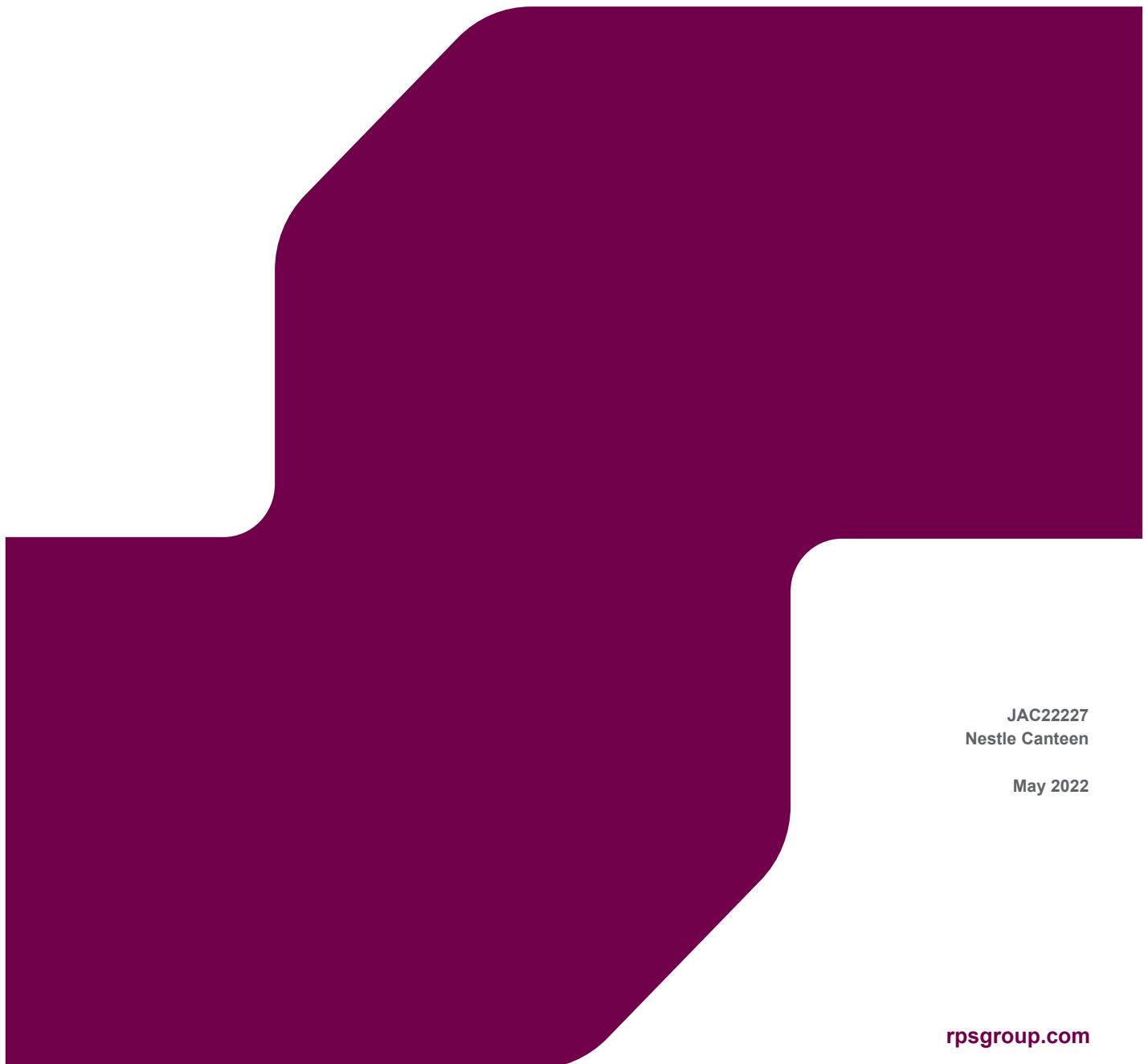


ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at The Former Canteen Building and Block H,
Former Nestle Factory,
Hayes, London



JAC22227
Nestle Canteen

May 2022

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Quality Management

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EXECUTIVE SUMMARY

- Land at the former Canteen Building and Block H, Former Nestle Factory, Hayes, London, has been assessed for its archaeological potential in advance of proposed development.
- The Application Site is bounded to the north by Block F, beyond which lies the Great Western Railway Line and Grand Union Canal. To the west lie Blocks C and D, beyond which is the existing Squirrels Industrial Estate. To the east is Wallis Gardens and Segro Industrial Estate.
- The proposed development will not impact on any designated archaeological assets.
- The site is not located within a locally defined Archaeological Priority Zone.
- The proposed development will not impact on any non-designated archaeological assets recorded on the Greater London Historic Environment Record (HER).
- Overall, the study site is considered to have a moderate archaeological potential for later Prehistoric remains and a low potential for all other past periods of human activity.
- On balance it would appear that any such remains, if present, would most likely be of low/local significance.
- Past ground disturbance is likely to have been severe as a result of historic phases of development, demolition and redevelopment at the site. Development proposals are confined to the footprint of existing mid-20th century development.
- Overall, it is considered that due to the site's generally limited archaeological potential and the likely widespread truncation of subsurface horizons by 20th century construction, the redevelopment proposals are unlikely to have either a significant or widespread negative archaeological impact.
- No further archaeological works are suggested in this particular instance.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by RPS Heritage on behalf of BDW Trading Limited (C/O Barratt West London).
- 1.2 The subject of this Assessment, also referred to as the study site, comprises land at the former Canteen Building and Block H, Former Nestle Factory, Hayes, London. The site is c.3,440 sq m in extent and is centred at TQ 10048 79149, lying approximately 500m southeast of Hayes town centre (see Figure 1).
- 1.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or its immediate environs.
- 1.4 BDW Trading Limited (C/O Barratt West London) has commissioned RPS to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.5 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.6 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources. This report also includes the results of a comprehensive map regression exercise.
- 1.7 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

National Legislation

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

National Planning Policy & Guidance

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.

2.3 The NPPF and NPPG are additionally supported by four Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans, GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015), GPA3: The Setting of Heritage Assets published in December 2017, and GPA4: Enabling Development and Heritage Assets (published June 2020).

2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' 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 makes towards our knowledge and understanding of the past.

2.5 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. Paragraph 194 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 review the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF 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).

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

2.9 *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.

2.10 *Setting of a heritage asset* 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.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

The London Plan

2.14 The relevant Strategic Development Plan framework is provided by the London Plan 2021 (published March 2021). Chapter 7 'Heritage and Culture' contains policies HC1 to HC7, and of particular relevance to archaeology at the study site is policy HC1 as follows:

POLICY HC1 HERITAGE CONSERVATION AND GROWTH

A. BOROUGHS SHOULD, IN CONSULTATION WITH HISTORIC ENGLAND, LOCAL COMMUNITIES AND OTHER STATUTORY AND RELEVANT ORGANISATIONS, DEVELOP EVIDENCE THAT DEMONSTRATES A CLEAR UNDERSTANDING OF LONDON'S HISTORIC ENVIRONMENT. THIS EVIDENCE SHOULD BE USED FOR IDENTIFYING, UNDERSTANDING, CONSERVING, AND

ENHANCING THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS, AND IMPROVING ACCESS TO, AND INTERPRETATION OF, THE HERITAGE ASSETS, LANDSCAPES AND ARCHAEOLOGY WITHIN THEIR AREA.

B. DEVELOPMENT PLANS AND STRATEGIES SHOULD DEMONSTRATE A CLEAR UNDERSTANDING OF THE HISTORIC ENVIRONMENT AND THE HERITAGE VALUES OF SITES OR AREAS AND THEIR RELATIONSHIP WITH THEIR SURROUNDINGS. THIS KNOWLEDGE SHOULD BE USED TO INFORM THE EFFECTIVE INTEGRATION OF LONDON'S HERITAGE IN REGENERATIVE CHANGE BY:

1. SETTING OUT A CLEAR VISION THAT RECOGNISES AND EMBEDS THE ROLE OF HERITAGE IN PLACE-MAKING
2. UTILISING THE HERITAGE SIGNIFICANCE OF A SITE OR AREA IN THE PLANNING AND DESIGN PROCESS
3. INTEGRATING THE CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS WITH INNOVATIVE AND CREATIVE CONTEXTUAL ARCHITECTURAL RESPONSES THAT CONTRIBUTE TO THEIR SIGNIFICANCE AND SENSE OF PLACE
4. DELIVERING POSITIVE BENEFITS THAT CONSERVE AND ENHANCE THE HISTORIC ENVIRONMENT, AS WELL AS CONTRIBUTING TO THE ECONOMIC VIABILITY, ACCESSIBILITY AND ENVIRONMENTAL QUALITY OF A PLACE, AND TO SOCIAL WELLBEING.

