



1071 SOUTHAMPTON ROAD London TW6

London Borough of Hillingdon

Archaeological desk-based assessment

June 2021



**1071 Southampton Rd,
Heathrow Airport,
Hillingdon
TW6 3AQ**

Archaeological Desk Based Assessment

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Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

AIPUT has commissioned MOLA to carry out an Archaeological Desk Based Assessment in advance of proposed development at 1071 Southampton Rd, Heathrow Airport, TW6 3AQ in the London Borough of Hillingdon. **Plans for the proposed scheme are still in development**

This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site. Archaeological remains that may be affected by the proposals comprise:

- **Prehistoric remains.** There is a moderate to high potential for prehistoric features as the site's location on well drained Taplow gravels would have made it an attractive area for settlement during the prehistoric period and a variety of remains along with an Iron Age settlement and the Stanwell Cursus have been discovered on the edge of the study area. Any features dating to this period would be of **high** heritage significance.
- **Medieval to Post-medieval remains.** There is moderate potential for medieval and post-medieval agricultural features as the site lay within fields until the construction of the current warehouse in the late 20th century. These features would be of **low** heritage significance.

There is a low potential for remains from all other periods. There is evidence within the study area of early settlement dating to the Roman period along with features of a possible early medieval settlement. However, the site lay on the edge of known settlement and the construction of the current warehouse on site is likely to have heavily truncated or completely removed early features, with only deep cut agricultural features surviving.

Given the depth of the natural geology within the site, any ground disturbance would truncate or remove completely archaeological remains that have not already been removed by the construction of the current warehouse.

Based on the potential for prehistoric remains within the site, its location within an APA established due to the prevalence of Prehistoric remains and the evidence from nearby investigations; it is likely that the local authority would request archaeological investigation to determine the nature, extent and significance of any archaeological remains.

The results of the investigation would enable an informed decision in respect of an appropriate mitigation strategy for any significant archaeological assets. This might comprise targeted archaeological excavation in advance of construction, and/or a watching brief during ground works for remains of lesser significance. This would ensure that significant archaeological assets are not removed without record. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 AIPUT has commissioned MOLA (Museum of London Archaeology) to prepare an Archaeological Desk Based Assessment in advance of proposed development at 1071 Southampton Rd, Heathrow Airport, Hillingdon, TW6 3AQ; National Grid Reference (NGR) 506894, 174401: Fig 1. **Plans for the proposed scheme are still in development**
- 1.1.2 This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e. designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g. visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2019; see section 9 of this report) and relevant local planning policies. It conforms to standards specified by the Chartered Institute for Archaeologists (CIfA 2020), Historic England (EH 2008, HE 2015, 2017, 2019), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The NHL does not include any nationally designated heritage assets within the site.
- 1.2.2 The site is within the Heathrow Archaeological Priority area (APA). The evidence from the prehistoric periods recovered from Heathrow is particularly important in understanding a changing landscape in the Lower Thames region. The Heathrow site is the only site in London from which a flint assemblage of the early Upper Palaeolithic has been recovered.

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);

- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 750m-radius study area around it, as held by the primary repositories of such information within Greater London. The radius of the study area was agreed with Louise Davies, the local archaeologist covering the borough of Hillingdon. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 The extent of investigations as shown on Fig 2 may represent the site outline boundary for planning purposes, rather than the actual area archaeologically investigated. Where it has not been possible from archive records to determine the extent of an archaeological investigation (as is sometimes the case with early work), a site is represented on Fig 2 only by a centrepoint.
- 2.1.4 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - Groundsure– historic Ordnance Survey maps from the first edition (1860–70s) to the present day
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Avison Young – existing site survey (Michael drain architects, 204 Heathrow West, 15/09/10), levelled site survey (Cadplan, Building 1071 Southampton Road East, March 2009)
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.5 The assessment included a site visit carried out on the 3rd June 2021 in order to determine the topography of the site, the nature of the existing buildings on the site and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These

have been allocated a unique assessment reference number (**DBA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 750m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m) and unless otherwise stated are measured from the approximate centre of the site.

- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

2.3 Assumptions and limitations

- 2.3.1 In order to assess the levels within the site, the client provided a levelled survey using their own datum (Cadplan, site plan, proj. no 4710, dwg. no 01, March 2009). However, a corresponding OS level within the site to match against the data couldn't be located and so our understanding of the topography is based upon legacy Ordnance Survey spot heights.

3 The site: topography and geology

3.1 Site location

- 3.1.1 The site is located at 1071 Southampton Rd, Heathrow Airport, Hillingdon, TW6 3AQ; (NGR 506894, 174401: Fig 1). The site area is 2.1ha and is bounded by Southampton Road to the north, an industrial building to the east, South Perimeter Road to the south and Stanstead Road to the west. The site falls within the historic parish of Harmondsworth and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Hillingdon.
- 3.1.2 The site is 95m north of the Duke of Northumberland River and the Staines Reservoir lies 1.6km to the south-west.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival. The underlying natural geology of a site can also provide an indication of suitability for early settlement, and potential depth of remains.
- 3.2.2 The client provided a levelled survey (Cadplan, site plan, proj. no 4710, dwg. no 01, March 2009) which uses an arbitrary datum of 50m OD (see Section 2.3). It notes that ground level slopes slightly from the north west, 50.32m OD to 48.2m OD in the south and 49.2m OD in east.
- 3.2.3 This corresponds with the Ordnance Survey spot heights which show the area slopes down gradually from the north towards the south. Ground levels fall from 23.2m OD, c 225m north-west to 21.9m OD, c 230m to the south along Love Lane. The site lies on relatively flat land close to the floodplain of the Colne River, a natural communication corridor exploited from the prehistoric period onwards.

3.3 Geology

- 3.3.1 The underlying geology of the site comprises Taplow Gravel formation of sand and gravel overlying London Clay.
- 3.3.2 In places the Gravels are capped by fine-grained silt known in London as Langley Silt Complex ('brickearth'), which was laid down as alluvium and/or wind-blown deposits during the last glaciation around 17,000 BC. This produced fertile soils but was often exploited for the manufacture of bricks and much has been removed by quarrying or by subsequent building development.
- 3.3.3 The depth of natural geology in the site as an indicator of possible archaeological survival is discussed in detail in section 5.2.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There has been no archaeological investigations within the site but a total of 13 sites have been investigated in the 750m-radius study area, comprising watching briefs (**DBA 4, 13 and 14**), evaluations (**DBA 2, 3, 6–10**), and excavations (**DBA 1 and 11**). The archaeological remains in the study area consists evidence of prehistoric and Roman settlement as well as medieval field systems. Although only a relatively small number of investigations have been undertaken within the study area, they are mostly towards the centre of the study area and close to the site so it is considered that the site and study are relatively well understood archaeology.
- 4.1.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps 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 Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. During excavations c 265m to the north of the site, six long blade artefacts characteristic of the Upper Palaeolithic were exposed (**DBA 1**).
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC) is usually seen as the time when hunter gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. Pollen records indicate forest clearance over large areas of the British Isles during this period. A findspot of Neolithic flints was discovered c 225m to the south west of the site (**DBA 11**).
- 4.2.4 The project line of a Neolithic ceremonial monument known as the Stanwell Cursus, lies c 1.7km to the west of the site. The cursus can be traced on aerial photographs as cropmarks of two parallel ditches c 20m apart and is the second-longest known cursus in the country. The cursus may have been used as a processional way. Cursus monuments usually occur in association with, and probably formed a focus for, a landscape of ritual monuments, e.g. mortuary enclosures, barrows, and henges, and this reflected in the considerable number of cropmarks in the vicinity of the cursus.
- 4.2.5 The Bronze Age (2000–600 BC) is characterised by technological change, when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is seen as a period of increasing social complexity and organised landscapes, probably due to increasing pressure on available resources. An excavation c 225m south west of the site found the area had been divided into fields and enclosures with two phases of activity dating to the middle Bronze Age (**DBA 11**) and aerial photographs of the area found ring ditches, c 255m to the north west (**DBA 15**).
- 4.2.6 During the Iron Age (600 BC–AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, which necessitated the intensification of agricultural practices and the utilisation of marginal land. Hillforts were established in lowland Britain, linked to tribal land ownership. A Romano-Iron Age settlement

was discovered within the study area, c 665m to the south east of the site (**DBA 13**). The features included a short curvilinear ditch with possible external postholes, and possibly the south-west corner of a sub rectangular ditch which contained Iron Age pottery.

- 4.2.7 Features dating to the prehistoric period were discovered within the study area but dating evidence was limited. Activity linked to prehistoric settlement consisting of ditches, gullies, pits and postholes was found c 345m east of the site (**DBA 7**), three ditches of possible prehistoric date were discovered c 455m south east (**DBA 17**) and linear features, ditches and ring ditches were seen in cropmarks, c 545 to the south east of the site (**DBA 18**).
- 4.2.8 Activity linked to the prehistoric period has been discovered in various locations within the vicinity of the site and the sites location on well drained gravels would have made this an attractive area for settlement, indicating a potential for prehistoric activity within the site.

