



Land at the Former Sipson Rd Garden Centre

Sipson Road

London Borough of Hillingdon

UB7 0HW

Archaeological Desk-Based Assessment

December 2023

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Executive Summary

Christian Millner of Bidwells has commissioned Hawk Heritage to carry out a historic environment assessment in advance of proposed development at the former Heathrow Garden Centre, Sipson Road, London Borough of Hillingdon.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.

The scheme comprises a Centre of Excellence for Electric Airside Support Vehicles, consisting of a service building with 7no. service bays and 1no. storage bay, a two-storey office building, with associated hardstanding, parking, a wash bay, plant, solar PVs, landscaping and drainage.

The site has a low potential for remains dating to the Palaeolithic period.

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The site has a high potential for remains dating to the Neolithic period. A cremation was found elsewhere within the site, enclosures have been found elsewhere in the study area. Building remains, trackways and cremations would be of medium significance whilst field boundaries would be of low significance.

The site has a high potential for remains dating to the Bronze Age. A cremation, field system and water holes were found elsewhere within the site, enclosures have been found elsewhere in the study area. Building remains, trackways and cremations would be of medium significance whilst field boundaries would be of low significance.

The site has a moderate potential for remains dating to the Iron Age. Iron Age enclosures have been found elsewhere in the study area. Building remains and trackways would be of medium significance whilst field boundaries would be of low significance.

The site has a moderate potential for remains dating to the Roman period. Romano-British enclosures, which are most probably Iron Age enclosures that have continued in use, have been found elsewhere on the site and within the study area. Building remains would be of medium significance whilst field boundaries would be of low significance.

The site has a moderate potential for remains dating to the Saxon period. Isolated Saxon features have been found elsewhere including of sunken-featured buildings which would be of medium significance.

The site has a moderate potential for remains dating to the medieval period. Evidence of a field system was found within the site which would be of low significance.

The site has a low potential for remains dating to the post-medieval period.

Given the potential for Neolithic, Bronze Age and Roman remains of moderate significance and the potential of the new structures to impact upon those remains, albeit in limited areas, the LPA may wish to recommend further archaeological work to record any remains prior to their loss during development if planning permission is granted. The previous investigations within the site can be taken as an evaluation of the site and the presence of the existing greenhouses, containers and lorry park precludes any other investigations at present. These works could be secured by a suitably worded planning condition.

1. Introduction

1.1 Background to this document

- 1.1.1 Christian Millner of Bidwells has commissioned Hawk Heritage to carry out a historic environment assessment in advance of proposed development at the former Heathrow Garden Centre, Sipson Road, London Borough of Hillingdon; National Grid Reference (NGR) 507300 178230: Fig 1. The scheme comprises a Centre of Excellence for Electric Airside Support Vehicles, consisting of a service building with 7no. service bays and 1no. storage bay, a two-storey office building, with associated hardstanding, parking, a wash bay, plant, solar PVs, landscaping and drainage.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected.
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2018, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 Hawk Heritage retains the copyright to this document.

Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of Hawk Heritage, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The List does not include any nationally designated heritage assets within the site.
- 1.2.2 The site lies within an archaeological priority area (APA) as defined by the LPA. It is designated because of the extensive prehistoric field systems and associated settlement that have been found in the area.
- 1.2.3 Disturbance of human remains on land which is not subject to the Church of England's jurisdiction requires a licence from the Secretary of State, under Section 25 of *the Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*.

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2. Methodology

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 750m-radius study area around it, as held by the primary repositories of such information within Greater London / county. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 A site visit was made on 17th October 2023.
- 2.1.4 In addition, the following sources were consulted:
- Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Architectural drawing 10760.01 (BCM)
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These are listed in a gazetteer at the back of this report. Conservation areas and archaeological notification areas are not shown. All distances quoted in the text are approximate.
- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 12 with a list of existing site survey data obtained as

part of the assessment.

3. Statement of potential

3.1 Topography

- 3.1.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.1.2 The site is flat. It is bordered by the M4 motorway to the east, a hotel to the north, houses along Sipson Rd to the west, and woodland and a school to the south.

3.2 Geology

- 3.2.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.2.2 The geology comprises sand and gravel overlying London Clay.
- 3.2.3 The Gravels are capped by a fine-grained silt known in London as Langley Silt Complex ('brickearth'), which was laid down as alluvium and/or wind-blown deposits during the last glaciation around 17,000 BC. This produced fertile soils but was often exploited for the manufacture of bricks and much has been removed by quarrying or by subsequent building development.
- 3.2.4 The British Geological Survey have records showing the depth of geological strata in the area. A trial pit (TQ07NE206) in the southern part of the overall site shows brickearth below 0.3m of topsoil with gravel a further 2.2m below the surface of the brickearth.
- 3.2.5 A further trial pit on the eastern side of the M4 motorway (TQ07NE224) shows a depth of 0.4m of topsoil over brickearth.
- 3.2.6 Borehole (TQ07NE223), also to the east of the M4 motorway shows 0.80m of made ground over brickearth.
- 3.2.7 A group of boreholes to the north-east of the site on the eastern side of the M4 motorway clearly indicate landfill, presumably of previous quarries.

3.3 Overview of past investigations

- 3.3.1 There have been a large number of extensive excavations in the study area which have uncovered an extensive prehistoric landscape, mostly of Bronze Age and Iron Age date but also including earlier evidence of Neolithic occupation and later Romano-British and occasional Saxon occupation. One of those investigations was within the current site.
- 3.3.2 The scale and location of previous investigations provides a strong level of confidence in the conclusions of this assessment.
- 3.3.3 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

3.4 Prehistoric background

- 3.4.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at

this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are two examples of residual Palaeolithic material of this date from the study area.

- 3.4.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There is a single chance find of a Mesolithic flint from the study area.
- 3.4.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.
- 3.4.4 The Neolithic (4000–2000 BC) is usually seen as the time when hunter gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. Pollen records indicate forest clearance over large areas of the British Isles during this period.
- 3.4.5 Neolithic pits and ditches have been recovered from two site at Home Farm to the west of the site, ditches, a waterhole and pits were found at three sites at Wall Garden Farm to the east of the site. Neolithic settlement activity was found on two sites on Holloway Lane to the north-west. A cremation burial was found at Sipson Farm within the current site.
- 3.4.6 The Bronze Age (2000–600 BC) is characterised by technological change, when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is seen as a period of increasing social complexity and organised landscapes, probably due to increasing pressure on available resources.
- 3.4.7 Bronze Age field systems have been found at two sites at Home Farm to the west of the site, one of which also had a cremation burial, and late Bronze Age postholes at Imperial Sports Gound. A Bronze Age ditch, field system and water holes were found on Sipson Rd within the current site. Bronze Age settlement activity was found at Holloway Lane to the north-west of the site and two other sites on Holloway Lane found a ring ditch and a pit containing a dismembered aurochs, and a field system, postholes and waterholes at Sipson Farm.
- 3.4.8 During the Iron Age (600 BC–AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, which necessitated the intensification of agricultural practices and the utilisation of marginal land. Hillforts were established in lowland Britain, linked to tribal land ownership.
- 3.4.9 An Iron Age drove way has been found at Holloway Lane and postholes, ditches and settlement activity have been found at two other sites on Holloway Lane. Postholes and ditches were found at Imperial Sports Ground to the east of the site and a pit and other features at two sites on Wall Garden Farm.
- 3.4.10 A chance find of a gold Iron Age stater was made north of Sipson Lane.

3.5 Roman background

- 3.5.1 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands. It quickly rose to prominence, becoming a major commercial centre

and the hub of the Roman road system in Britain. Small settlements, typically located along the major roads, supplied produce to the urban population, and were markets for *Londinium's* traded and manufactured goods (MoLAS, 2000, 150).