C. DEVELOPMENT PROPOSALS AFFECTING HERITAGE ASSETS, AND THEIR SETTINGS, SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THE ASSETS' SIGNIFICANCE AND APPRECIATION WITHIN THEIR SURROUNDINGS. THE CUMULATIVE IMPACTS OF INCREMENTAL CHANGE FROM DEVELOPMENT ON HERITAGE ASSETS AND THEIR SETTINGS SHOULD ALSO BE ACTIVELY MANAGED. DEVELOPMENT PROPOSALS SHOULD AVOID HARM AND IDENTIFY ENHANCEMENT OPPORTUNITIES BY INTEGRATING HERITAGE CONSIDERATIONS EARLY ON IN THE DESIGN PROCESS.

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.

2.15 WHERE HERITAGE ASSETS HAVE BEEN IDENTIFIED AS BEING AT RISK, BOROUGHS SHOULD IDENTIFY SPECIFIC OPPORTUNITIES FOR THEM TO CONTRIBUTE TO REGENERATION AND PLACE-MAKING, AND THEY SHOULD SET OUT STRATEGIES FOR THEIR REPAIR AND RE-USE.

London Borough of Hillingdon

2.16 The site is located within the London Borough of Hillingdon. The relevant Development Plan framework for the study site is currently provided by the Local Plan: Part 1 Strategic Policies (adopted November 2012) and the Local Plan: Part 2 Development Management Policies (adopted January 2020).

2.17 Policy provided by the Local Plan: Part 1 relevant to archaeology at the site includes:

STRATEGIC OBJECTIVES:

- SO1: CONSERVE AND ENHANCE THE BOROUGH'S HERITAGE AND THEIR SETTINGS BY ENSURING NEW DEVELOPMENT, INCLUDING CHANGES TO THE PUBLIC REALM, ARE OF HIGH QUALITY DESIGN, APPROPRIATE TO THE SIGNIFICANCE OF THE HERITAGE ASSET, AND SEEK

TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.

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.

2.18 The Local Plan: Part 2 replaced the previously saved policies within the UDP and was adopted in January 2020. This part of the Local Plan comprises the Development Management Policies, Site Allocations and Designations, and the Policies Map. Policies relevant to archaeology are detailed as follows:

POLICY DMHB 1: HERITAGE ASSETS

A) THE COUNCIL WILL EXPECT DEVELOPMENT PROPOSALS TO AVOID HARM TO THE HISTORIC ENVIRONMENT. DEVELOPMENT THAT HAS AN EFFECT ON HERITAGE ASSETS WILL ONLY BE SUPPORTED WHERE:

- I) IT SUSTAINS AND ENHANCES THE SIGNIFICANCE OF THE HERITAGE ASSET AND PUTS THEM INTO VIABLE USES CONSISTENT WITH THEIR CONSERVATION;
- II) IT WILL NOT LEAD TO A LOSS OF SIGNIFICANCE OR HARM TO AN ASSET, UNLESS IT CAN BE DEMONSTRATED THAT IT WILL PROVIDE PUBLIC BENEFIT THAT WOULD OUTWEIGH THE HARM OR LOSS, IN ACCORDANCE WITH THE NPPF;
- III) IT MAKES A POSITIVE CONTRIBUTION TO THE LOCAL CHARACTER AND DISTINCTIVENESS OF THE AREA;
- IV) ANY EXTENSIONS OR ALTERATIONS ARE DESIGNED IN SYMPATHY, WITHOUT DETRACTING FROM OR COMPETING WITH THE HERITAGE ASSET;

- V) THE PROPOSAL WOULD RELATE APPROPRIATELY IN TERMS OF SITING, STYLE, SCALE, MASSING, HEIGHT, DESIGN AND MATERIALS;
- VI) BUILDINGS AND STRUCTURES WITHIN THE CURTILAGE OF A HERITAGE ASSET, OR IN CLOSE PROXIMITY TO IT, DO NOT COMPROMISE ITS SETTING; AND
- VII) OPPORTUNITIES ARE TAKEN TO CONSERVE OR ENHANCE THE SETTING, SO THAT THE SIGNIFICANCE OF THE ASSET CAN BE APPRECIATED MORE READILY.

B) DEVELOPMENT PROPOSALS AFFECTING DESIGNATED HERITAGE ASSETS NEED TO TAKE ACCOUNT OF THE EFFECTS OF CLIMATE CHANGE AND RENEWABLE ENERGY WITHOUT IMPACTING NEGATIVELY ON THE HERITAGE ASSET. THE COUNCIL MAY REQUIRE AN ALTERNATIVE SOLUTION WHICH WILL PROTECT THE ASSET YET MEET THE SUSTAINABILITY OBJECTIVES OF THE LOCAL PLAN.

C) THE COUNCIL WILL SEEK TO SECURE THE REPAIR AND REUSE OF LISTED BUILDINGS AND MONUMENTS AND IMPROVEMENTS TO CONSERVATION AREAS ON THE HERITAGE AT RISK REGISTER, THROUGH NEGOTIATIONS WITH OWNERS, THE PROVISION OF ADVICE AND GUIDANCE, THE USE OF APPROPRIATE LEGAL ACTION, AND THROUGH BIDS FOR EXTERNAL FUNDING FOR IMPROVEMENT WORKS.

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.

2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the London area is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).
- 3.2 Further detail is provided by the British Geological Survey (BGS Online 2021), which shows the underlying geology at the study site as London Clay Formation (Clay, Silt & Sand), overlain by Lynch Hill river terrace gravels (Sand & Gravel).
- 3.3 A borehole survey undertaken by Capita in 2014 included two boreholes (BH108 & BH113) in close proximity to the study site that recorded the top of the London Clay at ~26.5m AOD (Above Ordnance Datum), overlain by Lynch Hill Gravel to ~29.6m AOD, overlain by Brickearth to ~30.3m AOD, overlain by layers of Made ground to ~31m AOD.

Topography

- 3.4 The natural topography of the site is no longer perceptible due to Modern development and landscaping but the area is generally level at approximately 31m AOD.
- 3.5 The River Crane is located approximately 500m east of the study site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Fig. 2), also referred to as the study area, held on the Greater London Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Previous Archaeological Work

- 4.4 A geoarchaeological borehole survey was undertaken across the wider Nestle factory site in 2018 that identified some areas of undisturbed brickearth overlying the Lynch Hill Gravel (HER ref: ELO18868, TQ 1009 7917), which was followed by a test pit evaluation that identified two cut features dated to the late Bronze Age or early Iron Age. Three possible Prehistoric flint artefacts were also recovered but were thought to be residual (ELO19101, TQ 1009 7917).

Early Prehistoric – Palaeolithic & Mesolithic

- 4.5 A number of Palaeolithic finds derived from the Lynch Hill Gravel terraces have been recorded in the study area. A find spot of five Lower Palaeolithic handaxes were recorded at the site of the

former E.M.I factory, c.600m north west of the study site (MLO2923, TQ 0950 7950). Palaeolithic finds, comprising three handaxes and a core, are also recorded from the Provident Industrial Estate, c.500m north of the study site (MLO68544, TQ 1000 7970). However, all of these finds are poorly provenanced (they have been allocated only six figure National Grid References in the GLHER). It is apparent that the bulk of these finds were retrieved in isolation, probably during gravel extraction.

- 4.6 A specialist Palaeolithic assessment, based on available resources and detailed knowledge of the area's Early Prehistoric potential, was produced by QUEST in 2017 for the application associated with the wider factory site (CgMs 2017, Appendix B). The specialist assessment presents the known evidence for Palaeolithic activity within the vicinity of Hayes and considered the study site to have a low potential for activity associated with this period.
- 4.7 The sole Mesolithic evidence in the 1km study area is a tranchet axe recorded on the GLHER from Cannons Land c.100m south of the study site (MLO25134, TQ 1000 7900).
- 4.8 The paucity of Mesolithic evidence within the study area indicates that a low archaeological potential can be considered for this period at the study site.

