Historic Environment Desk-Based Assessment

Sipson Data Centre, London Borough of Hillingdon

Date of report: October 2026

PREPARED FOR

VIRTUS Data Centres

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Abbreviations and Conventions

AOD Above Ordnance Datum

c. Circa

CA Conservation Area

Ha Hectares

HE Historic England

HER Historic Environment Record

Km kilometres

LB Listed Buildings

LLB Locally Listed Buildings

LPA Local Planning Authority

M Meters

NGR National Grid Reference

NHLE National Heritage List for England

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Assumptions and Limitations

This report has been compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate at the time of writing.

Artificial Intelligence

In providing our work, we may utilise artificial intelligence (AI) systems and related technologies to support certain aspects of our work. These technologies may be used for, without limitation, tasks such as data analysis and the identification of research triggers. Relevant outputs generate or assisted by AI will be checked and subjected to appropriate human review and professional judgement before inclusion in our work. We remain responsible for the quality, accuracy, and suitability of our services, regardless of the use of AI tools.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework, National Planning Practice Guidance, and the Chartered Institute for Archaeologists Code of Conduct and all relevant Standards, Guidance and Universal Guidance documents.

In order to comply with the Chartered Institute for Archaeologists standards and requirements[1] regarding public dissemination of archaeological fieldwork, an OASIS record will be created for this document, and it will therefore be submitted to the Historic Environment Record within six months of completion, subject to any embargo requirements from the client.

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Statement of Competence

This document has been produced by qualified professionals with the professional competence to make the required assessments and judgements. The document has been reviewed by an MCIfA Accredited individual.

[1] Chartered Institute for Archaeologists (2014, updated 2020) *Standard and guidance for historic environment desk-based assessment*

1. Executive Summary

Savills Heritage and Townscape has been commissioned to produce an Historic Environment Desk-Based Assessment (HEDBA) to accompany a planning application for a proposed data centre development on land to the west of the M4 motorway, known as Sipson Data Centre, London Borough of Hillingdon, UB7 0HP, centred on NGR TQ 07333 78068.

This report has been produced within the context and requirements of relevant national and local planning policy guidance, including the NPPF, local planning policy, and CIfA and Historic England Guidance.

Built Heritage

Following a site visit, the built heritage assets scoped in for assessment comprise the following:

- Grade II King William IV Public House [NHLE1080219]
- The Plough Public House Locally Listed Building
- No.228 Sipson Lane (Former Baptist Church) Locally Listed Building
- Grade II Listed Lanz Farmhouse [NHLE1080219]

The significance of these assets, and the contribution which setting makes to this significance has been assessed in this report. Setting is considered to make a limited contribution to the significance of the relevant built heritage assets, largely due to the heavily altered wider context of Sipson in the modern period, as well as the innate historic and architectural interest of the listed buildings in particular, for which surviving historic fabric represents the principal contribution to overall significance.

The Site is currently considered to make a neutral contribution to the wider setting of these heritage assets. There is no identified historic connection between the relevant heritage assets and this largely vacant area of scrubland, with structures of no architectural quality in the northern part of the Site. The assessment of effect is based on the maximum parameters for the proposed development, with Vu.City modelling of the illustrative proposals used to inform this assessment, to be supplemented by visualisations during determination.

There was found to be either limited or no visibility of the proposed development from the immediate setting of the relevant heritage assets, due to intervening built form and mature vegetation. Where visible the proposed development was considered to result in a minor overall change which would be read as an extension of the existing surrounding built form, and would not dominate or detract from the setting of these heritage assets. The proposed landscape buffer (not shown in the Vu.City imagery) would also provide further screening of the proposed development from within the surrounding context, and it is considered that further visual impact mitigation can be embedded through detailed design.

Overall the proposed development will result in **no effect** on the significance of the identified built heritage assets, by way of a change in their setting.

Archaeology

The Site is located within the Heathrow Archaeological Priority Zone, an area identified as having high archaeological potential and containing significant remains dating from the Prehistoric to the Modern periods. The Site also lies immediately north of the proposed Sipson Archaeological Priority Area, where archaeological investigations have identified evidence of activity dating from the Mesolithic to the Medieval period.

A total of 92 archaeological monuments have been identified within the study area, dating from the Prehistoric to Modern periods. Of these, a Late Bronze Age or Early Iron Age linear feature, a Roman linear feature, and Post-Medieval and undated cut features are located within the northern part of the Site. A total of 50 previous archaeological events are recorded within the study area, four of which were undertaken within the Site. These comprise a Heritage Statement and a subsequent archaeological evaluation undertaken in connection with a proposed development within the northern part of the Site, together with a wider magnetometer survey and an aerial photographic interpretation, both of which also included the Site.

This report concludes that there is a **low** potential for encountering archaeological remains dating to the Palaeolithic and Mesolithic periods, a **moderate** potential for Neolithic remains, and a **high** potential for Bronze Age and Iron Age remains. This assessment is based on the presence and nature of archaeological features within the Site, together with known and potential sites of these periods within the study area. If encountered, such remains are most likely to comprise isolated findspots of Palaeolithic and Mesolithic date, isolated findspots or cut features of Neolithic date, and occupation and agricultural related features, including cut features and structures of Bronze Age and Iron Age date. Such remains would be of **local** significance. However, should any remains contribute to a greater understanding of the Prehistoric landscape of the Lower Thames region, their significance could increase to **regional.**

There is a **moderate** potential for encountering remains dating to the Roman period. A linear feature of possible Roman date has been recorded within the Site, however it did not produce any finds and has only been tentatively dated to the Roman period. Roman settlement activity is also recorded within the wider study area. If encountered, Roman remains are most likely to comprise occupation and agricultural related features and would be of **local** significance.

There is a **low** potential for encountering Early Medieval remains. Although Early Medieval activity, in the form of cut features and structures, is recorded within the study area there is no evidence to suggest that these remains extend into the Site. If encountered, such remains are most likely to comprise isolated findspots, and occupation or agricultural related features, and would be of **local** significance.

There is a **moderate** potential for encountering Medieval remains due to the close proximity of the Medieval settlement to the Site and the well-documented evidence for occupation and agricultural activity within the wider study area. If encountered, such remains are most likely to consist of isolated findspots and agricultural related features and would be of **local** significance.

There is a **high** potential for encountering Post-Medieval remains, as cut features of this period have been identified within the northern part of the Site. If encountered, such remains are most likely to comprise settlement and agricultural related features, together with isolated findspots, and would be of **local** significance.

There is a **low** potential for encountering Modern remains, as all known Modern remains recorded within the study area are located some distance from the Site. If encountered, such remains are most likely to consist of isolated findspots and would be of **local** significance.

It is not anticipated that any buried archaeological features present within the Site would be of schedulable quality and are therefore not likely to preclude development. Development groundworks within the Site would have a direct effect on any archaeological remains present within its boundary. Any effects from groundworks associated with the Proposed Development could be mitigated through an agreed programme of archaeological works developed in conjunction with the LPA Archaeological Officer. The scope of any such programme of archaeological works would first need to be set out in a Written Scheme of Investigation to be submitted to and approved by the LPA Archaeological Officer.

2. Introduction

2.1 Project Background

2.1.1 Savills Heritage and Townscape has been commissioned to produce an Historic Environment Desk-Based Assessment (HEDBA) to accompany a planning application for a proposed data centre development on land to the west of the M4 motorway, known as Sipson Data Centre, London Borough of Hillingdon, UB7 0HP, centred on NGR TQ 07333 78068, see **Figure 1** (henceforth 'the Site').

