

# Hillingdon Hospital, Hillingdon

## Archaeological Desk-Based Assessment



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### Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

In addition, the records held by the GLHER, obtained on 7<sup>th</sup> June 2020 represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

### Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2021) National Planning Practice Guidance (NPPG; Ministry of Housing, Communities & Local Government) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

## Executive summary

### **Project background**

*Savills Heritage and Townscape have been appointed by Hillingdon Hospitals NHS Foundation Trust to prepare an Archaeological Desk-based Assessment (ADBA) to assess the archaeological constraints in relation to redevelopment of Hillingdon Hospital, located on Pield Heath Road, Hillingdon, in the London Borough of Hillingdon..*

*This desk-based study assesses the impact of the proposed development on buried heritage assets (archaeological remains). Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the Site.*

*The proposed development seeks to demolish existing buildings and structures on the site and redevelop the site to provide new hospital buildings, multiple storey and ground level car parking, residential dwellings, landscaping and open space. This desk-based study meets the requirements of the NPPF and provides sufficient information in regards to archaeological considerations relating to the proposed development, as currently known.*

### **Archaeological considerations**

*The Site contains a single listed building, The Furze, but no further designated heritage assets (scheduled monuments, registered parks & gardens, world heritage sites) or non-designated heritage assets are recorded within the site boundary, and the Site does not reside in a conservation area. The Site does not lie within an Archaeological Priority Area (APA) and it has been assessed that the below ground heritage assets (archaeological remains) that may be affected by the proposed development comprise:*

**Post-medieval/Modern remains** associated with lake, formal gardens, and kitchen garden/walled garden associated with The Furze. The area of the Site containing these features has seen significant development works over the past 60 years and any surviving remains would be of low local significance only.

*The Site has undergone several phases of development and redevelopment since the mid-19<sup>th</sup> century, and these activities will have had a significant impact on the survival of below ground archaeological deposits within the Site.*

### **Recommendations**

*Any groundworks associated with construction at the proposed development site will impact on below-ground archaeological remains (non-designated heritage assets) where present. The below ground potential of the Site is well understood and any below ground heritage assets are not expected to preclude development on the Site.*

*Any potential harm to below ground heritage assets of high significance can be balanced by the public benefits of the proposed development (for example the affordable housing as detailed in the accompanying planning documentation) and avoided or minimised by the implementation of an agreed programme of archaeological mitigation, if deemed necessary. Any programme of archaeological mitigation will be drawn up in consultation with GLAAS; who provide development control advice in regards to archaeology to the local planning authority.*

## 1.0 Introduction

### 1.1 Project background

1.1.1 Savills Heritage and Townscape have been appointed by Hillingdon Hospitals NHS Foundation Trust to prepare an Archaeological Desk-based Assessment (ADBA) to assess the archaeological constraints in relation to redevelopment of Hillingdon Hospital, located on Pield Heath Road, Hillingdon, in the London Borough of Hillingdon, centred at NGR 506773, 181867: and shown on **Figure 1**.



*Figure 1 Aerial photograph detailing the area of the Site (outlined in red) and its immediate environs*

1.1.2 For a full description of the proposed development the reader is referred to the Design and Access Statement (DAS) and the plans submitted as part of this planning application. The proposed development seeks to demolish existing buildings and structures on the site, retaining The Furze, and redevelop the site to provide new hospital buildings (with existing hospital remaining operational

throughout), multiple storey and ground level car parking, residential dwellings, landscaping and open space.

## 1.2 Scope

1.2.1 This report provides a baseline of known or possible buried heritage assets (archaeological remains) within the area of proposed development, which have been identified from a broad range of standard sources. Such buried heritage assets are considered to have a degree of significance meriting consideration in planning decisions.

1.2.2 Professional expert opinion has been used to assess heritage significance of these potential assets, taking into account past ground disturbance that may have compromised survival. A Heritage and Townscape Visual Impact Assessment (HTVIA) and Heritage Statement (HS) has been included in the application (Savills 2021) which addresses the constraints with regards to above ground heritage assets. Such assets on or in the vicinity of the Site are only discussed here if they are relevant to the archaeological interpretation of the Site. Designated built heritage assets are shown in **Figure 14** for information.

## 1.3 Aims and objectives

1.3.1 Archaeology has been a material consideration in the planning process since 1990 and its value is recognised in national and local planning policy. The aim of this report is to assess the archaeological impact of the proposed development as part of a planning application to develop the Site. The aim is achieved through four objectives:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised asset survival;
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing completely any adverse effects.

## 1.4 Archaeological considerations

1.4.1 The proposed development site does not lie within a conservation area and does not contain any

Scheduled Monuments, Registered Parks & Gardens, or World Heritage Sites. A single Listed Building, The Furze (NHLE 10801153), is located within the grounds of Hillingdon Hospital, to the east of the main hospital building; a Heritage Statement has been undertaken by Savills (2021) to assess the impact of the proposed works on the listed building, and should be read in conjunction with this report. The Greater London Historic Environment Record (GLHER) lists various identified heritage assets within a 1km study area centred on the Site, and these range in date from the prehistoric to modern periods, these are detailed in **Section 3** and shown in **Figure 13**.

## 2.0 Methodology and sources

### 2.1 Archaeological Desk-based assessment

2.1.1 This assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG July 2021) and to standards specified by the Chartered Institute for Archaeologists (ClfA Dec 2014a, 2014b, updated 2020) and Historic England (HE 2015, 2019).

- MHCLG 2019 [Ministry of Housing, Communities and Local Government], July 2018 National Planning Policy Framework
- ClfA [Chartered Institute for Archaeologists] Dec 2014a (updated Oct 2020), Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment, Reading.
- ClfA [Chartered Institute for Archaeologists] Dec 2014b (updated Oct 2020), Standards and guidance for historic environment desk-based assessment, Reading
- Historic England (Greater London Archaeological Advisory Service), 2015, Guidelines for Archaeological Projects in Greater London
- Historic England, 2019, Advice note 12: Statements of significance, Swindon

2.1.2 In order to determine the full historic environment potential of the Site, a broad range of standard documentary and cartographic sources, including results from any archaeological investigations within the Site and a 1km radius study area around it were examined in order to determine the likely nature, extent, preservation and significance of any known or possible buried heritage assets that may be present within or adjacent to the Site. The table below provides a summary of the key data sources. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g. where such assets or investigations contribute to current understanding of the historic environment.

Table 1: Sources consulted

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.

Source	Data	Comment
Historic England GLAAS	Greater London Historic Environment Record (GLHER)	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources.  The GLHER information is shown on <b>Figures 2 - 4</b>
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. Accessible via Pastscape website. This was consulted for the Site and its immediate vicinity only.
Local Planning Authority	Archaeological priority area or area of Special Archaeological Significance	Area of interest identified by the local authority. There is likely to be a requirement for archaeological investigation (initially a desk-based assessment) as part of any planning application.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Subsurface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Internet	Web-published local history; Archaeological Data Service.	Many key documentary sources, such as the Survey of London, and local and specialist studies are now published online and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Development proposals, drawings, design and access statement.	Key information on the proposed scheme and project background.

2.1.3 The location of known archaeological assets within the study area, as identified by the sources above, or during the course of research for this assessment are shown on Error! Reference source not found. a nd Error! Reference source not found.. These are referenced in the text by their individual GLHER number. All distances quoted in the text are approximate (within 5-10m).

2.1.4 Past archaeological investigations are recorded in the GLHER by a point or a site extent polygon. **Figure 2** shows the location of these investigations within the study area, investigations in the immediate vicinity of the Site are referenced by their individual GLHER number.

## 2.2 Site visit

2.2.1 In order to produce this report a walkover site visit was carried out to confirm the topography and existing land use, the nature of the existing buildings and monuments, identify any visible heritage assets (e.g. structures, buildings and/or earthworks) and assess factors which may have affected the survival or condition of any known or potential assets.

## 2.3 Legislative and planning framework

2.3.1 **Section 6** of this Archaeological Desk-Based Assessment sets out the full legislative and planning framework in relation to the proposals, for context a brief summary is provided here:

### Legislation

2.3.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area).

### Planning framework

2.3.3 The Government issued a revised version of the NPPF in July 2021 (MHCLG 2021) and supporting revised Planning Practice Guidance in 2021 (MHCLG 2021). The purpose of the planning system is to contribute to the achievement of sustainable development, and the NPPF has a presumption in favour of such, where it meets needs of the present without compromising the ability of future generations to meet their own needs.

2.3.4 **Section 16** of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The NPPF recognises that heritage assets are an irreplaceable resource which 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (para 189).