Roman period (AD 43–410)

- 4.2.9 Following the invasion in AD 43, Roman towns developed quickly from Iron Age settlements. Although there are no large settlements within the study area, Staines, a Roman settlement, lies c 1.1km to the south-east of the site. The main settlement of London (*Londinium*) was established on the north side of the Thames c 26km to the north-east of the site. The Romans established major roads, connecting *Londinium*, the provincial capital city in London, to their other towns. The main arterial road from London to Silchester which passed through Staines runs c 1.4km to the south of the site and the Verulamium to Laleham Roman road runs c 1.3km to the east of the site (Margary, 1967).
- 4.2.10 A scheduled monument of a Romano-British site, Mayfield Farm, lies within the study area, c 695m to the south east (NHL reference 1002042). The Romano-British landscape was dotted with small farmsteads consisting of enclosures, field boundaries and buildings (probably built in earth and timber). A number of farms have been excavated on the Thames gravel terraces in recent years, but no high-status villas are known (Lewis et al 2006, 14).
- 4.2.11 An early scattered rural Romano-British settlement within the Scheduled Monument (**DBA 13**) lies c 665m south east of the site. The next phase of the settlement comprised an early Roman field system, with a series of aligned ditches and gullies being excavated; the fill contained Roman pottery. No other finds dating to the Roman period were discovered within the study area and it is possible the site lay within agricultural fields away from the identified settlement during this period.

Early medieval (Saxon) period (AD 410–1066)

- 4.2.12 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels.
- 4.2.13 In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church. The site lies within the manor of Colham. Just before Domesday survey was carried out in 1086 Colham belonged to Vigot of Wallingford and was a large manor with a population of about 130. The location of early settlement is not known, but a small village possibly grew up in the area of the later medieval settlement of Colham, south of Colham Green and along West Drayton Road, c 6.9km to the north of the site.
- 4.2.14 Only one excavation within the study area produced evidence from this period, c 225m to the south west (**DBA 11**). This included several wells, pits and postholes, including a group that formed a structure. However, the limited evidence within the study area suggest that settlement was dispersed and indicates that throughout this period the site may have been located in open fields or woodland, away from the potential structure.

Later medieval period (AD 1066–1485)

- 4.2.15 The area falls within two distinct topographical zones located on either side of the London-

Oxford road (Uxbridge Road). North of the road the geology consists of clay and consequently the area was heavily wooded and largely uninhabited. South of the London road the geology is mainly brickearth over gravel with well-drained and lighter soils conducive to settlement and farming. In this area lay most of the medieval fields, manor-houses and principal residences.

- 4.2.16 At the time of Domesday survey in 1086, Colham was an extensive manor (estate), largely to the south of the Uxbridge Road, with a population of 33. In the 11th century, Colham and the adjacent Hillingdon manor belonged to Roger de Montgomery, Earl of Shrewsbury, and probably covered all of the area of the subsequent Hillingdon parish (Weinreb et al 2008, 402). In 1094, it passed to Robert de Bellême although King Henry I confiscated the lands in 1102. In 1335 Colham, with the hamlet of Uxbridge, was held of the Earl of Cornwall and in 1349 by the Prince of Wales. The main settlement was possibly located south of Colham Green and along West Drayton Road, c 6.9km to the north of the site. Sometime before 1594, the manor absorbed Hillingdon manor (VCH Middlesex iv, 69–75).
- 4.2.17 Colham Garden manor estate was first mentioned in 1461 and lay partly in Hillingdon and partly in West Drayton to the south. The manor house stood in West Drayton. After 1506 it came into the possession of Westminster Abbey. A small settlement existed in Yewsley in the south-west of Hillingdon, c 5.9km to the north of the site (VCH *Middlesex* iv, 55–69).
- 4.2.18 The Domesday Book of 1086 records 'Stanwelle' held by Walter, son of Othere, c 1.2km to the south west of the site, with the River Colne as the western border of the village and of Middlesex. The manorial estate was increased by various purchases from the 15th to the 18th centuries, notably by the acquisition of West Bedfont manor in the 15th century and of Hammonds in the 18th (VCH *Middlesex* iii, 36–41), East Bedfont Manor, c 1.6km to the south east, also lay within the jurisdiction of the manor of Stanwell. West Bedfont, c 600m to the south, may have been a hamlet of Stanwell in 1086; however, the dividing line between West Bedfont hamlet in Stanwell parish and East Bedfont in the parish of Bedfont (now in Greater London) may not have been drawn before the 11th or 12th century. In the Middle Ages the parish was mostly open fields.
- 4.2.19 It is probable that throughout the medieval period the site lay in open fields on the outskirts of the settlement at Stanwell.

Post-medieval period (AD 1485–present)

- 4.2.20 In 1543 the King ordered the cutting of the Duke of Northumberland's River, c 95m to the south (DBA 5, Fig 16), to provide a greater flow of water to Isleworth Mill (VCH Middlesex iv, 1). The river can be seen on Rocque's Topographical map of the County of Middlesex 1754 (Fig 4) to the south of the site which is situated in open land with a faint road towards the east of the site boundary. The closest settlement seen on Roques map during this period appears to be Stanwell to the south west. Faden's Country twenty-five miles round London 1790 (Fig 5), shows little change to the area and the site.
- 4.2.21 The Ordnance Survey 1st edition 25" mile map of 1866 (Fig 6) shows the site remained undeveloped but is now situated within field systems with the addition of a pond to the south of the site boundary. The road seen in earlier maps can be seen more clearly running through the north-eastern corner of the site towards the south and is labelled 'Goathouse Road' (possibly gaining its name because it crosses Goat Housen Close as named in Fig 5). The Ordnance Survey 3rd edition 25" mile map of 1914 (Fig 7) shows only one change within the site, with the pond to the south decreasing in size. The OS 1:2500 scale map of 1934 (not reproduced) shows no change.
- 4.2.22 Heathrow Airport originated in 1929 as a small airfield (Great West Aerodrome) on land south-east of the hamlet of Heathrow from which the airport takes its name. At that time the land consisted of farms, market gardens and orchards; there was a 'Heathrow Farm', a 'Heathrow Hall' and a 'Heathrow House'. This hamlet was largely along a country lane (Heathrow Road), which ran roughly along the east and south edges of the present central terminals area. Development of the whole Heathrow area as a much larger airport began in 1944. It was stated to be for long-distance military aircraft bound for the Far East; by the time the airfield was nearing completion, World War II had ended, and the UK Government continued to develop the airport as a civil airport. The airport was opened on 25 March 1946 as London Airport and was renamed Heathrow Airport in 1966.
- 4.2.23 The Ordnance Survey 25" mile map of 1961 (Fig 8) shows the site has now been cleared with

Goathouse Road no longer running through the site. A road can be seen to the east, but this may be a new road rather than an alteration to Goathouse Road. Within the west of the site, a service drain has been constructed. The construction of Heathrow Airport has drastically changed the broader area with clearance and the development of roads leading to the airport. The development of service drains within the site indicates future construction planned with the study area.

- 4.2.24 The Ordnance Survey 25" mile map of 1970 (Fig 9) shows drastic change within the study area and site. A carpark has now been constructed within the site and a road leading from Southampton Road extends into the western area of the site; Stanstead Road to the west now covers the south-western corner. The plot that forms the site today has now been created, Southampton Road, Stanstead road and the Southern Perimeter Road have all been established. Cargo buildings, cargo terminals and roads have been constructed within the study area to aid the developing Heathrow Airport.
- 4.2.25 The Ordnance Survey 1:1250 scale map of 1983–85 (Fig 10) shows little change within the site. The carpark to the south now appears larger and the carpark for the cargo terminal to the west has now expanded into the western area of the site, covering the existing road. The Ordnance Survey 1:1250 scale map of 1988–92 (Fig 11) shows the development of the Catering centre and the removal of both carparks. The site has stayed the same since this construction until current day.

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 This is followed by an assessment of the likely potential for archaeological remains to be present in the site (high, moderate, low, or no potential if it is clear that any archaeological remains will have already been removed by past ground disturbance); and – in accordance with the NPPF – a statement of the significance (high, medium, low, or negligible) of the known or likely remains in the site. This is based on current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Levels of natural geology, and past truncation

- 5.2.1 The current ground level within the site is assumed at 23m OD from legacy Ordnance Survey spot heights, however, the level of natural deposits is unknown.
- 5.2.2 There is no geotechnical data for the site so historic boreholes and the results of archaeological investigations within the vicinity have been used to predict the level of natural geology within the site. Four BGS boreholes within the study area (Fig 3) have been studied to gain a better understanding of the overall levels of geology and the results are outlined below in Table 1. Natural brickearth was found at levels varying between 0.1m below ground level (mbgl) and 0.5mbgl, overlying Taplow Gravels at depths varying between 0.3mbgl and 1.3mbgl. Natural London Clay was found between 2.7mbgl and 4.3mbgl. Overlying the brickearth and gravels in boreholes BH3 and 4 was a black tarmac surface while above BH1 and 2 was topsoil.
- 5.2.3 During an archaeological evaluation at Sealand Road, c 350m to the east of the site, five trial trenches were excavated (**DBA 7**). Natural Gravels were observed at a height of 22.1–22.3m OD. Natural Gravels were also found at 22.3–22.4m OD at Shoreham Road (**DBA 28**) c 380m west of the site and at 19.1–21.5m, c 670m to the south east on Bedfont Road (**DBA 12**).