2.2 Site Description

2.2.1 The Site comprises approximately 7.07 hectares of land. It is irregularly shaped, featuring the former Sipson Garden Centre in the northern part of the Site with associated areas of hardstanding featuring a car park, and areas understood to formerly be used for the external storage of goods associated with the former garden centre use. The southern part of the Site comprises an area of scrubland.

2.2.2 The Site is bounded to the east by the M4 motorway. The Site's western boundary is formed by the A408, from which the Site gains access. A small number of residential dwellings are located to the south-west and are also accessed from the A408. Immediately north of the Site is the Holiday Inn Hotel, while The Plough public house lies at the Site's north-western boundary. Beyond the Site's southern boundary are a number of residential dwellings forming part of the settlement of Sipson.

2.3 Topography[2], Geology[3], and Soils[4]

2.3.1 The Site is relatively flat and sits at approximately 30m AOD. The surrounding area is characterised by similar elevations, ranging from 27m AOD to 31m AOD, while the landscape to the north and north-west rises to approximately 58m AOD and 63m AOD respectively.

2.3.2 The underlying geology across the Site consists of the London Clay Formation, characterised by blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay, formed between 56 and 47.8 million years ago during the Paleogene Period. The superficial geology within the Site comprises the Langley Silt Member Clay, characterised by medium- to fine- grained materials, forming lenses beds and dunes, which are aeolian in origin.

[2] https://en-gb.topographic-map.com/map-cgt/United-Kingdom/
[3] https://geologyviewer.bgs.ac.uk/
[4] https://www.landis.org.uk/soilscapes/

2.3.3 The Site is covered by Soilscape 6, which are freely draining slightly acidic soils. Soilscape 6 extends across the wider landscape surrounding the Site and it transitions to Soilscape 20 further west, along the course of the River Colne.

2.4 Outline of the Proposed Development

2.4.1 The proposed development comprises the erection of a data centre facility, including associated energy infrastructure, security measures, and access arrangements. The main data centre building would be two storeys in height and would include ancillary office accommodation provided over three storeys. The building would be served by external plant equipment, including generators, located within a dedicated yard.

2.4.2 A substation would be located within the north-eastern corner of the Site, and the development would be enclosed with security fencing and controlled access points.

2.4.3 Vehicular access to the Site would be taken from the existing access point of the A408. An internal road running north to south would provide access to the data centre and associated plant areas. Car parking would be provided on-site to support staff and operational needs.

2.5 Scope of this HEDBA

2.5.1 The Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014, updated October 2020) defines a Desk-Based Assessment as:

> …an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interest and significance; the character of the study areas, including appropriate consideration of the settings of heritage assets; and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest.

2.5.2 It goes on to state the purpose and context of DBAs as to gain an understanding of the historic environment resource in order to formulate the following:

- an assessment of the potential for heritage assets to survive within the area of study;
- an assessment of the significant of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interest;
- strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
- an assessment of the impact of the proposed development or other land-use changes on the significance of the heritage assets and their settings;
- strategies to conserve the significance of heritage assets, and their settings; and,
- design strategies to ensure new development makes a positive contribution to the character of the historic environment.

2.5.3 In accordance with the above *Standards and Guidance*, this HEDBA provides a baseline of known or potential heritage assets (archaeological remains) within the area of the Proposed Development and a surrounding study area which have been identified from a broad range of standard sources. Such archaeological heritage assets are considered to have a degree of significance meriting consideration in planning decisions. Archaeological remains, if present, may be affected during the construction phase of a development including during activities such as preliminary groundworks, site strip, and excavations for foundations, services, drainage and lighting; and in the operational phase of the development usually as a result of effects to their setting (e.g. of a Scheduled Monument).

2.5.4 This HEDBA includes all heritage impacts of the Proposed Development, including any Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields, and Conservation Areas within the Site or its study area. It includes all relevant above and below ground heritage assets as well as all relevant designated and non-designated heritage and archaeological assets.

2.6 Aims and Objectives

2.6.1 The historic environment has been a material consideration in the planning process since 1990 and its value is recognised in national and local planning policy. The aim of this HEDBA is to assess the potential heritage effects of the Proposed Development as the result of a planning application to develop the Site. The aim is achieved through the following objectives:

- identify the presence of any known or potential buried archaeological heritage assets that may be affected by the Proposed Development;
- describe the significance of such assets, in accordance with the National Planning Policy Framework, taking into account factors which may have compromised asset survival;
- assess the likely effects upon the significance of the assets arising from the proposals;
- assess the effects of the Proposed Development on how heritage assets are understood and experienced through changes to their setting; and,
- provide a statement on the likelihood of whether further investigation and/or mitigation will be necessary in order to reduce or remove completely any adverse effects identified on archaeological assets as a result of this HEDBA.

2.6.2 Professional expert opinion has been used to assess heritage significance of assets, based on historic, archaeological, architectural or artistic interest, taking into account past ground disturbance which may have compromised survival.

2.7 Public Engagement

2.7.1 CIfA (webpage) and The Association of Local Government Archaeological Officers (ALGAO) (Mann 2023) have recently noted the need for public engagement in archaeology. The Levelling-up and Regeneration Act 2023 also notes that where heritage assets are to be impacted a consideration should be given to 'enhancing' the asset. Archaeological works undertaken as part of any future planning applications within the Site could offer an opportunity for a programme of public engagement and/or enhancement. Engagement could include opportunities for members of the public to visit archaeological excavations within the Site or take part in surveys (both if conditions / circumstances allow). Public engagement could also take the form of free-to-attend talks. The public engagement approach should be proportionate to the scale of the works undertaken and to the archaeological works. Any engagement must have the permission of the Client and not be in breach of any confidentiality requirements, particularly to ensure the security of the Site and any archaeological remains present.

2.8 Carbon Reduction

2.8.1 In early 2020 the CIfA Advisory Council set up a climate change working group to look at how CIfA and archaeologists can reduce their impact on the environment and respond to the climate crisis, while working within he Institute's Code of Conduct and Standards and Guidance. Therefore, in according with CIfA, all efforts should be made to reduce the carbon impact of any archaeological work associated with this proposed scheme.

3. Methodology and Sources

3.1 Historic Environment Desk-Based Assessment

3.1.1 This HEDBA has been carried out in accordance with the requirements of the National Planning Policy Framework (August 2026), all relevant standards, guidance and universal guidance documents specified by the Chartered Institute for Archaeologists, and guidance by Historic England. A list of applicable standards and guidance is included in Appendix A. The legislation and policies to which the HEDBA adheres, are outlined in more detail in Appendix B of this document.

3.1.2 Throughout this document the following terms are used as described:

- **Designated Heritage Assets:** any heritage asset, either built heritage or archaeological, that falls under any type of statutory designation such as World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields, and Conservation Areas.
- **Non-Designated Built Heritage Assets:** heritage assets that are above ground such as built heritage, but are not designated, for example Locally Listed buildings, or non-designated built heritage remains.
- **Non-Designated Archaeological Assets:** comprising buried remains, records of buried remains, find spots, etc. of archaeological evidence that is not designated.

3.1.3 In order to determine the full historic environmental potential of the Site, a broad range of standard documentary and cartographic sources were examined, including results from relevant previous archaeological investigations. A study area of **750m** for archaeological assets and **1km** for built heritage assets has been applied. Heritage assets within these study areas were examined to determine the likely nature, extent, preservation and significance of any known or potential heritage assets (built or archaeological; designated or non-designated) that may be present within or adjacent to the Site.

