



The Dower House, Harlington London Borough of Hillingdon

Archaeological Desk-Based Assessment



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Summary

Wessex Archaeology was commissioned by Morse Webb Limited on behalf of Komfort Services to prepare an Archaeological Desk-Based Assessment of land at The Dower House, High Street, Harlington, London Borough of Hillingdon centred on NGR 508918, 177329. This study is intended to support a planning application for a proposed residential development within the site.

The aims of this study were to assess the known and potential archaeological resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. The study makes no comment on the built heritage implications of the proposed development as this is covered in a separate assessment.

The effect of the development proposals on the archaeological resource will be a material consideration in the determination of the planning application. This study has identified no overriding archaeological constraints which are likely to prohibit development.

This assessment has established that the site is located in a landscape that has been settled almost continuously since the Neolithic period. Considerable levels of activity have been identified within the 500 m study area during the Bronze Age, Iron Age and Romano-British periods, with the site located in between at least two areas of late prehistoric settlement. From at least the medieval period, the site formed part of the hinterland of Harlington and until the construction of The Dower House in either the 15th or 16th century was likely in use for agricultural purposes.

The Greater London Archaeological Research Framework highlights that a key regional priority is the continued study and collation of evidence for understanding the use of the Greater London region from the prehistoric to medieval periods. If archaeological remains were to exist within the site dating from the prehistoric to medieval period then they would be considered to have regional heritage value and likely to be identified as non-designated heritage assets.

While there are high levels of activity within the study area, due to a lack of previous archaeological investigation, the presence, location and significance of any buried heritage assets within the site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be required by the Greater London Archaeology Advisory Service, archaeological advisor for the London Borough of Hillingdon.

The need for, scale, scope and nature of any archaeological works should be agreed through consultation with the statutory authorities.

Acknowledgements

This project was commissioned by Morse Webbs Limited on behalf of Komfort Services, and Wessex Archaeology is grateful to David More in this regard. Wessex Archaeology would also like to thank the Greater London Archaeological Advisory Service for providing the Historic Environment data.



The Dower House, Harlington London Borough of Hillingdon

Archaeological Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Morse Webb Limited on behalf of Komfort Services (the client) to prepare an Archaeological Desk-Based Assessment of land at The Dower House, High Street, Harlington, London Borough of Hillingdon (hereafter 'the Site', **Figure 1**), centred on NGR 508918, 177329.
- 1.1.2 This study will support a planning application for a proposed residential development within the Site, to be submitted to the London Borough of Hillingdon Council.
- 1.1.3 This assessment deals solely with the potential impacts on the archaeological resource and makes no comments on the potential effects the proposed development will have on designated heritage assets.

1.2 The Site

- 1.2.1 The Site is an irregular parcel of land of approximately 5586 m² (**Figure 1**) located within the historic core of the village of Harlington. Originating in the medieval period, Harlington today sits within a heavily urbanised landscape, with Heathrow Airport located to its south and areas of suburban development in all remaining directions.
- 1.2.2 The Site is formed by the Grade II Listed The Dower House (list entry 1080196) and its associated boundary wall (list entry 1080197), the former rear garden to Dower House, and a small area of woodland. The northern and southern boundaries of the Site are bordered by residential buildings of different sizes and styles. The western side is occupied by the High Street, which has been the primary road and focal point of the village of Harlington since its inception. The remaining areas of the Site are adjacent to a vast field that is utilised for cultivating crops.
- 1.2.3 The Site is considered to be generally flat, with an above Ordnance Datum (aOD) elevation of around 27 m. The land remains mostly level in all directions, with elevations ranging from 27 to 28 m aOD.
- 1.2.4 The underlying geology of the Site is recorded by the British Geological Survey as bedrock geology of the London Clay Formation overlain with superficial deposits of the Langley silt member.

1.3 Development proposals

- 1.3.1 As currently understood, the proposed development is to entail the construction of residential development and a new access road leading from the High Street through the Site. Two options are currently being considered for the layout of the residential development which are included in **Appendix 4**.



1.4 Scope of document

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the archaeological resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

1.4.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2024): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

1.4.3 The significance of the archaeological resource is predominantly derived from its archaeological interest defined in NPPF Annex 2 as:

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

1.5 Aims

1.5.1 The specific aims of this assessment are to:

- outline the known and potential archaeological resources within the Site based on a review of existing information within a defined study area.
- assess the significance of known and potential heritage assets through weighted consideration of their valued components; and
- assess the potential impact of development or other land changes on the significance of the heritage assets.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

2.2 National Planning Policy Framework

2.2.1 The *National Planning Policy Framework* (NPPF) was published on the 12 December 2024 and sets out the government's planning policies for England and how these are expected to be applied.



- 2.2.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.
- 2.2.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.
- 2.2.4 To summarise, government guidance provides a framework which:
- recognises that heritage assets are an irreplaceable resource;
 - requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
 - takes into account the desirability of sustaining and enhancing the significance of heritage assets;
 - places weight on the conservation of designated heritage assets, in line with their significance; and
 - requires 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 impact, and to make this evidence (and any archive generated) publicly accessible.
- 2.2.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.
- 2.2.6 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource¹.

2.3 Regional planning policy and guidance

The London Plan

- 2.3.1 The London Plan is the spatial development strategy for Greater London and sets out a framework for how London will develop over the next 20-25 years (2021). The London Plan was officially adopted in March 2021. Borough local plans must conform with the London Plan, ensuring that the three-tiered planning system in Greater London is adhered to (further discussed in **Section 2.4**). Heritage policies form chapter 7 of the London Plan.

Archaeological Priority Areas

- 2.3.2 An Archaeological Priority Area (APA) is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. APAs are identified by the Greater London Archaeological Advisory Services (GLAAS) for all of Greater London and are set out in the London Plan and local borough plans.

¹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>



2.3.3 The London Borough of Hillingdon was considered under previous guidance produced for the identification of APAs and has not been updated to the new tier system introduced by GLAAS. The old system identified two tiers of classification:

- Archaeological Priority Area (APA): A local area within which the Greater London Historic Environment Record (GLHER) holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest.
- Archaeological Priority Zone (APZ): A landscape-scale zone within which the GLHER holds evidence indicating the likely presence of as yet unidentified heritage assets of archaeological interest.

2.3.4 The Site is located within the Harlington APA and the Heathrow Area APZ (**Figure 2**).

2.4 Local planning policy and guidance

Hillingdon Local Plan 2012

2.4.1 The Site is situated within the administrative boundaries of the London Borough of Hillingdon, which adopted the *Hillingdon Local Plan* in 2012 (2012) and covers overall level and broad locations of growth up to 2026. It comprises a spatial vision and strategy, strategic objectives, core policies and a monitoring and implementation framework with clear objectives for achieving delivery.

2.4.2 Local planning policies that relate to the historic environment and may be relevant to the proposed development are presented in **Appendix 3**.

Hillingdon Development Management Policies 2020

2.4.3 The London Borough of Hillingdon adopted the *Hillingdon Development Management Policies* (DMP) in 2020 to support the Local Plan and provide more detailed policies and site allocations in response to the changes put forward in the London Plan.

2.4.4 Policies within the DMP that are relevant to this assessment are presented in **Appendix 3**.

3 METHODOLOGY

3.1 Introduction

3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (Cifa 2020).

3.2 Study Area

3.2.1 A Study Area of a 500 m radius of the Site boundary was considered to be suitable for the purpose of this report. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:



- the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;
- the Greater London Historic Environment Record (GLHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within Greater London managed by GLAAS;²
- relevant national, regional and thematic Research Frameworks
- national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;
- historic manuscripts, surveyed maps, and Ordnance Survey maps available online; and
- relevant primary and secondary sources. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.

3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

3.4 Site visit

3.4.1 The Site was visited on 15th February 2023. Weather conditions were dry and clear. A fieldwork record comprising digital photography is held in the project archive and selected photographs are included as **Plates 1-9**.

3.4.2 The aim of the Site visit was to assess the general aspect, character and condition of the Site to identify any prior impacts not evident from secondary sources, and to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest. The results of the site visit are presented in **Section 4.2**.

3.5 Significance

3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

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

3.5.2 The interests as listed in the NPPF are further defined in Historic England's (2019) *Statements of Heritage Significance: analysing significance in heritage assets*. These are:

² Historic environment data was received from the Greater London Archaeological Advisory Service on 24th January 2023 (ref: 17588).



- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and
- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.5.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

3.6 Assumptions and limitations

3.6.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

3.6.2 The records held by the GLHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.7 Copyright

3.7.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides a summary of the recorded historic environment within the Site and Study Area, compiled from the sources summarised above and detailed in the references section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

4.2 2023 Walkover Survey results

- 4.2.1 The main entrance to the Site was traditionally through a small gateway leading to the front of The Dower House and its forecourt (**Plate 1 and 9**). The forecourt has been covered with crushed material to provide a solid foundation for the portacabins and vehicle parking.
- 4.2.2 Access to the other parts of the Site is available through a passageway located south of the south-facing elevation of The Dower House, which leads to the former rear garden and rear courtyard (**Plate 2**).
- 4.2.3 The previous patio area for The Dower House is still in place, but its low brick boundary wall has been damaged (**Plate 3**). The patio's northern limits are marked by a brick wall, where a simple lean-to has been erected on the north face (as shown in **Plate 4**).
- 4.2.4 From the rear courtyard, there is a rough trackway that goes to the eastern portion of the Site (**Plate 5**). The trackway is bordered by raised mounds on both sides, which contain waste building materials on the surface and embedded within.
- 4.2.5 The central section of the Site is rough scrubland with numerous raised mounds that contain additional building waste. A sizable, linear mound running along the northern boundary of the central area is full of broken brick and concrete (**Plate 6**). It is not considered to be archaeological in nature.
- 4.2.6 The eastern portion of the Site is wooded and contains both mature and young trees (**Plates 7 and 8**). Building waste can be found throughout the woodland, much like the rest of the Site.
- 4.2.7 Overall, no features were identified within the Site of archaeological, architectural or historic interest.

4.3 Designated heritage assets

Site

- 4.3.1 The Site contains the Grade II Listed Building known as The Dower House (list entry 1080196) and its associated boundary wall (list entry 1080197). A history of the development of The Dower House is presented in **Section 4.5**.

