

Land at Paddington Packet Boat, High Road, Cowley
Archaeological Desk-Based Assessment
February 2024

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Report

Archaeological Desk-Based Assessment

Site

Land at Paddington Packet Boat, High Road, Cowley

Client

Ground Construction Limited

Date

February 2024

Planning Authority

London Borough of Hillingdon

Grid Reference

NGR 505527 181290

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Report Status

Final

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land at Paddington Packet Boat, High Road, Cowley (hereinafter referred to as the “study site”). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the study site.

Built heritage is assessed in a separate report.

A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all archaeological periods.

A historic map regression exercise has identified that the east of the study site has been occupied by the Paddington Packet Boat Public House since the late 18th century and the remainder of the site has previously housed buildings at points throughout the post medieval period. The present appearance of the study site indicates that the remainder of the site to the west and south of the public house is now a carpark.

These previous building phases and the carpark will have had below ground impacts on any earlier deposits that may have been present. Therefore, archaeology is unlikely to be a design constraint to the proposed development and it is anticipated that no further works will be required to inform the planning application.

1.0 Introduction

- 1.1** This archaeological desk-based assessment considers land at Paddington Packet Boat, High Road, Cowley (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Ground Construction Limited. The site (hereinafter referred to as the “study site”) is located at grid reference NGR 505527 181290. It has been prepared to support a planning application for redevelopment of the study site for student accommodation.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.3** The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4** The study area used in this assessment is a 750m radius from the centre of the study site.

Location, Topography and Geology

- 1.5** The site is located on the southern corner at the junction between Packet Boat Lane and High Road in Cowley/Yiewsley. The site comprises the Paddington Packet Boat Public House, a two storey property that dates back to 1826. The pub and its beer garden / amenity space occupy the east side of the site fronting onto the High Road. A car park, to the rear, occupies the western half of the site. To the southeast of the site are residential properties (Linden Terrace) and to the southwest is Packet Boat House a former office that has been converted to residential dwellings (Figure 4).
- 1.6** The nearest watercourse is the Grand Union Canal c. 140m to the west of the study site. The River Pinn is c. 415m to the south and Frays River lies c. 450m to the west.

1.7 The solid geology of the study site comprises 'London Clay Formation – Clay, Silt and Sand (BGS, 2021). The superficial geology recorded for the study site is 'Langley Silt Member – Clay and Silt' (BGS, 2021).

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment are to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2019) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do

so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact."

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe maps and apportionments held online;
- Examination of material currently held in the Greater London Historic Environment Record (GLHER), including Historic Landscape Characterisation , for the study site and for a 750m search area; and
- Consultation of the National Heritage List for England.

2.7 The report will also include a consideration of online aerial photography for the study site. The urban nature of the study site indicates that analysis of Lidar data is unlikely to augment the historic information already available for the study site.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.4 Paragraph 200 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5 Paragraph 209 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.6 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.7 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are

the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 3.8** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.9** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.10** *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 3.11** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

“Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”

Regional Planning Policy

- 3.12** The New London Plan was published in March 2021. Section D of Policy HC1 Heritage conservation and growth is relevant and states:

Policy HC1 Heritage conservation and growth (Section D)

Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Local Planning Policy

- 3.13** The study site is located in the planning area for the London Borough of Hillingdon.
- 3.14** The London Borough of Hillingdon Development Plan Comprises:
- The Local Plan: Part 1 – Strategic Policies (2012)
 - The Local Plan: Part 2 – Development Management Policies (2020)
 - The Local Plan: Part 2 – Site Allocations and Designations (2020)
 - The West London Waste Plan (2015)

3.15 The following policy is relevant to this assessment:

Policy HE1: Heritage

The Council will:

1. *Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:*
 - *Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;*
 - *Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;*
 - *Registered Parks and Gardens and historic landscapes, both natural and designed;*
 - *Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and*
 - *Archaeologically significant areas, including Archaeological Priority Zones and Areas.*
2. *Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.*
3. *Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.*
4. *Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.*

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.16** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;

- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

- 4.1** The heritage assets under consideration have been identified by means of a review of the following resources:
- Greater London Historic Environment Record (GLHER) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive (online);
 - Pastscape;
 - Google Earth and Bing aerial imagery;
 - Local studies and record office research (online); and
 - Review of historic mapping.
- 4.2** This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Archaeological Priority Areas

- 4.3** The study site is located within the Colne Valley Archaeological Priority Area (APA) (DLO36183). The APA contains Prehistoric findspots alongside settlement and funerary activity from the Palaeolithic through to the Bronze Age. Prehistoric activity is focussed around Three Ways Wharf c. 3.5km to the north of the study site at Uxbridge. The APA description notes that there is limited evidence of Iron Age, Roman and early medieval activity. The medieval period saw the establishment of manors within the APA and the majority of the land was used for agriculture, the expansion of urban development into the post medieval period saw the area increasingly developed for industrial, mineral extraction and residential use.
- 4.4** The Cowley APA (DLO36179) is located c. 415m to the east of the study site and is partially located within the 750m study area. The APA description notes that there is limited known archaeological evidence within the Cowley APA, however it is believed that a possible Roman occupation site may have been located close to St Lawrence Church. The APA description also notes that there is potential for archaeological remains relating to the early settlement at Cowley to be present.

Previous archaeological investigations

- 4.5** There have been a total of 12 previous archaeological investigations within the 750m study area; there have been no previous archaeological investigations within the study site. These investigations include desk based studies, geoarchaeological deposit modelling, evaluation and watching briefs and are listed in full at Appendix A and illustrated at Figure 3.

- 4.6 An evaluation was completed by Archaeology South East in 2017 c. 120m to the west of the study site at Packet Boat Lane (ELO21208). The evaluation comprised eight trenches which were found to contain natural gravels overlain by silts and deposits of alluvial clay. A possible undated channel was recorded however no other archaeological features were identified.
- 4.7 The remaining archaeological interventions range from 250m to 750m from the study site, none of which recorded archaeological features.
- 4.8 In summary, there has been limited archaeological investigation within the 750m study area. Evaluation has identified gravels, silts and alluvial deposits which have the potential to contain early Prehistoric material.

Prehistoric

- 4.9 The study site is located within the Colne Valley Archaeological Priority Area (APA) (DLO36183). The APA is noted as significant due to the potential for Prehistoric remains within this area. There are no recorded Prehistoric finds or features within the study site.
- 4.10 A Mesolithic blade was found during an evaluation c. 615m to the south of the study site (MLO98397). The blade was recovered from the interface with the natural gravels and alluvium, suggesting that it may have been 'washed in' to this location.
- 4.11 A group of unstratified Prehistoric finds is recorded c. 380m to the south of the study site (MLO71185). The finds include burnt flints, a bone fragment and pottery all of which were recovered from an alluvial deposit.
- 4.12 An antiquarian excavation in 1989 c. 200m to the southwest of the study site recorded a possible Bronze Age linear ditch and a probable former water channel (051145/00/00, 051146/00/00).
- 4.13 In summary, the study site is located within the Colne Valley APA which is noted for its potential to contain Prehistoric remains, however there are no recorded Prehistoric finds or features within the study site and an evaluation 120m to the west confirmed a low potential for organic material.
- 4.14 Therefore, the study site is identified as having a low potential contain Prehistoric organic material, finds and features.