3.1.4 Table 1 below provides a summary of the key data sources consulted. Occasionally, there may be reference to assets beyond this study area where appropriate, e.g. where such assets or investigations contribute to current understanding of the historic environment.

Table 1 List of sources consulted

Source	Data	Comment
Historic England	National Heritage List for England (NHLE) with information on statutorily designated heritage assets (scheduled monuments).	Statutory designations (e.g. scheduled monuments) can provide a significant constraint to development.
Greater London HER (GLHER)	Historic Environment Record	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, documentary, and cartographic sources.
Site Walkover Visit	A site visit to view the known assets identified in the records and assess the potential for unknown archaeological assets within the Site and surrounding study area.	Professional assessment of the Site and its surrounding landscape to assess views as well as the potential for unrecorded archaeological assets. Photographs taken as relevant.
Regional Research Framework	Greater Londin Regional Research Framework	Available online. Providing an archaeological introduction to the region or sub-region, period resource assessments for the region or sub-region, and a research agenda for the region or sub-region.
British Geological Survey (BGS)	Bedrock and superficial geology digital map; online BGS geological borehole record data.	Sub-surface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of buried archaeological remains.
Internet	Web-published local history, Archaeological Data Service (ADS), online archives.	Many key documentary sources, local, and specialist studies are now published online and can be used to inform the archaeological and historic background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The Client	Development proposals, drawings, designs etc.	Key information on the proposed scheme, such as the master plan and project background.

3.1.5 The location of known heritage assets within the study area, as identified by the sources above or during the course of research for this HEDBA are shown on **Figures 4 to 15** (Appendix D**)**. These are referenced in the text of this HEDBA by their individual HER or NHLE numbers in bold **[ ]** parentheses. A full list of the identified designated and non-designated assets as well as previous archaeological investigations is included in the gazetteer in Appendix C of this document.

3.2 Site Walkover Visit

3.2.1 In order to inform this report, a site visit (**Figures 34 – 53**) was carried out on 5th August 2026 to confirm the topography and existing land use, the nature of the existing buildings and monuments, identify any visible heritage assets (e.g. structures, buildings and/or earthworks), and assess factors which may have affected the survival or condition of any known or potential assets.

3.2.2 The site visit also extended into the study area beyond the Site boundary for the purposes of scoping heritage assets and assessing their intervisibility with the Site, as per Historic England guidance, and to inform the setting assessment included in this report.

3.2.3 No new heritage assets were identified during the walkover but observations made have informed the assessment of impact on the known designated and non-designated assets within the wider study area (see Chapters 5 and 6 below).

3.3 Assessing Heritage Significance

3.3.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage asset affected by a development proposal, including any contribution made by their setting to that significance. This applies to both designated and non-designated heritage assets. The following terminology has been adopted within this assessment for classifying and discussing the historic environment (MHCLG August 2026, Annex B Glossary):

- A **heritage asset** is 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 but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).
- The **setting** of a heritage asset is 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) is used to describe 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.

3.3.2 The determination of the significance of a heritage asset is based on statutory designated and/or professional judgement against these interests. The following definitions are summarised from *Conservation Principles* (Historic England, 2008) and *Statements of Significance* (Historic England Advice Note 12, 2019):

- **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. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and consider date, rarity, state of preservation, diversity / complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.
- **Historic Interest:** an interest in past lives and events (including prehistoric). It dents to be illustrative or associative. 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.
- **Architectural and Artistic Interest:** these are interests in the design and general aesthetics of a place. Deriving from conscious design or fortuitously through evolution, they can more specifically relate to the science of design, construction, craftsmanship and decoration, artistic interest is an interest in other human skill, such as sculpture.

3.3.3 These interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. Each asset has to be evaluated against the range of criteria listed above on a case-by-base basis. Unless the nature and exact extent of buried archaeological remains in any given area has been determined through prior investigations, significance is often uncertain.

3.3.4 In relation to designated heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.

3.4 Assessing Effects on Heritage Assets

3.4.1 The NPPF (August 2026) refers to effects on heritage assets, as opposed to impacts. Historic England guidance generally refers to impacts to heritage assets. The terms 'effect' and 'impact' are regarded as having the same meaning for the purposes of this assessment.

3.4.2 HE 5. 5 states that: *Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.*

3.4.3 HE 10.2 states that*: Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be*

made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisations.

3.4.4 The points from HE Advice Note 12 Statement of Heritage Significance (2019) are used to inform consideration of potential impacts:

- Where the proposal affects the historic fabric of the heritage asset, the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance, both inside and out, proposed removals and demolitions and the impact of alterations and extensions, where proposed, etc., will be specified.
- Where the proposal affects the setting, and related views, of a heritage asset, or assets, the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated, will be clarified. This may include the impact of the location of the new development within the setting, of the impact on key views, the impact on the relations of the heritage asset to its setting, etc.
- Where the proposal impacts both on the heritage asset directly and on its setting, there will be a cumulative assessment of impact. Impacts both harmful and beneficial will be noted.

3.4.5 Policy HE5.2 of the NPPF (2026) states that assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a) *Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*

b) *Have no effect on the significance of a heritage asset; or*

c) *Result in harm to the significance of a heritage asset, either from work affecting the asset itself of from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*

d) *Cause the total loss of the significance of a heritage asset.*

3.4.6 Policy HE6.1 (NPPF 2026) states that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation. Policy HE6.4 further requires that any harm to the significance of a designated heritage asset be weighed against any public benefits resulting from the proposals.

3.4.7 It is evident that a proposal must be considered carefully as a proposal might compromise several component parts that create the potential for multiple effects. These may comprise positive, neutral or negative effects.

3.4.8 Professional judgement is therefore used to identify effects and where negative any level of harm (or total loss). In relation to level of harm Planning Practice Guidance (2019) advises that in general terms substantial harm is as set out in the NPPF (2026) but goes on to qualify that substantial harm is a high bar (test) that may not arise in many cases.

3.5 Assessing the Contribution of Setting

3.5.1 In relation to designated heritage assets, the assessment takes into account the contribution that setting makes to the overall significance of the asset.

3.5.2 Setting is the way in which the asset is understood (i.e. archaeological and historical interests) and experienced (aesthetic interests). It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, or visual aspects).

3.5.3 Historic England's GPA3 (2nd Ed.): The Setting of Heritage Assets (2017) advocates a systematic and staged approach to the assessment of setting and the effects of a proposed development on the setting of heritage assets.

- Step 1 of the approach is 'identifying the heritage assets affected and their settings'. This initial step is carried out by undertaking documentary research, and assessing data sourced from the HER and national heritage datasets.
- Step 2 requires consideration of 'whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)'. The guidance states that this stage of the assessment should first address the key attributes of the heritage asset itself and then consider: i) the physical surroundings of the asset, including its relationship with other heritage assets; ii) the way the asset is appreciated; and iii) the asset's associations and patterns of use.
- Step 3 involves 'Assessing the effect of the proposed development on the significance of the asset(s)'. This stage of the assessment addresses the key attributes of the proposed development, such as its: i) Location and siting; ii) Form and appearance; iii) Additional effects; and iv) Permanence.
- Step 4 of the guidance states proposals should explore opportunities for 'maximising enhancement and avoiding or minimising harm', while Step 5 is to 'make and document the decision and monitor outcomes'. For the purposes of this assessment, Steps 1-4 of the process have been followed.
- Step 5 is the duty of the Local Planning Authority and therefore not undertaken as part of this assessment.

