second medieval moated site (**OA 8.12**) was partially excavated in 1978. A watching brief at Hayes Manor School (**OA 8.9**) uncovered Iron Age, Roman and Post-medieval activity, while a nearby evaluation (**OA 8.14**) identified further post-medieval

activity. None of the other archaeological investigations (OA 8.3-4, 8.16-7) uncovered significant finds or features. However, to the north of Judge Heath Lane (OA 8.1) a series of possible alluvial deposits and at least one palaeochannel were recorded. A further possible palaeochannel was recorded during work at the former Hayes Football Ground (OA 8.2).

7.3 Prehistoric Period

The proposed development is located in an area where only limited prehistoric activity, consisting of scattered findspots (OA 8.4, 8.6-7), has previously been identified. The main focus of activity at this time seems to be located at Lake Farm Country Park (OA 8.5 and OA 8.8), some 0.8km to the southwest of the proposal area. Extensive evidence of Mesolithic activity has been recovered through fieldwalking,² while an undated ditch system and enclosure have been identified by aerial photography.³ A watching brief (OA 8.4) recovered a small assemblage of burnt flint and prehistoric pottery from The Manor School Playing fields on Cromwell Road, while excavations carried out at Hayes Manor School (OA 8.9) revealed four undated prehistoric features and various features dated to the late Iron Age, the possible remains of a small settlement.⁴

7.4 Romano-British Period

No Romano-British finds or features are recorded within close proximity to the site. Excavations at Hayes Manor School (OA 8.9) revealed a buried subsoil containing 1st-4th centuries AD pottery. These deposits were cut by a series of small pits or postholes and ditches or gullies, several of which contained no dating evidence. A N-S aligned linear feature, 3.22m wide and 1.44m deep, with a V-shaped profile contained 2nd-3rd century AD pottery, the remains perhaps of an enclosure system.⁵

7.5 The Medieval Period

Early-medieval Period

The settlement and later parish of Hayes developed in the early medieval period. In 757 an area known as *Geddinges*, the later hamlet of Yeading within the parish, was given by Æthelbald, King of Mercia, to Withred and his wife. A further 60 *tributarii* (unit of land measurement) in *Linga Hæse* and *Geddingas* were granted by King Offa of Mercia to Archbishop Aethelheard in 793. In 831 Archbishop Wulfred received a further grant of 5 *cassati* (i.e. about 5 hides, or 600 acres) of land in *Botewaele* from King Wiglaf,⁶ while the previous year a the will of a priest called Warherdus bequeathed land amounting to 32 hides to the Church of Canterbury. The will goes on to list the population within this land as 106 households, plus a pair of slaves.⁷ Of the individual settlements *Hæse* or *Hæse* is the only one to receive an entry in the Domesday Book, describing it as comprised of 104 households within the Hundred of Elthorne and the property of the Archbishop of Canterbury.⁸ Although the other two hamlets, Hayes End and Wood End are only mentioned for the first time in the 16th century, they were probably settled much earlier.

² Hedges 1990.

³ HSL/UK/62/231 & FAS 23 JUL 66.

⁴ Winfer 2013.

⁵ *ibid.*

⁶ Cockburn 1971.

⁷ Lyson 1795.

⁸ Morris 1975, 2.1.

Later Medieval Period

The place-name probably derives from the Old English *Hæs* or *Hæse* meaning land overgrown with brushwood. The scattered settlement was located close to the Uxbridge Road to the north, an important ancient routeway connecting London to Oxford.⁹ The manor of *Hesa* remained archepiscopal property following the Norman reorganisation of the land holdings following the Conquest and the medieval settlement continued to grow around the Church of St Mary (**OA 8.10**) some 175m to the north of the site. Evidence for medieval activity in the area can be seen in three moated sites to the north and west of the development site. These are located at Hayes Stadium, Church Road and Wood End Green Road (**OA 8.11-3**). The site at Hayes Stadium exposed two filled ditches or channels, the easternmost, in excess of 5m wide, was probably part of the northwest side of a moat enclosing Park Hall House, home of the Burbage family, while the western ditch was probably a feeder channel for the moat. Both channels are shown on early 19th century maps, but not on later maps, suggesting that they were backfilled in the mid-late 19th century.¹⁰ A further moat was located to the west of Botwell Lane (**OA 8.13**), while the site of a possible moated medieval house (**OA 8.12**) was excavated in 1978 to the east of Church Road. The work by the West London Archaeological Field Group found evidence for medieval and post-medieval occupation, including pits and ditches sealed by a layer of chalk rubble, as well as brick and other possible walls associated with a single sherd of Delftware pottery. In addition, a former cultivation horizon with 11th-13th century pottery, and two sherds of 14th century pottery were also identified.

The proposed site is located at the southern end of the historic settlement of Hayes in an area of large open field systems. This would have served the nearby farmsteads and records for the 13th century show an emphasis on arable. This peaked by the mid-14th century when local agricultural production moved toward pasture, perhaps as a result of the labour shortage created by the Black Death. By the Reformation arable farming once again predominated.¹¹

7.6 Post-Medieval Period

In 1545 Archbishop Cranmer surrendered his estates to the Crown and Hayes was granted the following year to Edward North, 1st Baron North and a member of the Privy Council. The first detailed description of Hayes is contained in an uncompleted survey of 1596-98, made for Edwards's son Roger. The hamlet of Wood End was the largest with 25 houses shown, while Hayes End, Cotman's Town (Hayes Town) and Botwell had 22, 12 and two, respectively. The survey also showed that although there were small, enclosed fields around the hamlets, large, open fields still prevailed around Hayes and Botwell. The appearance in the late 16th century and early 17th century of new field names around Hayes suggests that the open fields were slowly being portioned off at this time, and by 1600, roughly one third of the parish had been enclosed.¹² Much of Middlesex was able to remain largely agricultural until the end of the 17th century due to the high demand from London.

The manor was sold in 1613 by Dudley North, Rogers grandson, to John and Richard Page, who conveyed it in the same year to John Millet Esq. His son aliened it to John Franklyn Esq. of More Park in 1641, only for it be conveyed by his son Richard in 1677 to Roger Jenyns. The manor remained in the Jenyns family until 1729, when it was aliened to Sir George Cooke who held it until its sale in 1777 by Francis Ascough Esq.¹³ The Lord of the Manor in 1814 was the

⁹ Hayes Village Conservation Area Character Appraisal 2015.

¹⁰ Seeley 1995; Seeley 1999.

¹¹ Kelter 1996.

¹² Ibid.

¹³ Lyson 1795.