Neolithic, Bronze Age & Iron Age

- 4.9 A test pit evaluation on the wider Nestle site in 2018 identified two cut features dated to the late Bronze Age or early Iron Age. Three possible Prehistoric flint artefacts were also recovered but were thought to be residual (ELO19101, TQ 1009 7917).
- 4.10 An evaluation at Blair Close in 1993, c500m SSE of the site, recovered a small residual assemblage of Prehistoric pottery and worked flint. Initial assessment suggested the pottery could be Bronze Age (MLO59169, TQ 1018 7871).
- 4.11 During investigations adjacent to the Hayes Road at the Western International Market site, c700m ESE of the site, identified a penannular enclosure, a gully, and multiple pits and postholes dating to the Neolithic period. The evidence indicates that several phases of Neolithic occupation took place in this location, which included the possible remains of a sub-rectangular enclosure (MLO78246, TQ 10604 78763; MLO99413, TQ 10575 78679).
- 4.12 The excavations at the Western International Market site also recorded a range of Bronze Age remains, represented by a cremation cemetery, a concentration of pits, agricultural field boundaries, and a possible large scale boundary ditch (MLO99407, TQ 10608 78765; MLO99409, TQ 10589 78801; MLO78248, TQ 10590 78790). Later Iron Age occupation of the site consisted of three circular posthole arrangements and multiple pit clusters, associated with roundhouse construction and domestic activity (MLO99415, TQ 10612 78752).
- 4.13 Several other small assemblages of Prehistoric worked flint have also been recovered from the southeastern limit of the 1km study area (MLO10575, TQ 1075 7875; MLO287, TQ 1045 7839).
- 4.14 Later Prehistoric activity within the study area is represented by several phases of activity on the eastern bank of the River Crane, suggesting there was significant activity taking place in the immediate landscape. The potential of the study site for remains from these periods is identified as moderate.

Roman

- 4.15 No Roman features were identified during the test pit evaluation on the wider Nestle site in 2018 (ELO19101, TQ 1009 7917).
- 4.16 Several shallow Roman pits and gullies were found during the evaluation 500m SSE of the study site at Blair Close (ELO9541, TQ 10192 78757).

- 4.17 A number of Roman features were excavated during the archaeological investigations at the Western International Market site, c700m ESE of the site. The features consisted of three post-built structures, several domestic rubbish pits, and elements of a field system (MLO99422, TQ 10588 78697).
- 4.18 Roman material often appears in HERs because of the volume of cultural material relative to most other periods and because much of that material is readily identifiable. Therefore, the paucity of evidence (including chance surface finds) in the immediate vicinity of the site suggests a genuine absence of activity.
- 4.19 The potential of the study site for significant Roman evidence is considered to be low. Evidence of land division and agricultural activity could conceivably be present.

Saxon/Early Medieval & Medieval

- 4.20 No features from these periods were identified during the test pit evaluation on the wider Nestle site in 2018 (ELO19101, TQ 1009 7917).
- 4.21 A possible grubanhaus and two ditches containing Anglo-Saxon pottery were found during excavations at Blair Close, c500m SSE of the site (MLO59171, TQ 1021 7870).
- 4.22 Further discoveries during the Western International Market site excavations identified the remains of an enclosed Anglo-Saxon settlement, consisting of a ditch enclosing at least one hall like building, multiple rectangular post-built structures and a grubanhaus (MLO99425, TQ 10613 78755).
- 4.23 A settlement at Botwell was probably present from the Anglo-Saxon period onwards, as the settlement was mentioned in documentary sources dating to 831 (MLO68613, TQ 0970 8000).
- 4.24 Evidence for Late Medieval settlement in the south of the study area at Cranford is recorded in the Domesday book, but its exact location is unclear (MLO68566, TQ 1023 7825). The earthwork remains of Cranford le Mote manor house, positioned adjacent to the River Crane, are thought to have once been located within the boundaries of the former Cranford village (MLO11303, TQ 1039 7840).
- 4.25 Other settlements recorded in the Domesday Book include the village of Hayes to the north, and a smaller hamlet at Dawley to the west (Open Domesday 2014). Such evidence suggests the immediate landscape was intensively occupied and formed during this period.
- 4.26 A Late Medieval boundary ditch and two postholes were found during excavations at Hayes Road, c1km southeast of the site (MLO78249, TQ 10634 78506).
- 4.27 The potential of the study site for Anglo-Saxon and Medieval evidence is considered to be low, although the presence of peripheral settlement activity and field boundaries cannot be precluded.

Post Medieval & Modern (including map regression exercise)

- 4.28 There are no Post Medieval or Modern features recorded on the GLHER for the study site.
- 4.29 For these periods, understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources, which can give additional detail to data contained within the HER.
- 4.30 An early cartographic view of the site is provided by Rocque's map of 1754 (Fig. 3), which depicts the site lying within arable agricultural land to the west of the River Crane.
- 4.31 The 1807 Ordnance Survey Drawing (Fig. 4) indicates the layout of the site remains unchanged. The Grand Union Canal is now shown to the northeast of the site.

4.32 The Hayes Enclosure map (Fig. 5) and associated Apportionment record the site in use as allotments. The layout of the site remains unaltered in 1864-65 (Fig. 6), 1895 (Fig. 7) and 1914 (Fig. 8). The latter map shows orchards have been planted in the wider vicinity of the site and an escarpment marked at the eastern border of the map tile indicates significant ground reduction in that area. Large-scale Brickearth extraction is the presumed cause and is well documented in the 19th and early 20th century on the Brickearth terraces of West London and particularly along the Grand Union Canal corridor.

4.33 Contemporary sales documents record that The Sandow's Cocoa and Chocolate Factory was constructed in the vicinity of the site in 1914 (following publication of the Ordnance Survey map of that year). The Factory was sold to Peter, Cailer, Kohler, Swiss Chocolate Company in 1916.

4.34 The grounds immediately around the chocolate factory were compulsory purchased by the Government for the construction of Munitions Filling Factory No.7 in 1915. This was in response to a critical shortage of shells and munitions required as part of the conflict raging on the Western Front. The Factory, when complete, covered 200 acres, with the site occupying the northern part of the complex. The immediate proximity of the Great Western Railway and Grand Union Canal made the site's location ideal for transporting material in and out of the plant (Collier 2014).

4.35 When completed, the Factory consisted of 397 buildings, constructed at approximately 75 foot (22.86m) intervals, connected by a network of raised walkways along which ran narrow gauge railways. The floor level of the majority of buildings were raised up on brick foundations or columns to match the height of the walkways. The space in between the buildings, designed as a measure to minimise the effects of accidental explosions, was left as open space, and was even used to grow crops later in the war. The simplicity of the building design is demonstrated by the fact that the first elements of the factory were considered operational just 28 days following commencement of construction (Collier 2014).

4.36 A plan of Munitions Filling Factory No.7 in 1919 (Fig. 9) indicates that the current site boundary would have incorporated three of the individual factory buildings connected to the system of raised walkways, and separated by areas of open ground. A cycle shed is also shown on the site's western boundary.

4.37 Following the World War I armistice in November 1918 the factory was rapidly decommissioned with only a skeleton staff employed by the beginning of 1919 (Collier 2014).

4.38 In 1929 The Nestle Company took ownership of the chocolate factory and by 1935 (Fig. 10) the study site included several ranges of buildings in its western half surrounded by open parkland.

4.39 The canteen building was constructed in 1954 and is shown on the 1966 Ordnance Survey Map (Fig. 11) across the footprint of the study site.

4.40 There are no further changes up to the present day (Figs. 12 & 13).

4.41 The site's archaeological and historical potential for the Post-Medieval and Modern periods is entirely invested in any surviving below ground remains associated with the First World War munitions factory.

Assessment of Significance

4.42 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

4.43 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the vicinity of, the study site.

4.44 The site is not located within an Archaeological Priority Zone, as defined by London Borough of Hillingdon.

4.45 Based on current evidence, the site is considered to have a moderate archaeological potential for later Prehistoric remains and a low potential for all other past periods of human activity.

4.46 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and potentially regional research agendas. Any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of overall local significance.

