



Park View Hillingdon

Historic Environment Desk-based Assessment

August 2015



Offices in Warrington, Market Harborough, Gateshead, London and Kent

**Historic Environment Desk-based Assessment
Park View
Hillingdon**

August 2015

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NON-TECHNICAL SUMMARY

The area of development is located on land that has been developed within the modern period. There are no designated or non-designated heritage assets within the development site boundary. There are four designated heritage assets recorded within the 500m study which relate to medieval and post medieval farmyards. There are nine non-designated heritage assets recorded within the study area which provide general context to the history of the wider landscape.

The potential for the survival of archaeological remains within the site boundary is negligible as a result of the extent of modern development. Any buried archaeological evidence would be of low heritage significance given the former agricultural use of the site. The development of the site at Park View would have no direct or indirect effects on any known heritage assets within the 500m study area.

1. INTRODUCTION

- 1.1 This report provides a description of the historic environment baseline conditions for Park View, Hillingdon. It has been commissioned by Hunters & Partners Limited.
- 1.2 London Borough of Hillingdon proposes a planning application for the development of this site which will include 60 extra care apartments, basement parking and services.
- 1.3 The desk-based assessment has been undertaken in accordance with the Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (CIfA, 2014).

Site Location

- 1.4 Park View is located in Greater London, at Farrier Close, Hillingdon, UB8 3XG and centred at National Grid Reference TW073810 (507331, 181094). The site covers an area of 0.4ha. This is referred to throughout this report as 'the development site'.
- 1.5 The local planning authority is Hillingdon London Borough Council. The historic environment record relevant to this site is held by the Historic Environment Team at Greater London Historic Environment Record, maintained by Historic England.

Aims and objectives

- 1.6 The aim of this assessment is to provide:
 - a description of the baseline historic environment conditions within the development site,
 - a description of the archaeological potential of the development site, and
 - an assessment of the significance of the known and potential heritage assets, considering the contribution made by setting to that significance.
- 1.7 This report also provides a provisional assessment of the likely effects of the proposed development on the known and potential heritage assets.
- 1.8 This report includes conclusions and recommendations. The recommendations consider strategies to avoid, reduce or mitigate effects on heritage assets that could arise from alteration or destruction of the heritage assets, or development within their setting.

2. LEGISLATION, POLICY AND GUIDANCE CONTEXT

Statutory Legislation

2.1 The statutory legislation most relevant to this report comprises;

- Ancient Monuments and Archaeological Areas Act, 1979: It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.
- Planning (Listed Buildings and Conservation Areas) Act, 1990: In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

National Planning Policy

- 2.2 The National Planning Policy Framework (NPPF) includes as a core planning principle (paragraph 17) to “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*”. Section 12 of the NPPF then goes on to describe provisions specifically relating to conserving and enhancing the historic environment.
- 2.3 Paragraph 128 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that “*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*”.
- 2.4 The glossary to the NPPF describes significance in relation to heritage policy as “*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting*”.
- 2.5 The setting of a heritage asset 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 the asset, may affect the ability to appreciate that significance or may be neutral*”.

Local Planning Policy

- 2.6 The Hillingdon Local Plan: Part 1 – Strategic Policies (adopted in 2012) refers to relevant policy in regards to the historic environment:

Policy HE1: Heritage

The Council will:

1. Conserve and enhance Hillingdon's distinct and varied environment, its setting 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 Ancients 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 [Historic England] '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.

Guidance

- 2.7 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:
- Chartered Institute for Archaeologists Code of Conduct and Standard and Guidance documents;
 - National Planning Practice Guidance (2014),

- Historic England, Historic Environment Advice Note 2 Making Changes to Heritage Assets (HE, 2015),
- Historic England, Historic Environment Advice Note 3 The Setting of Heritage Assets (HE, 2015), and
- Historic England, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment (HE, 2008).

2.8 Conservation Principles (EH 2008) sets out Historic England's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.9 Historic Environment Advice Note 3 The Setting of Heritage Assets (HE, 2015) recommends a staged approach to assessing effects on setting comprising the following steps:

- Step 1: Identifying which heritage assets and their settings are affected;
- Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage assets;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: Explore the way to maximising enhancement and avoid or minimise harm, and;
- Step 5: Make and document the decision and monitor outcomes.