- 3.5.2 The site lies on the flat brickearth land well to the west of *Londinium*. There were no major urban settlements in the area. However, Iron Age rural settlements often continued in use into the Roman period, often into the 2nd century and later.
- 3.5.3 Romano-British enclosures have been found at two sites on Holloway Lane to the north-west of the site, rubbish pits and ditches were found at Wall Garden Farm and enclosures and pits were found at Sipson Farm on the current site.

3.6 Saxon background

- 3.6.1 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.
- 3.6.2 Urban settlements were re-established in the 7th century but small local settlements were the centre of agricultural landscapes.
- 3.6.3 Saxon features and a sunken-featured building have been found at three sites on Holloway Lane to the north-west of the site, Saxon features were found to the east of the site at Wall Garden Farm and a structure at the Imperial Sports Ground.

3.7 Medieval background

- 3.7.1 There was a medieval settlement at Sipson. It was recorded as Sibwineston in c. 1150 and Sibeston in 1341. It lay in the parish of Harmondsworth and was probably no more than a hamlet based around three farmsteads.
- 3.7.2 West Drayton lay well to the north-west of the site and formed part of its own parish whose church was St Marti's. It was first mentioned in the 10th century when it was given by king Aethelstan gave it to St Paul's.
- 3.7.3 Evidence of ridge and furrow ploughing has been recorded in the study area and a medieval field system was found on the current site at Sipson Farm.
- 3.7.4 The site was probably open fields during the medieval period.

3.8 Post-medieval background

- 3.8.1 The 1865-8 and the 1868 Ordnance Survey maps show the site to be within open fields with woodland to the south and east. The road to the west of the site is already in its current position. The settlement at West Drayton lies to the north-west and Sipson immediately to the south.
- 3.8.2 The 1881 Ordnance Survey maps shows a similar arrangement to the 1868 map.

- 3.8.3 By the time of the 1894-5 Ordnance Survey map, the entire site has been covered by woodland, which had generally become much more extensive in the area.
- 3.8.4 A building associated with Sipson Farm, something resembling a large barn sits in the south-western portion of the site by the time of the 1912 map and this portion has obviously been cleared of woodland whilst the rest remains wooded.
- 3.8.5 The area is broadly the same on the 1932 Ordnance Survey map but by the time of the 1934-5 Ordnance Survey map, the site has been cleared of woodland as has much of the wider area.
- 3.8.6 By 1938 there has been some development along the road south-east of Drayton and this is much more extensive by 1960. Also, by 1960, the barn in the south-west corner of the site has been replaced by a smaller building.
- 3.8.7 By 1964 the cuttings for the M4 motorway are evident on the Ordnance Survey maps and by 1974 the hotel immediately to the north of the site has been built.
- 3.8.8 Buildings in the location of the existing greenhouses first appear on the 1987 Ordnance Survey map.
- 3.8.9 Post-medieval field boundaries were found at Home Farm, pits and ditches at the International Business Training Centre on Sipson Rd, rubbish pits and a brick well at Wall Garden Farm.
- 3.8.10 The site was probably open fields throughout the post-medieval period.

4. Statement of survival

4.1 Introduction

- 4.1.1 Archaeological survival can be affected by a number of factors. Basements can cause total or major truncation to archaeological deposits. Piles cause total destruction within their footprints and other foundations can also cause moderate to major destruction. Utilities may also truncate archaeological remains although they are typically shallow, other than foul water, and so damage is often less severe.
- 4.1.2 Archaeological features themselves can cause disturbance. Examples would include wells and pits digging down through earlier archaeological horizons.

4.2 Modern impacts affecting archaeological survival

- 4.2.1 There is limited evidence for disturbance of archaeological remains from modern activity on the site.
- 4.2.2 The existing hard-standing which covers almost all of the northern end of the site will be fairly thick as it currently supports the weight of a very large number of trucks and lorries as well as a double height row of containers.
- 4.2.3 The greenhouses in the central part of the northern area of the site have brick foundations which will have caused some damage to below-ground remains.
- 4.2.4 Any utilities will have had an impact upon below-ground remains: water, electricity, gas and telecommunications are usually relatively shallow whilst foul water is usually much deeper and will therefore have a greater impact.
- 4.2.5 The site was covered with woodland in the late 19th and early 20th centuries and this will have had some impact upon the survival of below-ground remains.

5. Statement of significance

- 5.1.1 The site has a low potential for remains dating to the Palaeolithic period.
- 5.1.2 The site has a low potential for remains dating to the Palaeolithic period.
- 5.1.3 The site has a high potential for remains dating to the Neolithic period. A cremation was found elsewhere within the site, enclosures have been found elsewhere in the study area. Building remains, trackways and cremations would be of medium significance whilst field boundaries would be of low significance.
- 5.1.4 The site has a high potential for remains dating to the Bronze Age. A cremation, field system and water holes were found elsewhere within the site, enclosures have been found elsewhere in the study area. Building remains, trackways and cremations would be of medium significance whilst field boundaries would be of low significance.
- 5.1.5 The site has a moderate potential for remains dating to the Iron Age. Iron Age enclosures have been found elsewhere in the study area. Building remains and trackways would be of medium significance whilst field boundaries would be of low significance.
- 5.1.6 The site has a moderate potential for remains dating to the Roman period. Romano-British enclosures, which are most probably Iron Age enclosures that have continued in use, have been found elsewhere on the site and within the study area. Building remains would be of medium significance whilst field boundaries would be of low significance.
- 5.1.7 The site has a moderate potential for remains dating to the Saxon period. Isolated Saxon features have been found elsewhere including of sunken-featured buildings which would be of medium significance.
- 5.1.8 The site has a moderate potential for remains dating to the medieval period. Evidence of a field system was found within the site which would be of low significance.
- 5.1.9 The site has a low potential for remains dating to the post-medieval period.

6. Impact of the proposed development

6.1 Description of the proposed development

- 6.1.1 The development comprises a Centre of Excellence for Electric Airside Support Vehicles, consisting of a service building with 7no. service bays and 1no. storage bay, a two-storey office building, with associated hardstanding, parking, a wash bay, plant, solar PVs, landscaping and drainage.

6.2 Impact of the scheme

- 6.2.1 The principal impacts will be from the construction of the office building and the service building. Impacts will arise from the construction of new foundations for the two buildings plus lift and stair cores in the two0-story office building.
- 6.2.2 The Suds basin on the south side of the site will impact upon any below-ground remains.
- 6.2.3 Landscaping may have a minor impact upon any below-ground remains but this is anticipated to be extremely limited.
- 6.2.4 Installation of new utilities will have impacts upon below-ground remains but these will be highly localised. Electricity, water, gas and telecommunications are usually shallow and will thus have low or no impact whilst foul water is typically deeper and consequently a greater impact.