Roman

- 4.15 There are no recorded Roman finds or features within the study site or the 750m study area. The Cowley APA (DLO36179) is located c. 415m to the east of the study site is thought to contain the possible remains of Roman occupation, although this has not been archaeologically tested.
- 4.16 Given the limited evidence of Roman activity within the 750m study area, the study site is considered to have a low potential to contain Roman finds and features.

Saxon and early Medieval

- 4.17** At the time of the Domesday Book, Cowley, in the hundred of Elthorne, was the property of Westminster Abbey (DB Phillimore reference: Middlesex 4,10). This land later became known as Cowley Peachey Manor. The abbey leased their land to Hugh of Colham in the mid-12th century, and it remained with his descendants until it was granted away to his servant in 1177-86.
- 4.18** There is limited archaeological evidence of Saxon and early medieval activity within the 750m study area. Therefore, the study site is considered to have a low potential to contain Saxon and early medieval finds and features.

Medieval

- 4.19** Cowley Peachey Manor was split in the 13th century, passing through various families. Several hides were owned by Bartholomew Peachey by 1250. He received a grant of free warren there in 1252 and gave his name to the Manor of Cowley Peachey.
- 4.20** The Manor remained with the Peachey family until 1357, when it was seized by the Crown following a probate dispute and given to Hugh Seagrave. From the 14th to 17th centuries, the manor descended through various inheritances and marriages, never remaining with one family for more than a few generations.
- 4.21** The ownership of the land was often the same as the nearby manors of Cowley Hall and Hayes Park Hall (Bolton et. Al, 1971, pp. 69-75). The Manor retained its connection with Westminster Abbey until the Dissolution; its final rights to the land were handed over to the Crown in 1546 (Reynolds, 1962, pp. 172-174).
- 4.22** The GLHER records the settlement at Cowley Peachy along the High Road, which lies to the immediate east of the study site (52942/00/00). The GLHER reference early mapping which shows a settlement of c. 10 houses which was known as 'Three House Holds' or 'Three Houses'.
- 4.23** The site of Yiewsley Mill (formerly Bury Mill) is recorded c. 685m to the north west of the study site (052975/00/00). The mill was powered by the River Colne and was used to grind flour.
- 4.24** There is cartographic evidence of small-scale medieval settlement to the east of the study site along the High Road however there is limited archaeological data available for the medieval period. The Colne Valley APA description notes that during the medieval period the majority of the land in this area was used for agriculture.
- 4.25** Therefore, the study site was likely located on the outskirts of the small settlement within the agricultural hinterland and is considered to have a low potential to contain finds and features from the medieval period.

Post Medieval

- 4.26** In 1796 the parishes of Hillingdon and Cowley were combined, and Cowley Field, comprising 331 acres in Hillingdon and Cowley parishes, was inclosed.

Small areas to the north and east of the original settlement were added to Cowley parish for administrative purposes (Reynolds, 'Cowley: Introduction').

- 4.27** In 1794 the Grand Junction Canal was opened to the west of Cowley, connecting Uxbridge with Brentford. The aqueduct (MLO73040) and toll houses were functional by 1795. An extension of the canal opened in 1801, connecting Cowley and Uxbridge with Paddington. A regular trade of Packet Boats began from Paddington Basin to the docks at Cowley Peachey. Packet Boat Lane reflects this period of Cowley's history.
- 4.28** There are no recorded post medieval finds or features within the study site recorded by the GLHER. The Paddington Packet Boat Public House is post medieval building located within the east of the study site which is locally listed. Built heritage is considered by a forthcoming built heritage assessment by Corrie Newell Historic Buildings Consultancy (CNHBC).
- 4.29** Evidence of post medieval wall foundations was recorded c. 670m to the south of the study site, the walls correlate with structures shown on mapping (MLO100449).
- 4.30** A WWII pillbox, part of a defensive line along the Grand Union Canal is located c. 460m to the south of the study site (MLO104588). A pillbox is also recorded c. 580m to the northwest (MLO105816).
- 4.31** Early maps by Speed in 1612 (Figure 5), Hole in 1637 (Figure 6) and Kitchin 1751 (Figure 7) show the general location of the study site to the west of Cowley.
- 4.32** The 1757 Rocque Map (Figure 8) is a more detailed map of the county showing buildings and field parcels. The study site is located at the southwest of a crossroads.
- 4.33** The 1811 Pre OS drawing (Figure 9) shows the study site at the south west of the crossroads containing a single building. This building is likely the Paddington Packet Boat. The area around the study site has developed and numerous buildings are marked along the roadsides.
- 4.34** The 1851 Tithe Map for Cowley (Figure 10) (Map: IR 30/21/11; Apportionment: IR 29/21/11) is relatively simple, as Cowley was a small rural parish with little development aside from the canals. The position of 'Little Britain', which is still extant, is shown as is Packet Boat Road. A single building can be seen within the study site on the corner of Packet Boat Road and the High Road, presumably the Paddington Packet Boat Public House. This specific Plot is not numbered, however all of the surrounding land, aside from the canal, was owned by William Edward Hilliard.
- 4.35** The 1885-1892 map (Figure 11) shows the study site occupied by the Packet Boat Inn at the east and a rectangular building at the north west. The remaining space within the study site is shown as garden/orchard.
- 4.36** The 1912 map (Figure 12) shows the Paddington Packet Boat at the east and a different alignment of buildings within the north west. Two rectangular buildings are present at the south west marked 'Smy' which is the abbreviation used to mark a smithy.

- 4.37** The 1972 map (Figure 13) shows the Paddington Packet Boat at the north east and a small structure to the south. The structures at the north and south west are no longer present. The 1992 map (Figure 14) shows the site largely unchanged from the 1972 map.
- 4.38** The 2021 map (Figure 1) shows the study site in its present form with the Paddington Packet Boat to the east of the study site. The study site is located within an area formed of both residential and commercial development.
- 4.39** Google Earth covers the study site for the period 1999-2021, during this time the study site is consistently formed of the Paddington Packet Boat to the east and a carpark. Undated imagery at Bing Aerial shows the study site in the same condition.
- 4.40** In summary, the 750m study area developed throughout the post medieval period from agricultural land to industrial and residential development associated with the settlement at Cowley and the Grand Junction Canal.
- 4.41** The historic map regression exercise has identified that the east of the study site has been occupied by the Paddington Packet Boat Public House since the late 18th century and the remainder of the site has previously housed buildings at points throughout the post medieval period. The present appearance of the study site indicates that the remainder of the site to the west and south of the public house is now a carpark.
- 4.42** These previous building works and the carpark will have had below ground impacts on any earlier deposits that may have been present.