3.5.4 In accordance with Historic England guidance (*The Setting of Heritage Assets*, Planning Note 3, 2017), this assessment has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently

experienced and understood through its setting, in particular views to and from the asset and the Site, along with key views, and the extent to which the setting may already have been compromised.

3.6 Local Planning Policy

3.6.1 The London Plan: The Spatial Development Strategy for Greater London (Greater London Authority, adopted March 2021) includes four policies relevant to the historic environment:

- Policy HC1: Heritage Conservations and Growth
- Policy HC2: World Heritage Sites
- Policy HC3: Strategic and Local Views
- Policy HC4: London View Management Framework

3.6.2 In addition, the Hillingdon Local Plan, comprises two parts: A Vision for 2026: Local Plan: Part 1 Strategic Policies (London Borough of Hillingdon, adopted November 2012) and the London Borough of Hillingdon : Local Plan: Part 2 Development Management Policies (London Borough of Hillingdon, adopted January 2020). The Local Plan contains nine policies relevant to the historic environment:

- Policy HE1: Heritage Assets
- Policy BE1: Built Environment
- Policy DMHB1: Heritage Assets
- Policy DMHB2: Listed Buildings
- Policy DMHB3: Locally Listed Buildings
- Policy DMHB4: Conservation Areas
- Policy DMHB7: Archaeological Priority Areas and Archaeological Priority Zones
- Policy DMHB8: Registered Parks, Gardens and Landscapes
- Policy DMHB9: War Memorials

3.6.3 The details of these policies are reproduced in **Appendix B.**

4. Historic Environment Baseline

4.1 Introduction

4.1.1 This section provides a brief summary of the historical development of the Site and its environs by historic period, compiled from the sources listed in Table 1, primarily from the Greater London Historic Environment Record. The Research Framework for London Archaeology has also been consulted to provide a wider understanding of the area in each historical period, a summary of which is given at the start of each section. The assets listed from the GLHER have been compiled into a single gazetteer included in Appendix C. All designated and non-designated assets are shown by period on **Figures 4 – 15** and events on **Figure 3** (Appendix D).

4.1.2 In summary, a total of 92 archaeological assets have been identified within the 750m study area. The Site is located within the Heathrow Archaeological Priority Zone, and lies immediately north of the Sipson Proposed Archaeological Priority Area. No Scheduled Monuments are recorded within the Site or the 750m study area. In addition, 50 previous archaeological events are recorded within the study area. A summary of the number of archaeological assets by period is set out in Table 2 below.

Table 2 Number of assets by period.

Period	Number of assets recorded on the GLHER
Prehistoric	7
Palaeolithic	5
Mesolithic	1
Neolithic	8
Bronze Age	12
Iron Age	7
Roman	13
Early Medieval	5
Medieval	7
Post-Medieval	18
Modern	5

Undated	4
Events	50

4.1.3 There are also seven designated built heritage assets within a 1km radius of the Site, as shown in Table 3 below.

Table 3 Designated Built Heritage Assets

Type	Number of assets recorded on NHLE
Listed Buildings	5
Conservation Areas	2

4.2 Archaeological Priority Zones and Archaeological Priority Areas

Heathrow Archaeological Priority Zone (APZ) (Figure 2)

4.2.1 The Site lies within the northern part of the Heathrow Archaeological Priority Zone. It is designated due to the significance of archaeological remains previously identified within the area and its high potential to contain further significant evidence, particularly relating to Prehistoric activity. Extensive archaeological investigations associated with quarrying and the development of Heathrow Airport, have revealed significant archaeological remains dating from the Upper Palaeolithic through to the Modern period.

4.2.2 Notable discoveries include a small assemblage of Upper Palaeolithic material, Neolithic monumental and settlement landscapes, Bronze Age and Iron Age field systems and settlements, Roman occupation sites and a significant amount of Early Medieval and Medieval settlement and agricultural activity.

4.2.3 Historically, the area comprised a rural landscape of villages and hamlets which remained largely unchanged until the 20th century with the expansion of Heathrow Airport, associated infrastructure, mineral extraction and major road routes such as the M4, which transformed the landscape.

4.2.4 However, the London Borough of Hillingdon Archaeological Desk Based Assessment[5] notes:

'In much of the area, small scale development would not contribute much to the archaeological record, so APA designation would be inappropriate. However, large scale developments would provide the opportunity to contribute to the archaeological knowledge about the area on a landscape scale.

In some areas previous development, quarrying or archaeological works will have removed any archaeological potential. Where these areas are located on the edge of the APA they could be excluded.'

4.2.5 Although no quarrying activity is recorded within the Site's red line boundary, the British Geological Survey (BGS) records numerous ceased, inactive and active mines and quarries in the vicinity of the Site.

Sipson Proposed Archaeological Priority Area (APA)

4.2.6 Archaeological investigations within the Sipson area, particularly at Home Farm, have identified evidence of activity from the Mesolithic through to the Medieval period, including Neolithic features, a Late Bronze Age field system, Iron Age pits and a scatter of Roman and Medieval finds.

4.2.7 The settlement of Sipson was first mentioned in 1214. By 1337 it consisted of 14 houses and displayed a similar settlement pattern to Harlington and Harmondsworth, with buildings surrounded by small plots and larger fields beyond. Handsworth and Harlington are both designated APAs, and given the similarity of Sipson's archaeological and historical background, Sipson was proposed for designation as an APA in 2014.

4.3 Overview of Past Archaeological Events (Figure 3)

4.3.1 There are 50 previous archaeological events recorded within the 750m study area on the GLHER, four of which were undertaken within the Site. The most relevant of these events are discussed below:

4.3.2 A heritage statement **[160967]** was prepared in 2012 in support of the redevelopment of Heathrow Garden Centre, and covered the area of the Site. An earlier archaeological evaluation **[164523],** comprising 24 trenches excavated within the Site, identified a number of postholes and ditches, the majority of which dated to the Post-Medieval period. A single Late Bronze Age to Early Iron Age ditch, together with possible associated features, were also recorded. In the south-western part of the Site, the derelict remains of several greenhouses were identified. The heritage statement

[5] CgMs Consulting (2014) Archaeological Desk Based Assessment London Borough of Hillingdon

[160967] therefore concluded that the Site has the potential to contain Late Prehistoric, Roman and Post-Medieval archaeological remains.

4.3.3 A magnetometer survey **[238568]** was undertaken in 2004 across an extensive area extending from Sipson in the east, including the Site, to Harmondsworth Moor in the west. The survey was commissioned by English Heritage to assess the archaeological potential of the area, and was not associated with any proposed development. The survey concluded that the area has a relatively low potential for Palaeolithic and Mesolithic remains, very high potential for Neolithic and Bronze Age remans, moderate potential for Iron Age and Roman remains, and high potential for Early Medieval, Medieval and Post-Medieval remains.

4.3.4 An aerial photograph interpretation study **[213633]** was undertaken in 2018-2019 as part of the Heathrow Airport expansion. The study covered a large area, including the Site, and aimed to map and record archaeological features visible in aerial photographs and LiDAR, helping to establish a robust historic environment baseline. From this work, 324 grouped features were transcribed. Of these, 235 features were newly identified, while 89 had been previously recorded in national or local heritage datasets. The newly recognised features include common monument types such as ridge and furrow, former field boundaries absent from historic OS mapping, numerous ring ditches, and evidence for several probable Prehistoric settlements. Previously unrecorded Second World War structures were also identified, including anti-landing trenches, barrage balloon sites, anti-aircraft and searchlight installations, and a possible Women's Land Army barracks. More unusual discoveries include cropmark evidence of a possible henge or large settlement enclosure, and a fragment of a potential Neolithic causewayed enclosure, located near the northern end of the Heathrow Terminal 5 cursus.