Study Area

- 4.3.2 In the 500 m Study Area, there are four Grade II Listed Buildings as well as the Harlington Conservation Area. These buildings consist of a public house (listed entry 124844), a row of cottages (listed entry 1194282), Harlington Baptist Church (listed entry 1080195), and a historic road sign (listed entry 1409790). With the exception of the public house, which is located c. 430 m west of the Site, the remaining three Listed Buildings are located within the Harlington Conservation Area, which delineates the historic core of the village and is located c. 320 m north of the Site. Due to the distance of the historic core to the Site, it is considered that there is no potential for as yet unknown archaeological remains associated with these assets to be present within the Site, and as such, they are not considered further in this assessment.
- 4.3.3 Designated heritage assets are illustrated in **Figure 1**.

4.4 Previous archaeological investigations

Site

In 2012, following a fire that damaged The Dower House in May 2011, a phase of historic building recording was conducted (156154). The recording revealed that the house was originally built in the late 15th or 16th centuries as a medieval open hall house and has undergone nine episodes of redevelopment.

- 4.4.1 No information about the archaeological history or development of the Site before the construction of The Dower House was provided in the historic building recording. Additionally, no evidence of any previous invasive archaeological investigations on the Site was found during the preparation of this assessment.

Study Area

- 4.4.2 The Study Area has been the subject of various invasive archaeological investigations. Most of the investigations involved trial trench evaluations to determine the potential for archaeology on a site, with three sites - Imperial College Sports Ground (152819), 99 New Road (137740), and Cranford Lane (172480) - progressing to open area excavation. These excavations uncovered areas of human activity that were complex and multi-phased, with the results of the investigations discussed in **Section 4.5**.
- 4.4.3 Numerous surveys have also been completed on land just beyond the Study Area to the west and south in anticipation of gravel extraction and developments at Heathrow Airport, notably the construction of Terminal 5 (Framework Archaeology 2010). These investigations have revealed a highly intricate archaeological landscape, with evidence dating from the Mesolithic to post-medieval periods. They include two significant phases of occupation during the Iron Age and Romano-British periods, as well as extensive remains of land management practices dating from the 3rd millennium BC to the 18th century.
- 4.4.4 The level of archaeological work conducted in the vicinity of the Site has provided us with a thorough understanding of past human activity in the area. The investigations show that the Site is situated in a landscape that has been in use for the past 8000 years and contains archaeological remains associated with complex and multi-phased settlements.
- 4.4.5 Previous archaeological investigations carried out within the Study Area are illustrated in **Figure 1**.

4.5 Historical and archaeological background

- 4.5.1 The following section summarises the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.
- 4.5.2 Records obtained from the GLHER and other sources are listed in **Appendix 3** and illustrated in **Figure 1**.

Prehistoric (970,000 BC-AD 43)

- 4.5.3 The Langley Silt Member which is present within the Site based on known superficial deposits is a complex and poorly understood set of deposits. It is polygenetic, deposited through different processes in different places (aeolian, alluvial, slope wash etc.). There are also clear indications that it may have been deposited in more than one period, having produced Middle Palaeolithic to Mesolithic artefacts. Although there is no indication of

Palaeolithic or Mesolithic activity in the Study Area, proof of occupation during the Late Glacial and Mesolithic period (9000-4000BC) has been found outside the Study Area, to the south and west during the Terminal 5 investigations (Framework Archaeology 2010:11). The archaeology found included residual materials (flints) and evidence of temporary settlement, likely used by migratory hunter groups who were tracking wild herds in the Thames Valley.

- 4.5.4 The earliest evidence of human activity in the Study Area dates back to the Neolithic period. During excavations at the Imperial College Sports Ground (Event ID: 152819; Monument ID: 118146), located 480 m northwest of the Site, at Cranford Lane, 460 m to the east of the Site (Event ID: 115573, 145176, 150767 and 141273; Monument ID: 172480), and at The Ibis Hotel, 450 m to the south of the Site (Event ID: 130478; Monument ID: 118146 and 126684), three areas of domestic occupation were identified. Additionally, flints were found during two separate investigations 470 m southwest (149552) and 420 m northwest (140565) of the Site. These findings collectively suggest that the area was well-populated during the Neolithic period, with the three areas likely connected to a single community.
- 4.5.5 The transition to the Bronze Age is marked by the abandonment of the Ibis Hotel settlement, with the Cranford Lane and Imperial College Sports Ground settlements taking precedence. Investigations at both sites have revealed a series of ditches and driveways that suggest a concentrated period of reorganisation of land management practices (147110, 99590, 146846 and 150767).
- 4.5.6 Archaeological work carried out at Heathrow Airport has shown that the Early to Mid-Bronze Age saw extensive woodland clearance and a significant expansion of the agricultural landscape, with the settlements at Cranford Lane and Imperial College Sports Ground likely being part of this development.
- 4.5.7 During the Late Bronze Age, the settlements at Cranford Lane and Imperial College Sports Ground underwent significant changes in their focus. At Cranford Lane, the settlement shifted southwards and a series of new post-built structures were erected (105242). Meanwhile, the Late Bronze Age features discovered at Imperial College Sports Ground were concentrated in the southern area, comprising two sub-rectangular enclosures and a post-built structure (146846). These changes suggest a more formalised approach to occupation areas and reflect wider changes in settlement patterns throughout the region, as demonstrated by previous archaeological findings (Framework Archaeology 2010:20).
- 4.5.8 During the Iron Age, the settlement pattern within the Study Area shifted for a third time. It appears that the settlement at Cranford Lane was abandoned, possibly in favour of a new site constructed to the west. Archaeological remains uncovered during investigations at Ibis Hotel identified part of an enclosure, ditches, pits, and post holes (130478). In contrast, the settlement at Imperial College Sports Ground expanded, with a large regular enclosure and a series of round houses discovered during investigations south of the earlier sub-rectangular enclosures from the Late Bronze Age (117815). These changes in settlement patterns reflect wider trends in the region, with activities becoming more formalised and concentrated (Framework Archaeology 2010:20).

Romano-British (AD 43–410)

- 4.5.9 The beginning of the Romano-British period is marked by an abandonment of all Late Iron Age settlements within the Study Area. Reasons for this remain unclear but may be related to changes that took place within the wider landscape. Investigations conducted during the Heathrow Airport Terminal 5 project revealed that the early Romano-British period witnessed significant modifications to the landscape, including the establishment of new



field systems that replaced earlier land divisions and the construction of a single large, nucleated settlement. Similar alterations are evident within the Study Area, as demonstrated by a series of ditches discovered at the Ibis Hotel (108138) and south of the Imperial College Sports Grounds. It is possible that the former inhabitants relocated to the new settlement or were forced to move.

- 4.5.10 In the 3rd century, the land at Cranford Lane was in use again, as shown by investigations conducted by the West London Archaeological Field Group. The team identified a series of field boundaries and a stock or settlement enclosure. The discovery of significant quantities of pottery and building materials also led to the hypothesis that a substantial building may be located close to the site (115483).³ The material uncovered, which included lead, suggests it may be of high status.
- 4.5.11 Further evidence of Late Romano-British settlement was encountered in the investigations completed by the Museum of London Archaeological Service in 1997 (172480). The survey found a further series of complex enclosures, three wells, a post-hole structure and thirteen pits (1451756). The substantial building suggested by the West London Archaeological Field Group to exist was not located. However, the survey did find material culture which validates the claims by the West London Archaeological Field Group that a large building was present within the immediate landscape, including Roman roof tile and further pieces of led (MOLAS 1997:20).
- 4.5.12 In the 1997 investigation, the most prominent element was a driveway that extended in an east-west direction (MOLAS 1997:20). The complete length of the driveway was never revealed since it continued beyond the excavation area. If the driveway continues on its current path westwards, it could pass very close to the Site's northern boundary. However, it is also possible that it may have veered off in a different direction towards the north or south before reaching the Site.

Anglo-Saxon (AD 410–1066) and Medieval (AD 1066–1500)

- 4.5.13 The Study Area has scant evidence of any significant activity during the Anglo-Saxon period. The only detected feature is a lone pit discovered in the Imperial College Sports Ground excavations. The pit contained pottery from the Early to Mid-Anglo-Saxon period (115518). The main centre of occupation during the Early to Mid-Anglo-Saxon period was to the west and south of the Study Area, with a number of sunken feature buildings identified during the Heathrow Terminal 5 investigations and earlier surveys completed in the 1990s on the wider Heathrow Airport site (Framework Archaeology 2010:357).
- 4.5.14 The Domesday Book of 1086 describes Harlington as a small village consisting of 28 households. These included 16 villagers, two smallholders, eight cottagers, one slave, and one priest. Prior to the Norman Conquest, the village was held by Wigot, a local Freeman, but by 1086 it had passed to his nephew Alfred. The fact that Harlington is recorded in the Domesday Book suggests that it was already established by 1066, indicating that it likely emerged during the Mid to Late Anglo-Saxon period.
- 4.5.15 The oldest remaining structure in Harlington is St. Peter and St. Paul's Church, a Grade I Listed building located at the northern edge of the village, about 800 m north of the Site (list

³ Although the same polygon has been used by the GLHER to define the area excavated by the West London Archaeological Field Group as the archaeological investigation completed by the London Museum Archaeological Service in 1994 (Event ID 172516), the earlier investigation was much smaller in size, based on the records of the investigation.

entry 1080163). The church's nave was built in the 12th century, and later in the medieval period, a chancel (14th century) and a tower were added (15th century). The church was likely the focal point of Harlington with the wider settlement developing around the building. The church could also have been sited on an earlier ecclesiastical building if Harlington existed during the Anglo-Saxon period.

- 4.5.16 Archaeological evidence indicates that the hinterland of Harlington was primarily used for mixed agricultural purposes during the medieval period. Excavations at the Imperial College Sports Ground revealed the remains of several ditches and a well lined with timber (150114). The ditches are believed to have formed a series of stock enclosures. Whereas, in the eastern part of the Study Area, an area of medieval ridge and furrow, about 15 m wide and aligned east-west, was also uncovered (115573). Ridge and furrow are indications of arable processes, with crops planted in the ridges and furrows providing irrigation and drainage.
- 4.5.17 Given the Site's proximity to the historic core of Harlington and main road, High Street, it was likely in use during the medieval period as agricultural land. This may have taken the form of further areas of ridge and furrow or as part of an enclosure for livestock grazing. There is no indication that it formed part of the settlement during the medieval period, with the focus located further to the north outside the Study Area.