*Table 1: summary of geotechnical data (BGS Historical Borehole data)
Levels are in metres below ground level (mbgl)*

BH/TP ref.	Modern made ground	Natural brickearth	Top of Taplow Gravels	Top of natural London Clay
BH1 TQ07SE108 (95m south-west)	<0.4	0.4–1	1–2.7	2.7
BH2 TQ07SE9 (95m north-east)	-	-	0.3–4.3	4.3
BH3 TQ07SE98 (225m north-west)	<0.5	0.5–1.3	1.3–2.9	2.9
BH4 TQ07SE102 (240m north-east)	<0.1	0.1–1.2	1.2–2.9	2.9

- 5.2.4 Based on the information, natural untruncated brickearth within the site may be encountered directly beneath modern made ground at 22.9–22.5m OD, whilst Taplow Gravels can be found

at 22.7–21.7m OD. The natural London Clay can be found between 20.3–18.7m OD. It should be noted, however, that none of the archaeological investigations noted brickearth.

Past impacts

- 5.2.5 The site remained undeveloped until the construction of a road in the late-19th century, after which a carpark and catering centre was constructed on site in the late-20th century.
- 5.2.6 There is no basement present on site but foundations for the warehouse structure within the site may have been trench-built, to a depth of c 1.5m or otherwise sufficiently deep to cut into the natural gravels. These would have heavily truncated archaeological remains within their footprint, although deeply cut features may survive beneath.
- 5.2.7 The construction of drains and any other service trenches within the site would have cut into the natural brickearth and may have extended into the Taplow Gravels, heavily truncating archaeological remains within the footprint of each trench. Deep cutting archaeological features may survive beneath the truncation, cutting through the gravels into London clay.
- 5.2.8 Historic maps show a road running from the south to the north-eastern corner and a pond within the south of the site. The construction of these would have cut into the natural brickearth and may have truncated into the Taplow gravels, truncating earlier remains, with only deep cut features surviving.

Likely depth and thickness of archaeological remains

- 5.2.9 Within areas of the site that were not affected by the construction of the services or warehouse, archaeological remains are expected directly beneath any made ground at the interface of the natural brickearth or gravels. Remains may survive between and beneath building foundations, cutting through the underlying Taplow Gravels into the London Clay to an unknown depth.

5.3 Archaeological potential, and significance of likely remains

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.

Statement of Significance

- 5.3.2 *The site has a moderate to high potential to contain prehistoric remains.* Archaeological investigations within the vicinity of the site have produced a variety of remains dating to the prehistoric period with an Iron Age settlement on the edge of the study area and Stanwell Cursus to the north west. The site's location on well drained Taplow gravels would have made this an attractive area for settlement during the prehistoric period. However, the site may have been situated on the edge of settlement during this period and the construction of the current warehouse on site may have cut down into the Taplow gravels, heavily truncating or completely removing archaeological features. Within the footprint of the current warehouse, potential may be moderate, while outside the footprint, potential will be high. Any remains present within the site dating to this period would be of **high** significance.
- 5.3.3 *The site has a low potential to contain Roman remains.* There is evidence of Roman activity within the study area and the early Roman inhabitants appear to have stayed in the same locations as their Late Iron Age predecessors and to have also used the same fields, c 665m to the south east. The Romano-British settlement is the only known discovery dating to the Roman period and it is possible the site was located in open fields on the edge of the settlement. The construction of the warehouse on site may have cut down to Taplow gravels, heavily truncating or removing completely archaeological features. The significance of any Roman remains would depend on their nature and extent but may be of **medium or high** significance with evidential value for Roman period activity.
- 5.3.4 *The site has a low potential for early medieval remains.* There is limited evidence within the study area for remains from this period with only one excavation showing evidence of medieval occupation. The site's location away from known settlements makes it unlikely that there was substantial activity and the current warehouse on site would have heavily truncated or

removed archaeological remains; but there could be evidence of deeper cut ditches and linear features. Any remains dating to this period would be of **medium** significance for activity linked to settlement.

- 5.3.5 *The site has a moderate potential for late medieval agricultural remains.* There are no finds dating to this period and it is probable that the site was still located in open fields on the periphery of the settlement at Stanwell. There may be potential for agricultural features such as ditches and field boundaries, however, it may only be the bases of these that survive after the construction of the current warehouse. Any agricultural remains dating to this period would be of **low** significance.
- 5.3.6 *The site has a moderate potential for post-medieval agricultural remains.* Modern mapping shows the site remained in open fields away from known settlements until the late-19th century when a road was built and the late-20th century when the current building was constructed. Any remains within the site are expected to be deep cut agricultural features such as ditches and pits and would be of **low** heritage significance. There may be evidence of the early Goathouse Road, but this would also be of **low** significance.

6 Impact of proposals

6.1 Proposals

6.1.1 Plans for the proposed scheme are still in development

6.2 Implications

- 6.2.1 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 basements and 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.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 The plans for the proposed scheme are still in development and therefore the impacts to archaeology are at this stage unknown. The impacts can be updated once the data for the proposals has been received.

7 Conclusion and recommendations

- 7.1.1 No nationally designated heritage assets such as listed buildings or scheduled monuments are present within the site boundary. The site is within the Heathrow Archaeological Priority area (APA).
- 7.1.2 The report has identified that the site was undeveloped, within open fields away from known settlement, until the construction of a road in the late-19th century and then the construction of the current building on site in the late-20th century. The site has moderate to high potential for prehistoric remains and a moderate potential for agricultural remains dating to the late medieval and post medieval period, with low potential for all other periods.
- 7.1.3 Proposals for the development of the site have not yet been finalised.
- 7.1.4 Given the depth of the natural geology within the site, any ground disturbance would truncate or remove completely archaeological remains that have not already been removed by the construction of the current warehouse.
- 7.1.5 Based on the potential for prehistoric remains within the site, its location within an APA established due to the prevalence of Prehistoric remains and the evidence from nearby investigations; it is likely that the local authority would request archaeological investigation to determine the nature, extent and significance of any archaeological remains.
- 7.1.6 The results of the investigation would enable an informed decision in respect of an appropriate mitigation strategy for any significant archaeological assets. This might comprise targeted archaeological excavation in advance of construction, and/or a watching brief during ground works for remains of lesser significance. This would ensure that significant archaeological assets are not removed without record. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 750m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 28/05/2021 and is the copyright of Historic England 2021.
- 8.1.3 Ordnance Survey data © Crown copyright and database right 2021. Historic England statutory designations data © Historic England 2021. The Historic England GIS Designations Data contained in this material was obtained in April 2021. The most up to date publicly available Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

HER – Historic Environment Record

MoLAS – Museum of London Archaeology Service (now MOLA)

DBA No.	Description	Site code/ HER/NHL No.
1	Heathrow Airport, World Cargo <i>Excavation by MOLA in 1995</i> During excavations for a new cargo facility west of Terminal 4, Heathrow in 1995, six long blade artefacts characteristic of the Upper Palaeolithic were exposed. Blade artefacts characteristic of the Upper Palaeolithic were exposed. Possible Bronze Age post-glacial human activity may have removed or dispersed further evidence for Upper Palaeolithic occupation on the site.	ELO12391 MLO103511
2	Lufthansa Cargo Warehouse Development <i>Evaluation by MOLA in 1997</i> No archaeological deposits were recorded. Modern dumps and tarmac lay directly over natural gravel.	LCW97; ELO3845
3	Heathrow Airport, Heathrow Cargo Multi-Storey Car Park <i>Evaluation by MOLA in 1994</i> No evidence of archaeological activity was found. No further periods recorded on site.	SMP95; ELO4567
4	Heathrow Airport Car Park <i>Watching brief by MOLA in 1996</i> No archaeological deposits were recorded.	SNC96; ELO4574
5	Northern Perimeter Road/Western Perimeter Road/Bath Road, Hillingdon, TW6 <i>Archaeological feature</i> A post medieval channel and its associated watercourse, thought to be the Duke of Northumberland's River was located during investigations in 1994 by MOLA.	MLO66100
6	Sealand Road (Heathrow Airport), Hillingdon <i>Evaluation by Allen Archaeology Ltd in 2015</i> Four trenches were excavated, two measuring 40m x 1.60m and two measuring 30m x 1.60m. An undated subcircular pit or ditch was recorded in Trench 1. A modern pit was uncovered in Trench 3. And no features or deposits were recorded within Trench 4. The site appeared to have been significantly truncated in some areas with the asphalt car park surface directly overlying the natural gravel surface in Trench 3 and 4. This suggests that any earlier feature or deposits would have been removed by recent landscaping.	ELO15524