4.3.5 Immediately west of the Site, a watching brief **[165075]** was undertaken in 1980 during the initial stages of a gravel extraction, followed by a strip, map and record investigation **[167439]** in 1982. Although the GLHER record provides few details regarding the watching brief, it appears that at least one Late Bronze Age ring-gulley was identified. The subsequent strip, map and record investigation revealed numerous Prehistoric features, including a series of pits and clearance hollows, a narrow double-ditched trackway aligned north-south, a rectangular enclosure, worked flint artefacts comprising scrapers and polished axes

4.3.6 In addition, two archaeological evaluations **[171477]**, and **[165763]** were undertaken in 1995 approximately 50m to the east the Site. These investigations identified a Post-Medieval brick-lined well, several pits containing Post-Medieval waste, and a possible Prehistoric pit containing worked flint. The evaluations followed two earlier watching briefs **[169756]** and **[238507]** undertaken in 1984

and 1985 respectively, which recorded a complex sequence of features ranging in date from the Later Neolithic to the Early Medieval periods, the majority of which were of Romano-British date.

4.4 Archaeological and Historical Background

Prehistoric (1,000,000 BC – 43 AD) (Figures 5-9)

4.4.1 The Research Framework for London Archaeology mentions that there is no evidence for human presence in the region during the Early Upper Palaeolithic period, however human activity is confirmed during the Late Upper Palaeolithic. Much of the Mesolithic evidence comprises isolated finds of flintwork, although other stone, bone and antler artefacts have been recovered from the Thames. In the Neolithic period, there is clear evidence of landscape transformation by human communities. While domestic settlements from this period are scarce in the London area, they may be preserved beneath alluvial deposits.

4.4.2 During the Middle Bronze Age, communities established co-axial field systems with driveways and waterholes on gravel terraces, supporting small and latterly aggregated open settlements. Plant remains, pollen and field systems provide evidence of agricultural intensification from the Middle/Late Bronze Age. Wooden structures suggest locally intensive use of the floodplain. Although limited, evidence from the Early and Middle Iron Age show the continued use of an organised landscape, supporting both pastoral and arable economies. The Middle and Lower Thames are often assumed to be the origins for Deverel-Rimbury ceramics, though there are no precise dates for their development.

4.4.3 A total of 40 Prehistoric monuments are recorded within the study area on the GLHER. Of these, six are broadly dated to the Prehistoric period, seven are of Palaeolithic date, one is of Mesolithic date, eight are of Neolithic date, 12 are dated to the Bronze Age, and seven to the Iron Age. One of the Bronze Age monuments is located within the Site boundary.

4.4.4 A possible Prehistoric pit **[114778]** was identified during an archaeological evaluation [165763] approximately 88m east of the Site. The feature comprised a small regular pit with a pointed base, from which a flint flake was recovered. A waste flake and a burnt flint were also recovered in close proximity to the pit, although neither was stratified.

4.4.5 A Prehistoric occupation site **[238620]** is recorded at Sipson Farm, approximately 360m south-east of the Site. It was uncovered during an archaeological excavation [238492], undertaken in 2010-2011. The site comprised 174 features, almost one-third of which were interpreted as natural hollows or tree throws, potentially indicative of land clearance. A distribution of pits, post holes and ditches **[227523]** was also recorded, including charcoal-rich pits, a cluster of 14 postholes and a pit that may

represent a large structure, a row of six postholes, possibly forming a fence line, and a group of six postholes that may indicate the junction of two separate alignments. Four post-built structures, along with waterholes and wells, were also identified. In addition, a group of Prehistoric cremation pits **[227512]** containing pottery and struck flint was recorded within the same area. The Sipson Farm excavation also revealed remains dating to the Mesolithic, Neolithic, Bronze Age and Iron Age periods, which are recorded under separate GLHER numbers and are discussed in the relevant period sections of this baseline.

4.4.6 Prehistoric worked flint **[114164]** was recovered during archaeological works associated with the M4 construction in the 1960's and 1970's, approximately 420m south-east of the Site. The assemblage comprised approximately 150 struck flints, including 42 scrapers.

4.4.7 A further flint scatter **[136971]** was recorded approximately 480m east of the Site. The material was recovered from the topsoil of Little Harlington Field during an archaeological evaluation [160008].

4.4.8 All five Palaeolithic monuments recorded within the study area comprise isolated findspots or lithic scatters:

- A flint scatter **[118842]** was found at Home Farm, approximately 120m south-west of the Site. The flint scatter comprised two Levallois flints, together with two microliths, a tranchet axe and a number of flint fragments;
- A Middle Palaeolithic bout-coupe **[96570]** was found at Wall Garden Farm, approximately 380m north-east of the Site;
- A Lower Palaeolithic handaxe **[98694]** was found at Halloway lane, approximately 370m north-west of the Site;
- A further Low Palaeolithic handaxe **[238739]** was found at Drinkswater gravel pit, approximately 570m south-west of the Site. The handaxe was found in 1981 by D. Williams in an area characterised by Brickearth on Taplow Gravel deposits;
- A pointed handaxe **[115589]** was found approximately 425m west of the Site. The axe measured 206mm by 110mm;
- Lower Palaeolithic implements **[136776]** were discovered at Boyer's Pit, approximately 530m north of the Site. These included 426 handaxes, 14 roughouts, two cores, 64 retouched flakes, 182 Levallois flakes, five Levallois cores and four miscellaneous objects. They were recovered during extensive work on each side of the Stockey Road, south of the canal and the railway, within an area underlain by Lynch Hill Gravel.

4.4.9 A small number of Mesolithic worked flint isolated findspots **[238622]** were recovered during the Sipson Farm excavation [171384].

4.4.10 Extensive Neolithic activity **[121296]** has been identified over a large area approximately 60m north-east of the Site. The evidence for Neolithic activity was recorded through numerous excavations from 1979 to 2009, which revealed a significant area of activity largely comprising pits and a field system.

4.4.11 The first investigations on the site involved the recovery of 150-200 flints from fieldwalking, whilst the first evidence of possible Neolithic activity was found through excavation by the West London Archaeological Field Group in 1979.

4.4.12 Excavation on the same site in 1981 uncovered further Neolithic features and finds. A small number of pits and scoops dug into the natural brickearth were uncovered. Struck flint and sherds of Late Neolithic pottery were recovered from the pit and scoop fills. Struck flint, thought to be of later Neolithic date, was also recovered from the interface of topsoil and the brickearth.

4.4.13 Several isolated Prehistoric pits were found during excavation in summer 1983, to the north and west of the area covered in 1979-1981. A single sherd of Ebbsfleet-type pottery and struck flint were recovered.

4.4.14 Further evidence of Neolithic activity at the Sipson Lane site was found during a watching brief in 1984. Features from the Later Neolithic were uncovered including conjoining fragments of a single polished flint axe from two shallow Neolithic scoops, and a small Mousterian handaxe recovered from the base of the natural brickearth.

4.4.15 Up to 85 Neolithic pits were uncovered at RMC Land, Harlingdon during excavations between 2000-2007. The pits were located across the site and varied between isolated pits and group of pits. Finds were recovered from most of the pits and included pottery, worked and burnt flint, worked stone and animal remains. The remnants of a possible field system, and two waterholes were found through excavation in 2004. The pits associated with this field system contained pottery of Peterborough Ware type, including Mortlake and possibly Ebbsfleet sub-styles.