7. Conclusions and recommendations

- 7.1.1 Christian Millner of Bidwells has commissioned Hawk Heritage to carry out a historic environment assessment in advance of proposed development at the former Heathrow Garden Centre, Sipson Road, London Borough of Hillingdon.
- 7.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 7.1.3 The scheme comprises a Centre of Excellence for Electric Airside Support Vehicles, consisting of a service building with 7no. service bays and 1no. storage bay, a two-storey office building, with associated hardstanding, parking, a wash bay, plant, solar PVs, landscaping and drainage.
- 7.1.4 The site has a low potential for remains dating to the Palaeolithic period.
- 7.1.5 The site has a low potential for remains dating to the Palaeolithic period.
- 7.1.6 The site has a high potential for remains dating to the Neolithic period. A cremation was found elsewhere within the site, enclosures have been found elsewhere in the study area. Building remains, trackways and cremations would be of medium significance whilst field boundaries would be of low significance.
- 7.1.7 The site has a high potential for remains dating to the Bronze Age. A cremation, field system and water holes were found elsewhere within the site, enclosures have been found elsewhere in the study area. Building remains, trackways and cremations would be of medium significance whilst field boundaries would be of low significance.
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- 7.1.10 The site has a moderate potential for remains dating to the Saxon period. Isolated Saxon features have been found elsewhere including of sunken-featured buildings which would be of medium significance.
- 7.1.11 The site has a moderate potential for remains dating to the medieval period. Evidence of a field system was found within the site which would be of low significance.
- 7.1.12 The site has a low potential for remains dating to the post-medieval period.
- 7.1.13 Given the potential for Neolithic, Bronze Age and Roman remains of moderate significance and the potential of the new structures to impact upon those remains, albeit in limited areas, the LPA may wish to recommend further archaeological work to record any remains prior to their loss during development if planning permission is granted. The previous investigations within the site can be taken as an evaluation of the site and the presence of the existing greenhouses, containers and lorry park precludes any other investigations at present. These works could be secured by a suitably worded planning condition.

8. Gazetteer of historic environment assets

Table. 1 Gazetteer of historic environment assets

Reference	Description	Site Code
152808	An evaluation at Sipson Farm found no archaeological remains.	SFS93
153796	An excavation at Holloway Lane found an Iron Age drove way which, combined with other sites, ran for 600m at least.	HL83
156036	An evaluation at Shepiston Lane found no archaeological remains.	SFS93
156637 159954	An archaeological evaluation and later excavation at Home Farm found Neolithic pits and ditches, a Bronze Age field system and a solitary Saxon feature. A Palaeolithic residual flint was also recovered.	HOM88 HOM 91
156935	An evaluation at Imperial College Sports Ground found archaeological remains in the northern and central part of the site. These included undated, but probably Bronze Age-Iron Age postholes and ditches and a Saxon structure.	SPH99
157561	An evaluation at Wall Garden Farm found an undated ditch.	WGD95
158148	An evaluation at Custom House found no archaeological remains.	SFS93
160008	An evaluation at Little Harlington Field found no archaeological remains.	LFH91
160766	A watching brief at Wall Garden Farm found Neolithic ditches and a late Iron Age pit, ditch, waterhole and drove way.	WGF79
162262 162665	An evaluation and subsequent excavation at Home Farm uncovered Neolithic activity plus a Bronze Age field system and cremation. There was also an undated, but possibly Saxon, sunken feature and evidence of medieval and post-medieval field boundaries.	HOM98
162916	An evaluation at Premier Lodge, Heathrow, found no archaeological features but some residual burnt and worked flint.	SLP03
163307	An excavation at Holloway Lane found Iron Age pits and ditches and a trackway. A Romano-British enclosure was also found.	HL81
163875	An excavation at Holloway Lane found evidence of Neolithic settlement and a trackway, Bronze Age settlement and enclosures, Iron Age settlement, an oval Romano-British enclosure and a Saxon sunken-featured building.	HL82
164523	An evaluation at the International Business Training Centre on Sipson Rd found a late Bronze Age ditch and post-medieval pits and ditches.	SPP01
165075	A watching brief a Holloway Lane found a Bronze Age ring ditch.	HL80
165228	An excavation at Wall Garden Farm found features of early Iron Age date.	WGF80
165763	An evaluation at Wall Garden Farm found features found a possible prehistoric pit containing worked flints and post-medieval rubbish pits.	WGD95
167439	An excavation at Holloway Lane found late Neolithic pits and a later trackway.	HL85
168387	An excavation at Wall Garden Farm found Neolithic pits.	WGF81
169756	An excavation at Wall Garden Farm found Neolithic ditches, waterhole and a field system, Romano-British rubbish pits and ditches and Saxon features. A residual Mesolithic flint was also recovered.	WFG84
171384	An excavation at Sipson Farm found Neolithic and Bronze Age cremations and a Bronze Age field system, postholes and waterholes, Romano-British enclosures and pits and a medieval field system.	SIF10
171477	An evaluation at Wall Garden Farm found a post-medieval brick well.	WGD95

172257	An excavation at Holloway Lane found a Bronze Age pit containing arrowheads and a dismembered aurochs.	HL87
98469	Medieval Sipson settlement.	Monument
98694	Palaeolithic flint axe from Holloway Lane.	Findspot
123304	Medieval ridge and furrow ploughing.	Monument
123529	A gold Iron Age stater found north of Sipson Lane.	Findspot

9. Legislation and planning guidance on the historic environment

9.1 Scheduled Monuments

- 9.1.1 Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the *Ancient Monuments and Archaeological Areas Act 1979*. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a scheduled monument. SMC is separate from the statutory planning process.
- 9.1.2 Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC. Geophysical prospection (including the use of a metal detector) on a scheduled monument requires prior consent from Historic England.

9.2 Listed buildings and conservation areas

- 9.2.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.3 Human remains

- 9.3.1 Development affecting any former burial ground is regulated by statute, principally the *Burial Act 1857*, the *Disused Burial Grounds Act 1884* and 1981, and the *Pastoral Measure 1983*.
- 9.3.2 The exhumation of any human remains requires approval from either the Secretary of State or the Church of England, depending on the current location of the remains. Exhumations from land which is subject to the Church of England's jurisdiction will need the Church's authorisation (Faculty consent or the approval of a proposal under the *Care of Cathedrals Measure 2011*). This includes consecrated ground in cemeteries.
- 9.3.3 Exhumations from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*. A licence is required from the Secretary of State if the remains are not intended for reburial in consecrated ground (or if this is to be delayed, for example where archaeological or scientific analysis takes place first).
- 9.3.4 Under the *Town and Country Planning (Churches, Places of Religious Worship and Burial Grounds) Regulations 1930*, the removal and re-interment of human remains should be in accordance with the direction of the local Environmental Health Officer.

9.4 National Planning Policy Framework

- 9.4.1 The National Planning Policy Framework (2023) contains the following policies with regard to heritage:

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷⁰. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁷¹.

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

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

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

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

⁷⁰ Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

⁷¹ The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

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

Proposals affecting heritage assets

200. 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.

201. 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.

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

203. 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.

204. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

205. 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.

206. 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 exceptional⁷².

207. 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.

208. 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.

209. 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.

⁷² 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.

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

211. 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 accessible⁷³. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

212. 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.

213. 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 207 or less than substantial harm under paragraph 208, 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.

214. 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.

⁷³ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository

9.5 Local planning policy

9.5.1 The London Borough of Hillingdon's local plan (2012) contains the following policies and statements regarding heritage:

Heritage

7.3 Hillingdon has a wide variety of historic assets; these include archaeological sites, traditional village centres, canals, historic buildings and landscapes. There are also extensive areas of good quality "Metro-land" suburbs, which are an important feature of the borough.

7.4 There is evidence to confirm that parts of the borough, such as Harmondsworth and Harefield were occupied in prehistoric times. Up until the 20th century, the borough was mainly rural in character; today it is predominantly suburban, with its main urban centre at Uxbridge. This was an important market town that took advantage of the stagecoach route between Oxford and London in the 18th century and developed further with the

building of the Grand Junction Canal, the Great Western Railway and more recently the Metropolitan and Piccadilly Lines. There are also a number of smaller town centres across the borough, such as Northwood, Ruislip, Eastcote, Hayes, Yiewsley and West Drayton. Most of these were originally villages, some dating back to medieval times, which grew as local transport links developed.