2.3.5 The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. Relevant paragraphs of NPPF Section 16 are reproduced with commentary in **Section 6**.

## 2.4 Assessing heritage significance

2.4.1 The NPPF defines significance as "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."

2.4.2 The determination of the significance of a heritage asset (including archaeological remains) is based on statutory designation and/or professional judgement against these values (or interests). The definition of these interests is provided in the NPPF glossary and reproduced in full below:

**Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

**Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

**Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

2.4.3 In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

2.4.4 These interests are reflected and expanded upon in the Historic England guidance (Advice Note 12 Statements of Significance, 2019):

**Historic interest:** *the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.*

**Archaeological interest:** *the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.*

**Architectural and artistic interest:** *derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.*

2.4.5 These values (or interests) encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets.

## 2.5 Assessing harm

2.5.1 Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. This is assessed in NPPF terms as '*no harm*', '*less than substantial harm*', '*substantial harm*' or '*total loss of significance*'.

2.5.2 The following levels of harm may be identified during this assessment:

**Substantial harm:** *The Planning Practice Guide (PPG) discusses 'substantial harm' (using listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed' (PPG Paragraph: 018 Reference ID: 18a-018-20190723 Revision date: 23 07 2019).*

**Less than substantial harm;** and

**No harm (or 'preservation'),** such that the attributes identified within the statement of significance of the heritage asset have not been harmed.

2.5.3 The Site contains a single Listed Building, The Furze, and a Heritage Statement has been produced by Savills (2021) to assess the potential material and settings impact of the proposed development on the listed building. It is considered that implementation of the scheme would not result in the 'total loss of significance' to any built heritage assets, and it is considered that potential impact on any archaeological remains (below ground heritage assets) can be mitigated with an appropriate programme of archaeological investigation secured by an appropriately worded condition.

## 3.0 Historic environment baseline

### 3.1 Introduction

3.1.1 The following section provides a brief summary of the historical development of the Site and its environs by historic period, compiled from sources as listed in **Table 1** and **Section 8** and drawing on previous studies in the area surrounding the Site with due acknowledgement.

### 3.2 Site location

3.2.1 The Site boundary is of an irregular trapezium shape bounded by Royal Lane to the east; Pield Heath Road to the north; Colham Green Road to the West; the Riverside Centre, Woodland Centre and Tudor Centre on the Hospital grounds as well as the houses on Bryony Close, Apple Tree Avenue and Campion Close to the south.

3.2.2 The Site is currently occupied by different hospital and health related services and centres. It comprises of a main hospital tower, a number of on-site flat car parks, different buildings and facilities and the Busy Bees nursery. With the exception of the Grade II Listed The Furze the existing buildings do not represent any architectural character and were most likely constructed in the late 1960s and early 1970s.

3.2.2 The main frontages of the existing buildings face onto Royal Lane, Pield Heath Road and Colham Green Road. There are a number of small green spaces within the site boundary and in between the existing buildings as well as on the edges of the Site. The southern boundary of the site is shaped by the back gardens and private allotments of residential blocks at a few cul-de-sac and closes: Bryony Close, Apple Tree Avenue and Campion Close.

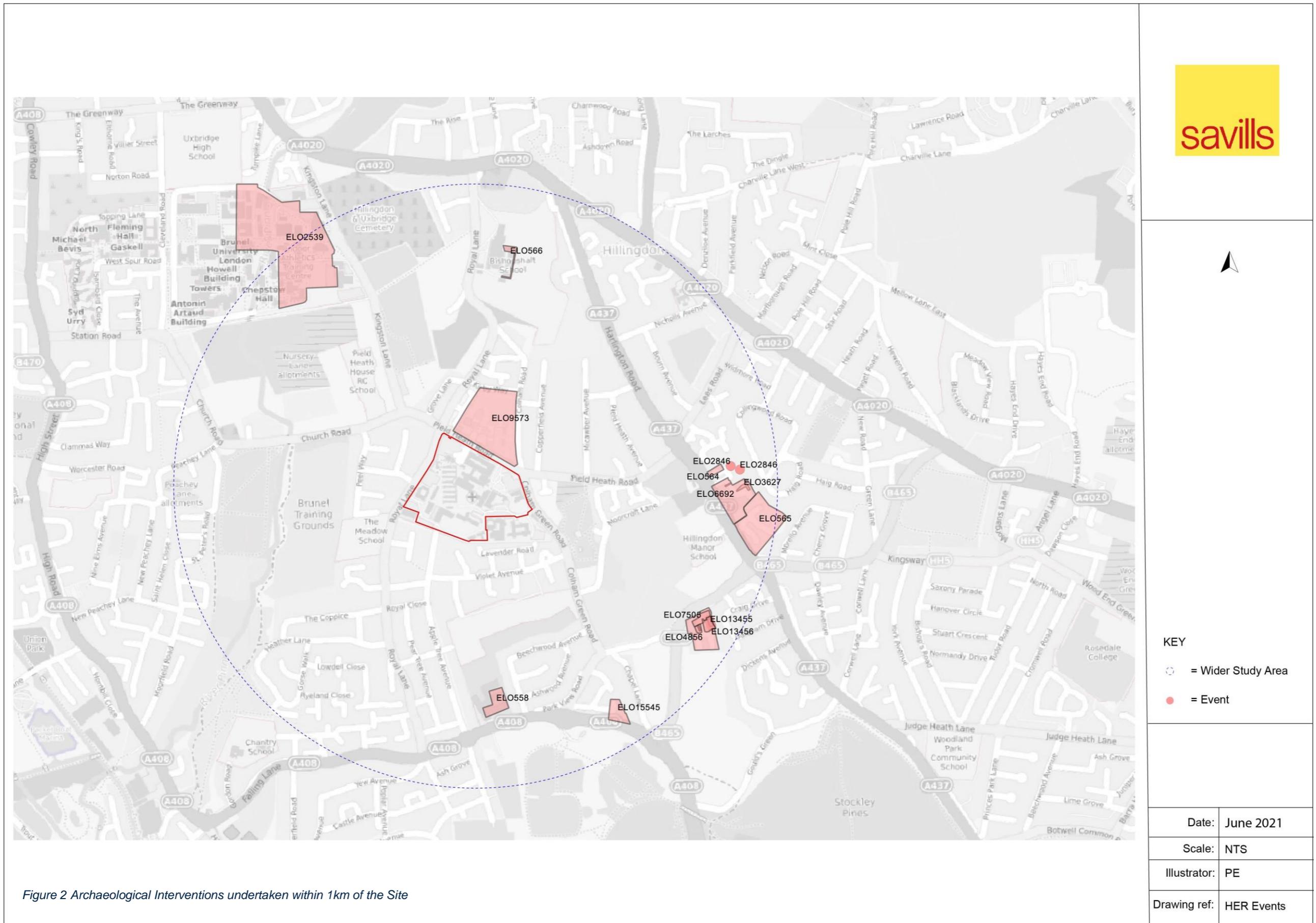
### 3.3 Topography and geology

3.3.1 The level site stands at an elevation of approximately 31mOD. The underlying geology consists of London Clay Formation - Clay and Silt with superficial deposits of the Boyne Hill Gravel Member - Sand And Gravel. Borehole data from within the Site, taken in 1934 and 1956, suggests there is made ground consisting of topsoil and broken red brick to a depth of c. 0.5m, where clay with angular flint, sand and gravel was encountered.

### 3.4 Overview of past archaeological investigations

3.4.1 Seventeen archaeological investigations (both desk-based and fieldwork) have been undertaken within the study area. These investigations (either GLHER points or events) are shown in **Figure 3**.

3.4.2 The nearest of which was a desk-based assessment carried out, immediately to the north of the Site at the Hillingdon Hospital, Pield Heath Road in 2001 by Museum of London Archaeology Service (ELO9573). The site was found to have the potential for prehistoric ditches, Saxon and medieval features associated with nearby settlements and post medieval features. The latter of which may be linked to an 18th century workhouse.



### 3.5 Archaeological and historical background

#### Prehistoric period (900,000 BC–AD 43)

3.5.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic period saw alternating warm and cold phases and intermittent (seasonal) occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. The topography of Hillingdon, would have lent itself to a strategic settlement during the Palaeolithic period as glacial gravel deposits gave the land an elevated plain, when compared to its surroundings.

3.5.2 No archaeological remains of Palaeolithic date are recorded on the HER within the Site and two in the wider study area. Twenty Palaeolithic handaxes were found in 'Town Pits' (MLO10555), immediately to the east of the Hillingdon Common APA (DLO36178), c. 545m to the north of the Site), and early Hoxnia implements (MLO10721) were recorded c. 710m to the south of the Site.

