CgMs HERITAGE

PART OF RPS

ARCHAEOLOGICAL DESK BASED ASSESSMENT

PROPOSED MIXED USE RETAIL AND RESIDENTIAL DEVELOPMENT

MORRISONS
43-67 HIGH STREET
YIEWSLEY
UB7 7QQ

JULY 2018

Local Planning Authority:
LONDON BOROUGH OF HILLINGDON

Site centred at:
506054 180331

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Executive Summary

This archaeological Desk Based Assessment (DBA) has been researched and prepared on behalf of Harbourside Investments Ltd. and WM Morrison Supermarkets PLC and assesses the archaeological potential of a Proposed Mixed Use Retail and Residential Development at Morrisons, 43-67 High Street, Yiewsley, UB7 7QQ (the study site). This report forms the desk-based assessment required by paragraph 128 of the NPPF to identify the presence of archaeological heritage assets and, where present, to assess impact on their significance. This DBA report will accompany the planning application for demolition and redevelopment of the study site.

This desk-based assessment has established that no designated archaeological assets are present within the study site or 500m search area. Outside the study site, but within the wider 500m search area, four grade II listed buildings are present. This assessment focuses solely on archaeological issues and does not address built heritage.

It is likely that the present Morrisons superstore development would have heavily truncated, if not removed entirely, any archaeological remains which may be present within the study site. It is likely that the proposed development would at least partially truncate any archaeological remains, should they be present.

The site is located within a wider Archaeological Priority Zone. A low-negligible potential for the study site to contain archaeological remains for all periods of no more than local to regional significance has been established.

This Archaeological Desk-based Assessment is deemed to be sufficient to inform a planning determination for the proposed development.

1.0 INTRODUCTION AND SCOPE OF STUDY

1.1 This archaeological desk-based assessment has been written and researched by Neil Wright and Susana Parker of CgMs Limited, on behalf of Harbourside Investments Ltd and WM Morrison Supermarkets PLC. This assessment considers a Proposed Mixed Use Retail and Residential Development at Morrisons, 43-67 High Street, Yiewsley, UB7 7QQ (hereafter referred to as the study site), which has an area of approximately 0.48 hectares and is centred at National Grid Reference 506054 180331 (Fig. 1).

1.2 This assessment report accompanies the planning application for the demolition of the existing buildings and the redevelopment of the site to provide a retail and residential mixed use scheme. The site will be developed to provide a replacement Morrisons foodstore, with 144 residential units provided above.

1.3 In accordance with government policy on archaeology within the planning process (Section 12 of the National Planning Policy Framework), The London Plan, Draft New London Plan (forthcoming) and the Hillingdon Local Plan (Parts 1 and 2), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.

1.4 Additionally, in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists (CIfA), 2017), it incorporates an examination of evidence in the Greater London Historic Environment Record (HER), Historic England Archive (HEA) and incorporates published and unpublished material and charts historic land-use through a map regression exercise. A site inspection was undertaken on 7th June 2018.

1.5 As a result, the assessment enables relevant parties to assess the significance of any designated and undesignated heritage assets within the study site, assess the potential for as yet to be discovered archaeological assets and enables potential impacts on assets to be identified, along with the need for design, civil engineering or archaeological solutions.

1.6 This assessment focuses solely on archaeological issues and does not address built heritage.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 Legislation

2.1.1 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. This act protects the fabric of scheduled monuments, but does not afford statutory protection to their settings.

2.2 National Planning Policy

2.2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), updated in July 2018. More recently (March 2014), National Planning Policy Guidance (NPPG) has been published online.

2.2.2 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides policy 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 that heritage contributes to our knowledge and understanding of the past.

2.2.3 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. Paragraph 189 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.

2.2.4 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.2.5 Annex 2 also defines *Archaeological Interest* 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.

2.2.6 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.2.7 *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.

2.2.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
- 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.

2.2.9 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.

2.3 Local Planning Policy

2.3.1 The relevant Strategic Development Plan Framework is provided by The London Plan (March 2016). The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. Relevant policies include:

POLICY 7.8: HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC:

A. 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.

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

PLANNING DECISIONS:

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

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

E. 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.

LDF PREPARATION:

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscapes and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage (now Historic England), Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

2.3.2 The above current 2016 Plan (The London Plan consolidated with alterations since 2011) is still the adopted Development Plan, but the forthcoming Draft London Plan is a material consideration in planning decisions. The significance given to it is a matter for the decision maker, but it gains more weight as it moves through the process to adoption.

2.3.3 A draft new London Plan was published by the Mayor for consultation in December 2017. The consultation period ended in March 2018. Greater London Authority officers are currently registering all representations received and preparing a report which will summarise the main issues. Publication of the final London Plan is expected in the Winter of 2019/20. Policies relevant to this assessment are:

POLICY HC.1: HERITAGE CONSERVATION AND GROWTH

1 Boroughs should, in consultation with Historic England and other relevant statutory 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 the heritage assets, landscapes and archaeology within their area.

2 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:

a. setting out a clear vision that recognises and embeds the role of heritage in place-making

b. utilising the heritage significance of a site or area in the planning and design process

c. 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

d. delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

3 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 seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

4 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.

5 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.

2.3.4 The Hilligdon Local Plan Part 1 includes Policy HE1 which is relevant for this assessment, as follows:

<u>POLICY H1: HERITAGE</u>

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.

2.3.5 The Hillingdon Local Plan Part 2 comprises Development Management *Policies*, *Site Allocations* and *Designations and Policies Map*. Once adopted it will deliver the detail of the strategic policies set out in the Local Plan Part 1: Strategic Policies (2012). Together they will form a comprehensive development strategy for the borough. The Local Plan covers the period 2011-2026. The following policy is relevant to this assessment:

POLICY DMHB1: HERITAGE ASSETS

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 supports viable uses which add to the local character of an area and are appropriate to the conservation value of the asset; and

ii. It does not result in harm or loss of significance of the heritage asset.

iii. Any extensions or alterations should be designed in sympathy, without detracting from, or competing with, the heritage asset. Proposals should relate approximately in terms of siting, style, scale, massing, height, design and materials.

iv. New buildings and structures within the curtilage of a heritage asset, or in close proximity to it, should not compromise its setting. Opportunities should be taken to preserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

2.4 Guidance

2.5.1 National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10 April 2014 (http://planningguidance.planningportal.gov.uk), to provide guidance on the implementation of the NPPF.

2.5.2 Historic England has recently issued a number of Good Practice Advice (GPA) documents which provide guidance on assessing development impacts on the historic

environment, including: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.

2.5.3 GPA 3 has replaced the *Setting of Heritage Assets* (English Heritage 2011) as the basis for assessing the potential for impact on the settings of archaeological heritage assets arising from development.

2.5.4 The Greater London Archaeological Advisory Service (GLAAS), part of Historic England, and statutory advisors to the London Borough of Hilingdon on matters related to archaeology in planning, also produce their own guidance, of which the Guidelines for Archaeological Projects in Greater London (2015) is relevant for this assessment.

3.0 SITE LOCATION, CONDITIONS, GEOLOGY AND TOPOGRAPHY

3.1 Site Location

3.1.1 The study site is situated within an irregular parcel of land bounded by Saint Stephen's Road to the south-west, the High Street to the south-east and the grounds of St Matthew's C of E Primary School to the north. The Grand Union Canal runs alongside the western side of Saint Stephen's Road, c.20m from the study site.

3.1.2 The study site has an area of approximately 0.48 hectares and is centred at National Grid Reference 506054 180331 (Fig. 1).

3.2 Conditions

3.2.1 The study site was visited on the 7th June 2018 (Plates 1-6) and is presently occupied by a Morrisons superstore, with both above and underground car parking.

3.3 Geology

3.3.1 The study site lies on bedrock geology of clay, silt and sand of the London Clay Formation. Superficial deposits comprise clay and silt of the Langley Silt Member (http://mapapps.bgs.ac.uk/geologyofbritain/home.html).