DBA No.	Description	Site code/ HER/NHL No.
7	Sealand Road, (Heathrow Airport - Cargo Distribution Service Site), Hillingdon, TW6 <i>Evaluation by MOLA in 1995</i> The site comprised five trial trenches which revealed prehistoric settlement activity of 48 features consisting of ditches, gullies, pits and postholes. Dating evidence was limited across the site but several fragments of worked and burnt flint were recovered as were two sherds of pottery, all of a prehistoric date. Natural gravel was observed at a height of 22.13m–22.34m OD.	CDS95; ELO2962 MLO62456
8	Southampton Road, (Heathrow Airport - World Cargo Centre), Hillingdon, TW6 <i>Evaluation by Wessex Archaeology in 1996</i> The site comprised five trial trenches and an area of monitoring. The investigations showed that there had been large scale truncation of the site, due to the construction of the previous Freight Terminal and as such no archaeological features or finds were recovered.	ELO4575
9	Shoreham Road East, (Heathrow Airport - Cargo Transit Shed - Building 549), Hillingdon, TW6 <i>Evaluation by MOLA in 1994</i> The site comprised three trial trenches which revealed no archaeological finds or features. Natural was observed at a height of 22.30-22.43m OD.	ELO4608
10	Southampton Road, (Heathrow Airport - World Cargo Centre), Hillingdon, TW6 <i>Evaluation by Wessex in 1996</i> Seven trial trenches produced no archaeological features or finds, indicating that the truncation which had caused the earlier investigations to produce no archaeological results was also present in this area.	ELO9555
11	Bedfont Road, (Cargo Point Development), Spelthorne Borough, Hillingdon, TW6 <i>Excavation by MOLA in 1997</i> The site showed that in the middle Bronze Age the area had been divided into fields and enclosures with two phases of activity. Evidence for an earlier present on the site took the form of Neolithic flints. Most of the features on the site were of a medieval date. These included several wells, pits and postholes, including a group that formed a structure. Gullies and ditches outlining a field system were also present. A large number of the ditches, gullies and postholes were undated. Whilst they are thought to be medieval in date, they may range from the prehistoric to the post medieval periods. The only post medieval features were a series of roadside ditches close to the Bedfont Road.	ELO9574 MLO71815 MLO71821 MLO75487
12	Bedfont Road (Cargo Service Centre) London TW19 <i>Evaluation by MOLA in 2018</i> Natural gravels were recorded between 21.50m OD and 19.10m OD, sloping east to west. The natural geology was overlain by modern terracing and build up across the whole site. No archaeological features were identified; substantial landscaping of the site was found to have taken place during the 20th century.	ELO18642

DBA No.	Description	Site code/ HER/NHL No.
13	Bedfont Road (Project Ensemble Cargo Service Centre), Stanwell, TW19 7NL <i>Watching briefs by MOLA in 2019</i> The eastern edge of the development site lies within a Scheduled Monument, with previous evaluations showing the western area had been previously truncated and was not included in the Scheduling. The investigation on site provided evidence of a scattered rural Romano-British settlement within the Scheduled Monument area. Although the results of the evaluation carried out in the field immediately to the south stated that 'no conclusive proof for human occupation of the site prior to the Romano-British period'; the results obtained, along with the documentation of a previous mitigation prior to 1971, indicated evidence for occupation during the Iron Age. The Iron Age features included a short curvilinear ditch toward the centre of the site with possible external postholes, and possibly the south-west corner of a sub rectangular ditch at the northern end. A likely natural hollow was also excavated in the southern half of the main archaeological area. The next phase comprised an early Roman field system, with a series of aligned ditches and gullies being excavated. The fill contained Middle/Late Iron Age and Roman pottery. The stratigraphic sequence suggested a later Roman phase, comprising an extension to the ditch system to the west. A small sherd of early-Saxon pottery was recovered from the secondary fill of one of these extended ditches, perhaps indicating a long usage for the field system. Two pits may also have belonged to this phase.	ELO21052
14	Bedfont Road, (Land South of Bedfont Road), Stanwell, London <i>Evaluation by MOLA in 2020</i> The site was heavily truncated, and no deposits of archaeological deposits or finds were observed. <i>Watching brief by MOLA in 2020–2021</i> Periodic archaeological monitoring in the Southpoint area found ground layers to a depth of 2m below concrete foundations blocks in the southern area. No archaeological deposits were found. undisturbed natural geology at 0.80m below ground level was discovered in the northern area.	ELO20619 ELO21051
15	Heathrow Airport <i>Archaeological feature</i> Early Bronze Age to late Iron Age ring ditch visible as cropmarks on air photos.	MLO59812
16	Bedfont Lane <i>Archaeological feature</i> Complex of linear features and a sub-rectangular enclosure, visible as cropmarks on aerial photographs.	MLO59806 MLO59807
17	Sanctuary Road <i>Evaluation by MOLA in 1993</i> Three ditches of probable prehistoric date were found.	SRS93; MLO64430
18	Stanwell Road and Bedfont Road <i>Archaeological feature</i> Linear features, ditches and ring ditches seen in cropmarks.	MLO14175 MLO23367 MLO59802 MLO59805

9 Planning framework

9.1 Statutory protection

9.2 National Planning Policy Framework

- 9.2.1 The Government issued the *National Planning Policy Framework* (NPPF) in March 2012 (DCLG 2012) and supporting *Planning Practice Guidance* in 2014 (DCLG 2014). The 2012 NPPF was revised and a new NPPF published in July 2018, with minor revisions in February and June 2019 (MHCLG 2019).

Conserving and enhancing the historic environment

- 9.2.2 The NPPF section concerning “Conserving and enhancing the historic environment” (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16 (unchanged in February and June 2019), reproduced in full below:

Para 184. 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. 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.

Para 185. 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 186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 187. 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 188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

Para 189. 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 190. 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 191. 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 192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

Para 193. 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 194. 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:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 195. 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:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 196. 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 197. 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 198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 199. 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.3 Regional policy

The London Plan

9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within *The London Plan: The Spatial Development Strategy for Greater London* (GLA 2021), formally published on 2nd March 2021.

9.3.2 Policy HC1 “Heritage conservation and growth” of the *Publication London Plan* relates to London’s historic environment.

A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- 2) utilising the heritage significance of a site or area in the planning and design process
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

9.3.3 Para. 7.1.8 adds ‘Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal’.

9.3.1 Para 7.1.11 adds ‘Developments will be expected to avoid or minimise harm to significant

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

9.4 Local planning policy

London Borough of Hillingdon Local Plan

- 9.4.1 The Local Plan Part 1 - Strategic policies sets out the overall level and broad locations of growth up to 2026. Together with the Local Plan Part 2 Development Management Policies and Site Allocations and Designation documents it forms the Council's future development strategy for the borough.

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.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- **Evidential value:** the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- **Aesthetic value:** this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- **Historical value:** the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- **Communal value:** this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).

10.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Desk-based assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the county HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

13 Bibliography

13.1 Published and documentary sources

- ClfA [Chartered Institute for Archaeologists] 2020a, *Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*, Published December 2014, updated October 2020, Reading.
- ClfA [Chartered Institute for Archaeologists] 2020b, *Standards and guidance for historic environment desk-based assessment*, Published December 2014, updated January 2017 and October 2020, Reading
- DCLG [Department of Communities and Local Government], March 2012 *National Planning Policy Framework*
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- Domesday Book, A Complete Translation*, eds Williams, A. and Martin, G.H. 1992, 2002. London: Penguin Books
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<https://content.historicengland.org.uk/content/docs/guidance/conservation-principles-consultation-draft.pdf>
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- MHCLG [Ministry of Housing, Communities and Local Government], 2019 *National Planning Policy Framework*, revised February 2019
- MoLAS [Museum of London Archaeology Service], 2000 *The archaeology of Greater London: an assessment of archaeological evidence for human presence in the area covered by modern Greater London*. London
- Museum of London, 2003 *A research framework for London archaeology 2002*, London
- VCH [Victoria County History], *A History of the County of Middlesex* Vol iii and iv.
- Weinreb B Hibbert C, Keay J, Keay J (eds), 2008 *The London Encyclopaedia*. London: Macmillan

13.2 Other Sources

- British Geological Survey online historic geology borehole data and digital drift and solid geology data
- Greater London Historic Environment Record
- Historic England designation data
- Internet – web-published sources:
- Greater London Authority
https://www.london.gov.uk/sites/default/files/intend_to_publish
- Hillingdon Local Plan
<https://www.hillingdon.gov.uk/local-plan>
- Groundsure historic Ordnance Survey mapping
- Museum of London Archaeological Archive

13.3 Cartographic sources

Faden's Country twenty-five miles round London 1790

Rocque's Topographical map of the County of Middlesex 1754

Ordnance Survey maps

Ordnance Survey 1st edition 25" map (1866).