Summary of Archaeological Potential and Assessment of Significance

- 4.43** A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all archaeological periods.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1** The site is located on the southern corner at the junction between Packet Boat Lane and High Road in Cowley/Yiewsley. The site comprises the Paddington Packet Boat Public House, a two storey property that dates back to 1826. The pub and its beer garden / amenity space occupy the east side of the site fronting onto the High Road. A car park, to the rear, occupies the western half of the site. To the southeast of the site are residential properties (Linden Terrace) and to the southwest is Packet Boat House a former office that has been converted to residential dwellings (Figure 4).

The Proposed Development

- 5.2** The study site is proposed for development as student accommodation with associated outdoor space. The Paddington Packet Boat Public House at the east of the study site is proposed for demolition.

Potential Archaeological Impacts and Mitigation Measures

- 5.3** A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all archaeological periods.
- 5.4** A historic map regression exercise has identified that the east of the study site has been occupied by the Paddington Packet Boat Public House since the late 18th century and the remainder of the site has previously housed buildings at points throughout the post medieval period. The present appearance of the study site indicates that the remainder of the site to the west and south of the public house is now a carpark.
- 5.5** These previous phases of building works and the carpark will have had below ground impacts on any earlier deposits that may have been present. Therefore, archaeology is unlikely to be a design constraint to the proposed development and it is anticipated that no further works will be required to inform the planning application.

6.0 Summary and Conclusions

- 6.1 This archaeological desk-based assessment considers land at Paddington Packet Boat, High Road, Cowley, which is proposed for development as student accommodation (Fig. 1).
- 6.2 Built heritage is assessed in a separate report.
- 6.3 A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all archaeological periods.
- 6.4 A historic map regression exercise has identified that the east of the study site has been occupied by the Paddington Packet Boat Public House since the late 18th century and the remainder of the site has previously housed buildings at points throughout the post medieval period. The present appearance of the study site indicates that the remainder of the site to the west and south of the public house is now a carpark.
- 6.5 These previous phases of building works and the carpark will have had below ground impacts on any earlier deposits that may have been present. Therefore, archaeology is unlikely to be a design constraint to the proposed development and it is anticipated that no further works will be required to inform the planning application.

Sources

General

British Library

The National Archives

Greater London Historic Environment Record

Cartographic

1612 Map by Speed

1647 Map by Hole

1751 Map by Kitchin

1757 Map by Rocque

1811 Pre-Ordnance Survey Drawing by Boyce

1851 Tithe Map

1885-1892 1:2,500 Ordnance Survey Map

1914 1:2,500 Ordnance Survey Map

1972 1:2,500 Ordnance Survey Map

1992 1:2,500 Ordnance Survey Map

Websites

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British History Online – <http://www.british-history.ac.uk/>

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<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 750m radius from the study site was adopted. The following gazetteer represents all of the entries from the Greater London Historic Environment Record.

Abbreviations:

GLHER:

Greater London Historic Environment Record

Pref Ref:

Greater London Historic Environment Record
monument identification reference number

Pref Ref	Name	Period
MLO98397	TROUT ROAD, WEST DRAYTON, HILLINGDON, UB7 {MESOLITHIC BLADE}	MESOLITHIC
MLO71185	HIGH ROAD [COWLEY RETAIL PARK] YIEWSLEY, HILLINGDON {PREHISTORIC FINDS}	PREHISTORIC
051145/00/00	PACKET BOAT LA	PREHISTORIC
051146/00/00	PACKET BOAT LA	LATE BRONZE AGE TO EARLY IRON AGE
052975/00/00	OLD MILL LA (W SIDE) COWLEY	MEDIEVAL TO POST MEDIEVAL
054644/00/00	HIGH ST	MEDIEVAL TO POST MEDIEVAL
052942/00/00	HIGH RD PACKET BOAT LA	MEDIEVAL TO POST MEDIEVAL
MLO85136	THE OLD COTTAGE	MEDIEVAL TO POST MEDIEVAL
MLO62719	HIGH STREET [GREAT MILLS SITE], YIEWLEY, HILLINGDON, UB7 {POST MEDIEVAL CENTURY WATER CHANNEL}	POST MEDIEVAL
MLO98320	OLD MILL LANE [OLD HILL HOUSE ESTATE], CROWLEY, UXBRIDGE {TWO POSSIBLE POST-MEDIEVAL GULLIES}	POST MEDIEVAL
052919/01/00	ST PETERS RD (OFF)	POST MEDIEVAL
052919/00/00	ST PETERS RD (OFF)	POST MEDIEVAL
MLO85265	WALL TO NORTH OF MAYGOOD'S FARMHOUSE GARDEN	POST MEDIEVAL
054436/00/00	COWLEY LA	POST MEDIEVAL
054437/00/00	PACKET BOAT LA SOUTH OF	POST MEDIEVAL

Pref Ref	Name	Period
054438/00/00	PACKET BOAT LA (BRITISH WATERWAYS SITE)	POST MEDIEVAL
MLO85305	BARNACRE	POST MEDIEVAL
MLO104479	HIGH STREET, COWLEY [COWLEY RECREATION GROUND], HILLINGDON, UB8 {FORMER PARKLAND OF COWLEY HALL}	GEORGIAN TO 21ST CENTURY
MLO100449	TROUT ROAD/HIGH STREET, YIEWSLEY, LONDON UB7 {POST MEDIEVAL BRICK WALLS}	POST MEDIEVAL TO MODERN
MLO73040	PACKET BOAT LANE, YIEWSLEY, HILLINGDON {19TH CENTURY AQUEDUCT}	POST MEDIEVAL TO MODERN
MLO73044	PACKET BOAT LANE, COWLEY PEACHEY, HILLINGDON {19TH CENTURY BRIDGE}	POST MEDIEVAL TO MODERN
MLO73045	BENBOW WAY, COWLEY, HILLINGDON {19TH CENTURY BRIDGE}	POST MEDIEVAL TO MODERN
MLO85140	MAYGOOD'S FARMHOUSE	POST MEDIEVAL TO MODERN
MLO85151	YIEWSLEY GRANGE	POST MEDIEVAL TO MODERN
210244/01/00	BARN AT PHILPOTTS YARD, HIGH STREET	TUDOR TO STUART
MLO104588	GRAND UNION CANAL (SLOUGH ARM/FRAY'S RIVER), HILLINGDON {WW2 PILLBOX}	WORLD WAR TWO TO MODERN
MLO105816	IN FRONT GARDEN OF NO.28, BENBOW WAYE, COWLEY, NR. UXBRIDGE.	WORLD WAR TWO TO MODERN

GAZETTEER OF ARCHAEOLOGICAL EVENTS

The following gazetteer represents all events recorded by the GLHER within the 750m study area.