4.47 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Periods:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) to Medium (Regional) Significance;
Neolithic, Bronze Age & Iron Age	Moderate potential, Low (Local) Significance;
Roman	Low potential, Low (Local) Significance;
Saxon/Early Medieval	Low to Moderate potential, Low (Local) to Medium (Regional) Significance;
Medieval	Low to Moderate potential, Low (Local) Significance;
Post Medieval & Modern	Low potential, Low (Local) Significance.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site comprises the former Canteen Building and Block H, Former Nestle Factory, Nestles Avenue, Hayes, UB3 4RF, in the southern part of London Borough of Hillingdon (LBH), West London. The existing Canteen building is located towards the south of the complex, set back from Nestles Avenue.
- 5.2 The site is bounded to the north by Block F, beyond which lies the Great Western Railway Line and Grand Union Canal. To the west lie Blocks C and D, beyond which is the existing Squirrels Industrial Estate. To the east is Wallis Gardens and Segro Industrial Estate.
- 5.3 A residential area lies immediately to the south of the site, on the opposite side of Nestles Avenue, and Hayes Town Centre is located approximately 500 metres to the northwest of the site. The A312 (North Hyde Road) is located approximately 140m to the south of the site and the M4 motorway is a further 1km away. Heathrow is approximately 4km to the south of the site.
- 5.4 Railings enclose the study site, with mature trees along the southern frontage of Nestles Avenue and green spaces that were once part of the site's "factory in a garden" setting.
- 5.5 From at least the Post Medieval period onwards, the site is likely to have been arable agricultural land. Repeated ploughing is likely to have had a widespread damaging impact on any sub-surface horizons.
- 5.6 Any brickearth extraction during the early 20th century within the boundary of the site would have had a widespread destructive impact on any sub-surface horizons.
- 5.7 The construction of the first factory buildings in the 1914-20 period is likely to have had a localised destructive impact on any sub-surface horizons.
- 5.8 Subsequent clearance of the site and construction of the 20th century Nestle facilities, including canteen building, is likely to have had a severe, widespread destructive impact on any sub-surface horizons within the footprint of development. This impact on sub-surface horizons is demonstrated by the geotechnical survey results of the wider factory complex which have identified a substantial horizon of modern Made Ground across the site, which directly overlie natural deposits.

Proposed Development

- 5.9 The study site is proposed for full demolition and redevelopment of former canteen building to provide a new healthcare facility (Class E(e), nursery (Class E(f) and reconfigured residential building (Block H) (Class C3), including associated landscaping, access, car parking and other engineering works.

Review of Potential Development Impacts on Archaeological Assets

- 5.10 The proposed development will not impact on any designated archaeological assets.

- 5.11 The site is not located within an Archaeological Priority Zone, as defined by London Borough of Hillingdon.
- 5.12 The proposed development will not impact on any non-designated archaeological assets recorded on the GLHER.
- 5.13 Overall, the study site is considered to have a moderate archaeological potential for later Prehistoric remains and a low potential for all other past periods of human activity.
- 5.14 On balance it would appear that any such remains, if present, would most likely be of low/local significance.
- 5.15 Past post-depositional impacts, in particular phases of development from the early to mid-20th century, are likely to have had a severe negative effect on any underlying archaeological remains.
- 5.16 As such, the development proposals can be considered unlikely to have a substantial negative impact on the archaeological resource of the site.

6 SUMMARY AND CONCLUSIONS

- 6.1 Land at the former Canteen Building and Block H, Former Nestle Factory, Hayes, London has been assessed for its archaeological potential in advance of proposed development.
- 6.2 The proposed development will not impact on any designated archaeological assets.
- 6.3 The site is not located within a locally defined Archaeological Priority Zone.
- 6.4 The proposed development will not impact on any non-designated archaeological assets recorded on the GLHER.
- 6.5 Overall, the study site is considered to have a moderate archaeological potential for later Prehistoric remains and a low potential for all other past periods of human activity.
- 6.6 On balance it would appear that any such remains, if present, would most likely be of low/local significance.
- 6.7 Past ground disturbance is likely to have been severe as a result of historic phases of development, demolition and redevelopment at the site. Development proposals are confined to the footprint of existing mid-20th century development.
- 6.8 Overall, it is considered that due to the site's generally limited archaeological potential and the likely widespread truncation of subsurface horizons by 20th century construction, the redevelopment proposals are unlikely to have either a significant or widespread negative archaeological impact.
- 6.9 No further archaeological works are suggested in this particular instance.

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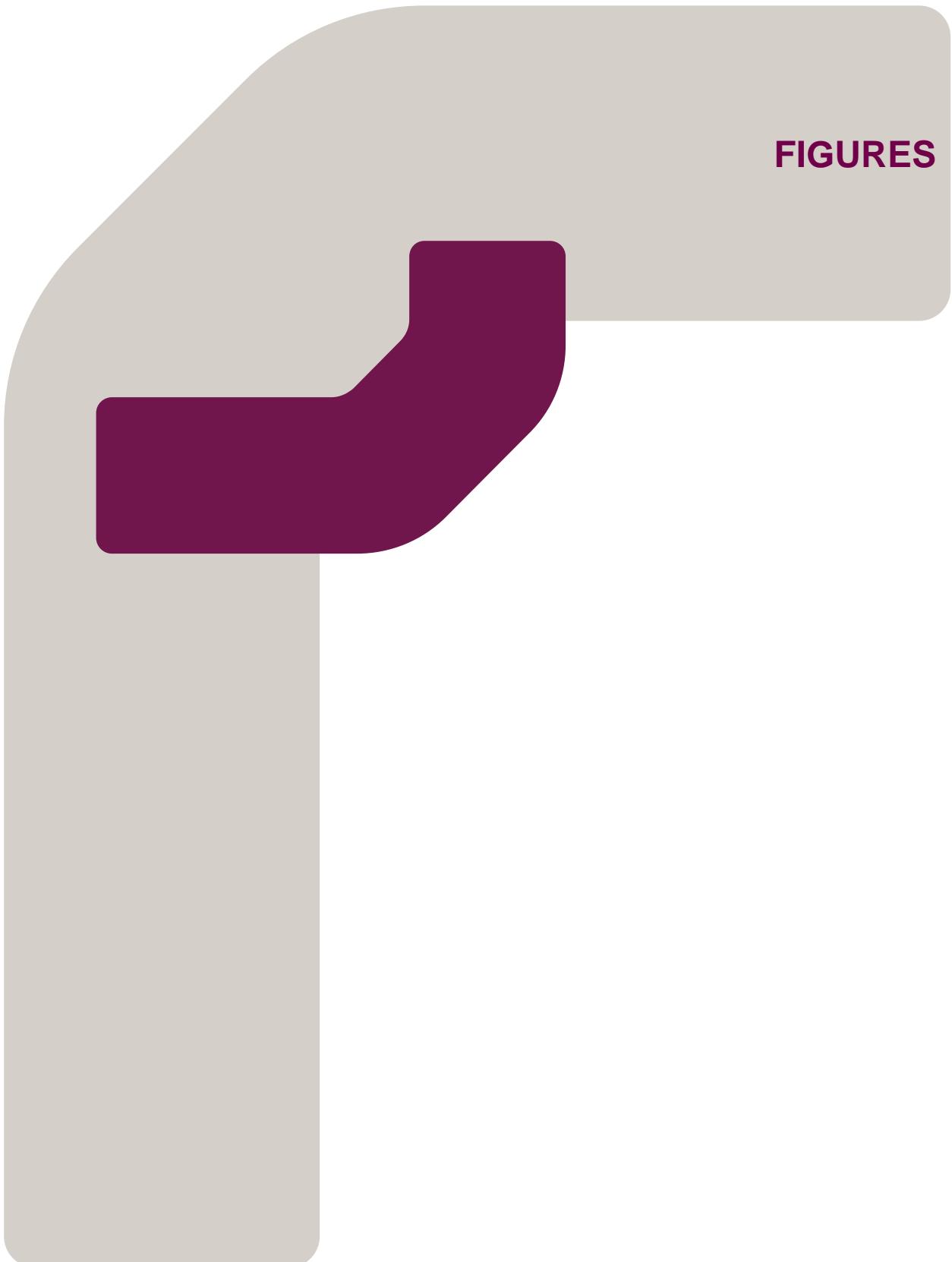
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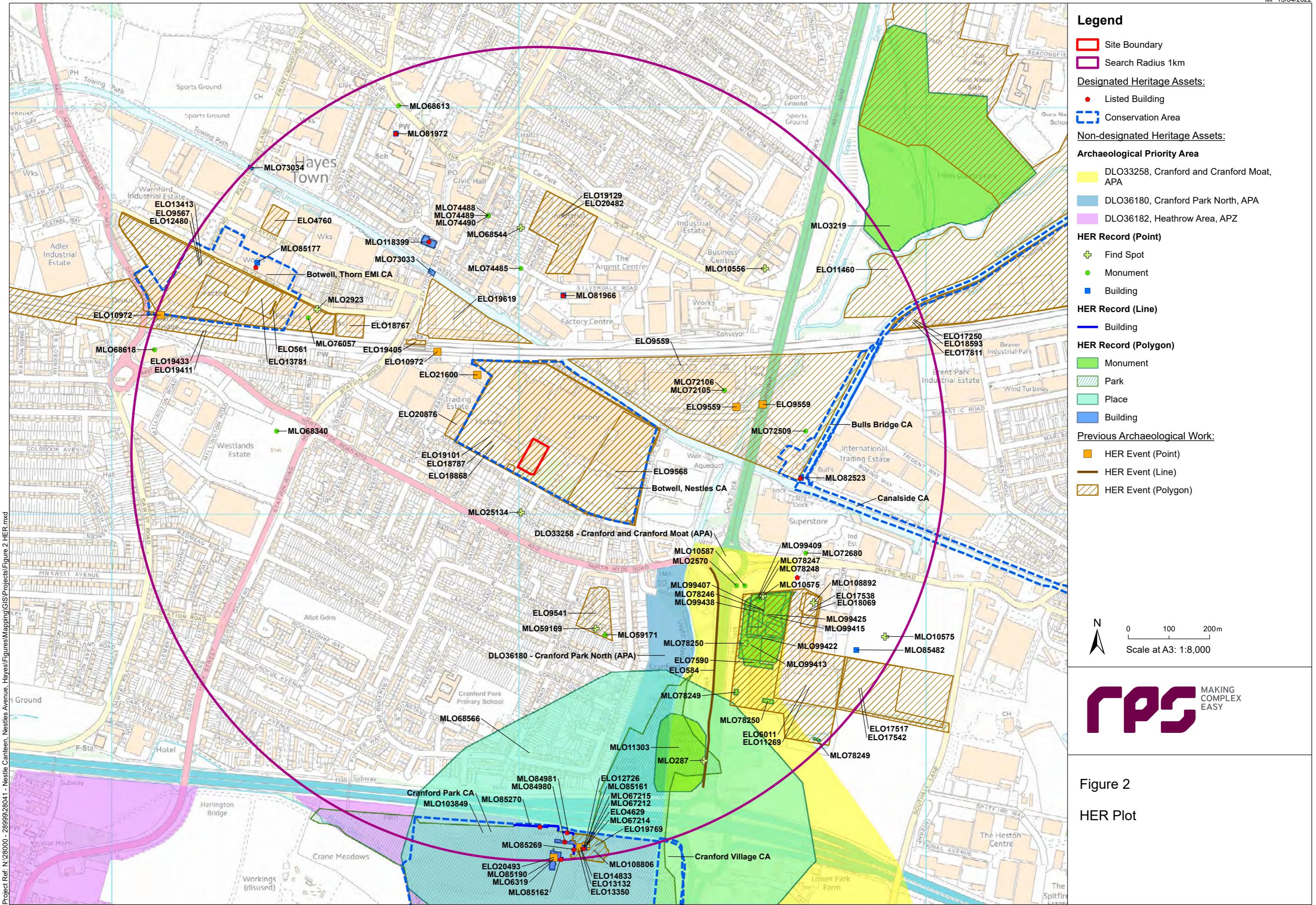
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Cartographic & Imagery

