



**FINAL**

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ARCHAEOLOGICAL  
DESK BASED  
ASSESSMENT

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9 Nestles Avenue,  
Hayes, UB3 4SA

November 2018

Planning Authority:  
London Borough of  
Hillingdon

Site centred at:  
TQ 09853 79229

Author:  
James Archer BA (Hons)  
ACIfA

Approved by:  
Matthew Smith BSC (Hons)  
MCIfA

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CgMs Consulting, 140 London Wall, London, EC2Y 5DN  
Tel: 020 7583 6767 Fax: 020 7583 2231

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## EXECUTIVE SUMMARY

- The site at 9 Nestles Avenue, Hayes has been assessed for its below ground archaeological potential.
- No relevant designated heritage assets lie within the vicinity of the study site.
- The study site does not lie within an Archaeological Priority Area, as defined by the London Borough of Hillingdon. Additionally, there are no non-designated archaeological assets recorded on the study site in the GLHER.
- Based on current evidence, the study site is considered to have a low to moderate archaeological potential for Palaeolithic artefactual evidence at depth within the underlying river terrace gravels. Any such evidence which may be present would likely comprise isolated, residual artefacts rather than in situ findspots. A low archaeological potential is identified for all other past periods of human activity. Any remains which may be present are considered likely to be of local significance.
- However, modern phases of development, demolition and redevelopment on the site since the 20th century are likely to have had a cumulative negative archaeological impact.
- Due to the site's limited archaeological potential and the likely extent of past development across the study site, the proposed development is considered unlikely to have either a significant or widespread archaeological impact.
- Therefore, no further archaeological work is recommended at the study site in this particular instance.

## 1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched by Amanda Talboys and prepared by James Archer of CgMs Heritage (part of the RPS Group) on behalf of Healey Development Solutions (Hayes) Limited.
- 1.2 The subject of this assessment, also known as the study site, is the site at 9 Nestles Avenue, Hayes. The site is approximately 0.23ha in extent and is centred at TQ 09853 79229 (Fig. 1) within the London Borough of Hillingdon.
- 1.3 Healey Development Solutions (Hayes) Limited has commissioned CgMs Heritage (Part of the RPS Group) to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant 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 January 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER), and other sources, and includes the results of a comprehensive map regression exercise. A site visit was carried out in September 2018.
- 1.6 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

## 2.0 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), which was later revised in July 2018. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 28 July 2017 (<http://planning.guidance.planningportal.gov.uk>).
- 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 189 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 identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A Nationally Important *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a

heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

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

#### Local Planning Policy

- 2.14 The relevant Strategic Development Plan framework is provided by the London Plan - the Spatial Development Strategy for London, Consolidated with Alterations Since 2011 (March 2016). There were no changes to Policy 7.8 Heritage Assets and Archaeology; slight amendments were made to the wording of Policy 7.10 World Heritage Study sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Study sites prepared in 2012. Recent Minor Alterations to the London Plan (MALP), published 14 March 2016, which was consolidated with the Further Alterations to the London Plan (FALP adopted March 2015), concern housing standards and parking, with no alteration to heritage policies. The MALP is hereafter referred to as the 'London Plan'.
- 2.15 Policy in the London Plan relevant to archaeology at the study site includes the following:

Policy 7.8 Heritage Assets and Archaeology  
Strategic

- A. **London's heritage assets and historic environment, including listed buildings**, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, Registered Battlefields, Scheduled Monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B. Development should incorporate measures that identify, record, interpret, **protect and, where appropriate, present the site's archaeology.**

#### Planning Decisions

- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

#### LDF Preparation

- F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of **built, 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.
- G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

#### Policy 7.9 Heritage-led Regeneration

##### Strategic

- A. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, blue ribbon network and public realm.

##### Planning Decisions

- B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

2.16 A new London Plan has been prepared in draft and was open for consultation until March 2018. A subsequent draft showing minor suggested changes was published in

August 2018. Chapter 7 'Heritage and Culture' contains relevant draft policies HC1 to HC7. Of particular relevance to sites containing non-designated heritage assets is draft policy HC1 as follows:

HC1 Heritage and Conservation Growth

- A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear **understanding of London's historic environment. This evidence** should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, 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 re-use.

2.17 The site is located within the London Borough of Hillingdon. The relevant Development Plan framework for the study site is currently provided by the Local Plan: Part 1 (adopted November 2012) and the saved policies of the Unitary Development Plan (UDP) (adopted 1998). Part 1 of the Local Plan replaced a number of policies within

the UDP, and the emerging Part 2 of the Local Plan is expected to replace the remaining saved policies within the UDP (See 2.18-2.22).

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

STRATEGIC OBJECTIVES:

- **SO1: CONSERVE AND ENHANCE THE BOROUGH'S HERITAGE AND THEIR SETTINGS** BY ENSURING NEW DEVELOPMENT, INCLUDING CHANGES TO THE PUBLIC REALM, ARE OF HIGH QUALITY DESIGN, APPROPRIATE TO THE SIGNIFICANCE OF THE HERITAGE ASSET, AND SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF **BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.**

POLICY HE1: HERITAGE

THE COUNCIL WILL:

1. CONSERVE AND ENHANCE HILLINGDON'S DISTINCT AND VARIED ENVIRONMENT, ITS SETTINGS AND THE WIDER HISTORIC LANDSCAPE, WHICH INCLUDES:

- HISTORIC VILLAGE CORES, METRO-LAND SUBURBS, PLANNED RESIDENTIAL ESTATES AND 19TH AND 20TH CENTURY INDUSTRIAL AREAS, INCLUDING THE GRAND UNION CANAL AND ITS FEATURES;
- DESIGNATED HERITAGE ASSETS SUCH AS STATUTORILY LISTED BUILDINGS, CONSERVATION AREAS AND SCHEDULED ANCIENT MONUMENTS;
- REGISTERED PARKS AND GARDENS AND HISTORIC LANDSCAPES, BOTH NATURAL AND DESIGNED;
- LOCALLY RECOGNISED HISTORIC FEATURES, SUCH AS AREAS OF SPECIAL LOCAL CHARACTER AND LOCALLY LISTED BUILDINGS; AND
- ARCHAEOLOGICALLY SIGNIFICANT AREAS, INCLUDING ARCHAEOLOGICAL PRIORITY ZONES AND AREAS.

2. ACTIVELY ENCOURAGE THE REGENERATION OF HERITAGE ASSETS, PARTICULARLY THOSE WHICH HAVE BEEN INCLUDED IN ENGLISH HERITAGE'S 'HERITAGE AT RISK' REGISTER OR ARE CURRENTLY VACANT.

3. PROMOTE INCREASED PUBLIC AWARENESS, UNDERSTANDING OF AND ACCESS TO THE BOROUGH'S HERITAGE ASSETS AND WIDER HISTORIC ENVIRONMENT, THROUGH SECTION 106 AGREEMENTS AND VIA COMMUNITY ENGAGEMENT AND OUTREACH ACTIVITIES.

4. ENCOURAGE THE REUSE AND MODIFICATION OF HERITAGE ASSETS, WHERE APPROPRIATE, WHEN CONSIDERING PROPOSALS TO MITIGATE OR ADAPT TO THE EFFECTS OF CLIMATE CHANGE. WHERE NEGATIVE IMPACT ON A HERITAGE ASSET IS IDENTIFIED, SEEK ALTERNATIVE APPROACHES TO ACHIEVE SIMILAR CLIMATE CHANGE MITIGATION OUTCOMES WITHOUT DAMAGE TO THE ASSET.

2.19 Saved policies provided by the Unitary Development Plan (UDP) relevant to archaeology includes:

BE1 ONLY IN EXCEPTIONAL CIRCUMSTANCES WILL THE LOCAL PLANNING AUTHORITY ALLOW DEVELOPMENT TO TAKE PLACE IF IT WOULD DISTURB REMAINS OF IMPORTANCE WITHIN THE ARCHAEOLOGICAL PRIORITY AREAS.

BE2 SCHEDULED ANCIENT MONUMENTS AND THEIR SETTING WILL BE PRESERVED.

BE3 THE LOCAL PLANNING AUTHORITY WILL ENSURE WHENEVER PRACTICABLE THAT SITES OF ARCHAEOLOGICAL INTEREST ARE INVESTIGATED AND RECORDED EITHER BEFORE ANY NEW BUILDINGS, REDEVELOPMENT, SITE WORKS, GOLF COURSE OR GRAVEL EXTRACTION ARE STARTED, OR DURING EXCAVATION AND CONSTRUCTION. DEVELOPMENT WHICH WOULD DESTROY IMPORTANT ARCHAEOLOGICAL REMAINS WILL NOT BE PERMITTED.

2.20 The emerging 'Local Plan: Part 2' is expected to replace the existing saved policies within the UDP, and was submitted to the Secretary of State on 18th May 2018. This plan comprises the Development Management Policies, Site Allocations and Designations, and the Policies Map. Draft policies relevant to archaeology are detailed within proposed submission versions of these documents.

2.21 Development Management Policies (revised October 2015) includes the following draft policy relevant to archaeology at the site:

Policy DMHB 1: Heritage Assets

A) Development that has an effect on heritage assets will only be supported where:

i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;

ii) it will not lead to substantial harm or total loss of significance without providing substantial public benefit that outweighs the harm or loss;

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 proposals would relate appropriately in terms of siting, style, scale, massing, height, design and materials;

vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and

vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 7: Archaeological Priority Areas and Archaeological Priority Zones

The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

- 2.22 The study site is located within 'Site B' of the 'Lands to the South of the Railway, including Nestle Site, Nestle Avenue, Hayes' identified within the Site Allocations and Designations document of the emerging Local Plan: Part 2. It is noted that proposals will need to take into account a wide range of policy considerations including heritage policies.
- 2.23 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.24 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area, as defined by the London Borough of Hillingdon.
- 2.25 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

### 3.0 GEOLOGY AND TOPOGRAPHY

#### Geology

- 3.1 The solid geology of the London area is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).
- 3.2 Further detail is provided by the British Geological Survey (BGS Online 2018), which shows the underlying geology at the study site as a London Clay Formation bedrock (Clay, Silt & Sand), overlain by Lynch Hill river terrace gravels (Sand & Gravel).
- 3.3 No site specific or British Geological Survey borehole data is currently available for the study site.

#### Topography

- 3.4 The study site is generally level at c.33m Above Ordnance Datum (AOD).
- 3.5 The River Crane is a tributary of the River Thames and is located c.700m south east of the study site. The artificial Grand Union Canal is located c.250m to the north east.