Abbreviations:

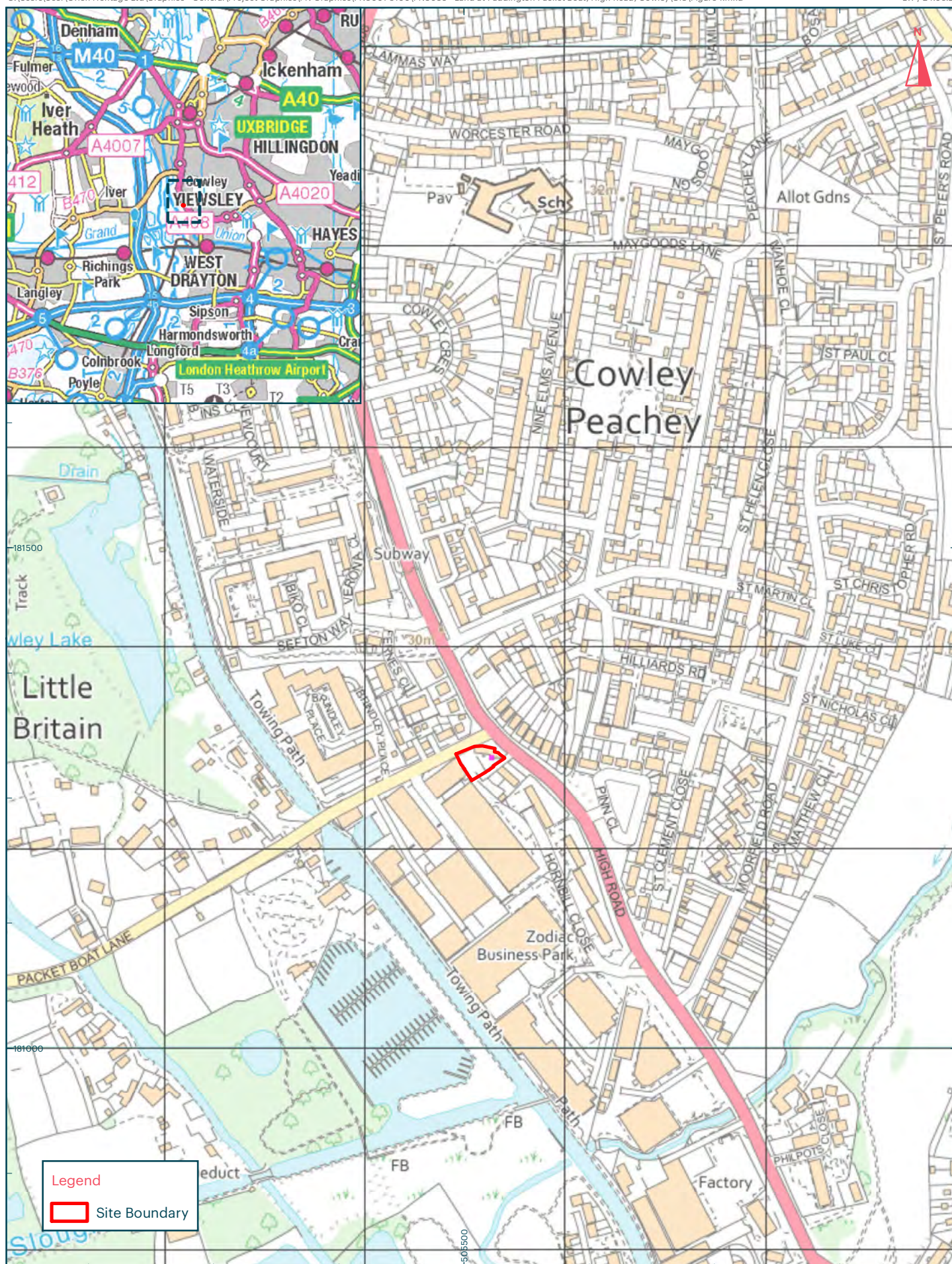
GLHER:

Greater London Historic Environment Record

Event Number:

Greater London Historic Environment Record event identification reference number

Event Reference	Name
ELO21222	HIGH STREET [LAND AT] YIEWSLEY, LONDON BOROUGH OF HILLINGDON: DESK-BASED GEOARCHAEOLOGICAL DEPOSIT MODEL REPORT
ELO3663	HIGH ROAD, [COWLEY RETAIL PARK], YIEWSLEY, HILLINGDON: EVALUATION
ELO12034	TROUT ROAD/HIGH STREET, YIEWSLEY, HILLINGDON, UB7: AN ARCHAEOLOGICAL WATCHING BRIEF
ELO12035	TROUT ROAD, YIEWSLEY, HILLINGDON: ARCHAEOLOGICAL WATCHING BRIEF
ELO6796	CHANNY CLOSE, YIEWSLEY, HILLINGDON: DESK BASED ASSESSMENT
ELO6804	OLD MILL LANE, [OLD MILL HOUSE ESTATE], COWLEY, UXBRIDGE: EVALUATION
ELO3678	GREAT MILLS SITE, HIGH STREET YIEWSLEY, HILLINGDON, UB7: WATCHING BRIEF
ELO5250	HIGH ROAD [COWLEY RETAIL PARK], YIEWSLEY, HILLINGDON: WATCHING BRIEF
ELO20665	HIGH STREET (NO. 217) YIEWSLEY GREATER LONDON: ARCHAEOLOGICAL DESK-BASED ASSESSMENT
ELO7181	TROUT ROAD, WEST DRAYTON, HILLINGDON, UB7: EVALUATION
ELO8610	TROUT ROAD/HIGH STREET, YIEWSLEY, LONDON UB7: ARCHAEOLOGICAL EVALUATION
ELO21208	PACKET BOAT LANE [UNION PARK] UXBRIDGE GREATER LONDON UB8: EVALUATION



Title:
Figure 1: Site Location

Address:
Land at Paddington Packet Boat, High Road, Cowley

Scale at A4: 1:5,000

0 150m

orion.



