

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Riverside Way, Uxbridge, UB8 2YF

JAC 27880
Riverside Way, Uxbridge
UB8 2YF
February 2022

Quality Management

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EXECUTIVE SUMMARY

This archaeological desk-based assessment has been prepared by RPS on behalf of Bridge UK Properties 2, LP

The subject of this assessment is the Site of Land at Riverside Way, Uxbridge UB8 2YF in the London Borough of Hillingdon.

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, August 2020), the Applicant has commissioned RPS to undertake this archaeological desk-based assessment.

The site has been subject to some archaeological evaluation under a different scheme / red-line proposal and that information is utilised within this report.

Geo-archaeological modelling is currently taking place and the results of the geo-archaeological modelling along with additional impact assessment information will be provided in an update to this assessment once the modelling has been completed.

A 1000m radius search of the Greater London Historic Environment Records (GLHER) and the Buckinghamshire HER (BHER) indicates that the site is located in the Colne Valley (APZ). The APA guidance for the borough was updated between in 2013 so has not been "tiered" in accordance with recent Historic England (GLAAS) APA Guidelines.

The construction of the current buildings on the Site is considered to have had a negative effect on the Site's archaeological potential.

Information presented in this desk-based assessment assesses the archaeological potential as follows;

- | | |
|--------------------------------------|--------------------------------------|
| • Palaeo-environmental | High on the western part of the site |
| • Palaeolithic and Mesolithic | Low / Medium |
| • Neolithic, Bronze Age and Iron Age | Low / Medium |
| • Roman | Low |
| • Anglo-Saxon / Medieval | Low |
| • Post Medieval | Low |

The foundation design indicates that impacts from foundations are well spaced out and considered unlikely to cause significant harm (cf Historic England, 2019). However the Ground Improvement works are to contractor design so specific details are not available.

On the basis of the provided information and the Archaeological and geo-archaeological information (detailed Deposit Model forthcoming) it is considered that the LPA may require further archaeological works on this site and that these could be secured by a suitably worded planning. The archaeological works may consist of a programme of archaeological and geo-archaeological works, the exact scope of which can be discussed and details in a Written Scheme of Investigation to address any Planning Conditions. This approach is considered to be in line with both Local and National Planning Policy in relation to archaeological assets and the considered archaeological potential.

Archaeological planning conditions recommended by the Greater London Archaeology Advisory Service generally set out a 2-stage approach of evaluation (Stage One) followed by mitigation (Stage Two) if the Stage One results merit such an approach.

The final decision regarding this rests with the LPA and their Archaeological Planning Advisers.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This document provides an archaeological desk-based for the Site known as Land at Riverside Way, Uxbridge UB8 2YF in the London Borough of Hillingdon (Figure 1).
- 1.2 The overall application area for the new development is 0.94 hectares with a central NGR of 504817,184047.
- 1.3 The report has been prepared by Simon Blatherwick, Technical Director (Heritage) of RPS on behalf of Bridge UK Properties 2, LP to provide the archaeological background to the Site. Geo-archaeological modelling (forthcoming) has been prepared by Quaternary Scientific (Quest) of the University of Reading.
- 1.4 The scope of these reports have been discussed and agreed with the Greater London Archaeology Advisory Service (GLAAS), the Archaeological Planning Adviser to the London Borough of Hillingdon
- 1.5 This report addresses below ground archaeology only.
- 1.6 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, August 2020), the Applicant has commissioned RPS to undertake this below ground archaeological desk-based assessment.
- 1.7 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck Sites occur within or in close proximity to the Site.
- 1.8 GLHER entries for the Site include;
 - DLO36183, Colne Valley, Archaeological Priority Zone (APZ): the Site is located in the Colne Valley (APZ). The APA guidance for the borough was updated between in 2013 so has not been "tiered" in accordance with recent Historic England (GLAAS) APA Guidelines.
- 1.9 The GLHER & BHER Data is presented in Figures 2 to 5 (see also Appendix 1).

Scope of Study

- 1.10 To compile the baseline assessment, the following actions have been undertaken;
 - A search of the Greater London Historic Environment Records (GLHER) and the Buckinghamshire HER (BHER) database for archaeological sites and other heritage assets, recorded within a 1000m radius of a central National Grid Reference (GLHER Report 16819 PR JAC27880 Riverside Way, Uxbridge TQ 04812 84044 1km radius search / Copyright License Agreement 1245 for the use of digital data from the Buckinghamshire Historic Environment Record (HER);
 - An examination of national and local planning policies in relation to heritage assets;
 - A map regression exercise looking at the cartographic evidence for the Site;
 - An examination of available topographical evidence;
 - An inspection of geological sources (maps/borehole logs/trial-pit data) available for the Site;
 - A review of the results of archaeological field work undertaken within the vicinity of the Site;
 - An assessment of existing impact on the Site;
 - An assessment of relevant published and unpublished sources;

- Review of archaeological Research Agendas and Frameworks for Greater London in relation to archaeological assets;

1.11 The Chartered Institute for Archaeologists' Standard and Guidance for historic environment desk-based assessment (2020) sets a "standard" for desk-based assessment as follows:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

1.12 The "Definition" of an assessment is given as:

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

1.13 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (HER) and other sources, together with the results of a comprehensive historic map regression exercise.

1.14 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

1.15 The document has been completed with reference to current national guidelines, as set out in the;

- Chartered Institute for Archaeologists 'Standard and guidance for historic environment desk-based assessment' (ClfA 2020)
- Historic England documents 'Management of Research Projects in the Historic Environment' (Historic England 2015a)
- Historic Environment Good Practice Advice in Planning' (Historic England 2015b&c); and
- the local guidance in the Greater London Archaeological Advisory Service (GLAAS) 'Guidelines for Archaeological projects in Greater London' (Historic England, 2015d).

Limitations

1.16 In any desk-based assessment a degree of uncertainty is attached to the baseline data sources. This includes:

1.17 The Historic Environment Records (HER) can be limited because it often depends on "random" opportunities for research, fieldwork and discovery;

- Lack of dating evidence for sites;

- Documentary sources are rare before the medieval period and many historic documents are inherently biased; and
- The extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 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.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three 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). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 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 that heritage makes to 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 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 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.
- 2.7 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.
- 2.8 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.
- 2.9 *Significance* (for heritage policy) 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* 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.

Regional Planning Policy

The London Plan (The Spatial Development Strategy for London) – March 2021

- 2.14 The relevant Strategic Development Plan framework is provided by the London Plan. Policy relevant to archaeology at the Site, includes 'Policy HC1 Heritage conservation and growth'. This sets out the following;
- 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.

E 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 reuse

2.15 Supporting paragraphs include the following;

7.1.1 London's historic environment, represented in its built form, landscape heritage and archaeology, provides a depth of character that benefits the city's economy, culture and quality of life. The built environment, combined with its historic landscapes, provides a unique sense of place, whilst layers of architectural history provide an environment that is of local, national and international value. London's heritage assets and historic environment are irreplaceable and an essential part of what makes London a vibrant and successful city, and their effective management is a fundamental component of achieving good growth. The Mayor will develop a London-wide Heritage Strategy, together with Historic England and other partners, to support the capital's heritage and the delivery of heritage-led growth.

7.1.9 Understanding of London's archaeology is continuously developing with much of it yet to be fully identified and interpreted. To help identify sites of archaeological

interest, boroughs are expected to develop up-to-date Archaeological Priority Areas for plan-making and decision-taking. Up-to date Archaeological Priority Areas (APAs) are classified using a tier system recognising their different degrees of archaeological significance and potential as presently understood. Tier 1 APAs help to identify where undesigned archaeological assets of equivalent significance to a scheduled monument – and which are subject to the same policies as designated assets – are known or likely to be present.

7.1.10 Across London, Local Plans identify areas that have known archaeological interest or potential. The whole of the City of London has high archaeological sensitivity whilst elsewhere the Greater London Archaeological Priority Area Review Programme is updating these areas using new consistent London-wide criteria.

Each new APA is assigned to a tier:

- Tier 1 is a defined area which is known, or strongly suspected, to contain a heritage asset of national significance, or which is otherwise of very high archaeological sensitivity.
- Tier 2 is a local area with specific evidence indicating the presence, or likely presence, of heritage assets of archaeological interest.
- Tier 3 is a landscape-scale zone within which there is evidence indicating the potential for heritage assets of archaeological interest to be discovered.
- Tier 4 (outside APA) covers any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area.
- Other APAs which have not yet been reviewed are not assigned to a tier.

7.1.11 Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably qualified individuals or organisations.

Local Planning Policy

Hillingdon Local Plan

Local Plan: Part 1 Strategic Policies (Adopted November 2012)

2.16 Hillingdon Local Plan contains the following relevant policies;

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.

Implementation of Policy HE1: how we will achieve this

The Council will seek to:

1. Ensure appropriate specialist advice and guidance is available, by preparing character appraisals, management plans and design guidance for its designated areas and historic assets, in partnership with the local community, guided by the Conservation Forum and where possible, aided by English Heritage.

2. Regularly review and update its web based Historic Environment Record (HER) and designations as required, and update character appraisals and management plans for conservation areas, ensuring national and local interest groups, and residents are consulted.

3. Pro-actively manage heritage assets, including those considered "At Risk" by English Heritage, working with heritage groups and partners where appropriate, to ensure buildings and structures such as those at Eastcote House Gardens, RAF Uxbridge and Breakspear House are repaired and reused.

4. Promote the borough's heritage by continuing to ensure that it is included in the London Open House event; to improve the interpretation of historic assets, such as Manor Farm, Ruislip; and to recognise local schemes of exceptional quality or innovation by, for example, applying for Civic Trust and Green Apple Awards.

5. Include more specific guidance relating to historic buildings and other conservation matters, in the Hillingdon Local Plan: Part 2- Development Management Policies and supporting guidance contained within the forthcoming Heritage Strategy Supplementary Planning Document, together with the relevant Area Action Plans.

6. Where the loss of a heritage asset is justified, ensure that there will be a commitment to recording the structure and to disseminating this information to enable increased understanding of the heritage asset. Copies of these documents will, where appropriate,

be deposited with local libraries and the Greater London Historic Environment Record (HER).

2.17 The Local Plan defines Archaeological Priority Areas (APAs) as;

Areas of particular archaeological importance or vulnerability in the Borough which have been identified by the Council with the advice of English Heritage. In Archaeological Priority Areas (APAs) these areas the Council's policies and proposals for archaeological sites will apply. Advice from the Greater London Archaeological Advisory Service will be sought on planning applications affecting such areas and further research and site investigation may be required.

2.18 The Local Plan defines Archaeological Priority Zones (APZs) as;

The boundaries of Archaeological Priority Zones are designated on the Policies Map. These are areas where there is potential for significant archaeological remains, Archaeological Priority Zones (APZs) and planning applications within these areas must be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

2.19 Saved UDP Policies include;

- BE1 Development within archaeological priority areas, and
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains.

LOCAL PLAN PART 2 DEVELOPMENT MANAGEMENT POLICIES

2.20 The Local Plan Part 2 Development Management Policies contains Policy DMHB 7 Archaeological Priority Areas and Archaeological Priority Zones. This states;

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.

2.21 Supporting paragraphs includes the following information;

5.24 An Archaeological Priority Area (APA) is an area, designated by the Council to protect buried archaeological remains from the adverse affects of development. All applications in APAs are referred to the Greater London Archaeological Advisory Service (GLAAS) which is part of Historic England's London office.

5.25 The Council has also designated a number of Archaeological Priority Zones (APZs) through its Local Plan. APZs are used as a tool for identifying the potential need for archaeological assessment and consultation with GLAAS at the pre-application stage rather than necessarily asserting that archaeology will take priority. This means that larger sites such as those APZs at Heathrow are highlighted so that archaeology can be considered in advance of an application.

5.26 APAs and APZs will be regarded by the Council as a material consideration when determining planning applications. Applicants submitting proposals for development in

these areas will be expected to assess the archaeological implications of these proposals, submitting where appropriate, a desk based assessment with their planning application. Ground workings should not take place without appropriate archaeological investigation and the recording and archiving of archaeological remains, all of which should be carried out to meet the requirements of GLAAS.

3 GEOLOGY AND TOPOGRAPHY

Geology

3.1 On-line data from the British Geological Society (BGS) shows the site to be located on Bedrock of Lambeth Group - Clay, Silt And Sand with Superficial Deposits of Alluvium - Clay, Silt, Sand And Gravel.

3.2 Information from Delta Simons (2021) includes;

A previous investigation undertaken at the Site by Delta-Simons in 2015 identified ground conditions to comprise Made Ground, underlain by Alluvium (Secondary A Aquifer), followed by bedrock of the Lambeth Group (Secondary A Aquifer). The nearest major surface water feature is the River Colne which meanders alongside the northern, western and south-western boundaries of the Site, with a tributary to the east.

3.3 A summary of the observed ground conditions at the Site is provided below.

Strata	Typical Strata Description	Depth Range of Strata Top(m)	Depth Range of Strata Base(m)	Thickness Range (m)	Comments
Topsoil	Soft dark brown sandy clay with occasional rootlets.	0.00	0.45	0.45	Only encountered in DS05.
Made Ground	Macadam underlain by light brown sandy gravel of concrete, brick and flint with occasional fibrous sheet fragments.	0.00	0.30 – 1.00	0.30 – 0.60	Made Ground was encountered in all locations, with the exception of DS05. A textile membrane was identified in all locations, with the exception of DS06.
Alluvium – Clay	Soft grey silty clay.	0.30 – 1.00	0.65 – 1.45	0.23 – 0.84	Only encountered in DS04 and DS06. Occasional fibrous material was encountered in DS04.
Alluvium – Peat	Plastic pseudo-fibrous dark brown slightly clayey PEAT.	0.70 – 1.00	1.00 – 1.40	0.35 – 0.45	Only encountered in DS02 and DS03
Alluvium - Gravel	Generally loose to medium dense brown and grey sandy gravel of flint	0.36 – 1.45	4.45	Not Proven	

3.4 Delta Simmons (2021) also note;

6.2.2 Soil Analysis Summary

With respect to heavy metal, PAH and petroleum hydrocarbon contaminants, none of the contaminant concentrations reported in soil exceeded the relevant Generic

Assessment Criteria (GAC) and most were found to be below the laboratory's limit of detection. Therefore, the soil contaminant concentrations are not considered to represent a risk to human health.

Nevertheless, asbestos was identified in three locations within the Made Ground in the south and west of the Site. Chrysotile and Amosite fibres were detected with a maximum concentration of 0.950%.

3.5 Delta Simmons (2015) summarised Ground Conditions as;

The identified ground conditions across the Site consisted of Made Ground to a maximum depth of 1.1 m bgl, which in turn overlaid Alluvial Deposits to an average depth of approximately 5 m bgl. Directly underlying this was the Lambeth Group Formation.

3.6 See Appendix 2 (Delta Simmons 2015) and Appendix 3 (Delta Simmons 2021).

3.7 Information on the geo-archaeological background to the site is taken from a number of sources including Wessex Archaeology (2006).

3.8 Wessex Archaeology (2006) indicate that;

... a significant sequence of Holocene alluvial deposits dating back to near the Last Glacial maximum, and therefore contemporary with the known Late Upper Palaeolithic and Early Mesolithic sites in this part of the River Colne valley, was recorded, sampled for palaeo-environmental analyses and radiocarbon dated.

The recorded pollen and sedimentary sequences from Riverside Way are typical of the early post-glacial (pre-Boreal, Boreal and Atlantic) sequences reported elsewhere in the River Colne valley within the immediate vicinity. The sequences indicate a typical sediment sequence of alluvium and tufaceous deposits, peat and alluvium. These commence within the Late Devensian/early post-glacial period. Peat formation starts at around 8340 - 8040 cal BC at the pine maxima and the rise in hazel.

This is accompanied by high levels of macroscopic charcoal, and may relate to some charred macro-remains of dock in the same sequence. These may equate with inwashes of charcoal seen at Three Ways Wharf during a period of pine dominance.

The lack of direct evidence of human activity on this site makes the results of the palaeo-environmental analyses difficult to interpret. However, the pollen assessment clearly shows major zones of microscopic charcoals, which probably represent human activity of Early Holocene date in the vicinity of the site. Although undated and undatable in their own right, further pollen analyses and radiocarbon sampling could provide an environmental and chronological context for them and these could be equated with other comparable sites in the vicinity. The microscopic charcoal peak in Trench 2 predates 9410 ± 40 BP, and may relate to the Late Upper Palaeolithic transitional activity at both Denham and Three Ways Wharf. The microscopic charcoal in Trench 3, however, probably postdates 8600 ± 35 BP, and may be related to the Mesolithic flint scatters recorded on the western floodplain at Denham.

3.9 Geo-archaeological modelling is currently taking place and the results of the geo-archaeological modelling along with additional impact assessment information will be provided in an update to this assessment once the modelling has been completed.

Topography

- 3.10 Information from the Proposed Earthwork Plan indicates that the site is located at circa 31m AOD and is relatively flat.

4 ARCHAEOLOGICAL / 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 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	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 Site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the Site.
- 4.2 What follows comprises a review of known archaeological assets from the searches of the Greater London Historic Environment Records (GLHER) and the Buckinghamshire HER (BHER) database for archaeological sites and other heritage assets, recorded within a 1000m radius of a central National Grid Reference (GLHER Report 16819 PR JAC27880 Riverside Way, Uxbridge TQ 04812 84044 1km radius search / Copyright License Agreement 1245 for the use of digital data from the Buckinghamshire Historic Environment Record (HER). Other sources have also been utilised.
- 4.3 Other sources have also been utilised and additional research provides further background to the Site.
- 4.4 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.
- 4.5 CgMs (2014) describes the Colne Valley APZ as follows;

2.21 21. Colne Valley APZ

2.21.1 Previous Assessment

2.21.1.1 The 2003 draft Archaeological Assessment listed the following criteria and gave the recommendation that the area be designated as an APZ;

- a) Previous archaeological work has revealed important remains of prehistoric date
- b) Previous archaeological work has revealed important remains of historic date

2.21.1.2 The following reasoning was given in 2003: "The Colne Valley has been designated as an APZ because the main geological deposit for this area is heavy gravel.

Such geological deposits are known to have been favourable areas for past settlers, and as such tend to be rich in archaeological deposits. The north of this area is particularly rich in silts and alluvium. The silts and alluvium are excellent preservers of archaeological deposits such as environmental and ecological evidence. The area will include the site of Three Ways Wharf, Uxbridge. This site revealed the important 'long blade' site and was vital in providing regional evidence for the climate transition between the Late Glacial and the Flandrian transgression.

The Uxbridge site has 'in situ' early Mesolithic material that has provided lithic, faunal and environmental data. To the west of the Borough at Sandy Lodge, Rickmansworth there is an Upper Palaeolithic site, which indicated the underlying importance of the Colne valley."

2.21.2 Archaeological and Historical Background

2.21.2.1 This APZ includes the APAs of Harefield North, West Drayton and parts of Uxbridge.

The APA of West Drayton Station is immediately adjacent and Harefield South lies just to the east of the APZ extent. Greater detail on the archaeological background of these APAs is given above . A Historic Landscape Characterisation Project on the Colne Valley Park also gives greater detail and analysis of the changing nature of the landscape.

2.21.2.2 There are a few Palaeolithic findspots scattered throughout the area. The most significant site is that at Three Ways Wharf which produced evidence of in situ Palaeolithic and Mesolithic occupation. Other Palaeolithic and Mesolithic finds have been made in the area around Three Ways Wharf including bones and further Mesolithic flint scatters under peat layers to the south of Three Ways Wharf.

Records on the Buckinghamshire HER for a buffer area along the Buckinghamshire/Hillingdon border stress the importance of the Three Ways Wharf area for Palaeolithic and Mesolithic material, with Palaeolithic and Mesolithic activity recorded at the Sanderson site on the other side of the River Fray to Three Ways Wharf, and at Denham, further south. A Mesolithic occupation site and lithic working area have also been recorded at Dewes Pit with other scattered records in the northern half of the area. There is more limited evidence for Neolithic activity in the area with few findspots. There is also limited evidence for the Bronze Age, with a possible ring ditch and burial urns at Dewes Pit, and a field system in central Uxbridge as well as further ditches of possible Bronze Age-Iron Age date at Townmead School by West Drayton. In the Colne Valley as a whole there is evidence for increased activity during the Neolithic and Bronze Age (see Beckley, 2007). There is very little recorded evidence for the Iron Age and Roman periods, with a few stray finds, and a possible Roman causeway in the centre of Uxbridge. This is in line with limited evidence for these periods in the Colne Valley in general, though there is a slight increase in Roman activity (Ibid.).

2.21.2.3 There is very limited evidence for activity in the early Medieval period throughout the whole area with just a spearhead found near Dewes Pit, and the suggestion that settlement at Uxbridge began in this period. A number of manors, parks and mills were listed in the Domesday survey. Into the Medieval period a similar pattern

as found in the rest of the Borough is repeated, with a number of manors and farmsteads becoming established and much of the land given over to agriculture. These farms included Dewes Farm, Baldwin's Hall farm, Northall Grange, Cowley Hall and a manor house at Beaudesert Mews. There were also a number of mills along the length of the River Colne including at Coppermill Lock, Ravenyng Mill, Cowley, Yiewsley and Thorney Mill. The Coppermill at Harefield (Coppermill Lock) was identified in the 2003 London Schedule Review as worthy of consideration for scheduling or a list regarding (pers. comm. S. Kidd). The Buckinghamshire HER records a number of fisheries along the Colne, and fisheries can be anticipated on the Hillingdon side of the Colne as well.

2.21.2.4 Rocque's 1754 map shows the landscape was made up of a mixture of open moors, enclosed fields, some enclosed parks, a few settlements including mills and dominated by the Colne and Fray Rivers. The 1813 Harefield and 1825 Hillingdon Enclosure maps show a landscape of enclosed fields with few settlements, and the land predominantly held by a few large landowners, even with the arrival of canals in the late 18th century. The Grand Union Canal initially did not have a huge impact, though a greater level of mineral extraction did start to develop. The landscape by the time of the 1866 Ordnance Survey remained predominantly agricultural, with a few quarries. Mineral extraction really started to have a significant impact from the 1920s (Beckley, 2007), and coupled with the extensive inter-war development that many existing settlements experienced meant that parts of the Colne Valley within Hillingdon, particularly the south, started to change in character. The increased development around Uxbridge particularly can be seen in the 1945 aerial photograph. In the northern part of the APZ, continued mineral extraction up to 1960 and into the 1990s continued to change the area, especially as many of the former gravel pits were flooded to create lakes for recreational use. This is particularly noticeable on the 2010 aerial photograph.

2.21.3 Significance of the APZ

2.21.3.1 This APZ is particularly significant for 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.

2.21.4 Suitability of Current Criteria and Designated Area

2.21.4.1 Both criteria a) and b) are clearly applicable.

2.21.4.2 Criteria d), g), e), h) and i) would apply to certain areas of the APZ.

2.21.4.3 In much of the area, small scale development would not contribute much to the archaeological record, so 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.