3.4 Topography

3.3.1 The land is relatively flat, lying at c. 30.5m Above Ordnance Datum (AOD).

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, INCLUDING ASSESSMENT OF SIGNIFICANCE

The timescales used in this report are as follows:

Prehistoric	
Palaeolithic	800,000 – 12,000 BC
Mesolithic	12,000 – 4,000 BC
Neolithic	4,000 – 1,800 BC
Bronze Age	1,800 – 600 BC
Iron Age	600 – AD43
Historic	
Roman	AD 43 – 410
Saxon/Early Medieval	AD 410 – 1066
Medieval	AD 1066 – 1485
Post Medieval	AD 1486 – 1800
Modern	AD 1800 – Present

4.1 Introduction

4.1.1 This assessment is based on a consideration of evidence in the Greater London Historic Environment Record (HER), the Historic England Archive (HEA) and National Heritage List for England (NHLE) for the study site and a zone 500m in extent surrounding its boundary (i.e. the search area). Cartographic and documentary sources were also consulted at the Local Record Office.

4.1.2 Designated and non-designated heritage assets (i.e. archaeological finds/features within the study site and its surroundings) recorded by the HEA, HER and NHLE are reviewed below and their distribution illustrated at Appendix 1. A gazetteer of heritage events and assets is presented in Appendix 2.

4.1.3 This section reviews existing archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for as yet undiscovered archaeological evidence on the study site.

4.1.4 Section 5 subsequently considers whether the theoretical potential identified in this section is likely to survive.

4.2 Previous Archaeological Investigations

4.2.1 The HER and HEA record no archaeological investigations within the study site itself. Several are recorded within the 500m search area, with the most relevant detailed below:

- **HER ELO 14184, 14185 and 14186** – archaeological watching brief and evaluation at 70 Station Road. The watching brief showed that the previous structures on the site had truncated any earlier deposits to the north of the site. The subsequent evaluation showed that early medieval to post medieval remains survived on the site, mainly to the south east and central areas. The investigations also revealed two parallel Neolithic ditches, a middle Bronze Age enclosure which continued into the late Bronze Age, and later prehistoric activity. Ditches and timber structures of a medieval date were excavated and the site appears to have been used for farming in the 13th century. Occupation of the site continued into the post medieval period.
- **HER ELO 12034** – archaeological watching brief at Trout Road/High Street. Natural clays observed. No archaeological finds or features. Situated c. 300m north-west.
- **HER ELO 12035** – archaeological watching brief at Trout Road/High Street. Modern made ground observed in all areas. No archaeological finds or features. Situated c. 300m north-west.
- **HER ELO 14898** – desk based assessment at Padcroft Works, Tavistock Road. A low-moderate potential for Palaeolithic, Neolithic and Bronze Age periods and a low potential for all periods was identified. Situated c. 75m south-west of the study site.
- **HER ELO 17106** – archaeological evaluation at Padcroft Works, Tavistock Road. Situated c. 75m south-west.
- **HER ELO 17498** – archaeological intervention at Padcroft Works, Tavistock Road. Four trenches were planned, representing a 4% sample. Trenches 1, 2, 4 and 5 were abandoned after exposure of a made ground rubble layer was seen to contain asbestos. The natural geoogy was observed in trench 3, moderately sloping downwards. Situated c. 75m south-west.
- **HER ELO 8610** – archaeological evaluation at Trout Road/High Street. Five trenches uncovered a series of post-medieval brick walls, which related to structures visible on the 1896 S map. Layers of 19th century demolition material and re-deposited natural were also present. Situated c. 250m north-west.

- **HER ELO 9590** – archaeological evaluation at Nos. 111-117 High Street. Two trenches produced no archaeological finds. The lack of archaeology was attributed to disturbance caused by 19th century and later building activity. Natural was observed at a height of 27.7m to 28.9m AOD. Situated c. 125m north of the study site.

4.2.2 The most relevant of these previous archaeological investigations are those carried out at the former Padcroft Works, c. 75m south-west of the study site. An evaluation (HER ELO 17106) observed brickearth at between 25.92m and 26.64m AOD and the earliest layer was a probable ploughsoil dating to the the 15th/16th centuries. This was overlain by material probably representing external refuse in the gardens to the rear of the properties shown fronting Bentick Road on the 1864 OS map. Overlying this were two probable demolition horizons composed of subsequent post-medieval buildings.

4.2.3 Also relevant, are the investigations at 70 Station Road (HER ELO 14184, 14185 and 14186), which indicate tat some survival of prehistoric features is possible in the area.

4.2.4 Where relevant, these investigations will be discussed further in the sections below.

4.3 Prehistoric (Palaeolithic – Iron Age)

4.3.1 No Prehistoric activity is recorded by the HER or HEA within the study site.

4.3.2 Investigations at 70 Station Road, c. 500msouth of the study site, revealed two parallel Neolithic ditches, a middle Bronze Age enclosure which continued into the late Bronze Age, and later prehistoric activity (HER ELO 14184, 14185 and 14186).

4.3.3 Archaeological investigations by MoLAS in 1996 located a Bronze Age trackway, or hurdle, c. 400m south-west of the study site (HER MLO 67367).

4.3.4 Within the wider 500m search area a number of Prehistoric findspots are recorded on the HER. Approximately 350m south of the study site seven Palaeolithic handaxes (HER 050062/00/00), a small polished Neolithic axe (HER 050468/00/00) and an early Bronze Age flanged axe (HER 050196/00/00) have been found. Two Palaeolithic handaxes and a flake are recorded c. 400m east of the study site (HER 050062/00/00), whilst a Mesolithic flint blade was found during an evaluation on Trout Road, approximately 450m to the north-west (HER MLO 98397).

4.3.5 Due to the paucity of records for this period (other than findspots, and with the exception of investigations at 70 Station Road), and despite a reasonable level of previous archaeological work in the area, and the study site's geological situation, a low-negligible potential is identified for Prehistoric evidence within the study site.

4.4 Roman

4.4.1 No Roman activity is recorded by the HER or HEA within the study site or the 500m search area.

4.4.2 Due to the lack of records for this period, despite a reasonable level of previous archaeological work in the area, and the likely focus of settlement activity for this period being situated away from the study site, a low-negligible potential is identified for Roman evidence within the study site.

4.5 Saxon – Medieval

4.5.1 No activity or finds from the Saxon or Medieval periods is recorded within the study site and very little is recorded within the 500m search area.

4.5.2 A manor house is thought to have existed by AD 1245, approximately 450m south of the study site. It was re-built by 1521 and was originally known as 'Burroughs', then 'Drayton House' (HER 050712/00/00).

4.5.3 The settlement of Colham was in existence by 1086 and was mentioned as a vilage in 1316. By the end of the 14th century it had apparently declined, as Uxbridge had become the major settlement of the parish (HER 052940/00/00).

4.5.3 Due to the paucity of records for this period, despite a reasonable level of previous archaeological work in the area, a low-negligible potential is identified for Saxon and Medieval evidence within the study site.

4.6 Post-Medieval and Modern

4.6.1 No Post-medieval or Modern assets are recorded within the study site itself.

4.6.2 The 19th century Colham Bridge is situated c. 75m south of the study site (HER MLO 73043) which crossed the Grand Union Canal. The bridge was probably a canal bridge which has since been converted to a road bridge.

4.6.3 Approximately 150m south of the study site is the recorded location of a large, 3-storey warehouse on the Grand Union Canal (HER 05811/00/00). It was built over the canal in AD 1796 and became the Johnstones Wax Polish factory in the 20th century.

4.6.4 A small hamlet is noted in the Victoria County History as probably having been in existence by AD 1600, c. 350m north-west of the study site (HER 054644/00/00).

4.6.5 A WWII pillbox has been recorded as part of the Defence of Britain Project, c. 350m north-west of the study site (HER MLO 105607). No WWII bomb strikes are recorded within the study site (www.bombsight.org).

4.6.6 The earliest detailed mapping reviewed for the study site is the c. 1797 Rocque Map (Fig. 2), which shows the study site apparently within undeveloped open ground. The study site had remained relatively unchanged by 1811 (Fig. 3), with it being situated within undeveloped open ground. The High Street is shown to the east and the Grand Union Canal to the south-west of the study site.

4.6.7 The study site appears to have remained featureless by the time of the 1828 Enclosure map (Fig. 4), but is first seen enclosed within part of a single larger field (No. 1208). The study site remained relatively unchanged by 1864 (Fig. 5).

4.6.8 By 1894 (Fig. 6) at least eight separate dwellings and their associated curtilages had been constructed within the eastern part of the study site, fronting the High Street. The western part of the study site remained featureless, and a vicarage is first shown outside the northern boundary of the study site.