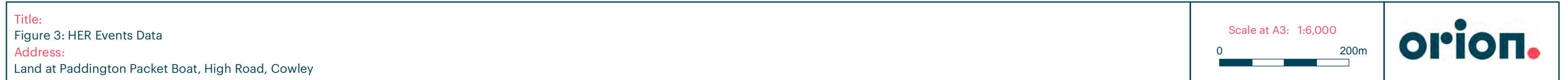
Title:
Figure 2: HER Monuments

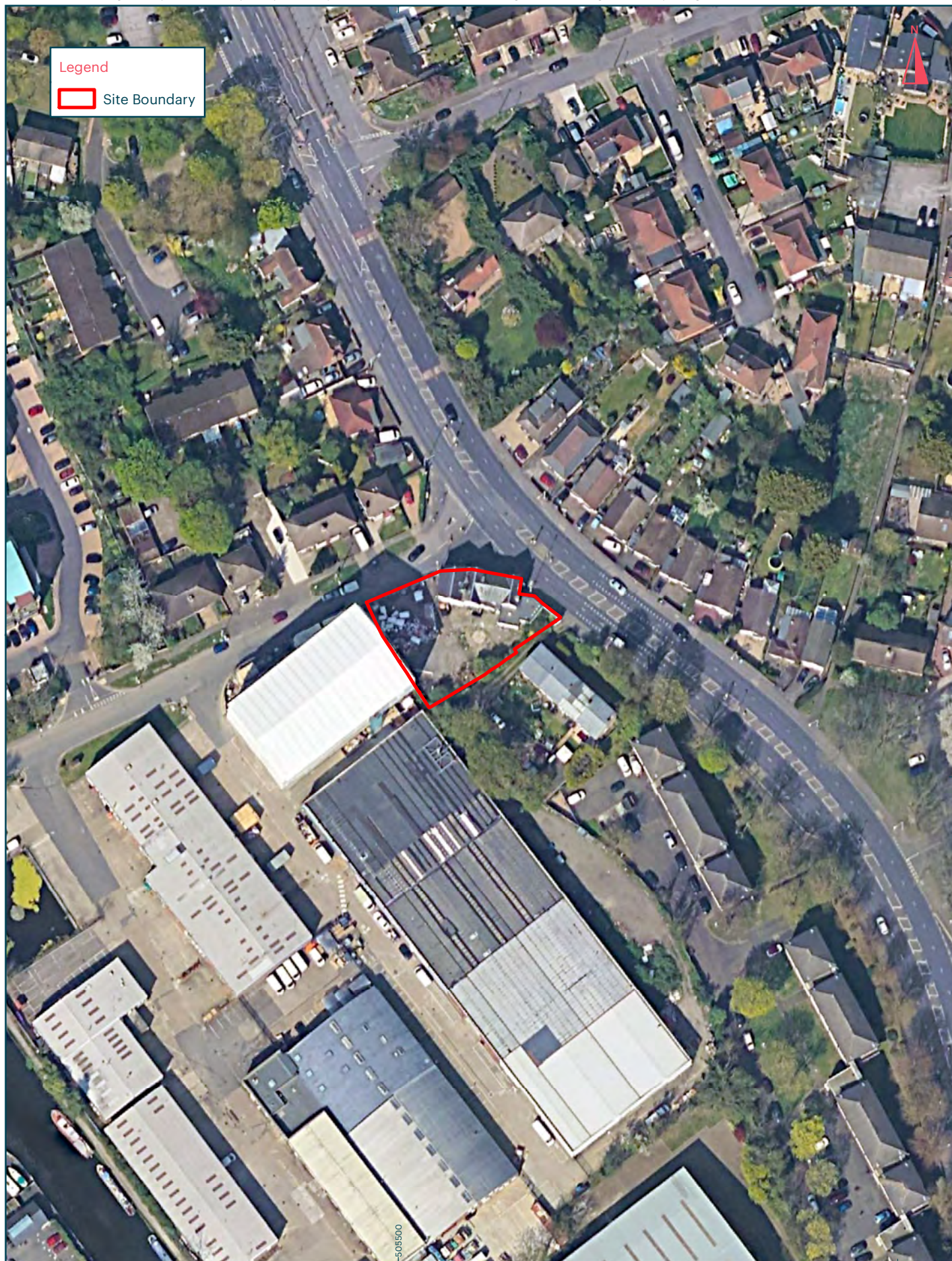
Address:
Land at Paddington Packet Boat, High Road, Cowley

Scale at A3: 1:6,000

0 200m







Title:
Figure 4: 2020 Google Earth
Address:
Land at Paddington Packet Boat, High Road, Cowley

Scale at A4: 1:1,250





Title:

Figure 5: 1612 Map by Speed

Address:

Land at Paddington Packet Boat, High Road, Cowley

Not to Scale:

Illustrative Only



Title:

Figure 6: 1647 Map by Hole

Address:

Land at Paddington Packet Boat, High Road, Cowley

Not to Scale:

Illustrative Only

orion.

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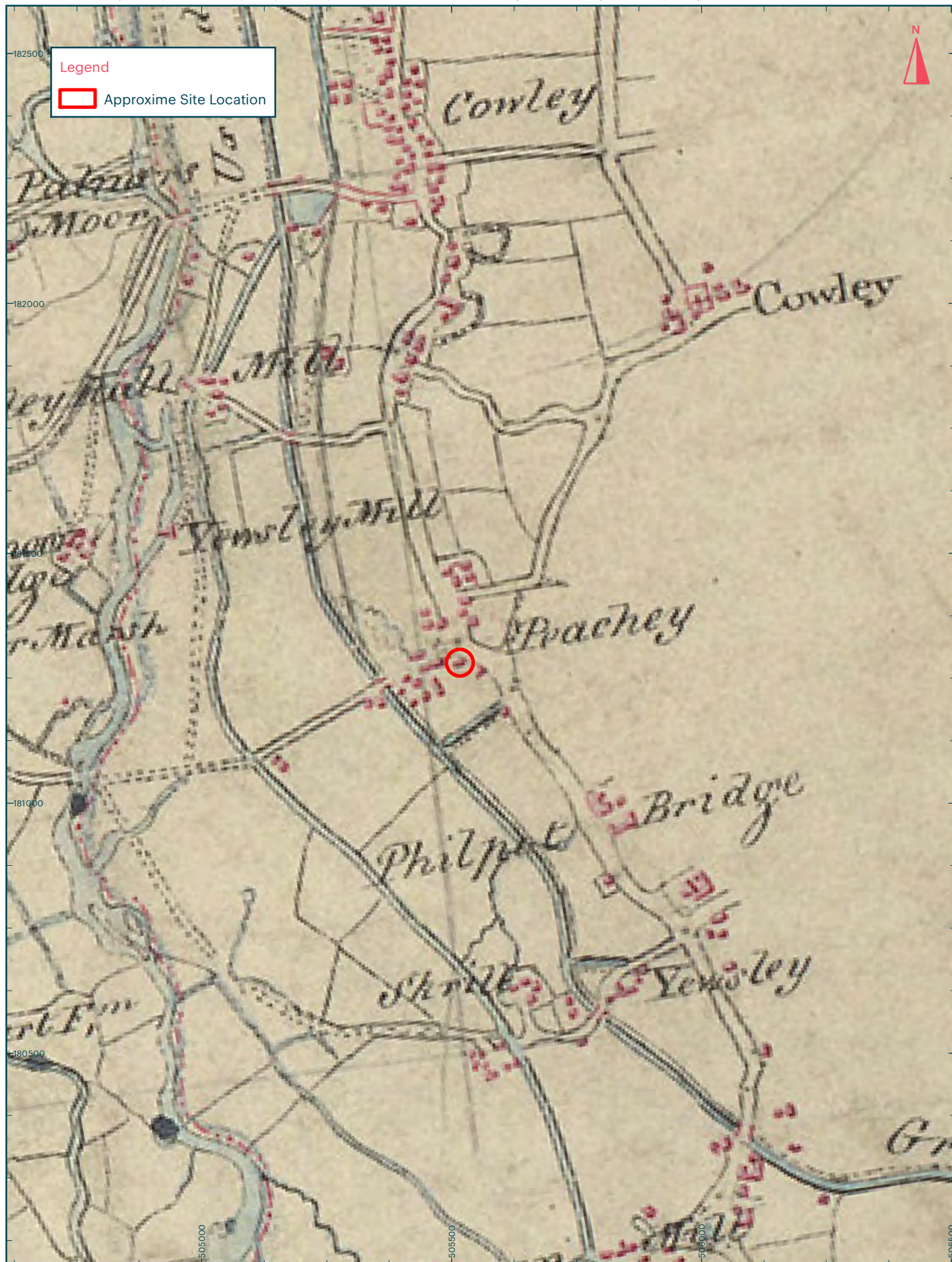
Licence No: 100056706. Data contained in this material was obtained on 24.06.21