7.5 The Council has a rolling programme of heritage asset designation. At present the borough contains:

30 Conservation Areas (with Appraisals for Longford Village, Harmondsworth Village, Ruislip Village, The Glen and Eastcote Park Estate and Management Plans for The Glen and Eastcote Park Estate)

14 Areas of Special Local Character (ASLC)

409 Statutory Listed Buildings

302 Locally Listed Buildings

5 Scheduled Ancient Monuments (SAMs)

9 Archaeological Priority Areas, totalling approximately 210 hectares and forming 1.8% of the borough

There are 37 entries in English Heritage's 'Heritage at Risk' Register of which 26 are buildings, 9 are conservation areas and 2 are Scheduled Ancient Monuments

1 entry in the English Heritage Register of Historic Parks and Gardens (Church Gardens, Harefield, Grade II)

1 Article 4 Direction (Daisy Cottages, West Drayton Green).

7.6 A further 10 Archaeological Priority Areas (APAs) have been identified for designation and in addition, 2 new Archaeological Priority Zones (APZs) will be designated. The latter have been designed to allow wider areas of archaeological potential to be considered. The new designations shown on Map 7.1 will be defined in the Hillingdon Local Plan: Part 2-Policies Map and Site Specific Allocations Local Development Documents.

Strategic Objectives:

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

Related Policy: HE1

Policy HE1: Heritage

The Council will:

1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:

Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;

Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;

Registered Parks and Gardens and historic landscapes, both natural and designed;

Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and

Archaeologically significant areas, including Archaeological Priority Zones and Areas.

2. Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.
3. Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.
4. Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.

Implementation of Policy HE1: how we will achieve this

The Council will seek to:

1. Ensure appropriate specialist advice and guidance is available, by preparing character appraisals, management plans and design guidance for its designated areas and historic assets, in partnership with the local community, guided by the Conservation Forum and where possible, aided by English Heritage.
2. Regularly review and update its web based Historic Environment Record (HER) and designations as required, and update character appraisals and management plans for conservation areas, ensuring national and local interest groups, and residents are consulted.
3. Pro-actively manage heritage assets, including those considered "At Risk" by English Heritage, working with heritage groups and partners where appropriate, to ensure buildings and structures such as those at Eastcote House Gardens, RAF Uxbridge and Breakspear House are repaired and reused.
4. Promote the borough's heritage by continuing to ensure that it is included in the London Open House event; to improve the interpretation of historic assets, such as Manor Farm, Ruislip; and to recognise local schemes of exceptional quality or innovation by, for example, applying for Civic Trust and Green Apple Awards.
5. Include more specific guidance relating to historic buildings and other conservation matters, in the Hillingdon Local Plan: Part 2- Development Management Policies and supporting guidance contained within the forthcoming Heritage Strategy Supplementary Planning Document, together with the relevant Area Action Plans.
6. Where the loss of a heritage asset is justified, ensure that there will be a commitment to recording the structure and to disseminating this information to enable increased understanding of the heritage asset. Copies of these documents will, where appropriate, be deposited with local libraries and the Greater London Historic Environment Record (HER).

Monitoring of Policy HE1: how we will measure success

The number of listed buildings removed from English Heritage's 'Heritage at Risk Register' will be monitored under Local Indicator LO20 of the Annual Monitoring Report. The percentage of conservation areas with appraisals and management plans will be monitored under Local Indicator LO19 of the Annual Monitoring Report and BV219b. The numbers of historic buildings open to the public on a regular basis. The number of applications refused on listed building or conservation grounds and upheld at appeal.

With the introduction of the Community Infrastructure Levy the Council will look to promote improvements to the public realm, notably where this might benefit the setting of its local historic heritage assets.

10. Determining significance

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

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

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

Table 2: Significance of heritage assets

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

11. Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding.
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by natural processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present - 1950
<i>Bronze Age</i>	2,000–800 BC
<i>Building recording</i>	Recording of historic buildings is undertaken ‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’, amongst other reasons. Four levels of recording are defined by Historic England: Level 1 (photographic record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive survey and analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; and controls over permitted development rights.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction whereby a trench is excavated from ground level and then backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the previously-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures and/or deposits.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains.
<i>Findspot</i>	Chance find or antiquarian discovery of an artefact. The artefact has no known context.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets and non-designated heritage assets.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority.
<i>Holocene</i>	The most recent epoch of the Quaternary, covering the past 10,000 years during which a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and the ‘Flandrian’.
<i>Iron Age</i>	800 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 17,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local interest that is not statutorily listed but is considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest that is included on the statutory list, which affords protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete and other made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitude on maps.
<i>Palaeo-environmental</i>	Related to past environments. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plants which can be used to reconstruct past environments.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	An archaeological mitigation strategy where archaeological remains are excavated and recorded and the results published.
<i>Preservation in situ</i>	An archaeological mitigation strategy where archaeological remains are preserved <i>in situ</i> typically through design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	Historic parks or gardens which are afforded statutory protection. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. recovered from outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument designated by the Secretary of State as a ‘Scheduled Ancient Monument’ and protected under the Ancient Monuments Act.
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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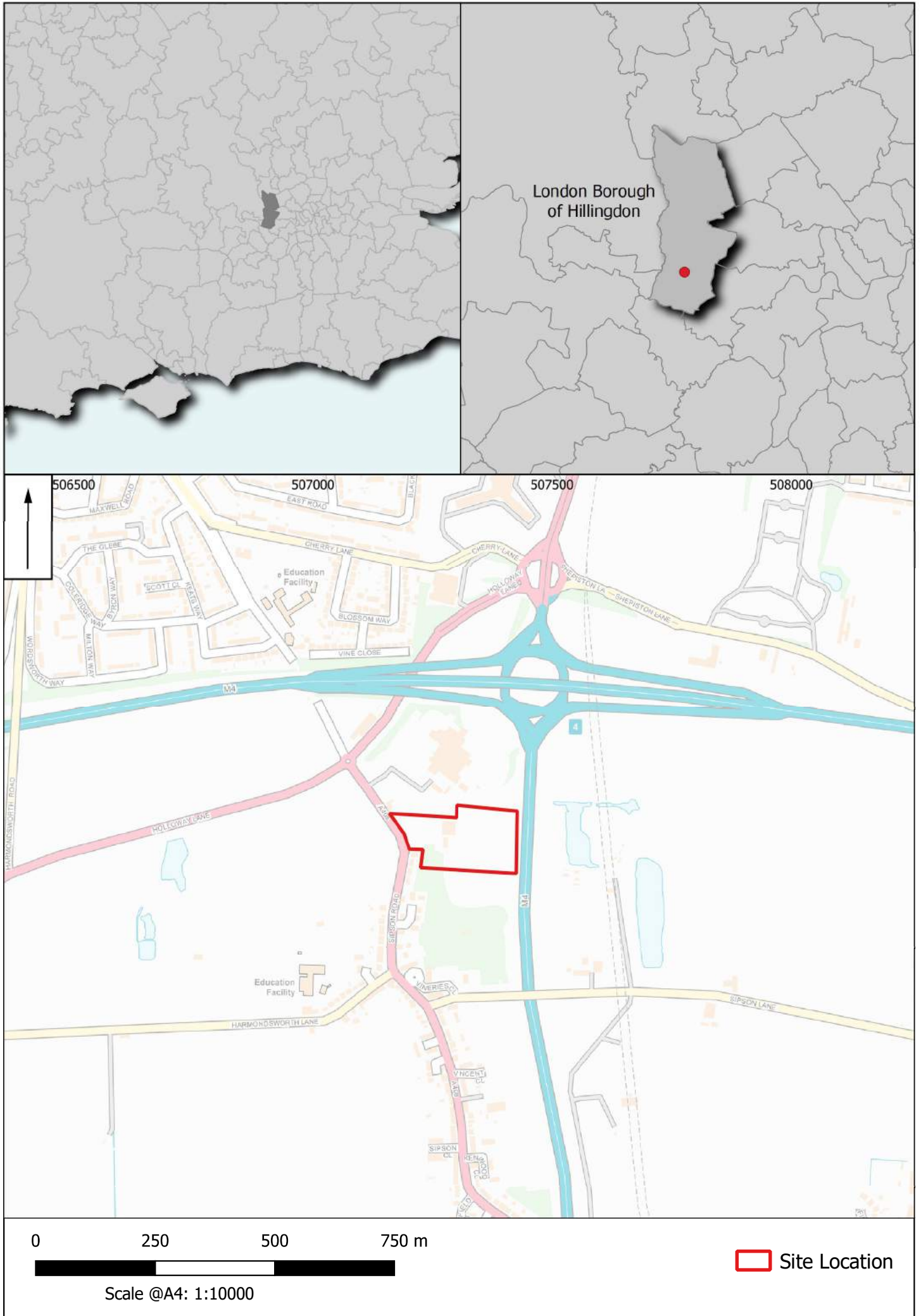
British Geological Survey online historic geology borehole data and digital drift and solid geology data