2.21.4.4 In some areas previous development, quarrying or archaeological works will have removed any archaeological potential. The larger lakes formed through quarrying have been excluded from the APZ on this basis.

2.21.4.5 The western and northern boundaries of the London Borough of Hillingdon form an easy limit of extent on those sides, as does the M4, which marks the start of

the Heathrow Area APZ. The eastern boundary is more irregular but follows obvious roads, which often themselves follow the edge of the floodplain. It would be difficult to easily define a narrower band.

2.21.5 Inappropriate Locations for Development/ Design Guidance

2.21.5.1 Large scale development proposals within an APZ would need to be assessed on a site-specific basis, to determine the impact of development proposals on archaeological remains and a suitable scheme of mitigation. Site specific assessment may conclude that development may be inappropriate in areas due to the impact it would have on designated or undesignated archaeological assets. If archaeological remains of schedulable quality are discovered in the future, this would also potentially restrict the location or nature of development.

2.21.6 Recommendations

2.21.7 The area be designated an APZ but with reductions to the 2003 proposal ...

2.21.8 The following criteria can be applied across the majority of the area:

- i) The GLHER records remains of prehistoric date nearby
- ii) The GLHER records remains of historic date nearby
- iii) Documentary or standing building evidence supports historic activity

2.21.9 In some areas the following criteria also apply:

- iv) Area is a historic town or village with known or potential surviving archaeological remains
- vi) Adjoining Borough/County has an adjacent area designated as an Archaeological Priority Area
- vii) In addition to the primary criteria listed above, APA designation will be supported by the presence of areas of largely undeveloped land, and will exclude substantial areas known to be sterilised through, for example, extensive modern development or quarrying.

4.6 The Historic England, Archaeological Priority Area Guidelines (2016) state;

It is expected that as a minimum all major applications within Archaeological Priority Areas (Tiers 1-3) would trigger an archaeological desk-based assessment, and if necessary a field evaluation, to accompany a planning application.

4.7 The site has previous been included within a red-line plan for a planning application that was the subject of archaeological evaluation (reported in Wessex 2006) although no works are reported within the current red-line area (Appendix 4). The Wessex report does however provide detailed information regarding the immediate vicinity of the site. This includes the information that;

Only a single artefact was recovered from the evaluation. It comprised a heavily rolled and abraded piece of worked flint, a possible core rejuvenation tablet, which is not chronologically distinctive, though could be Neolithic in date. No other artefacts or archaeological features derived from human activity were present. However, a significant sequence of Holocene alluvial deposits dating back to near the Last Glacial maximum, and therefore contemporary with the known Late Upper Palaeolithic and Early Mesolithic sites in this part of the River Colne valley, was recorded, sampled for palaeo-environmental analyses and radiocarbon dated.

4.8 Four trenches were evaluated as follows;

- *Trench 1 was clear of modern structural disturbance so a full exposure of the basal part of the peat deposits overlying the natural gravels could be easily achieved across the base of the trench. A machine-excavated sump (3.3m²) to aid the removal of groundwater was located in the south-west corner of the trench, from which the arisings were fully scanned. A total of five 1m² hand-excavated test pits (1.1 – 1.5) was excavated through the basal c. 0.3 – 0.38m of the peats (105-106) and through gleyed alluvial clays (107-108) before the natural gravels were encountered. No finds were recorded.*
- *Trench 2 was the deepest of all the trenches at 2.14m, which may reflect its palaeotopographic location at the margins of a gravel eyot or island at the edge of a relict river channel. There was disturbance on the west of the trench caused by a very large modern concrete pillar which continued beyond the depth of the excavated trench. This in conjunction with requirement of a sump to facilitate the removal of excessive groundwater penetration at the depth of excavation both limited the available area for hand excavation. Consequently a 5 m² area of the basal part of the heavily waterlogged tufaceous peat deposit (205) overlying the natural gravels, against the south edge of the trench, was hand-excavated. No finds were recorded.*
- *In the west of Trench 3, a mid greyish-brown sandy clay deposit (306) with relatively abundant gravel inclusions was recorded. As this deposit had the potential to contain flint scatters, it was left in situ and investigated with two 1m² hand-excavated test pits (TP's 3.1, 3.2). In the test pits, this deposit overlaid a light blue-grey gleyed clay alluvium (308) which in turn overlay a natural pale yellowish-brown clayey sand (309) which laid on gravels (310). The gravels were part of a series of sands and gravels laid in a large palaeo-channel. No finds were recorded from the test pits, though a single piece of worked flint (possibly Neolithic) was recovered in the backfill (316) of a large modern foundation trench (315) in the north of the trench.*
- *The palaeo-channel was at least 6.7m(+) wide and 1.1m(+) deep with a steep, convex west side. It was filled with a series of sands and gravels in its basal section (310 – 314) overlaid directly by a light blue-grey, gleyed clay (308). The remaining channel fills included a peat (307), a sandy clay (306) and a very characteristic sterile, homogeneous black clay (305). Finally, this was overlaid with a tufa deposit (304). This identical sequence of tufa, black clay, peat and natural gravel was recorded in a number of trenches and test pits in the River Colne floodplain c. 400m to the north of the Site (Wessex Archaeology 2005). In that sequence the black clay dates to 8790 – 8230 cal BC and the tufa dates to probably post-5000 BC.*
- *In Trench 4 a full exposure of the underlying natural gravels was possible. However, the southernmost c. 2.2m of the trench had a large modern sewer pipe running across it which restricted very slightly the area of natural gravel exposed.*
- *Below 0.81m of modern disturbance (400 – 401) a relatively shallow sequence of gravel rich alluvial clays (401 – 404, 406) and sand were recorded, quite different in character from the stratigraphic sequence in Trenches 1-3. These overlaid the natural gravels (405) and the basal part (c. 0.2m) of them was hand-excavated. A total of 45m² was exposed and hand-cleaned to check for artefact scatters. No finds were recorded from the hand cleaning and no features were present.*

(Wessex 2006, 5)

- 4.9 The Section drawing provided for Trench 3 in Wessex (Appendix 5) may indicate that the alignment of the palaeo-channel continues through the current red-line site although the Site Investigation records (Delta Simmons 2021) appear to indicate that peat deposit are only present on the western edge of the site (geo-archaeological modelling forthcoming).
- 4.10 The Trench summary sheet (Wessex 2006) suggest that natural gravel was recorded at a depth of;
- 1.63m in Trench 1 (circa 29.39m OD);
 - 2.11m in Trench 2 (circa 29.05m OD)

- 2.15 to 2.39m in Trench 3 (circa 28.91 to 28.67m OD). And
- 1.28m in Trench 4 (circa 29.80m).

Palaeo-environmental

- 4.11 The Palaeo-environmental background to the site is provided by Wessex (2006) – see ‘Geology’ above with the Wessex report concluding that;

9.2 Stratified sequences of River Colne floodplain alluvial deposits of Early Holocene date were recorded in all four trenches. Although containing no direct evidence of human activity the deposits are contemporary with nationally significant sites of Late Glacial and Early Mesolithic date previously recorded in the Uxbridge area including Three Ways Wharf and Denham and contemporary with deposits recorded at the Sanderson Road site to the north of the Site.

9.3 The pollen and sedimentary sequences are typical of the Early Post Glacial (pre-Boreal, Boreal and Atlantic) sequences reported elsewhere in the River Colne valley within the immediate vicinity. The sequences indicate a typical sediment sequence of alluvium and tufaceous deposits, peat and alluvium. These commence within the Late Devensian/Early Post Glacial period. Peat formation starts at around 8340 - 8040 cal BC (9140 ± 40 BP; NZA-24079) at the pine maxima and rise in hazel. This is accompanied by high levels of macroscopic charcoal, and may relate to some charred macro-remains of dock in the same sequence. These may equate with inwashes of charcoal seen at Three Ways Wharf (Lewis 1991) during a period of pine dominance.

9.4 Deposits in Trench 2 are broadly contemporary with those of Trench 1. The sediments from the sequences show a dynamic floodplain in the lower part of Trench 2 followed by substantial peat formation, perhaps within a cut of channel or beyond the shifting channel edge. It is also possible that the plant macros might suggest that the channel stabilised during this period just prior to the rise of hazel

9.5 The lack of any cultural evidence or cultural horizons makes the results of the analyses difficult to interpret. However, the pollen assessment clearly shows major zones of microscopic charcoals, which probably represent human activity of Early Holocene date in the vicinity of the Site. Although undated and undatable in their own right, further pollen analyses could provide an environmental and chronological context for them and these could be equated with other comparable sites in the vicinity. The microscopic charcoal peak in Trench 2 predates 9410 ± 40 BP, and may relate to the Late Upper Palaeolithic transitional activity at both Denham (Wessex Archaeology 2005) and Three Ways Wharf (Lewis 1991). The microscopic charcoal in Trench 3, however, probably post dates 8600 ± 35 BP, and may be related to the Mesolithic flint scatters recorded on the western floodplain at Denham (Wessex Archaeology 2005).

- 4.12 Grant et al (2014), in examining a palaeoenvironmental context for Terminal Upper Palaeolithic and Mesolithic activity in the Colne Valley indicate that recorded deposits;

.. show the transition from an open cool environment to fully developed heterogeneous floodplain vegetation during the Early Mesolithic. Several distinct phases of burning are shown to have occurred that are chronologically contemporary with the local archaeological record. The floodplain itself is shown to have supported a number of rare Urwaldrelikt insect species implying human manipulation of the floodplain at this time

must have been limited or episodic. By the Late Mesolithic a reed-sedge swamp had developed across much of the floodplain, within which repeated burning of the in situ vegetation took place. This indicates deliberate land management practices utilising fire, comparable with findings from other floodplain sequences in southern Britain. With similar sedimentary sequences known to exist across the Colne Valley, often closely associated with contemporary archaeology, the potential for placing the archaeological record within a spatially explicit palaeoenvironmental context is great.

- 4.13 On the basis of this and other reports referred to in this assessment there is considered to be a High potential for surviving palaeo-environmental evidence on the site although the Site Investigation records (Delta Simmons 2021) appear to indicate that this may be on the western edge of the site.

Palaeolithic and Mesolithic

- 4.14 The Palaeolithic and Mesolithic background to the site is dominated by the results of archaeological excavation at Three Ways Wharf, Uxbridge (GLHER Ref ELO10123) circa 700m to the north-east of the site. The GLHER entry for the excavation at Three Ways Wharf includes the following;

An excavation at Three Ways Wharf, 101-105 Oxford Road, Uxbridge was carried out by the Department of Greater London Archaeology between 1987-8. The site involved the excavation of three areas of known archaeology. This produced evidence of a series of horizontal sediments overlying the natural river gravels. These contained three flint and faunal scatters. The scatters comprised many struck flint tools, including flakes, blades and a core, together with bones of horse and deer; the assemblage apparently representing the undisturbed remains of a hunter-gatherers' camp dated to circa 8000+-800 BP. The site is of unique importance to the study of late glacial prehistory in Britain.

- 4.15 The full results of the excavation are reported in Lewis (2011).
- 4.16 No such deposits were recorded on the proposed development site (Wessex 2006).
- 4.17 At Phase 500, Riverside Way Uxbridge – circa 500m due south of the proposed development site (GLHER Ref ELO15277 & Oxford Archaeology, 2015) archaeological evaluation comprised the excavation of 76 test pits through a Holocene sediment sequence to the surface of the underlying Pleistocene sand and gravel arranged on a 10m grid. No features or artefact concentrations of archaeological significance were encountered. Three pieces of prehistoric worked flint were recovered along with a small assemblage of 19th-20th century pottery, glass and metal.
- 4.18 At Weir House, 50 Riverside Way, UB8 2YF - circa 100m south of the proposed development site (GLHER Ref ELO20853 and PCA, 2020) evaluation consisting of two trenches recorded natural sand and gravel deposits at maximum heights of 31.34m OD and 31.43m OD. This was overlain by post-medieval garden soil and subsequently by modern deposits including concrete, gravel and the brick surface of the current car park. A small number of discrete features of uncertain date were discovered including two stakeholes that cut natural deposits. No finds were recovered from these features.
- 4.19 At Uxbridge Business Park Plot 5 - Former Sandersons Factory – circa 1000m north-east of the proposed development site (BHER Ref EBC18135 & Cotswold Archaeology, 2014) archaeological evaluation recorded no artefacts or features dating earlier than post-medieval or modern periods.
- 4.20 At Preferred Area 4, Denham, Buckinghamshire - circa 100m north of the proposed development site (BHER Ref EBC16789 & Wessex Archaeology, 2008) Wessex Archaeology was commissioned to carry out an archaeological test-pit evaluation centred on three previously identified flint scatter sites.
- 4.21 The previously identified flint scatter sites (BHER Ref EBC16789 & Wessex Archaeology, 2005) were identified and recorded at the edges of the two gravel islands. These include Scatter 1: a Long

Blade scatter dating to the Late Glacial (sealed by a peat deposit dated to 9300±50 BP), Scatter 2: an Early Mesolithic scatter, radiocarbon dated to 9131±45 BP and Scatter 3: a small undated scatter, also likely to be of Mesolithic date. The Late Glacial/Early Post-Glacial flint scatters have direct parallels with other well-known sites in the immediate area, especially with the site at Three Ways Wharf and the Mesolithic site at Sandstone. In particular, the Early Post-Glacial scatter located within Test pit 276 is directly comparable with, and contemporary to, the elements of Scatter C (west) at Three Ways Wharf.

- 4.22 The dating of the newly (2008) recovered flint spans the Late Glacial and Mesolithic periods, although smaller flakes normally associated with an in-situ flint working were not present. A small quantity of aurochs bone was also recovered, although in only one test-pit was this material directly associated with worked flint. Flint Scatter 3 contained a mixed assemblage of Late Glacial and Mesolithic worked flint, although all the material was found to be heavily rolled/battered and associated with modern artefacts and animal bone, indicating significant disturbance.
- 4.23 Archaeological Evaluation at Area (Zone 6), Preferred Area 4, Denham, - 500m west of the proposed development site (BHER Ref EBC16892 & Wessex Archaeology, 2007) did not identify any new in-situ prehistoric flint scatters, although four field boundary ditches and a shallow hollow were identified. Two of the boundary ditches were likely to be post-medieval in date and two were undated. As with the previous evaluation across the development area, a small quantity of residual medieval material was recovered across the whole area. In the southern and eastern extents of the evaluation area, a number of palaeochannels were easily discernible as topographic features, predominantly filled with alluvial clays and sands. Close to the Alder Bourne and Rusholt Brook watercourses, these palaeochannels were occasionally filled with deep peats.
- 4.24 The presence of early prehistoric material can be notoriously difficult to predict with the archaeological records of recent works in the immediate vicinity of the site appearing to indicate that there is considered to be a Low potential for surviving evidence relating to the early prehistoric exploitation of the proposed development site. However the APZ status of the site may indicate that the potential for early prehistoric material is Low to Medium.

Neolithic, Bronze Age and Iron Age

- 4.25 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.26 By the 1st millennium, i.e. 1000 BC, the landscape is likely to have been a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.27 As the Holocene progressed the braided river channels of the Thames floodplain began to silt up, leading to peat deposition. A series of marine transgressions (rises in sea level) and marine regressions (drops in sea level) occurred throughout the Neolithic, Bronze Age and Iron Age. Transgressions will have resulted in an intertidal area along the river frontage prone to periodic inundation, creating a marshland environment which was exploited for grazing, fishing, wildfowling, reed and sedge gathering. Regressions will have formed a drier landscape perhaps suitable for seasonal occupation and more concentrated activity sites.
- 4.28 Only a single artefact was recovered from the Wessex 2006 evaluation. This comprised a heavily rolled and abraded piece of worked flint, a possible core rejuvenation tablet, which is not chronologically distinctive, though could be Neolithic in date.

- 4.29 At Mansfield Farm, Iver Heath, circa 1000m west of the site (BHER Ref MBC22982) a collection of worked flint was gathered whilst carrying out a field evaluation of a pipeline route . The BHER records these as Early Mesolithic to Late Neolithic.
- 4.30 Neolithic Find spots are also recorded at Hinton Road, Uxbridge (GLHER Ref MLO1705) and No 126 High Street, Uxbridge (GLHER Ref MLO17318).
- 4.31 Late Bronze Age archaeology is also recorded at Denham Area 4 (BHER Ref MBC25000) and Nos 15-17 High Street, Uxbridge (GLHER Ref MLO10618) with Early Bronze Age to Early Iron Age recorded to the west of the site in Uxbridge.
- 4.32 As such it is considered that there is a Low potential for surviving evidence of the later prehistoric archaeology within the site. However the APZ status of the site may indicate that the potential for later prehistoric material is Low to Medium.

Roman

- 4.33 A possible Roman road is recorded circa 900m to the north of the site (BHER Ref MBC11627) with Roman finds also recorded at Denham Area 4 (BHER Ref MBC25017)
- 4.34 Overall, given the location of the proposed development site, the potential for Roman archaeology is considered to be Low.

Anglo Saxon / Medieval

- 4.35 No Saxon remains are recorded in either HER search with medieval archaeological remains largely confined to the known historic cores.
- 4.36 As such the site is considered to have a Low potential for medieval archaeology.

Post Medieval & Modern (including map regression exercise)

- 4.37 Mapping provided in this assessment (Figures 6 to 13) shows the site as undeveloped land until the current structure circa late 1970's/ early 1980's.
- 4.38 The below ground archaeological potential of the Site for the Post Medieval and Modern periods can be identified as Low.

Assessment of Significance (Designated Assets)

- 4.39 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.
- 4.40 There are no nationally designated archaeological assets recorded within the GLHER Search undertaken for this assessment.

Assessment of Significance (Non-Designated Assets)

- 4.41 Archaeological Priority Areas are generally considered to be of Medium significance. However this assessment, taking into account the archaeological background and the construction impacts caused by the current buildings provides the following assessment of Potential;

Period:	Identified Potential	Archaeological Identified Significance
Palaeo-environmental	High on the western part of the site	Local / Regional

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Palaeolithic and Mesolithic	Low / Medium	Local / Regional
Neolithic, Bronze Age and Iron Age	Low / Medium	Local / Regional
Roman	Low	Local / Regional
Anglo-Saxon / Medieval	Low	Local / Regional
Post Medieval	Low	Local

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

Site Conditions

5.1 Delta Simmons (2021) describe the site as follows

The Site currently comprises a warehouse in the central area of the Site, with two storey office accommodation in the south and west. The Site is currently occupied by Starlight Design, with small areas of the building sublet to other tenants including MJF Group. External areas predominantly comprise hardstanding of asphalt or concrete in the south, east and west. Areas of soft landscaping comprising grass are present in the north and southeast of the Site. The Site historically comprised a cricket ground, before being redeveloped into its existing layout by 1981.

5.2 See Appendix 6 for Delta Simmons site photographs.

5.3 The current understanding is that there are no basements present on site and that the existing foundations and underground services in line with the type of development. The shallow nature of the Made Ground shown in the Delta Simmons Logs and the recording of a Textile Membrane in the 2021 Logs may suggest that the site was stripped to a uniform level in advance of the existing development construction.

Proposed Development

5.4 AJA Architects (2021) describe the proposed development as;

detailed consent being sought for the demolition of existing buildings and the development of a Class E(g)ii, E(g)iii, B2 and B8 use employment unit with ancillary office accommodation, including new vehicular access, associated external yard areas, HGV and car parking, servicing, external lighting, landscaping, infrastructure and associated works.

5.5 The foundation design is for piled foundations (see Appendix 7) from a raised “platform” (see Appendix 8 Proposed Earthwork Plan). The Proposed Earthwork Plan shows the majority of the site raised by circa 1.0m.

5.6 Ground Improvement works in the form of Vibro Stone Column (or similar) installation is proposed to provide suitable ground to build from. The Ground Improvement works are to contractor design under the Design & Build contract so specific details are not available.

5.7 Figure 15 shows the existing development footprint in relation to the proposed development footprint. This shows that large parts of the site have been subject to previous development impact. The proposed development plan is provided at Appendix 9.

Review of Potential Development Impacts on Designated Archaeological Assets

5.8 It is considered that there will be no development impacts on nationally designated archaeological assets.

Review of Potential Development Impacts on Non-Designated Assets

- 5.9 The Site is located in the Colne Valley (APZ DLO36183) with development proposals that will contain ground impacts (demolition, foundation construction, drainage etc and Ground Improvements.
- 5.10 Large parts of the site have been subject to previous development impacts but the Delta Simmons SI Logs indicate that the development has the potential to impact gravel deposits (although previous construction activity is likely to have impacted the surface of the gravel) and deeper alluvial deposits (clays and peat). These deposits are of potential significance in the Colne Valley APZ and will be impacted.
- 5.11 The foundation design indicates that impacts from foundations are well spaced out and considered Unlikely to cause significant harm (cf Historic England, 2019). However the Ground Improvement works are to contractor design so specific details are not available.
- 5.12 As such it is considered that there will be some development impacts on non-designated archaeological assets.

6 SUMMARY AND CONCLUSIONS

- 6.1 The Site has been assessed for its below ground archaeological potential.
- 6.2 GLHER data indicates that the site is located in the Colne Valley, Archaeological Priority Zone (APZ).
- 6.3 Hillingdon Local Plan Part 2 Development Management Policies describes APZ's as;
- as a tool for identifying the potential need for archaeological assessment and consultation with GLAAS at the pre-application stage rather than necessarily asserting that archaeology will take priority.
- 6.4 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Palaeo-environmental	High on the western side / Local to Regional
Palaeolithic and Mesolithic	Low to Medium / Local to Regional
Neolithic, Bronze Age and Iron Age	Low to Medium / Local to Regional
Roman	Low / Local to Regional
Anglo-Saxon / Medieval	Low / Local to Regional
Post Medieval	Low / Local

- 6.5 GLHER and BHER data obtained for this assessment indicates that no designated archaeological assets recorded as being on the Site.
- 6.6 Large parts of the site have been subject to previous development impacts but the Delta Simmons SI Logs indicate that the development has the potential to impact gravel deposits (although previous construction activity is likely to have impacted the surface of the gravel) and deeper alluvial deposits (clays and peat). These deposits are of potential significance in the Colne Valley APZ and will be impacted.
- 6.7 The foundation design indicates that impacts from foundations are well spaced out and considered unlikely to cause significant harm (cf Historic England, 2019). However the Ground Improvement works are to contractor design so specific details are not available.
- 6.8 Geo-archaeological modelling is currently taking place and the results of the geo-archaeological modelling along with additional impact assessment information will be provided in an update to this assessment once the modelling has been completed.
- 6.9 On the basis of the provided information and the Archaeological and geo-archaeological information (detailed Deposit Model forthcoming) it is considered that the LPA may require further archaeological works on this site and that these could be secured by a suitably worded planning. The archaeological works may consist of a programme of archaeological and geo-archaeological works, the exact scope of which can be discussed and details in a Written Scheme of Investigation to address any Planning Conditions. This approach is considered to be in line with both Local and National Planning Policy in relation to archaeological assets and the considered archaeological potential.
- 6.10 GLAAS now normally recommend a 2-stage condition. An example of the wording of previously seen archaeological planning conditions is set out below;

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and

methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits.