<p>Title: Figure 7: 1751 Map by Kitchin</p> <p>Address: Land at Paddington Packet Boat, High Road, Cowley</p>	<p>Scale at A4: 1:50,000</p> <p>0 1,500m</p>	
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<p>Title: Figure 8: 1757 Map by Rocque</p> <p>Address: Land at Paddington Packet Boat, High Road, Cowley</p>	<p>Scale at A4: 1:15,000</p> <p>0 500m</p>	
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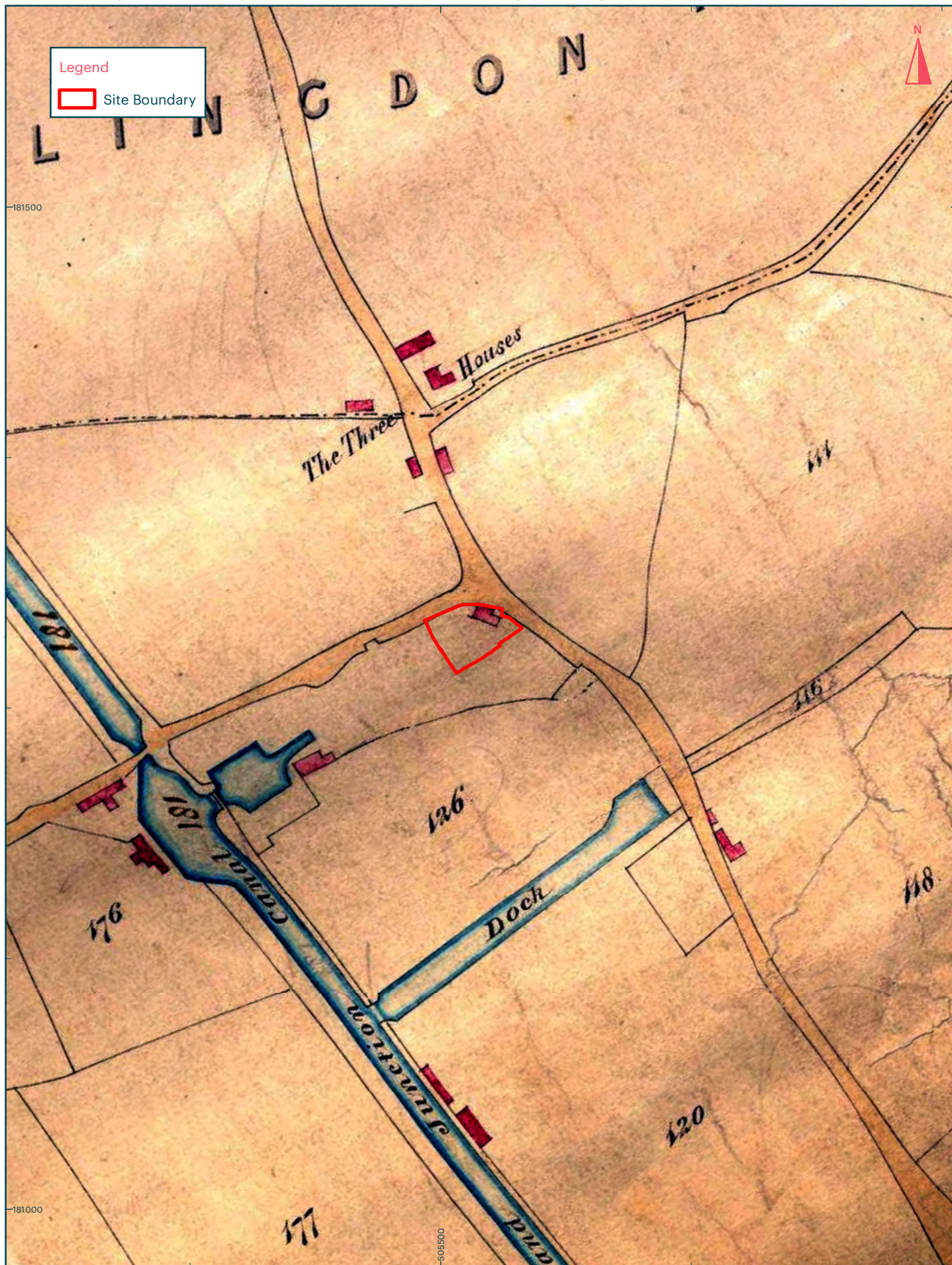


Title:
Figure 9: 1811 Pre-Ordnance Survey Drawing by Boyce
Address:
Land at Paddington Packet Boat, High Road, Cowley

Scale at A4: 1:10,000



orion.