Ordnance Survey 3rd edition 25" map (1914).

Ordnance Survey 25" maps (1961) (1970).

Ordnance Survey 1:2500 scale maps (1983–85, 1992)

Engineering/Architects drawings

Avison Young – existing site survey (Michael drain architects, 204 Heathrow West, 15/09/10), levelled site survey (Cadplan, Building 1071 Southampton Road East, March 2009)

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	Y	PDF	PDF
Levelled site survey as existing (ground and buildings)	Y	PDF	PDF
Contamination survey data ground and buildings (inc. asbestos)	N	-	-
Geotechnical report	N	-	-
Envirocheck report	Y	PDF	PDF
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	

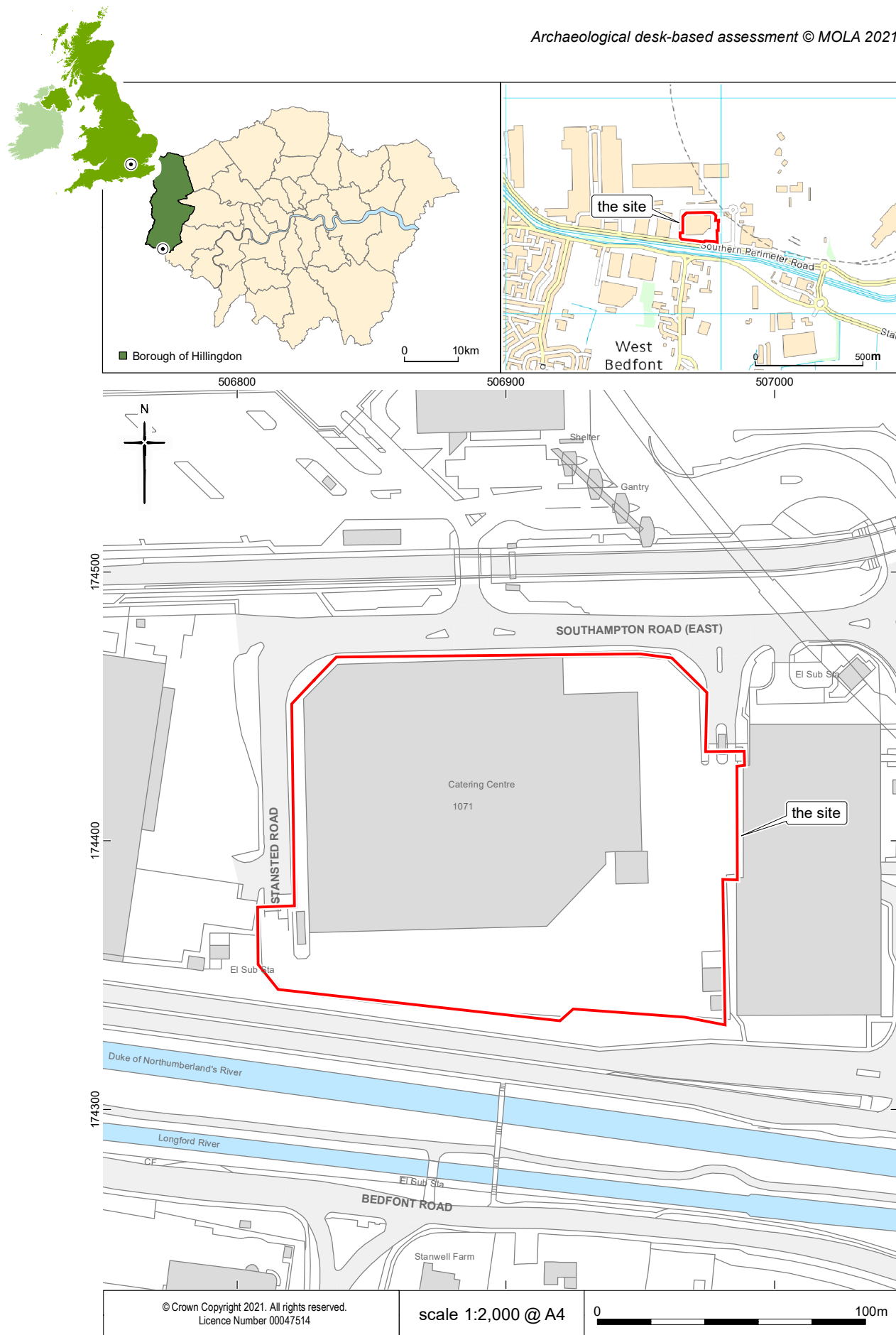


Fig 1 Site location

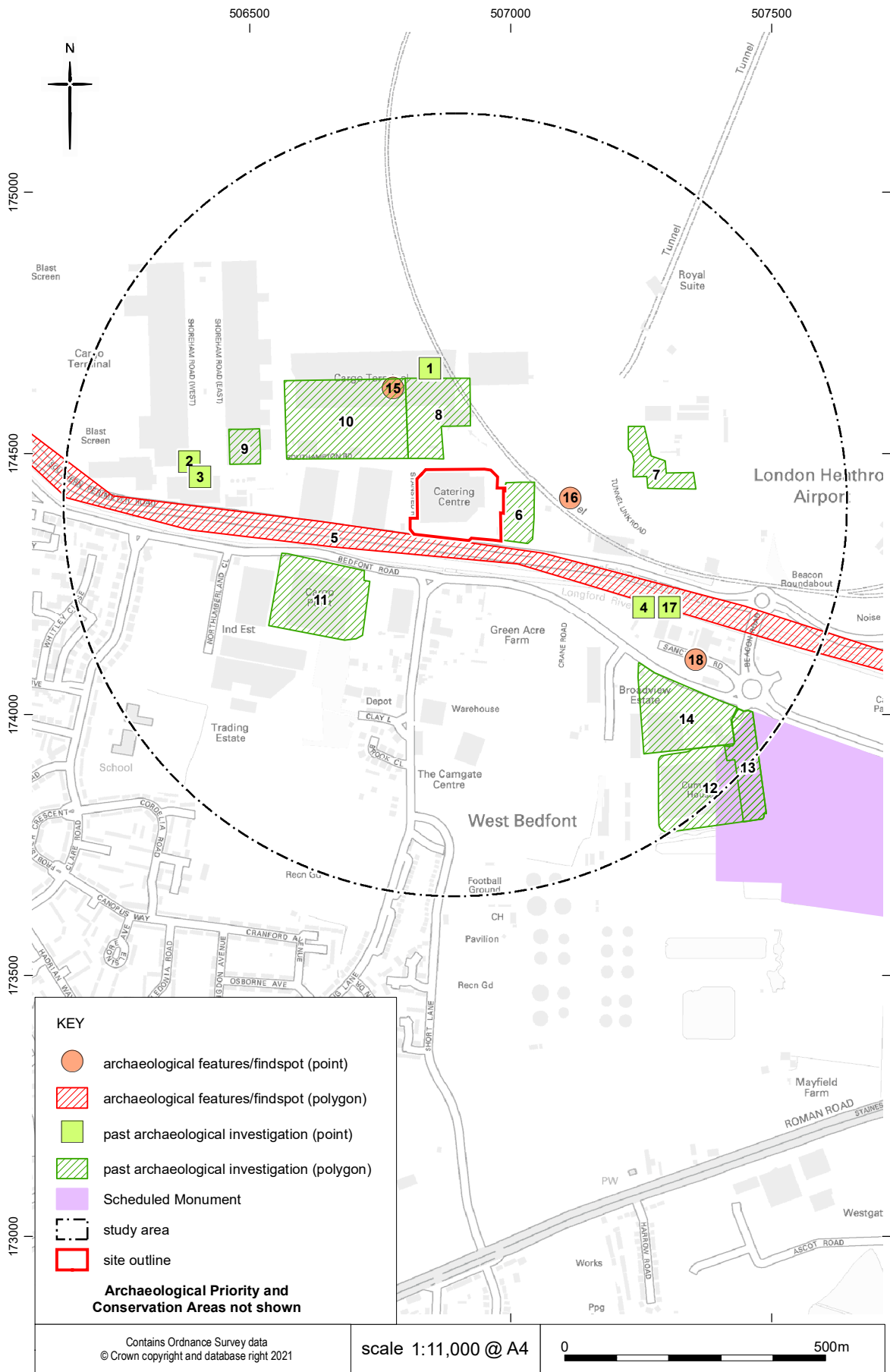


Fig 2 Historic environment features map

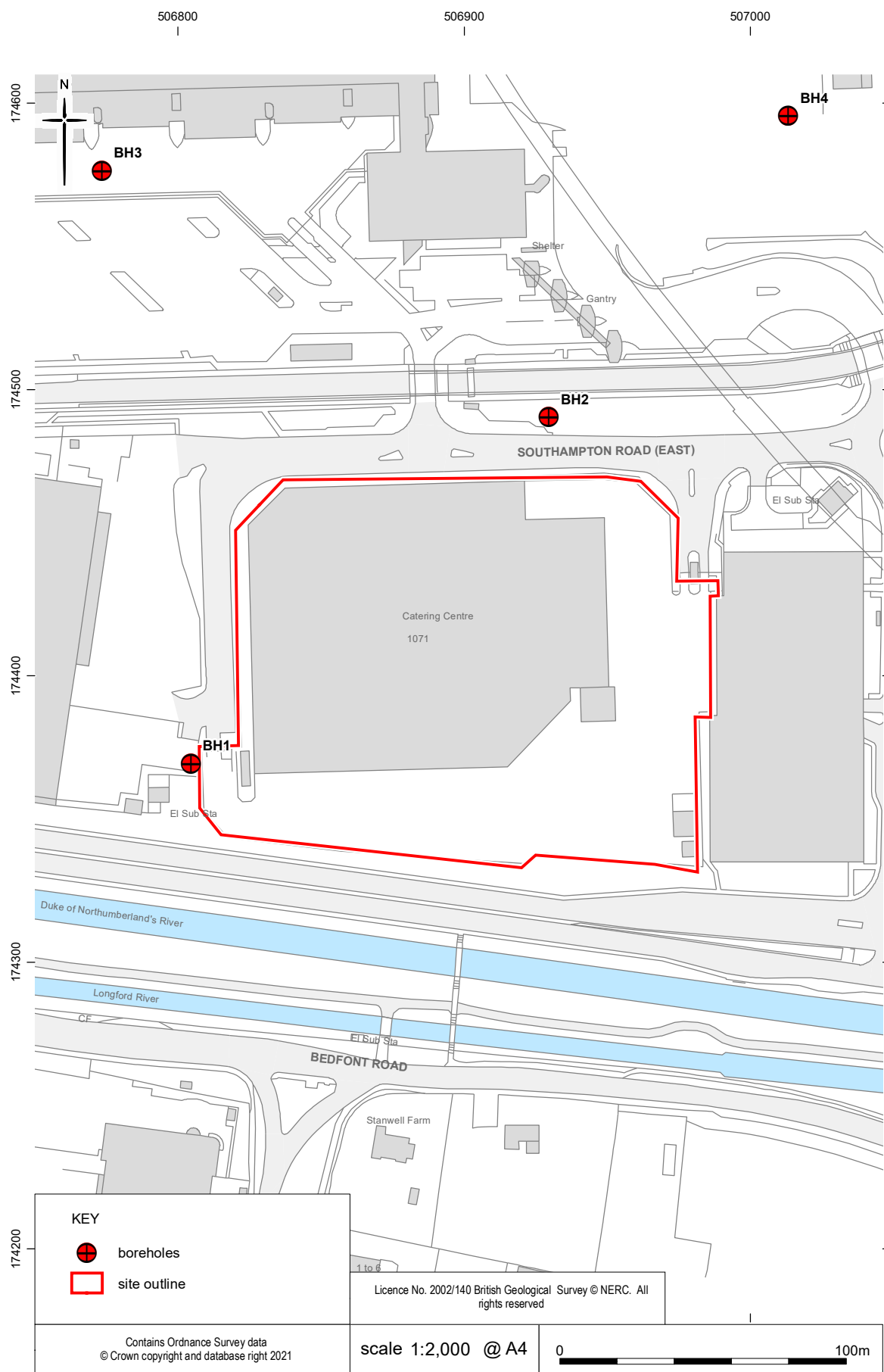


Fig 3 Location of BGS boreholes (British Geographical Survey digital data)



Fig 4 Rocque's Topographical map of the County of Middlesex 1754



Fig 5 Faden's Country twenty-five miles round London 1790

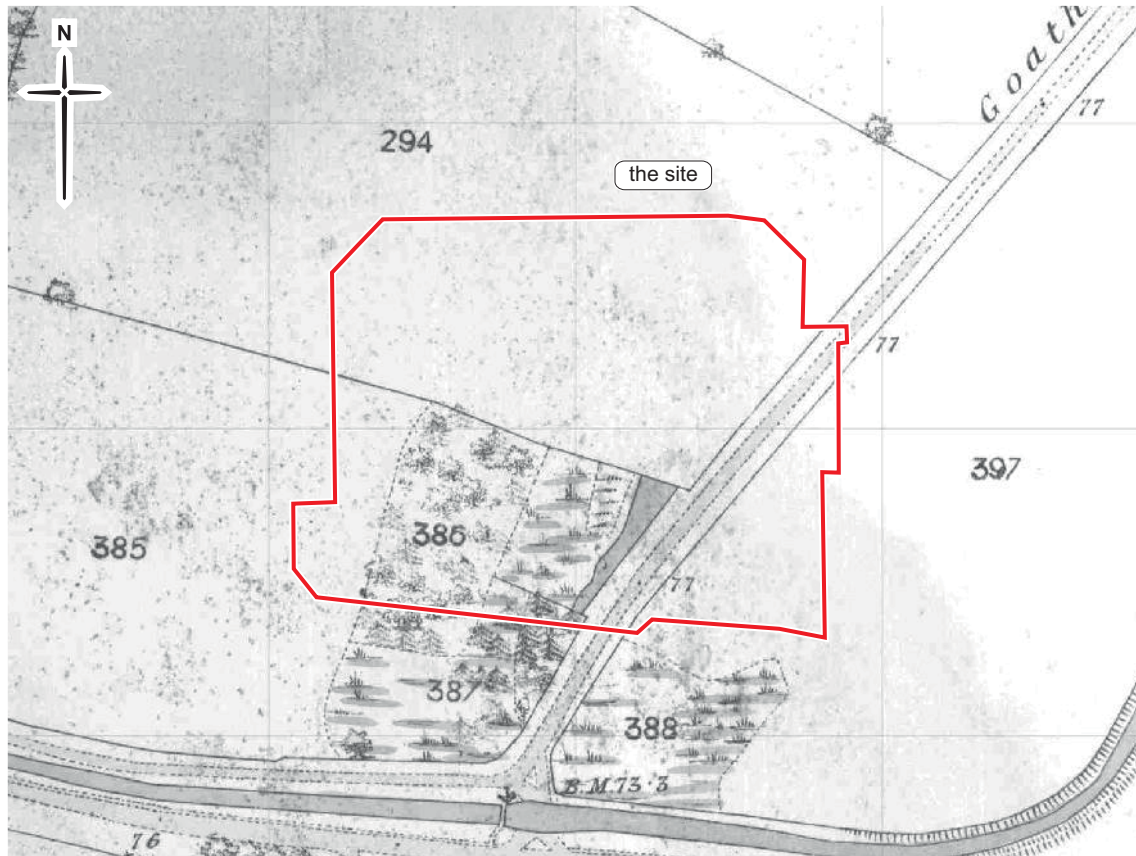


Fig 6 Ordnance Survey 1st edition 25" mile map of 1866 (not to scale)



Fig 7 Ordnance Survey 3rd edition 25" mile map of 1914 (not to scale)

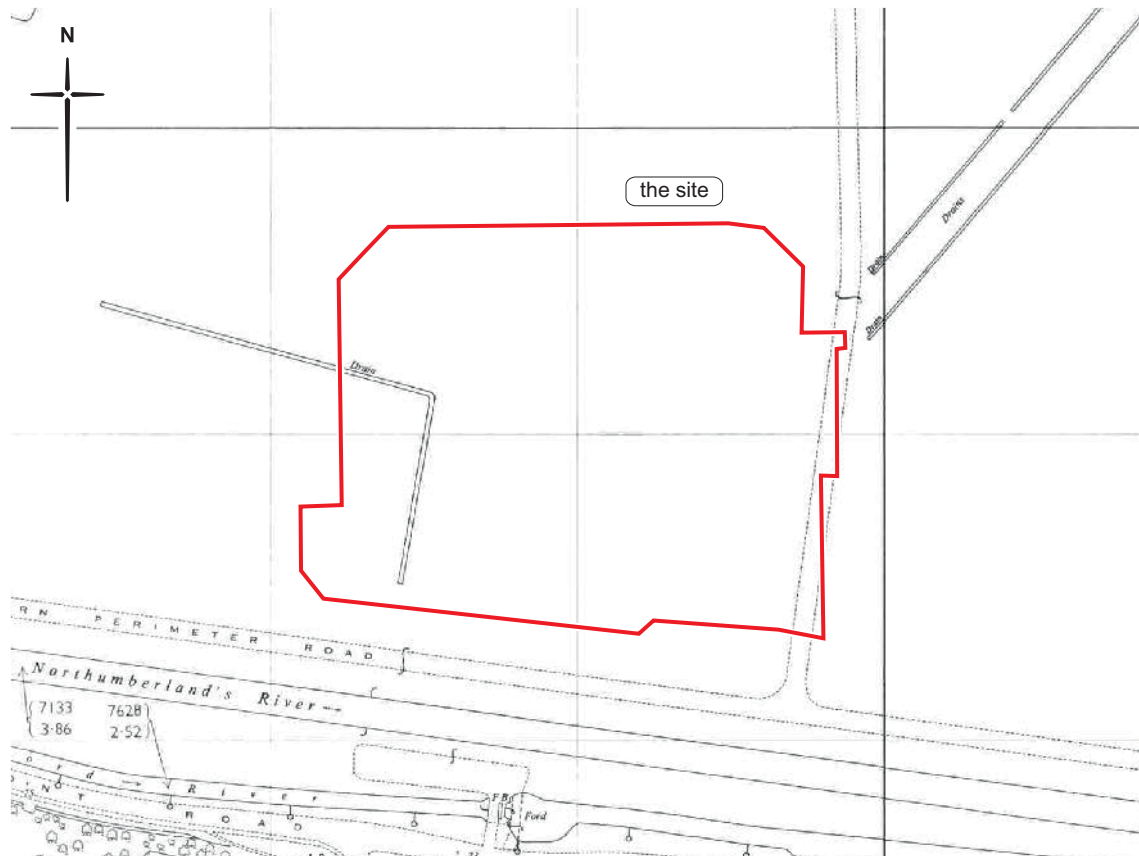


Fig 8 Ordnance Survey 25" mile map of 1961 (not to scale)