Post-medieval (AD 1500–1800)

- 4.5.18 Throughout the post-medieval period, Harlington remained a small rural community. However, due to its location on the coach route between Luton and Dunstable, there was some minor expansion along High Street. This resulted in the establishment of a number of inns, including two within the Study Area (111310 and 116271). Along High Street, several domestic dwellings were also built, and investigations have revealed the remains of post-medieval structural walls and domestic refuse pits directly north of the Site (112649 and 141813).
- 4.5.19 The archaeological findings are consistent with historical maps from the post-medieval era. John Rocque's 1754 survey of Middlesex (available online and not reproduced here) depicts houses lining both sides of High Street, with the Site situated at the southern limit of the settlement. The land to the east of the Site appears to consist of a regular field system, likely used for arable purposes, while to the west of Harlington, the landscape seems more open. These differences in land use align with the results from previous investigations (as discussed in section 4.5.16), which revealed there was a favour for livestock grazing to the west and crop cultivation to the east of Harlington.
- 4.5.20 The Dower House, located within the Site, was built sometime in the late 15th or 16th century as a medieval open-hall house (list entry 1080196). The design of the building would have been characterised by an open hall space which served as the main living and entertaining area and was often open to the roof. The open hall was typically heated by a central fireplace and the private spaces, such as bedrooms and kitchens, were located on the upper floor or in a separate wing. Changes were made to the property in the late 16th and 17th centuries, with extensions added to the south and east that altered the original plan form of the building. Dower House was also gentrified in the 19th century with the main elevations faced with brick hiding the original timber framed structure while a new first floor was added to the open hall.

19th century (AD 1800–1900) and Modern (AD 1900–present day)

- 4.5.21 In the 19th century, Harlington became a popular place for wealthy Londoners to build country estates, and several grand mansions were constructed in the area. Historic

mapping from the 19th century (**Figure 9**) shows that most of the country houses were located on the fringes of Harlington to the north and south. One major concentration was found at the southern end of High Street which led to the development of the area known as Harlington Corner, located c. 470 m to the south of the Site.

- 4.5.22 The 1840 Tithe map of Harlington shows The Dower House at the western end of the Site with the remaining area forming its associated gardens (apportionment 238). The apportionment was owned by Benjamin Batton and was recorded as '*House, Buildings Yard gardens and Orchard*'. The orchard is shown clearer on the 1874-1890 Ordnance Survey map (**Figure 9B**), covering most of the Site. The orchard formed part of a much larger orchard that stretched from the Site towards Cranford Hall, located approximately 1.1 km to the southeast of the Site.
- 4.5.23 The HER has mapped a number of 19th or 20th century waste disposal sites on land to the east, northwest and southeast of the Site (102150, 177374 and 124592). The sites were identified from a map of the area created by the British Geological Survey that shows all historic landfill within the region. The map was later refined by the Environment Agency and shows that of one of the landfills was located in the fields directly east of the Site (**Figure 10**). However, the 1989 Ordnance Survey map shows this area as a gravel pit (**Figure 9D**). It is likely that these areas started as gravel extraction sites and may have been infilled with domestic waste.
- 4.5.24 The presence of the pits does not appear to have diminished the archaeological potential of the land they cover. The HER records that the Imperial College Sports Ground was used as a 20th century landfill, however, the archaeological investigation conducted on the site found limited evidence of truncation and a plethora of archaeological material and features dating back to the Neolithic. Therefore, the identification of the sites as landfill or gravel extraction may be incorrect or that the degree of below ground disturbance was minimal. In addition, there is no indication from any of the sources that the gravel extraction/landfill affected the Site as it was firmly within the bounds of The Dower House by this point.

4.6 Archaeological Interest and significance

- 4.6.1 The archaeological interest of any buried archaeological remains within the Site is derived from their evidential value through the information they may yield about past human activity.
- 4.6.2 A brief assessment of the geoarchaeological profile of the Site determined that the underlying Langley Silt member has potential for Mesolithic archaeology. Although no Mesolithic finds or features are identified within the Study Area, evidence has been found to the south during investigations at Heathrow Airport.
- 4.6.3 The Mesolithic period within the Greater London remains poorly understood. Only a handful sites have been found in the region and they mainly comprise redeposited flints (Nixon et al 2023). As a result, if Mesolithic archaeology is present, they would be considered as having at least regional heritage value.
- 4.6.4 The Study Area was in a constant state of flux from the Neolithic to Iron Age period with settlements and agricultural land development, remodelled or abandoned entirely. The existing archaeological record within the Study Area and wider environs shows that this was a complex, well-settled landscape. With the Site located at the centre of this activity, especially during the Bronze Age and Iron Age following the construction of two new settlements, it is highly likely that it was used in some way during these periods.



- 4.6.5 Any archaeology dating to the Neolithic, Bronze Age or Iron Age would further enhance our understanding of how the Greater London area was occupied and could provide important insights that could contribute towards what we already know of the landscape from other investigations (notably the Terminal 5 investigations). Therefore, if present, any remains would contribute to the wider regional research objectives and would be of regional heritage value (Nixon et al 2023).
- 4.6.6 The immediate landscape continued to be occupied during the Romano-British period in the form of a small rural settlement, possibly a small, nucleated farmstead, to the east of the Site at Cranford Lane. The settlement was surrounded by a regular designed field system and a large driveway identified at Cranford Lane could continue in the direction of the Site, either passing through or just missing it if it does not deviate from its proposed projection.
- 4.6.7 Similar to the prehistoric period, the study of the Greater London area remains a key topic for the Romano-British period within the archaeological research framework (Nixon et al 2023). In particular, the framework emphasises a greater need to understand the use and formation of the rural landscape in the Greater London region. Therefore, evidence of Romano-British activity is likely to be of regional heritage value.
- 4.6.8 Before the Dower House was built, which is estimated to have taken place in the late 15th or early 16th century, the Site was part of Harlington's hinterland and was probably utilised for agriculture. Once the Dower House was constructed in the western section of the Site, the remaining eastern part would have served as its rear garden. Medieval hall house gardens were typically used for cultivating vegetables, herbs, and flowers, and sometimes contained additional structures with a range of functions. The extent of any such features is currently unknown, and there is potential for such to survive within the Site.
- 4.6.9 Any medieval archaeology associated with its use as agricultural land would further our understanding of Harlington and how the land surrounding the village was used. The study of medieval rural villages and their surrounding hinterland remains a key priority within the regional research framework (MOLA 2002). As a consequence, any medieval archaeology that can contribute to our understanding of Harlington's hinterland during the early medieval period would be of regional heritage value.
- 4.6.10 If features associated with the use of the Site after the construction of Dower House are present then they would contribute to our understanding of the historic development of the building. This could enhance the historic interest and, in turn, significance of the Listed Building.
- 4.6.11 Historical mapping provides considerable information of how the Site was used from the post-medieval period onwards. In addition, the historic building record completed for The Dower House provided a detailed record of the development of the building. There are no indications that it extended beyond what is seen today. Any remains of post-medieval, 19th century or modern date would be of limited heritage value.

5 IMPACT ASSESSMENT

5.1 Conditions for survival

- 5.1.1 The construction of The Dower House and its subsequent extensions would have heavily truncated or completely removed any archaeological remains that may have resided within its footprint. Localised disturbance may also have been caused through the installation of any services to the house and hardstanding areas.



- 5.1.2 The deposited crushed material in the western part of the Site is not considered to have diminished the archaeological potential in this area, likely being deposited on a former garden or driveway.
- 5.1.3 There are expected to be good conditions for archaeology in the eastern section of the Site. This area was likely used as agricultural land before it formed the garden to The Dower House. Although the area is currently wooded, and the Site was in use as an orchard between at least the 1870s to 1960s, rooting activity is likely to have only caused minimal disturbance, confined the upper strata of the archaeological horizon (depending on the overall depth of archaeology). Archaeology in this part of the Site could be well preserved.

5.2 Potential Impact

- 5.2.1 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:
- Preliminary site investigation works;
 - Plant movement;
 - Woodland clearance;
 - Topsoil stripping;
 - Demolition of outbuildings or garden features;
 - Excavation of new foundation trenches;
 - Installation of services, drainage and other infrastructure; and
 - Soft landscaping and environmental enhancement works.
- 5.2.2 The aforementioned works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.
- 5.2.3 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.
- 5.2.4 The most destructive elements of the development proposals in terms of below ground archaeology (should any such remains be present within the Site) would be likely to be associated with the excavation of foundations. Localised impact may also occur during the excavation for any services or road surfaces.
- 5.2.5 Any potential impact to the Dower House Listed Building should be avoided due to its designated status. If there is to be physical harm to the asset as a result of the development then it would require Listed Building Consent (LBC) which would need to be supported by a separate technical report and application. The same would apply to its associated listed wall.



6 CONCLUSIONS

6.1 General

- 6.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding archaeological constraints which are likely to prohibit development.
- 6.1.2 In conclusion, the assessment has established that the Site has an archaeological interest defined as the potential for archaeological remains dating from the prehistoric to medieval periods.
- 6.1.3 This study has determined that the Site is situated in a landscape that has been inhabited continuously since the Neolithic period. Previous investigation have shown significant levels of activity during the Bronze Age, Iron Age, and Romano-British periods, with the Site located between at least two areas of late prehistoric settlement and later resided within a well-managed agricultural landscape. From the medieval period, the Site was likely utilised for agricultural purposes and formed part of the hinterland of Harlington until the construction of The Dower House in the 15th or 16th century.
- 6.1.4 Based on the evidence found in the Study Area, it is possible that the Site may contain additional remnants of either settlement or land management practices that date back to the prehistoric to medieval period. As highlighted in the London Archaeological Research Framework, there is a significant regional interest in further exploration and evidence gathering to enhance our understanding of the Greater London region during this time period. Consequently, if such archaeological finds exist within the Site they could be deemed to be of regional heritage value and considered as non-designated heritage assets.
- 6.1.5 While there are high levels of activity within the study area, due to a lack of previous archaeological investigation within the Site, the presence, location and significance of any buried heritage assets within the Site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be required by GLAAS, the archaeological advisor for the London Borough of Hillingdon.
- 6.1.6 The need for, scale, scope and nature of any archaeological works should be agreed through consultation with the statutory authorities.