Earl of Jersey although he had mortgaged the lands to Robert Willis Blencowe the previous year. The estate was finally purchased by Robert in 1829 and the manorial estate was finally broken up in 1898.¹⁴

The c.1714 Turnpike Act Map (Fig. 3) showing the Hanwell to Uxbridge section of the London to Oxford route depicts houses extending south on the east side of Church Road. The first detailed map showing the parish is that made by Rocque in 1754 (Fig. 3). Settlement at that date was almost entirely confined to the south-western side of the main road to Uxbridge which, running northeast in an almost straight line, divided the parish in half. Hayes End, Wood End, and Hayes itself forming a continuous area of houses.¹⁵

Although largely agrarian until the early 20th century, the construction of the Grand Union Canal in 1796, and the Paddington Canal in 1801, saw the development of brick-making in the parish, an industry that was to continue until the late 19th century.

The area was mapped by the Ordnance Survey in 1866, when the property was shown in the greatest detail thus far (Fig. 5). The northern site boundary with its distinctive line remains the same, while the plot is occupied by a single rectangular dwelling towards the southern half of the site. The rear is occupied by a large garden with outbuildings at the back of the dwelling. A small square building occupies the southern street corner, while a rectangular building occupies the northern boundary. The village is still defined by this period by Church Road and Freemans and Hemmen's Lane and in 1874 Hayes was described as an 'irregular, commonplace collection of houses'.

7.7 20th Century

The Fountain House Hotel was built in 1904 as two separate properties, The Hawthorns to the north and The Briars to the south (Figs. 6-7). These were briefly combined between 1910-6 to serve as the rectory before being converted back to separate dwellings. The 1912 Ordnance Survey Map (Fig. 8) clearly shows the building with its projecting double gable, main block parallel to the road and two rear wings. The site is shown as a single property, with a large empty plot to the south.

The increasing industrial development of Hayes, with the arrival in 1907 of the Gramophone and Typewriter Company, Harrison the printers in 1911 and Fairey Aviation in 1915, rapidly transformed the area. Initially workers in the new industries commuted due to the lack of locally available housing. However, an increasing number of housing estates were built to serve the large number of factory workers, and the 1935 Ordnance Survey Map (Fig. 9) clearly shows the new estates around Longmead and St Mary's Road to the south and east of site.

By the early 30s the northern building had become a private school, owned by Derek Eunson, an engineer at the local HMV factory, and known as the Hawthorns High School for Boys. The school catered for 14-15 boys from lower middle-class families whose parents could not afford to send them to public school. Following the conviction of one of only two teachers for sexual abuse of his pupils, the school engaged Eric Arthur Blair in April 1932 to take up the position of Headmaster. Although Blair had no formal teaching experience, he had been a King's scholar at Eton and had served for five years with the Imperial Indian Police in Burma.¹⁶ What he witnessed in Burma however in terms of the systematic oppression of the Burmese people

¹⁴ Kelter 1996.

¹⁵ D. Bolton, H. King, G. Wyld and D. Yaxley 1971

¹⁶ Shelden 1991.

left Blair thoroughly disillusioned with imperialism. He resigned his post in 1927 and for the next five years drifted between Paris and London living rough amongst the destitute and the down and out in both of these cities while at the same time recording his impressions in a book to which he later gave the working title 'Days in Paris and London.'¹⁷ However, by the time he accepted the teaching post in Hayes in 1932 he had run out of funds. Eric Blair, who had chosen the pen-name George Orwell, was known as being strict in the classroom, yet kindly and enthusiastic at extra-curricular activities. He took the boys on field trips, teaching them the rudiments of gliding and oil-painting and even writing an end-of-term play – *Charles II* – for them to perform in St Mary's Church nearby.¹⁸ He had only been the Hawthorns for a year-and-a-half when the school ran into financial difficulties and the building had to be sold. Orwell was forced to look elsewhere for employment, taking up another teaching post at Frays College in Uxbridge – four miles west of Hayes. His stay there was to be short-lived however, for in December of that year while out riding on his motorbike he caught pneumonia and ended up having to be hospitalised.¹⁹

A commemorative plaque to George Orwell was unveiled on 22 April 1992 at the Fountain House Hotel by Michael Foot MP.

8. GAZETTEER OF KNOWN HERITAGE ASSETS WITHIN THE STUDY AREA

The sites listed below are located and numbered on Fig. 11.

NGR = National Grid Reference.

*prefix indicates within or adjacent to the site

8.1. ELO11451 *Geoarchaeological deposits* NGR TQ 0880 8110

A watching brief was carried out in 2009 at Hayes Stadium by Pre-Construct Archaeology. The work identified a series of alluvial deposits and at least one palaeochannel feature which probably represents a braided stream channel. Some heavily abraded and fragmentary prehistoric pottery was found although it is thought to originate from some distance away. Situated about 990m to the west of the site.

8.2. ELO11680 *Geoarchaeological deposits* NGR TQ 0965 8075

An evaluation was carried out at Hayes Football Ground by Wessex Archaeology in 2010. A possible palaeochannel was identified but because it did not contain any organic materials or artefacts it was unclear whether it was a Palaeochannel or a natural feature. Layers of tarmac and modern rubble were also found, along with two small modern features that contained modern brick and charcoal. Situated about 45m to the southwest of the site.

8.3. ELO12479 *undated* NGR TQ 0918 8140

An evaluation was undertaken at No. 70 Wood End Green Road by Archaeological Services and Consultancy Ltd in September 2012. The work consisted of seven trenches and uncovered an alignment of three postholes in a trench to the north of the site. These all had two fills, the lower of which was suggestive of natural slumping. A small ditch containing a large quantity of slag was found to the south of the site. It was not datable. All the features were undated. Situated about 740m to the northwest of the site.

¹⁷ *ibid.*

¹⁸ *ibid.*

¹⁹ *ibid.*

8.4. ELO6086 *Finds* NGR TQ 0889 8132

A watching brief was carried out by MoLA between September and December 2004 on the route of a flood alleviation scheme at Cromwell Road and Wood End Green Road. The work produced a small assemblage of burnt flint and prehistoric pottery from The Manor School Playing fields on Cromwell Road, while medieval pottery, comprising seven sherds of South Hertfordshire grey ware of probable 13th century date and a single sherd of Denham type ware, was recovered from Wood End Green Road allotments. No archaeological features were located. Situated about 975m to the northwest of the site.