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

6.11 The final decision regarding this rests with the LPA and their Archaeological Planning Advisers.

SOURCES CONSULTED

General

British Library

Greater London Historic Environment Record

London Metropolitan Archives

The National Archive

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Historic England: Greater London Archaeological Priority Areas - <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>

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Oxford Archaeology, 2015, Phase 500, Riverside Way, Uxbridge. Archaeological Evaluation Report

PCA, 2020, Weir House, 50 Riverside Way, Uxbridge, UB8 2YF. An Archaeological Evaluation

Wessex Archaeology, 2008, Preferred Area 4, Denham, Buckinghamshire. Archaeological Test-pitting Report: Scatters 2, 3 and 4 (Zone 2) and Watching brief on the Rusholt Brook Diversion and topsoil stripping of Phase 1 pond (Zone 3)

Wessex Archaeology, 2007, Evaluation Area (Zone 6), Preferred Area 4, Denham, Buckinghamshire. Archaeological Evaluation Report

Wessex Archaeology, 2006, Units 300/305, 310/315/320/325 and 400, Riverside Way, Uxbridge, London Borough Of Hillingdon. Archaeological Evaluation Report

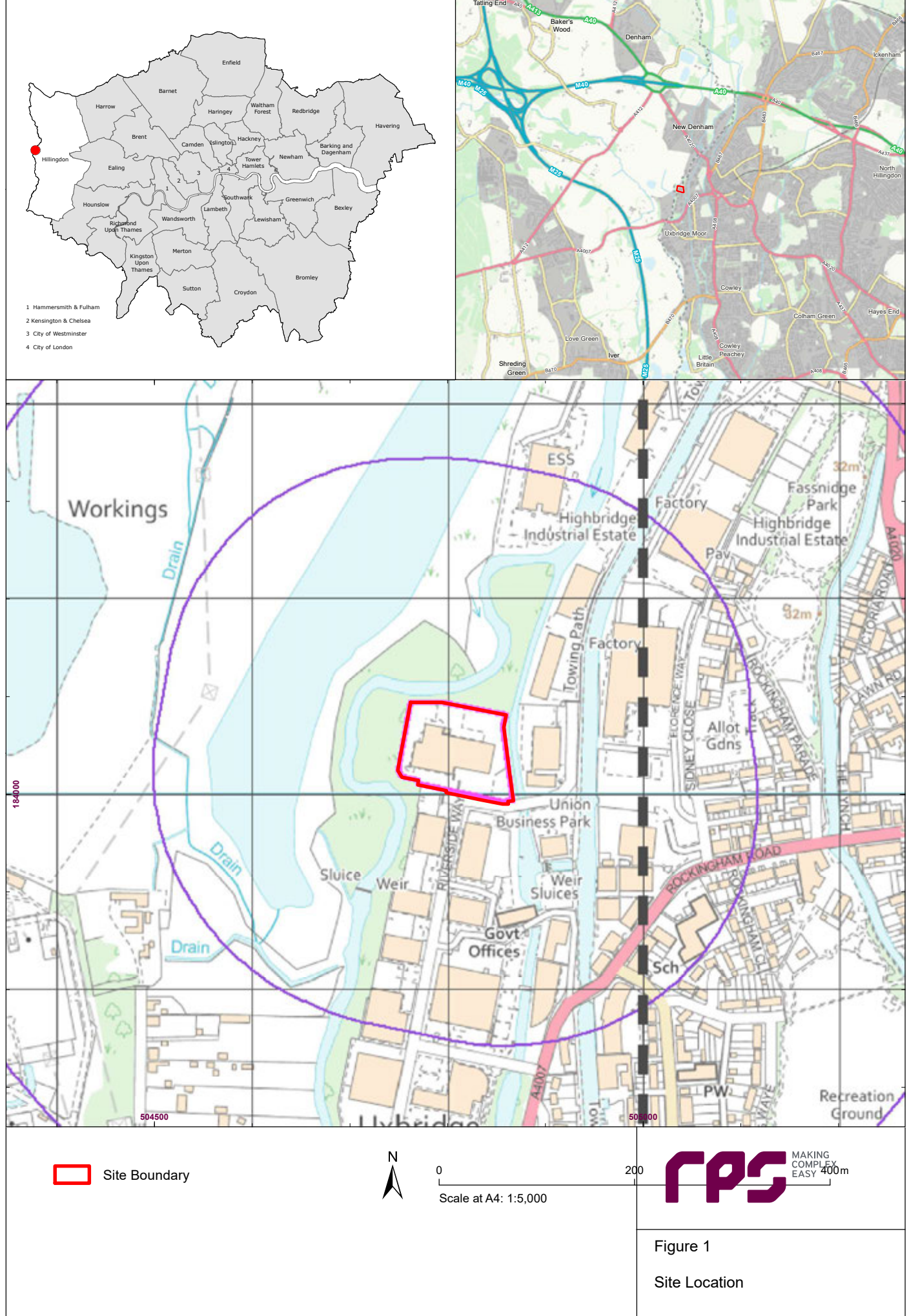
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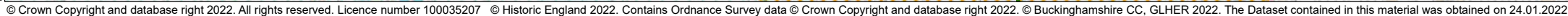
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FIGURES



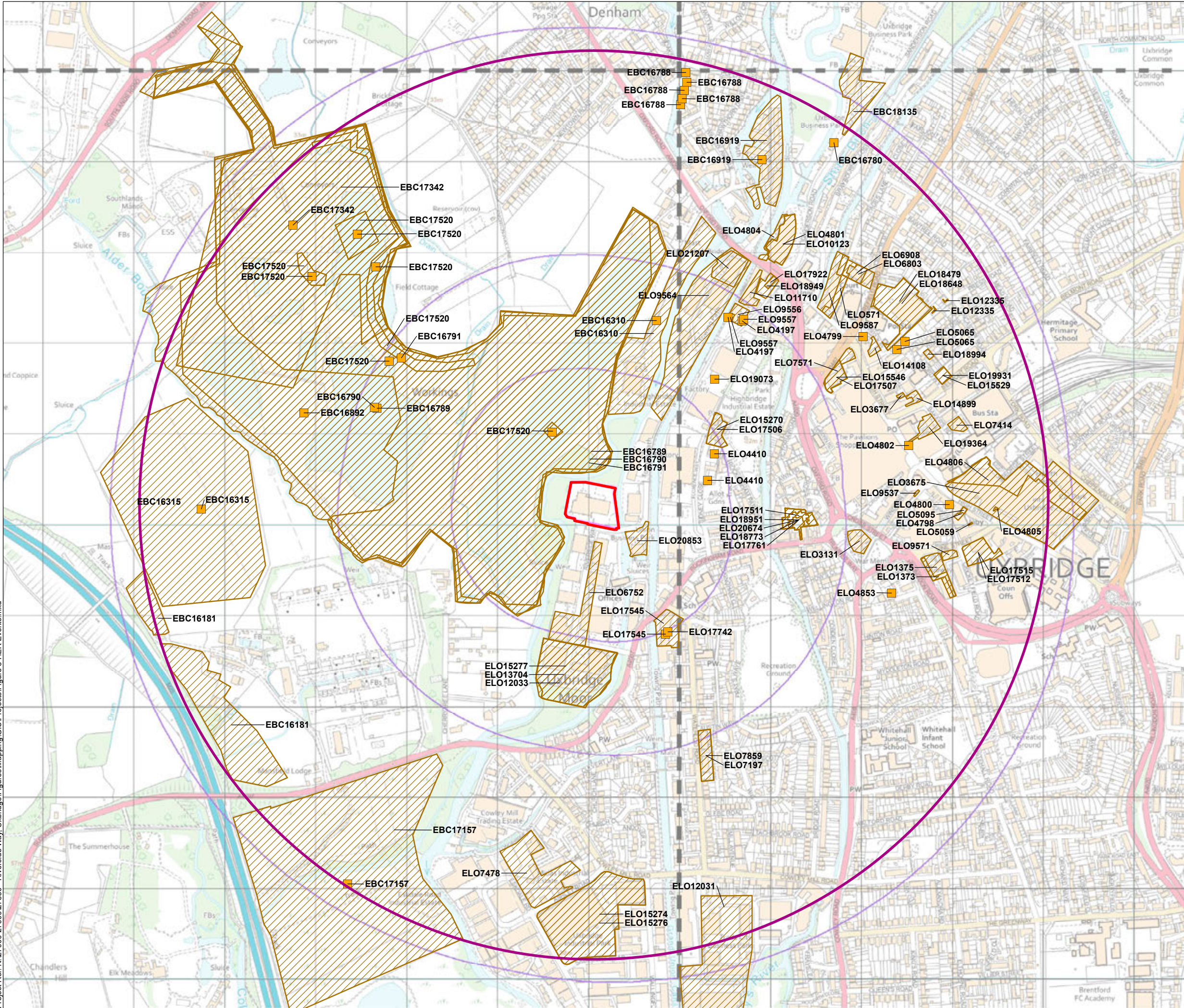
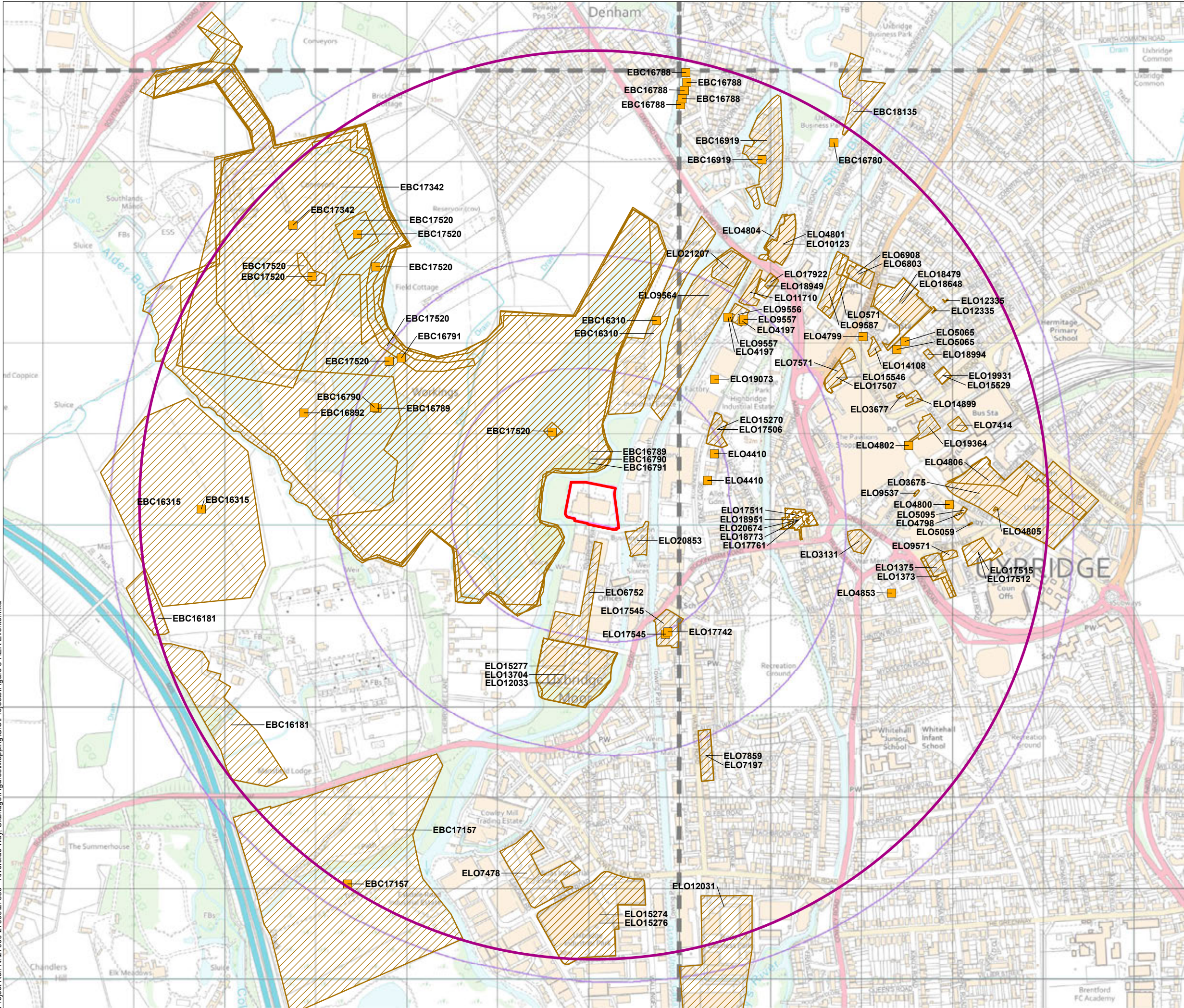




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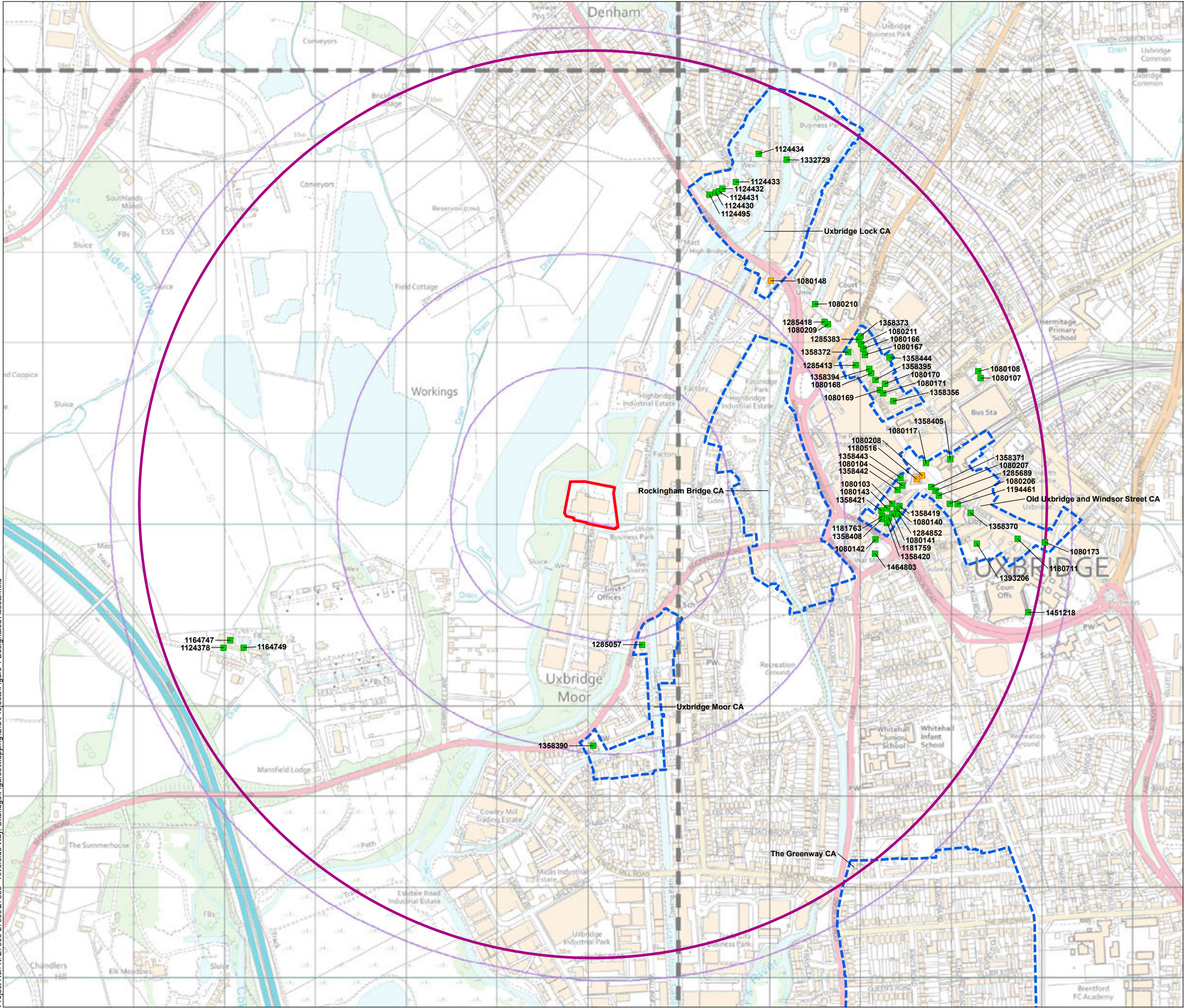
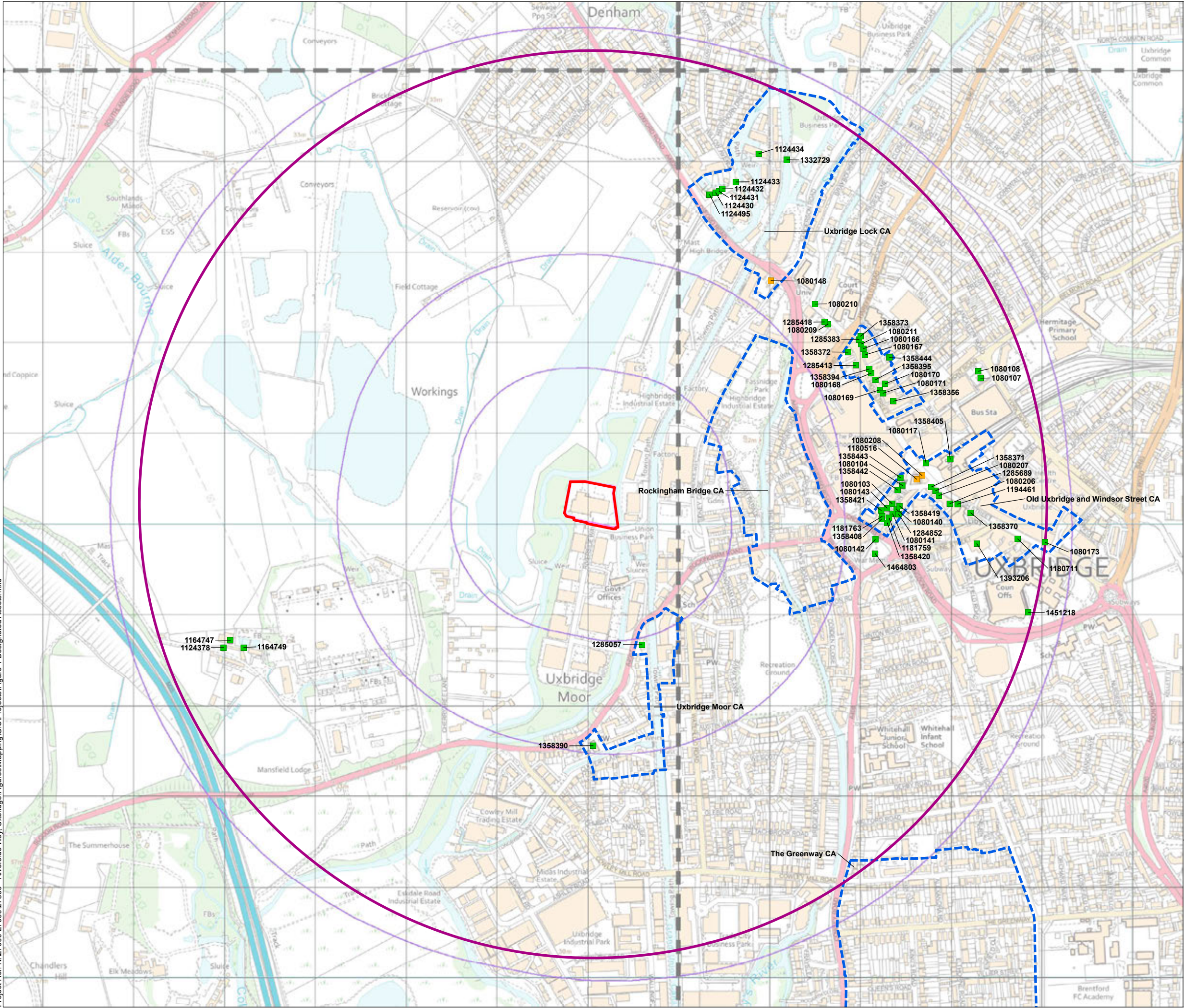
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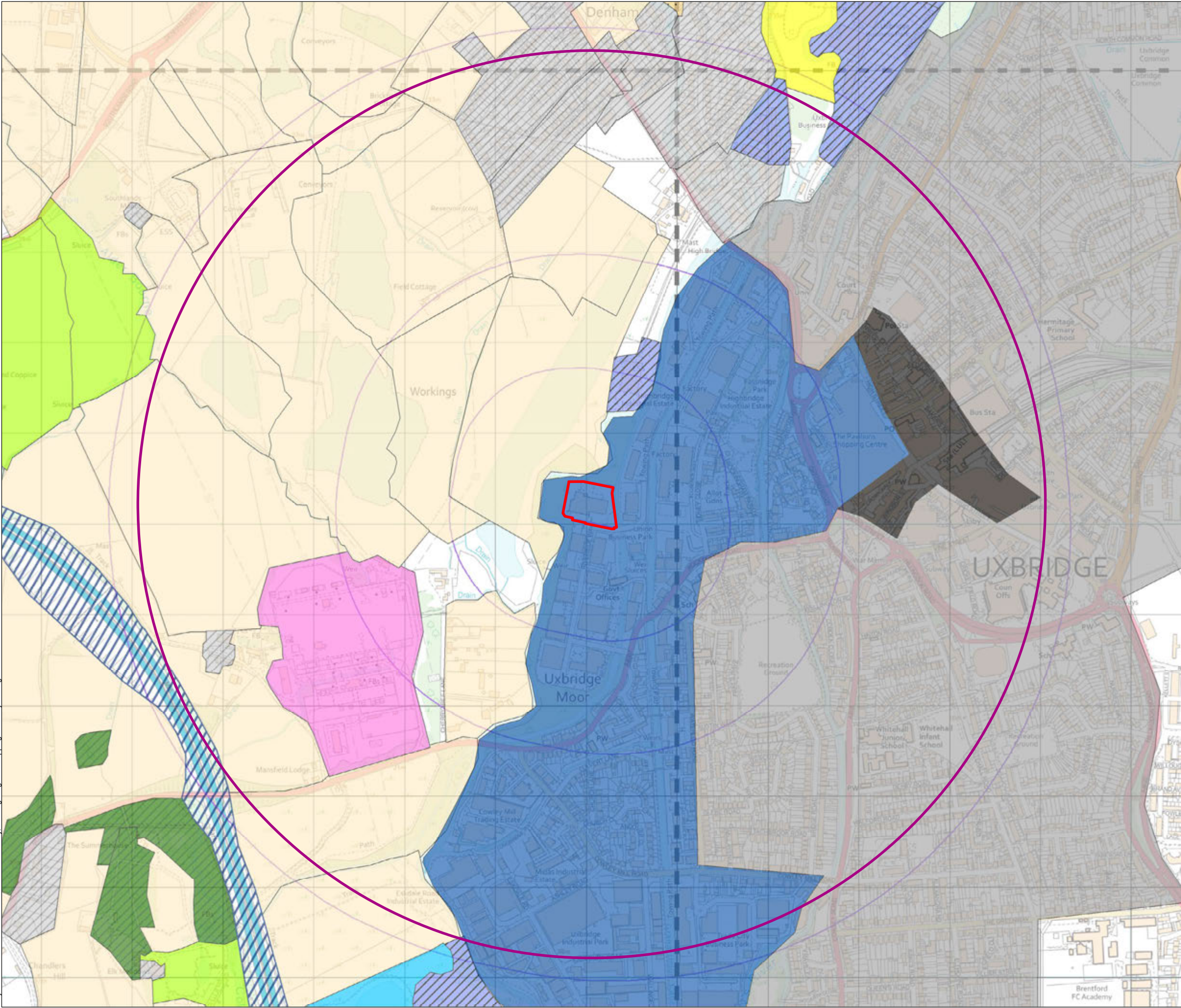
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-

The map displays a detailed view of Uxbridge, UK, with various geographical features, roads, and landmarks. Key locations labeled include Denham, Uxbridge Moor, Rockingham Bridge CA, Uxbridge Lock CA, Old Uxbridge and Windsor Street CA, The Greenway CA, and Uxbridge Moor CA. Numerous numbered points are scattered across the map, some enclosed in red boxes. A dashed line runs horizontally across the top, and a solid line runs vertically through the center.