#### 4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

##### 4.1 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 |

##### 4.2 Introduction

- 4.2.1 This chapter reviews the available archaeological evidence for the study 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 study site prior to any assessment of any later development or below ground impacts.
- 4.2.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Fig. 2), also referred to as the study area, held on the Greater London Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18<sup>th</sup> century onwards until the present day.
- 4.2.3 The map regression exercise has demonstrated that the study site comprised open land until the 20<sup>th</sup> century when the site was developed for a World War One munitions factory. The existing building was constructed by 1945.

4.2.4 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development will impact the theoretical archaeological potential identified below.

#### 4.3 Early Prehistoric: Palaeolithic & Mesolithic

4.3.1 A number of Palaeolithic finds derived from the Lynch Hill Gravel terraces have been recorded in the study area. A find spot of five Lower Palaeolithic handaxes were recorded at the site of the former E.M.I factory, c.450m north west of the study site (HER Ref: MLO2923, TQ 0950 7950), whilst three handaxes and a core are recorded from the Provident Industrial Estate c.400m north of the study site (HER Ref: MLO68544, TQ 1000 7970). Further Palaeolithic handaxes, a core and flint flakes are recorded at Botwell c.800m north east of the study site (HER Ref: MLO10556, TQ 1060 7960). Unspecified flint implements were found at the western extent of the 1km study area (HER Ref: MLO68542, TQ 0890 7920).

4.3.2 The presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. Palaeolithic artefacts and faunal remains have been found in the Lynch Hill Gravels across the London area from Hyde Park through Bloomsbury, as far east as Hackney. Such finds are very rarely found 'in-situ', having generally been re-deposited within a high energy fluvial environment, and generally are suggestive of general utilisation of the area by nomadic bands of hunter gatherers (BGS 1996: 130; MoLAS/English Heritage 2000: 31, 34-6; Wymer 1999: 63).

4.3.3 A Mesolithic tranchet axe is recorded on the GLHER from Cannons Land c.250m south east of the study site (HER Ref: MLO25134, TQ 1000 7900).

4.3.4 Palaeolithic findspots within the study area recorded on the GLHER are located within the underlying Lynch Hill Gravels, which are also projected to be present underlying the study site. However, these will have generally comprised flintwork identified during gravel extraction works and would not have been found in situ. Whilst these are suggestive of a general utilisation of the area during the Palaeolithic period, it is unlikely that any in situ flintwork will be present within the study site. Therefore, a low to moderate archaeological potential can be identified at the study site for Palaeolithic evidence at depth within the study site, confined to the underlying Lynch Hill gravels.

Any such evidence which may be present would likely comprise isolated, residual artefacts rather than in situ findspots.

- 4.3.5 The lack of Mesolithic evidence within the study area indicates that a low archaeological potential can be considered for this period at the study site.

#### 4.4 Later Prehistoric: Neolithic, Bronze Age & Iron Age

- 4.4.1 Mesolithic or early Neolithic flintwork, as well as Neolithic post holes, ditches and pits, was identified at Western International Market, c.1km south east of the study site (HER Refs: MLO78246, TQ 10618 78754; MLO99413, TQ 10583 78695).

- 4.4.2 During an archaeological evaluation at Blair Close c.530m south east of the study site, a number of residual Prehistoric finds were recovered from across the site, including burnt and knapped flint, and six sherds of possible Bronze Age pottery (HER Ref: MLO59169, TQ 1018 7871). In addition, undated likely prehistoric flintwork was identified at Western International Market (HER Ref: MLO10575, TQ 1074 7875).

- 4.4.3 A penannular ditched enclosure, dated to the late Neolithic or early Bronze Age, was found during archaeological excavation at Western International Market at the far south eastern extent of the 1km study area (HER Ref: MLO99409, TQ 10589 78801). The site is located immediately adjacent to a Bronze Age cremation cemetery, suggesting a possible link between the earlier enclosure and the cemetery (HER Ref: MLO78247, TQ 10587 78793). Evidence for late Bronze Age or early Iron Age agricultural activity, comprising a number of ditches and pits, was also identified (HER Refs: MLO99407, TQ 10604 78753; MLO78248, TQ 10589 78789).

- 4.4.4 Three roundhouses and structures associated with a settlement dated to the Early/Mid Iron Age were also found during the archaeological excavation at the Western International Market (HER Ref: MLO99415, TQ 10613 78750).

- 4.4.5 Based on current evidence, the wider study area appears to have been settled during the later prehistoric periods, although this appears to be concentrated around a specific site at the south eastern extent of the 1km study area. Therefore, whilst there is evidence for later prehistoric activity within the study area, this is located away from the study site, and therefore a low archaeological potential can be identified at the study site for the Neolithic, Bronze Age and Iron Age periods.

#### 4.5 Roman

- 4.5.1 Possible Roman settlement features were recorded during works at Western International Market, c.1km south east of the study site (HER Ref: MLO99422, TQ 10595 78706). These features comprised ditches, pits, gullies, and two possible post-built structures, which were located within close proximity to previous Iron Age settlement features (see Section 4.4.4). However, the excavators noted that it was considered that the site was abandoned between the two periods of settlement.
- 4.5.2 The only further Roman evidence recorded within the study area on the GLHER is Roman tile found within a pit excavated at Blair Close/Wyre Grove c.630m south east of the study site (HER Ref: MLO59171, TQ 1021 7870).
- 4.5.3 The study site is located away from areas of known Roman activity, and the nearest major Roman routeway is the London to Staines road, c.5km to the south east (Margary 1955). Therefore, based on current evidence, the archaeological potential for evidence dating to the Roman period at the study site is considered to be low.