8.5. MLO64512 *Lithics* NGR TQ 0913 8038

A field walking survey was carried out by Tempus Repatatum at Lake Farm, Dawley Road, Hayes in September 1990. A Mesolithic flint scatter including small bladelet cores and a notched or truncated blade/flake were recovered. The flakes are non-diagnostic, but of appropriate size to be Mesolithic and are not typical of any other period. Situated about 805m to the southwest of the site.

8.6. MLO1756 *Findspot* NGR TQ 1046 8098

A prehistoric flint scraper was recovered from No. 8 Westley Road, Hayes. Situated about 650m to the east of the site.

8.7. MLO25580 *Findspot* NGR TQ 0938 8072

A South Welsh/South Yorkshire type socketed Axe dating to the Late Bronze Age. Situated about 420m to the southwest of the site.

8.8. MLO10554 *Cropmarks* NGR TQ 0898 8015

Cropmarks of an undated ditch system and enclosure were identified by aerial photography to the east of Dawley Road and in the southern part of Lake Farm Country Park. Situated about 1.09km to the southwest of the site.

8.09. ELO6590 *Multi-phase site* NGR TQ 0888 8117

A watching brief was carried out at the Hayes Manor School by AOC Archaeology in September 2005. The observations revealed four undated prehistoric pits as well as Late Iron Age and Early Romano-British features. The earliest phase saw the formation of buried sub soils which contained pottery from the 1st-4th centuries AD. These deposits were cut by a series of small pits or postholes and ditches/gullies. Several of the features which cut the soils contained no dating evidence. The only feature which could be tightly dated to the Roman period was a ditch which had a V shaped profile; it was 3.22m wide and 1.44m deep. It was aligned N-S and only contained pottery of a Roman date. It is possible that this may be part of an enclosure system. Two post medieval rubbish pits cut the subsoil and were back filled with demolition debris, bricks, mortar and industrial waste coke and clinker. The whole site then underwent a dumping a levelling process forming layers. Situated about 930m to the west of the site.

8.10. MLO85057 *Church of St Mary* NGR TQ 0970 8107

Grade II* Listed (1080233) flint and stone rubble church with nave and aisles. The north aisle is battlemented, as is the west tower. The chancel stretches westwards into the nave, while the south porch consists of flint rubble and freestone dressings. The tiled roof has two modern south-facing dormers to provide extra light. The chancel walls, along with several lancet windows, sedilia and piscina, date to the 13th century, while the north arcade was built in the 14th century. The north aisle and tower date to the 15th century, while the south aisle, with its

arcade, and porch were built in the 16th century. All the original wood roofs are preserved, most notable an early wagon roof to the chancel. Several medieval and 16th century brasses, and two large early 17th century monuments to Sir Edward Fenner and his son Edward Fenner, as well as the 13th century font survive inside the building. Situated about 175m to the northwest of the site.

8.11. ELO3752 *Moated site* NGR TQ 0892 8105

An evaluation was undertaken by MoLA on the land adjacent to Hayes Stadium, Judge Heath Lane, Hayes between March and April 1995. The work consisted of seven trenches, which in the southeast produced evidence for two filled ditches or channels, the easternmost, in excess of 5m wide, was probably part of the northwest side of a moat enclosing Park Hall house, whilst the western ditch was probably a feeder channel for the moat. A small excavation was undertaken in January 1999 by MoLA, consisting of two large trenches located over the moat and its feeder channel. Both channels are shown on the 1816-22 maps, but not on later maps. This is thought to indicate that they were backfilled in the 19th-20th centuries. Situated about 860m to the west of the site.

8.12. MLO20037 *Moated site* NGR TQ 0986 8110

Possible site of moated medieval house. Site of the mid-19th century Rectory. Excavations in 1978 found evidence for medieval and post-medieval occupation, including pits and ditches sealed by a layer of chalk rubble, as well as brick and other possible walls associated with a Delft ware sherd. In addition, a former cultivation horizon with 11th-13th century pottery, and two sherds of 14th century pottery was also identified. Situated about 215m to the north of the site.

8.13. MLO68571 *Moated site* NGR TQ 0927 8125

A small square moat was recorded at the site of a house. The SW corner survived until at least 1924 but had been filled in by 1936. Situated about 615m to the northwest of the site.

8.14. ELO6781 *Post-medieval activity* NGR TQ 0912 8134

An archaeological evaluation was carried out in March 2006 at Hayes Manor School by AOC Archaeology. The evaluation consisted of two trenches. Natural gravel was overlain in both trenches by post-medieval land raising dumps, measuring up to 0.50m in depth. A large, post medieval feature containing post medieval tile fragments and residual fragments of possible Roman brick was also recorded, but the excavators could not interpret its function or form with any degree of certainty. Post medieval truncation appeared to be general over the site and had removed any further archaeological deposits. Situated about 790m to the northwest of the site.

8.15. MLO85058 *Lych Gate of the church of St Mary* NGR TQ 0970 8105

Grade II Listed (1080234) 16th century red brick and timber Lych Gate with tiled roof. Situated about 150m to the northwest of the site.

8.16. ELO7347 *Post-medieval pit* NGR TQ 0928 8164

A watching brief between February and March 2007 by Pre-Construct Archaeology at Nos. 551-559 Uxbridge Road, Hayes, revealed a single post medieval pit of possible 18th century date. The pit was 1.59m long and at least 1m wide, but it was not fully exposed. It was at least 1.44m deep and contained a single fill with abraded sherds of 18th century pottery and clay pipe fragments. Situated about 895m to the northwest of the site.

8.17. ELO1410 *Post-medieval ploughsoil* NGR TQ 0969 8086

An evaluation was undertaken by MoLA in October 2003 at the Royal Oak Public House, Hayes. The work comprised the excavation of three trial trenches located to the north and west of the main building. The trenches revealed a post medieval plough soil, but no archaeological finds or features were recovered. Situated about 70m to the west of the site.

8.18. *Former Manor House Stables* NGR TQ 0981 8106

Grade II Listed (1080274) two-storey building with 16th century origins. Wide irregular building with central gable and high pitches hipped tiled roof. Some cambered arches to shuttered openings. Situated about 160m to the north of the site.

8.19. MLO85126 *213 Church Road* NGR TQ 0975 8091

Grade II Listed (1192942) mid-18th century two-storey brick building. Symmetrical façade with early 19th century door of six flat panels with rectangular fanlight, under a pedimented hood on brackets. The doorway is flanked by single windows with cambered arches on the ground- and three windows on the first floor. Tiled low-pitched roof. Situated about 20m to the northwest of the site.