3. METHOD

Areas of Search

- 3.1 Data was gathered for all designated heritage assets within 500m of the development site boundary. This allowed for the identification of the heritage assets where the development could affect the contribution of the heritage asset's setting to its significance. This study area is proportionate to the scale of the development, and was informed by a preliminary appraisal of baseline data.
- 3.2 Data has also been gathered for all non-designated heritage assets within the development site boundary and a 500m buffer from the site boundary. The area of search has been designed to be fully inclusive of the development site boundary to ensure that assets adjacent to the development site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the development site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the development site.

Data Sources

- 3.3 The following sources were consulted:
- The National Heritage List for current data on designated heritage assets;
 - The National Monuments Record maintained by Historic England;
 - The Historic Environment Record (HER) maintained by Historic England;
 - Ordnance survey historic mapping;
 - Hillingdon Local Studies, archives and Museum Service;
 - London Metropolitan Archives;
 - Archaeological Data Service;
 - Aerial photographs and satellite images;
 - British Geological Survey mapping.
- 3.4 The Historic Environment Record was consulted on 22 July 2015; the Hillingdon Local Studies was visited on 28 July 2015; the London Metropolitan Archives was visited on 28 July 2015.

Site Visit

- 3.5 The development site was visited on 28 July 2015. A pro-forma record sheet was completed that recorded the following data:
- Date of survey
 - Surveyor(s)
 - Weather conditions
 - Site description

- Known heritage assets (noting presence or absence and condition)
- Archaeological potential
- Health and safety

3.6 A vantage point survey was also undertaken to determine those assets where the development could affect the contribution made by setting to the asset's heritage significance. The survey was undertaken in accordance with the guidance in Historic Environment Advice Note 3 The Setting of Heritage Assets (HE, 2015). The survey considered:

- The nature of the physical surroundings in which the heritage assets are experienced (including visual and functional relationships with other heritage assets, formal design, openness, integrity and change over time);
- The way the assets are appreciated, experienced and understood (including views, visual prominence, associative attributes and intentional intervisibility with other assets); and
- The location, form and appearance of the development.

Assessing Heritage Significance

3.7 The significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest¹ (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values² (evidential, historical, communal, and aesthetic).

3.8 For designated assets (Listed Buildings, Scheduled Monuments (SM), Registered Parks and Gardens, Registered Battlefields, World Heritage Sites and Conservation Areas), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II* and II) according to relative significance.

3.9 The relative importance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means that they are treated as if they are designated assets.

¹ Described in the NPPF Glossary (see paragraph 2.4 above)

² Described in Conservation Principles (see paragraph 2.8 above)

Table 1: Criteria Determining Relative Receptor Importance

Importance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High (National)	Nationally important resources: Grade II* listed buildings, Grade II listed buildings, Conservation Areas, Scheduled Monuments, Grade II* and II Registered Parks and Gardens, Registered Battlefield.
Moderate (Regional)	Regionally important resources: Non-designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values
Low (local)	Locally important resources: Non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible (minor)	Assets with very low or no evidential, historical, aesthetic and/ or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

Assessing the effects of the proposed development

Magnitude of Change

- 3.10 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the heritage asset against the predicted magnitude of change. This includes the assessment of effects on the setting of heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.
- 3.11 The descriptions of magnitude of change, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Table 2: Magnitude of Effect

Magnitude	Definition
High	Total loss or substantial harm to key elements, or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be partially changed.
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/None	No loss or harm to heritage significance. Change barely distinguishable.

Significance of Effect

- 3.12 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the heritage assets affected.

Table 3: Significance of Effect

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
High	Major	Major or Moderate	Moderate	Low	Negligible
Moderate	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/None	Negligible or None	None	None	None	None

- 3.13 Heritage policy makes a distinction between substantial and less than substantial harm (NPPF, paragraphs 132 - 134). For the purpose of this assessment, high adverse effects are equivalent to substantial harm. Moderate and low effects are equivalent to less than substantial harm. Effects that are negligible are less than substantial and are also not significant.

Limitations of this Assessment

- 3.14 Monument data from the HER and NMR consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.
- 3.15 Due to these limitations, it is possible that previously unrecorded heritage assets with archaeological interest could survive within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey, cannot always clarify.