#### 4.6 Anglo-Saxon/Early Medieval & Medieval

- 4.6.1 A number of Early Anglo-Saxon features have been excavated at Blair Close/Wyre Grove c.630m south east of the study site, including a probable ditch/gully containing pottery and fired clay, and two pits, one being a possible grubenhaus (HER Ref: MLO59171, TQ 1021 7870). Furthermore, a possible enclosed settlement was identified at the Western International Market, c.1km south east of the study site (HER Ref: MLO99425, TQ 10612 78752).
- 4.6.2 Documentary evidence indicates a Saxon settlement probably existed at Botwell c.700m north of the study site, as it was mentioned in a grant of AD831 (HER Ref: MLO68613, TQ 0970 8000).
- 4.6.3 The Domesday Survey of 1086 records the relatively small estate of 'Dawley' to the west of the study site, whilst Hayes is recorded as a relatively large estate to the north (Domesday Online 2018). The site of the Medieval hamlet of Dawley is located within an area c.800m west of the study site, although the exact location is unknown as the hamlet had likely disappeared by the 16<sup>th</sup> century (HER Ref: MLO68618, TQ 0910 7940).

- 4.6.4 A further settlement is recorded on the GLHER at Cranford, c.900m south east of the study site, and would have incorporated the two manor houses at Cranford (HER Refs: MLO68566, TQ 1021 7828; MLO11303, TQ 1039 7841).
- 4.6.5 The study site would have likely lain within undeveloped land between various foci of settlement during the Saxon and Medieval periods. Therefore, based on the available evidence, the study site can be considered to have a low archaeological potential for these periods.
- 4.7 Post Medieval & Modern (including map regression exercise)
- 4.7.1 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.7.2 During the Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.7.3 John Rocque's 1754 Survey of Middlesex (Fig. 3) shows the study site within a large undeveloped field to the south of the settlement at Botwell. A track or pathway passes close to the site. The 1805 Ordnance Survey Drawing (Fig. 4) shows no significant change within the study site. The Grand Junction Canal (later the Grand Union Canal) is shown to the north of the study site and was constructed in 1794 (Weinreb et al 2008).
- 4.7.4 The 1815 Hayes Enclosure Map (Fig. 5) identifies the study site within a large tithe allotment, and the study site is unchanged by the 1868 First Edition Ordnance Survey (Fig. 6).
- 4.7.5 The Great Western Railway line was constructed in 1838 and aligned east-west c.125m to the north of the study site, with Hayes Station opening in 1864 (Brown 2009; VCH 1971). The 1897 (not reproduced here) and 1914 Ordnance Survey editions (Fig. 7) show no significant change within the study site. The railway line to the north was successively widened with additional sidings, whilst an access road is shown along the study site southern boundary which would later become Nestles Avenue.

- 4.7.6 In 1915 the study site along with the surrounding grounds were compulsory purchased by the Government for the construction of Munitions Filling Factory No.7. This was in response to a critical shortage of shells and munitions required as part of the World War One. The Factory, when complete, covered 200 acres, with the site located within the north western area of the complex. The immediate proximity of the Great Western Railway and Grand Union Canal made the site's location ideal for transporting material in and out of the plant (Collier 2014).
- 4.7.7 When completed, the Factory as a whole consisted of 397 buildings, constructed at approximately 75 foot (22.86m) intervals, connected by a network of raised walkways along which ran narrow gauge railways (Plate 2). The floor level of the majority of buildings were raised up on brick foundations or columns to match the height of the walkways. The space in between the buildings, designed as a measure to minimise the effects of accidental explosions, was left as open space, and was even used to grow crops later in the war. The simplicity of the building design is demonstrated by the fact that the first elements of the factory were considered operational just 28 days following commencement of construction (Collier 2014).
- 4.7.8 A 1919 Ministry of Munitions plan of the factory (Fig. 8) indicates that the study site was located in the north western area of the munition factory complex, likely occupied by munitions storage buildings. A number of walkways are shown to connect these storage buildings, whilst a small building is situated at the southern site boundary.
- 4.7.9 Following the World War One armistice in November 1918 the factory was rapidly decommissioned with only a skeleton staff employed by the beginning of 1919 (Collier 2014).
- 4.7.10 By 1935 (Fig. 9) the buildings occupying the study site had been demolished, and the study site formed part of a sports ground. Nestles Avenue was formalised as the southern site boundary.
- 4.7.11 A 1945 aerial photograph (Fig. 10) shows the construction of the existing building within the study site, as well as further industrial buildings to the north and west adjacent to Viveash Close. No further change is shown to the study site to the present day (Figs. 11-13).

- 4.7.12 Given that the study site remained open land during the Post Medieval period, and that the World War One munitions buildings will have likely comprised temporary structures that would not have survived later demolition and redevelopment, a low archaeological potential can be identified at the study site for the Post Medieval and Modern periods.

#### 4.8 Assessment of Significance

- 4.8.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.8.2 In terms of relevant designated heritage assets,, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site. Therefore, there are no relevant nationally significant archaeological remains within close proximity to the study site.
- 4.8.3 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area, as defined by the London Borough of Hillingdon. Additionally, there are no non-designated archaeological assets recorded on the study site in the GLHER.
- 4.8.4 Based on current evidence, the study site is considered to have a low to moderate archaeological potential for Palaeolithic artefactual evidence at depth within the underlying river terrace gravels. Any such evidence which may be present would likely comprise isolated, residual artefacts rather than in situ findspots. A low archaeological potential is identified for all other past periods of human activity.
- 4.8.5 On this basis, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) be of most likely local significance. The structural remains of the World War One munitions factory buildings could have been of local or regional significance but are not expected to have survived later redevelopment.