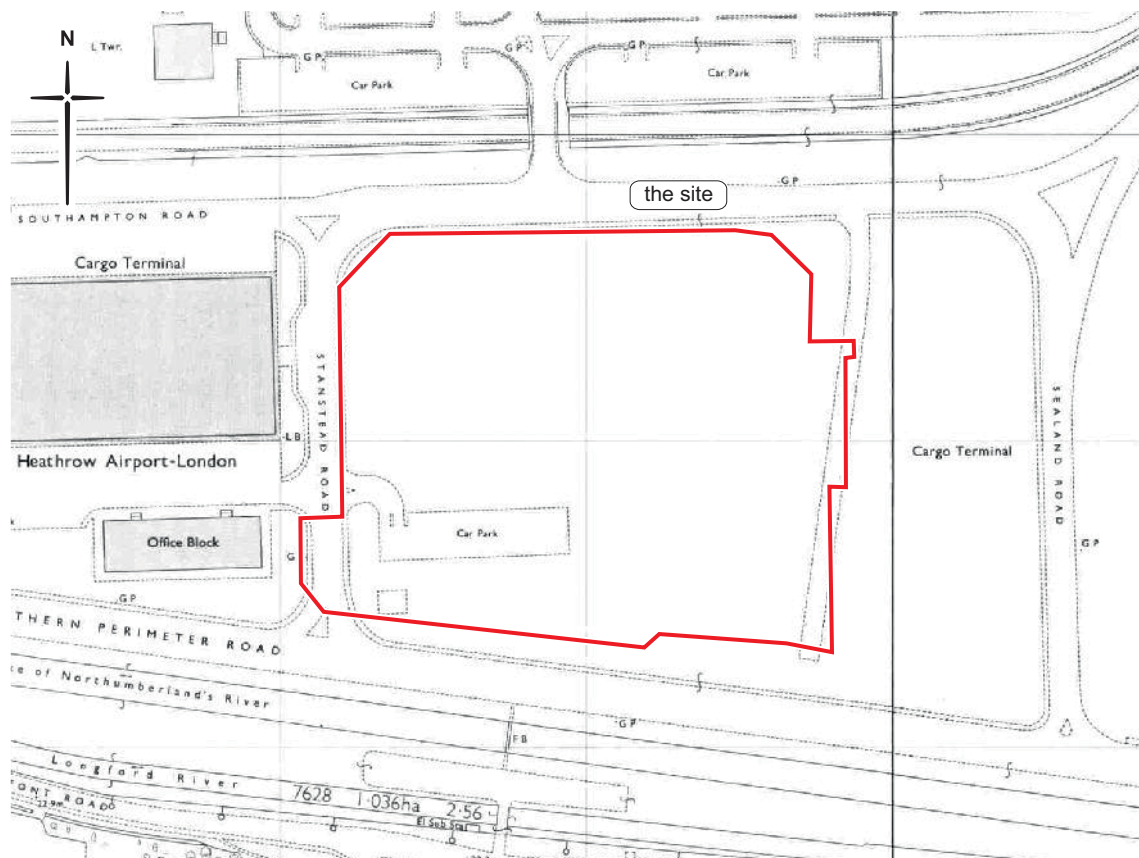


Fig 9 Ordnance Survey 25" mile map of 1970 (not to scale)

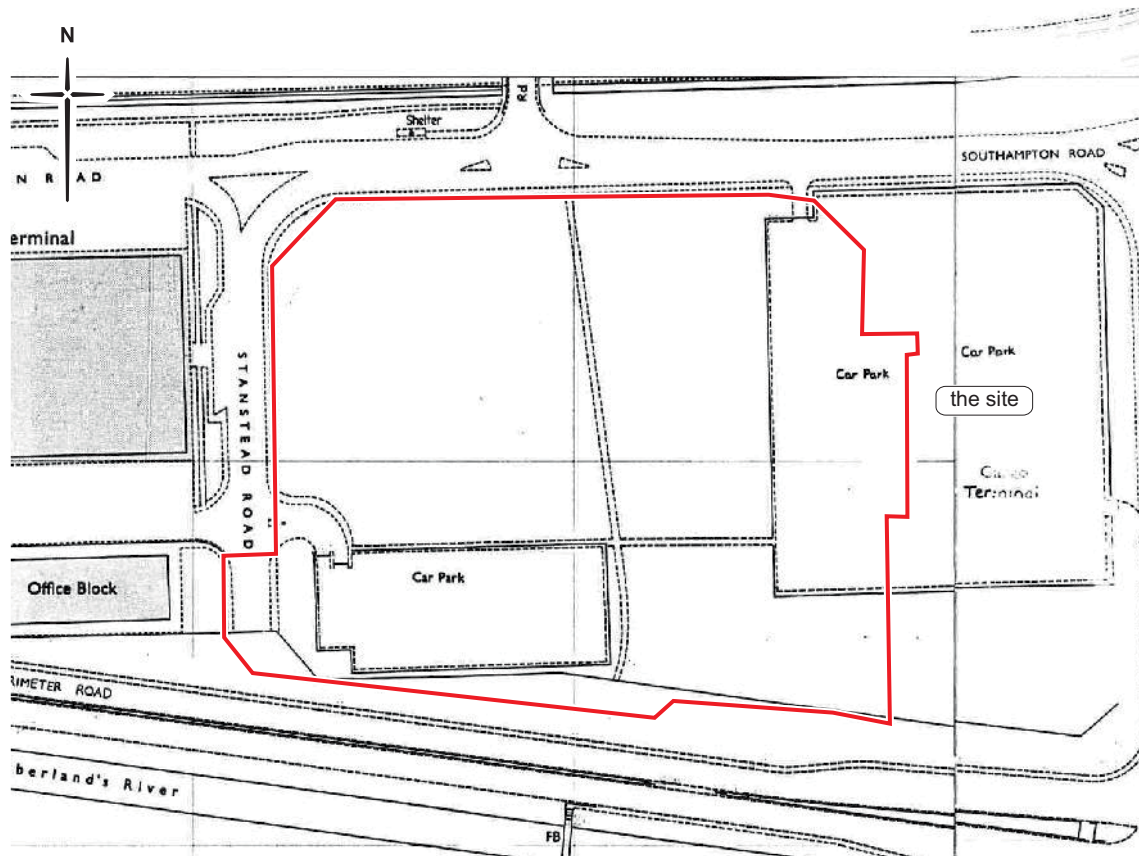


Fig 10 Ordnance Survey 1:1250 scale map of 1983-85 (not to scale)