4. BASELINE CONDITIONS

Introduction

4.1 In support of the following text, the following figures have been produced:

- Figure 1: The location of known heritage assets
- Figure 2: 1878 1st Edition Ordnance Survey

4.2 In the following text, time periods used are as follows:

- Palaeolithic: 500,000 -10,000 BC
- Mesolithic: 10,000 – 4,000 BC
- Neolithic: 4,000 – 2,200 BC
- Bronze Age: 26,000 - 700 BC
- Iron Age: 800 BC – AD 43
- Roman: 43 – 410
- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1901
- Modern: 1901 - present

4.3 In the following text, abbreviations uses are as follows:

- LB – Listed Building
- NDHA – Non-designated heritage asset

4.4 Bracketed numbers (e.g. (1)) reference the unique identifying number allocated to heritage assets in the Gazetteer (Appendix A) and on Figure 1.

Site Geology and Topography

4.5 The solid geology is recorded by the British Geological Survey as London Clay Formation (clay, silt and sand) overlain by sand and gravel.

4.6 The site is level at an elevation of approximately 42m above Ordnance Datum.

Archaeological and historical background

Prehistoric

- 4.7 The prehistoric period is not well represented within the 500m study area with only two records held for Palaeolithic findspots (**5** & **6**). Within the wider landscape there are additional records however which provide a broader picture of prehistoric activity within the landscape. These include additional Palaeolithic flint flakes, cores and handaxes approximately 650m to the west. Approximately 700m to the south of the development site are a number of prehistoric finds ranging from the Palaeolithic period through to the Bronze Age, these include a large number of Palaeolithic implements found during industrial pit working, Neolithic flints and potsherds and Bronze Age cremations found in a probable cremation cemetery setting during pit working.

Roman

- 4.8 There are no records found within the site boundary or the surrounding study area from the Roman Period.

Medieval

- 4.9 During the medieval period the area of the development site was rural agricultural land dispersed with small hamlets along lanes and trackways. Within the wider landscape this picture of medieval Middlesex is evident through the villages and towns which still retain parish churches.
- 4.10 To the north were the medieval villages of Hillingdon (Old English: Hillendone) and Cowley (Old English: Couelie) which are distanced 1.8km and 1.6km to the north and northwest, respectively, from the development site. These areas have undergone substantial urban expansion during the late post medieval and modern periods. As a result there are very few recorded assets within the landscape which date from the medieval period. The parish churches of St John (Hillingdon, List Entry Number 1080160 Grade II*) and St Laurence (Cowley, List Entry Number 1286371 Grade II*) remain extant, however the setting of both medieval cores to these villages have been largely altered with post medieval and modern transport routes and urban expansion.
- 4.11 Closer to the development site was the medieval farm of Hubbard's Farm (**7**), located 400m to the northeast. The listed building of Outbuilding at Hubbards Farm (**1**), dated to the 1500s, is noted from modern aerial photography as having been destroyed.
- 4.12 None of these assets are within the site boundary. Only the assets of Hubbard's Farm and a previously recorded medieval field system (**8**) are within the 500m study area.

Post Medieval

- 4.13 During the post medieval period the rural landscape around the development site remained relatively unaltered. From John Rocques Map of the County of Middlesex (1754) through to the 1st edition OS Map (1878) there is very little change observed.
- 4.14 The area surrounding the development site was an agricultural community with Hubbard's Farm (**2-3**) and Moorcroft Farm (**4**) located nearby to the north. Further afield saw the industrial development of Uxbridge which brought the Uxbridge Railway line to the north and the Great Western Railway to the south, along with the Grand Union Canal.
- 4.15 Additional post medieval evidence is recorded within the 500m study area. Ditches (**9**) and landfill sites (**11-13**) were recorded during the intensive development of the area.

Modern

- 4.16 The modern period saw the extensive urban expansion across the rural landscape which gradually overtook the historic character of the development site. By the late 1980s or early 1990s the area surrounding the development site was developed into residential housing. An Adult Training Centre was built immediately to the north of the site boundary and the A408 bypass immediately to the south. The current Park View Day Centre was constructed in the late 1990s and has resulted in the area of the development site being completely developed with no retention of its historic setting.

Previous archaeological events

- 4.17 There are no archaeological events within the proposed development site boundary.
- 4.18 Within the 500m study area there were archaeological evaluations undertaken at the site of Hubbard's Farm. In 2000 an evaluation was carried out across the site prior to development for housing. The works discovered the remains of walls of known pre-existing buildings associated with Hubbard's Farm.
- 4.19 Building recording was undertaken 2007 on the early 16th century listed Grade II Outbuilding at Hubbard's Farm (**1**) and the later 16th century listed grade II Large Barn to East of Hubbard's Farm (**2**) along with archaeological investigation of the interior floor levels of the the Large Barn to East of Hubbard's Farm (**2**). These buildings have since been destroyed. However the historic timbers have been salvaged with planning condition attached to any further development of the site to include the rebuilding of the structures.