3.5.3 The Mesolithic hunter-gather communities of the post-glacial period (10,000–4000 BC) inhabited a largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication.

3.5.4 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. The only archaeological remains dating to these periods that have been recorded on the HER consist of Late Bronze Age to early Iron Age ditches and a post hole located at Middlesex Lodge, 189 Harlington Road, c. 650m to the east of the Site.

3.5.5 Aside from the three known archaeological remains of prehistoric date identified above, and a struck flint, loosely dated to the prehistoric period, recovered during a watching brief at Bishopshalt School,

there is currently little evidence for prehistoric activity in the area.

#### **Romano-British period (AD43 – AD410)**

3.5.6 At present there is little evidence to suggest that the Site or its immediate surroundings were settled or utilised during the Roman period to any significant degree. However, it is known that the land was used in some capacity for travel, as previous investigations have shown that a now lost Roman Road (MLO2731) bisected the parish in a northerly direction c. 780m to the north-west of the Site. The discovery of Roman pottery (MLO4532) at the southern end of the road suggests possible occupation nearby.

#### **Anglo-Saxon period (AD410 – AD1066)**

3.5.7 A number of placenames, including Hillingdon (MLO108821) and Colham (MLO73151), trace their origins to the Anglo-Saxon period. It has been suggested that Uxbridge, which bounds Hillingdon to the east, was named due to its association with the Wixam Tribe during the early Anglo-Saxon Period.

3.5.8 The Domesday Book (1086) recorded a total of forty three people at both Hillingdon and Colham, suggesting that settlement may have already been established in these areas by Domesday. However, the Site itself does not appear to have been developed or built upon during the Anglo-Saxon period and there are no records of heritage assets of Anglo-Saxon date recorded on the HER within the Site or wider study area.

#### **Medieval period (AD1066 – AD1540)**

3.5.9 As mentioned above, the settlements of 'Hillendone' and 'Coleham' were included within the Domesday Survey. Colham (MLO73151) was noted as having one village priest and ten villeins, the landholder was simply titled Roger, who was described as owning several mills and a weir. It can be assumed the general population increased significantly after the eleventh century, as an army muster in 1335 required Colham to contribute fifty seven footmen.

3.5.10 During the medieval Period, built development focused c. 850m to the north and west of the Site, specifically around Hillingdon (MLO108821) and Uxbridge. Hillingdon was a large medieval parish with the church at the centre of the village. The Manor later merged with the ancient Manor of Colham (MLO68653), c. 125m to the east of the Site, and also included Yiewsley and Uxbridge and

surrounded the hamlet of Cowley c. 650m to the west of the Site.

3.5.11 The Church of Saint John the Baptist (MLO108821, DLO19966) in Hillingdon, was possibly constructed on the site of an earlier church in the thirteenth century and it is likely that this area served as the historic core of Hillingdon with several buildings which lie in close proximity, specifically the 'Cedar House', the Red Lion Inn and the Cottage Hotel have all been dated to the sixteenth century.

3.5.12 The Site and its immediate environs formed part of the agricultural hinterland to the surrounding settlements during this period, with evidence of medieval plough soils recorded c. 650m to the east of the Site along with walls to the west of Little London Nursery (MLO85256).

3.5.13 Hubbard's Farm (MLO84960, MLO9914), c.620m to the south-east of the Site is one of the few surviving medieval agricultural buildings within the Site immediate environs. The building is listed Grade II listed and the outbuilding (MLO85178), which dates to the early sixteenth century, is a rare example of a medieval Long House. A dendrochronological assessment of the buildings, identified several later additions to the building from 1579 onward, and archaeological investigations at the farm have retrieved fragments of medieval pottery and uncovered boundary ditches (MLO74409), and a brick wall within the grounds of the farm, also dating to the medieval period.

#### **Post-medieval and modern periods (AD1540 – present)**

3.5.14 During the post-medieval Period, development began to shift focus toward Uxbridge, and both Hillingdon and Colham Green remained small settlements. The hamlet of Colham Green was established in the 17<sup>th</sup> century and the size of these separate villages is evidenced on the John Rocque Map of 1754 (**Figure 3**).

3.5.15 The land labelled on the 1754 map as 'Piel' Heath, later the Site of the hospital, is shown as cultivated agricultural land and was subdivided into field space as a result of the Inclosure Act. A number of buildings, primarily associated with the agricultural land use, are evident on the land between Colham Green and Hillingdon in the 18<sup>th</sup> century. Two notable examples that still survive are 1 Moorcroft Lane (MLO85304, DLO20300) and Moorcroft, (MLO85035, DLO20018) probable farm labourers' cottages, which both separately date to 1700.

3.5.16 North of the Site built development continued to a certain extent in Hillingdon. A number of buildings

were constructed around the church in the 16<sup>th</sup> century; the Grade II\* Cedar House has an Elizabethan core and was built in 1580. The Red Lion Public House, the timber frame of which partially still survives, dates to the 16<sup>th</sup> century. In addition, the nearby Cottage Hotel still retains its Tudor fireplace. Buildings from the following century show that Hillingdon continued to grow in some capacity after 1700, notably the reconstruction of the Church tower as well as the Perryfield and Grenedehar House.

3.5.17 At Colham Green, a number of residential buildings were constructed in Hillingdon during the 18<sup>th</sup> century, and it is possible that 'The Furze', on the eastern side of the Site, was constructed during this period, but no maps exist to confirm this. The first building to be constructed that would come to have a direct bearing upon the Site was the Parish Workhouse; this was constructed in 1747 and, although the building is no longer extant, it lay directly 170m north of the Site.



Figure 3 John Rocque Map of 1754

3.5.18 The first map to show the area of the Site in any appreciable topographic detail is the Ordnance Survey map of 1868 (**Figure 4**). This map shows the Site consisting of several individual agricultural fields to the south of Pield Heath Road and east of Royal Lane. The Furze is shown on the eastern side of the Site, west of Colham Green Road, surrounded by formal gardens, with an ornamental pond to the south, and kitchen garden/walled garden to the south-west. Further buildings are shown

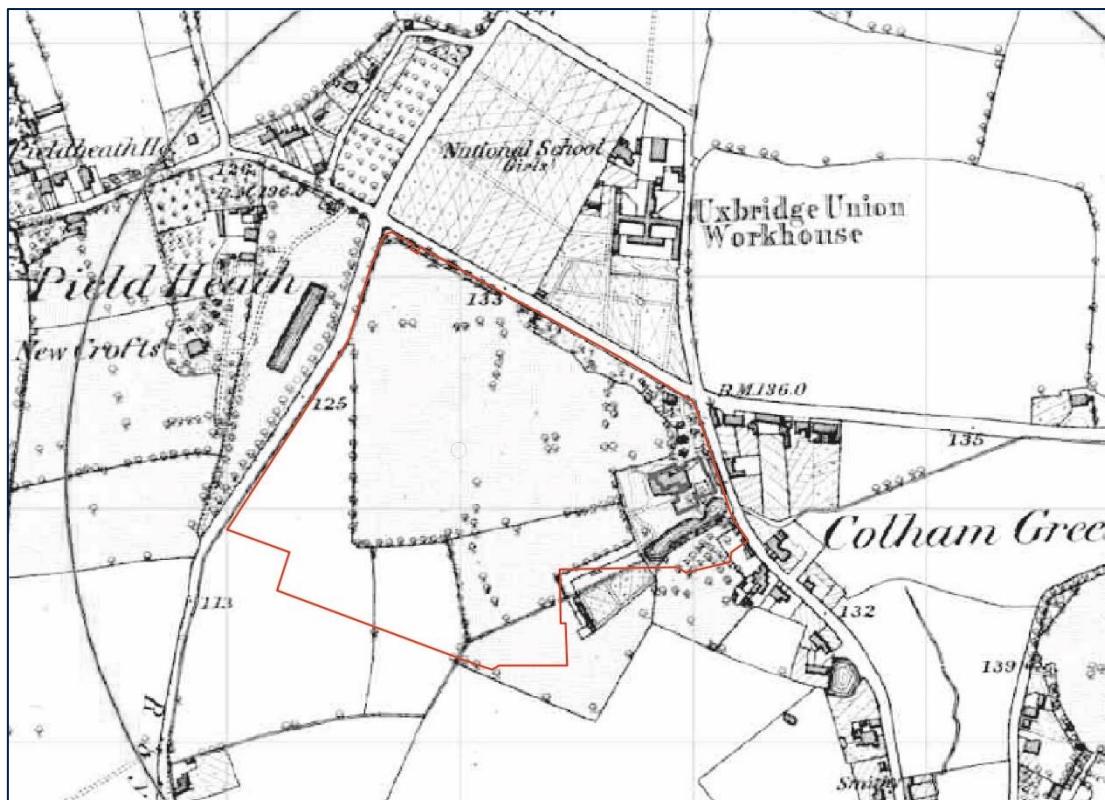


Figure 4 Ordnance Survey map of 1868 with the Site outlined in red.

fronting Colham Green Road to the immediate east and south-east of The Furze, and another building (later annotated as a Lodge in 1920) is shown to the north, set back off Pield Heath Road. The National Girls School and the Uxbridge Union Workhouse are shown to the north of the Site. The Workhouse was constructed in 1838 and replaced the smaller parish workhouse that operated in the eighteenth century. The new workhouse also possessed a poor law infirmary which would later become the first part of Hillingdon Hospital.