4.6.9 The previous eight dwellings fronting the High Street are still evident on the 1913 map (Fig. 7). However, by this time some additional buildings had been constructed and some rearrangement of the site had taken place, particularly within the south-eastern part. The western part of the site remained within relatively open ground, with the exception of the north-western corner which had by now become occupied by an enclosed wooded area.

4.6.10 The layout of buildings and features within the study site remained relatively unchanged by 1935 (Fig. 8). However, a rectangular building had by now been constructed within the eastern part of the site.

4.6.11 Further development of the study site is evident on the 1964-6 map (Fig. 10), with construction of additional buildings. A large building within the south-eastern part of the study site is first depicted as a bakery. The above-mentioned rectangular building in the eastern part of the site is labelled as Depot.

4.6.12 Based on the available evidence, the study site most likely comprised agricultural land throughout the Post-Medieval and Modern periods. The first development of the site is evident in the late 19th century, with construction of the current superstore completed at some time prior to 2013 (Google satellite imagery). As such and with the paucity of significant assets of this date within the 500m search area, despite a reasonable level of previous archaeological work in the area, a low-negligible potential is identified for Post-medieval and Modern evidence within the study site.

4.7 Aerial Photographs

4.7.1 The 1945 RAF aerial photograph is of insufficient scale and quality to enable detailed interpretation of features.

4.8 Designated Heritage Assets

4.8.1 There are no designated heritage assets recorded within the study site itself and there are no scheduled monuments, world heritage sites, registered parks and gardens or registered battlefields within the 500m search area.

4.8.2 Four listed buildings are situated outside the study site, but within the 500m search area. The closest of these is the Grade II listed *De Burgh Arms Public House* (HER DLO 19927), which is situated c. 175m south of the study site, and originally dates from the 16th century.

4.8.3 The study site is situated outside and c. 650m north of the West Drayton Green Conservation Area.

4.8.4 Six out of seven of Yiewsley's Locally Listed Buildings are located within the 500m search area, including:

- St Matthew's Church, High Street, Yiewsley;
- Key House, High Street, Yiewsley (Former Town Hall);
- 152-156 High Street, Yiewsley (Former Methodist Chapel);
- The George and Dragon Public House at 176 High Street, Yiewsley;
- West Drayton Railway Station; and
- Foundation Stone for Colham Wharf at 21 High Street (Harrier House), Yiewsley.

4.8.5 This assessment focuses solely on archaeological issues and does not address the built heritage.

4.9 Assessment of Significance

4.9.1 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.

4.9.2 Paragraph 128 of the NPPF 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 on the significance of that asset.

4.9.3 There are no designated archaeological heritage assets of national significance within the study site or 500m search area. Any archaeological remains which may be present within the study site are not likely to be of more than local or regional significance.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT, POTENTIAL AND IMPACT OF THE PROPOSED DEVELOPMENT

5.1 Site Conditions

5.1.1 The study site was visited on the 7th June 2018 (Plates 1-6) and is presently occupied by a Morrisons superstore, with both above and underground car parking.

5.2 The Proposed Development

5.2.1 The proposed development comprises the demolition of the existing buildings and the redevelopment of the site to provide a retail and residential mixed use scheme. The site will be developed to provide a replacement Morrisons foodstore, with 144 residential units provided above.

5.3 Potential for Archaeological Remains

5.3.1 A low-negligible potential for archaeological remains of all periods to be present within the study site has been identified as part of this assessment. However, the Greater London HER has identified the site as an 'Area of Archaeological Potential' (DLO 36183, Colne Valley).

5.3.2 This Archaeological Potential is related to significant remains dating from the Prehistoric periods, particularly the Early Prehistoric. It could also provide information on the use and exploitation of riverine environments into the Post-medieval period. However, the site is part of an Archaeological Priority Zone (APZ), where small scale development would not contribute much to the archaeological record, so Archaeological Priority Area (APA) designation would be inappropriate. However, large scale developments would provide the opportunity to contribute to the archaeological knowledge about the area on a landscape scale (CgMs, 2014).

5.4 Impact of the Proposed Development

5.4.1 It is likely that the present Morrisons superstore development would have heavily truncated, if not removed entirely, any archaeological remains which may be present within the study site.

5.4.2 Given that the study site is approximately 0.48ha in area, and given the extent (horizontal and vertical) of previous development, the archaeological potential of the study site itself is low-negligible. In other words, given its small scale, and extent of

previous development, it is unlikely that any surviving archaeological remains would make a significant contribution to the heritage value of the APZ. Nevertheless, the proposed development has the potential to truncate or completely remove any archaeological remains that may survive within the study site.

6.0 SUMMARY AND CONCLUSIONS

6.1 This desk-based assessment has established that no designated archaeological assets are present within the study site itself.

6.2 Four listed buildings are situated outside the study site, but within the 500m search area. The closest of these is the Grade II listed De Burgh Arms Public House (HER DLO 19927), which is situated c. 175m south of the study site, and dates originally from the 16th century.

6.3 There are no other relevant designated heritage assets (scheduled monuments, registered battlefields, registered parks and gardens or world heritage sites) within the 500m search area.

6.4 The study site is situated outside and c. 650m north of the West Drayton Green Conservation Area.

6.5 This assessment focuses solely on archaeological issues and does not address the built heritage.

6.6 The study site is situated within an Archaeological Priority Zone or APZ (DLO 36183, Colne Valley) as defined by the Greater London HER, and set out in the London Borough of Hillingdon's Evidence Base for the Local Plan. A low-negligible potential has been identified for the study site to contain archaeological evidence for all periods.

6.7 Given the small scale of the site (0.48ha), and extent of previous development, it is unlikely that any surviving archaeological remains would make a significant contribution to the heritage value of the APZ. Nevertheless, the proposed development has the potential to truncate or completely remove any archaeological remains, of no more than local to regional significance, which may survive within the study site.

6.8 This Archaeological Desk-based Assessment is deemed to be sufficient to inform a planning determination for the proposed development.

6.9 Consultation with Sandy Kidd (Greater London Archaeological Advisory Service, and advisors to the LPA on matters related to archaeology in planning), confirmed that the only area of the study site which would warrant consideration for mitigation would be the approximately 900 sq m proposed extension to the existing basement footprint.

SOURCES CONSULTED

General

British History Online

British Geological Survey

Bomb Sight

Draft New London Plan (forthcoming)

Greater London Historic Environment Record

National Planning Policy Framework (NPPF)

The London Plan (March 2016)

Hillingdon Local Plan (Parts 1 and 2)

Historic England National Heritage List

Historic England Archive

Bibliographic, Website and Documentary

CgMs	2014	Archaeological Desk Based Assessment: Land at Padcroft Works, Tavistock Road, Yiewsley. No. CB/18593
CgMs	2014	Archaeological Desk Based Assessment: London Borough of Hilingdon (Review of APZ and APA for the Local Plan: Part 2 - Development Management Policies, Site Specific Allocations and Policies Map)
CIfA	2017	Standard and Guidance for Historic Environment Desk-Based Assessment. The Chartered Institute for Archaeologists
Historic England	2015	The Historic Environment in Local Plans: The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 1
Historic England	2015	Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2
Historic England	2017	The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