Historic map regression

- 4.20 Below is the list of relevant historic mapping which provide highlighted changes relevant to the historic environment assessment for the proposed development site:

1754 Map of the County of Middlesex by John Roque

- 4.21 This map shows an area possibly covering the development site as a hamlet surrounded by agricultural land at the junction of four lanes with Colham Green to the north and Goulds Green to the south. The map does not identify any features within this area.

1825 Enclosure Map for Hillingdon Parish (photograph 1)

- 4.22 The area of the development site is still shown as a rural landscape. The field boundaries are irregular in shape. The development site is located in a plot designated as 'allotment in hedging field' owned by Sir Daniel Williams who had been a local chief magistrate. The surrounding plots were also owned by Sir Daniel except for the plot adjacent to the lane heading south to Goulds Green, immediately to the east of the development site, which was owned by William John Arabin esq and was designated as 'allotment in hedging fields' surrounding 'cottages and gardens'.
- 4.23 To the north of the development site was a collection of buildings centred approximately around the junction for the lanes, one building noted within the apportionment as 'house offices'. There is an irregularly shaped pond noted also to the north of the development site in a plot designated as 'home close'. There are no buildings or other features observed within the immediate surrounding area or within the development site.



Photograph 1: 1825 Enclosure Map for Hillingdon Parish (North arrow shown)
Sourced from Uxbridge Library Local Studies

1878 Middlesex OS Map 1:2,500 (figure 2)

- 4.24 The area and character of the development site remains unchanged from the 1825 enclosure map with this map showing the development site located within a large agricultural field. The plots to the north and to the east are noted as formal landscaped grounds of properties associated with the nearby hamlet to the north.
- 4.25 There are small buildings to the east of the development site adjacent with the unnamed lane heading south toward Goulds Green, likely cottages associated with the earlier cottages and gardens of the 1825 enclosure mapping. The pond to the north of the development site has shrunk in size with only its northern extent present. Northeast of the hamlet is Hubbard's Farm which is located to the south of the Moorcroft estate.
- 4.26 There are no buildings or other features observed within the immediate surrounding area or within the development site.

1895 Middlesex OS Map 1:2,500

- 4.27 By the 1895 mapping the area to the east of the development site has been developed into terraced houses with rear garden plots. There is a primitive Methodist chapel identified within this group of buildings.
- 4.28 To the north of the development site the building previously designated as 'house offices' in the 1825 enclosure apportionment is shown with glazed roof outbuildings and it is now identified as Colham House. The pond is still shown. Further north to the opposite side of the junction within the hamlet is a large building identified as Evelyns. This property is set away from the lanes with a large semi-circular driveway reaching the property through a formal garden. The rear of the property looks out over the rural landscape.
- 4.29 There are no buildings or other features observed within the immediate surrounding area or within the development site.

1914 Middlesex OS Map 1:2,500

- 4.30 Colham House along with its associated outbuildings is the only property shown still present to the north of the development site. The pond is no longer shown on this mapping. To the east of the development site the terraced properties along with the Methodist chapel are still shown.

1934 Middlesex OS Map 1:10,560

- 4.31 The next significance change to the area occurs within the 1934 mapping that no longer shows the property of Colham House. Also present are multiple properties to the north of the development site running adjacent to the lanes within the hamlet. The lane to the east on which the Methodist chapel is located is titled as Chapel Lane with the

north-western lane known from alternative mapping from this time as Felling Lane. The 1930s buildings along Felling Lane and Chapel Lane are semi-detached residential houses with rear plots located to the north of the development site. There are some possible outbuildings remaining from the Colham House grounds within this space, however these are unidentified.

- 4.32 The development site remains agricultural land, on land to the east is a gravel pit, along with a nursery to its south. Approximately 750m to the west of the development site Yiewsley urban expansion can be seen.

1960 OS Map 1:10,560

- 4.33 Further urban expansion to the west of the development site is observed in the 1960s mapping with the footprint of additional housing development detailed to the north-west on the site of the recently demolished Everlyns building. The majority of the properties adjacent to Felling Lane and Chapel Lane remain unchanged. The Methodist chapel is no longer identified on Chapel Lane nor are the terraced properties which are now shown as possible planned footprints for new buildings. The area of the development site remains unaltered with no further features observed within the immediate surrounding area of within the development site.