3.5.19 No changes are shown within the Site or its immediate environs on the subsequent Ordnance Survey map of 1881 (not illustrated). By 1897 (**Figure 5**) a number of the field boundaries on the western side of the Site have been removed and the ornamental pond to the south of The Furze, in the south-

east corner of the Site, is no longer shown and has likely been filled in. The Girls School to the north of the Site is no longer shown, and a chapel has been added to the southern end of the Workhouse.

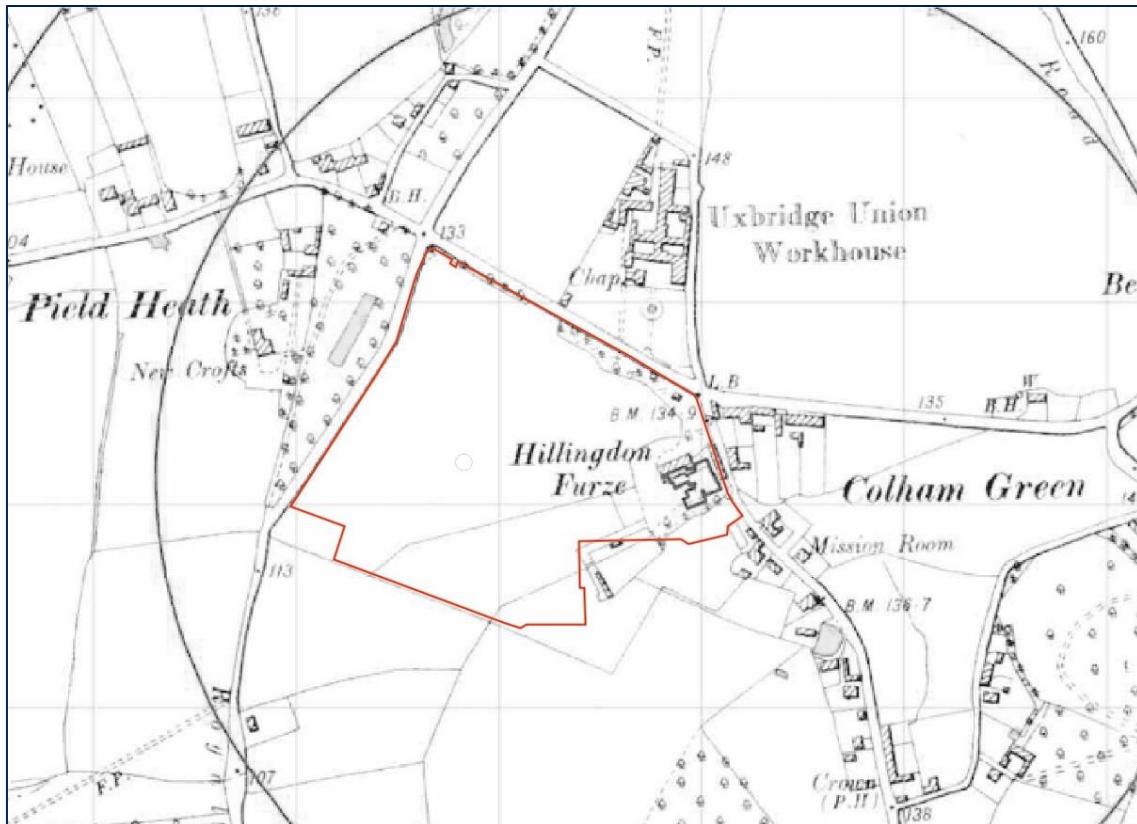


Figure 5 Ordnance Survey map of 1897 with the Site outlined in red.

3.5.20 No changes are shown within the Site or its immediate environs of the Ordnance Survey maps of 1900, 1913, 1920, or 1932, except for the addition of an infirmary to the western side of the Workhouse. By 1935 (Figure 6) the Workhouse has been renamed as Hillingdon County Hospital and new residential development is shown to both the north-east and west of the Site. No changes are shown within the Site itself on the map of 1935.

3.5.21 Further expansion to the Hillingdon County Hospital to the north of the Site is shown on the subsequent Ordnance Survey map of 1938 (not illustrated), but it is not until 1960 (Figure 7) that hospital buildings are shown within the Site. These buildings are located in the central/west and northern parts of the Site, annotated Hillingdon Hospital, and The Furze (now called Hillingdon Furze) is still shown on the eastern side of the Site with remnants of formal gardens to the west. New residential dwellings are also shown along the southern Site boundary.