8.20. MLO81972 *Botwell House* NGR TQ 0969 7993

A Grade II Listed (1358357) three-storeyed, early 19th century building, with incised stucco above the first floor cill and rusticated stone below. Below this rusticated, with rustications forming voussoirs to openings. Recessed sash windows with delicate glazing bars, those on first floor in segmental arched recesses. Half glazed mid-19th century double door with side panels framed with narrow reeded pilasters. Reeded head; and a patterned segmental fanlight above. Three windows on fairly large scale. Fairly low-pitched hipped slate roof with panelled wood eaves soffit. Situated about 970m to the south of the site.

8.21. MLO85081 *Whitehall* NGR TQ 0940 8061

Grade II Listed (1080257) double-span, 18th century three-storey house, and early 19th century two-storey east addition. The old part of the house has a hipped roof, while the extension has a low-pitched slate roof. Rendered walls. Recessed sash windows some with glazing bars, some with margin lights. A large, late 19th century tripartite window in ground floor of the newer part. Windows in older part in reeded wood surrounds. Altered doors. Late 19th century rear extensions. Situated about 455m to the southwest of the site.

8.22. MLO84938 *Hayes Town Hall* NGR TQ 0937 8113

Grade II Listed (1080105) mid- to late 19th century two-storey irregular building in a Jacobean style with Scottish baronial touches. North (entrance) front of four bays, the left a chimney bay. Stucco with tiled roofs. Varied skyline of plain and shaped gables with ball finials. Mullioned and transomed casements, some in projecting square or canted bays. Continuous hoodmoulds over first floor windows. Projecting porch with battlemented parapet. Similar long south-west front of L-shape, with round projecting turrets at outer angles. Situated about 450m to the northwest of the site.

9. PREVIOUS IMPACTS AND SURVIVAL

The site comprises the Fountain House Hotel building, a mid- and a late 20th century extension, as well as a car park and extensive paved area. The topography of the site and the neighbouring area suggests that it has not been the subject of landscaping or terracing. However,

groundworks associated with the buildings, in particular services and the modern block at the southern end of the site, would have impacted on any earlier archaeological remains.

The western and southern edge of the site have been paved over. Accordingly, there is some potential for previously unknown archaeological deposits to survive below modern deposits. The results of any Ground Investigation work would help to clarify the level of any potential ground disturbance and depth of made ground in the site.

Although all the extant buildings date to the early 20th century or later there is some potential for below ground features associated with the earlier building, shown on the 1866 Ordnance Survey Map, to survive, particularly in the less developed areas of the site. However, any such remains are likely to have been impacted by the development of the site and neighbouring area in the 20th century.

10. ARCHAEOLOGICAL POTENTIAL

With the exception of a potential palaeochannel at the former Hayes Football Ground, no archaeological find or features preceding the later medieval period have been recorded within the site or immediate surroundings of the study area. The scarcity of prehistoric and Romano-British remains suggests that any settlement or associated activity was located away from the site in these periods. At the same time the absence of early medieval material and the distance to the later medieval moated site opposite St Mary's church suggests that the proposed development is located on the southern edge of the historic focus of the settlement. The site is likely to have been developed from the 18th century with the construction of an earlier building focussed on the road. Given the absence of known remains and the level of 20th century development, there is considered to be a low potential for surviving prehistoric, Romano-British and early-medieval remains within the site, and a low to moderate potential for post-medieval remains associated with the earlier building.

Agricultural activity appears to have begun in and around the site in the medieval period and continued until the 18th century when the site was built on. Given the level of 20th century development across the site, the site is considered to have a low potential to contain surviving medieval and post-medieval deposits. Should such remains be present they are likely to relate to the former agricultural usage of the site and such remains would be of local significance.

11. POTENTIAL IMPACTS

The lack of evidence for any archaeological remains within the site itself does not necessarily imply a lack of activity in the past, merely a lack of investigation or recording. However, as discussed in Section 10 the potential for archaeological survival within the site is uncertain but probably low to moderate. Any unidentified archaeological remains within the site are likely to have been heavily impacted by previous 20th century development. The southern part of the site in the area of the proposed new basement block has the highest potential to contain surviving archaeological deposits.

The property is 'locally listed' by Hillingdon Council and although this designation is non statutory it carries with it a range of expectations on behalf of the Council as to the nature of development that is allowable and/or preferred. These apply specifically to the above-ground

structures, and they are pertinent to the nature, scale and appearance of the proposed build, but do not require any specific response with regard to the below-ground archaeological resource.

12. POTENTIAL FOR FURTHER WORK

This desk-based assessment has identified a low potential for prehistoric, Romano-British or medieval finds or features within the site. There is a low potential for the presence of medieval and early post-medieval agricultural remains. The site has been heavily disturbed by successive phases of 20th century development and is considered to have low potential to contain surviving archaeological remains.

Given the level of modern disturbance across the site and the low potential for surviving archaeological remains, it is considered unlikely that the Greater London Archaeological Advisory Service (GLAAS) would require further archaeological work.

13. CONCLUSION

No prehistoric, Romano-British or early-medieval finds or features have been recorded within the site or its environs. The area appears to have been in agricultural use from the medieval period until the 18th century when the site, located on the southern edge of the expanding settlement, was first built on.

The area appears to have been outside of the focus of the early settlement, and there is low potential for the presence of archaeological finds or features predating the post-medieval period. There is a low potential for the presence of minor agricultural remains of medieval and early post-medieval date, and a low to moderate potential for the existence of finds and features relating to the use of the 18th century building. The site has been heavily developed in the 20th century and it is likely that significant truncation of any archaeological remains has taken place.

Given the level of modern disturbance across the site and the low potential for surviving archaeological remains, it is considered unlikely that the Greater London Archaeology Advisory Service (GLAAS) would require further archaeological work within the site.