- 1754 Rocque's Map
- 1807 Ordnance Survey Drawing
- 1839 Hayes Enclosure Map
- 1864-5 Ordnance Survey
- 1895 Ordnance Survey
- 1914 Ordnance Survey
- 1919 Plan of Munitions Filling Factory No.7
- 1935 Ordnance Survey
- 1963-66 Ordnance Survey
- 1974-75 Ordnance Survey
- 1985-2021 Google Earth Imagery

FIGURES







 Site Boundary

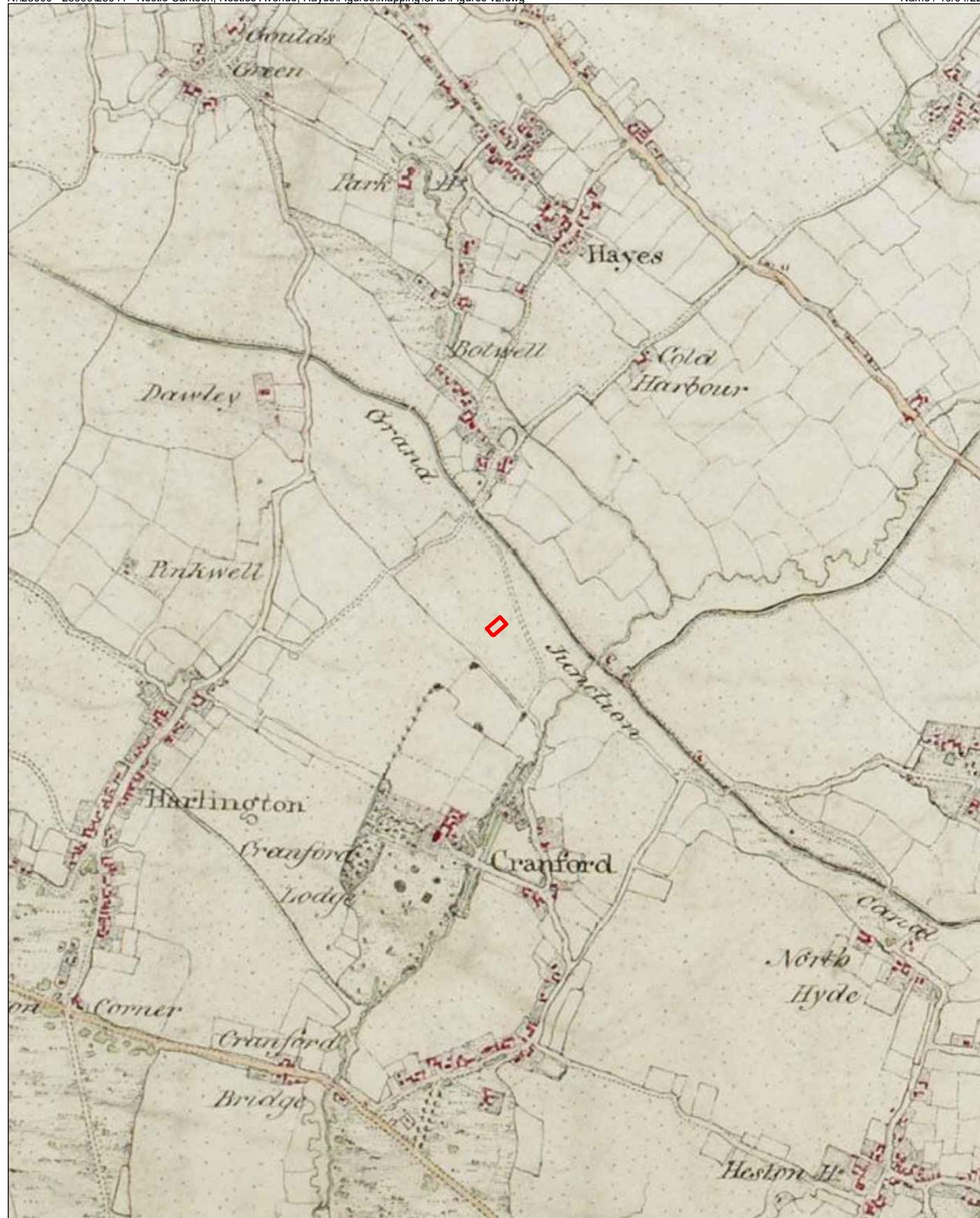


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Figure 3

1754 Rocque