Greater London Historic Environment Record

Historic England designation data

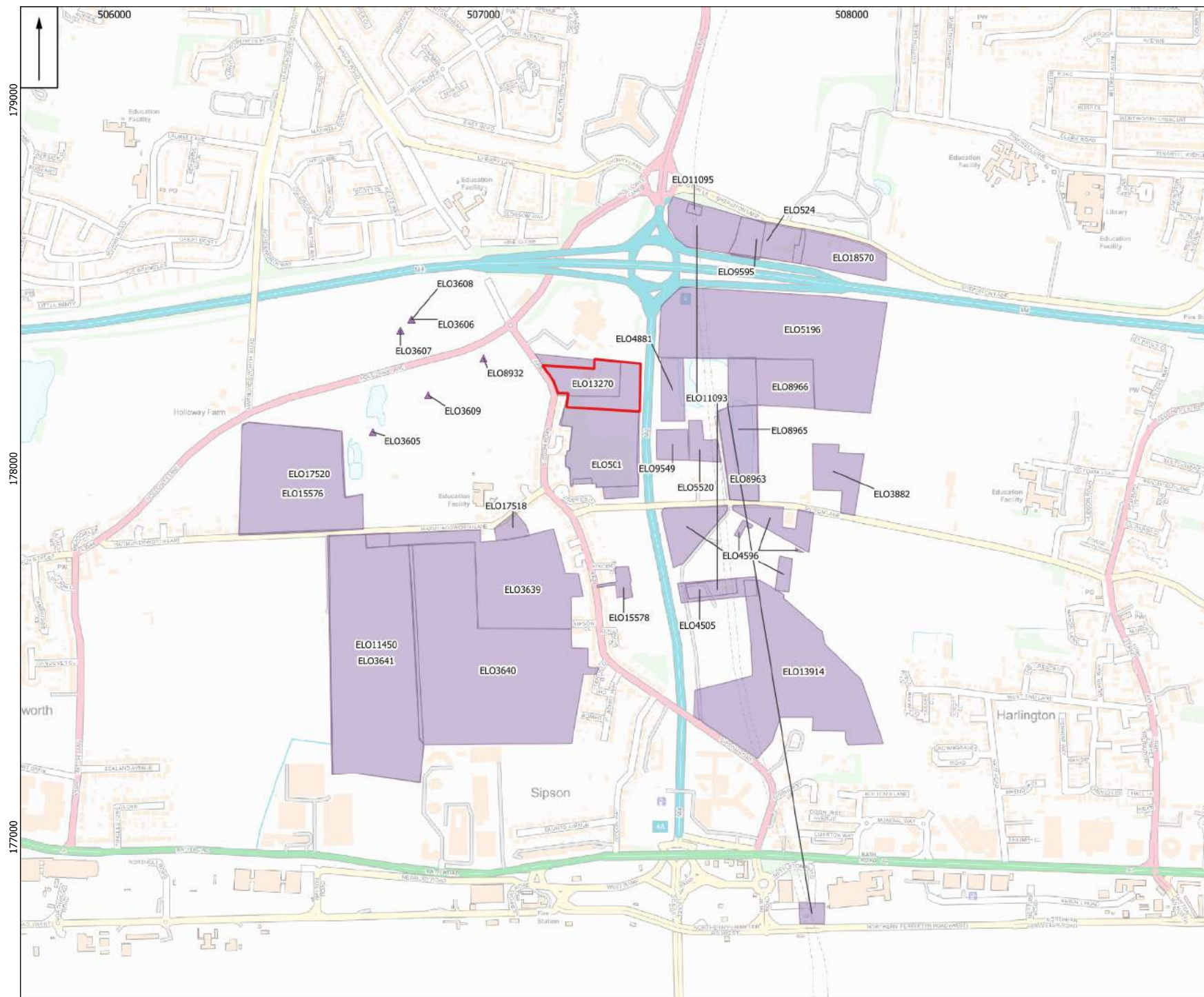
Internet – web-published sources:

Groundsure historic Ordnance Survey mapping



Site Location

Figure 1. Site Location



Key:

- Site
- Archaeological Events (Point)
- Archaeological Events (Polygon)

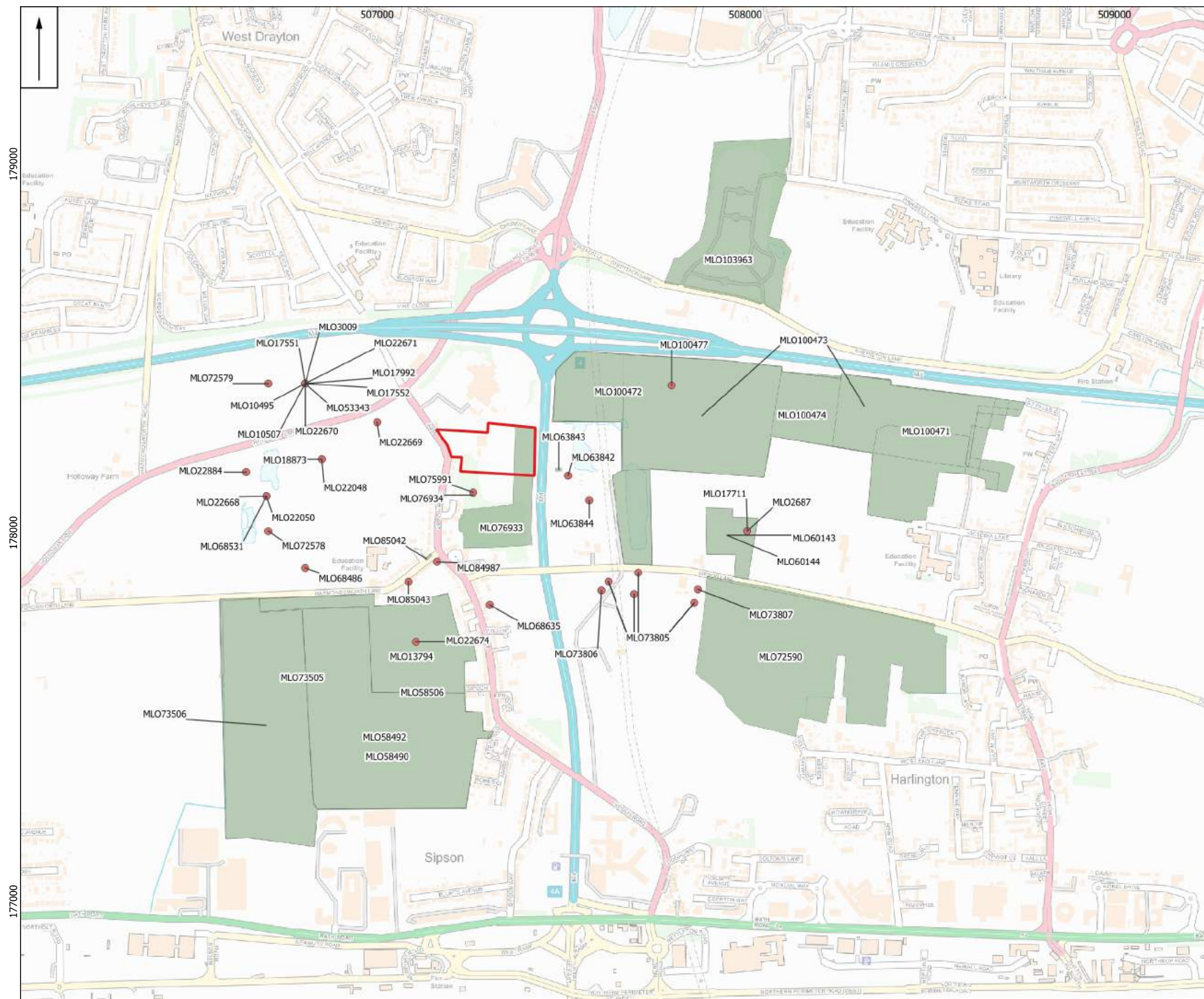
0 100 200 300 400 500 m
Scale @A3:1:10000