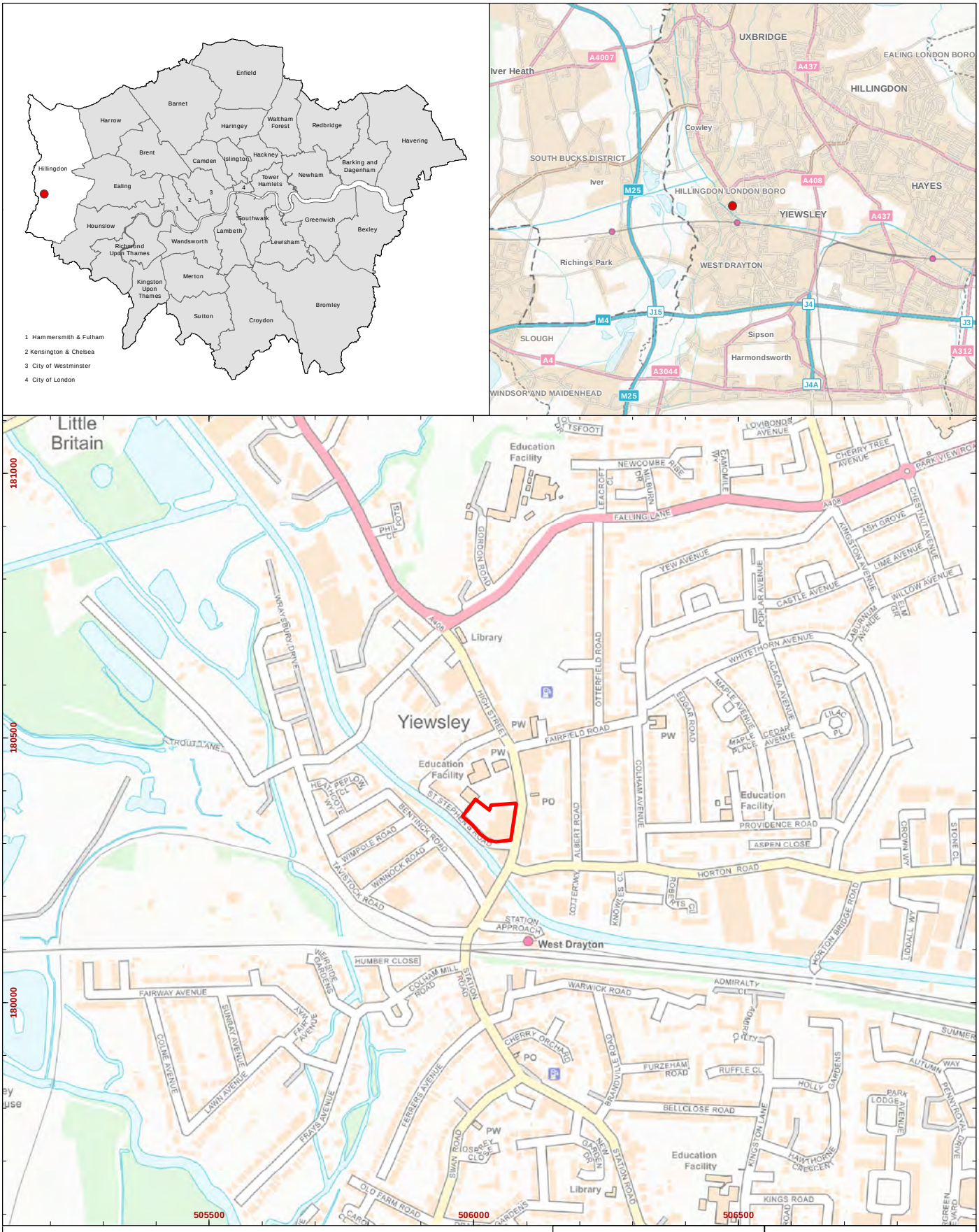
Greater London Archaeological Advisory Service	2015	Guidelines for Archaeological Projects in Greater London

Cartographic Sources

Rocque Map, 1754	not to scale
Ordnance Survey Drawing, 1811	not to scale
West Drayton Enclosure Map (Plan E), 1828	not to scale
Ordnance Survey Map, 1864	1:2,500
Ordnance Survey Map, 1894	1:2,500
Ordnance Survey Map, 1913	1:2,500
Ordnance Survey Map, 1935	1:2,500
Ordnance Survey Map, 1964-6	1:2,500
Google Satellite Imagery, 1999	not to scale
Google Satellite Imagery, 2013	not to scale
Google Satellite Imagery, 2014	not to scale

Aerial Photographs

RAF/Ordnance Survey, 1945	1:10,560



Site Boundary

N

Scale at A4: 1:10,000

0 250 m

CgMs HERITAGE PART OF RPS

Figure 1:
Site Location

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Legend

Approximate site location

N

Not to Scale:
Illustrative Only

Figure 2:
1754 Roque Map

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Legend

Approximate site location

N

Not to Scale:
Illustrative Only

Figure 3:
1811 Ordnance Survey Drawing

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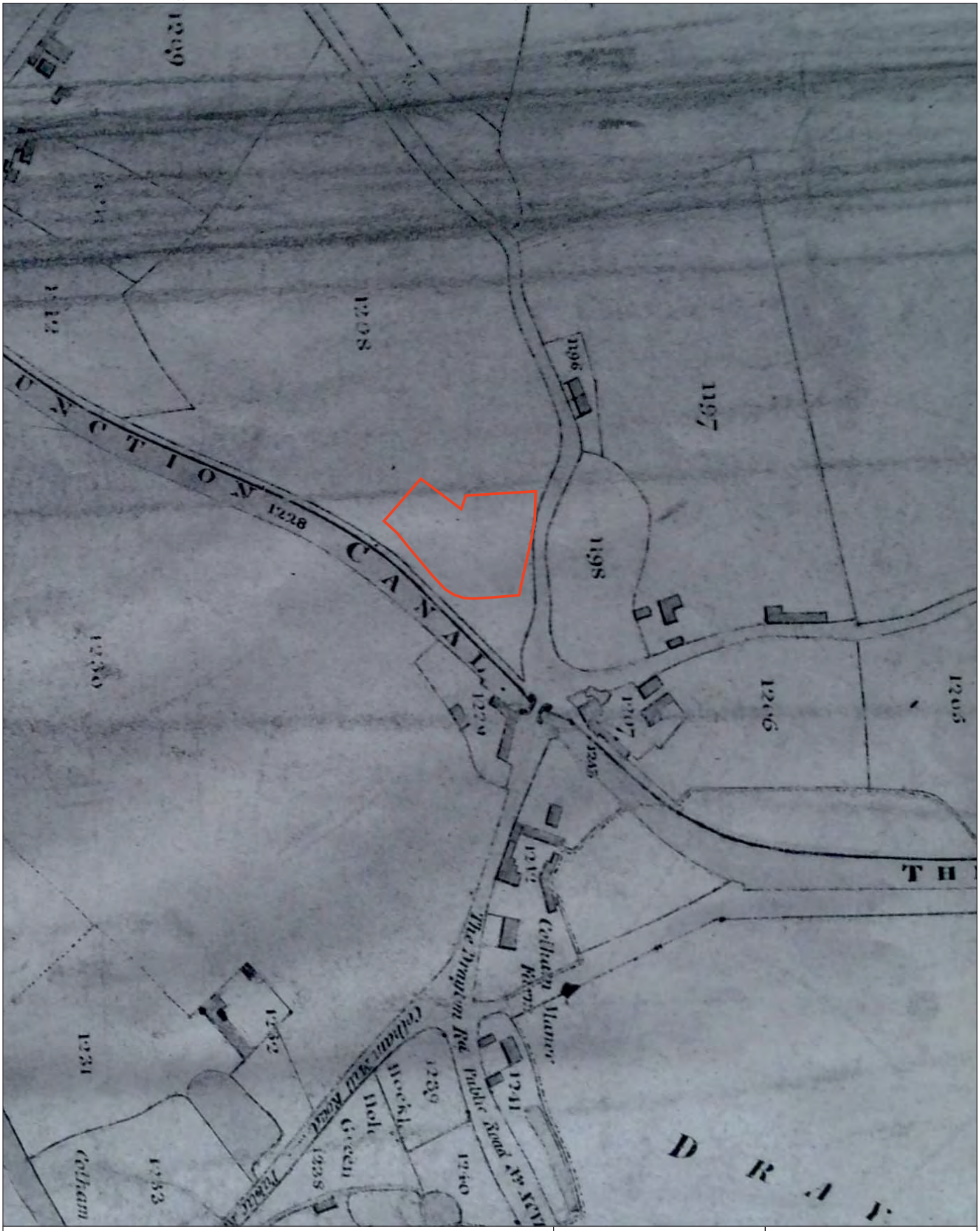

Legend

Site Boundary

N

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Not to Scale:
Illustrative Only

Figure 4:
1828 West Drayton
Enclosure Map (Plan E)

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Legend

Site Boundary

N

Not to Scale:
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Figure 5:
1864 Ordnance Survey Map