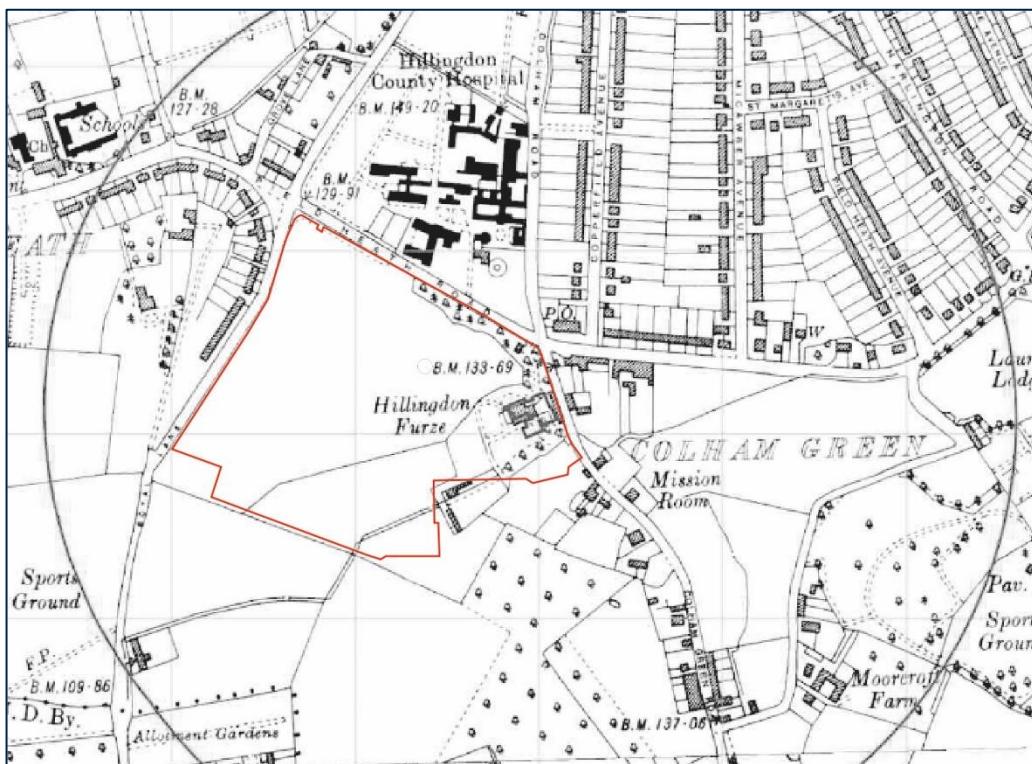


Figure 6 Ordnance Survey map of 1935 with the Site outlined in red



Figure 7 Ordnance Survey map of 1960 with the Site outlined in red

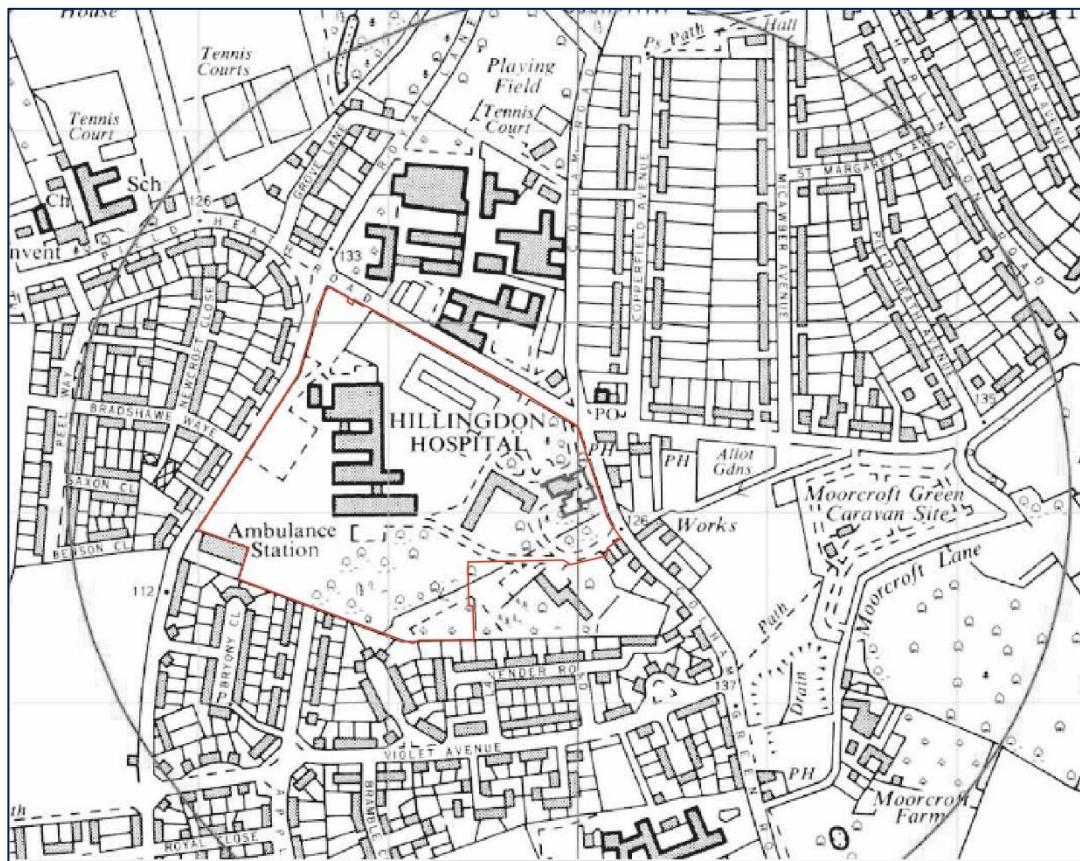


Figure 8 Ordnance Survey map of 1970 with the Site outlined in red.

3.5.22 By 1970 (Figure 8) further buildings have been constructed within the Site, to the south and west of The Furze, and an Ambulance Station to the south-west of the Site. By 1975 (Figure 9) there had been further expansion of the buildings within the central part of the Site, The Furze had been extended to the east, and car parks constructed in the north-east and north-west corners, and western side of the Site.

3.5.23 Between 1975 and 1990 (Figure 10) further buildings were constructed within the Site between the central block of buildings and the Ambulance Station and by 2001 (Figure 11) additional buildings had been constructed to the south-west of The Furze. By 2010 (Figure 12) there had been further construction within the Site and the hospital buildings to the north of Pield Heath Road (former Workhouse) had been demolished and replaced with residential dwellings. The only change since 2020 noted on the historic maps is the construction of the road along the southern end of the Site, linking Royal Lane and Colham Green Road (not illustrated).



Figure 10 Ordnance Survey map of 1975 with the Site outlined in red.



Figure 9 Ordnance Survey map of 1990 with the Site outlined in red.