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UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.
<https://whc.unesco.org/en/conventiontext/>

Historic Environment Records

Cartographic and documentary sources

Online resources

<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> – BGS Geology Viewer

<https://opendomesday.org/> – Domesday survey information

<http://www.historicengland.org.uk/listing/the-list> – information on designated assets

<http://www.british-history.ac.uk> – documentary resources

[OASIS: Home](#) – data on sites, find-spots and excavations

<http://www.pastscape.org.uk> – data on sites, find-spots and excavations

<http://archaeologydataservice.ac.uk/archives/view/romangl/map.html> – The Rural Settlement of Roman Britain

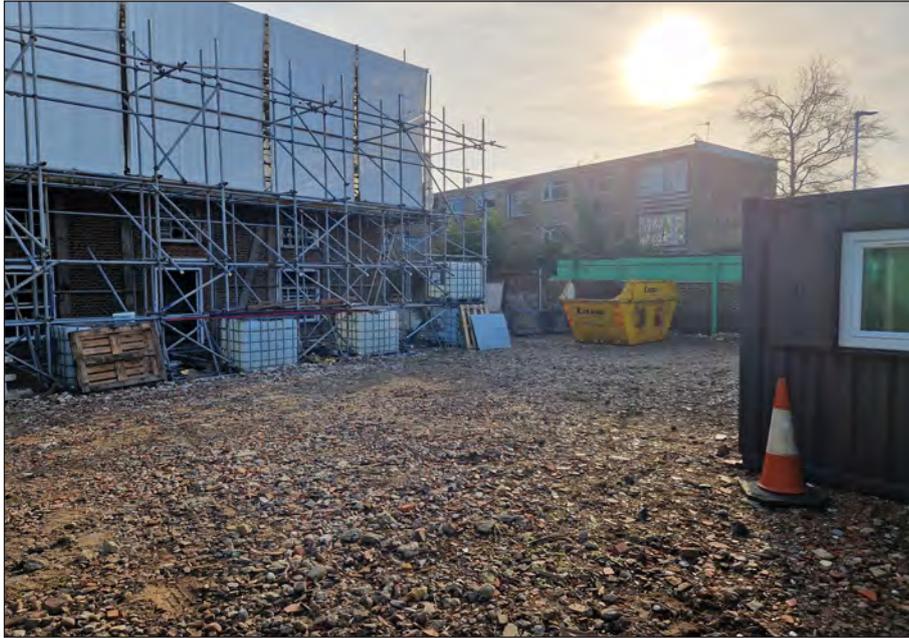


Plate 1) View of the western section of the Site including the front elevation of Grade II listed The Dower House (list entry 1080196), facing southeast



Plate 2) View from the south elevation of The Dower House facing northeast

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Plate 3) View from the eastern extent of The Dower House, facing west



Plate 4) View of the existing lean-to and part of the rear garden wall

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Plate 5) View from the centre of the Site, facing east



Plate 6) View of the mound located in the centre of the Site close to the northern Site boundary

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Plate 7) View of the woodland located in the eastern part of the Site, facing east



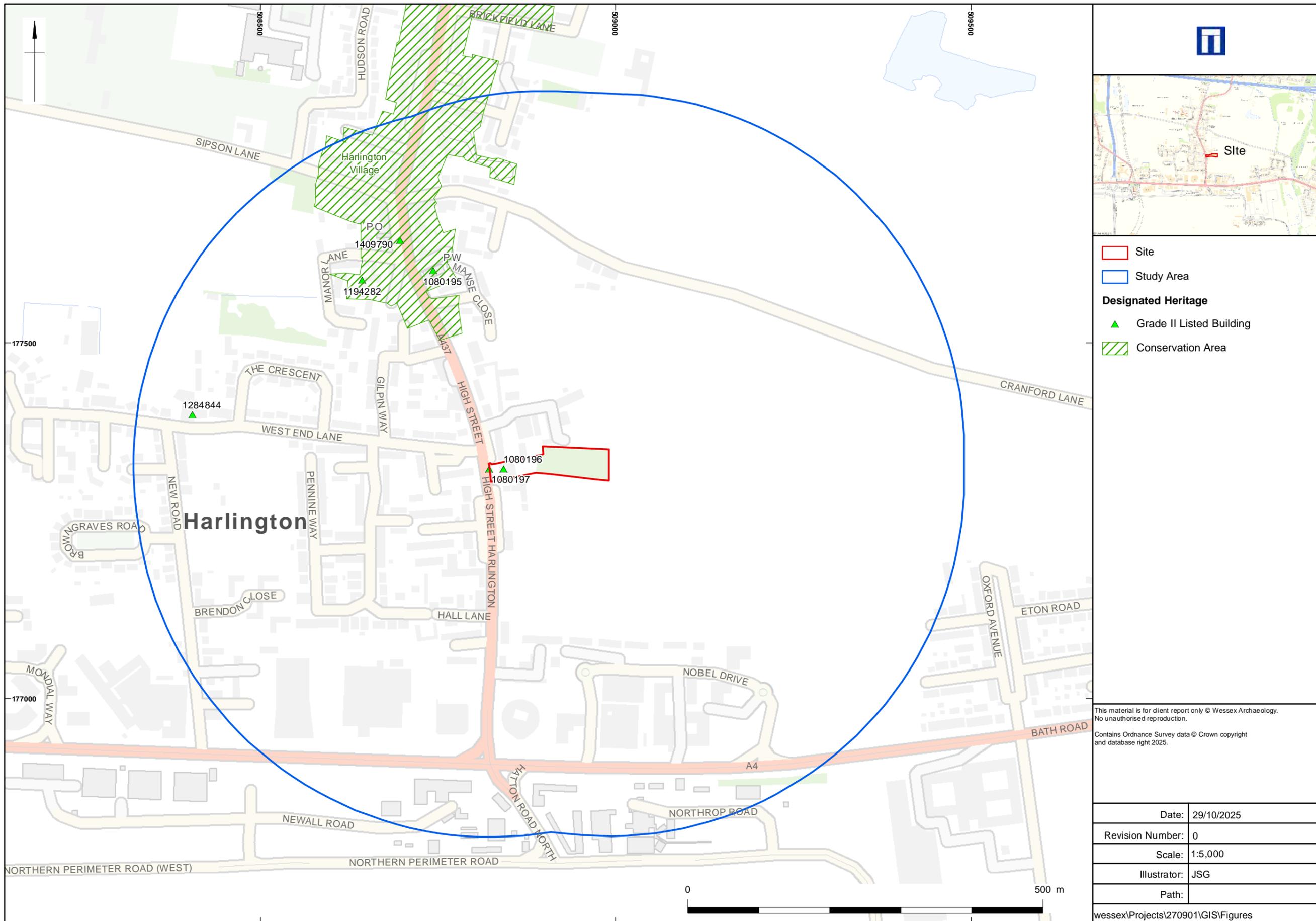
Plate 8) View from the eastern Site boundary, facing west

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Plate 9) View of the Grade II listed forecourt wall on the western boundary of the Site (list entry 1080197)

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Site, Study Area and Designated Heritage Assets

Figure 1



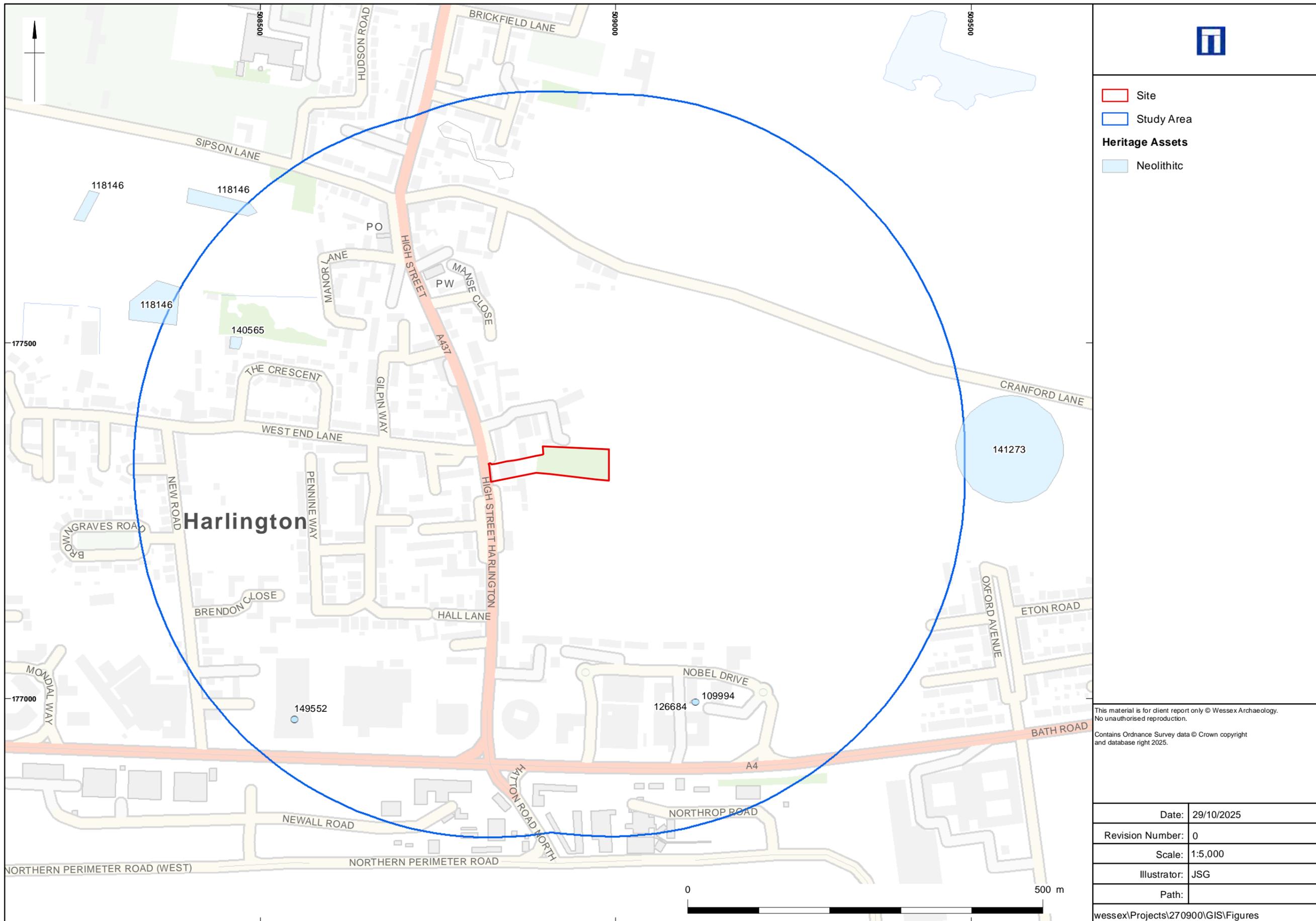
- Site Boundary
- Study Area
- Archaeological event