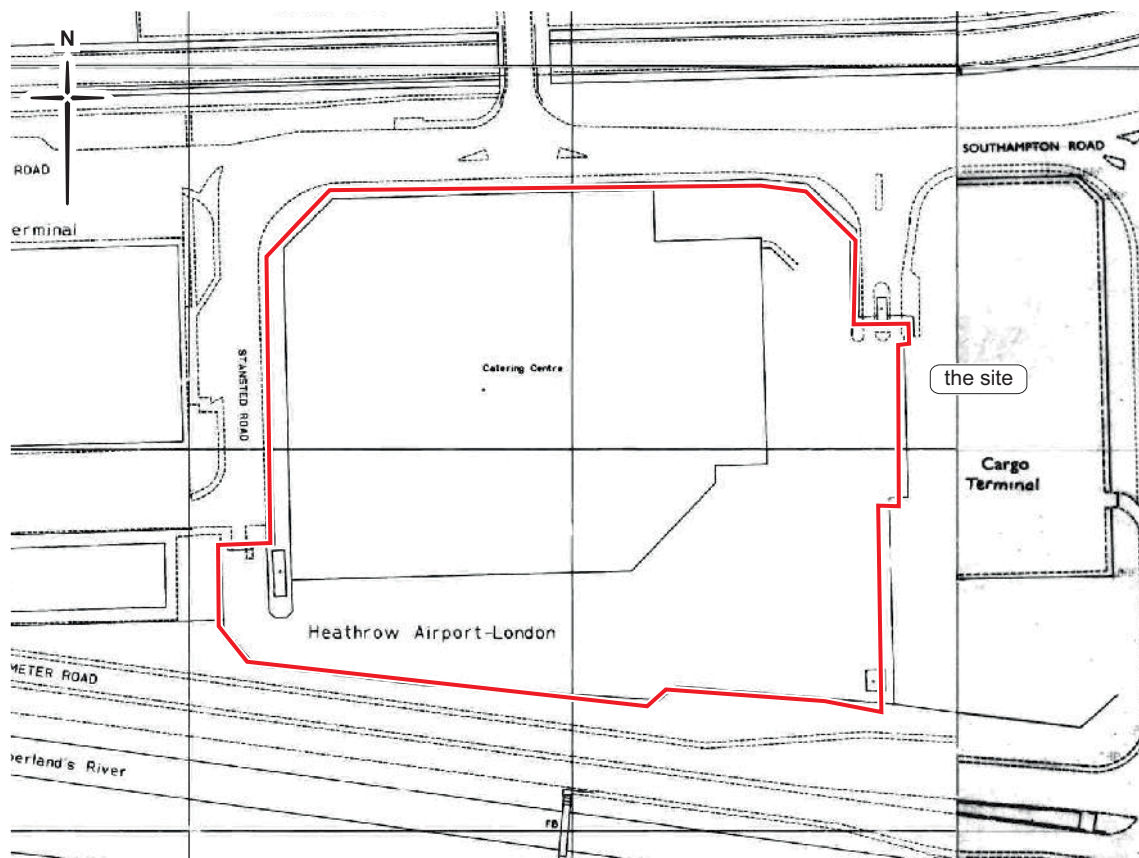


Fig 11 Ordnance Survey 1:1250 scale map of 1992 (not to scale)



Fig 12 Photograph taken looking south-west, showing the Catering Centre (MOLA photo, 03/06/2021)



Fig 13 Photograph taken looking east, showing inside the Catering Centre (MOLA photo, 03/06/2021)

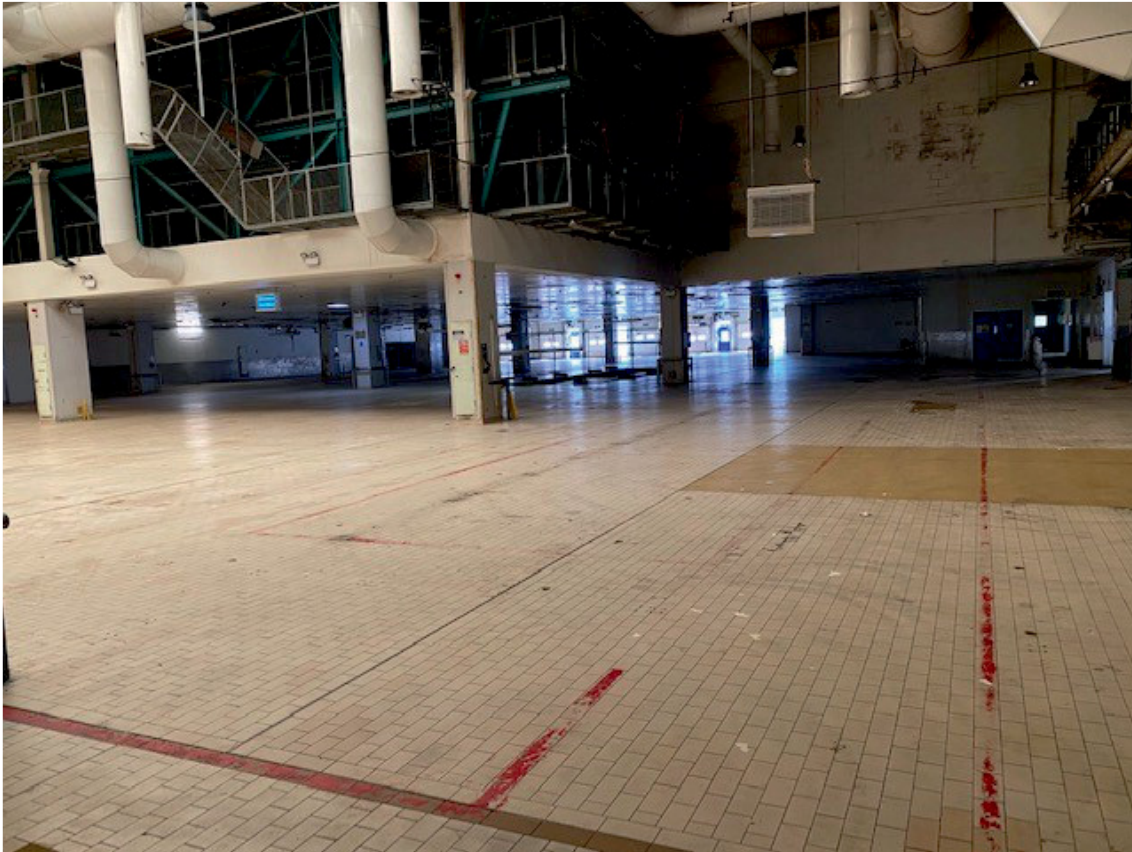


Fig 14 Photograph taken looking east, showing inside the Catering Centre (MOLA photo, 03/06/2021)

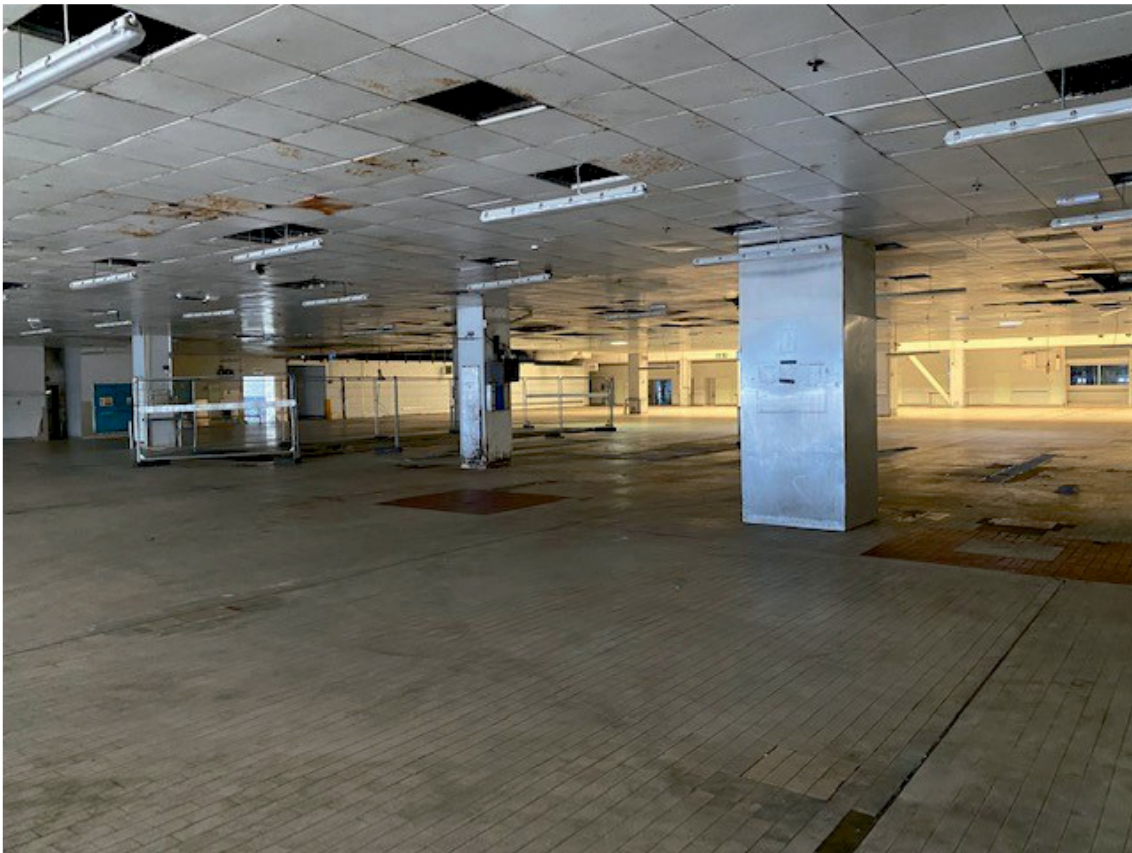


Fig 15 Photograph taken looking south-west, showing inside the Catering Centre (MOLA photo, 03/06/2021)



Fig 16 Photograph taken looking east, showing the Duke of Northumberland's River (MOLA photo, 03/06/2021)