Sipson Road

Figure 2
Plan showing Historic Environment
Record events

Project No.00104 | 20/12/2023 | Prepared By: ARTE-FACTS



Key:

- Site
- Monuments (Points)
- Monuments (Polygons)

0 100 200 300 400 500 m

Scale @A3:1:10000

HAWK HERITAGE

Sipson Road

Figure 3
Plan showing Historic Environment
Record monuments

Project No.00104 | 20/12/2023 | Prepared By: ARTE-FACTS




Key:

Site

0 50 100 150 200 250 m

Scale @A3:1:10000



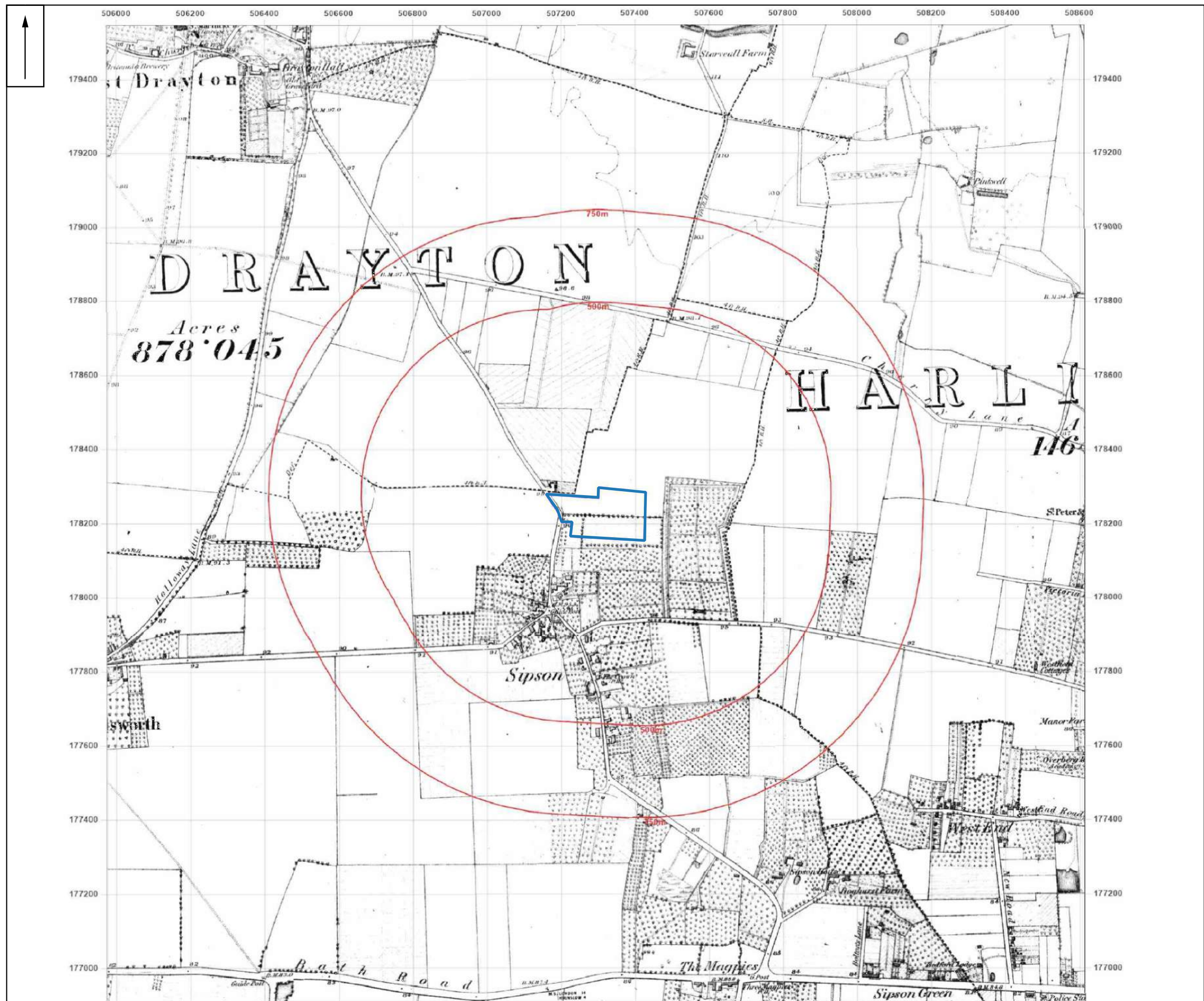
HAWK HERITAGE

Sipson Road

Figure 4

Ordnance Survey map of 1868

Project No.00104 | 20/12/2023 | Prepared By: ARTE-FACTS




Key:

Site

0 50 100 150 200 250 m

Scale @A3:1:10000

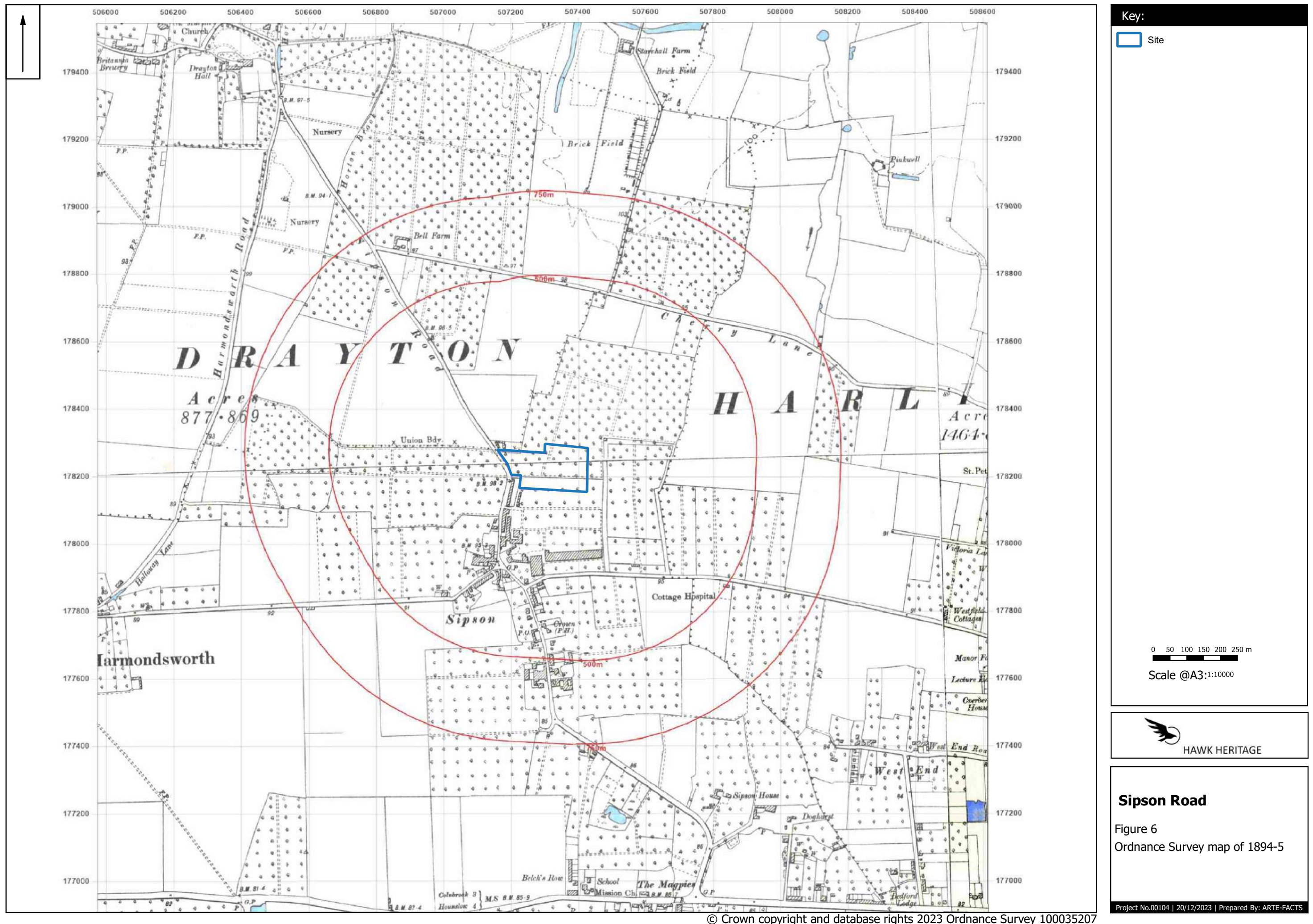
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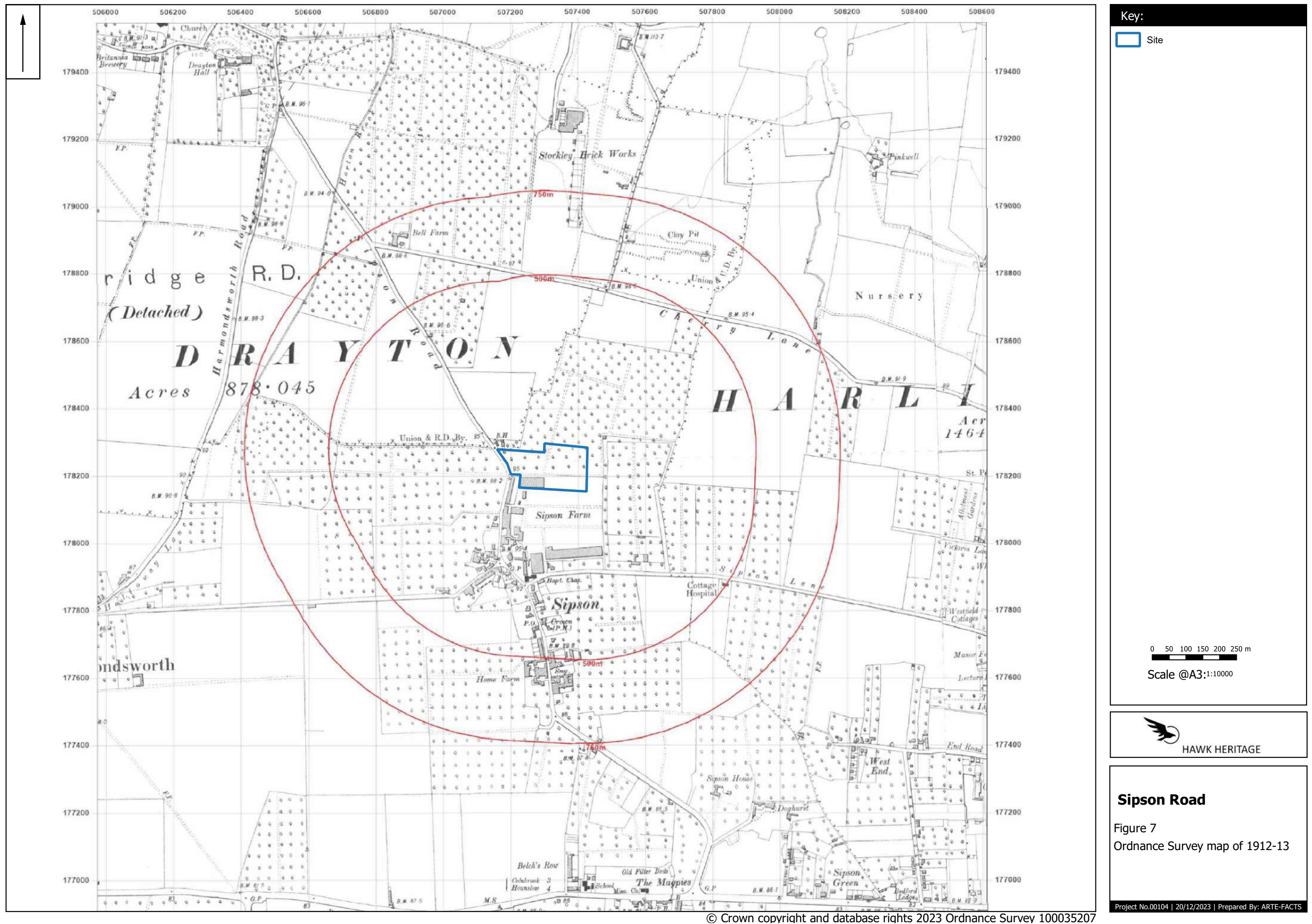
Sipson Road