- [illegible]





Legend

- Site Boundary
- Search Radius 1km

Historic Landscape Characterisation:

GLHER HLC

- Inter-war Suburbs
- Settlement Core
- Shed Parks

Buckinghamshire HLC

- Civic
- Communications
- Enclosure
- Industrial
- Land Use
- Parkland
- Recreation
- Settlement
- Water
- Woodland



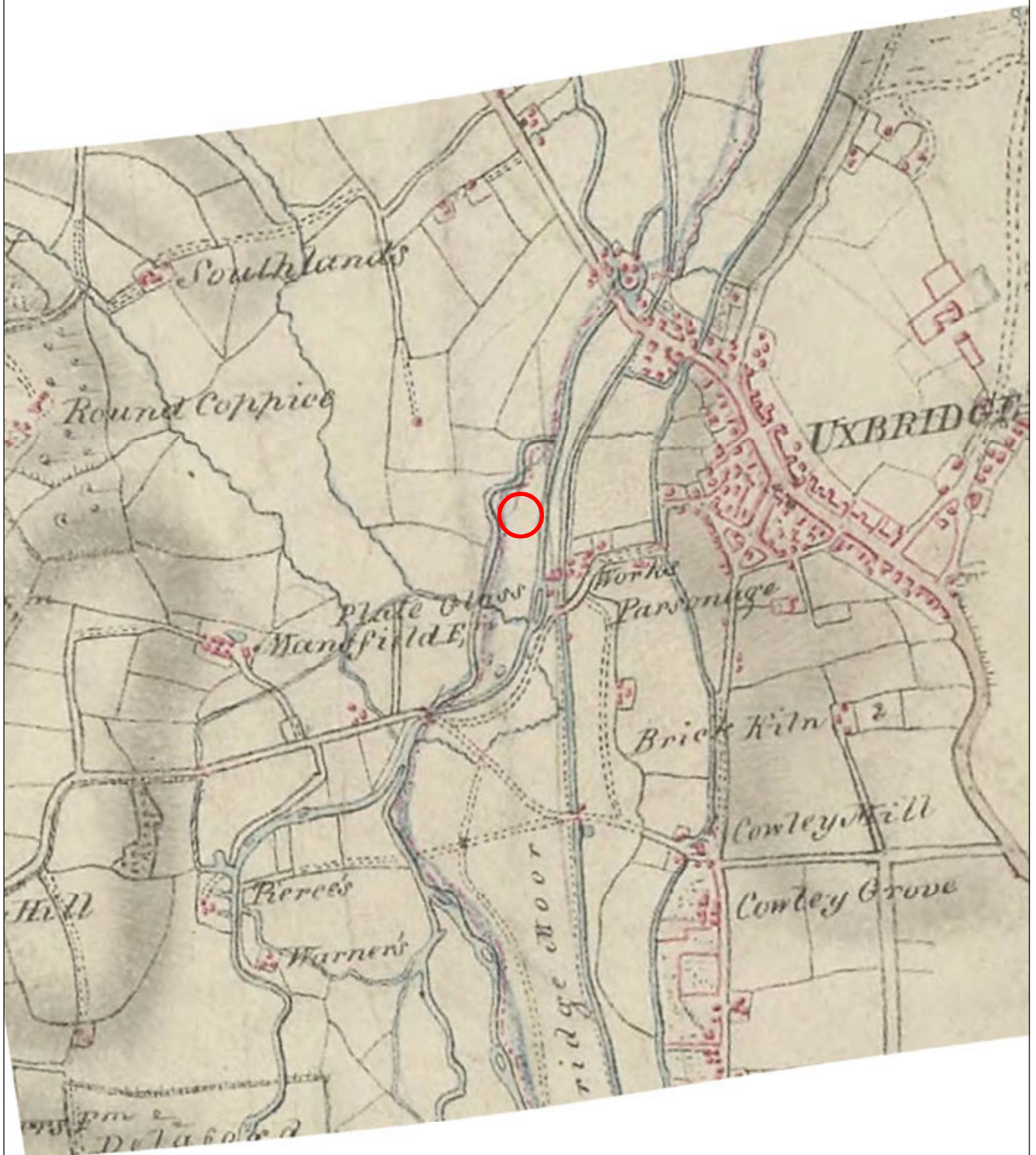
0 100 200m
Scale at A3: 1:8,000



Figure 5
HLC



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Approximate Site Location



0 150 300 450m

Scale at A4: 1:15,000 approx.



Figure 7

1811 OS Drawing



Approximate Site Location



0 25 50 75m
Scale at A4: 1:2,500 approx.