1965-70 OS Map 1:10,560

- 4.34 The building footprints shown on the 1960s mapping are shown as present by 1965. The wider landscape has continued its urban expansion. The field in which the development site is located remains open and undeveloped, however to the south of the development site are possible ponds. At approximately 470m south of the development site are observed 'works' and a sports ground along with tracks and drains interspersed within the landscape.

1975-77 OS Map 1:10,000

- 4.35 The 1975-77 mapping shows the whole open area of previous agricultural fields within which the development site is located as rough grassland with no features detailed within 400m to the southwest or southeast. To the north of the development site and to the south of the 1930s properties along Felling Lane and Chapel Lane, is 'Adult Training Centre'. This building is detailed as complete with its entrance to its south with a road leading from Felling Lane to the centre from the west. This centre is not located within the development site boundary.

1989-90 OS Map 1:10,000

- 4.36 The planned route of the A408 road is shown on this mapping which passes directly to the south of the development site. The development site is bordered by the Adult Training Centre to the north, 1930s properties to the east and the A408 route to its

south and west. The development site is not occupied by any identified features on the mapping.

Site visit

- 4.37 The site was not in use when visited. The boundary to the site was secured with medium height fencing along with a padlocked entrance gate. There are two entrances to the site, the main being off Farrier Close, and a second from the A408.
- 4.38 The site was noted as being completely developed within the modern period with green landscape along with tarmaced path and parking which suggest very low potential for the survival for any unknown archaeology remains. There were no remains of historic field or plot boundaries noted within the development site.
- 4.39 Outside of the site to the south is the modern A408 road, with 1930s housing to the east, and further modern residential development to the north and west. The location within this setting along with the properties low stance within the landscape suggest there would be no setting impact from development of this site.

Designated heritage assets within area of search

- 4.40 There are four designated heritage assets within the area of search, comprising:
- Outbuildings at Hubbards Farm (Medieval) Asset ID 1 (Grade II LB)
 - Large Barn to E of Hubbards Farm (Post Medieval) Asset ID 2 (Grade II LB)
 - Walls to W & S of Hubbards Farm Garden (Post Medieval) Asset ID 3 (Grade II LB)
 - Moorcroft Farmhouse (Post Medieval) Asset ID 4 (Grade II LB)
- 4.41 Assets **1-3** related to the medieval site of Hubbard's Farm 350m to the northeast of the development site. This farm was active throughout the post medieval and into the modern period until it was demolished in the early 2000s as a result of housing development. Moorcroft Farmhouse (**4**) is a post medieval farm located 400m to the north of the development site, it remains extant.
- 4.42 The listed buildings of Outbuilding (**1**) and Large Barn (**2**) were retained within the development scheme however these have now both collapsed as per notes from the Historic England Heritage at Risk Register. Due to the present condition of these assets they are considered to be of low heritage importance. This is because despite their significantly altered condition there has been salvage of building material (historic timbers) as well as substantial previous building recording which provides scope for the assets rebuilding.

Non-designated heritage assets within area of search

- 4.43 There are nine non-designated heritage assets within the area of search, comprising:
- Lithic Implement off Chapel Lane (Prehistoric) Asset ID 5
 - Palaeolithic Handaxe (Prehistoric) Asset ID 6
 - Site of Hubbards Farmhouse (Medieval) Asset ID 7
 - Field System (Medieval) Asset ID 8
 - Ditches (Post Medieval) Asset ID 9
 - House off West Drayton Road (Post Medieval) Asset ID 10
 - Landfill Site 1, Stockley Road (Post Medieval) Asset ID 11
 - Landfill Site 2, Stockley Road (Post Medieval) Asset ID 12
 - Landfill Site 3, Stockley Road (Post Medieval) Asset ID 13
- 4.44 Within the study area there are two prehistoric findspot records (**5-6**), both which dated to the Palaeolithic period. Little is known about these records with their exact location remaining uncertain.
- 4.45 The site of Hubbard's Farm medieval Farmhouse (**7**) is recorded within the historic environment record. Additional medieval records are also held for the possible medieval field system (**8**) and ditches (**9**) which provide a picture of the rural landscape from this time.
- 4.46 The post medieval period is recorded within the 500m study area with assets **10-13** which provide evidence through a still extant house off West Drayton Road along with landfill objects off Stockley Road.