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

| Period:                                                  | Identified Archaeological Potential and Significance:                                                                                                                         |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Palaeolithic                                             | Low to moderate potential, Low (local) significance                                                                                                                           |
| Mesolithic                                               | Low potential, Low (local) significance                                                                                                                                       |
| Later Prehistoric<br>(Neolithic/Bronze Age/<br>Iron Age) | Low potential, Low (Local) significance;                                                                                                                                      |
| Roman                                                    | Low potential, Low (local) significance                                                                                                                                       |
| Anglo-Saxon &<br>Medieval                                | Low potential, Low (local) significance                                                                                                                                       |
| Post Medieval &<br>Modern                                | Low potential (likely to be entirely invested in evidence of any surviving traces of 20 <sup>th</sup> century building foundations), likely to be of Low (local) significance |

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

### 5.1 Site Conditions

5.1.1 The study site currently comprises an industrial unit with associated hardstanding at the southern end (Fig. 13 & Plate 1).

5.1.2 Modern phases of development, demolition and redevelopment on the site since the 20<sup>th</sup> century are likely to have had a cumulative negative archaeological impact.

5.1.3 Past agricultural land use will have had a moderate but widespread archaeological impact as a result of past ploughing.

### 5.2 Proposed Development

5.2.1 Whilst no development proposals are currently available, it is assumed that the site is proposed for residential development, as outlined in the Site Allocations and Designations document of the emerging Hillingdon Local Plan: Part 2 (see Section 2.22).

5.2.2 A majority of the study site is currently developed, and it is likely that any development proposals would be located within the footprint of existing development.

### 5.3 Review of Potential Development Impacts on Archaeological Assets

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

5.3.2 The study site is not located within an Archaeological Priority Area as defined by the London Borough of Hillingdon. This assessment has identified a low to moderate archaeological potential for Palaeolithic artefactual evidence at depth within the underlying river terrace gravels at the study site. A low archaeological potential is identified for all other past periods of human activity. Any remains which may be present are considered likely to be of local significance.

5.3.3 Modern phases of development, demolition and redevelopment on the site since the 20<sup>th</sup> century are likely to have had a cumulative negative archaeological impact.

- 5.3.4 Due to the site's limited archaeological potential and the likely extent of past development across the study site, the proposed development is considered unlikely to have either a significant or widespread archaeological impact.

## 6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site at 9 Nestles Avenue, Hayes is under consideration for development.
- 6.2 Therefore, in accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the site.
- 6.3 In terms of relevant designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.4 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area, as defined by the London Borough of Hillingdon. Additionally, there are no non-designated archaeological assets recorded on the study site in the GLHER.
- 6.5 Based on current evidence, the study site is considered to have a low to moderate archaeological potential for Palaeolithic artefactual evidence at depth within the underlying river terrace gravels. Any such evidence which may be present would likely comprise isolated, residual artefacts rather than in situ findspots. A low archaeological potential is identified for all other past periods of human activity. Any remains which may be present are considered likely to be of local significance.
- 6.6 However, modern phases of development, demolition and redevelopment on the site since the 20<sup>th</sup> century are likely to have had a cumulative negative archaeological impact.
- 6.7 Due to the site's limited archaeological potential and the likely extent of past development across the study site, the proposed development is considered unlikely to have either a significant or widespread archaeological impact.
- 6.8 Therefore, no further archaeological work is recommended at the study site in this particular instance.

## SOURCES CONSULTED

### 1. General

British Library  
Greater London Historic Environment Record  
Hillingdon Local Studies Library  
London Metropolitan Archive  
The National Archive

### 2. Internet

Bombsight – <http://bombsight.org/#17/51.49200/-0.03924>  
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/>  
Portable Antiquities Scheme – [www.finds.org.uk](http://www.finds.org.uk)

### 3. Bibliographic

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Weinreb, Hibbert, Keay & Keay (eds.) *The London Encyclopaedia 3<sup>rd</sup> Edition* 2008

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

#### 4. Cartographic

1754 Rocque Map of Middlesex

1807 Ordnance Survey Drawing

1815 Hayes Enclosure Map

1864-5 Ordnance Survey (1:2500)