0 200 m

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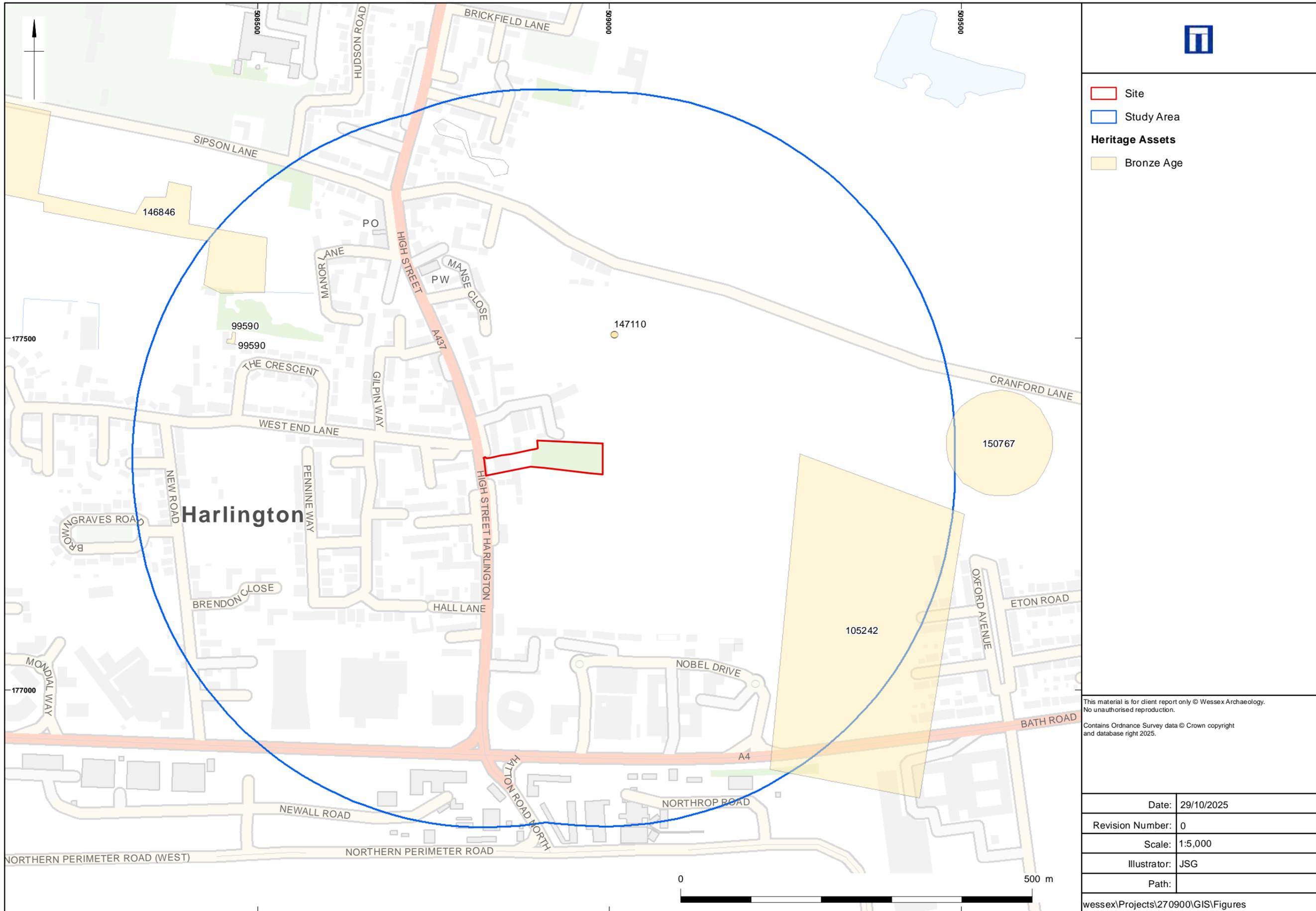
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Figure 2. Site, Study Area and Archaeological events



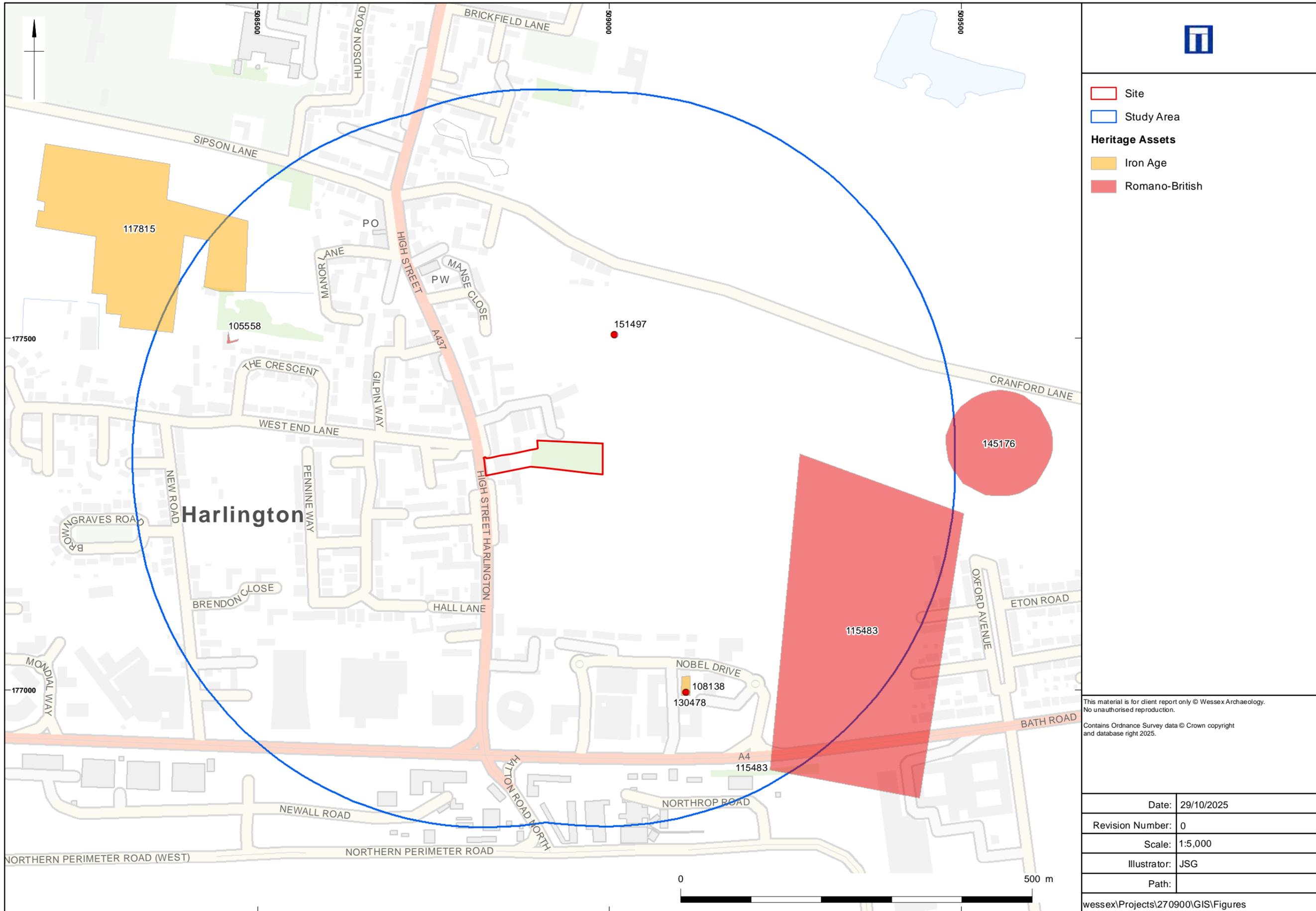
Site, Study Area and Heritage Assets dating to the Neolithic period