Archaeological potential

- 4.47 There is negligible potential for buried archaeological remains within the site boundary given the extent of modern development. Any archaeological evidence would be of low heritage significance, given the former agricultural use of the site.
- 4.48 Within the development site boundary the area has been developed with landscaped green space to the east of the current Park View Day Centre building and internal tarmacked paths and parking to the west. The preservation of any buried archaeology is unlikely given this extent of development.

5. CONCLUSIONS AND RECOMMENDATIONS

Summary of baseline conditions

- 5.1 The area of development is located on land that has been developed within the modern period. There are no designated or non-designated heritage assets within the development site boundary. There are four designated heritage assets recorded within the 500m study which relate to medieval and post medieval farmyards. There are nine non-designated heritage assets recorded within the study area which provide general context to the history of the wider landscape.

Assessment of effects

- 5.2 The potential for the survival of archaeological remains within the site boundary is **negligible** as a result of the extent of modern development. Any buried archaeological evidence would be of **low** heritage significance given the former agricultural use of the site.
- 5.3 The development of the site at Park View would have no direct or indirect effects on any known heritage assets within the 500m study area. The settings of the designated heritage assets within the study relate to their surrounding agricultural landscape and associated farm structures. The development does not effect these settings.

Recommendation

- 5.4 No further archaeological assessment of mitigation is required in the event of the development of this site given the assessment of negligible potential for archaeological remains and any buried archaeology being of low heritage significance.
- 5.5 This recommendation has been confirmed by email dated 20 August 2015 between The Environment Partnership (TEP) and Greater London Archaeological Advisory Service (GLAAS) which is run by Historic England.

REFERENCES

Data Sources

Archaeological Data Services: <http://archaeologydataservice.ac.uk/archsearch>

Greater London Historic Environment Record

Historic Ordnance Survey Maps: <http://www.old-maps.co.uk>

National Heritage List: <http://list.english-heritage.org.uk> and
<http://magic.defra.gov.uk/>

National Monuments Record <http://www.heritagegateway.org.uk/gateway/>

Legislation and Policy

Ancient Monuments and Archaeological Areas Act, 1979

National Planning Policy Framework, 2012

Planning (Listed Buildings and Conservation Areas) Act, 1990

Best Practice and Guidance

Chartered Institute for Archaeologists 2014, Code of Conduct

Chartered Institute for Archaeologists 2014, Standard and Guidance for Historic Environment Desk-Based Assessment

Historic England 2008, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment

Historic England 2015, Historic Environment Advice Note 2 Making Changes to Heritage Assets

Historic England 2015, Historic Environment Advice Note 3 The Setting of Heritage

APPENDIX A: GAZETTEER OF KNOWN HERITAGE ASSETS

Asset ID	Other ID	Name/Description	Period	Heritage Significance
1	1246142	Outbuilding at Hubbard's Farm	Medieval	Low
2	1284866	Large Barn to East of Hubbard's Farmhouse	Post Medieval	Low
3	1080137	Walls to West and South of Hubbard's Farm Garden	Post Medieval	High
4	1080145	Moorcroft Farmhouse	Post Medieval	High
5	MLO10721	Chapel Lane, Area of Lithic Implement	Palaeolithic	Low
6	1127763	A Lower Palaeolithic Handaxe was found at Colham Green, Yiewsley, in an area of Lynch Hill Gravel Geology.	Palaeolithic	Low
7	MLO9914	Site of Hubbard's Farmhouse, West Drayton Road, Hillingdon	Medieval	Negligible
8	MLO3216	Field System, West of Chapel Lane	Medieval	Negligible
9	MLO76053	Post Medieval Ditches, Evelyns City Academy, Apple Tree Avenue	Medieval	Negligible
10	MLO68570	House, West Drayton Road	Post Medieval	Low
11	MLO72596	Landfill Site, Stockley Road	Post Medieval	Low
12	MLO72617	Landfill Site, Stockley Road	Post Medieval	Low
13	MLO72619	Landfill Site, Stockley Road	Post Medieval	Low

FIGURES



KEY

Site Boundary

500m Buffer

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Non-designated Heritage Assets