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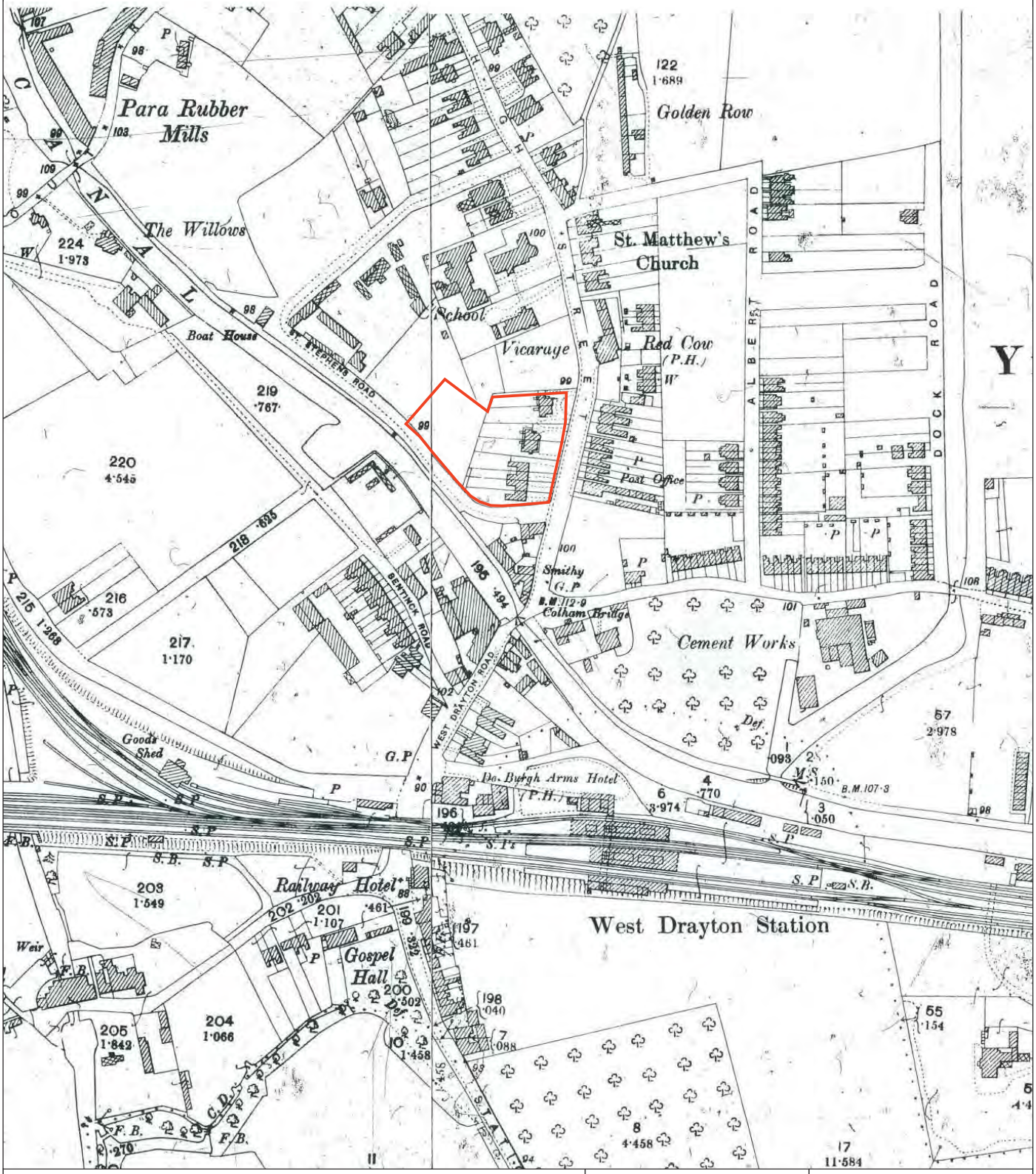

Legend

Site Boundary

N

Not to Scale:
Illustrative Only

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Figure 6:
1894 Ordnance Survey Map

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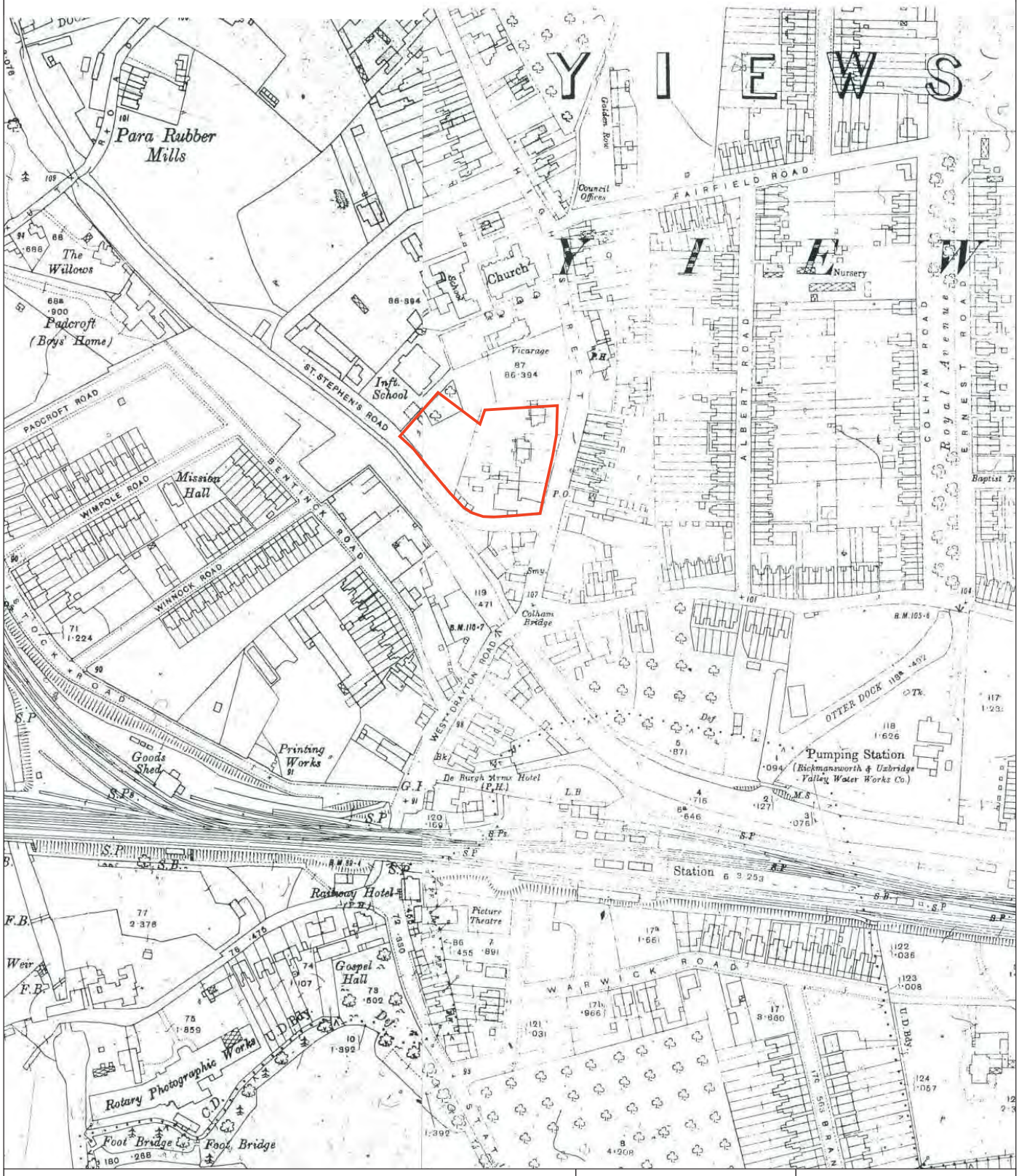

Legend

Site Boundary

N

Not to Scale:
Illustrative Only

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Figure 7:
1913 Ordnance Survey Map