 Site Boundary

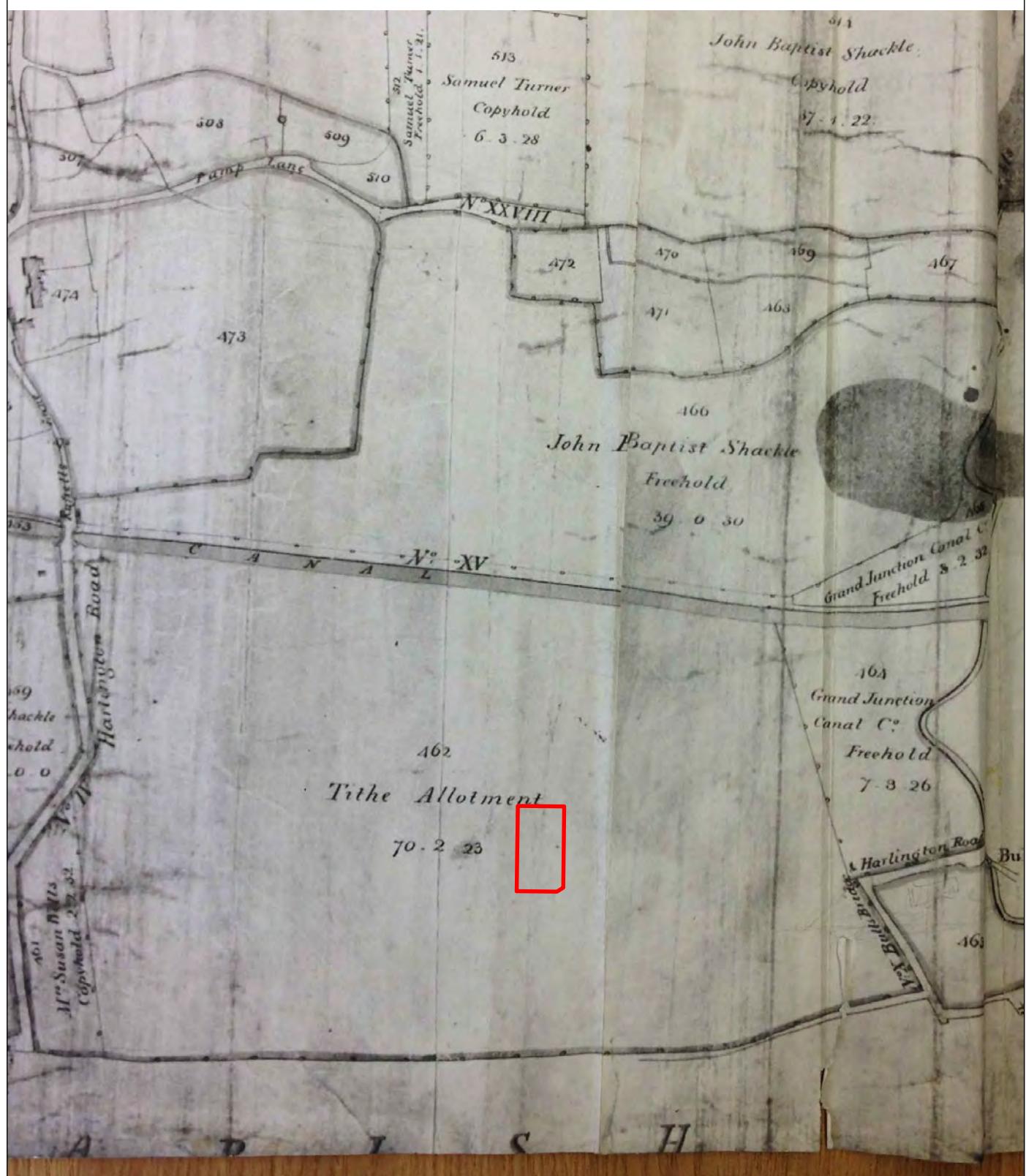


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Figure 4

1807 Ordnance Survey Drawing



Site Boundary



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Figure 5

1839 Hayes Enclosure Map



 Site Boundary

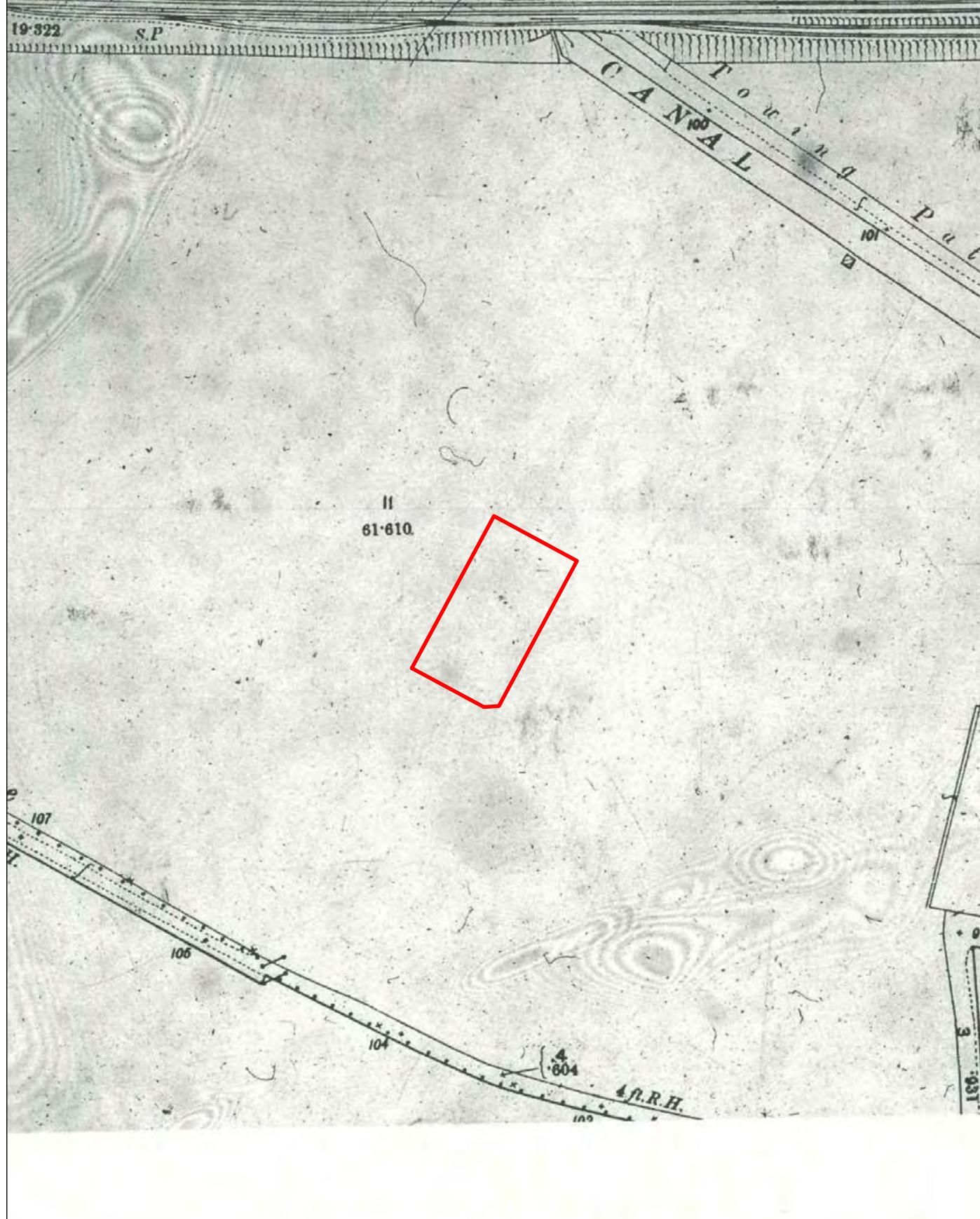


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Figure 6

1864-5 Ordnance Survey



Site Boundary

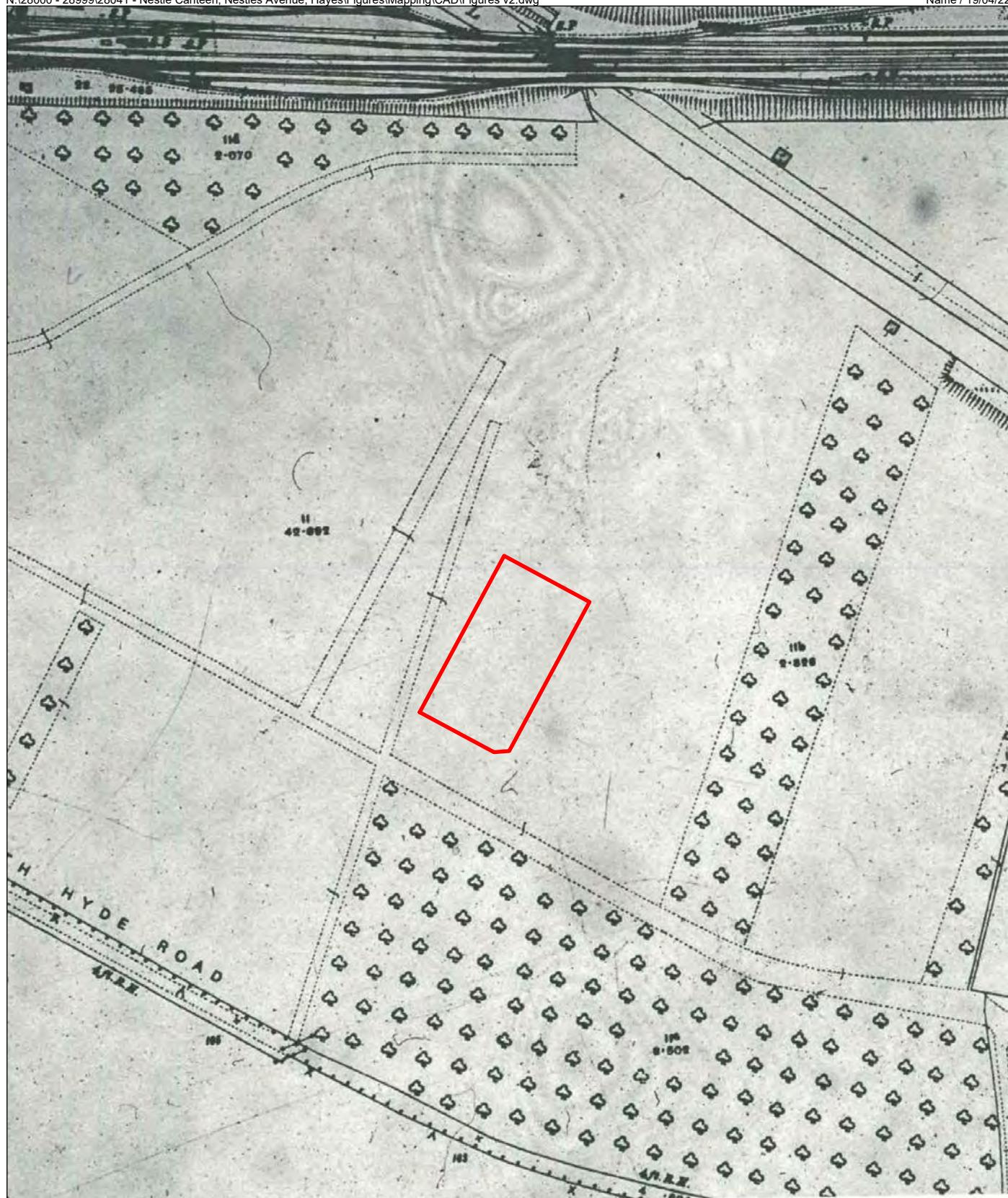