Figure 4



Site, Study Area and Heritage Assets dating to the Bronze Age

Figure 5



- Site
- Study Area
- Heritage Assets**
- Iron Age
- Romano-British

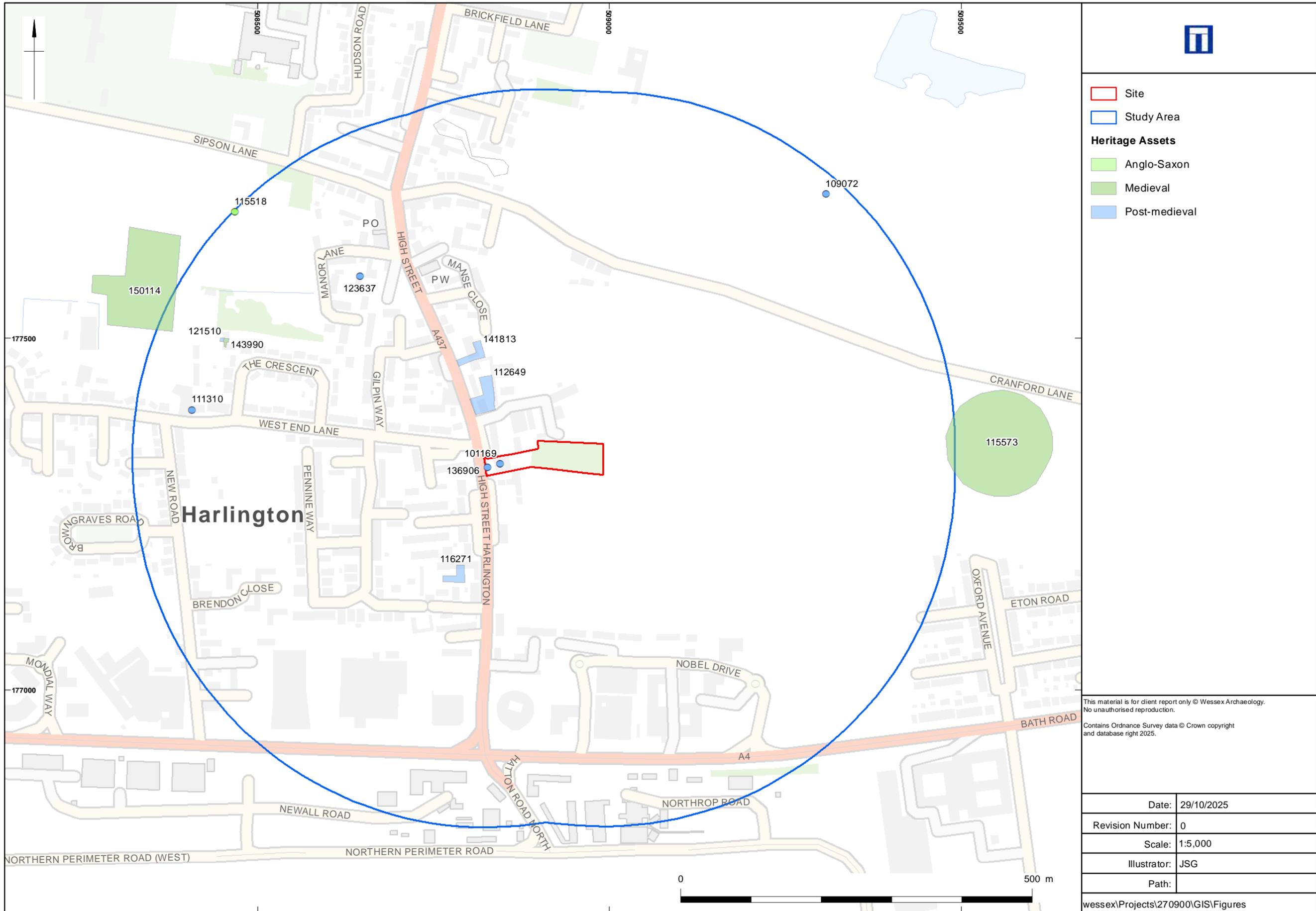
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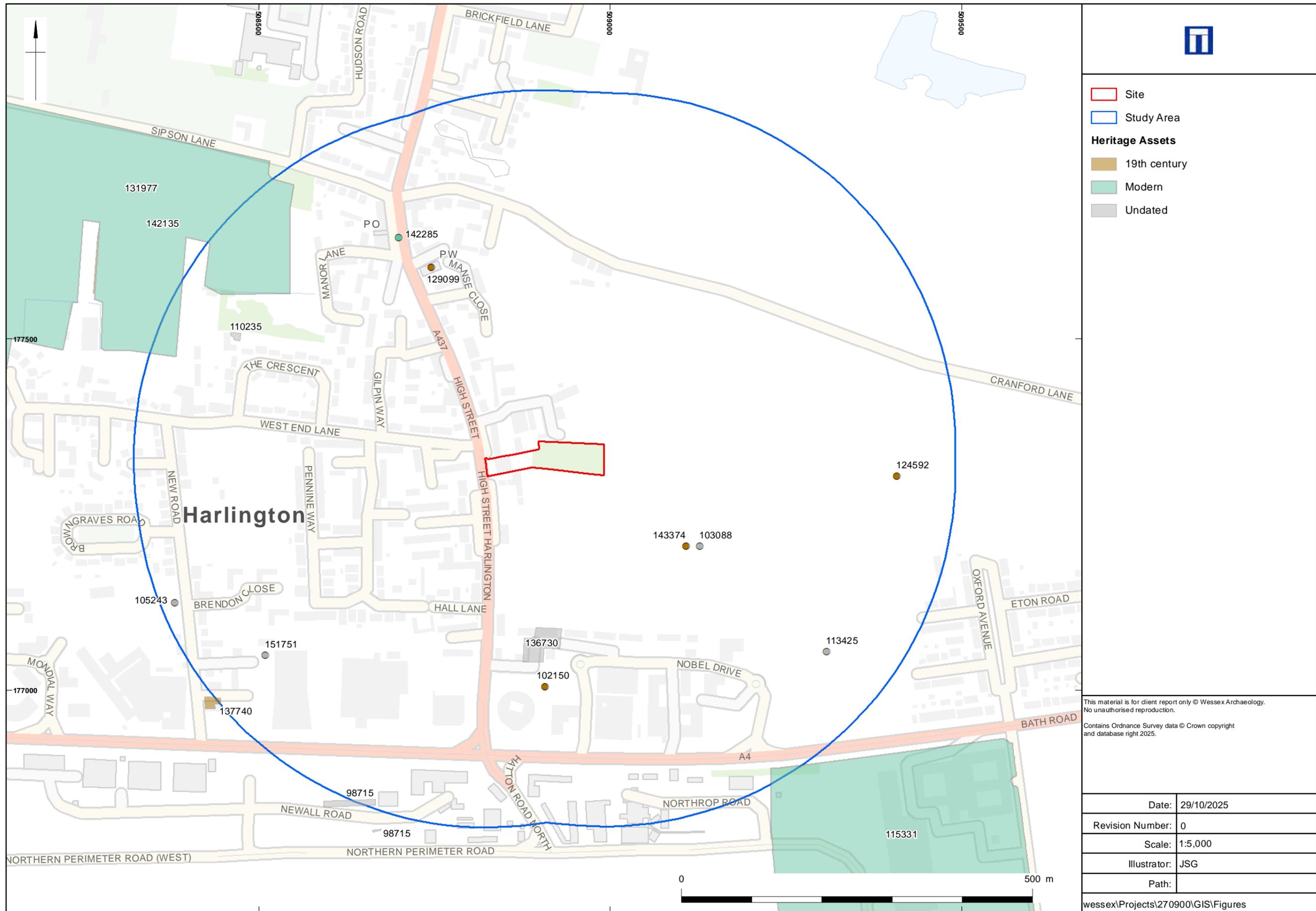
Site, Study Area and Heritage Assets dating to the Iron Age and Romano-British periods

Figure 6

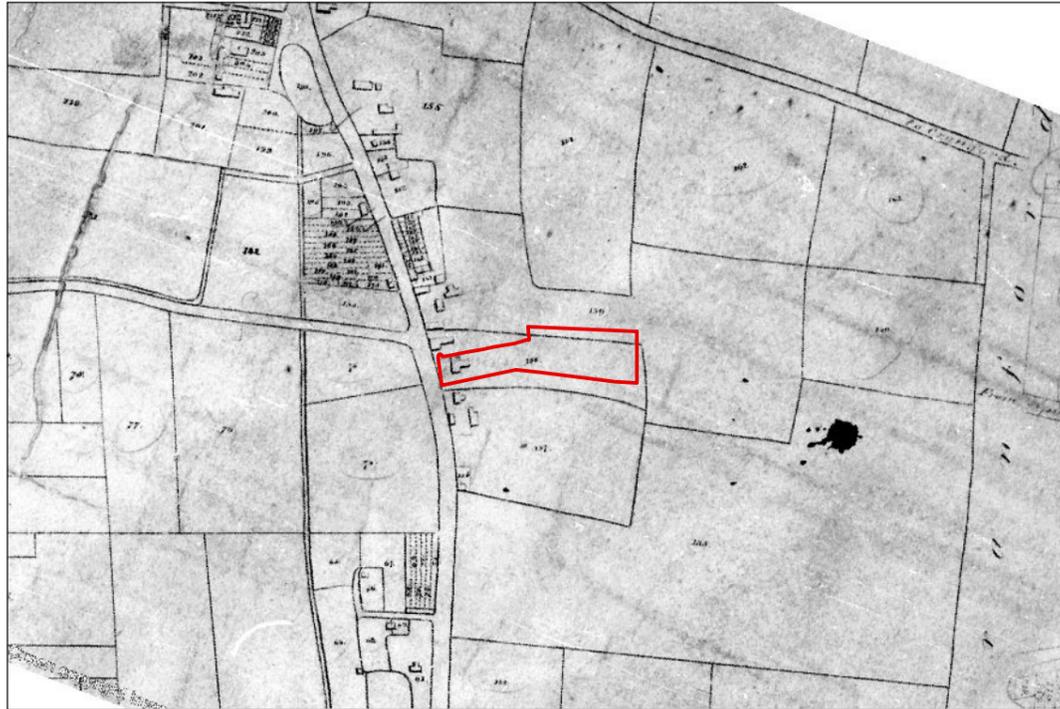


Site, Study Area and Heritage Assets dating to the Anglo-Saxon, Medieval and Post-medieval periods