4.4.16 Excavations south of the M4 and directly east of Walled Garden Farm, Hillingdon, in 2007 recovered two pits dated to the Late Neolithic period. Both the pits were sub-circular in plan. One pit located in the south of the site contained one sherd of Late Neolithic pottery. It measured 0.78m in diameter and 0.23m in depth. The second pit was located in the north-east of the site and was only partially exposed in the excavation. It measured 0.86m by 0.57m and was 0.29m deep. Its fill contained 16 sherds of Late Neolithic pottery.

4.4.17 The most recent excavations took place at Nine Elms Farm in 2009 and revealed five Neolithic features, of which four were pits and one was a tree throw hole. The features were dated by a small assemblage of finds including pottery and worked flint. The pits were between 0.4m-1.6m wide and 0.1m-0.3m deep, although one was sub-oval, and was 2.1m long by 1.4m wide and 1.2m deep.

4.4.18 Neolithic pits and ditches **[151553]** were recorded during an archaeological evaluation [156637]. Approximately 126m south-west of the Site. A total of two ditches were identified, one of which was

aligned north-south and produced sherds of Late Neolithic grooved ware. A pit containing a polished axe was also recorded.

4.4.19 A Neolithic occupation site **[122147]**, comprising pits and clearance hollows that produced grooved ware pottery sherds, flint scrapers and polished flint axes, is located approximately 345m west of the Site. A trackway **[137495]** was also recorded within the occupation site, running north-south and depicted on the GLHER data approximately 200m north of the settlement.

4.4.20 A further Neolithic occupation site **[127324]** is recorded approximately 510m south-east of the Site. It was uncovered during the Sipson Farm excavation [238492]. A subsequent archaeological excavation [238492] revealed a Neolithic ditch **[238624]** measuring between 1.3m-1.6m in width and 0.4m-0.6m in depth. A lithic assemblage comprising flakes, blades, a spall and pieces of irregular shatter was recovered from its secondary fill. The ditch enclosed a pit, although it is uncertain if the two features were associated. During the same excavation several Neolithic pits **[238624]** were also recorded. The majority of the pits contained carbonaceous fills with charcoal fragments and small quantities of burnt bone and pottery sherds. Human remains were recovered from one of the pits, while a small number contained lithic artefacts.

4.4.21 A Late Bronze Age to Early Iron Age ditch **[111356]** was recorded during an archaeological evaluation [164523] within the Site. The ditch was aligned north-south, with its terminal being visible. Five pottery sherds were retrieved from its fills. It is possible that it is associated with a Bronze Age field system [95370] located to the south-west.

4.4.22 A Late Bronze Age settlement and a field system **[95370]** are located approximately 135m south-west of the Site. The field system was aligned north-east to south-west and had a possible droveway ditch associated with it. This droveway was 4m wide and appeared to turn south-east at the southern edge of the Site. A line of stakes and postholes on an east-west alignment is also thought to be associated with the field system. Pits mainly used for cooking or rubbish disposal were also recorded. One pit was 0.35m wide by 0.30m deep, and contained a cremation urn of middle Bronze Age date.

4.4.23 A further Bronze Age settlement **[132797]** is located approximately 60m north-east of the Site, in the same location where Mesolithic remains [121296] had previously been recorded. The site was mainly dated to the Middle Bronze Age and Early Iron Age. Most of the features indicated a field system, with little evidence of domestic activity. The site comprised a dense concentration of archaeological features, including pits, ditches, gulleys, four-post structures, a hearth, waterholes, enclosures, and a considerable quantity of Bronze Age pottery sherds.

4.4.24 Approximately 170m west of the Site, a large vertical-sided oval pit **[128352]** was recorded during a watching brief [172257]. The pit measured 3m by 2m and was approximately 2m deep. A dismembered carcass of a young aurochs and six barbed and tanged arrowheads were recovered from its fills.

4.4.25 Another Late Bronze Age occupation site **[114209]** is located approximately 370m west of the Site. It comprised pits, hearths and a rectilinear enclosure with opposed entrances. Associated finds included pottery sherds, fragments of perforated clay plaques, spindle whorls, two copper alloy pins and a droplet of lead.

4.4.26 A substantial Bronze Age double-ditched track or droveway **[121933]** is located approximately 200m north-west of the settlement [114209]. It was aligned east-west. However it is unclear whether it was associated with the occupation site.

4.4.27 A watching brief undertaken in 1980 [165075] recorded at least one Late Bronze Age ring ditch **[96300]**. It appears that additional features were recorded during the watching brief, but no more details are provided on the GLHER, and the fieldwork report is unavailable.

4.4.28 The Sipson Farm excavation [238492], undertaken approximately 360m south-east of the Site, revealed Bronze Age features of occupation activity comprising:

- A post-built structure **[238658]** in the eastern part of the site, comprising 18 postholes. The building may have been linked to an adjacent waterhole and a large pottery assemblage was recovered from the building's postholes. Nearby was another cluster of postholes, believed to represent a discrete structure, although its function remains unknown.
- A sinuous trackway **[238651]** measuring between 2m and 7m in width and extending for approximately 255m. The trackway was delineated by flanking ditches, some of which produced Middle Bronze Age pottery. It was interrupted at three locations, where entrances may have provided access to adjacent fields. Another ditch, parallel to a wide entrance in the corner of a field may indicate the presence of a trackway 3-4m wide. This feature may have been designed to facilitate livestock management. A third, poorly defined linear may represent a holloway, although it was visible for only approximately 7m.
- A rectilinear system of field ditches **[125128]** was present on either side of trackway [238651], indicating that, at some point during the Middle or Late Bronze Age, the surrounding area had been cleared of woodland and divided into fields. The field boundaries were defined by 125 separate ditches, some of which were almost 100m in length. There is further evidence for entrances that may have been used for livestock control. The finds assemblage was modest,

and only a few items could be confidently assigned to the late Prehistoric period. Four ditches yielded large groups of pottery broadly dated to the late Prehistoric period, some of which could be more specifically dated to the Middle Bronze Age. 24 waterholes are thought to have been associated with this system, although they provided little or no dateable material. They are attributed to this period on the basis of their spatial association. Plant and animal remains were also very scarce, with the only exception being a waterhole that contained a cattle skull. A row of six small stake tips on a slightly curved alignment was identified within one waterhole. The stakes were made from fruitwood, hazel, and young oak. Two further pits to the east of the site contained fills with fragments of human bone. These remains were extremely fragmented and are believed to have been redeposited from an original pyre site.

- A small ring ditch **[328660]** was recorded to the east of trackway [235651], and was interpreted as a funerary monument. Its fill consisted primarily of silty clay flecked with charcoal and small fragments of calcined bone. Most of the bone fragments were too small for identification, although some were identified as animal remains. The ditch produced 40 pottery sherds, typical of the Middle to Late Bronze Age. A small pit which containing burnt material was observed cutting part of the ditch. Its fill contained 20 cereal grains and was interpreted as a possible votive or devotional deposit.

4.4.29 A further Bronze Age site **[146846]** is recorded approximately 640m south-east of the Site. It comprised a ditch enclosing a small cremation cemetery with a possible central entrance. The burials consisted of a mixture of urned and unurned cremations. At least four urned burials and two to three unurned cremations were identified, representing the remains of six individuals: one infant or juvenile, one sub-adult, and four adults, two of whom were probably female. It is thought that the ground level was higher during this period, suggesting that the cemetery occupied a prominent location within the Bronze Age landscape. Additional Middle and Late Bronze Age features were recorded to the south of the site, including at least two sub-rectangular enclosures with internal divisions. Associated features included a large well or gravel pit and a possible droveway that formed the western side of the southernmost enclosure. A six-post structure was also uncovered and is thought to date to the Late Bronze Age.