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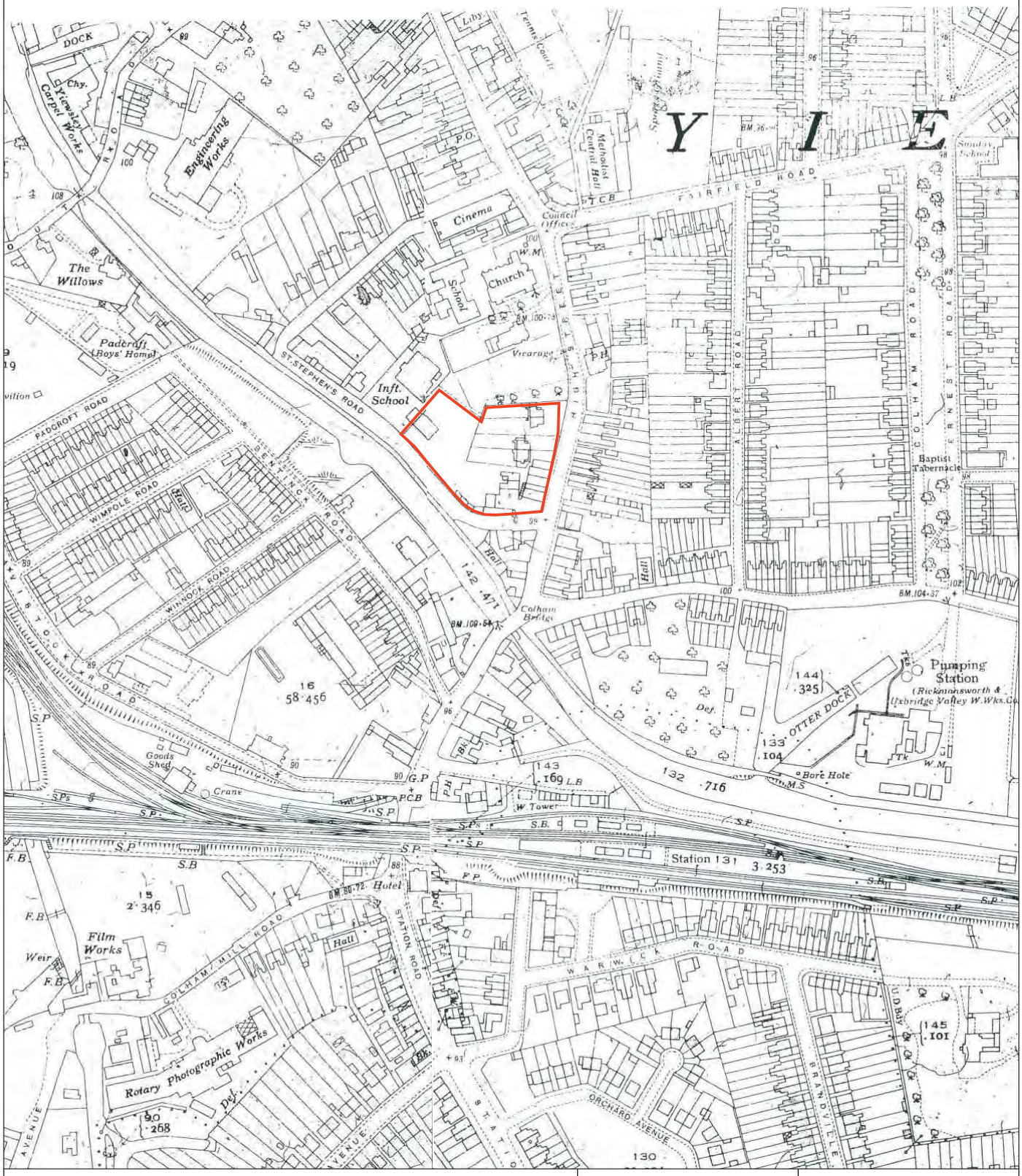

Legend

Site Boundary

N

Not to Scale:
Illustrative Only

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Figure 8:
1935 Ordnance Survey Map

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Legend

Site Boundary

N

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Not to Scale:
Illustrative Only

Figure 9:
1945 Aerial Photograph

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Legend

Site Boundary

N

Not to Scale:
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Figure 10:
1964-1966 Ordnance Survey Map

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Plate 1: View from the NW part of the study site, looking SE above ground car park, towards entrance to the underground car park

Plate 2: View from within underground car park

Plate 3: View from outside the S boundary of the study site, looking N towards the current Morrisons superstore building occupying the majority of the study site (High Street situated to the right)

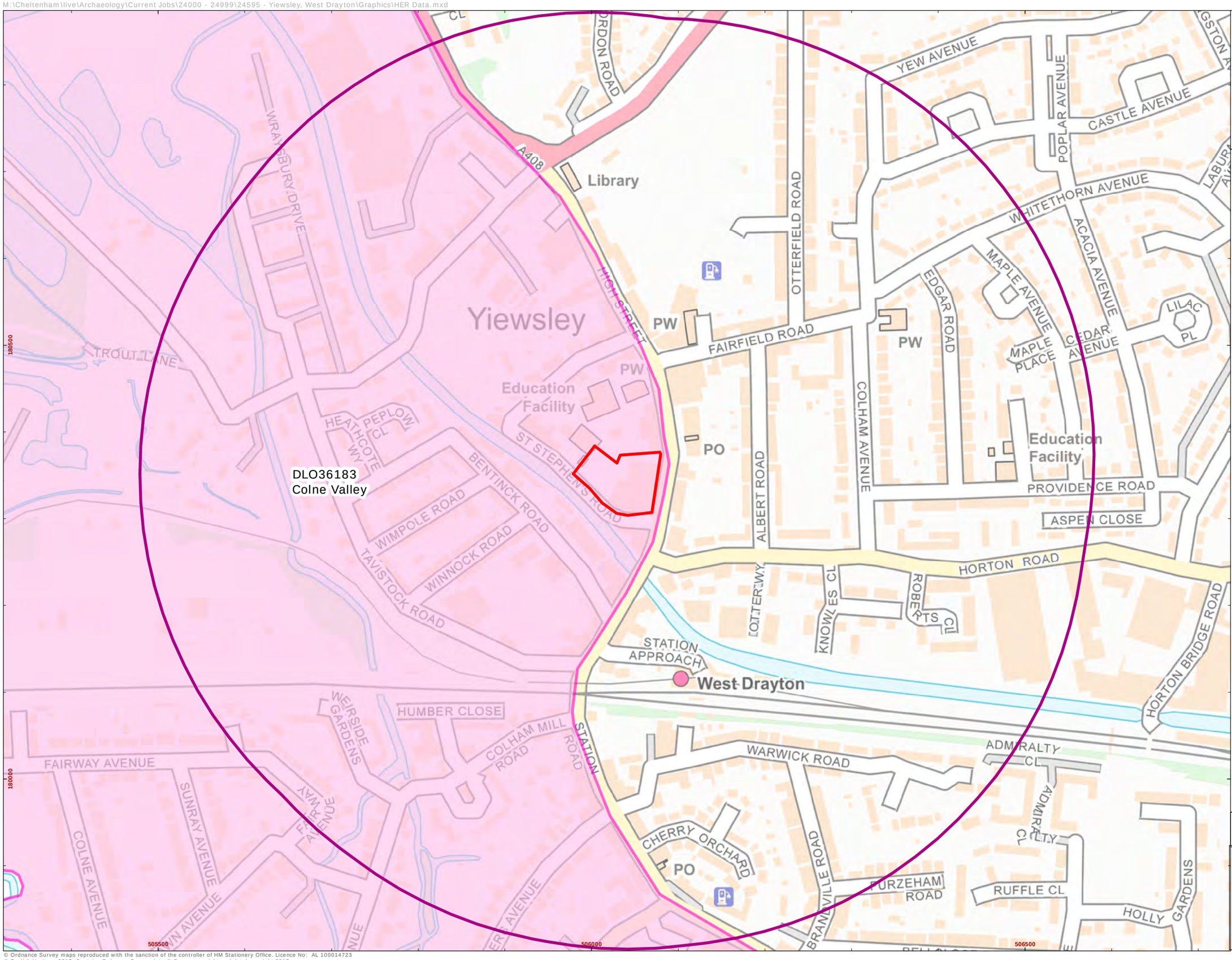
Plate 4: View W along Saint Stephen's Road, with the Morrisons superstore shown to the right and the Grand Union Canal to the left

Plate 5: View from outside the W boundary of the study site, looking E along Saint Stephen's Road at the above ground car park and rear entrance to Morrisons superstore

Plate 6: View along the Grand Union Canal, looking SE

Appendix 1

Greater London Historic Environment Record (HER) and Historic England Archive (HEA)



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Site Boundary
500m search radius
Areas of archaeological potential