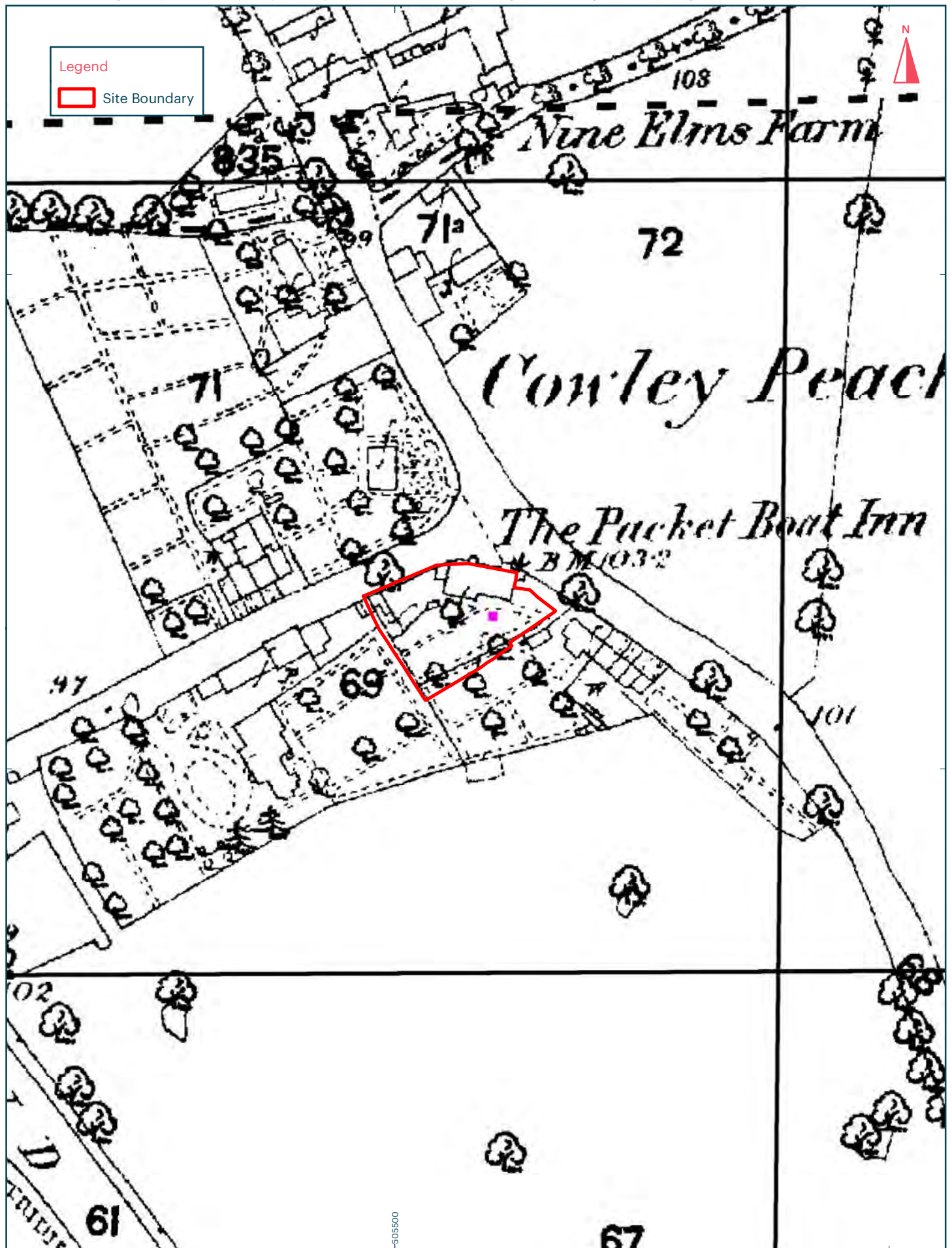
Title:
Figure 10: 1851 Tithe Map

Address:
Land at Paddington Packet Boat, High Road, Cowley

Scale at A4: 1:2,500



orion.



Title:
Figure 11: 1885-1892 1:2,500 Ordnance Survey Map
Address:
Land at Paddington Packet Boat, High Road, Cowley

Scale at A4: 1:1,250
0 50m

orion.

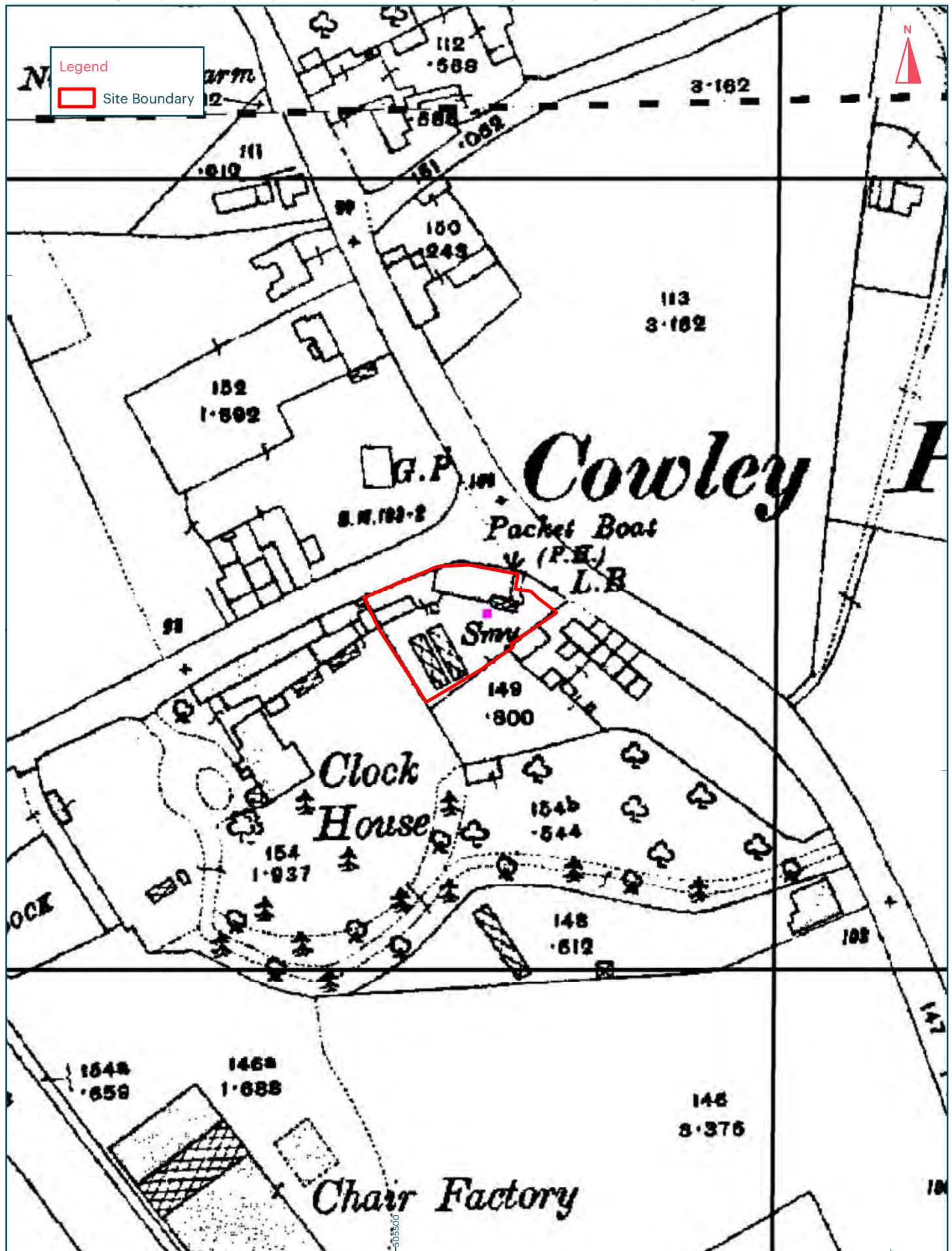
**Title:**

Figure 12: 1914 1:2,500 Ordnance Survey Map

Address:

Land at Paddington Packet Boat, High Road, Cowley

Scale at A4: 1:1,250

0 50m

orion.