1895 Ordnance Survey (1:2500)

1914 Ordnance Survey (1:2500)

1919 Plan of National Filling Factory No. 7, Ministry of Munitions

1935 Ordnance Survey (1:2500)

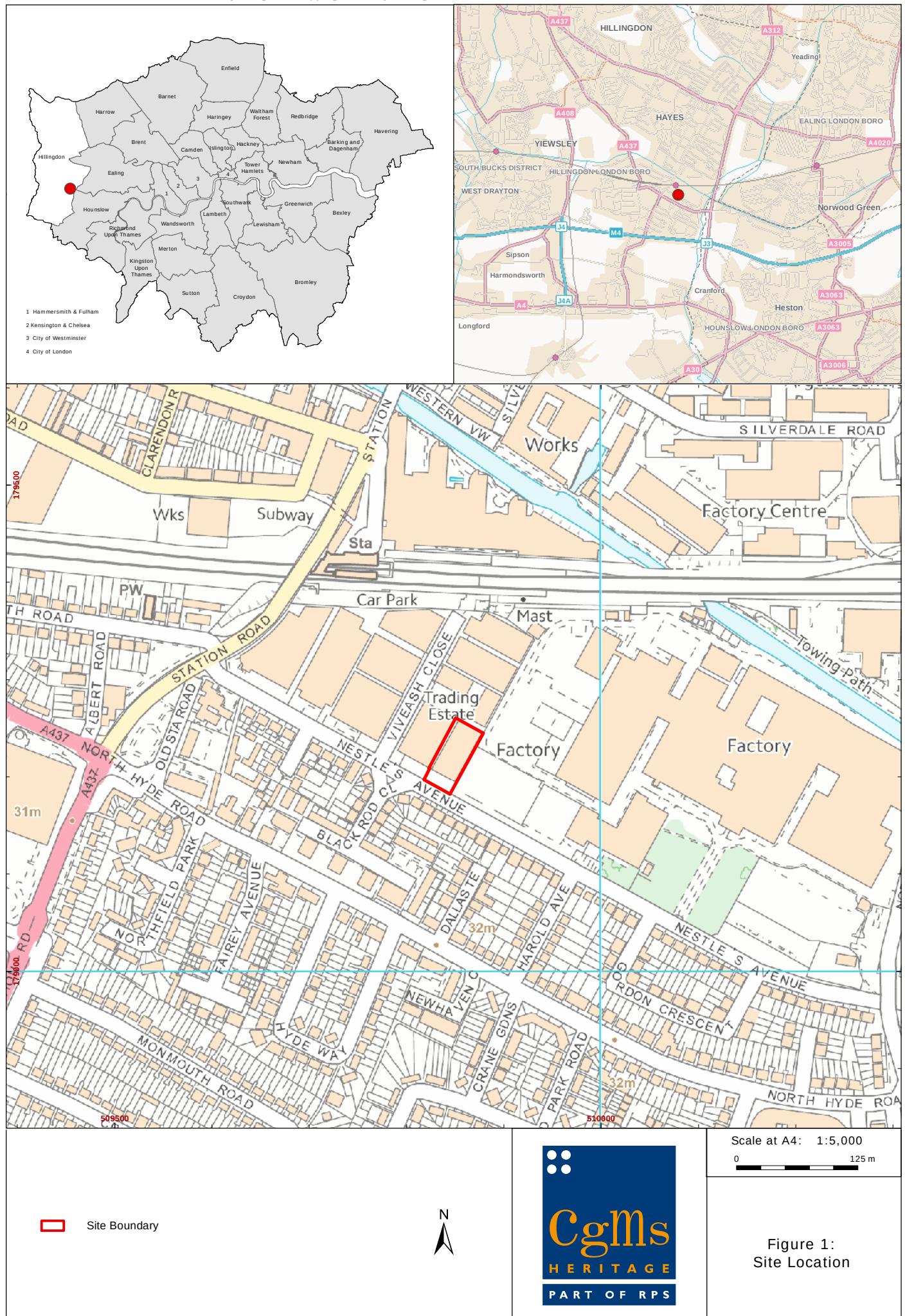
1945 Aerial Photograph

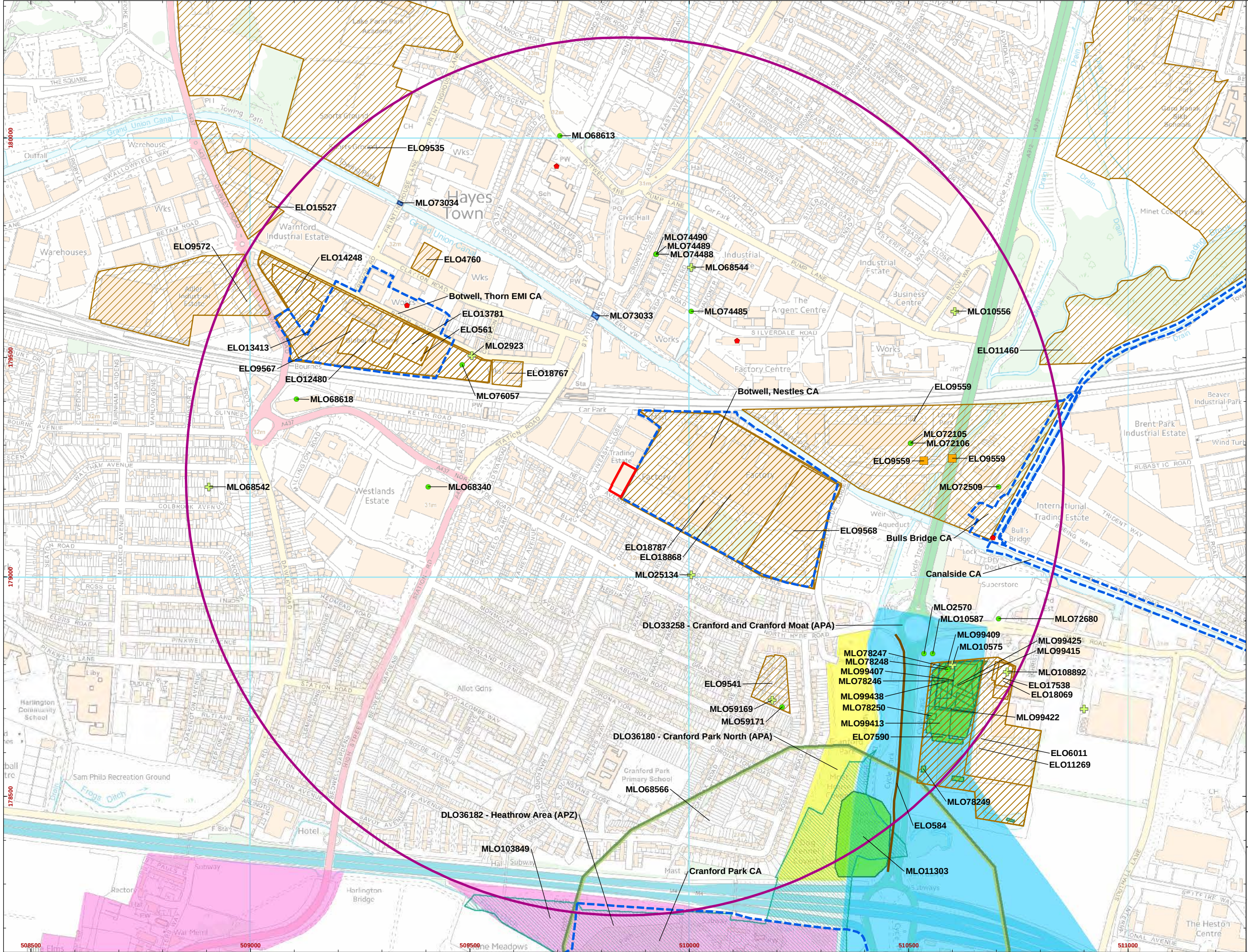
1963-6 Ordnance Survey (1:1250)