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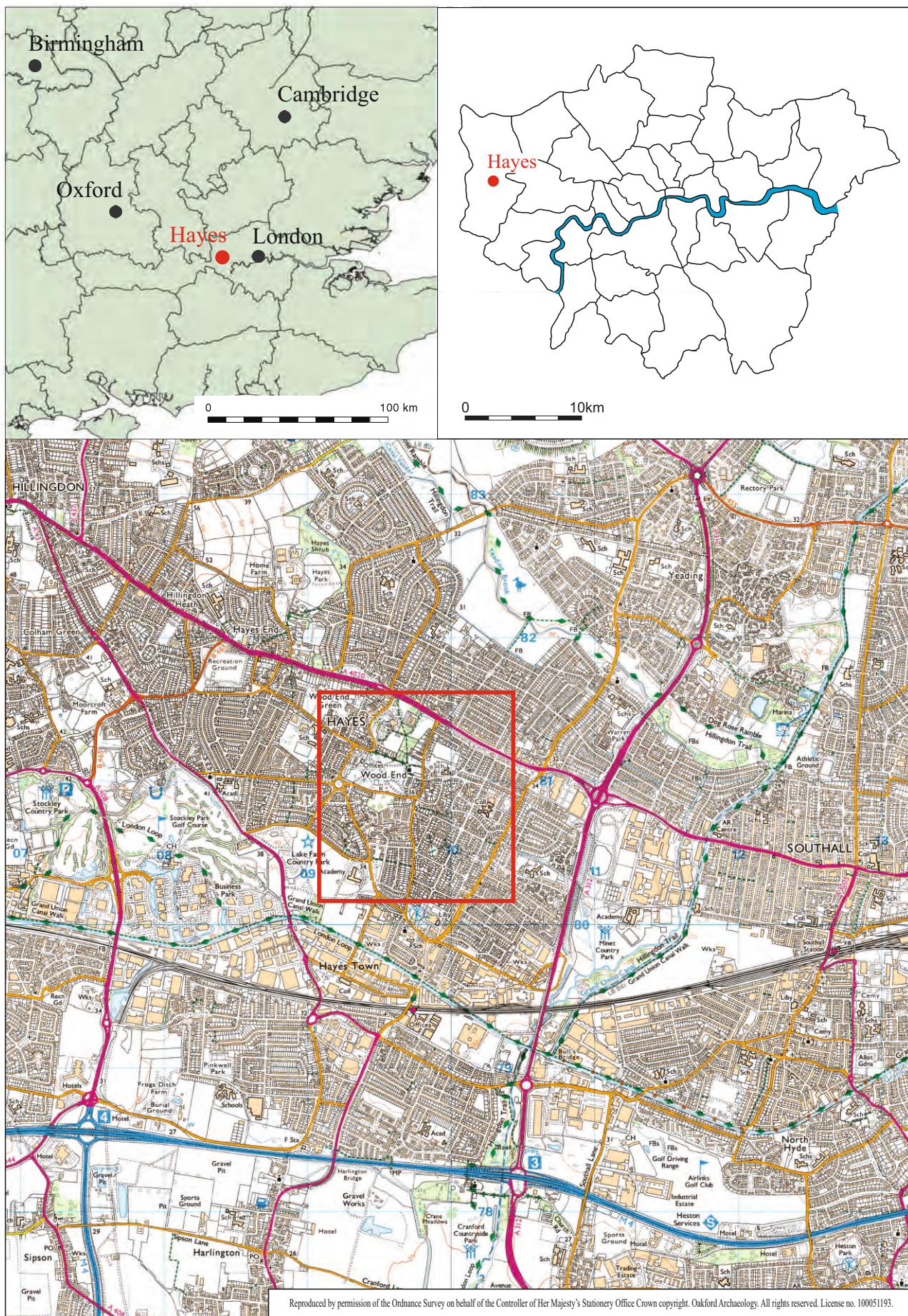


Fig. 1 Location of site.

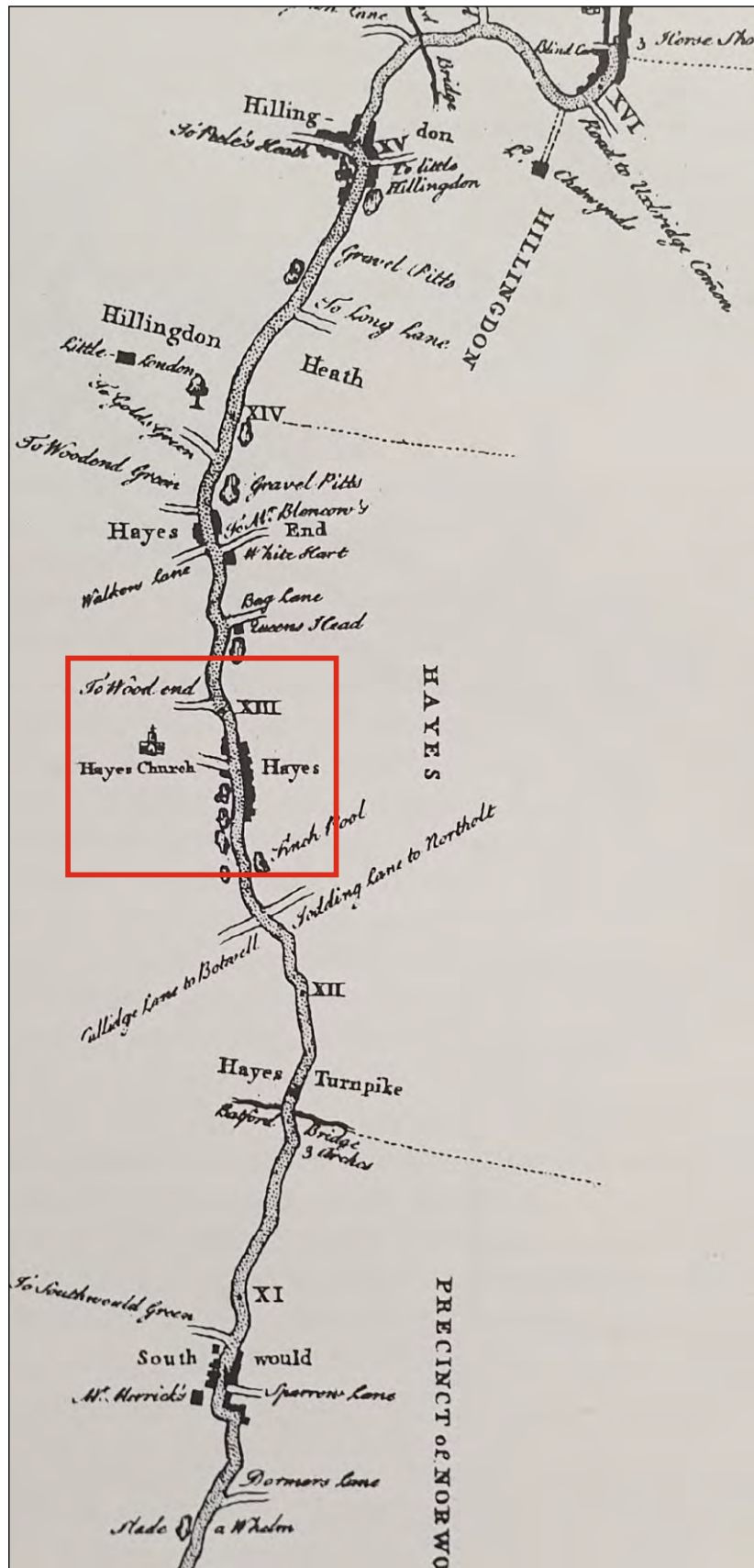


Fig. 2 Detail from the c.1714 Turnpike Act Map showing the Hanwell to Uxbridge section of the London to Oxford route.