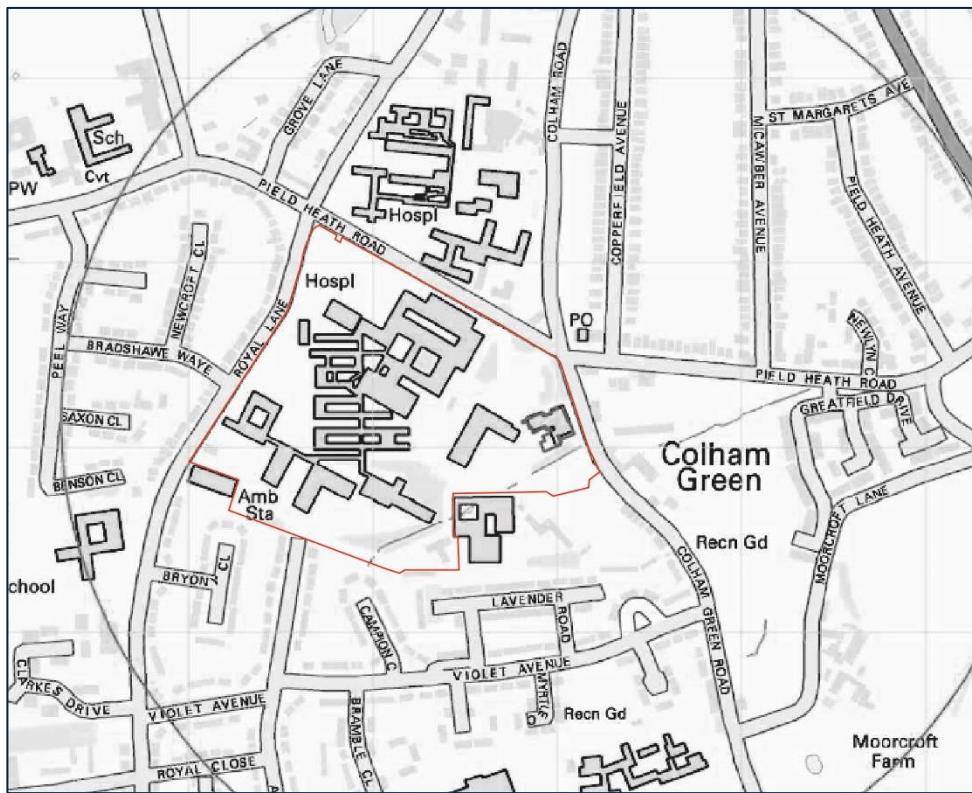


Figure 11 Ordnance Survey map of 2001 with the Site outlined in red

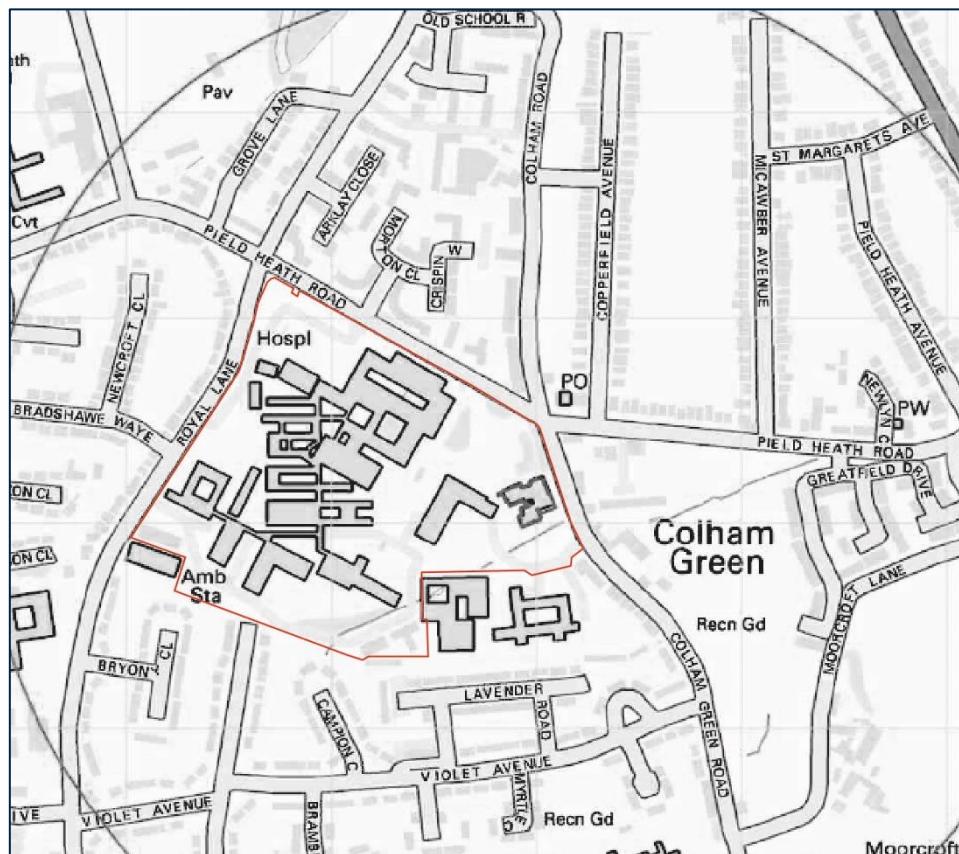
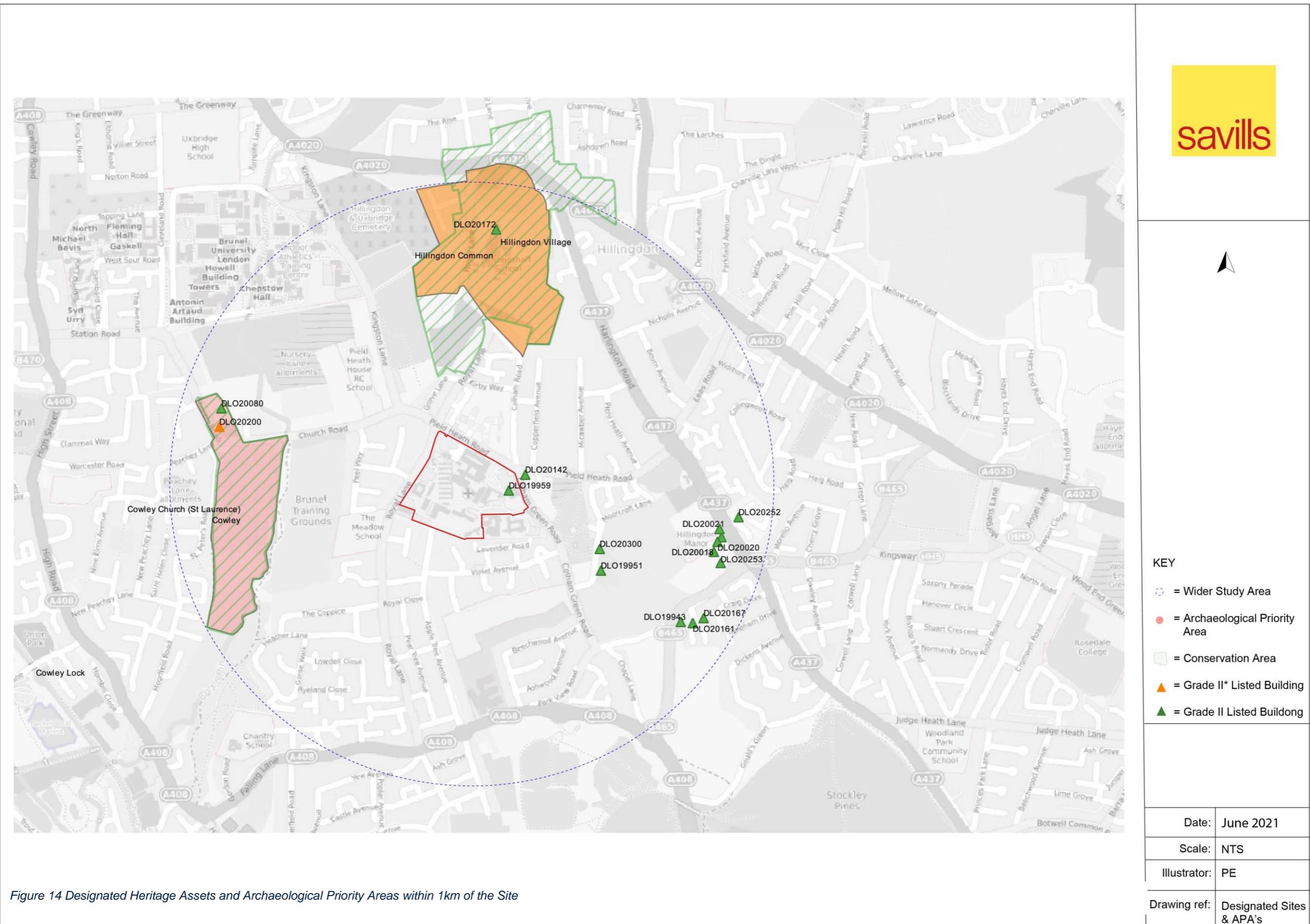


Figure 12 Ordnance Survey map of 2010 with the Site outlined in red





## 4.0 Statement of significance

### 4.1 Introduction

4.1.1 This section discusses the potential of the Site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival.

4.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement. The determination of the significance of below ground non-designated heritage assets (archaeological remains) is generally based on professional judgement against its archaeological interest (as outlined in **Section 2**) rather than historic or architectural interest (however, certain archaeological remains would hold historic or architectural interest, for example structural remains).

### 4.2 Factors affecting archaeological survival

4.2.1 The Site has also undergone several phases of significant development and redevelopment since the at least the mid-19<sup>th</sup> century with the construction of The Furze and its associated formal gardens, lake, and kitchen/walled gardens, and then various phases of development and redevelopment of hospital buildings and car parks since the 1960s. All of these activities will have had a destructive impact upon any below ground archaeological deposits, where present.

### 4.3 Archaeological potential and significance

4.3.1 This section discusses the potential of the Site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival.

4.3.2 The potential for archaeological remains being encountered at any given site is based upon an assessment of the distribution and character of recorded local archaeological monuments (as shown

in the GLHER). Archaeological potential is measured as negligible, low, moderate or high. This section also includes professional opinion on the likely heritage significance of such remains.

### **Prehistoric period (900,000 BC–AD 43)**

4.3.3 There are no identified heritage assets of prehistoric date recorded within the Site and four within the wider study area. These known heritage assets consist of both findspots and settlement activity, but are all located over 500m from the Site. It has been assessed that there is a low potential for archaeological remains of prehistoric date to survive within the Site, and that any remains that may survive would likely be of low local significance, depending on their nature and extent.

### **Romano-British period (AD43 – AD410)**

4.3.4 There are no identified heritage assets of Romano-British date recorded within the Site and the nearest remains dating to this period consist the postulate location of a Roman Road and pottery sherds, c. 780m to the north-west of the Site. The potential for encountering archaeological remains of Romano-British date during groundworks associated with the proposed development has been assessed as low - negligible. Any surviving Romano-British remains would likely to be of low local significance, depending on their nature and extent.

### **Anglo-Saxon period (AD410 – AD1066)**

4.3.5 No evidence from this period has been recorded within the vicinity of the Site or the wider study area and the potential for encountering archaeological remains of Anglo-Saxon date during groundworks associated with the proposed development has been assessed as low - negligible. Due to the lack of existing evidence for this period, any surviving remains of this period would likely be of moderate – low local significance, depending on their nature and extent.

### **Medieval period (AD1066 – AD1540)**

4.3.6 There are no heritage assets of medieval date recorded within the Site, which lay in the agricultural hinterland of the surrounding settlements during this period. Depending on the extent of later truncation the potential for encountering heritage assets of medieval date within the Site has been assessed as low to negligible. Any surviving remains of this period would likely be of low local

significance and related to agricultural practices.

**Post-medieval and Modern periods (AD1540 – present)**

4.3.7 The Site appears to have remained in agricultural use throughout the majority of the Post-medieval and Modern periods until the construction of The Furze in the late 18<sup>th</sup>/early 19<sup>th</sup> century. Depending on the extent of later truncation caused by the various phases of construction of the Hospital in the second half of the 20<sup>th</sup> century/beginning of the 21<sup>st</sup> century, the potential for encountering heritage assets of Post-medieval date and Modern date, relating agricultural practices, the ornamental pond, formal gardens and kitchen gardens/walled garden immediately surrounding The Furze has been assessed as moderate. Any such remains would only be of low local significance.

## 5.0 Impact assessment

### 5.1 Introduction

5.1.1 This section assesses the likelihood for the project to have an impact on the significance of buried heritage assets. Such impacts include anything that would cause ground disturbance, such as preliminary ground works, removal of made ground, landscaping and planting

5.1.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on above ground assets (eg. physical impacts which would remove or change building fabric, or changes to the historic character and setting of designated above ground heritage assets within the Site or outside of it). These built heritage considerations are comprehensively assessed in the Savills Heritage and Townscape Visual Impact Assessment (Savills 2021).

### 5.2 Outline of the proposals relevant to the assessment

5.2.1 This report accompanies a full set of architectural drawings which should be consulted in conjunction with the following section. For a full description of the proposed development the reader is referred to the Design and Access Statement (DAS) and the plans submitted as part of this planning application. The proposals seek to demolish existing buildings and structures on the site, retaining The Furze, and redevelop the site to provide new hospital buildings (with existing hospital remaining operational throughout), multiple storey and ground level car parking, residential dwellings, landscaping and open space.

### 5.3 Archaeological impact

5.3.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.