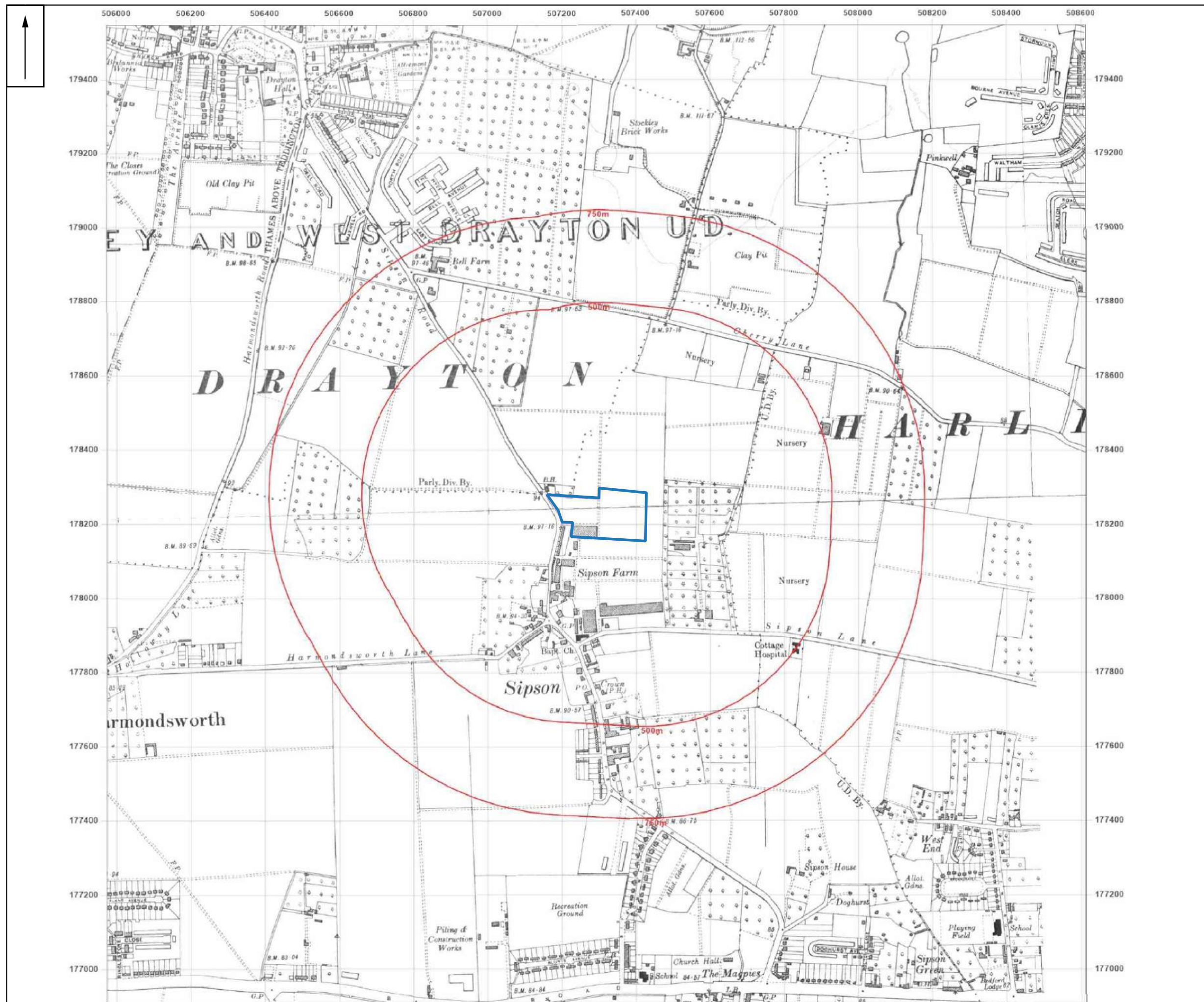
Figure 5

Ordnance Survey map of 1891


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Key:

 Site

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Scale @A3:1:10000



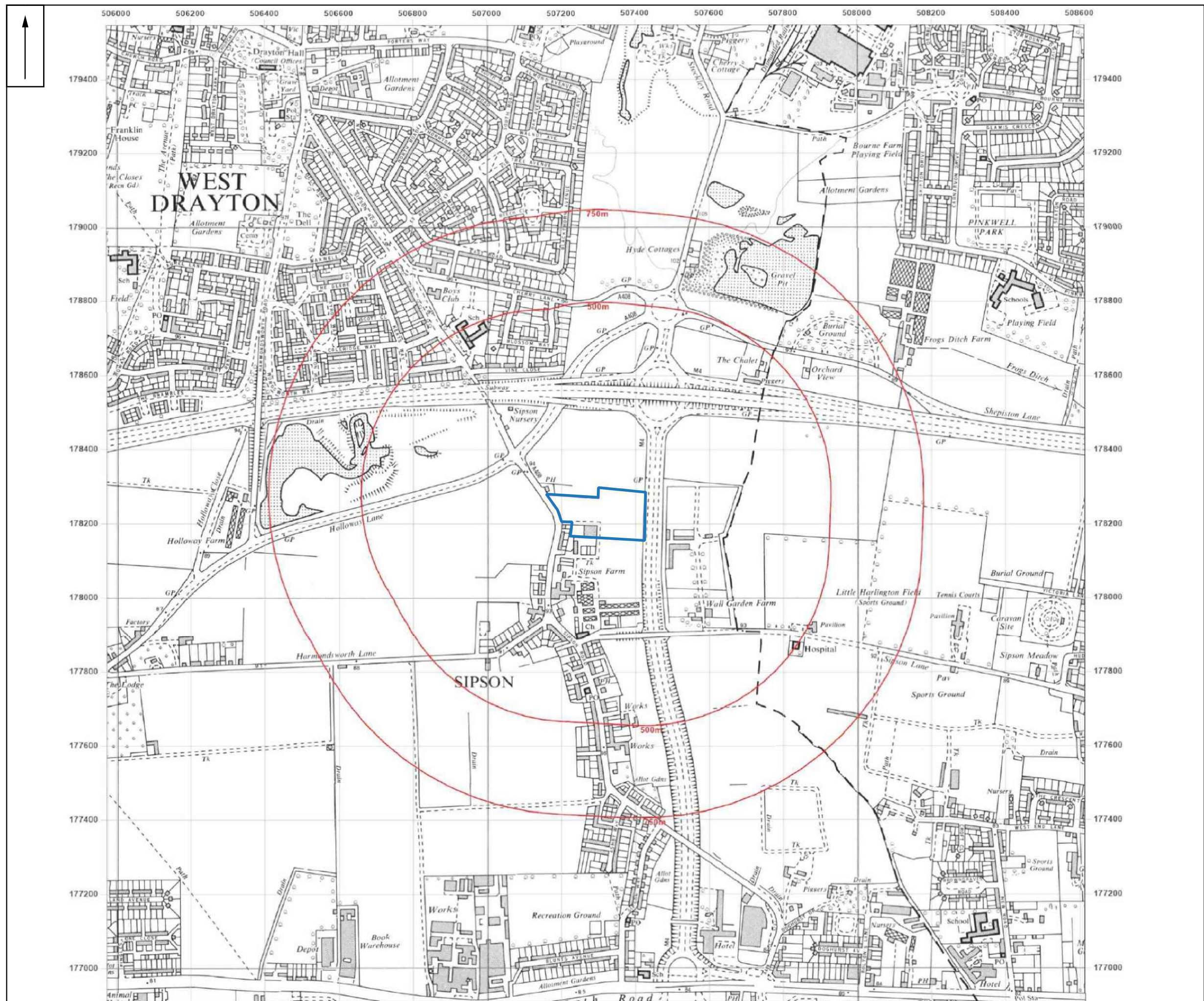
HAWK HERITAGE

Sipson Road

Figure 8

Ordnance Survey map of 1938

Project No.00104 | 20/12/2023 | Prepared By: ARTE-FACTS




Key:

Site

0 50 100 150 200 250 m

Scale @A3:1:10000



HAWK HERITAGE

Sipson Road

Figure 9
Ordnance Survey map of 1970

Project No.00104 | 20/12/2023 | Prepared By: ARTE-FACTS



Fig 11. Photo of the site looking north-east showing the lorry park



Fig 12. Photo looking west showing the greenhouses and containers



Fig 13. Photo looking north-west showing the lorry park and landscaped area



Fig 14. Photo looking north showing the greenhouses and lorry park



Fig 15. Photo of the greenhouses



Fig 16. Photo looking north showing the lorry park