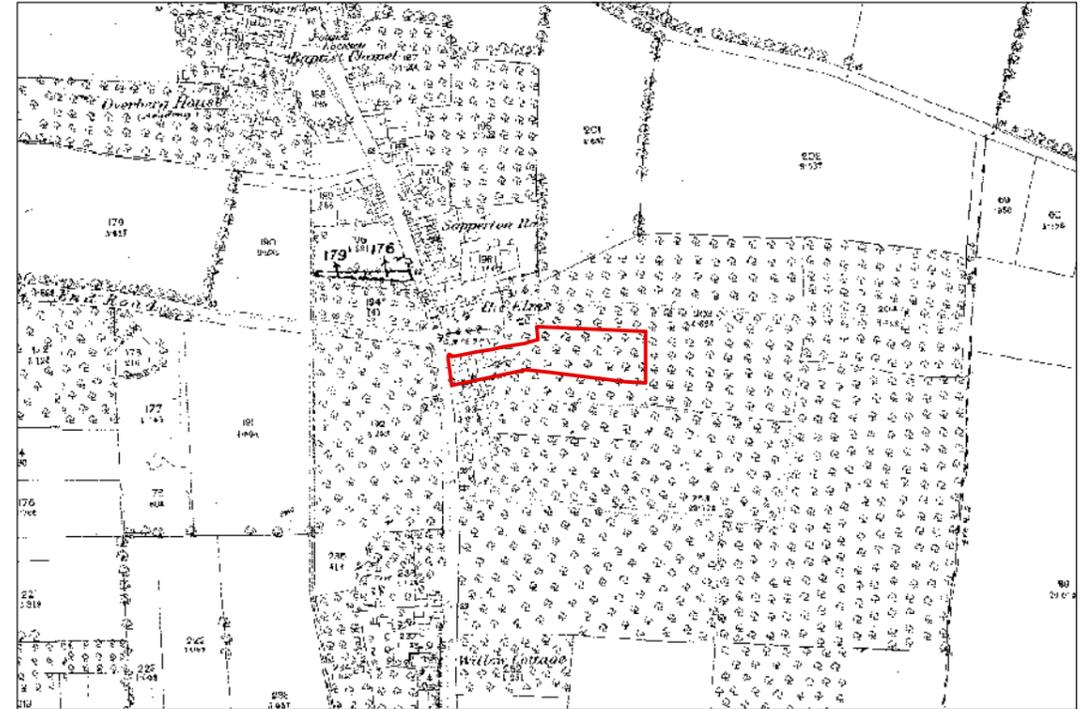
Figure 7



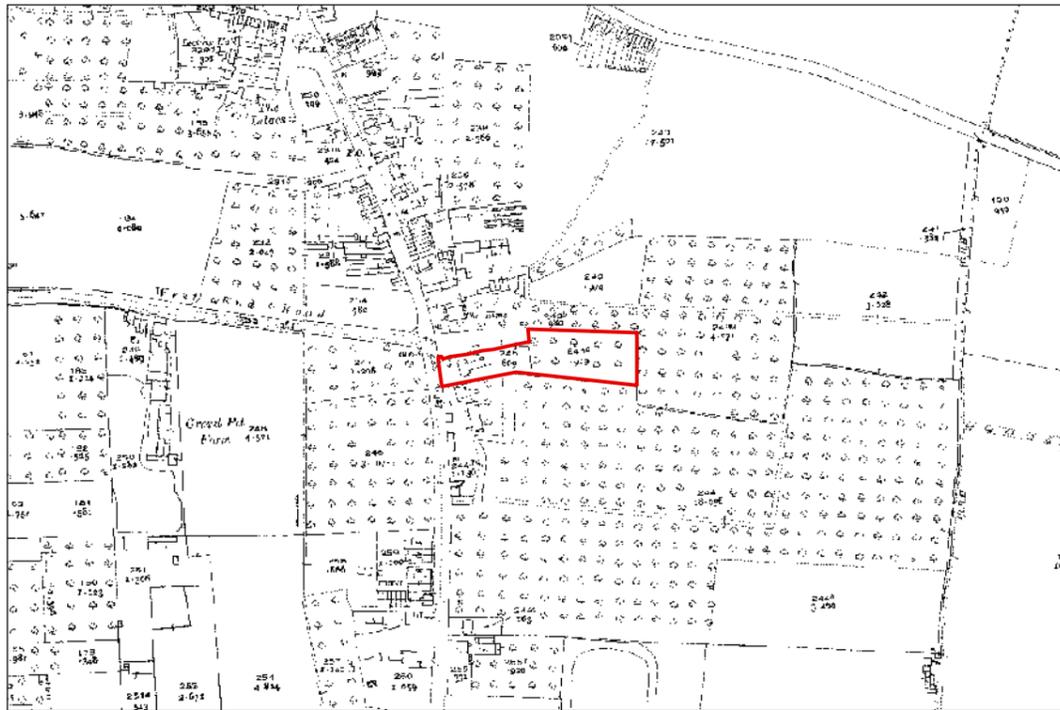
Site, Study Area and Heritage Assets dating to the 19th century and Modern periods (Including Undated Heritage Assets)



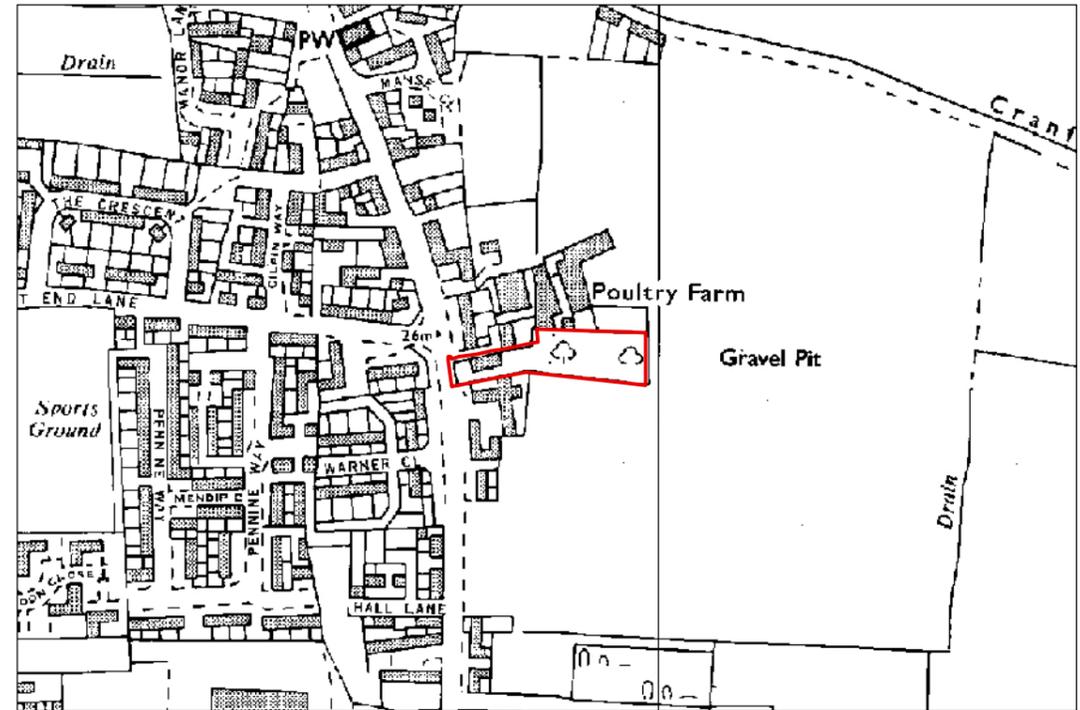
A) 1840 Tithe map of Harlington



B) 1874-1890 Ordnance Survey map



C) 1968 Ordnance Survey map



D) 1989 Ordnance Survey map



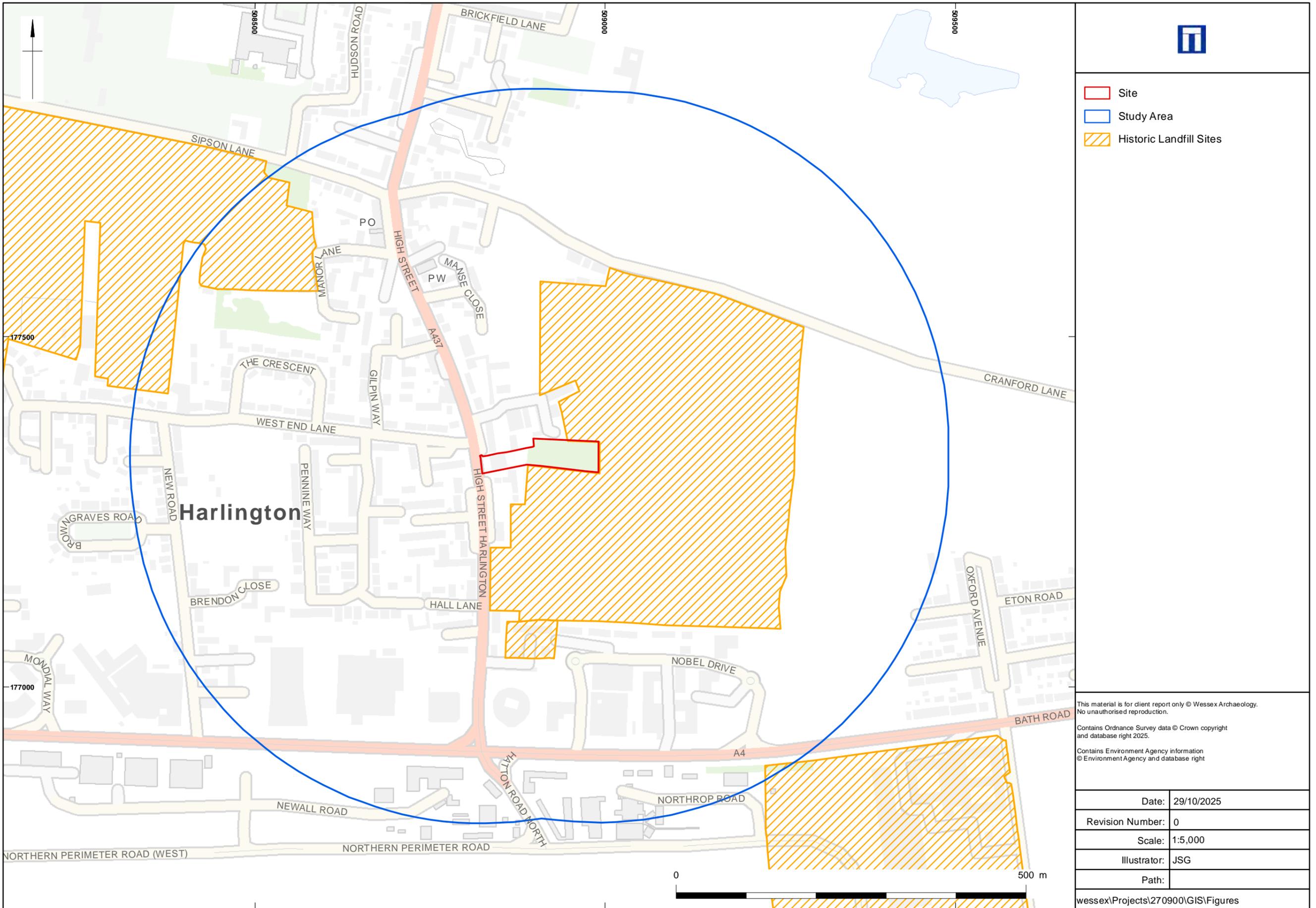
Site

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- Site
- Study Area
- Historic Landfill Sites

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Site, Study Area and Historic Landfill Sites based on Environment Agency data

Figure 10



APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–9500 BC	Romano-British	AD 43–410
Early Post-glacial	9500–8500 BC	Saxon	AD 410–1066
Mesolithic	8500–4000 BC	Medieval	AD 1066–1500
Neolithic	4000–2400 BC	Post-medieval	AD 1500–1800
Bronze Age	2400–700 BC	19th century	AD 1800–1899
Iron Age	700 BC–AD 43	Modern	1900–present day

Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 207	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. 208	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. 210	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.
Para. 212	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. 213	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 ⁷⁵ . ⁷⁵ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 214	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. 215	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. 216	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. 218	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 ⁷⁶ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.



NPPF Section 16: Conserving and enhancing the historic environment	
	⁷⁶ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 219	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. 220	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 214 or less than substantial harm under paragraph 215, 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. 221	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.

Local Planning Policy

London Borough of Hillingdon Council Local Plan (2012)		
Policy ref.	Title	Scope
HE1	Heritage	<p>1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p> <p>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.</p>

London Borough of Hillingdon Council Local Plan Part 2: Development Management Policies (2020)		
Policy ref.	Title	Scope
DMHB 1	Heritage Assets	<p>A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:</p> <ol style="list-style-type: none"> i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation; ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF; iii) it makes a positive contribution to the local character and distinctiveness of the area; iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;



London Borough of Hillingdon Council Local Plan Part 2: Development Management Policies (2020)		
Policy ref.	Title	Scope
		<p>v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;</p> <p>vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and</p> <p>vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.</p> <p>B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.</p> <p>C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.</p>
DMHB 7	Archaeological Priority Areas and Archaeological Priority Zones	The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.