N

Scale at A3: 1:4,000
0 125 m

Appendix 1:
Area of Archaeological Potential

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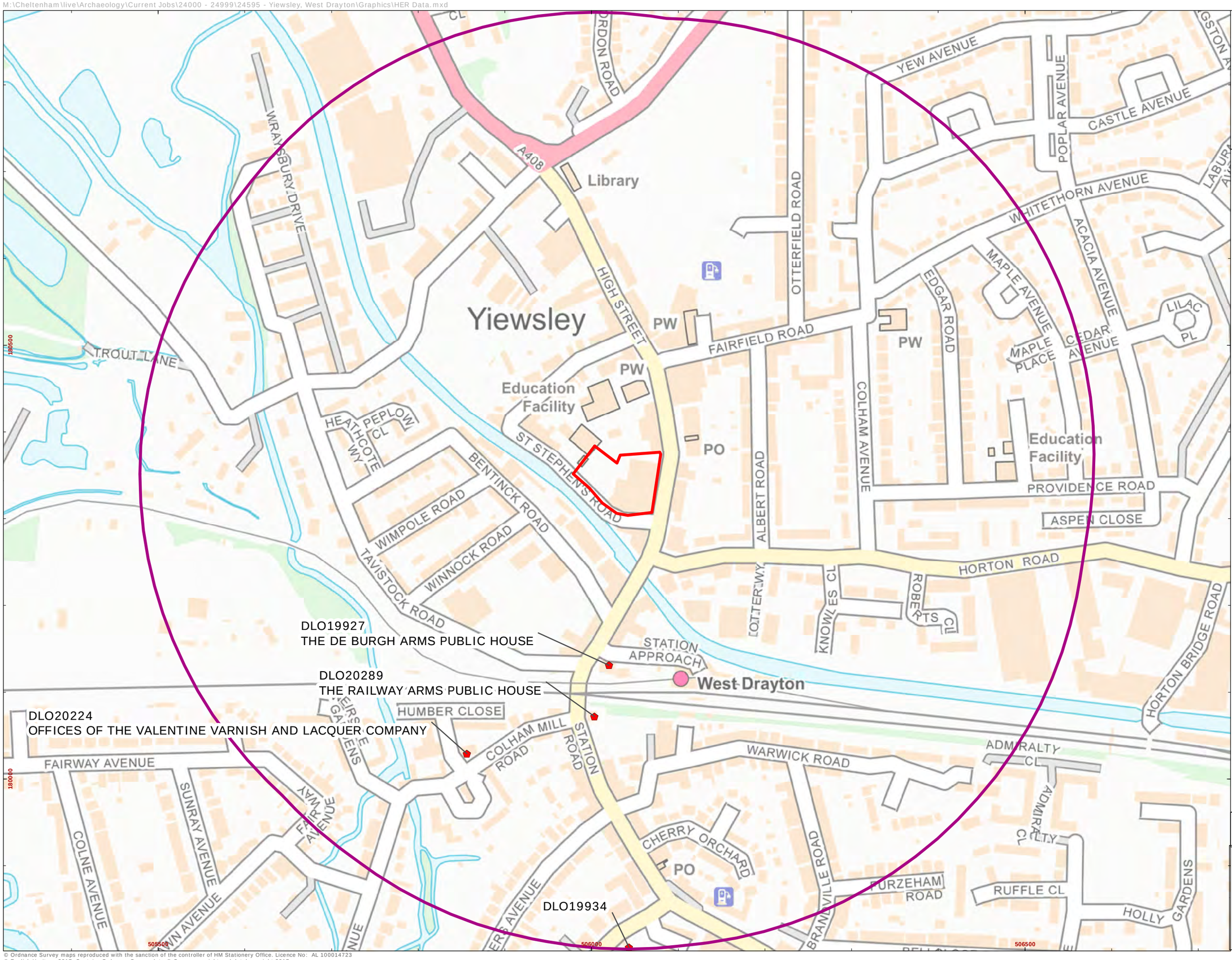

CgMs HERITAGE
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Site Boundary
500m search radius
Listed Buildings (Grade II)

N

Scale at A3: 1:4,000
0 125 m

Appendix 1: Designated Heritage Assets

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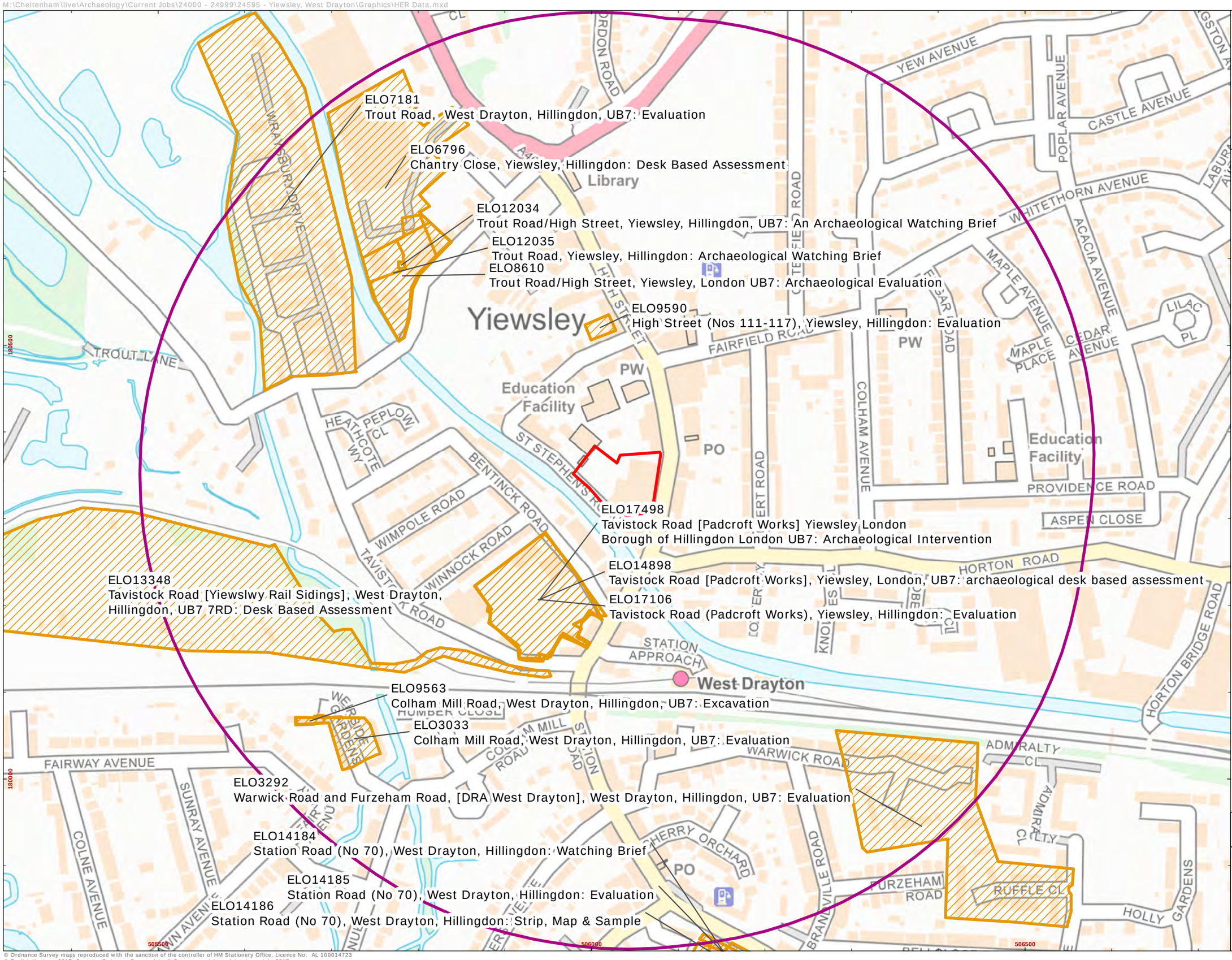

CgMs HERITAGE
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Site Boundary
500m search radius
HER Events Region