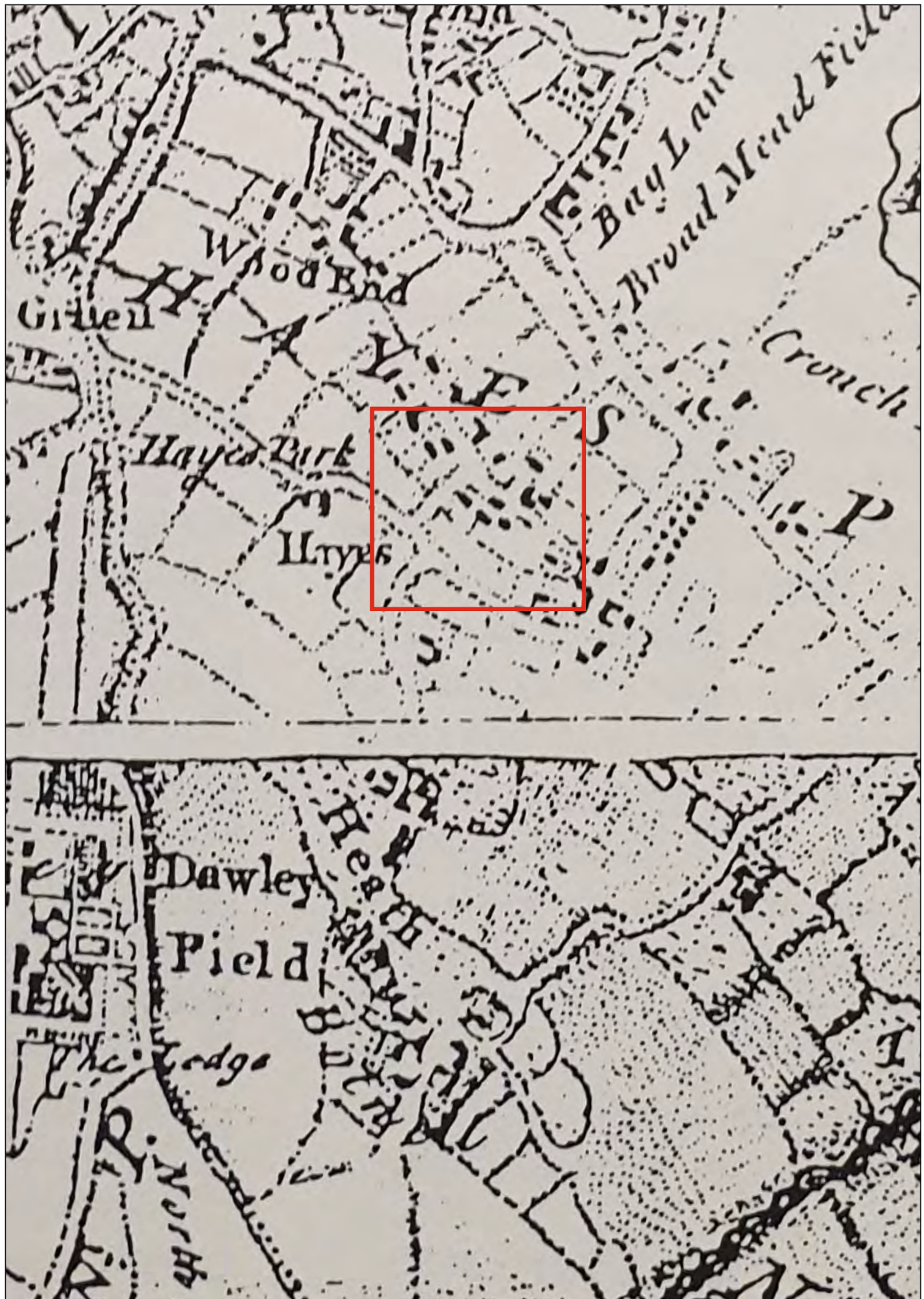


Fig. 3 Detail from John Rocque's 1754 Map of Middlesex.