1974-5 Ordnance Survey (1:10000)

1999 Google Earth Image

2018 Google Earth Image





- Site Boundary
- Search Radius 1km

**Designated Assets:**

- Listed Building
- Conservation Area

**Non-Designated Assets:**

**Archaeological Priority Area**

- DLO33258, Cranford and Cranford Moat
- DLO36180, Cranford Park North

**Archaeological Priority Zone**

- DLO36182, Heathrow Area

**HER Record (Point)**

- Find Spot
- Monument

**HER Record (Polygon)**

- Monument
- Park
- Building
- Place

**Previous Archaeological Work:**

- HER Event (Point)
- HER Event (Line)
- HER Event (Polygon)



Scale at A3: 1:8,000  
0 250m

Figure 2:  
HER Plot (Data from  
Greater London HER)



 Approximate Site Location



Scale at A4: 1:25,000 approx.



Figure 3:  
1754 Rocque Map of  
Middlesex



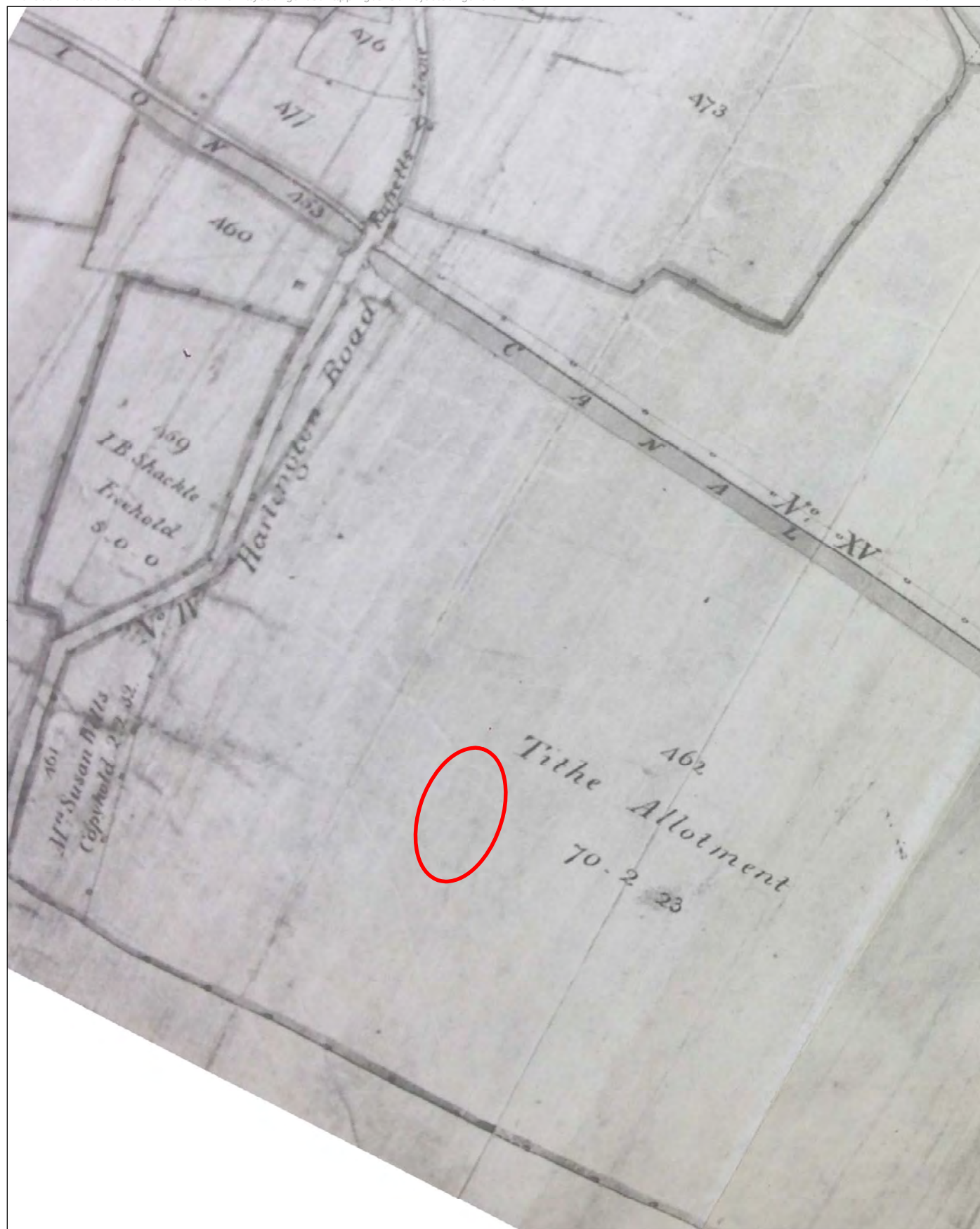
 Approximate Site Location



Scale at A4: 1:15,000 approx.