4.4.30 Iron Age pits and a ditch **[98016]** were identified during an evaluation [159954] undertaken approximately 300m south-west of the Site. The features were scattered across the site, and the ditch is thought to represent a field boundary.

4.4.31 An Iron Age occupation site **[131716]** is recorded approximately 500m west of the Site. It comprised a group of pits located in close proximity to a trackway and contained several Iron Age pottery sherds.

4.4.32 An Iron Age settlement **[123108]** was identified during the Sipson Farm excavation [238492], approximately 360m south-east of the Site. There is little information available regarding the evidence recovered, other than that the features were located in the south-western part of the site, and included three round houses and a waterhole **[238664]**. The largest roundhouse measured 12m in diameter and produced Iron Age pottery sherds.

4.4.33 The remaining entries relate to unstratified finds and isolated findspots:

- A scatter of unstratified Iron Age to Romano-British pottery **[101011]** was recovered during evaluation trenching approximately 455m south-east of the Site.
- An uninscribed gold starter **[123529]** was recovered approximately 580m east of the Site
- A brooch **[106023]** was recovered approximately 375m north-west of the Site.

4.4.34 An Archaeological Desk-Based Assessment prepared by Hawk Heritage for the northern part of the Site notes that a Neolithic cremation was identified within the Site[6]. However, this is not recorded on the GLHER data and couldn't be cross checked against other sources.

Roman (43 AD – 410 AD) (Figure 10)

4.4.35 According to the Research Framework for London Archaeology, the Roman settlement of Londinium is believed to have originated both as a trading post and a military site, eventually developing into a significant strategic and economic centre. The wider region experienced extensive settlement, farming and industrial activity with known sites typically located on more fertile soils. Archaeological evidence reveals the co-existence of different building traditions, characterised by rectilinear Roman structures, concentrated in the settlement's core, and circular British buildings found in the peripheral areas, reflecting a blend of cultural influences during the Roman period.

4.4.36 A total of 13 Roman monuments are recorded on the GLHER within the study area, one of which is located within the Site's red line boundary.

4.4.37 During an evaluation [164523] within the Site, a number of undated features, including a ditch of possible Roman origin **[100523],** were recorded. The ditch was dated as possible Roman due to its alignment, which was similar to that of Romano-British linear features to the south-east, and may therefore represent part of a field system. The remaining undated features comprised a posthole, a pit and a piglet burial.

4.4.38 A significant concentration of Romano-British activity **[150207]** is recorded approximately 60m north-east of the Site. The site was initially investigated in the 1980's [165228] by the Museum of London Archaeology Service. However, most of the data is from the excavation by Wessex Archaeology from 2000-2009 [171759]. The main part of the site is located to the west with noticeably less activity

[6] Hawk Heritage (2023) Land at the Former Sipson Rd Garden Centre: Archaeological Desk-Based Assessment. Pg. 17

on the eastern edges at Nine Elms Farm. Roman occupation and part of a probable field system were initially found through excavation at the site of Wall Garden Farm, Sipson Lane, by the West London Archaeological Field Group in 1979. It was suggested that one feature may have been a corn drier as carbonised barley was found in association with it.

4.4.39 More features that appeared to be related to this settlement were found during a watching brief in 1984 [160766]. The features included rubbish-filled pits, boundary ditches and a large sub-oval gravel quarry. The quarry pit had a waterlogged lower fill, which contained an interesting group of wooden objects. These included part of a ladder of coppiced oak, a possible oak fence-plank with a spear-shaped terminal, part of a possible seat, or a rough three-legged stool, a series of pointed birch stakes, and a possible perforated fishing net float of alder. Three more substantial timbers were also found, which may represent part of a timber framed building.

4.4.40 Between 2000 and 2007 Wessex Archaeology found 17 pits containing small amounts of pottery, four waterholes with evidence of wooden revetments and a small well. The site was enclosed by ditches, two of which extended into the Saxon phase. Additional pits, ditches and waterholes were identified during the 2004 phase of investigations, including ten pits, two ditches, and two waterholes. Two ditches in the north-eastern corner of the site were curvilinear and roughly parallel, possibly forming a short segment of a droveway.

4.4.41 In 2009 the eastern extent of the Roman occupation site was identified, near to Nine Elms Farm. Only seven features were present, comprising two ditches, three pits and a tree throw, containing pottery. These indicate that the settlement did not extend much further. One of the ditches was L-shaped and may represent part of a field enclosure, although it only produced a single sherd of pottery.

4.4.42 Undated cut features **[100977]** were recorded approximately 200m south-east of the Site during an archaeological evaluation [156935]. These features included ditches and postholes that contained no dateable finds and were uncertainly dated as Roman.

4.4.43 A scatter of Roman and Medieval finds **[105014]** was located approximately 305m south-west of the Site. The finds were unstratified, and although no additional information is provided on the GLHER, they may indicate Roman and Medieval manuring activity.

4.4.44 A Roman rectilinear field system **[128189]** is located approximately 375m north-west of the Site. Also recorded at this location are a small Roman oven **[102066]** and a Roman enclosure and pit **[121428]**.

4.4.45 The Sipson Farm excavation [238492], located approximately 360m south-east of the Site, recorded numerous occupation features of Roman date including:

- An irregularly shaped holloway and several pits **[238665].** The pits contained pottery sherds and animal bone fragments, while pottery dating from 50-150 AD was recovered from the holloway.

- A broad trackway flanked by ditches **[238666]**, that crossed the site. The exposed length was 288m, but it extended beyond the excavation area. Irregular holloways within the trackway may have functioned as entranceways. Long ditches formed an almost continuous western and eastern boundary along the trackway, with only limited breaks. Their fills produced significant quantities of pottery, indicating activity from the early Roman period into the 2nd century AD. Another trackside ditch, interpreted as a possible later phase of the western boundary, produced pottery dating to 50-100 AD. A third trackway produced pottery dated to 50-170 AD.

- Seven ditches and gullies, ten pits and a hollow **[238671]**. Some of the ditches and gullies produced pottery as late as 250-400 AD, although some material may be residual due to the intercutting nature of the features. The hollow measured approximately 25m long, 15m wide and 0.3m deep, and was rich in artefacts. It may have been a shallow brickearth quarry or a dew pond, but the size of the assemblage may indicate that it was also used as an area for rubbish disposal, perhaps from nearby dwellings. The pits were tightly clustered and some were located along the sides of the earlier Roman trackway, indicating that they were later than the track.

- A large waterhole containing the remains of a timber box-frame shaft and a considerable amount of pottery **[227517]**. At least four structures were also recorded. Their dating to the Roman period relies on the proximity of the structures to adjacent ditches and wells of Roman date. There were three four-post structures, interpreted as granaries. Two were roughly square in plan, and the other was trapezoidal. Another, undated four-post structure, was also recorded with a roughly square plan. The site of a potential roundhouse was also present, represented by two eaves drip-gullies which enclosed an area of approximately 8m in diameter. One of the gullies was cut by a Roman pit. There were remains of another potential round house, but the remains were in such a poor condition that this cannot be fully considered.

- Three waterholes, a group of six postholes and a well **[238668]**. The postholes represented part of a structure, though they did not form an obvious coherent pattern. They contained pottery dated from 50-100 AD. The largest waterhole was 10.4m across, and 1.74m deep. It cut a mid-2nd century ditch and contained pottery spanning from 50 to 400 AD. A small, unlined 1.7m deep well was present and cut through a 1st century AD ditch. Another waterhole, with a stepped profile, 4.4m wide and 2.23m deep, was also identified. A timber box-frame well shaft had been constructed at some point in the middle of the feature. Box-frame shafts were used in wells throughout the Roman period, but it is not possible to date the feature more precisely.