Appendix 3: Gazetteer

HER ID	Name	Period	Easting	Northing
147110	Cranford Lane (Late Bronze Age Enclosure, Pit & Occupation Site)	Bronze Age	509006	177505
149552	Whitbreat Marriott Hotel (Middle Neolithic Findspot)	Neolithic	508547	176970
109994	Ibis Hotel (Early Neolithic Pit)	Neolithic	509111	176995
108138	Ibis Hotel (Roman Ditch & Pit)	Romano-British	509108	176996
151497	Cranford Lane (Roman Field System & Ditch)	Romano-British	509006	177505
115518	Imperial College Sports Ground (Early Medieval Pit)	Saxon	508466	177680
101169	158 High Street (Tudor House)	Post-medieval	508843	177322
109072	Cranford Lanorth Of (Post Medieval Waste Disposal Site)	Post-medieval	509306	177705
102150	Bath Road (Post Medieval Waste Disposal Site)	19th century	508906	177005
143374	Cranford Lasouth Of (Post Medieval Waste Disposal Site)	19th century	509106	177205
124592	Cranford Lane (Post Medieval Waste Disposal Site)	19th century	509406	177305
136906	158 High Street (Elizabethan Wall & Gate Pier)	Post-medieval	508825	177317
123637	268-272 High Street (Restoration House)	Post-medieval	508644	177588
111310	98 West End Lane (Restoration Public House)	Post-medieval	508405	177398
129099	158 High Street (Georgian Baptist Chapel)	19th century	508744	177602
142285	High Street (Edwardian Road Sign)	Modern	508697	177644
103088	Harlingtonvillage (Multiple Ditch System of Uncertain Date)	Undated	509126	177205
113425	Bath Road (Multiple Ditch System of Uncertain Date)	Undated	509306	177055
105243	Radisson Edwardian Hotel (Ditch of Uncertain Date)	Undated	508379	177125
151751	Whitbrad Marriott Hotel (Ditch of Uncertain Date)	Undated	508508	177050
130478	Ibis Hotel (Early Iron Age Ditch, Pit, Post Hole & Enclosure)	Iron Age	509107	177006
117815	Imperial College Sports Ground (Early Iron Age Round House (Domestic))	Iron Age	508327	177652
105242	Land south of (Late Bronze Age Settlement & Occupation Site)	Bronze Age	509358	177085
150767	Cranford Lane (Bronze Age Settlement)	Bronze Age	509553	177351
146846	Imperial College Sports Ground (Bronze Age Enclosure, Occupation Site, Cemetery, Cremation, Ditch, Post Hole, Pit, Well, Drove Road & Post Built Structure)	Bronze Age	508162	177766
99590	78-80 The Crecent (Late Bronze Age Gully)	Bronze Age	508463	177500
126684	Ibis Hotel (Middle Neolithic Enclosure)	Neolithic	509109	176996
140565	78-80 The Crescent (Early Neolithic Flint Scatter)	Neolithic	508464	177501
118146	Imperial College Sports Ground (Neolithic Ditch, Enclosure & Pit)	Neolithic	508353	177555
141273	Cranford Lane (Early Neolithic Pit, Occupation Site, Cremation & Hearth)	Neolithic	509553	177351
145176	Cranford Lane (Roman Rectilinear Enclosure, Enclosure, Well, Post Built Structure, Pit, Drove Road & Ditch)	Romano-British	509553	177351
115483	Cranford Lane Land South Of (Roman Field Boundary, Enclosure & Building)	Romano-British	509358	177085
105558	78-80 The Crescent (Roman Ditch)	Romano-British	508460	177495

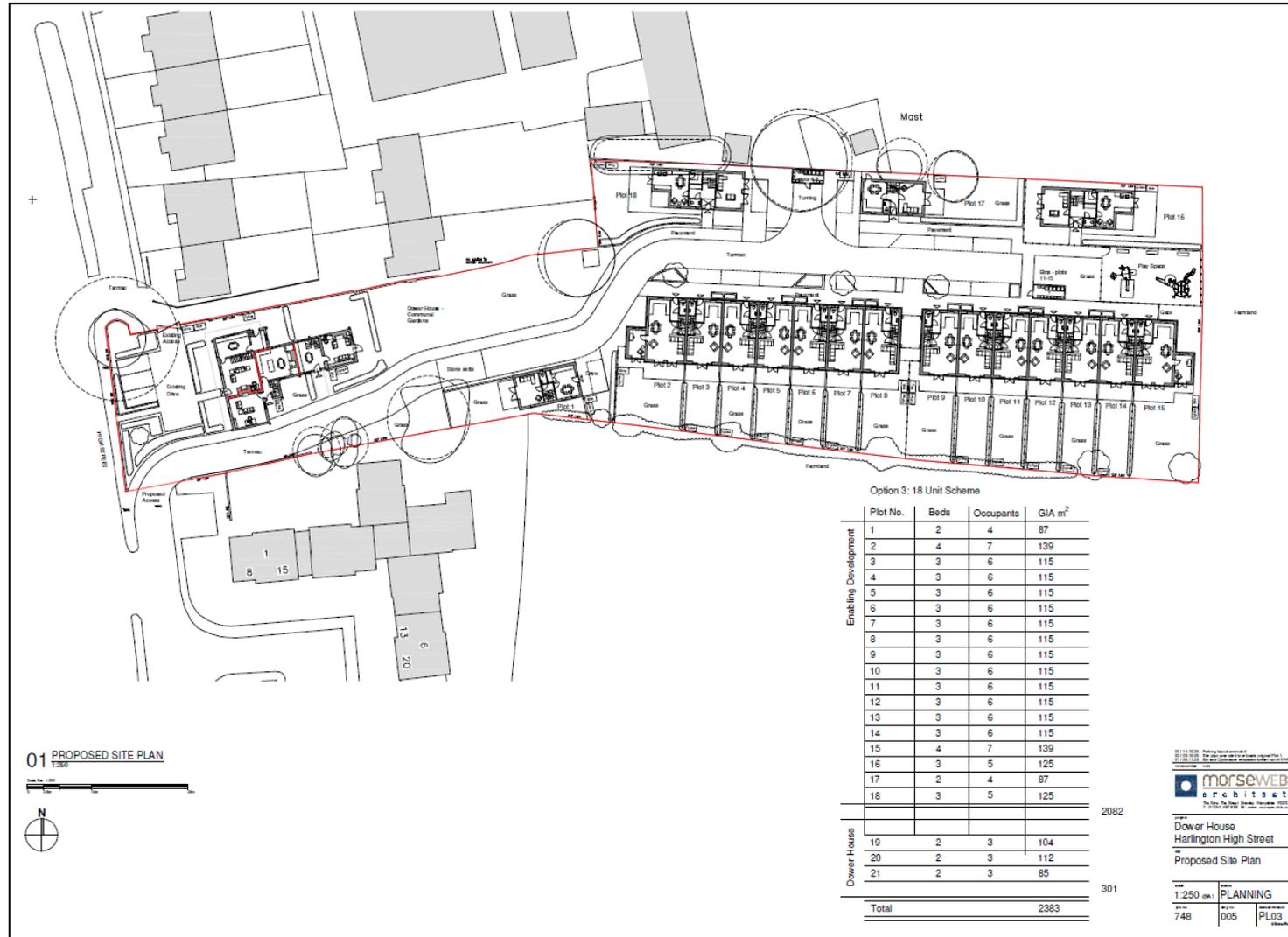


150114	Imperial College Sports Ground (Medieval Ditch, Field System, Well, Enclosure & Ridge And Furrow)	Medieval	508337	177580
143990	78-80 The Crescent (Medieval Ditch)	Medieval	508452	177497
115573	Cranford Lane (Medieval Ridge And Furrow)	Medieval	509553	177351
116271	364 High Street (Tudor Ditch)	Post-medieval	508781	177162
142135	Imperial College Sports Ground (Tudor Fence, Field Boundary & Drain)	19th century	508353	177665
121510	78-80 The Crescent (Tudor Gully, Pit & Post Hole)	Post-medieval	508448	177499
141813	339-353 High Street (Post Medieval Beam Slot)	Post-medieval	508805	177477
142135	Imperial College Sports Ground (Tudor Fence, Field Boundary & Drain)	Post-medieval	508351	177619
112649	High Street (No 367-371), Harlington, Hillingdon (Restoration Pit)	Post-medieval	508822	177417
137740	New Road (Georgian Wall, Well & Pit)	19th century	508432	176983
115331	Cranford Lane West Of (Victorian Waste Disposal Site)	Modern	509420	176692
131977	Sipson Lane (Late 20th Century Waste Disposal Site)	Modern	508175	177668
136730	477-499 High Street (Pit, Stake Hole & Ditch of Uncertain Date)	Undated	508901	177066
98715	Newall Road (Gully, Pit & Ditch of Uncertain Date)	Undated	508630	176838
110235	78-80 The Crescent (Ditch, Post Hole & Pit of Uncertain Date)	Undated	508467	177505
159530	Open Area Excavation at Cranford Lane	Event	509358	177127
152978	Watching Brief at Old Barn	Event	508707	177694
164926	Excavation at Imperial College Sports Ground	Event	508297	177677
167066	Excavation at 99 New Road	Event	508433	176979
169580	Trial Trench at 339-353 High Street	Event	508805	177477
166371	Desk Based Assessment at Heathrow Marriott Hotel	Event	508525	176990
166503	Trial Trench at 78-80 The Crescent	Event	508464	177501
153936	Trial Trench at Radisson Edwardian Hotel	Event	508293	177108
154137	Trial Trench at Whitbread Marriott Hotel	Event	508527	176989
152819	Open Area Excavation at Imperial College Sports Ground	Event	508427	177651
154945	Desk Based Assessment at 477-499 High Street	Event	508892	177067
153371	Trial Trench at 78-80 The Crescent	Event	508452	177494
171269	Desk Based Assessment at 1 Noble Drive	Event	508931	176976
172480	Open Area Excavation at Cranford Lane	Event	509553	177351
172516	Trial Trench at Cranford Lane	Event	509358	177085
169118	Trial Trench at 477-499 High Street	Event	508901	177066
160985	Trial Trench at 364 High Street	Event	508790	177170
162459	Trial Trench at 367-371 High Street	Event	508822	177417
156521	Trial Trench at Ibis Hotel	Event	509108	177006
156532	Open Area Excavation at Ibis Hotel	Event	509105	177010
158049	Watching Brief at Heathrow Airport Taxi Feeder Park	Event	508579	176818
156154	Buildings Recording And Investigation at The Dower House	Event	508850	177324
219635	An Archaeological Heritage Assessment at The Ariel Hotel 118 Bath Road, Hounslow (2023)	Event	508867	176974





Appendix 4: Proposed development layouts







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