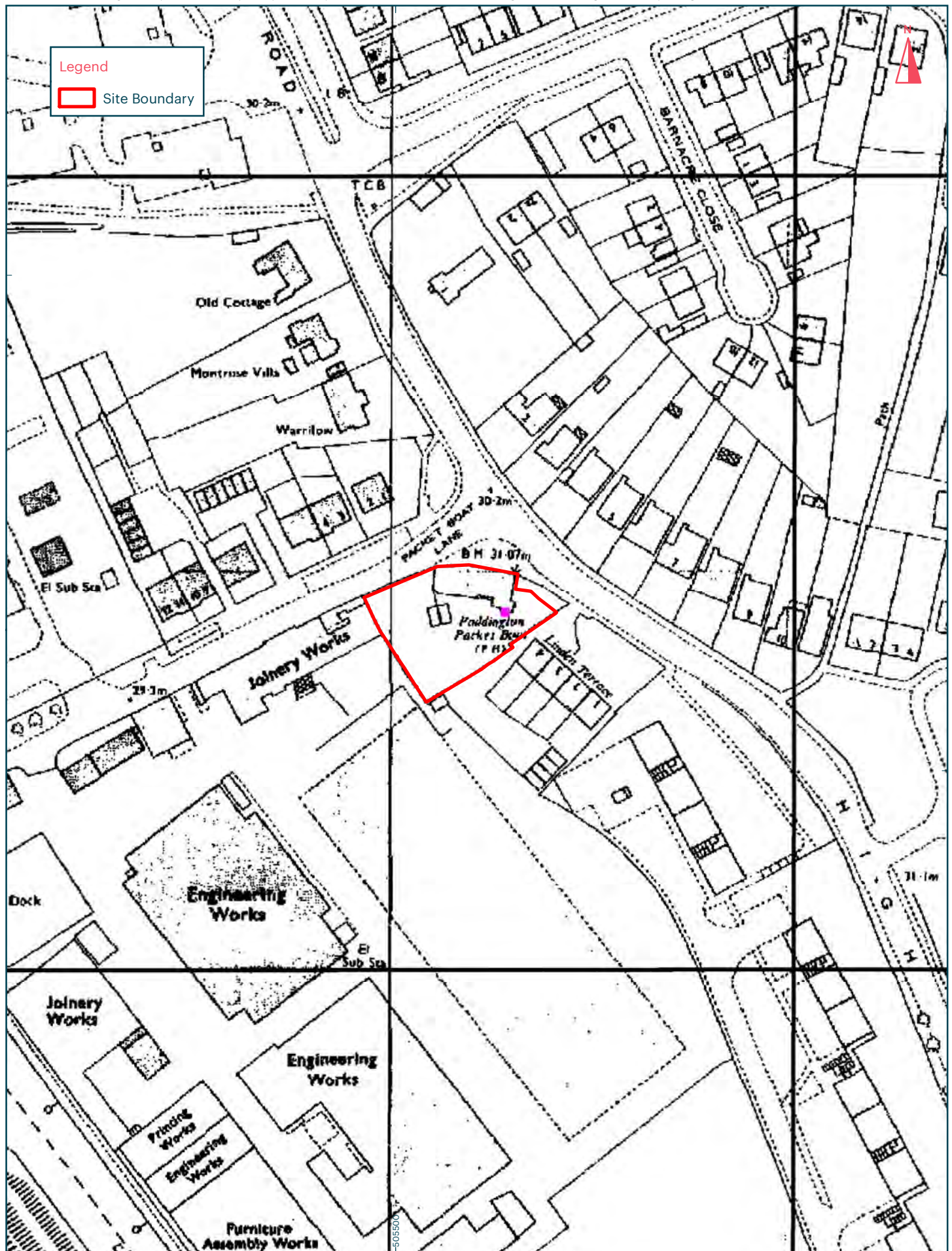
**Title:**

Figure 13: 1972 1:2,500 Ordnance Survey Map

Address:

Land at Paddington Packet Boat, High Road, Cowley

Scale at A4: 1:1,250

**orion.**

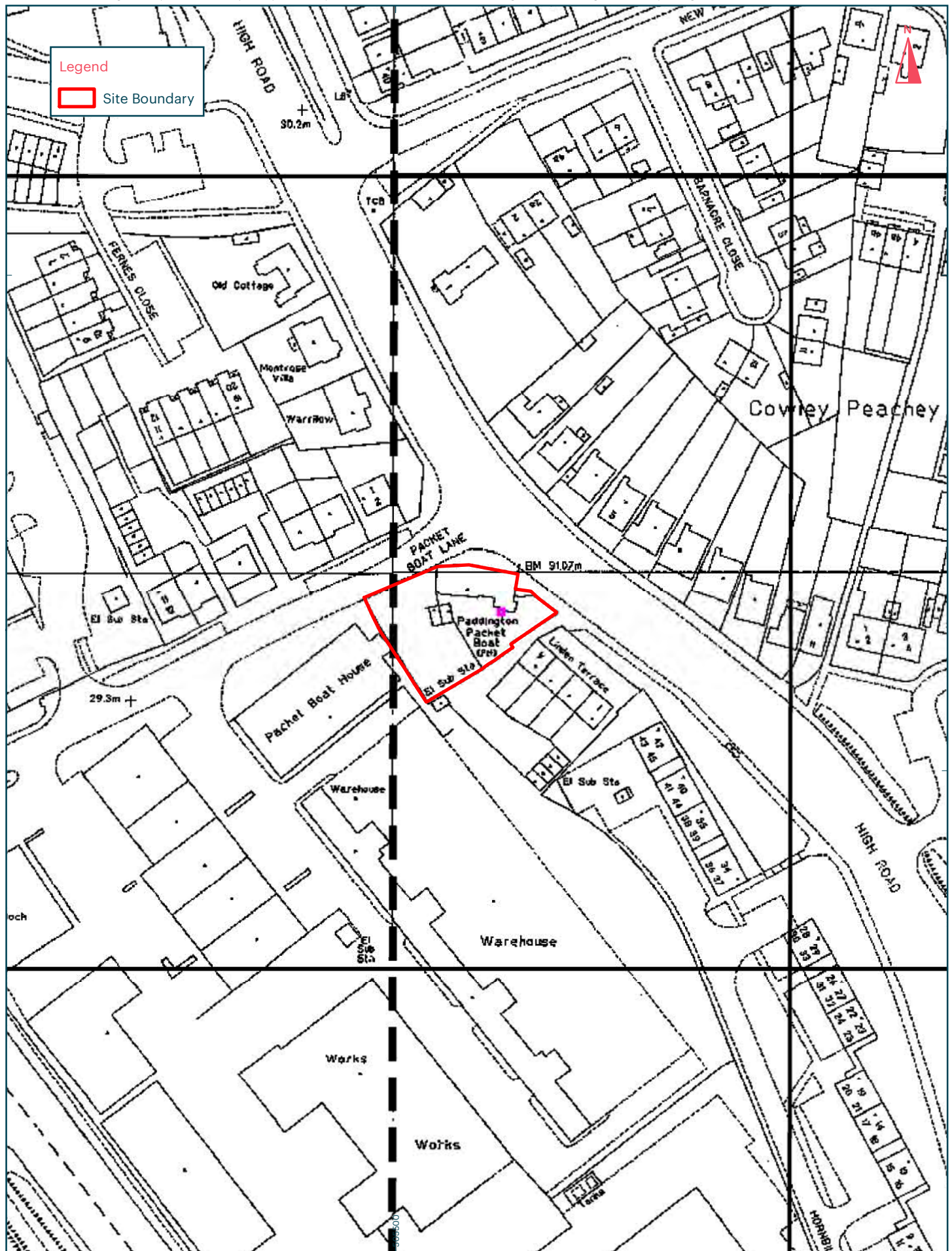
**Title:**

Figure 14: 1992 1:2,500 Ordnance Survey Map

Address:

Land at Paddington Packet Boat, High Road, Cowley

Scale at A4: 1:1,250

0 50m

orion.