Figure 4:  
1807 Ordnance Survey  
Drawing



 Approximate Site Location



Scale at A4: 1:3,500 approx.



Figure 5:  
1815 Hayes Enclosure  
Map



 Site Boundary



Scale at A4: 1:1,500



Figure 6:  
1864-5 Ordnance  
Survey (1:2500)



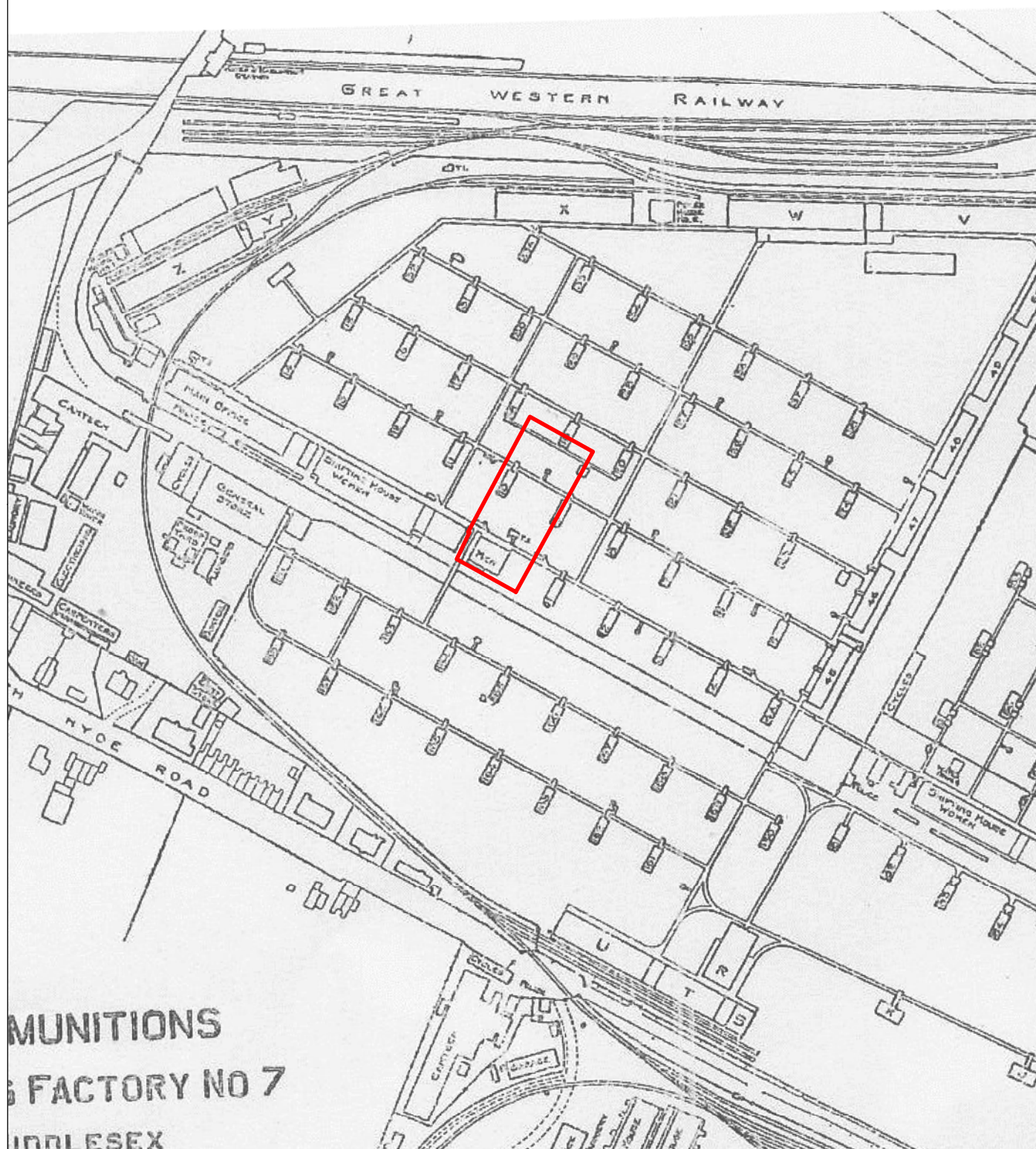
 Site Boundary



Scale at A4: 1:1,500



Figure 7:  
1914 Ordnance Survey  
(1:2500)



 Site Boundary



Scale at A4: 1:2,500



Figure 8:  
1919 Plan of National  
Filling Factory No. 7,  
Ministry of Munitions



 Site Boundary



Scale at A4: 1:1,500



Figure 9:  
1935 Ordnance Survey  
(1:2500)



tion Group

 Site Boundary

Scale at A4: 1:1,500

0 30 m

Figure 10:  
1945 Aerial Photograph