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Figure 7

1895 Ordnance Survey



 Site Boundary

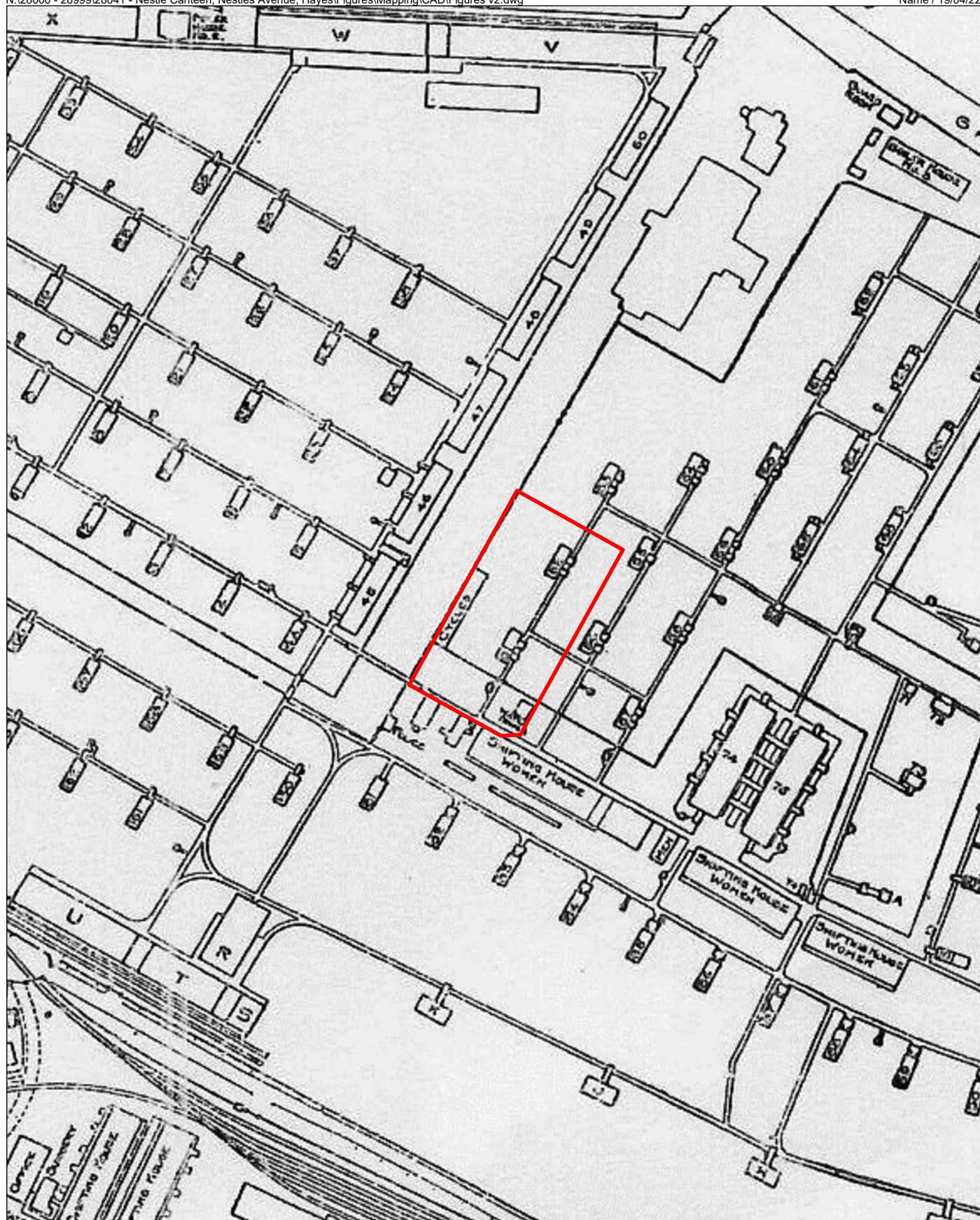


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Figure 8

1914 Ordnance Survey



 Site Boundary

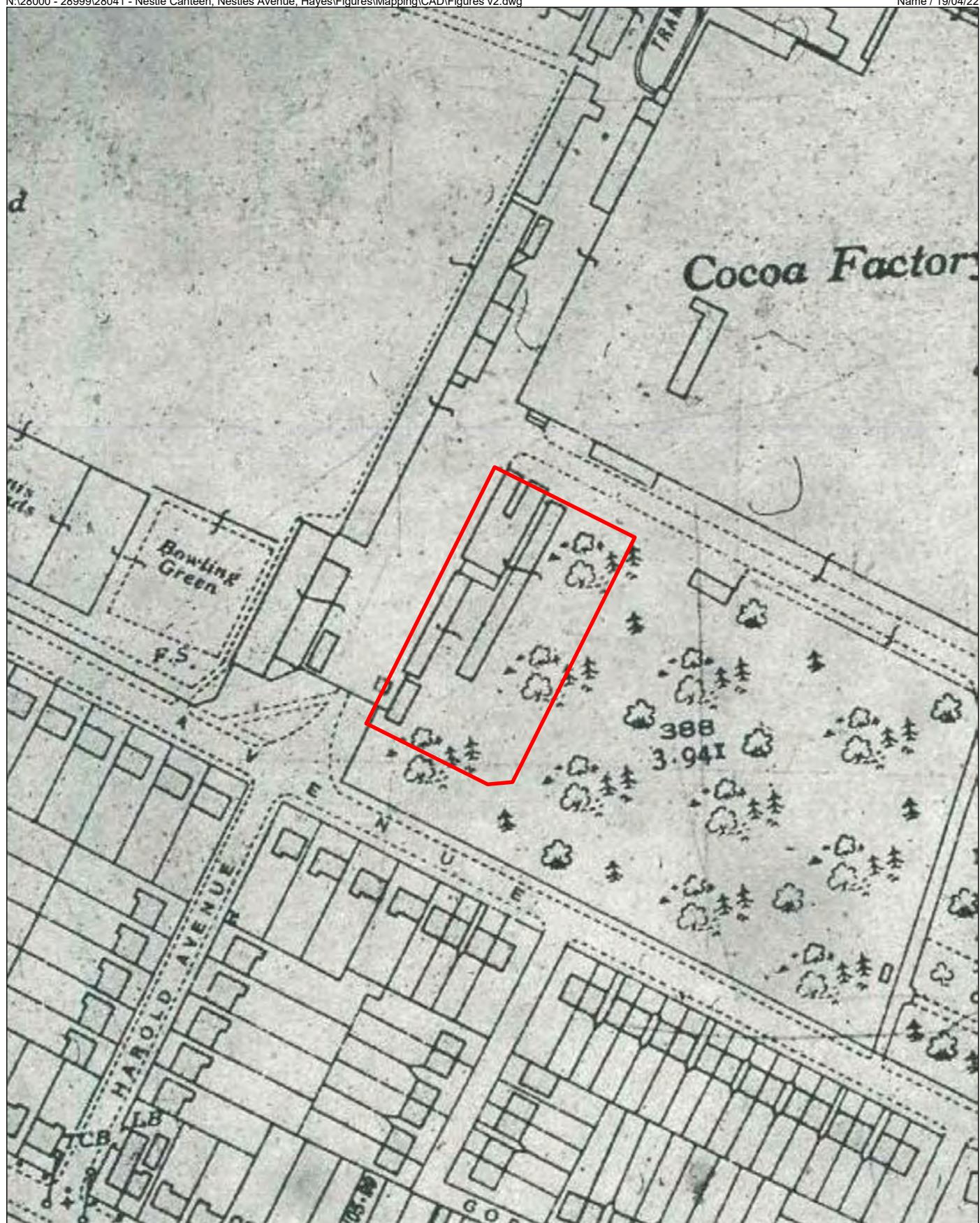


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Figure 9

1919 Plan of Munitions Filling Factory No.7



 Site Boundary

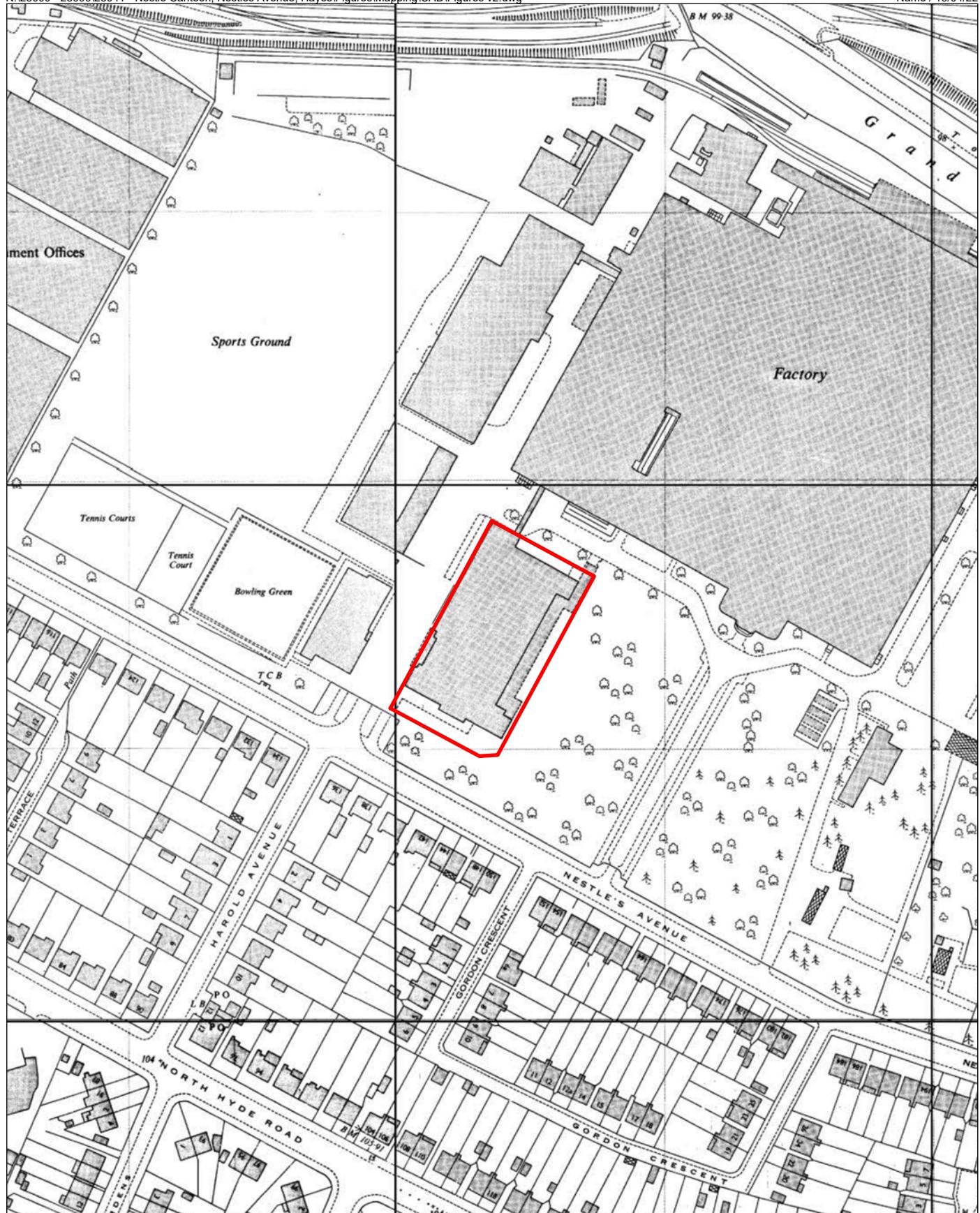