Figure 8

1820 Hillingdon Enclosure map



 Site Boundary

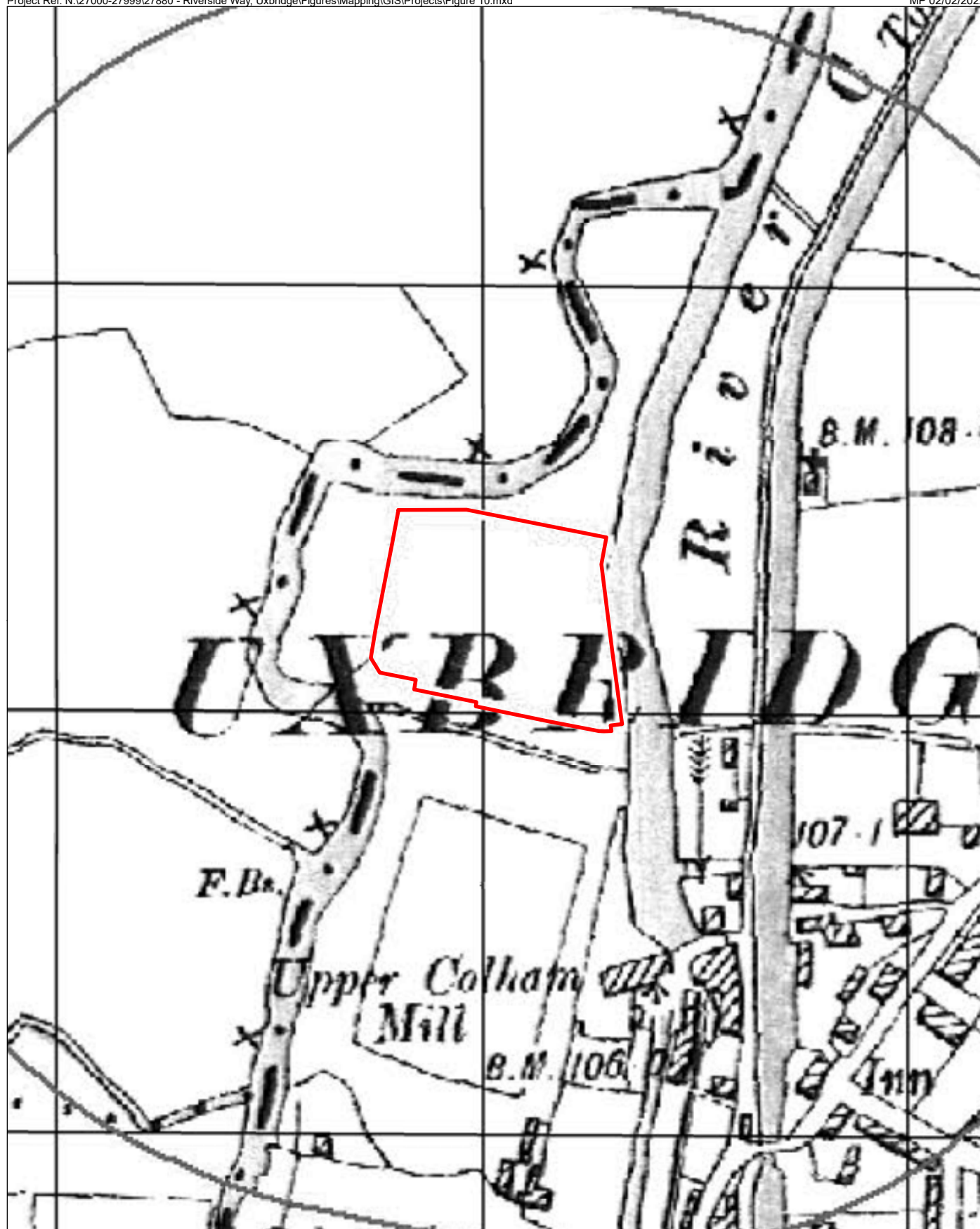


0 25 50 75m
Scale at A4: 1:2,500

rps MAKING
COMPLEX
EASY

Figure 9

1868 OS map - 1:10,560



 Site Boundary

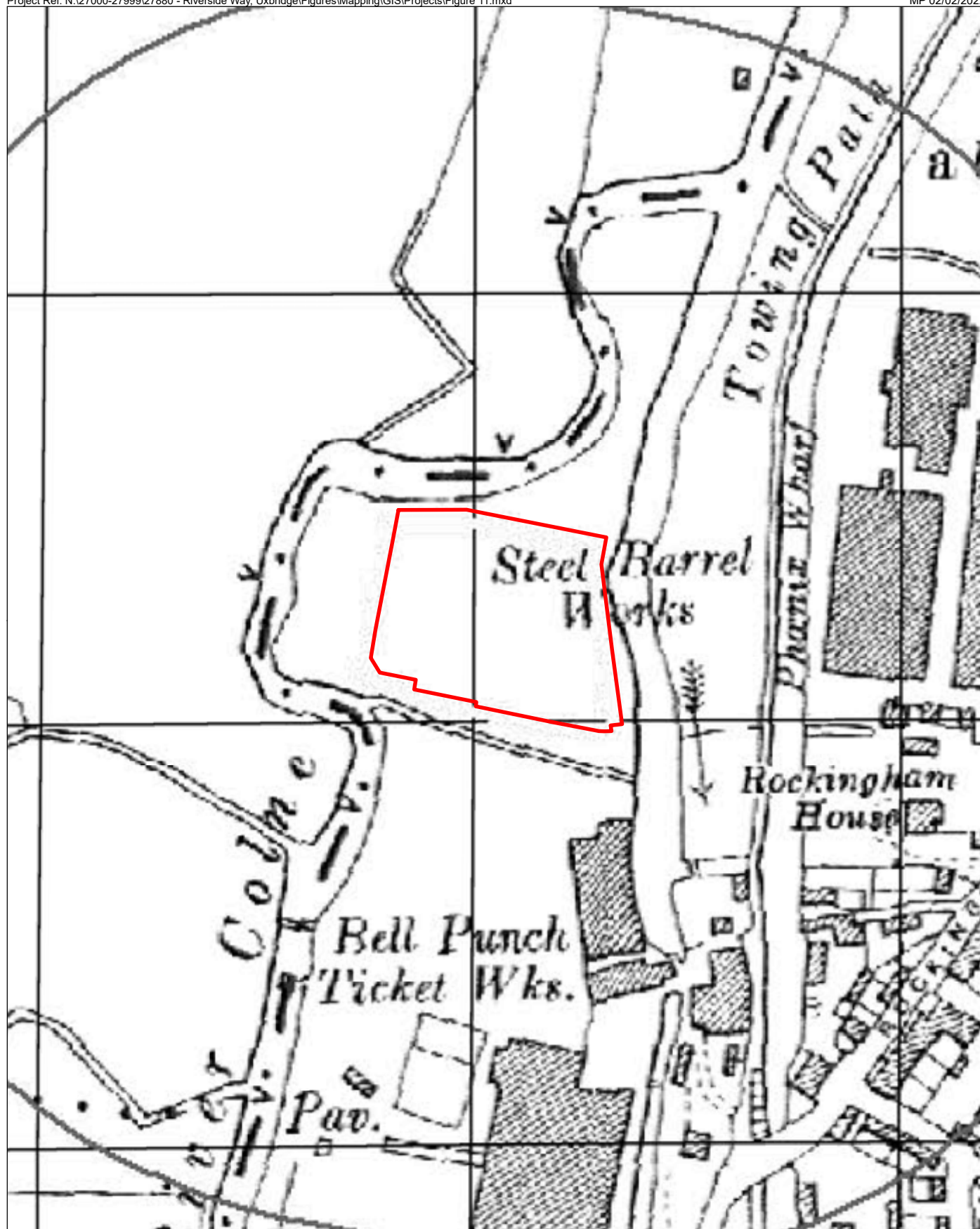


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Scale at A4: 1:2,500

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COMPLEX
EASY

Figure 10

1897 OS map - 1:10,560



 Site Boundary

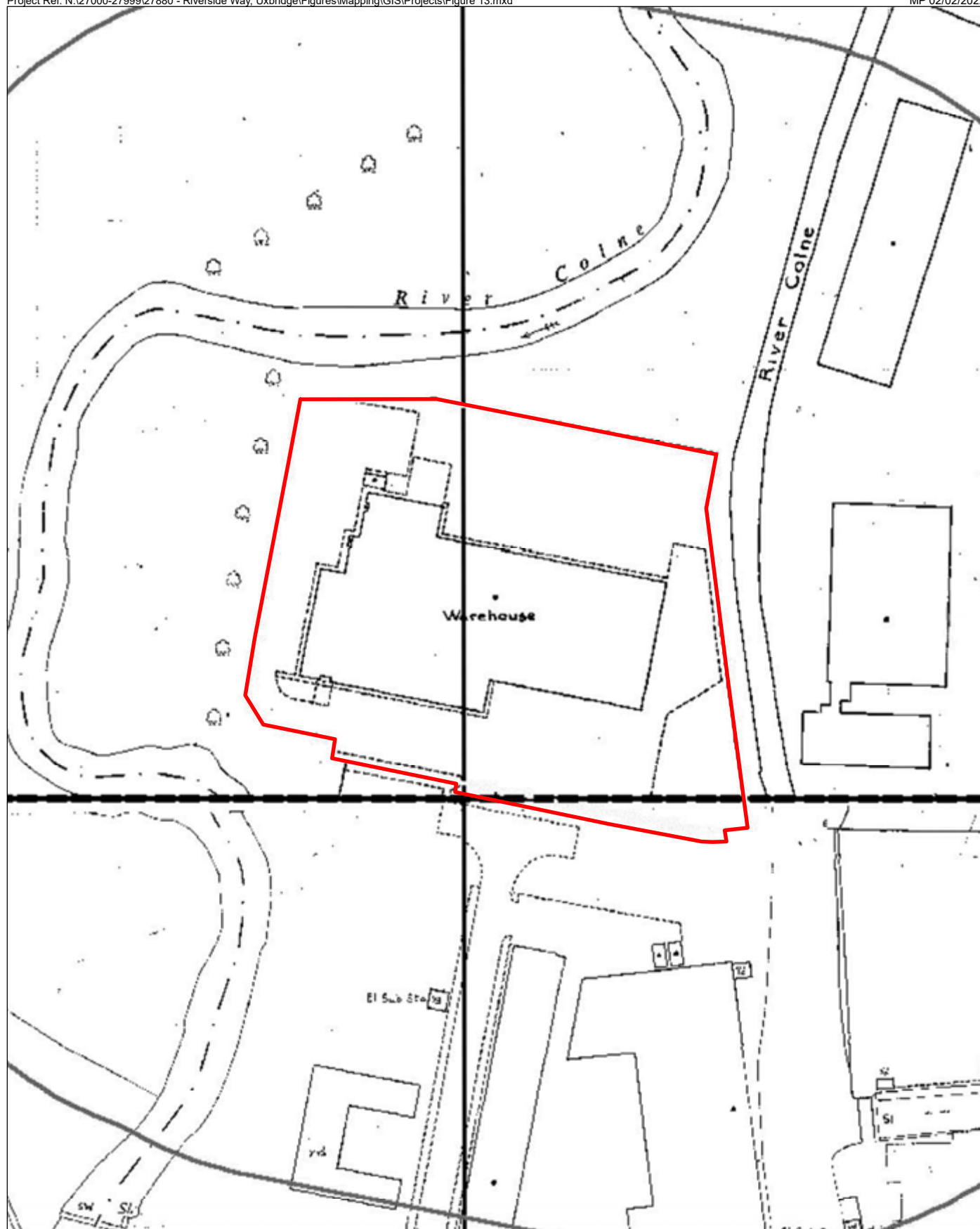


0 25 50 75m
Scale at A4: 1:2,500



Figure 11

1935 OS map - 1:10,560



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,250

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Figure 13

1978 – 1981 OS map - 1:1,250



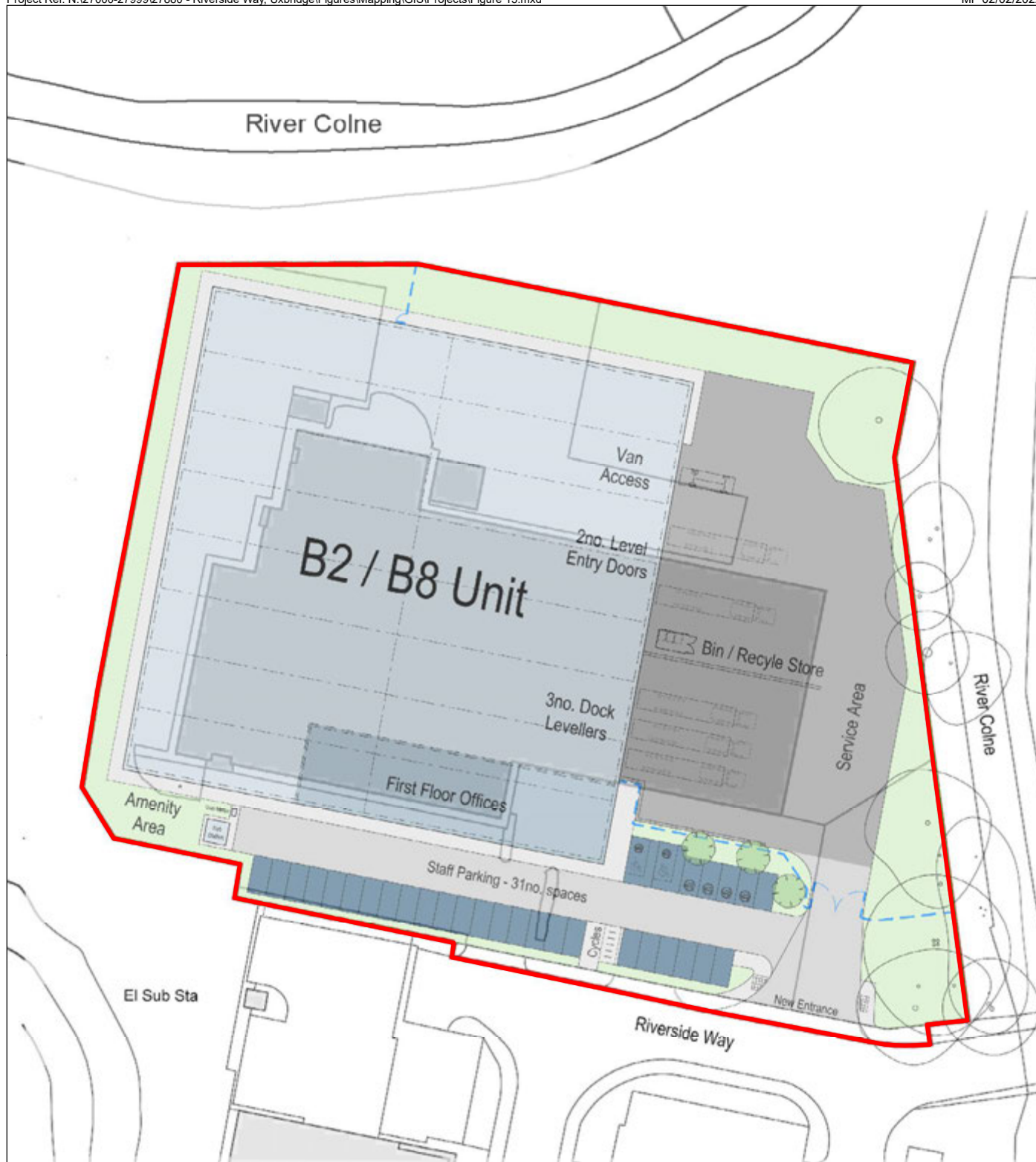
 Site Boundary



0 10 20 30m
Scale at A4: 1:1,250



Figure 14
1999 Aerial Photograph



 Site Boundary

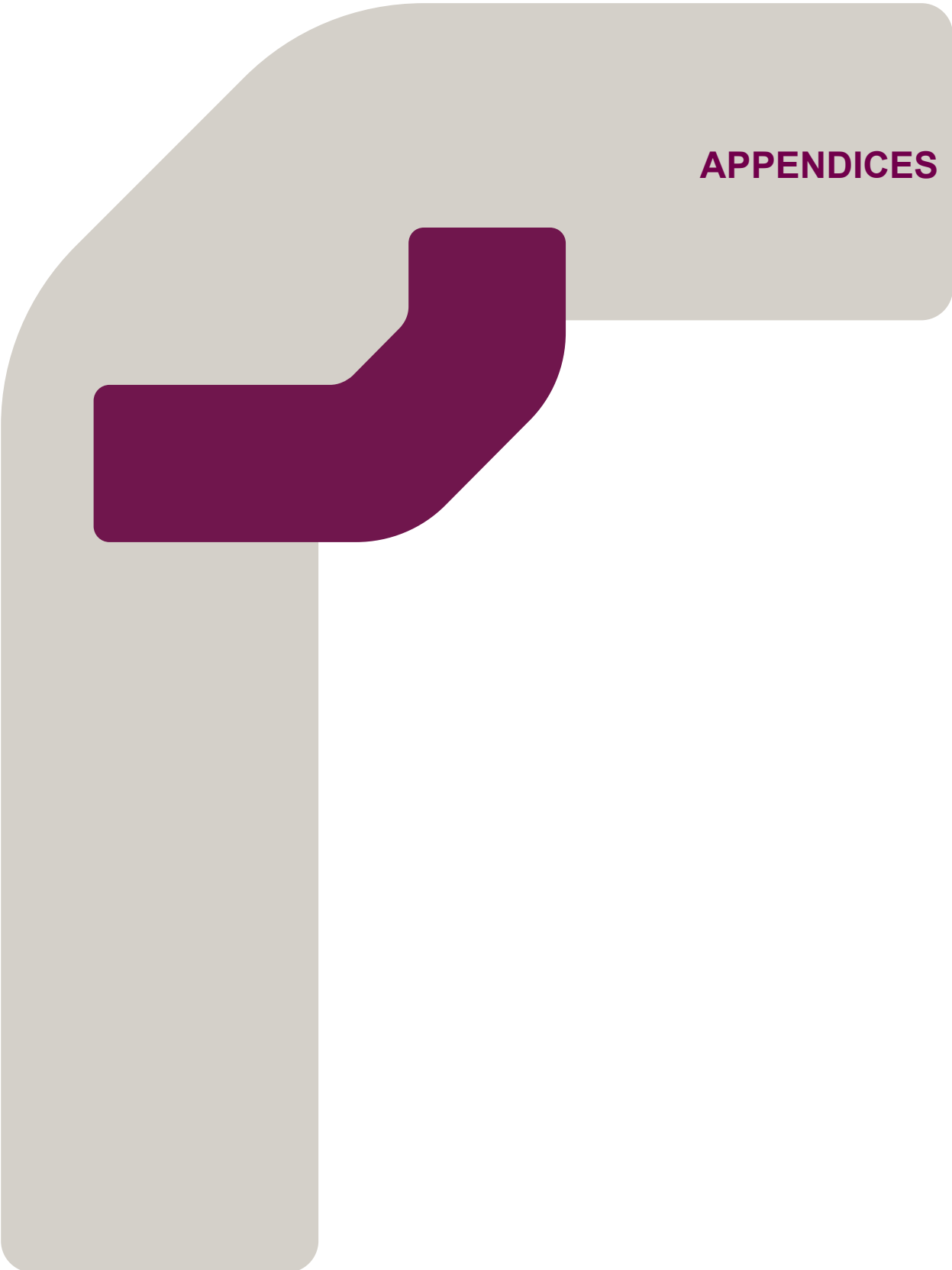


0 7.5 15 22.5m
Scale at A4: 1:750

rps MAKING
COMPLEX
EASY

Figure 15

Proposed development footprint in
relation to existing footprint

A large, light gray graphic on the left side of the page, resembling a stylized hand or a large bracket. It has rounded corners and a thick, dark purple shape nested within its upper curve, which looks like a pen or a stylus. The word "APPENDICES" is written in dark purple, bold, uppercase letters on the right side of the gray shape.

APPENDICES

Appendix 1 HER Gazetteer

27880 Gazetteer

Listed Buildings

List Entry	Name	Grade
1080103	46-48, WINDSOR STREET	II
1080104	51, 52, 52A AND 53, WINDSOR STREET	II
1080107	Uxbridge Quaker Meeting House	II
1080108	WALL ON NORTH AND WEST SIDES OF SMALL GRAVEYARD SURROUNDING FRIENDS' MEETING HOUSE	II
1080117	THREE K6 TELEPHONE KIOSKS OUTSIDE UXBRIDGE LONDON REGIONAL TRANSPORT STATION	II
1080140	13 AND 14, WINDSOR STREET	II
1080141	16, 16A, 17 AND 17A, WINDSOR STREET	II
1080142	ENTRANCE GATEWAY TO FORMER GRAVEYARD	II
1080143	43-45, WINDSOR STREET	II
1080148	THE CROWN AND TREATY INN	II*
1080166	THE FALCON PUBLIC HOUSE	II
1080167	122 AND 123, HIGH STREET	II
1080168	127 AND 128, HIGH STREET	II
1080169	134 AND 135, HIGH STREET	II
1080170	WALL TO EAST OF NUMBER 134	II
1080171	THE CROWN AND SCEPTRE PUBLIC HOUSE	II
1080173	NORMAN REEVES MOTORS	II
1080206	20, HIGH STREET	II
1080207	25-27, HIGH STREET	II
1080208	THE MARKET HOUSE	II*
1080209	74 AND 75, HIGH STREET	II
1080210	WALL AND RAILINGS ABOVE FORMER MILL STREAM	II
1080211	119, HIGH STREET	II
1124378	BARN TO NORTH EAST OF MANSFIELD FARMHOUSE	II
1124430	OLD MILL COTTAGE	II
1124431	THE OLD MILL HOUSE	II
1124432	SHAMBA	II
1124433	KING'S MILL COTTAGE	II
1124434	NEW MILLS	II
1124495	THE OLD MILL CLUB CHRIS LEE CARRIAGE COMPANY LIMITED	II
1164747	MANSFIELD FARMHOUSE	II
1164749	DOVECOTE EAST OF MANSFIELD FARMHOUSE	II
1180516	CHURCH OF ST MARGARET	II*
1180711	274, HIGH STREET	II
1181759	18-20, WINDSOR STREET	II
1181763	39 AND 40, WINDSOR STREET	II
1194461	18 AND 19, HIGH STREET	II
1284852	15, WINDSOR STREET	II
1285057	THE GENERAL ELLIOTT PUBLIC HOUSE	II
1285383	118, HIGH STREET	II
1285413	OLD BANK HOUSE	II
1285418	76, HIGH STREET	II
1285689	THE THREE TUNS PUBLIC HOUSE	II
1332729	CANAL BRIDGE NUMBER 184 TO EAST OF NEW MILLS AND LOCK ATTACHED	II
1358356	WALL ALONG SOUTH EAST SIDE OF ALLEY	II
1358370	10 AND 11, HIGH STREET	II
1358371	MIDLAND BANK	II
1358372	THE CEDARS	II
1358373	GARDEN WALLS TO NORTH AND EAST OF NUMBER 118	II
1358390	CHURCH OF ST JOHN	II
1358394	126 AND 126A, HIGH STREET	II
1358395	129-133, HIGH STREET	II
1358405	UXBRIDGE UNDERGROUND STATION	II
1358408	2 K6 TELEPHONE KIOSKS OUTSIDE POST OFFICE, SOUTH END OF WINDSOR STREET	II
1358419	10-12, WINDSOR STREET	II
1358420	21 AND 21A, WINDSOR STREET	II
1358421	41 AND 42, WINDSOR STREET	II
1358442	50, WINDSOR STREET	II
1358443	THE QUEEN'S HEAD PUBLIC HOUSE	II
1358444	WATTS HALL (OLD MEETING CONGREGATIONAL CHURCH)	II
1393206	RANDALLS DEPARTMENT STORE	II
1451218	Hillingdon Civic Centre and integrated hard landscaping, including paving, planters, steps and walls	II
1464803	Uxbridge War Memorial	II

Conservation Areas

Name
Uxbridge Lock
Old Uxbridge and Windsor Street
Uxbridge Moor
The Greenway
Rockingham Bridge

Archaeological Priority Areas (GLHER)

DesigUID	Name	Grade
DLO36171	Uxbridge	APA
DLO36183	Colne Valley	APZ

Planning Notification Areas (Bucks)

DesigUID	Name
DBC9306	Earthworks of Medieval moat at Southlands Manor

DBC9314	Mesolithic flintworking site found in gravel quarry
DBC9814	Possible late Medieval building at Old Mill Cottage, Denham
DBC9817	Late Medieval timber-framed building at Southlands Manor, Denham
DBC9822	Late Palaeolithic and early Mesolithic camp site partly excavated in advance of re-development
DBC9996	Late Palaeolithic and early Mesolithic flint scatters found by test pitting and trial trenching
DBC9997	Early Mesolithic hunting site found by test-pitting
DBC9998	Early Mesolithic flint-working site excavated in advance of quarrying

HER Features

MonUID	Name	RecordType	Period
MBC10986	GRAND JUNCTION/UNION CANAL	MON	18th Century to 19th Century
MBC11563	'MEDEMILL', OXFORD ROAD, DENHAM	MON	13th Century to Modern
MBC11586	MANSFIELD MANOR	MON	Medieval to Post-Medieval
MBC11587	MANSFIELD FARMHOUSE	BLD	16th Century to 18th Century
MBC11588	BARN NE OF MANSFIELD FARMHOUSE	BLD	17th Century
MBC11589	E OF MANSFIELD FARMHOUSE	BLD	17th Century to 18th Century
MBC11627	POSSIBLE ROMAN ROAD	MON	Roman
MBC11628	POSSIBLE ROMAN ROAD	MON	Roman
MBC12549	MANSFIELD FARM, IVER HEATH: quarry	MON	Medieval to Post-Medieval
MBC15150	MANSFIELD FARM, IVER	FS	Unknown
MBC18037	SHAMBA, WILLOW AVENUE	BLD	17th Century
MBC18038	CANAL BRIDGE 184 E OF NEW MILLS	BLD	19th Century
MBC20329	NEW DENHAM MEADOWS	FS	Unknown
MBC22055	Mansfield House	LND	20th Century to 21st Century
MBC22982	MANSFIELD FARM, IVER HEATH: flint finds	FS	Early Mesolithic to Late Neolithic
MBC22983	Field E of Southlands Farm	FS	Unknown
MBC24965	Sanderson site, Denham	MON	Upper Palaeolithic to Early Mesolithic
MBC24970	Geotechnical boreholes along River Colne, Denham	MON	Upper Palaeolithic to Late Mesolithic
MBC24996	Upper Palaeolithic and Mesolithic at Denham Area 4	MON	Upper Palaeolithic to Late Mesolithic
MBC24997	Upper Palaeolithic and Mesolithic at Denham Area 4	MON	Upper Palaeolithic to Early Mesolithic
MBC24998	Upper Palaeolithic and Mesolithic at Denham Area 4	MON	Early Mesolithic to Early Post Glacial
MBC24999	Upper Palaeolithic and Mesolithic at Denham Area 4	MON	Mesolithic
MBC25000	Late Bronze Age at Denham Area 4	MON	Late Bronze Age
MBC25016	Late Prehistoric at Denham Area 4	MON	Early Mesolithic to Late Bronze Age
MBC25017	Roman finds at Denham Area 4	MON	Roman
MBC25018	Medieval finds at Denham Area 4	MON	12th Century to 14th Century
MBC25019	Post-medieval features at Denham Area 4	MON	Post-Medieval
MBC25062	High Bridge, Denham	MON	17th Century to Modern
MBC25109	Denham Area 4	MON	Medieval to Post-Medieval
MBC25136	The Old Mill Club, Oxford Road	BLD	17th Century to Modern
MBC25139	Mill House, New Mills	BLD	19th Century to Modern
MBC25140	Building S of New Mills	BLD	20th Century
MBC25142	The Lock House, New Denham	BLD	19th Century
MBC25143	New Mills, New Denham	BLD	19th Century to 21st Century
MBC25144	Weighbridge building at New Mills	BLD	20th Century
MBC25145	Maintenance garage building at New Mills	BLD	20th Century
MBC25146	New Mills, New Denham	MON	Lower Palaeolithic to 19th Century
MBC25906	Preferred Area 4, Denham	MON	Mesolithic
MBC25907	Preferred Area 4, Denham	MON	Middle Bronze Age to 5th Century Roman
MBC25908	Preferred Area 4, Denham	MON	Medieval to Post-Medieval
MBC2672	SANDSTONE, IVER	MON	Early Mesolithic
MBC2673	SANDSTONE, IVER	FS	Early Mesolithic
MBC2674	SANDSTONE, IVER	MON	Unknown
MBC32903	Tudor House, Willow Avenue	BLD	19th Century
MBC32904	Watersmeet, Willow Avenue	BLD	19th Century to Modern
MBC32984	Footbridge at Uxbridge Lock marina	BLD	Modern
MBC34426	Stokenchurch to River Colne turnpike road	MON	18th Century to 19th Century
MBC34428	Wendover to Buckingham turnpike road	MON	18th Century to 19th Century
MBC4951	PARISH	MON	11th Century
MBC4952	IVER	MON	16th Century
MBC7095	UXBRIDGE	FS	Unknown
MBC7438	DENHAM	PLA	Unknown
MBC7498	IVER	PLA	Unknown
MBC7810	NEW MILLS (ABBOT'S MILLS, HUBARDS MILL), NEW DENHAM	MON	Medieval to Modern
MBC7811	THE OLD MILL HOUSE, WILLOW AVENUE	BLD	17th Century to 18th Century
MBC7812	KING'S MILL COTTAGE, WILLOW AVENUE	BLD	18th Century
MBC7813	OLD MILL COTTAGE, WILLOW AVENUE	BLD	15th Century to 16th Century
MLO104477	Rockingham Parade/Oxford Road, Uxbridge [Fassnidge Park] Hillingdon, UB8 {Former private garden, early 20th public park}	PK	Modern
MLO104648	Belmont Road/York Road [Friends Meeting House Garden] Uxbridge, Hillingdon, UB8 1QW {17th c. Quaker burial ground}	PK	Post Medieval to Modern
MLO10559	UXBRIDGE	FS	Palaeolithic
MLO105819	Uxbridge.	BLD	World War Two to Modern
MLO10618	High Street (Nos 15-17), Uxbridge, Hillingdon, UB8 {prehistoric gully}	MON	Late Bronze Age to Early Iron Age
MLO10619	High Street (Nos 15-17), Uxbridge, Hillingdon, UB8 {Post Medieval Building}	MON	Post Medieval to Modern
MLO13249	High Street (No 118), [rear of], Uxbridge	FS	Medieval
MLO13250	High Street (No 20), [rear of], Uxbridge	MON	Prehistoric
MLO13302	High Street (No 20), [rear of], Uxbridge	MON	Medieval
MLO13351	High Street (Nos 12-14), Uxbridge	MON	Medieval to Post Medieval
MLO13372	Oxford Road (Nos 101-105) [Three Ways Wharf], Uxbridge, Hillingdon, UB8 {Medieval occupation}	MON	Medieval
MLO13416	Oxford Road (Nos 101-105) [Three Ways Wharf], Uxbridge, Hillingdon, UB8 {16th-17th century Gatehouse}	MON	Medieval to Post Medieval
MLO1705	Hinton Road, Uxbridge	FS	Neolithic
MLO17318	High Street (No 126), Uxbridge, Hillingdon, UB8 {Prehistoric flint work}	FS	Late Mesolithic to Early Neolithic
MLO19842	High Street (No 118), [rear of], Uxbridge	MON	Post Medieval
MLO19921	High Street (No 20), [rear of], Uxbridge	MON	Post Medieval
MLO19923	Oxford Road (Nos 101-105), [Three Ways Wharf], Uxbridge, Hillingdon, UB8 {Upper Palaeolithic Occupation Site}	MON	Lower Palaeolithic to Early Mesolithic
MLO19924	High Street, (Nos 155-6), Uxbridge	MON	Medieval to Post Medieval
MLO22196	Oxford Road (Nos 101-105) [Three Ways Wharf], Uxbridge, Hillingdon, UB8 {Post Medieval ditches}	MON	Medieval to Post Medieval

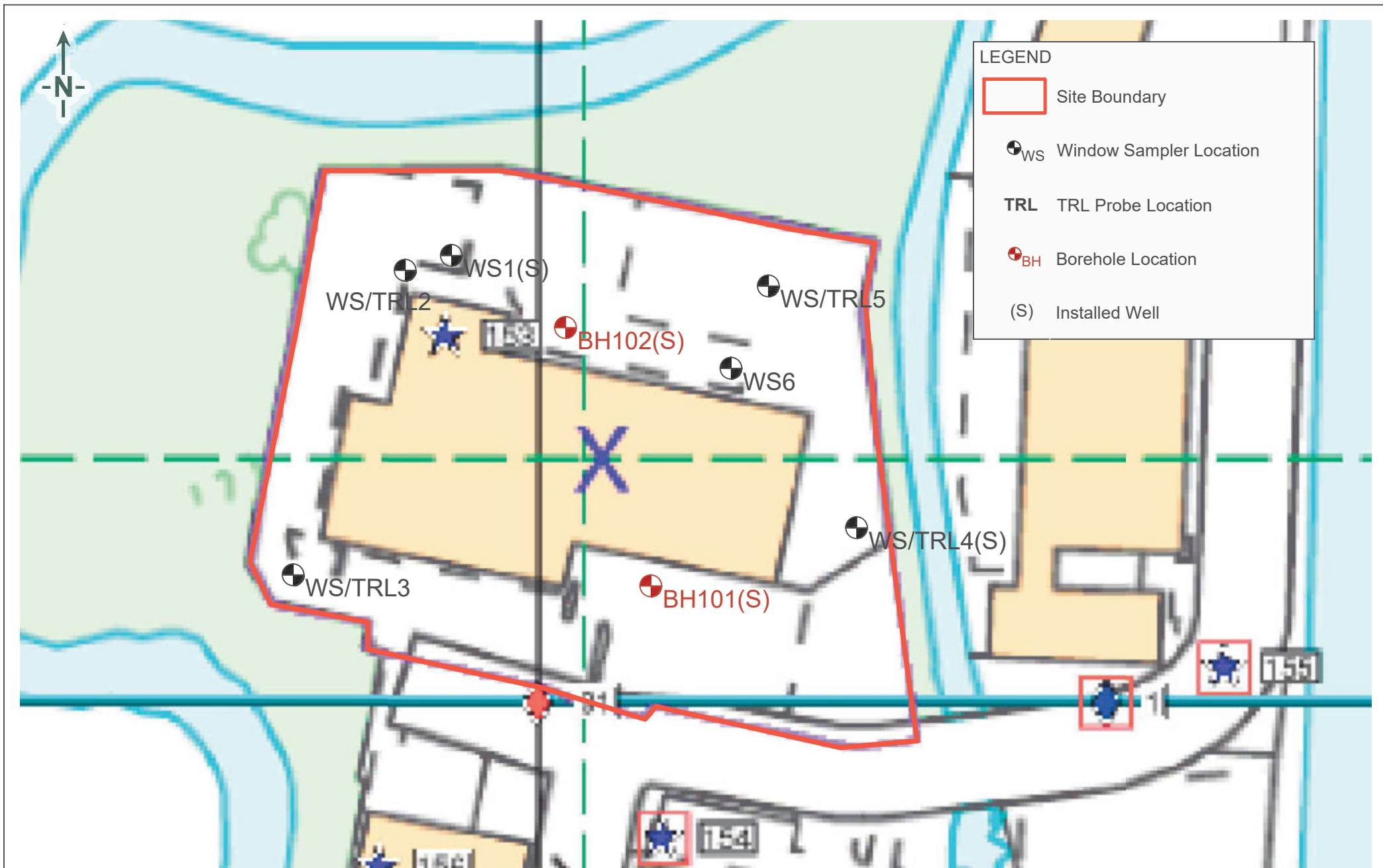
MLO23034	High Street (Nos 15-17), Uxbridge, Hillingdon, UB8 {Medieval occupation}	MON	Medieval to Post Medieval
MLO23328	High Street (No 118), [rear of], Uxbridge	FS	Prehistoric
MLO23945	Cowley Mill Road, Uxbridge	MON	Early Mesolithic
MLO25021	High Street (No 126), Uxbridge, Hillingdon, UB8 {18th century school house}	MON	Post Medieval
MLO26622	High Street, Uxbridge	MON	Roman to Medieval
MLO277	ST MARGARETS CHURCH	MON	Post Medieval
MLO2943	Windsor Street, Bowyer Green, Uxbridge, Hillingdon {Lower Palaeolithic axe}	FS	Lower Palaeolithic
MLO29693	High Street (Nos 5-6), Uxbridge, Hillingdon, UB8 {Prehistoric gullies and pits}	MON	Late Bronze Age to Early Iron Age
MLO4533	RIVER COLNE	FS	Roman
MLO47992	High Street (Nos 5-6), Uxbridge, Hillingdon, UB8 {13th-15th century pits}	MON	Medieval
MLO58435	Cross Street, (corner of), Uxbridge	MON	Post Medieval
MLO58438	Cross Street (corner of), Uxbridge	MON	Post Medieval
MLO58439	High Street (137), Uxbridge {Late Medieval Building}	MON	Medieval
MLO58440	High Street (137), Uxbridge {Late Medieval Building}	MON	Medieval
MLO58441	High Street (137), Uxbridge {Late Medieval Plaster Floor}	MON	Medieval
MLO59154	HAREFIELD RD	MON	Mesolithic
MLO59155	HAREFIELD RD	MON	Middle Bronze Age
MLO59156	HAREFIELD RD	MON	Late Bronze Age to Early Iron Age
MLO59157	HAREFIELD RD	MON	Prehistoric
MLO66568	High Street (No 126), Uxbridge, Hillingdon, UB8 {13th-15th century pottery}	FS	Medieval
MLO66578	REDFORD WAY	MON	Post Medieval
MLO68526	High Street, Uxbridge	FS	Early Prehistoric
MLO68645	Oxford Road, Uxbridge	MON	Medieval to Post Medieval
MLO68650	Oxford Road, (south side), Uxbridge	MON	Medieval to Post Medieval
MLO69220	Chapel Street (Nos 30-34)/Windsor Street (Nos 28-34) [Windsor Court Development], Uxbridge {Post Medieval Activity}	MON	Post Medieval
MLO71312	Oxford Road [Highbridge Industrial Estate], Uxbridge, Hillingdon, UB8 {Medieval-Post Medieval features}	MON	Medieval to Post Medieval
MLO71583	Rockingham Road [Barnsfield Allotments], Uxbridge, Hillingdon, UB8 {Prehistoric finds}	FS	Prehistoric
MLO71881	Whitehall Close, Uxbridge, Hillingdon {Post Medieval rubbish pit and deposits}	MON	Post Medieval
MLO72253	High Street, Uxbridge, Hillingdon {Placename Evidence}	PLA	Medieval
MLO7230	Oxford Road (Nos 101-105) [Three Ways Wharf], Uxbridge, Hillingdon, UB8 {Mesolithic Occupation Site}	MON	Early Mesolithic
MLO72389	High Street, Uxbridge, Hillingdon, UB8 {Post Medieval Industrial site and Domestic Buildings}	MON	Post Medieval
MLO73048	GRAND UNION CANAL	MON	Post Medieval
MLO73051	GRAND UNION CANAL	MON	Post Medieval
MLO74440	High Street (No 180), Uxbridge, Hillingdon, UB8 {Post Medieval Harman's Brewery}	MON	Post Medieval to Modern
MLO74500	UXBRIDGE HILLINGDON	MON	Post Medieval
MLO74501	High Street (No 163), Uxbridge	MON	Post Medieval
MLO74798	High Street, Uxbridge, Hillingdon, UB8 {Bronze Age field system}	MON	Bronze Age
MLO75299	Windsor Street (Nos 1-2), Uxbridge, Hillingdon, UB8 {17th century Inn}	MON	Post Medieval to Modern
MLO76068	High Street (No 114), Uxbridge, Hillingdon, UB8 {Post Medieval wall}	MON	Post Medieval
MLO76197	Windsor Street (Nos 1-2), Uxbridge, Hillingdon, UB8 {Prehistoric ditch}	MON	Late Bronze Age to Early Iron Age
MLO76512	Windsor Street (Nos 1-2), Uxbridge, Hillingdon, UB8 {Medieval Buildings}	MON	Medieval to Post Medieval
MLO76951	Vine Street [Vine Street Station], Uxbridge, Hillingdon, UB8 {Bronze Age to Early Iron Age activity}	MON	Early Bronze Age to Early Iron Age
MLO76952	Vine Street [Vine Street Station], Uxbridge, Hillingdon, UB8 {Plough Soil}	MON	Middle Iron Age to Post Medieval
MLO76953	Vine Street [Vine Street Station], Uxbridge, Hillingdon, UB8 {Post Medieval cut features}	MON	Post Medieval
MLO76955	Vine Street [Vine Street Station], Uxbridge, Hillingdon, UB8 {Great Western Railway Station}	MON	Post Medieval to Modern
MLO7707	Oxford Road (Nos 101-105), [Three Ways Wharf], Uxbridge, Hillingdon {Early Prehistoric Flint Scatter}	MON	Early Prehistoric
MLO77517	High Street, Uxbridge, Hillingdon, UB8 {Medieval settlement}	MON	Medieval
MLO8342	Windsor Street, Uxbridge, [The Old Burial Ground], Hillingdon, UB8 {16th century burial ground now public gardens}	MON	Post Medieval to Modern
MLO85079	Harefield Road (Nos 8 and 10), Uxbridge, Hillingdon {early to mid-19th century villa style houses}	MON	Post Medieval to Modern
MLO98172	Riverside Way [units 300/305,310/315/320/325 and 400], Uxbridge	MON	Early Prehistoric
MLO98321	Harefield Road (Nos 9-15), Uxbridge, Hillingdon, UB8 {Prehistoric struck flint and blade}	MON	Prehistoric
MLO98500	Harefield Road (Nos 9-15), Uxbridge, Hillingdon, UB8 {Late Iron Age/Roman pottery}	FS	Late Iron Age to Roman
MLO98501	Harefield Road (Nos 9-15), Uxbridge, Hillingdon, UB8 {Post Medieval Gravel extraction site}	MON	Post Medieval