N

Scale at A3: 1:4,000
0 125 m

Appendix 1:
HER Events

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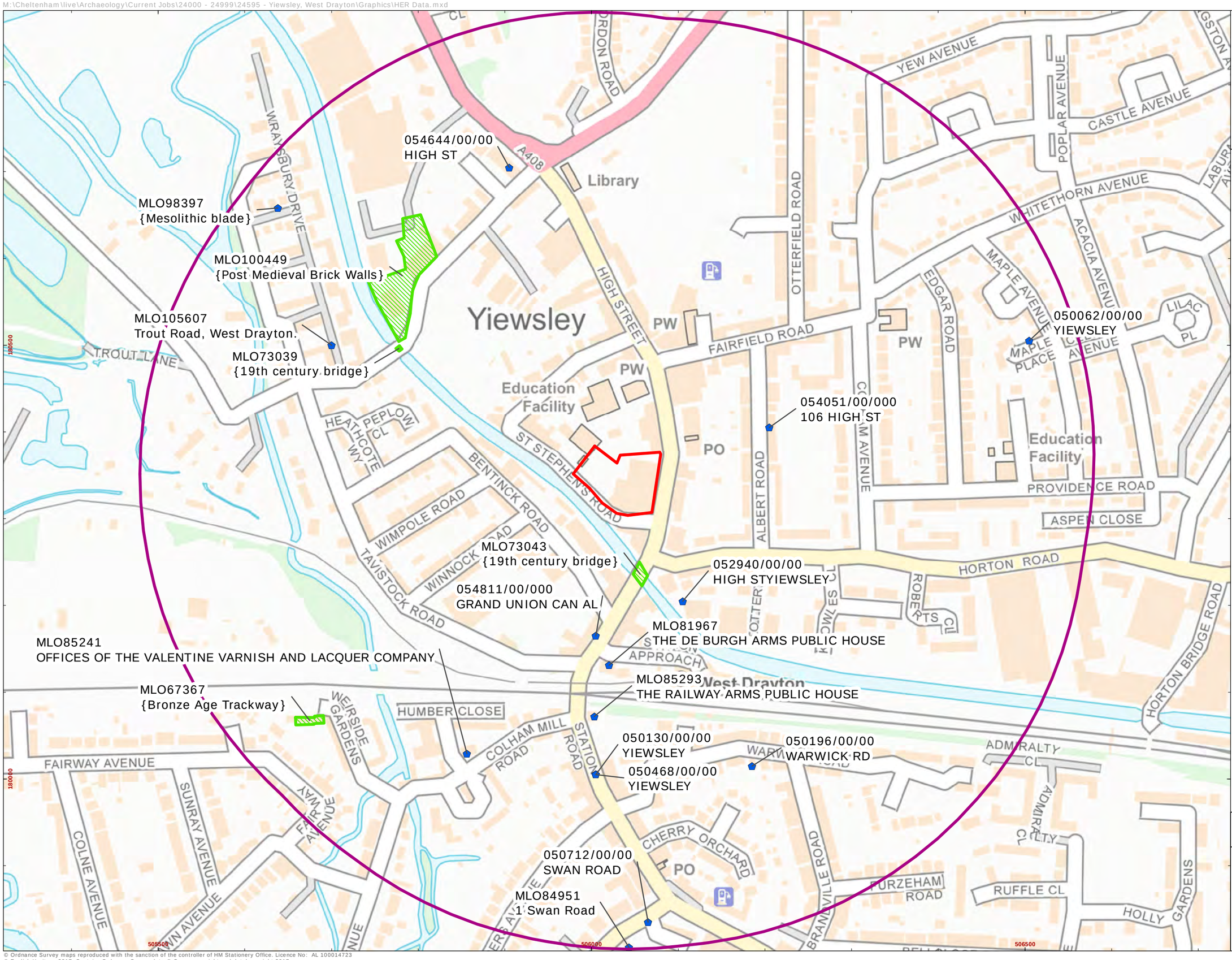

Site Boundary
500m search radius
HER Monuments Point
HER Monuments Region

N

Scale at A3: 1:4,000
0 125 m

Appendix 1:
HER Monuments

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Appendix 2

Gazetteer of Heritage Assets

DHER NO/ HEA NO	DESCRIPTION	EASTING	NORTHING
Event			
ELO 12034	WATCHING BRIEF (2010). Trout Road/High Street. Yiewsley, Hillingdon. Trench excavated to remove contaminated material. Natural clays were observed. No archaeological finds or features.	505780	180592
ELO 12035	WATCHING BRIEF (2010). Trout Road/High Street. Modern made ground was indentified in all areas. No archaeological finds or features.	505786	180573
ELO 14898	DESK BASED ASSESSMENT (2014). Tavistock Road (Padcroft Works), Yiewsley. CgMs carried at DBA on Padcroft Works, Tavistock Road. A low-moderate potential for Palaeolithic, Neolithic and Bronze Age periods and a low potential for all periods was identified.	505930	180200
ELO 17106	TRENCHING EVALUATION (2016). Tavistock Road (Padcroft Works), Yiewsley. Only one of the five trenches could be excavated due to the presence of asbestos. It uncovered brickearth at between 25.92m and 26.64m AOD. The earliest layer was a probable ploughsoil dating to the the 15th/16th centuries. Overlying this was a layer of material probably representing external refuse in the gardens to the rear of the properties shown fronting Bentick Road on the 1864 OS map. This was beneath two probable demolition horizons composed of subsequent post-medieval buildings.	505938	180210
ELO 17498	ARCHAEOLOGICAL INTERVENTION (2016). Tavistock Road (Padcroft Works), Yiewsley. Four trenches were planned, representing a 4% sample. Trenches 1, 2, 4 and 5 were abandoned after exposure of a made ground rubble layer was seen to contain asbestos. The natural geoogy was observed in trench 3, moderately sloping downwards.	505940	180210
ELO 8610 (MLO 100449)	TRENCHING EVALUATION (2008). Trout Road, High Street. Five trenches uncovered a series of post-medieval brick walls, which relate to structures visible on the 1896 S map. Layers of 19th century demolition material and re-deposited natural were also present.	505782	180577
ELO 9590	TRENCHING EVALUATION (2000). High Street (Nos. 111-117), Yiewsley. Two trenches produced no archaeological finds. The lack of archaeology was attributed to disturbance caused by 19th century and later building activity. Natural was observed at a height of 27.7m to 28.9m AOD.	506010	180520
Monument/Building/Landscape/Area			
DLO 19927	**LISTED BUILDING GRADE II.** The De Burgh Arms	506019	180131

(MLO 81967)	Public House. Post-medieval.		
DLO 19934 (MLO 84951)	**LISTED BUILDING GRADE II.** No. 1 Swan Road. Post-medieval.	506042	179806
DLO 20289 (MLO 85293)	**LISTED BUILDING GRADE II.** The Railway Arms Public House. Post-medieval.	506003	180072
DLO 20224 (MLO 85241)	**LISTED BUILDING GRADE II.** Offices of the Valentine Varnish and Lacquer Company. Post-medieval.	505856	180029
050062/00/00	FINDSPOT. Two handaxes, one flake. Palaeolithic.	506500	180500
050130/00/00	FINDSPOT. Seven handaxes. Lower Palaeolithic.	506000	180000
050196/00/00	FINDSPOT. Flanged axe. Early Bronze Age.	506180	180010
050468/00/00	FINDSPOT. Small polished axe. Neolithic.	506000	180000
050712/00/00	MANOR HOUSE. Probably existed by 1245 and re-built by 1521. Known as 'Burroughs' and then as 'Drayton House'. Medieval to Post-medieval.	506060	179830
052940/00/00	SETTLEMENT. The settlement of Colham was in existence by 1086 and was mentioned as a vilage in 1316. By the end of the 14th century it had apparently declined, as Uxbridge had become the major settlement of the parish. Medieval.	506100	180200
054051/00/00	TOWN HALL. No. 106 High Street. Post-medieval.	506200	180400
054644/00/00	SETTLEMENT. Small hamlet noted in the VCH as probably established by 1600. Post-medieval.	505900	180700
054811/00/00	GRAND UNION CANAL, WHARF. Large 3-storey warehouse built in 1796, with wooden lucarne over the canal. It became Johnstones Wax Polish factory in the 20th century. Post-medieval.	506000	180160
MLO 105607	PILLBOX. Recorded as part of the Defence of Britain project. WWII.	505700	180500
MLO 67367	TRACKWAY. A trackway or hurdle was located at Colham Mill Road, West Drayton during investigations by MoLAS (1996). Bronze Age.	505670	180060
MLO 73039	BRIDGE. A 19th century bridge crossing the Grand Union Canal as it passes through Yiewsley. Post-medieval.	505777	180496
MLO 73043	BRIDGE. Colham Bridge. A 19th century bridge which crossed the Grand Union Canal. The bridge was probably a canal bridge which has since been converted to a road bridge. Post-medieval.	506056	180236
MLO 98397	FINDSPOT. Flint blade found during an archaeological evaluation on the former Honeywell Factory on Trout Road in 2007. Mesolithic.	505637	180657

CgMs

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