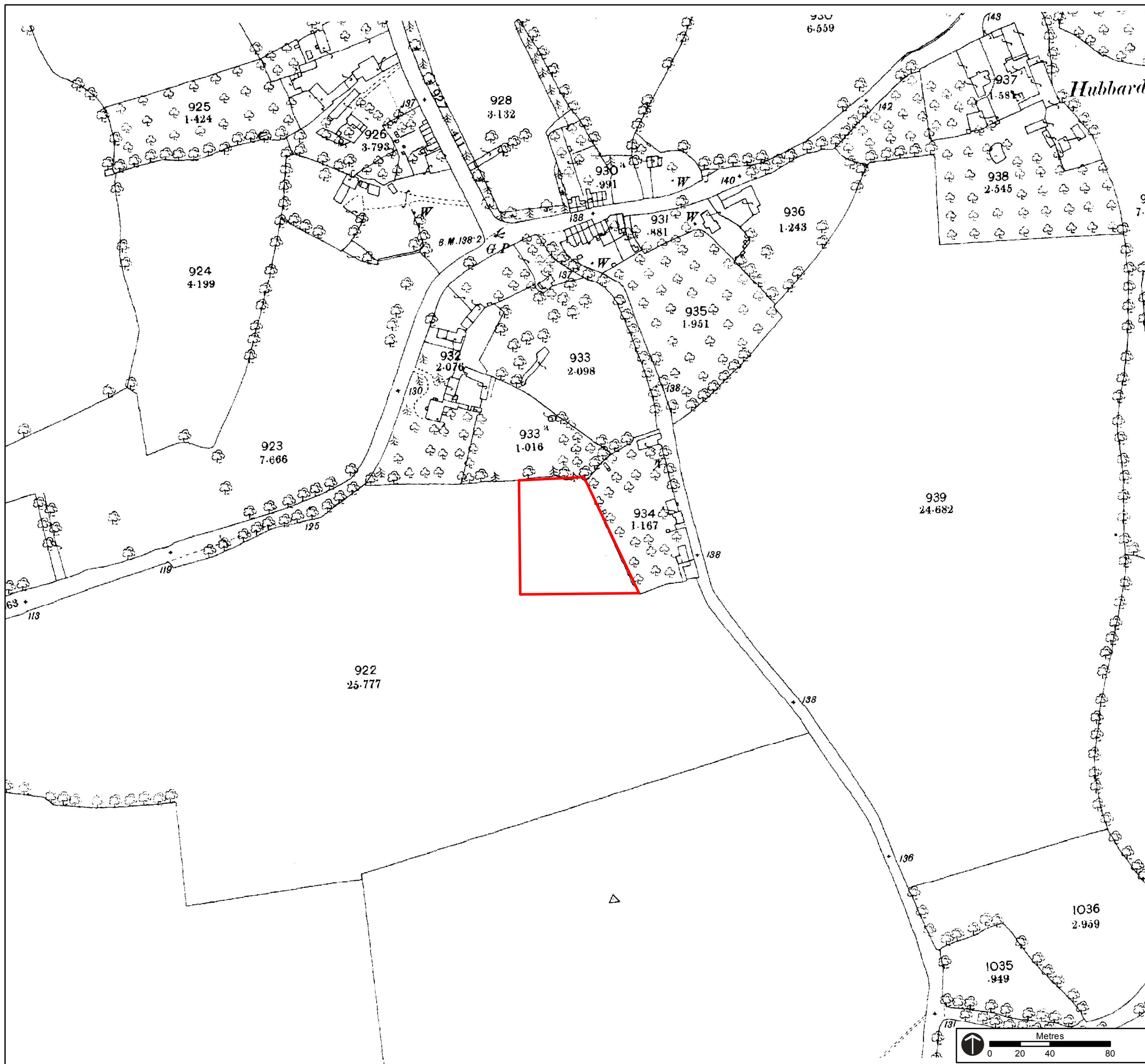
- Non-designated Heritage Assets

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TEP

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 Warrington WA3 7BH
 Tel 01925 844004
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Project:	Parkview, Hillingdon	
Title:	Parkview, Hillingdon - Heritage Assets	
Drawing No:	G5324.001	
Scale:	1:4,000 @ A3	Date: 25/08/2015
Drawn:	Checked:	Approved:
BW	RB	JC



KEY

Site Boundary

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Project: **Park View, Hillingdon**

Title: **1878 Historic Mapping**

Drawing No: **G5324.002**

Scale: 1:2,500 @ A3 Date: 25/08/2015

Drawn: BW	Checked: JC	Approved: HK
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