HER Events

EVUID	Name	RecordType
EBC16181	Geophysical survey	EVS
EBC16310	Desk based assessment and evaluation of Rivermead, Oxford Road, Denham	EVT
EBC16315	Fieldwalking and watching brief	EVT
EBC16780	Excavation at the former Sanderson Site, Denham	EVT
EBC16788	Geotechnical boreholes along edge of River Colne in Denham	EVT
EBC16789	Investigations at Preferred Area 4, Denham	EVT
EBC16790	Borehole survey at Preferred Area 4, Denham	EVT
EBC16791	Evaluation at Preferred Area 4, Denham	EVT
EBC16892	Evaluation at Zone 6, Area 4, Denham	EVT
EBC16919	Geotechnical bore holes, trial pitting and sampling	EVS
EBC17157	Geotechnical trial pitting and boreholes	EVT
EBC17342	Strip, map and recording and watching brief	EVT
EBC17520	Test pitting and watching brief	EVT
EBC18135	Archaeological evaluation and geoarchaeological survey at Uxbridge Business Park, Plots A and 4	EVT
ELO10123	Oxford Road (Nos 101-105), [Three Ways Wharf], Uxbridge, Hillingdon, UB8: Excavation	EVT
ELO11710	Oxford Road (No 97), Uxbridge, Hillingdon, UB8 1LU: Evaluation	EVT
ELO12031	Cowley Mill Road, Uxbridge, Hillingdon: An Archaeological Evaluation	EVT
ELO12033	Riverside Way, (Unit 500) [Riverside Industrial Estate], Uxbridge, Hillingdon: A Desk Based Assessment	EVP
ELO12335	Lancaster Road (No 17), Uxbridge, Hillingdon: Evaluation	EVT

ELO13704	Riverside Way, Uxbridge, Hillingdon: Cultural Heritage Desk Based Assessment	BL
ELO1373	Vine Street, [Vine Street Station], Uxbridge, Hillingdon, UB8: Evaluation	EVT
ELO1375	Vine Street, [Vine Street Station], Uxbridge, Hillingdon, UB8: Excavation	EVT
ELO14108	High Street (Nos 122-123), Uxbridge, Hillingdon, UB8 1JT: Desk Based Assessment	BL
ELO14899	Belmont Road (No 9) [Ostler], Uxbridge, Hillingdon UB8: archaeological evaluation report	BL
ELO15270	Sydney Close [Fassnidge Park Depot], Uxbridge: Evaluation	BL
ELO15274	Arundel Road, [Grand Union Buiness Park], Uxbridge: Desk-Based Assessment	EVT
ELO15276	Arundel Road, [Grand Union Buiness Park], Uxbridge: Geotechnical Survey	EVT
ELO15277	Riverside Way [Phase 500], Uxbridge: Evaluation	BL
ELO15529	Belmont Road (Nos 33-37), Uxbridge, Hillingdon: Archaeological Desk Based Assessment	EVP
ELO15546	Harefield Road/ r/o High Street [Fassnidge Memorial Hall], Uxbridge: Archaeological Desk Based Assessment	EVP
ELO17506	Sydney Close [Fassnidge Park Depot] Uxbridge London Borough of Hillingdon: Archaeological Watching Brief	BL
ELO17507	High Street (No 66) Uxbridge Hillingdon London: Evaluation	BL
ELO17511	New Windsor Street [Woodbridge House almshouses] Uxbridge UB8 2TY: Heritage Statement	BL
ELO17512	Vine Street (No. 7-9) [Randalls Department Store] Uxbridge London UB8 1RS: Desk Based Assessment	EVP
ELO17515	Vine Street [Randall's Department Store] Uxbridge London: Heritage, Townscape and Visual Impact Assessment	EVP
ELO17545	Rockingham North and Waterloo Road [Waterloo Wharf] Uxbridge: Desk Based Assessment	EVP
ELO17742	Waterloo Road [Waterloo Wharf] Uxbridge: Archaeological Trial Pit Evaluation	BL
ELO17761	New Windsor Street [Woodbridge House almshouses] Uxbridge Greater London UB8 2TY: Heritage Statement	BL
ELO17922	Oxford Road [The Crown and Treaty], Hillingdon: Heritage Impact Assessment	EVP
ELO18479	Harefield Road [Former Jewson Yard] Uxbridge: Excavations	EVT
ELO18648	Harefield Road Uxbridge: Desk-based assessment	EVP
ELO18773	New Windsor Street [Woodbridge House] Uxbridge Greater London: Desk Based Assessment	BL
ELO18949	Oxford Road [The Crown and Treaty Public House] Uxbridge Greater London: Evaluation	BL
ELO18951	New Windsor Street [Woodbridge House] Uxbridge Greater London: Historic Building Recording	BL
ELO18994	Wilmar Close (No. 23) Uxbridge Greater London: Desk Based Assessment	BL
ELO19073	Oxford Road [Highbridge Industrial Estate] Uxbridge: Geoarchaeological Assessment	BL
ELO19364	Bakers Road (Nos. 25-30) Uxbridge Greater London UB8: Desk Based Assessment	BL
ELO19931	Belmont Road (No. 33-37) Uxbridge Greater London: Archaeological Evaluation	BL
ELO20674	New Windsor Street [Woodbridge House] Uxbridge Greater London: Evaluation	BL
ELO20853	Riverside Way, (no. 50), [Weir House], Uxbridge, UB8 2YF: Evaluation	BL
ELO21207	Oxford Road, [Bridge House], (south side, between river Colne and Grand Union Canal), Uxbridge, UB8: geoarchaeological evaluation	BL
ELO3131	Chapel Street (Nos 30-34)/Windsor Street (Nos 28-34), [Windsor Court Development], Uxbridge: Evaluation	EVT
ELO3675	High Street, Uxbridge, Hillingdon UB8: Evaluation, Excavation and Watching Brief	EVT
ELO3677	High Street (Nos 140-150), Uxbridge, Hillingdon, UB: Watching Brief	EVT
ELO4197	Oxford Road, [Highbridge Industrial Estate], Uxbridge, Hillingdon, UB8: Evaluation	EVT
ELO4410	Rockingham Road, [Barnsfield Allotments], Uxbridge, UB8: Evaluation	EVT
ELO4798	High Street (Nos 15-17), Uxbridge, Hillingdon, UB8: Excavation	EVT
ELO4799	High Street (No 118), [rear of], Uxbridge: Excavation	EVT
ELO4800	High Street (No 20), [rear of], Uxbridge: Excavation	EVT
ELO4801	Oxford Road (Nos 101-105), [Three Ways Wharf], Uxbridge, Hillingdon, UB8: Evaluation	EVT
ELO4802	High Street, (Nos 155-6), Uxbridge: Excavation	EVT
ELO4804	Oxford Road (Nos 101-105) [Three Ways Wharf], Uxbridge, Hillingdon, UB8: Excavation	EVT
ELO4805	High Street (Nos 194-195), Uxbridge, Hillingdon, UB8: Excavation	EVT
ELO4806	High Street (Nos 175-222), Uxbridge, Hillingdon, UB8: Evaluation	EVT
ELO4853	Whitehall Close, Uxbridge, Hillingdon: Evaluation	EVT
ELO5059	High Street (Nos 5-6), Uxbridge, Hillingdon, UB8: Evaluation	EVT
ELO5065	High Street (No 126), Uxbridge, Hillingdon, UB8: Evaluation	EVT
ELO5095	High Street (Nos 15-17), Uxbridge, Hillingdon, UB8: Building Recording	EVS
ELO571	High Street (No 114), Uxbridge, Hillingdon, UB8: Evaluation	EVT
ELO6752	Riverside Way [Units 300/305, 310/315/320/325/ and 400], Uxbridge, Hillingdon: Evaluation	EVT
ELO6803	Harefield Road (Nos 9-15), Uxbridge, Hillingdon, UB8: Desk based assessment	EVP
ELO6908	Harefield Road (Nos 9-15), Uxbridge, Hillingdon, UB8: Evaluation	EVT
ELO7197	Waterloo Road (No 145), Uxbridge, Hillingdon: Desk Based Assessment	EVP
ELO7414	Bakers Road, [Coleham House], Uxbridge, Hillingdon UB8: Archaeological Watching Brief	EVT
ELO7478	Ashley Road, Uxbridge, Hillingdon: Desk Based Assessment	EVP
ELO7571	High Street (Nos 65-66), [The Cedars], Uxbridge, UB8: Desk Based Assessment	EVP
ELO7859	Waterloo Road (No 145), Uxbridge, Hillingdon: Borehole Survey	EVT
ELO9537	Windsor Street (Nos 1-2), Uxbridge, Hillingdon, UB8: Evaluation	EVT
ELO9556	Oxford Road, [Highbridge Industrial Estate], Uxbridge, Hillingdon, UB8: Geoarchaeological Assessment	EVT
ELO9557	Oxford Road, [Highbridge Industrial Estate], Uxbridge, Hillingdon, UB8: Evaluation	EVT
ELO9564	Oxford Road, [Land at Denbridge], Uxbridge, Hillingdon: Desk Based Assessment	EVP
ELO9571	Vine Street (Nos 7-12)/Cricket Field Road, Uxbridge, Hillingdon: Desk Based Assessment	EVP
ELO9587	High Street, [Adjacent to Uxbridge Court House], Uxbridge, Hillingdon: Desk Based Assessment	EVP

Appendix 2 Delta Simmons 2015)



 Head Office 3 Henley Office Park, Doddington Road Lincoln, LN6 3QR Tel: 44 (0)870 0400 012 Fax: +44 (0)1522 882567 Email: info@deltasimons.com		Project No: 15-0909.01		Hole ID: BH101		Page No. 1 of 2							
		Project: River House, Uxbridge											
Cable Percussion Borehole Log		Date: 29/10/2015		Client: MJF									
Description of Strata	Legend	Strata Depth Reduced Level (Thickness)	Casing Depth (Dia. mm)	Sample Details		Test Details		Backfill					
				Depth (m)	Type Ref	Depth (m)	Results						
MADE GROUND: CONCRETE.		0.25											
MADE GROUND: Orangish grey sandy gravel. Gravel is fine to coarse angular fragments of brick, flint and sandstone. Sand is medium grained.		0.50		0.50	D D ES E1								
Medium orangish grey slightly sandy GRAVEL with occasional cobbles. Gravel is fine to coarse subangular fragments of flint. Sand is medium grained. Alluvium		(5.00)		1.00-1.50	B B	1.45-1.90	SPT(C) N=10 2,3/2,3,3,2						
				1.00	D D								
				1.20	ES E2								
				2.00-2.50	B B								
				2.00	D D	2.45-2.90	SPT(C) N=10 2,2/2,2,3,3						
				3.00-3.50	B B	3.45-3.90	SPT(C) N=17 3,3/3,4,5,5						
				3.00	D D	4.45-4.90	SPT(C) N=21 3,4/7,4,4,6						
				4.00-4.50	B B	5.45-5.90	SPT(C) N=24 2,4/5,6,6,7						
				4.00	D D								
				5.00-5.50	B B								
5.00	D D												
Stiff bluish green CLAY. Lambeth Group		(6.50)		6.00	D D	6.95-7.40	SPT(S) N=36 3,4/7,9,9,11						
				6.50	ES E3								
			7.00	D D									
			8.00-8.50	D D U U	8.00-8.50	U=65/5mm							
			8.50	D D									
			9.50	D D	9.50-9.95	SPT(S) N=49/225mm (3,7/9,17,23)							
			10.50	D D									
			11.00-11.50	U U	11.00-11.50	U=60/5mm							
Remarks 1. Engineer verified logged in general accordance to BS 5930:2010. 2. Area service cleared prior to excavation. 3. Groundwater encountered at 2.6 m. 4. Hole installed as 50mm standpipe.		Chiselling Details		Water Level Observations									
		Depth (m)	Time	Date	Time	Water Strike (m)	Standing 5 (m)	Casing Depth (m)					
		-	NO CHISELLING UNDERTAKEN	29/10/2015		5.10	2.60						
		Borehole Diameter		Casing Diameter		Depth Sealed							
Coordinates (National Grid) / Level (mAOD):		Drilled By: Jackson Drilling		Plant Used: Cable Percussive Rig		Logged By: RM		Checked By: TH		Approved By: AC		Scale: 1:60	

 Head Office 3 Henley Office Park, Doddington Road Lincoln, LN6 3QR Tel: 44 (0)870 0400 012 Fax: +44 (0)1522 882567 Email: info@deltasimons.com		Project No: 15-0909.01		Hole ID: BH101		Page No. 2 of 2			
		Project: River House, Uxbridge							
Cable Percussion Borehole Log		Date: 29/10/2015		Client: MJF					
Description of Strata	Legend	Strata Depth Reduced Level (Thickness)	Casing Depth (Dia. mm)	Sample Details		Test Details		Backfill	
				Depth (m)	Type Ref	Depth (m)	Results		
Stiff bluish green CLAY. Lambeth Group(BH Continued)				11.50	D D				
Borehole competed at 12.0 m bgl.		12.00		12.00	D D				
Remarks 1. Engineer verified logged in general accordance to BS 5930:2010. 2. Area service cleared prior to excavation. 3. Groundwater encountered at 2.6 m. 4. Hole installed as 50mm standpipe.		Chiselling Details		Water Level Observations					
		Depth (m)	Time	Date	Time	Water Strike (m)	Standing 5 (m)	Casing Depth (m)	
		-		29/10/2015		5.10	2.60		
		Borehole Diameter		Casing Diameter		Depth Sealed			
Coordinates (National Grid) / Level (mAOD):		Drilled By: Jackson Drilling		Plant Used: Cable Percussive Rig		Logged By: RM	Checked By: TH	Approved By: AC	Scale: 1:60

Remarks 1. Engineer verified logged in general accordance to BS 5930:2010. 2. Area service cleared prior to excavation. 3. Groundwater encountered at 2.8 m. 4. Hole installed as 50mm standpipe.	Chiselling Details <table><tr><td>Depth (m)</td><td>Time</td></tr><tr><td>-</td><td></td></tr></table>		Depth (m)	Time	-		Water Level Observations <table><tr><td>Date</td><td>Time</td><td>Water Strike (m)</td><td>Standing 5 (m)</td><td>Casing Depth (m)</td></tr><tr><td>30/10/2015</td><td></td><td>5.00</td><td>2.80</td><td></td></tr></table>					Date	Time	Water Strike (m)	Standing 5 (m)	Casing Depth (m)	30/10/2015		5.00	2.80	
	Depth (m)	Time																			
	-																				
	Date	Time	Water Strike (m)	Standing 5 (m)	Casing Depth (m)																
	30/10/2015		5.00	2.80																	
	Borehole Diameter		Casing Diameter		Depth Sealed																
Coordinates (National Grid) / Level (mAOD):	Drilled By: Jackson Drilling	Plant Used: Cable Percussive Rig	Logged By: RM	Checked By: TH	Approved By: AC	Scale: 1:60															

 Head Office 3 Henley Office Park, Doddington Road Lincoln, LN6 3QR Tel: 44 (0)870 0400 012 Fax: +44 (0)1522 882567 Email: info@deltasimons.com		Project No: 15-0909.01		Hole ID: WS01		Page No. 1 of 1							
		Project: River House, Uxbridge											
Dynamic Sampler Log		Date: 27/10/2015		Client: MJF									
Description of Strata	Legend	Strata Depth Reduced Level (Thickness)	Casing Depth (Dia. mm)	Sample Details		Test Details		Backfill					
				Depth (m)	Type Ref	Depth (m)	Results						
MADE GROUND: ASPHALT.		0.10		0.50	ES E1	1.00-1.45	SPT(S) N=12 3,3,3,3,3						
MADE GROUND: Orangish grey sandy gravel. Gravel is fine to coarse angular fragments of wood, concrete, glass and sandstone. Sand is medium grained.		(0.50)											
Firm grey sandy CLAY. Sand is medium grained. Alluvium	0.60												
Soft blackish brown, slightly gravelly CLAY. Gravel is fine to coarse subangular fragments of flint. Slight organic odour. Alluvium	0.80												
Medium dense grey sandy GRAVEL. Gravel is fine to coarse angular fragments of flint. Sand is coarse grained. Alluvium		(0.70)											
		1.50											
		(3.40)											
	2.10		ES E2	2.00-2.45	3.00-3.45	SPT(S) N=11 3,2,2,3,3,3							
	4.00-4.45						SPT(S) N=23 3,3,4,5,7,7						
	5.00-5.45	SPT(S) N=24 3,3,4,7,7,6											
Firm grey CLAY. Lambeth Group			4.90										
Borehole completed at 5.0 m bgl.		5.00											
Remarks 1. Engineer verified logged in general accordance to BS 5930:2010. 2. Area service cleared prior to excavation. 3. Groundwater encountered at 1.3 m. 4. Hole installed as 50mm standpipe.		Chiselling Details		Water Level Observations									
		Depth (m)	Time	Date	Time	Water Strike (m)	Standing (m)	Casing Depth (m)					
		NO CHISELLING UNDERTAKEN											
		Borehole Diameter		Casing Diameter		Depth Sealed							
Coordinates (National Grid) / Level (mAOD):		Drilled By: Delta Drilling		Plant Used: Premier 110		Logged By: RM		Checked By: TH		Approved By: AC		Scale: 1:30	

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		Project: River House, Uxbridge											
Dynamic Sampler Log		Date: 27/10/2015		Client: MJF									
Description of Strata	Legend	Strata Depth Reduced Level (Thickness)	Casing Depth (Dia. mm)	Sample Details		Test Details		Backfill					
				Depth (m)	Type Ref	Depth (m)	Results						
MADE GROUND: ASPHALT.		0.10		0.40	ES E1	1.00-1.45	SPT(S) N=4 1,1/1,1,1,1						
MADE GROUND: Orangish grey sandy gravel. Gravel is fine to coarse angular fragments of brick, flint and sandstone. Sand is medium grained.		(0.40)											
0.50		0.90							ES E2	2.00-2.45	SPT(S) N=10 3,2/3,3,2,2		
Grey clayey, sandy GRAVEL. Gravel is fine to coarse subangular fragments of flint. Sand is medium grained. Alluvium												(0.70)	
1.20												3.00-3.45	SPT(S) N=13 2,3/3,3,4,3
Soft grey sandy CLAY. Sand is medium grained. Alluvium	(0.40)												
1.60	(2.40)	4.00											
Medium dense grey sandy GRAVEL. Gravel is fine to coarse angular fragments of flint. Sand is coarse grained. Alluvium													
Borehole completed at 4.0 m bgl.													
Remarks 1. Engineer verified logged in general accordance to BS 5930:2010. 2. Area service cleared prior to excavation. 3. Groundwater encountered at 1.2 m. 4. Hole backfilled upon completion		Chiselling Details		Water Level Observations									
		Depth (m)	Time	Date	Time	Water Strike (m)	Standing (m)	Casing Depth (m)					
		NO CHISELLING UNDERTAKEN											
		Borehole Diameter		Casing Diameter		Depth Sealed							
Coordinates (National Grid) / Level (mAOD):		Drilled By: Delta Drilling		Plant Used: Premier 110		Logged By: RM		Checked By: TH		Approved By: AC		Scale: 1:30	