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Figure 10

1935 Ordnance Survey



 Site Boundary

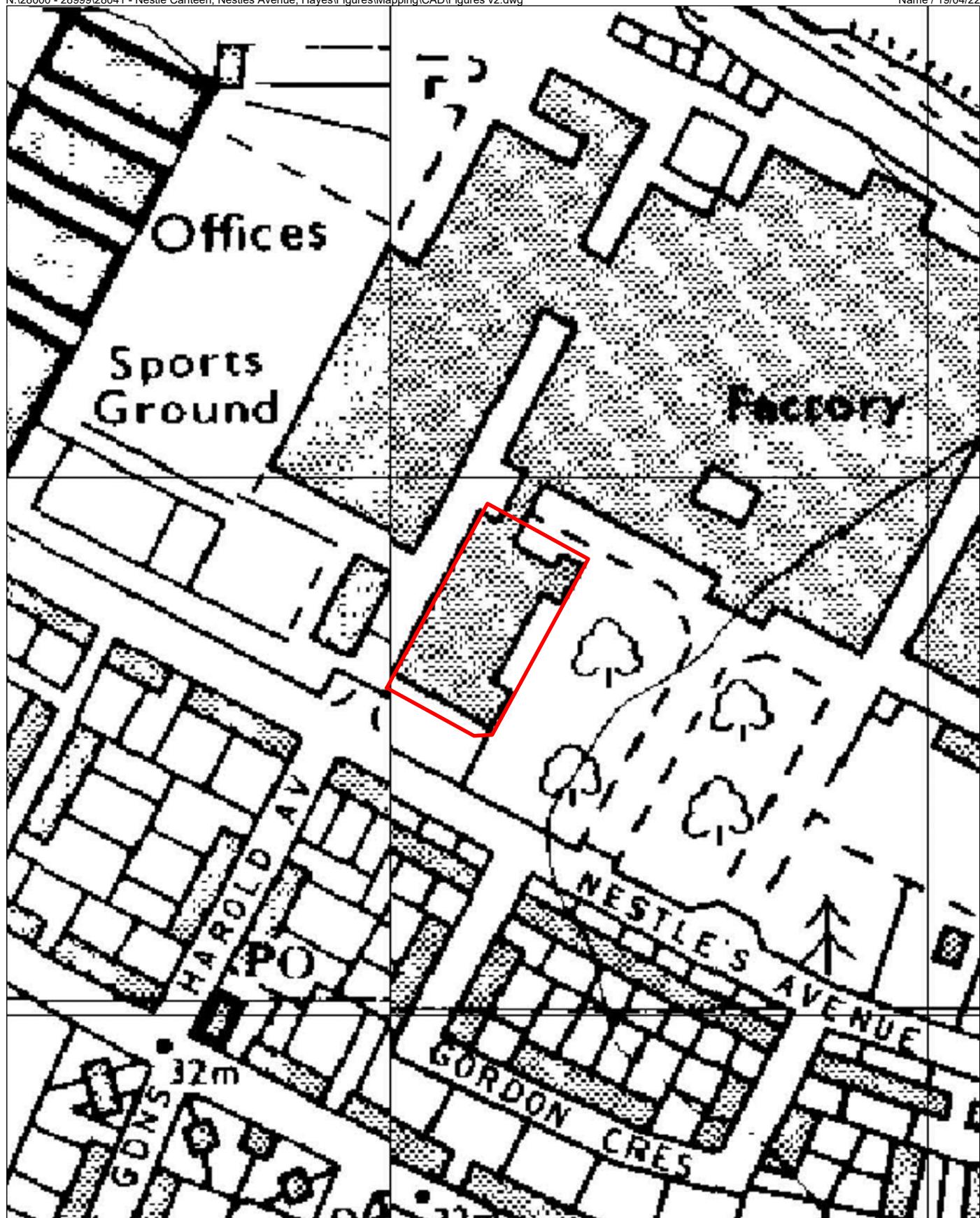


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Figure 11

1963-66 Ordnance Survey



 Site Boundary



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Figure 12

1974-75 Ordnance Survey



 Site Boundary



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Figure 13

2013 Google Earth View