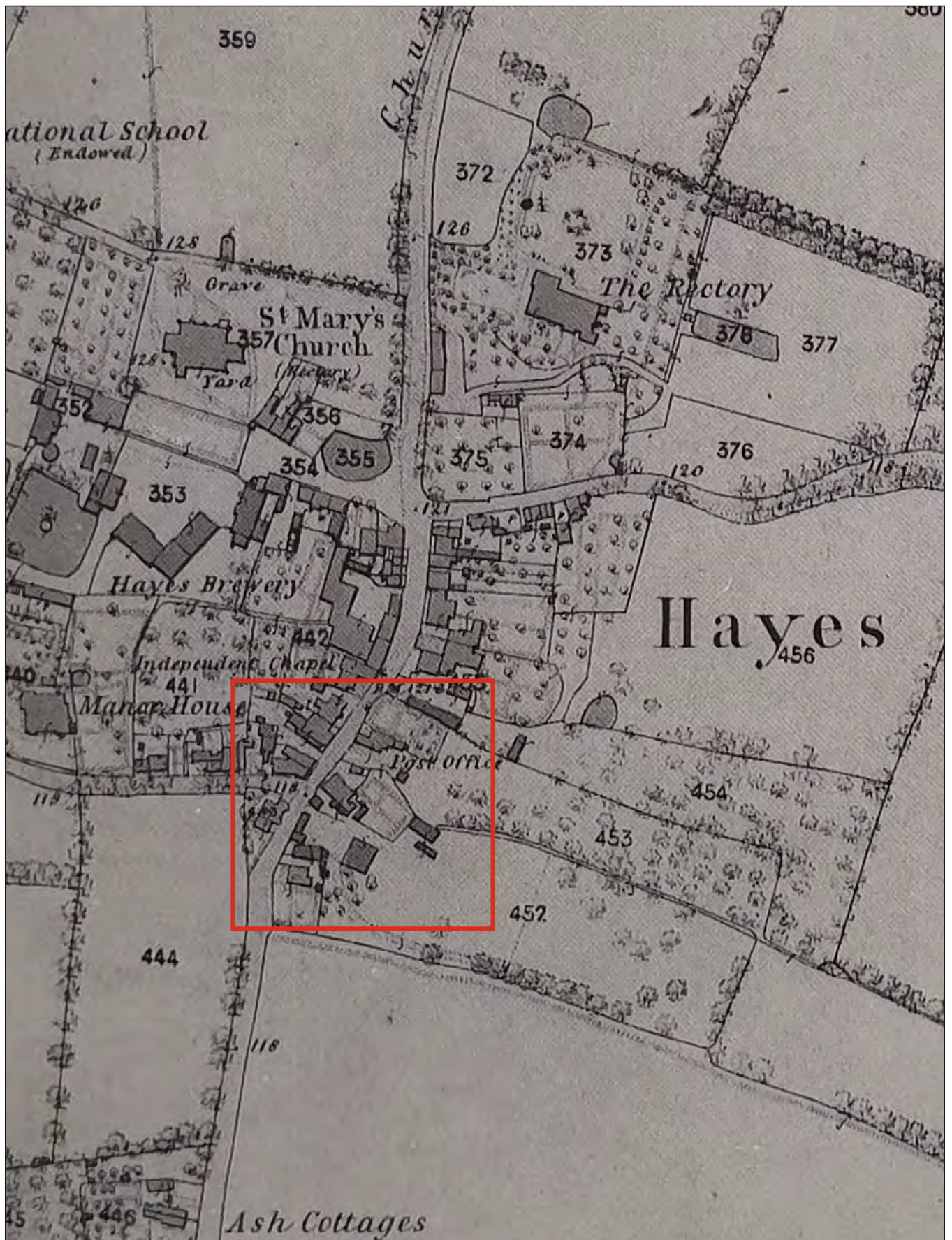


Fig. 4 Detail from the 1866 Ordnance Survey Middlesex Map Sheet XV.9.



Fig. 5 The Hawthorns (background) from Freeman's Lane with rows of 18th century cottages on the north side of the lane.



Fig. 6 The Hawthorns (left) and The Briars (right) in c.1912.



Fig. 7 Detail from the 1912 Ordnance Survey Middlesex Map Sheet XV.9.



Fig. 8 Detail from the 1935 Ordnance Survey Middlesex Map Sheet XV.9.



Fig. 9 Detail from the 1940 Ordnance Survey Middlesex Map Sheet XV.9.

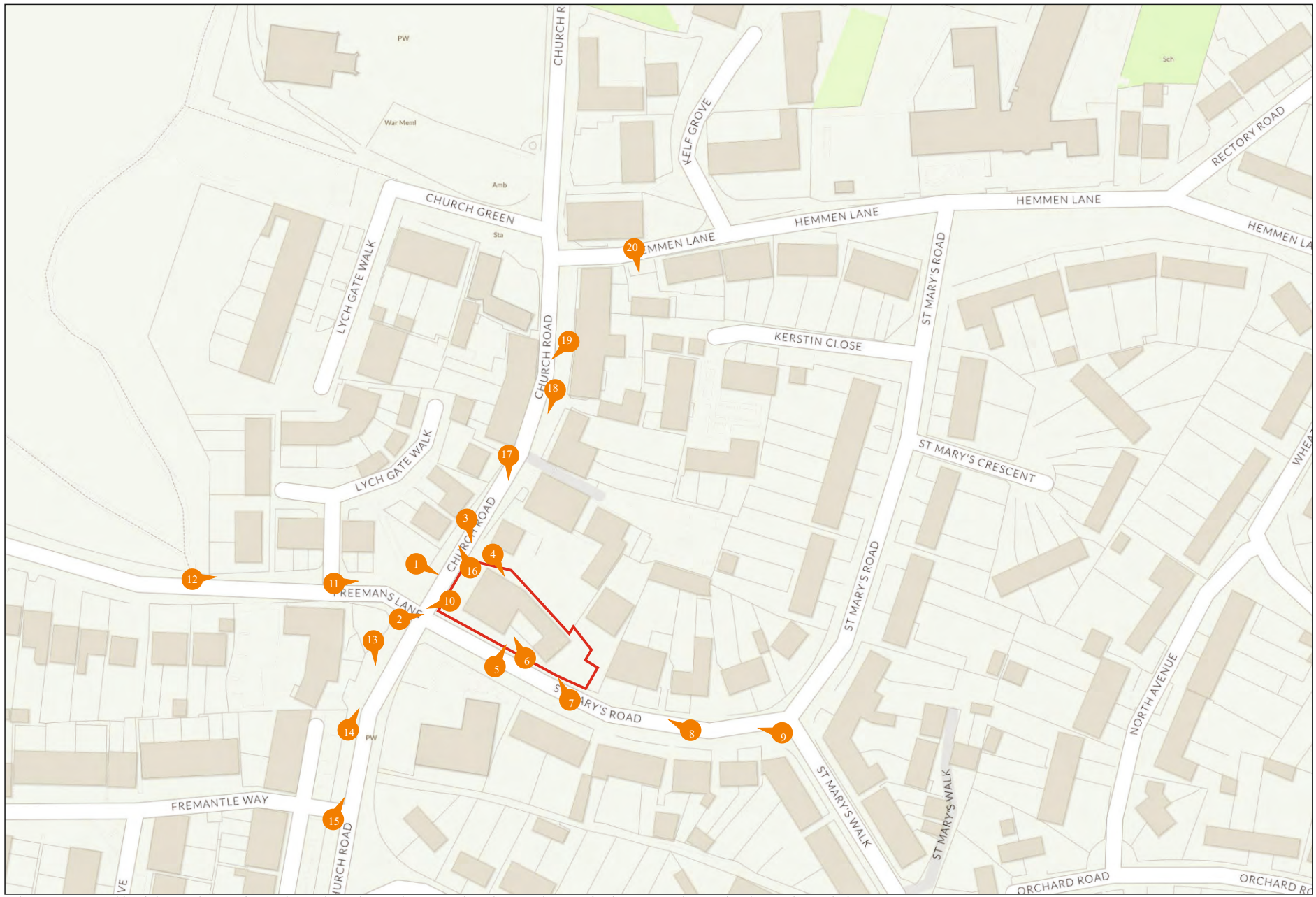


Fig. 10 Detailed location plan showing location and orientation of photos taken during site visit.