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		Project: River House, Uxbridge								
Dynamic Sampler Log		Date: 27/10/2015		Client: MJF						
Description of Strata	Legend	Strata Depth Reduced Level (Thickness)	Casing Depth (Dia. mm)	Sample Details		Test Details		Backfill		
				Depth (m)	Type Ref	Depth (m)	Results			
MADE GROUND: ASPHALT.		0.10		0.90	ES E1	1.00-1.45	SPT(S) N=11 2,2/4,3,2,2			
MADE GROUND: Orangish grey sandy gravel. Gravel is fine to coarse subangular fragments of brick, flint and sandstone. Sand is medium grained.		(0.30)								
MADE GROUND: Soft whitish grey gravelly clay. Gravel is fine subrounded fragments of chalk and flint.		(0.40)								
		0.80								
Medium dense dark brown clayey GRAVEL with occasional rootlets. Gravel is fine to medium subangular fragments of flint. Slight organic odour. Alluvium		(1.00)								
Medium dense grey sandy GRAVEL. Gravel is fine to coarse angular fragments of flint. Sand is coarse grained. Alluvium		1.80		1.90	ES E2	2.00-2.45	SPT(S) N=11 1,3/4,2,3,2			
						3.00-3.45	SPT(S) N=10 2,2/2,3,2,3			
						4.00-4.45	SPT(S) N=20 2,3/6,6,5,3			
		4.80								
Stiff grey CLAY. Lambeth Group		5.00				5.00-5.45	SPT(S) N=27 2,5/7,6,6,8			
Borehole completed at 5.0 m bgl.										
Remarks 1. Engineer verified logged in general accordance to BS 5930:2010. 2. Area service cleared prior to excavation. 3. Groundwater encountered at 1.2 m. 4. Hole backfilled upon completion		Chiselling Details		Water Level Observations						
		Depth (m)	Time	Date	Time	Water Strike (m)	Standing (m)	Casing Depth (m)		
		NO CHISELLING UNDERTAKEN								
		Borehole Diameter		Casing Diameter		Depth Sealed				
Coordinates (National Grid) / Level (mAOD):		Drilled By: Delta Drilling		Plant Used: Premier 110		Logged By: RM		Checked By: TH	Approved By: AC	Scale: 1:30

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		Project: River House, Uxbridge											
Dynamic Sampler Log		Date: 28/10/2015		Client: MJF									
Description of Strata	Legend	Strata Depth Reduced Level (Thickness)	Casing Depth (Dia. mm)	Sample Details		Test Details		Backfill					
				Depth (m)	Type Ref	Depth (m)	Results						
MADE GROUND: CONCRETE.		0.20		0.30	ES E1	1.00-1.45	SPT(S) N=10 2,2/3,2,2,3						
MADE GROUND: Orangish brown sandy gravel. Gravel is fine to coarse subangular fragments of flint and brick. Sand is medium grained.		(0.30) 0.50											
Firm blackish grey gravelly CLAY. Gravel is fine to coarse, subangular to angular fragments of flint. Alluvium		(0.50) 1.00											
Medium dense orangish grey sandy GRAVEL. Gravel is fine to coarse subangular fragments of flint. Sand is medium grained. Alluvium		(3.50) 4.50		4.70	ES E3				2.00-2.45	SPT(S) N=12 2,2/3,4,3,2			
									3.00-3.45	SPT(S) N=20 2,2/4,6,5,5			
									4.00-4.45	SPT(S) N=17 4,8/6,6,3,2			
Stiff greyish purple CLAY, Lambeth Group		(0.50) 5.00				5.00-5.45	SPT(S) N=30 5,5/6,7,8,9						
Borehole completed at 5.0 m bgl.													
Remarks 1. Engineer verified logged in general accordance to BS 5930:2010. 2. Area service cleared prior to excavation. 3. Groundwater encountered at 1.5 m. 4. Hole installed as 50mm standpipe.		Chiselling Details		Water Level Observations									
		Depth (m)	Time	Date	Time	Water Strike (m)	Standing (m)	Casing Depth (m)					
		NO CHISELLING UNDERTAKEN											
		Borehole Diameter		Casing Diameter		Depth Sealed							
Coordinates (National Grid) / Level (mAOD):		Drilled By: Delta Drilling		Plant Used: Premier 110		Logged By: RM		Checked By: TH		Approved By: AC		Scale: 1:30	

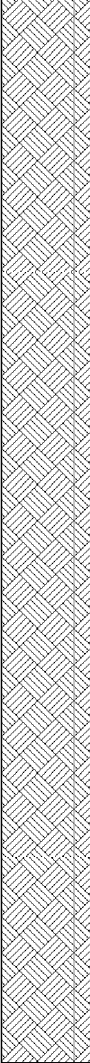
 Head Office 3 Henley Office Park, Doddington Road Lincoln, LN6 3QR Tel: 44 (0)870 0400 012 Fax: +44 (0)1522 882567 Email: info@deltasimons.com		Project No: 15-0909.01		Hole ID: WS05		Page No. 1 of 1							
		Project: River House, Uxbridge											
Dynamic Sampler Log		Date: 28/10/2015		Client: MJF									
Description of Strata	Legend	Strata Depth Reduced Level (Thickness)	Casing Depth (Dia. mm)	Sample Details		Test Details		Backfill					
				Depth (m)	Type Ref	Depth (m)	Results						
MADE GROUND: ASPHALT.		0.10		0.40	ES E1	1.00-1.45	SPT(S) N=10 2,2/3,2,2,3						
MADE GROUND: Grey clayey, sandy gravel. Gravel is fine to coarse subangular fragments of flint, brick and sandstone. Sand is medium grained.		(1.00)											
Orangish grey sandy GRAVEL. Gravel is fine to coarse subangular fragments of flint. Sand is medium grained. Alluvium		(1.40)											
Borehole terminated at 2.5 m bgl due to difficult ground conditions.		2.50											
Remarks 1. Engineer verified logged in general accordance to BS 5930:2010. 2. Area service cleared prior to excavation. 3. Groundwater encountered at 1.2 m. 4. Hole backfilled upon completion		Chiselling Details		Water Level Observations									
		Depth (m)	Time	Date	Time	Water Strike (m)	Standing (m)	Casing Depth (m)					
		NO CHISELLING UNDERTAKEN											
		Borehole Diameter		Casing Diameter		Depth Sealed							
Coordinates (National Grid) / Level (mAOD):		Drilled By: Delta Drilling		Plant Used: Premier 110		Logged By: RM		Checked By: TH		Approved By: AC		Scale: 1:30	

 Head Office 3 Henley Office Park, Doddington Road Lincoln, LN6 3QR Tel: 44 (0)870 0400 012 Fax: +44 (0)1522 882567 Email: info@deltasimons.com		Project No: 15-0909.01		Hole ID: WS06		Page No. 1 of 1							
		Project: River House, Uxbridge											
Dynamic Sampler Log		Date: 28/10/2015		Client: MJF									
Description of Strata	Legend	Strata Depth Reduced Level (Thickness)	Casing Depth (Dia. mm)	Sample Details		Test Details		Backfill					
				Depth (m)	Type Ref	Depth (m)	Results						
MADE GROUND: ASPHALT.		0.10		0.40	ES E1								
MADE GROUND: Grey clayey, sandy gravel. Gravel is fine to coarse subangular fragments of flint, brick and sandstone. Sand is medium grained.		(0.40)											
Soft greyish black sandy CLAY. Sand is medium grained. Slight organic odour Alluvium		0.50											
		(0.50)											
		1.00											
Medium dense orangish grey sandy GRAVEL. Gravel is fine to coarse subangular fragments of flint. Sand is medium grained. Alluvium		(3.00)		2.50	ES E2	1.00-1.45	SPT(S) N=11 1,2/3,2,3,3						
						2.00-2.45	SPT(S) N=18 2,3/2,5,5,6						
						3.00-3.45	SPT(S) N=24 3,7/6,6,6,6						
Borehole completed at 4.0 m bgl.		4.00											
Remarks 1. Engineer verified logged in general accordance to BS 5930:2010. 2. Area service cleared prior to excavation. 3. Groundwater encountered at 1.2 m. 4. Hole backfilled upon completion		Chiselling Details		Water Level Observations									
		Depth (m)	Time	Date	Time	Water Strike (m)	Standing (m)	Casing Depth (m)					
		-											
		Borehole Diameter		Casing Diameter		Depth Sealed							
Coordinates (National Grid) / Level (mAOD):		Drilled By: Delta Drilling		Plant Used: Premier 110		Logged By: RM		Checked By: TH		Approved By: AC		Scale: 1:30	

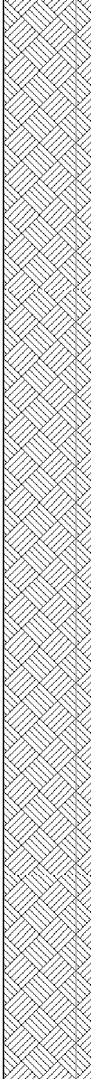
Appendix 3 Delta Simmons 2021



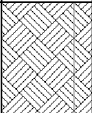
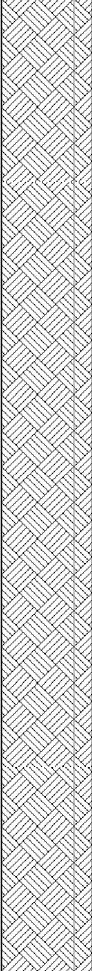
Bing maps

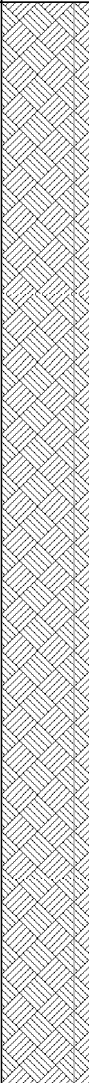
 Head Office 3 Henley Way, Doddington Road Lincoln, LN6 3QR Tel: +44 (0) 1522 882555 Email: info@deltasimons.com					Project No: 21-0329.02		Hole ID: DS01		Page: 1 of 1			
					Project: Riverside Way, Uxbridge							
Dynamic Sampler Log					Date: 29/09/2021		Client: Bridge Development Partners LLC					
Description of Strata	Legend	Strata Depth (m bgl)	Strata Thickness (m)	Reduced Level (mAOD)	Casing Diameter (mm)	Water	Sample Details		Test Details		Backfill	
							Depth (m)	Type & Ref	Depth (m)	Results		
MADE GROUND: Macadam.		0.08					0.10 - 0.30	ES1	1.00	SPT(C) N=17 (3,4/4,5,4,4)		
MADE GROUND: Light brown sandy GRAVEL of fine to cobble-sized angular to rounded concrete, brick and flint with occasional whole bricks. Sand is fine to coarse. Grey fibrous sheet fragments present.		0.35	(0.27)				0.70 - 1.00					B1 ES2
MADE GROUND: Textile membrane. Greyish brown sandy GRAVEL of fine to cobble-sized subangular to rounded flint. Sand is fine to coarse. (ALLUVIUM)		0.36					0.70 - 1.00					
Medium-dense light brown sandy GRAVEL of fine to medium subangular to rounded flint. Sand is fine to coarse. (ALLUVIUM)		1.00	(0.64)						2.00	SPT(C) N=6 (1,2/1,2,1,2)		
<u>Becoming loose</u>									3.00	SPT(C) N=8 (2,2/2,2,2,2)		
				(3.45)						4.00	SPT(C) N=26 (6,7/6,7,6,7)	
<u>Becoming medium-dense</u>												
Borehole complete at 4.45 m bgl.		4.45										
Remarks: 1. Logged in general accordance to BS 5930:2015 + A1:2020. 2. Area CAT scanned prior to excavation. 3. Backfilled with arisings.4. SPT Hammer ID 110RP 63 (Er = 79%).5. Unable to obtain GPS data due to overhanging tree spreads.					Water Strike			Water Level		Borehole Diameter		
					Date	Depth (m)	Remarks	Duration (min)	Depth	Depth Base	Diameter	
					29/09/2021	1.70						
Coordinates:		Elevation (mAOD):	Drilled By:		Plant Used:		Logged:	Checked:	Approved:	Scale:		
			Sherwood Drilling		Premier 110		MBP	GT	TH	1:32		

 Head Office 3 Henley Way, Doddington Road Lincoln, LN6 3QR Tel: +44 (0) 1522 882555 Email: info@deltasimons.com					Project No: 21-0329.02		Hole ID: DS02		Page: 1 of 1		
					Project: Riverside Way, Uxbridge						
Dynamic Sampler Log					Date: 29/09/2021		Client: Bridge Development Partners LLC				
Description of Strata	Legend	Strata Depth (m bgl)	Strata Thickness (m)	Reduced Level (mAOD)	Casing Diameter (mm)	Water	Sample Details		Test Details		Backfill
							Depth (m)	Type & Ref	Depth (m)	Results	
MADE GROUND: Macadam.		0.08		31.05			0.10 - 0.30	ES1			
MADE GROUND: Light brown sandy GRAVEL of fine to cobble-sized angular to rounded concrete, brick and flint with occasional whole bricks. Sand is fine to coarse. Grey fibrous sheet fragments present.		0.33	(0.25)	30.80			0.35 - 0.55	D1			
MADE GROUND: Textile membrane.		0.34	(0.23)	30.79			0.35 - 0.55	ES2			
POSSIBLE MADE GROUND: Very soft to soft light grey slightly gravelly silty CLAY. Gravel is fine rounded chalk.		0.57	(0.13)	30.56							
POSSIBLE MADE GROUND: Whitish grey slightly clayey sandy GRAVEL of fine to medium angular limestone. Sand is fine to coarse.		0.70	(0.70)	30.43			1.00 - 1.20	D2	1.00	SPT(C) N=5 (1,1/1,2,1,1)	
Plastic dark brown slightly clayey pseudo-fibrous PEAT. (ALLUVIUM)		1.40		29.73		1.40					
Loose brown and grey sandy GRAVEL of fine to medium subangular to rounded flint. Sand is fine to coarse. (ALLUVIUM)									2.00	SPT(C) N=8 (3,3/2,2,2,2)	
			(3.05)						3.00	SPT(C) N=23 (3,3/4,5,6,8)	
<i>Becoming medium-dense</i>									4.00	SPT(C) N=35 (5,5/10,10,8,7)	
<i>Becoming dense</i>											
Borehole complete at 4.45 m bgl.		4.45		26.68							
Remarks: 1. Logged in general accordance to BS 5930:2015 + A1:2020. 2. Area CAT scanned prior to excavation. 3. Backfilled with arisings.4. SPT Hammer ID 110RP 63 (Er = 79%).					Water Strike			Water Level		Borehole Diameter	
					Date	Depth (m)	Remarks	Duration (min)	Depth	Depth Base	Diameter
					29/09/2021	1.40					
Coordinates: E504757.18 N184032.86					Elevation (mAOD): 31.13		Drilled By: Sherwood Drilling		Plant Used: Premier 110		Logged: MBP Checked: GT Approved: TH Scale: 1:32

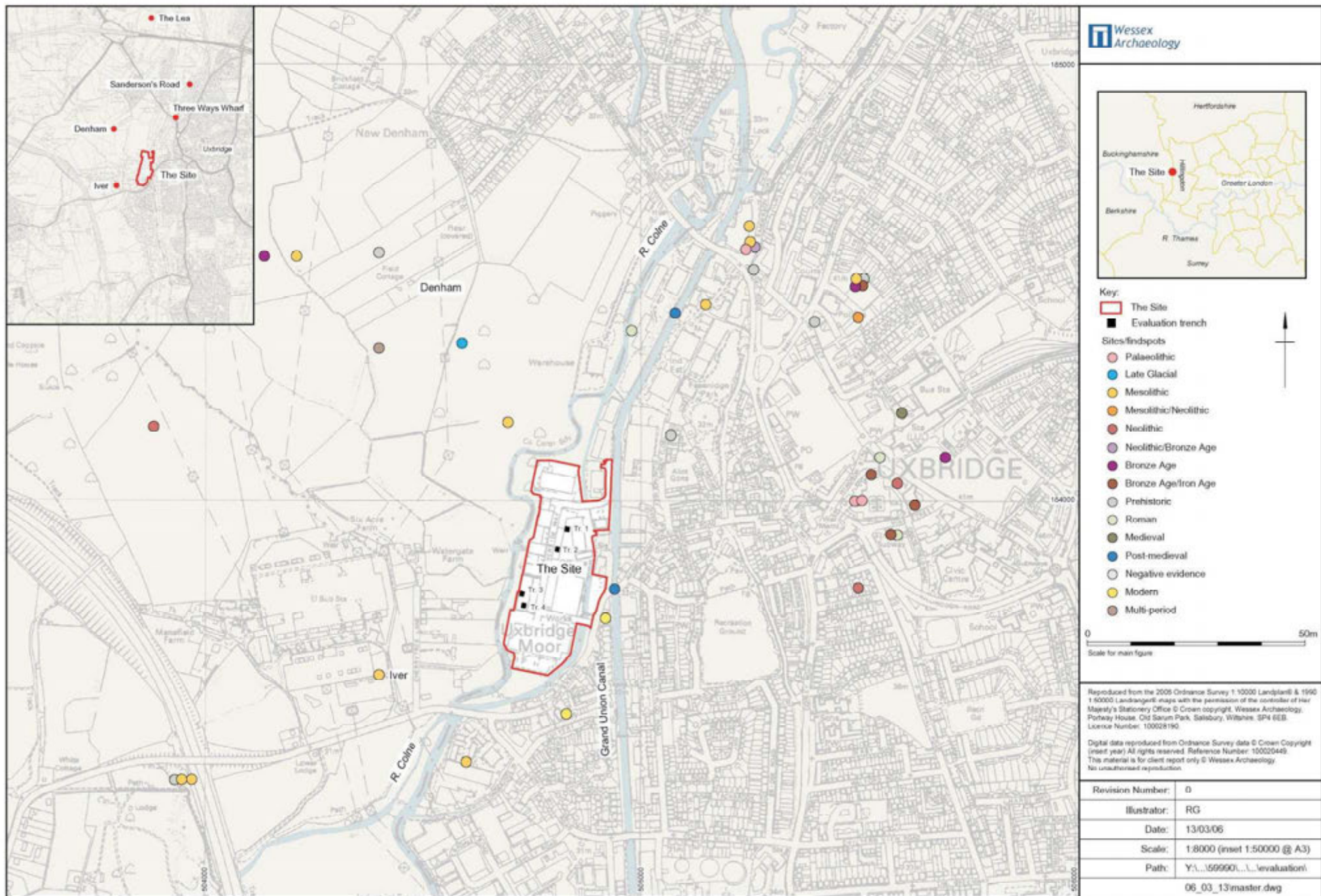
 Environment - Health & Safety - Sustainability Head Office 3 Henley Way, Doddington Road Lincoln, LN6 3QR Tel: +44 (0) 1522 882555 Email: info@deltasimons.com					Project No: 21-0329.02		Hole ID: DS03		Page: 1 of 1		
					Project: Riverside Way, Uxbridge						
Dynamic Sampler Log					Date: 30/08/2021		Client: Bridge Development Partners LLC				
Description of Strata	Legend	Strata Depth (m bgl)	Strata Thickness (m)	Reduced Level (mAOD)	Casing Diameter (mm)	Water	Sample Details		Test Details		Backfill
							Depth (m)	Type & Ref	Depth (m)	Results	
MADE GROUND: Macadam.		0.06		30.92		1.50	0.10 - 0.30	ES1			
MADE GROUND: Light brown sandy GRAVEL of fine to cobble-sized angular to rounded concrete, brick and flint. Sand is fine to coarse.		0.30	(0.24)	30.68							
MADE GROUND: Textile membrane.		0.31		30.67							
POSSIBLE MADE GROUND: Very soft light grey slightly gravelly silty CLAY. Gravel is fine rounded chalk.		0.75	(0.44)	30.23			0.50 - 0.70	D1			
POSSIBLE MADE GROUND: Whitish grey slightly clayey sandy GRAVEL of fine to medium angular limestone. Sand is fine to coarse.		1.00	(0.25)	29.98			1.00 - 1.40	D2	1.00	SPT(C) N=0 (0,0/0,0,0,0)	
Plastic dark brown slightly clayey pseudo-fibrous PEAT. (ALLUVIUM)		1.40	(0.40)	29.58							
Very loose brown and grey sandy GRAVEL of fine to medium subangular to rounded flint. Sand is fine to coarse. (ALLUVIUM)							2.00 - 2.50	D3	2.00	SPT(C) N=10 (2,2/2,3,2,3)	
Becoming medium-dense											
			(3.05)						3.00	SPT(C) N=21 (2,3/4,5,6,6)	
									4.00	SPT(C) N=24 (5,6/6,6,6,6)	
		4.45		26.53							
Borehole complete at 4.45 m bgl.											
Remarks: 1. Logged in general accordance to BS 5930:2015 + A1:2020. 2. Area CAT scanned prior to excavation. 3. Backfilled with arisings. 4. SPT Hammer ID 110RP 63 (Er = 79%).					Water Strike			Water Level		Borehole Diameter	
					Date	Depth (m)	Remarks	Duration (min)	Depth	Depth Base	Diameter
					30/08/2021	1.50					
Coordinates: E504757.59 N184061.51		Elevation (mAOD): 30.98		Drilled By: Sherwood Drilling		Plant Used: Premier 110		Logged: MBP	Checked: GT	Approved: TH	Scale: 1:32

 Head Office 3 Henley Way, Doddington Road Lincoln, LN6 3QR Tel: +44 (0) 1522 882555 Email: info@deltasimons.com					Project No: 21-0329.02		Hole ID: DS04		Page: 1 of 1		
					Project: Riverside Way, Uxbridge						
Dynamic Sampler Log					Date: 30/08/2021		Client: Bridge Development Partners LLC				
Description of Strata	Legend	Strata Depth (m bgl)	Strata Thickness (m)	Reduced Level (mAOD)	Casing Diameter (mm)	Water	Sample Details		Test Details		Backfill
							Depth (m)	Type & Ref	Depth (m)	Results	
MADE GROUND: Macadam.		0.10	(0.10)				0.10 - 0.40	ES1			
MADE GROUND: Light brown sandy GRAVEL of fine to cobble-sized angular to rounded concrete, brick and flint. Sand is fine to coarse.		0.60	(0.50)				0.60 - 0.80	ES2			
MADE GROUND: Textile membrane.		0.61					0.70 - 1.00	D1			
POSSIBLE MADE GROUND: Soft light grey slightly gravelly silty CLAY. Gravel is fine rounded chalk.		1.00	(0.39)						1.00	SPT(C) N=0 (0,0/0,0,0,0)	
Very soft brown silty CLAY with occasional fibrous material. (ALLUVIUM)		1.45	(0.45)								
Loose grey sandy GRAVEL of fine to medium subangular to rounded flint. Sand is fine to coarse. (ALLUVIUM)			(3.00)			1.50	1.50 - 2.00	D2			
									2.00	SPT(C) N=8 (1,2/1,2,3,2)	
									3.00	SPT(C) N=18 (4,4/6,5,3,4)	
<i>Becoming medium-dense</i>									4.00	SPT(C) N=24 (4,4/6,6,6,6)	
		4.45									
Borehole complete at 4.45 m bgl.											
Remarks: 1. Logged in general accordance to BS 5930:2015 + A1:2020. 2. Area CAT scanned prior to excavation. 3. Backfilled with arisings.4. SPT Hammer ID 110RP 63 (Er = 79%).5. Unable to obtain GPS data due to overhanging tree spreads.					Water Strike			Water Level		Borehole Diameter	
					Date	Depth (m)	Remarks	Duration (min)	Depth	Depth Base	Diameter
					30/08/2021	1.50					
Coordinates:	Elevation (mAOD):	Drilled By: Sherwood Drilling			Plant Used: Premier 110		Logged: MBP	Checked: GT	Approved: TH	Scale: 1:32	