5.3.2 This assessment has shown that there is a single listed building, The Furze, but no further designated heritage assets (scheduled monuments, registered parks & gardens, world heritage sites) or non-

designated heritage assets recorded within the site boundary.

### **Preliminary site works**

5.3.3 Such works would include those carried out as part of the initial site set up, including demolition and preliminary site stripping for the proposed landscaping and removal of hardstanding. It is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 1.0mbgl.

### **Piled foundations**

5.3.4 Historic England's advice on piling and archaeology is covered in a Guidance and Good Practice guide (HE 2019b). Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The severity of the impact would therefore depend on the pile size, type and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.

5.3.5 The exact specification of foundation type is not currently known. Augered piles/continuous flight auger (CFA) piles would minimise the impact upon possible archaeological remains whereas vibro-compacted piles may cause additional impact through vibration and deformation of fragile surrounding remains, in particular at the level of the water table. The insertion of pile caps and connecting ground beams, along with the excavation of a pile guide trench, typically extend no more than 1.0–1.5mbgl and would remove any archaeological or geo-archaeological remains within the footprint of these works to this depth.

## 6.0 Planning policy and compliance

### 6.1 Listed buildings and conservation areas

6.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Grade I are buildings of exceptional interest. Grade II\* are particularly significant buildings of more than special interest. Grade II are buildings of special interest. The built heritage considerations are discussed in the Heritage and Townscape Visual Impact Assessment submitted with the application HTVIA (Savills 2020).

### 6.2 National Planning Policy Framework

6.2.1 The Government issued a revised version of the National Planning Policy Framework (NPPF) in July 2021 (MHCLG 2019) and supporting revised Planning Practice Guidance (MHCLG 2021).

6.2.2 **Section 16** of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The NPPF recognises that heritage assets are an irreplaceable resource which 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (para 189).

6.2.3 The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. NPPF Section 16 is reproduced in full below:

#### *Proposals affecting heritage assets*

*Para 189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value (footnote: Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance). These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Footnote: The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making).*

*Para 190. Plans should set out a positive strategy for the conservation and enjoyment of the historic*

*environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

**Para 191.** Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

**Para 192.** Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

**Para 194.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit

*an appropriate desk-based assessment and, where necessary, a field evaluation.*

**Para 195.** *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

**Para 196.** *Where there is evidence of deliberate neglect of, or damage to, a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.*

**Para 197.** *In determining applications, local planning authorities should take account of:*

*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

*the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

*the desirability of new development making a positive contribution to local character and distinctiveness.*

*Considering potential impacts*

**Para 199.** *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

**Para 200.** *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

*Substantial harm to or loss of:*

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

*assets of the highest significance, notably scheduled monuments, protected wreck sites, registered*

*battlefields, grade I and grade II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. (footnote: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).*

**Para 201.** *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

*the nature of the heritage asset prevents all reasonable uses of the site; and*

*no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

*conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

*the harm or loss is outweighed by the benefit of bringing the site back into use.*

**Para 202.** *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

**Para 203.** *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

**Para 205.** *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote: Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository). However, the ability to record evidence of our*

*past should not be a factor in deciding whether such loss should be permitted.*

6.2.4 Any harm to these non-designated heritage assets can be avoided or minimised by a comprehensive programme of archaeological fieldwork. Due to the presence of the existing buildings, it is recommended that any forthcoming geoarchaeological and archaeological fieldwork be undertaken following the demolition of the existing buildings in order to acquire a broader distribution of results across the in the eastern area of the site.

### 6.3 Greater London Regional Policy

#### 6.4 The London Plan (March, 2021)

6.4.1 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

6.4.2 The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out.

6.4.3 **Section 7** of the London Plan sets out policies for Heritage (and Culture). Policy HC1 Heritage conservation and growth states:

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.*

6.4.4 The discrete proposals do not negatively affect the significance or the character and appearance of the listed buildings, townscape or conservation area. The proposals are sympathetic to their context. Therefore it is judged the proposals comply with Policy HC1.

6.4.5 Archaeological evaluation is likely to be undertaken following the demolition of the existing buildings. Further work may be required following the results of this evaluation. It is considered this programme of archaeological mitigation can be secured under the terms of a standard archaeological planning condition set out under the granting of future planning consent.

## 6.5 The London Borough of Hillingdon local policy

6.5.1 The Site is located in the London Borough of Hillingdon, which is one of 32 London boroughs. The Hillingdon Local Plan 2012 sets out the vision, strategic objectives and policies for development in Hillingdon over 15 years. The policies relevant to heritage are reproduced in full below:

6.5.2 Strategic Objectives: SO1: Conserve and enhance the borough's heritage and their settings by ensuring new development, including changes to the public realm, are of high quality design, appropriate to the significance of the heritage asset, and seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

Related Policy: HE1

### ***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 19<sup>th</sup> and 20<sup>th</sup> 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*

6.5.3 The Local Plan Part 1 'Strategic Objective SO1' and 'Policy HE1: Heritage' aim to conserve and enhance Hillingdon's distinct and varied environment, as well as its setting and the wider historic landscape. Hillingdon's further supplementary 'Local Plan: Part 2 Development Management Policies' (Adopted January 2020) also include policies pertinent to heritage assets and the current proposals. Relevant paragraphs are reproduced below along with commentary in relation to the proposals:

***Policy DMHB 1: Heritage Assets***

***A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:***

- i) it sustains and enhances the significance of the heritage assets and puts them into viable uses consistent with their conservation;*
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;*
- iii) it makes a positive contribution to the local character and distinctiveness of the area;*
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;*

- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;*
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and*
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.*

6.5.4 This report has been produced within the context and requirements of relevant national and local planning policy and guidance, including the NPPF, local planning policy, CIFA and Historic England guidance.

## 7.0 Conclusion and recommendations

### 7.1 Conclusion

7.1.1 Savills Heritage and Townscape (hereafter 'the consultants' or 'the consultancy') have been appointed by Hillingdon Hospitals NHS Foundation Trust (hereafter 'the applicant') to prepare an Archaeological Desk-based Assessment (ADBA) to assess the archaeological constraints in relation to redevelopment (referred to throughout as 'the proposed development') of Hillingdon Hospital, located on Pield Heath Road, Hillingdon, in the London Borough of Hillingdon.

7.1.2 This report comprises a full archaeological appraisal in relation to the Site based upon the GLHER data, previous archaeological investigations in the vicinity of the Site and the known historic development of the area.

7.1.3 The results of research from data held at the GLHER as well as cartographic and archive sources suggests, depending on the extent of later truncation, the following below ground heritage assets (archaeological remains) may be affected by the development comprise:

*Post-medieval/Modern remains relating to agricultural land use (former field boundaries etc), and the ornamental pond, formal gardens, and kitchen garden/walled garden associated with The Furze. Any surviving remains would be of low local significance only.*

7.1.4 The Site has undergone several phases of development and redevelopment since the mid-19<sup>th</sup> century, and these activities will have had a significant impact on the survival of below ground archaeological deposits within the Site.

### 7.2 Recommendations

7.2.1 Any groundworks associated with construction at the proposed development site will impact on below-ground archaeological remains (non-designated heritage assets) where present. The below ground potential of the Site is well understood and any below ground heritage assets are not expected to preclude development on the Site.

7.2.2 Any potential harm can be balanced by the public benefits of the scheme (for example, the development will provide improved access to better healthcare services for our population in a new

fit for purpose local hospital on the Hillingdon Hospital site, provision of circa 327 new residential units including affordable housing and increased open space on the site), and avoided or minimised by the implementation of an agreed programme of archaeological mitigation, if deemed necessary.

7.2.3 Any programme of archaeological mitigation will be drawn up in consultation with GLAAS; who provide development control advice in regards to archaeology to the local planning authority.