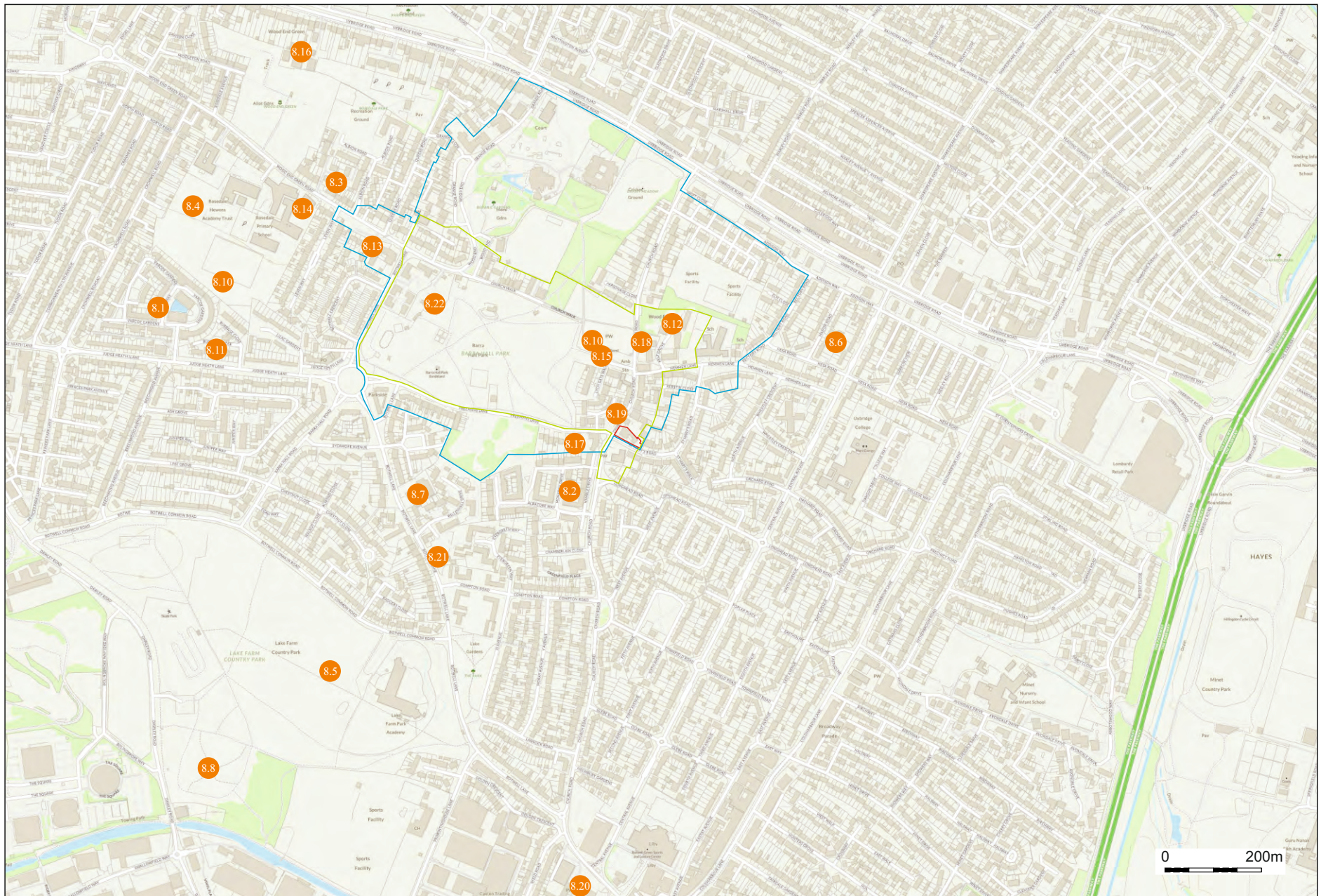


Fig. 11 Sites of archaeological and historical interest (numbered), the existing conservation area (light blue) and the Archaeological Priority Area (green).



Pl. 1 General view of the Fountain House Hotel (left) fronting onto Church Road showing the projecting double gable with its varied fenestration and the small timber and brick entrance porch at the angle of the projecting gable and main block. Looking southeast.

Pl. 2 General view of the Fountain House Hotel (below) showing the rendered south gable with its regular fenestration and missing chimney stack. Visible in the left background are the historic properties extending on the east side of Church Road from the historic centre of Hayes Village. Looking northeast.





Pl. 3 General view of the Fountain House Hotel showing the yellow brick main block with its regular fenestration and projecting red brick chimney stack. Visible in the foreground is the former entrance porch with its modern lean-to extension. Looking southeast.



Pl. 4 Close-up of the northern main block showing the red brick facade and yellow brick north gable elevation with red brick projecting chimney stack. Looking southeast.



Pl. 5 General view of the southern wing and rear extensions (top) from St Mary's Road showing the varied 19th and 20th century fenestration. Looking north.



Pl. 6 Close-up of the rear wings (left) and courtyard showing the modern infill between the wings. Looking northwest.



Pl. 7 General view of the Fountain House Hotel and the modern rear block from St Mary's Road. Looking northwest.



Pl. 8 General view of the Fountain House Hotel and the modern rear block from St Mary's Road. Looking west.



Pl. 9 General view of the proposed site (left) from St Mary's Road junction with St Mary's Walk. Looking west.

Pl. 10 General view of Freemans Lane (below) with the modern development on the east side of Church Road on the site of the former Royal Oak Public House and Hayes Football Ground. Looking southwest.





Pl. 11 General view of the Fountain House Hotel from Freemans Lane. Looking east.



Pl. 12 General view of the Fountain House Hotel from Freemans Lane showing the modern development on the site of the former Royal Oak Public House (right) and post-war developments (left). Looking east.



Pl. 13 General view of Church Road to the south of the Fountain House Hotel showing the modern development on the site of the former Hayes Football Ground (right) and the post-war Hayes Town Chapel (left). Looking south.



Pl. 14 General view of the Fountain House Hotel from the modern development on the site of the former Royal Oak Public House, showing views filtered by existing mature trees. Looking northeast.



Pl. 15 General view of the Fountain House Hotel from the modern development on the site of the former Hayes Football Ground, showing views filtered by existing mature trees and the post-war Hayes Town Chapel. Looking northeast.



Pl. 16 General view of the Grade II Listed No. 213 Church Road (right) opposite the Fountain House Hotel. Looking northwest.



Pl. 17 General view of the Fountain House Hotel from the corner of No. 225 Church Road showing views largely obscured by No. 220 Church Road. Looking south.



Pl. 18 General view of the Fountain House Hotel from the corner of Wistowe House showing views completely obscured by No. 220 Church Road. Looking south.



Pl. 19 General view of Nos. 221-233 Church Road (left) showing the relatively sympathetic modern development at Nos. 235-7 (centre) with regards to form, design and scale. Looking southwest.



Pl. 20 General view of the modern development at Nos. 1-4 Butchers Mews. These buildings share a consistency with the neighbouring early 20th century properties with regards to form, design and scale. Looking south.