 Head Office 3 Henley Way, Doddington Road Lincoln, LN6 3QR Tel: +44 (0) 1522 882555 Email: info@deltasimons.com					Project No: 21-0329.02		Hole ID: DS05		Page: 1 of 1		
					Project: Riverside Way, Uxbridge						
Dynamic Sampler Log					Date: 29/09/2021		Client: Bridge Development Partners LLC				
Description of Strata	Legend	Strata Depth (m bgl)	Strata Thickness (m)	Reduced Level (mAOD)	Casing Diameter (mm)	Water	Sample Details		Test Details		Backfill
							Depth (m)	Type & Ref	Depth (m)	Results	
Soft dark brown sandy CLAY with occasional rootlets. Sand is fine to medium. (TOPSOIL)		0.45	(0.45)	30.74			0.10 - 0.30	ES1			
Loose brown and grey sandy GRAVEL of fine to medium subangular to rounded flint. Sand is fine to coarse. (ALLUVIUM)			(4.00)			1.30 ▼	1.00 - 1.50	D1	1.00	SPT(C) N=6 (1,2/1,2,1,2)	
									2.00	SPT(C) N=4 (1,1/1,1,1,1)	
									3.00	SPT(C) N=4 (1,1/1,1,1,1)	
<u>Becoming dense</u>									4.00	SPT(C) N=34 (6,6/9,9,8,8)	
		4.45		26.74							
Borehole complete at 4.45 m bgl.											
Remarks: 1. Logged in general accordance to BS 5930:2015 + A1:2020. 2. Area CAT scanned prior to excavation. 3. Backfilled with arisings.4. SPT Hammer ID 110RP 63 (Er = 79%).					Water Strike			Water Level		Borehole Diameter	
					Date	Depth (m)	Remarks	Duration (min)	Depth	Depth Base	Diameter
					29/09/2021	1.30					
Coordinates: E504805.02 N184079.33		Elevation (mAOD): 31.19		Drilled By: Sherwood Drilling		Plant Used: Premier 110		Logged: MBP	Checked: GT	Approved: TH	Scale: 1:32

 Head Office 3 Henley Way, Doddington Road Lincoln, LN6 3QR Tel: +44 (0) 1522 882555 Email: info@deltasimons.com					Project No: 21-0329.02		Hole ID: DS06		Page: 1 of 1					
					Project: Riverside Way, Uxbridge									
Dynamic Sampler Log					Date: 30/08/2021		Client: Bridge Development Partners LLC							
Description of Strata	Legend	Strata Depth (m bgl)	Strata Thickness (m)	Reduced Level (mAOD)	Casing Diameter (mm)	Water	Sample Details		Test Details		Backfill			
							Depth (m)	Type & Ref	Depth (m)	Results				
MADE GROUND: Concrete.		0.30	(0.30)	30.88			0.30 - 0.50	B1 ES1						
Soft to firm brown slightly silty CLAY. (ALLUVIUM)		0.65	(0.35)	30.53			0.30 - 0.50							
Blackish grey clayey sandy GRAVEL of fine to cobble-sized subangular to rounded flint. Sand is fine to coarse. (ALLUVIUM)		0.80	(0.15)	30.38			0.65 - 0.80	B2						
Loose brown and grey sandy GRAVEL of fine to medium subangular to rounded flint. Sand is fine to coarse. (ALLUVIUM)									1.00	SPT(C) N=6 (1,2/1,2,1,2)				
<u>Becoming medium-dense</u>									2.00	SPT(C) N=18 (3,4/5,5,4,4)				
										3.00	SPT(C) N=24 (4,4/6,5,6,7)			
										4.00	SPT(C) N=27 (6,6/6,6,7,8)			
Borehole complete at 4.45 m bgl.		4.45		26.73										
Remarks: 1. Logged in general accordance to BS 5930:2015 + A1:2020. 2. Area CAT scanned prior to excavation. 3. Backfilled with arisings.4. SPT Hammer ID 110RP 63 (Er = 79%).					Water Strike			Water Level		Borehole Diameter				
					Date	Depth (m)	Remarks	Duration (min)	Depth	Depth Base	Diameter			
					30/08/2021	1.50								
Coordinates: E504852.15 N184060.09					Elevation (mAOD): 31.18		Drilled By: Sherwood Drilling		Plant Used: Premier 110		Logged: MBP	Checked: GT	Approved: TH	Scale: 1:32

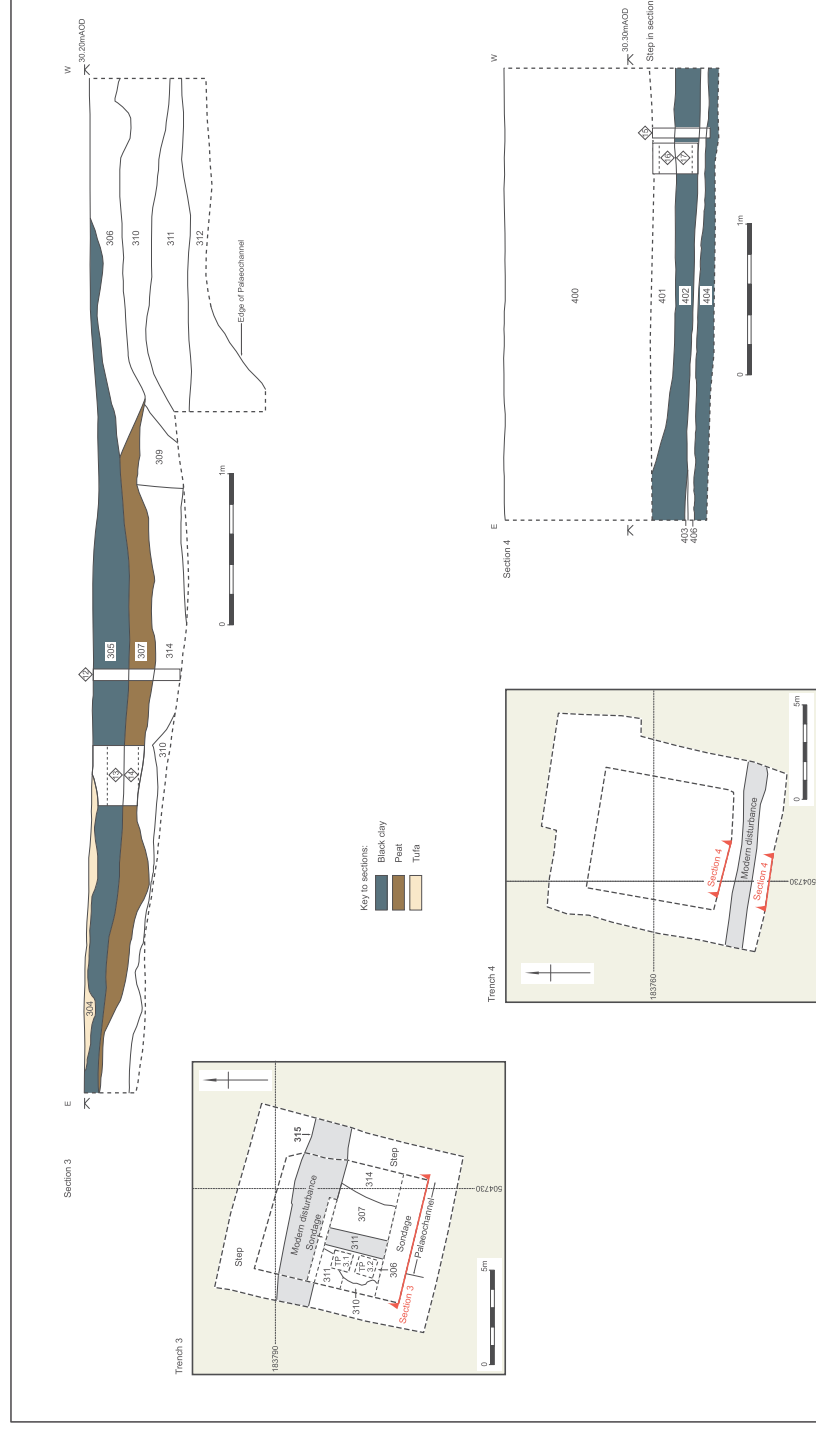
Appendix 4 Wessex 2006 Trench Locations



Site and trench location plan

Figure 1

Appendix 5 Wessex (2006)
Section drawing (Trench 3)



Appendix 6 Delta Simmons Site Photographs



View of office building and attached warehouse (facing northwest)



View of southern yard area (facing west)



View of southern car park area (facing west)



View of western car park area (facing north)



View of rear car park in the northwest of the Site (facing northeast)



View of shipping containers and northern area of the Site (facing east)



View of soft landscaped area in the north of the Site (facing east)



LPG storage cage and AST in the northern area of the Site (facing north)



AST on the northern boundary of the Site



View of gravelled yard in the northeast of the Site (facing east)



View of soft landscaped area and shipping containers in the north of the Site (facing west)



View to the east of the warehouse (facing south)



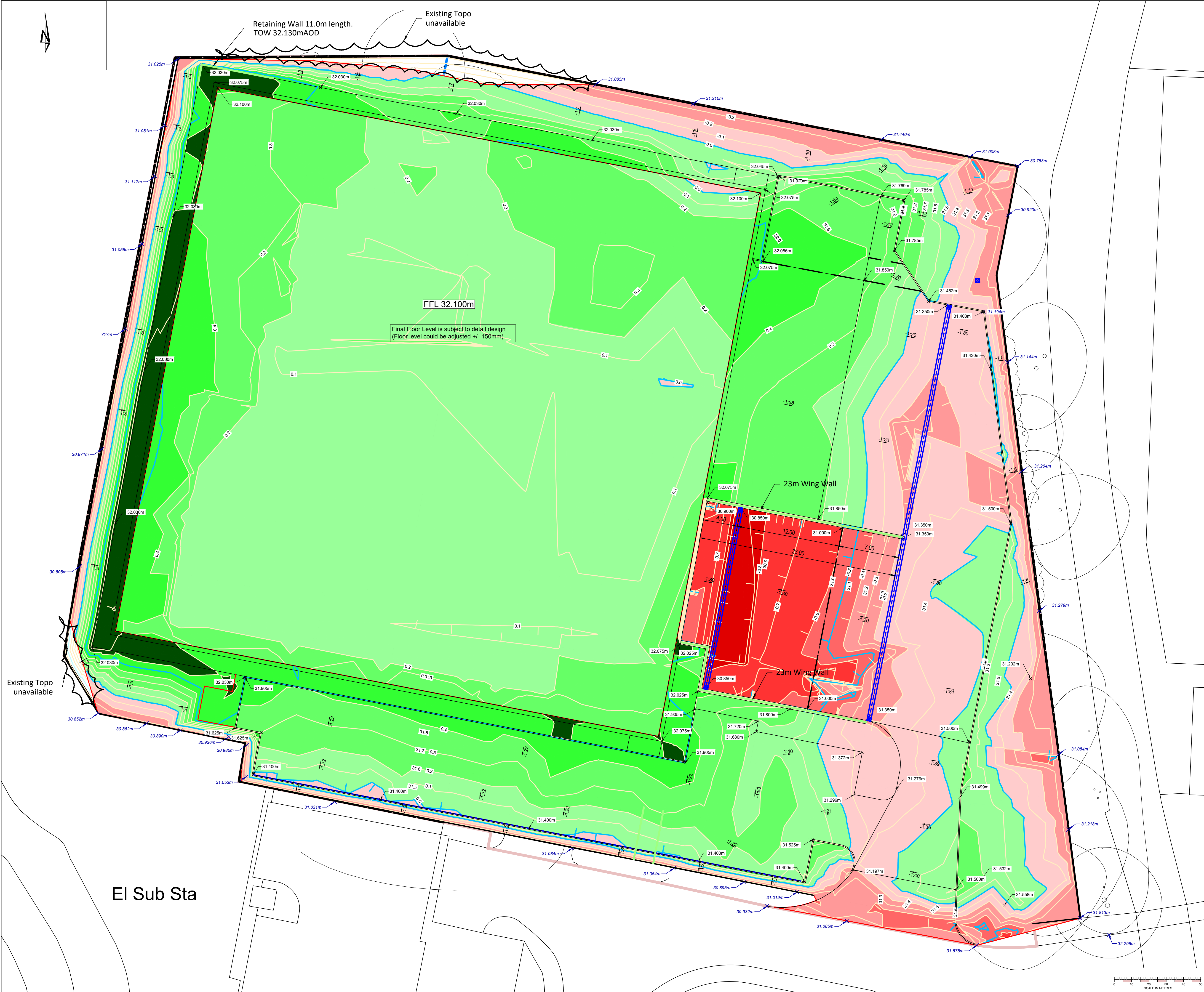
View of soft landscaped area in the southeast of the Site (facing southeast)



Large skip in the southeast of the Site (facing southeast)

Appendix 7 Foundation Design

Appendix 8 Proposed Earthwork Plan



THIS DRAWING IS THE COPYRIGHT OF BURROWS GRAHAM LIMITED.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING

CONSTRUCTION

MAINTENANCE

DEMOLITION

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

GENERAL NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL THE RELEVANT ARCHITECTS, ENGINEERS' AND SERVICE ENGINEERS DRAWINGS & SPECIFICATIONS.

2. PROPOSED SITE LAYOUT IS BASED ON AJA ARCHITECTS PLAN 6844 - 007.

3. TOPOGRAPHY SURVEY PLAN IS BASED ON MIDLAND SURVEY LTD DRAWING 99890.

4. IT IS ASSUMED THAT A 100mm DEEP LAYER OF TOPSOIL/SURFACE MATERIAL WILL BE STRIPPED PRIOR TO THE COMMENCEMENT OF EARTHWORKS. ACTUAL DEPTH OF STRIP WILL VARY TO SUIT ACTUAL DEPTH OF MATERIAL. THIS WILL AFFECT FINAL EARTHWORKS VOLUMES.

5. THE FOLLOWING CONSTRUCTION BUILD UPS ARE ASSUMED FOR THE PURPOSES OF EARTHWORKS VOLUME CALCULATIONS. THESE BUILD UPS ARE NOT TO BE USED FOR PRICING PAVEMENT/SUB-BASE/CAPPING LAYERS. FOR ACTUAL DEPTHS OF PAVEMENT/SUB-BASE/CAPPING LAYERS REFER TO BURROWS GRAHAM PAVEMENT SPECIFICATION DRAWING.

BUILDING FOOTPRINT - 700MM YARD - 450MM CAR PARK - 450MM

6. NO ALLOWANCE HAS BEEN MADE FOR BULKING OF MATERIALS OR FOR USE OF ARISING FROM GROUND-WORKS (FOUNDATIONS, DRAINAGE ETC.)

7. ALL EARTHWORKS SLOPES ARE ASSUMED TO BE 1:3 FOR THE PURPOSES OF VOLUME CALCULATION ONLY AND THIS IS SUBJECT TO DETAILED GEOTECHNICAL ASSESSMENT PRIOR TO CONFIRMING FINAL LEVELS.

8. THE VOLUMES REPORTED ARE CALCULATED BY COMPARING THE FOLLOWING:

- EXISTING GROUND LEVELS AFTER TOPSOIL/SURFACE MATERIAL STRIP

- UNDERSIDE OF CONSTRUCTION BUILDING UP (FORMATION)

9. ALL VOLUMES STATED ON THIS DRAWING ARE BASED ON PRELIMINARY CALCULATIONS BY BURROWS GRAHAM AND SHOULD BE VERIFIED BY THE EARTHWORKS CONTRACTORS OWN CALCULATIONS/MODELLING.

EARTHWORKS ANALYSIS

NUMBER	MINIMUM LEVEL	MAXIMUM LEVEL	COLOUR	VOLUME
1	-1.00	-0.80		9.057m3
2	-0.80	-0.60		36.022m3
3	-0.60	-0.40		80.429m3
4	-0.40	-0.20		184.865m3
5	-0.20	0.00		378.465m3
6	0.00	0.20		1073.671m3
7	0.20	0.40		387.391m3
8	0.40	0.60		98.196m3
9	0.60	0.80		17.439m3

The volumetric analysis is between proposed formation levels (underside of finished levels) and existing topographic site strip levels (100mm).

Plan Area: 9,170m²
Cut = 690m³
Fill = 1,580m³
Net Fill = 900m³

T1	16.12.2021	TJS	TENDER ISSUE	RM
P01	11.10.21	SN	First Issue	RM
REV.	DATE	BY	REVISION	CHK'D

CIENT

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M33 3SJ
Tel: +44 (0)161 804 8046

PROJECT

RIVERSIDE WAY
UXBRIDGE

DRAWING TITLE

Proposed Earthwork Plan

DRAWING STATUS

TENDER ISSUE

SCALE @ A1
1:200

DATE
11.10.21

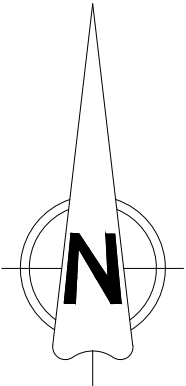
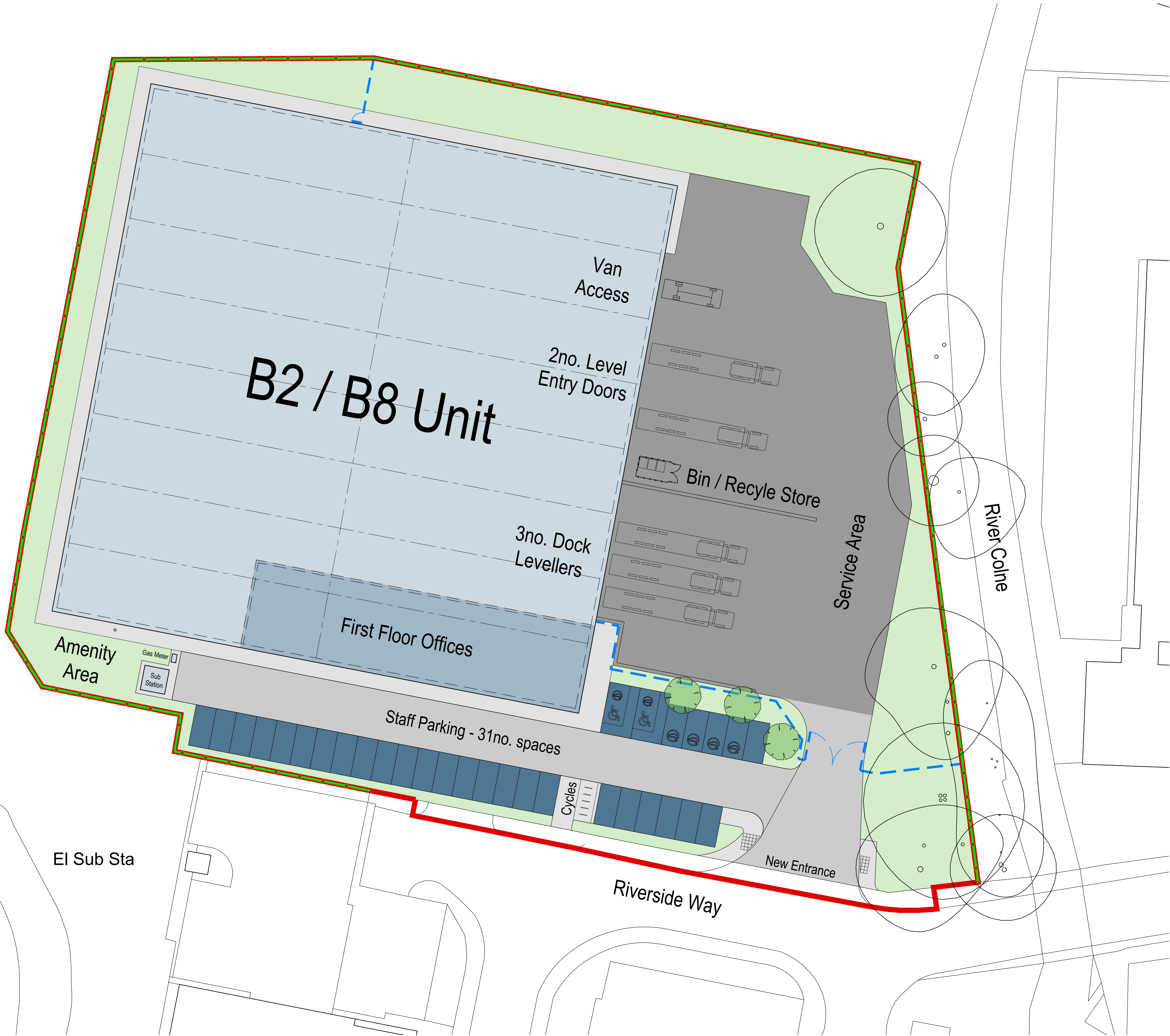
DRAWN BY
SN

CHECKED BY
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DRAWING No.
21030-BGL-XX-XX-DR-C-00201

REV.
T1

Appendix 9 Proposed Development Plan



Schedule of Accommodation

B2 / B8 Facility	44,000 sq.ft.g.i	45,475 sq.ft.g.e
	4,088 sq.m.g.i	4,225 sq.m.g.e
First Floor Offices	4,400 sq.ft.g.i	4,840 sq.ft.g.e
	409 sq.m.g.i	450sq.m.g.e
Total	48,400 sq.ft.g.i	50,315 sq.ft.g.e
	4,497 sq.m.g.i	4,675 sq.m.g.e
Parking	31no. spaces incl. 2no. disabled bays 6no. EV bays 10no. cycle spaces	
Application	2.31 acres	
Site Area	0.94 hectares	

D	28/10/21	Landscaping updated.	mjl
C	22/10/21	Scale bar added.	sih
B	13/10/21	Scheme updated to reflect arboricultural information.	mjl
A	15/09/21	Site entrance amended.	kt
no.	date	revision	by



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client

Bridge Development Partners

project

Riverside Way Uxbridge

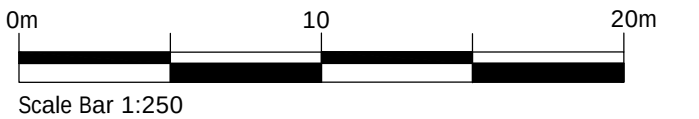
drawing

Proposed Site Layout Plan

scale	1:250 @ A1	drawn	kt
checked	mjl	date	02/09/21
no.			

6844 - 020 Rev D

PLANNING





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