## 8.0 References

### 8.1 Documentary sources

ClfA (Chartered Institute for Archaeologists) Dec 2014a, *Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment, Reading.*

ClfA (Chartered Institute for Archaeologists) Dec 2014b, *Standards and guidance for historic environment desk-based assessment, Reading*

ClfA (Chartered Institute for Archaeologists) Dec 2014c, *Standards and guidance for the archaeological investigation and recording of standing buildings or structures, Reading*

Historic England (Greater London Archaeological Advisory Service), 2015, *Guidelines for Archaeological Projects in Greater London*

Historic England, 2019a, *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*

Historic England, 2019b, *Piling and Archaeology: Guidance and Good Practice*

MHCLG, 2019a, (Ministry of Housing, Communities and Local Government), *February 2019 National Planning Policy Framework*

MHCLG, 2019b, (Ministry of Housing, Communities and Local Government), *July 2019 Conserving and Enhancing the Historic Environment: Planning Practice Guide*

Museum of London Archaeological Service (MOLAS), 2000, *The archaeology of Greater London An assessment of archaeological evidence for human presence in the area now covered by Greater London*

Savills, 2021, *The Furze, Hillingdon Hospital: Heritage Statement*

### 8.2 Cartographic sources

1747 John Rocque Map

Ordnance Survey mapping 1869, 1898, 1900, 1913, 1960, 1970, 1999, 2001, 2010, 2020

2020 Aerial photography (source: Google, Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community)

### 8.3 Online and other sources

Greater London Historic Environment Record (GLHER)

[british-history.ac.uk](http://british-history.ac.uk)

<https://historicengland.org.uk>

<https://www.pastscape.org.uk/>

<https://www.heritagegateway.org.uk/gateway/>

<https://www.thegenealogist.co.uk>

<https://maps.nls.uk>

## 10.0 Appendix 1: Gazetteer of historic environment features

10.1.1 The table below represents a gazetteer of known historic environment sites and finds within the study area. Compiled from information within the GLHER. The gazetteer should be read in conjunction with the historic environment features on the accompanying figure.

*Table 2: Identified historic environment features within the study area*

HER identifier	Period	Description
MLO108847	Unknown	The Grove Nature Reserve was once the garden of The Grove, a large house on the edge of Hillingdon Village. Its central feature is a sequence of ponds, which run through the reserve. The site was reduced in size in the 1980s when housing development encroached on it.
MLO118627	Late 20th Century	Stockley Park is a pioneering suburban business park, which was established to a master plan of 1984 by Arup Associates. It is a grade II registered park and garden. It is seen as a skilled reuse of highly contaminated land and is the result of an import.
MLO85184	Medieval to Modern	The large barn to east of Hubbards Farmhouse is a grade II listed building of a probable late 16th century date. It is a five bay barn with original east aisle.
MLO9914	Medieval to Modern	A drawing and the 1825 enclosure map indicates that a medieval building, probably an open hall house, was present on this site until at least 1825. It is thought that this was demolished to make way for another farmhouse in the 1830s or 1840s, although traces of it remain.
MLO108821	Medieval to Modern	The medieval parish church of St John the Baptist is in the centre of Hillingdon village. The churchyard was enlarged in c.1819, and remains in two parts divided by a path, with fine tombs and trees predominantly in the older area. The parish war memorial is located in the churchyard.
MLO108825	Medieval to Modern	St Laurence's Church Cowley is the smallest parish church in Middlesex, a small rural parish until the Nineteenth Century. The lych-gate commemorates the 1914-18 war and was erected in 1919. The churchyard has a brick wall to Church Road and there are no other buildings.
MLO74409	Medieval	Probable medieval boundary ditches were identified during an evaluation which took place at Hubbards Farm West Drayton Road, Hillingdon in 2000 by Oxford Archaeological Unit.
MLO74410	Post Medieval to Modern	A number of post medieval walls were located on Hubbards Farm, West Drayton Road, Hillingdon during investigations in 2000 by Oxford Archaeological Unit. The buildings were thought to be the remains of farm buildings associated with Hubbards Farm.
MLO76053	Post Medieval	Two post medieval ditches were located at Apple Tree Avenue, Hillingdon during an evaluation in 2002 by AOC Archaeology.
MLO85178	Medieval to Modern	The outbuilding at Hubbards Farm is a grade II listed late medieval 'long house'-type structure, circa 1500, with additions at south end dated by dendrochronology to 1579.
MLO24519	Post Medieval to Modern	Hillingdon and Uxbridge Cemetery opened in 1856, one of the earlier municipal cemeteries.
MLO67731	Middle Bronze Age to Early Iron Age	Late Bronze Age to early Iron Age ditches and a post hole were located at Middlesex Lodge, 189 Harlington Road during investigations in 1996-7 by RPS Clouston.
MLO85038	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85097	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85159	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85189	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

MLO84976	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85035	Post Medieval to Modern	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85036	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85037	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO73151	Medieval to Post Medieval	N/A
MLO76060	Post Medieval	A post medieval linear feature was located at Stillwell House, Barncroft Close, Hillingdon during an evaluation in 2001 by Wessex Archaeology.
MLO76062	Prehistoric	A prehistoric struck flint was recovered during a watching brief at Bishopshalt School, Hillingdon by Hertfordshire Archaeological Trust between 1998-9.
MLO84968	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO68654	Medieval	
MLO71317	Medieval to Post Medieval	Post medieval deposits were located at Middlesex Lodge, 189 Harlington Road during a watching brief by RPS Clouston in 1997.
MLO71317	Medieval to Post Medieval	Post medieval deposits were located at Middlesex Lodge, 189 Harlington Road during a watching brief by RPS Clouston in 1997.
MLO72573	Post Medieval	N/A
MLO68573	Post Medieval	N/A
MLO68574	Post Medieval	N/A
MLO68615	Medieval	N/A
MLO68653	Medieval to Post Medieval	N/A
MLO2731	Roman	N/A
MLO2731	Roman	N/A
MLO4532	Roman	N/A
MLO68570	Post Medieval	N/A
MLO10555	Palaeolithic	N/A
MLO10568	Unknown	Earthwork forming the east boundary of Coney Green consists of a length of bank approximately 10 yards wide at its base, 5 - 6 feet high above the bottom of the ditch, which runs along its western or inner side. The position of the roadways and the line
MLO10721	Lower Palaeolithic	N/A
MLO1700	Unknown	N/A
MLO85217	Medieval to Modern	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85256	Medieval to Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85257	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85304	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

Table 3: Historic environment Events within the study area

HER identifier	Type	Description
ELO20480	WATCHING BRIEF; STRIP MAP AND SAMPLE; EXCAVATION	Hubbard's Close [Hubbard's Farm] Colham Green Greater London UB8 3HG: Archaeological Excavation and Watching Brief
ELO20480	WATCHING BRIEF; STRIP MAP AND SAMPLE; EXCAVATION	Hubbard's Close [Hubbard's Farm] Colham Green Greater London UB8 3HG: Archaeological Excavation and Watching Brief
ELO7505	STRIP MAP AND SAMPLE	West Drayton Road, [Hubbards Farm], Hillingdon, UB8: Excavation
ELO8223	DENDROCHRONOLOGICAL SURVEY	West Drayton Road, [Hubbards Farm], Hillingdon, UB8: Tree-Ring Analysis
ELO9573	DESK BASED ASSESSMENT	Pield Heath Road, [Hillingdon Hospital], Hillingdon, UB8: Desk Based Assessment
ELO17496	DESK BASED ASSESSMENT	Hubbard's Farm [Lesser Barn] Colham Green West Drayton Greater London: Desk Based Assessment
ELO564	TRIAL TRENCH	Barncroft Close/Harlington Road, [Stillwell House] Hillingdon: Evaluation
ELO565	TRIAL TRENCH	Harlington Road, [Little London Nurseries], Hillingdon: Evaluation
ELO566	WATCHING BRIEF	Royal Lane, [Bishopshalt School], Hillingdon: Watching Brief

ELO6692	WATCHING BRIEF	Harlington Road (No 189), [Middlesex Lodge], Hillingdon, UB8: Watching Brief
ELO3627	TRIAL TRENCH	Harlington Road (No 189), [Middlesex Lodge], Hillingdon, UB8: Evaluation
ELO3627	TRIAL TRENCH	Harlington Road (No 189), [Middlesex Lodge], Hillingdon, UB8: Evaluation
ELO4856	TRIAL TRENCH	West Drayton Road, [Hubbard's Farm], Hillingdon, UB8: Evaluation
ELO558	TRIAL TRENCH	Apple Tree Avenue, [Evelyns City Academy], Hillingdon: Evaluation
ELO13455	N/A	Hubbards Close [Hubbards Farm] Gould's Green, Hillingdon: Building Recording
ELO13455	N/A	Hubbards Close [Hubbards Farm] Gould's Green, Hillingdon: Building Recording
ELO15545	DESK BASED ASSESSMENT	Farrier Close [Parkview Day Centre] Hillingdon: Archaeological Desk Based Assessment
ELO13456	N/A	Hubbard's Close [Hubbard's Farm], Colham Green, West Drayton, Hillingdon: Evaluation
ELO13456	N/A	Hubbard's Close [Hubbard's Farm], Colham Green, West Drayton, Hillingdon: Evaluation
ELO2846	TRIAL TRENCH	Barncroft Close, [Belle Vue], Uxbridge, Hillingdon: Evaluation
ELO2846	TRIAL TRENCH	Barncroft Close, [Belle Vue], Uxbridge, Hillingdon: Evaluation



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