4.4.46 Unstratified Roman pottery sherds **[141427]** are also recorded approximately 506m west of the Site.

Early Medieval (410 AD – 1066 AD) (Figure 11)

4.4.47 Known Early Saxon settlements in the London area typically comprise dispersed, undefended villages and farmsteads, with only slight evidence suggesting the re-use of hillforts. Archaeological finds indicate that cemeteries and occupation sites are predominately concentrated along the River Thames and its tributaries. Several 5th century settlements and cemeteries have been discovered near former Roman villas or within former Roman field systems, reflecting a degree of continuity or interaction with earlier landscapes. Excavated settlement sites generally consist of clusters of sunken-feature buildings and related features, although clear evidence of overall settlement layouts remains limited. Middle Saxon rural settlements are notably scarce in Greater London, which may partly result from the typically undiagnostic nature of their artefact assemblages.

4.4.48 The Site is located between three settlements listed in the Domesday Book:

- Harmondsworth to the south-west, which had a recorded population of 46 households in 1086, putting it in the largest 20% of settlements recorded in Domesday, and listed under two owners: Earl Harold in 1066 and Abbey of Rouen in 1086.
- Drayton to the north-west, which had a recorded population of 17 households in 1086 under the ownership of Bishop of St Paul.
- Harlington to the south-east, which had a recorded population of 28 households in 1086, putting it in the largest 40% of settlements recorded in Domesday, under the ownership of Wigot of Wallingford in 1066 and Alfred, nephew of Wigot in 1086.

4.4.49 A total of five Early Medieval monuments are recorded within the study area on the GLHER, none of which are located within the Site's red line boundary.

4.4.50 A sunken featured building (SFB) **[97313]** was recorded during an evaluation, approximately 200m south-east of the Site. This site has produced a number of Early Medieval pottery sherds.

4.4.51 An unidentified Early Medieval cut feature **[121369]** is located approximately 285m south-west of the Site. Although of unknown function, it contained fragments of loom weight which allowed its dating.

4.4.52 A further SFB **[142750]** was recorded during an excavation approximately 365m north-west of the Site. The structure formed part of a small enclosure and associated field system.

4.4.53 Early Medieval settlement activity **[100545]** was recorded approximately 230m north-east of the Site between Wall Garden Farm and Nine Elms Farm, Harlington during excavations by Wessex Archaeology between 2000-2009.

4.4.54 The Early-Middle Saxon period was represented by pottery from a range of features including pits, ditches and waterholes. A possible trackway and enclosure were also present. A number of ditch sections are thought to define a possible sinuous east west trackway that could be related to the enclosure.

4.4.55 In the southern area of the site a small group of shallow graves were excavated. They were positioned on an irregular east-west line and although none contained any human remains some did contain grave goods, which were used to date the graves.

4.4.56 During the 2004 excavations, eight pits, one posthole, nine ditch segments, one well, and two waterholes of Early Medieval date were recorded. Two of the ditch segments, located in the north-east corner of the site, formed a probable enclosure. The enclosure ditch ran north-south initially before curving east-west and running into the eastern limits of the site. It is unclear what the ditches enclosed since no features were found within it. The enclosure appears to have a large west facing opening measuring 22.5m in width.

4.4.57 A droveway consisting of two parallel ditches, oriented east-west, and crossing the enclosure opening was also recorded. Two waterholes were found to contain Saxon pottery and a large amount of animal bone, which was interpreted as butchery waste. The remnants of a dog skeleton were also found within one of the waterholes.

4.4.58 A well with very steep sides and much smaller than the waterholes, was recorded. The presence of the well suggests domestic occupation in the vicinity. Numerous pits were present and were distributed across the site but appeared to show no relationship with each other. One pit contained early Saxon pottery and burnt domestic debris, which further suggested domestic occupation in this period.

4.4.59 A second phase of works in 2004 revealed a field system, a waterhole and seven pits dating to the Early Medieval period. The field system was found to have been constructed over two phases, and

was located over the northern third of the site. The earlier phase comprised two east-west aligned ditches. The later phase consists of an east-west aligned ditch, parallel with the earlier ditches, and four ditches lying perpendicular to it delineating sub-rectangular fields. Seven isolated pits and a waterhole were also recorded.

4.4.60 A rectangular enclosure was also present. It was made up from 19 discrete pits and postholes in the north of the site. Environmental sampling has suggested an Early Medieval date. The pit alignment comprised a north-south line of six similar sized pits terminating in the south at an undated waterhole. Within this complex of features three waterholes and several isolated cut features of possible Early Medieval date were recorded. The most recent phases of works has seen further evidence for occupation in the early Saxon to Early Medieval period uncovered. The early to middle Saxon features comprised four ditches, five pits and a post hole. Two of the ditches were curvilinear and were thought to have defined a small semi-circular enclosed area. Towards the northwest of the site were three inter-cutting ditches, while the remaining two pits were isolated.

4.4.61 During the Sipson Farm archaeological excavation [238492] an SFB, a trackway and associated ditches **[238675]** were identified. The hollow was 4.18m long and 3.06m deep, and contained at least four postholes. The clayey silt fill of the hollow contained charcoal flecks and fragments of fired clay and/or daub. A sequence of four ditches defined the eastern edge of a trackway, one of which contained a rim sherd from a cooking pot dated to 1050-1150 AD. Two rectangular enclosures on the eastern side were delineated by ditches, and were likely contemporary with it.

Medieval (1066 AD – 1540 AD) (Figure 12)

4.4.62 During the Medieval period in London, a denser, nucleated settlement pattern is observed in the north and west, compared to the more sparse and scattered settlements in the south and east. This could be linked to changing climatic conditions during this period, which resulted in a relatively warmer climate with rising water levels.

4.4.63 Medieval London was probably the single largest concentration of industrial production in England, with over 100 craft groups operating within the walls, and these may have formed craft quarters or neighbourhoods. Apart from local craft production, the essence of Medieval London lay in its role as a centre of import and export, with a substantial part of its professional and mercantile life oriented around that function, as shown by the archaeological investigation and excavation of structures and spaces used for trading.

4.4.64 A total of seven Medieval monuments are recorded within the study area on the GLHER, none of which are located within the Site's red line boundary.

4.4.65 The Medieval settlement of Sipson **[98469]** is located approximately 150m south of the Site. The settlement was first mentioned in 1214, and documentary sources indicate that it comprised 14 households by 1337.

4.4.66 The Sipson Farm archaeological investigation [238492], located approximately 360m south-east of the Site, recorded Medieval settlement activity **[101059]** including:

- Medieval enclosures and ditches **[238684]**: in the southern half of the site, approximately 90 ditches were recorded. These appeared to have defined the boundaries of small fields, enclosures, and possible corrals. Some features, which may have been located close to buildings, may have bounded tofts and crofts, or served as short drainage channels. Approximately half of the ditches were dated to the 11th or 12th century on the basis of associated pottery.

- Medieval buildings, fence and pits **[238686]**: evidence for a building measuring approximately 9.4m by 6m was recorded in the south-western corner of the site. Pottery recovered from associated deposits dated between 1000 and 1200 AD. A likely contemporary structure immediately to the south was also identified, and may have been associated with it. The possible fence was represented by three undated postholes. Seven waterholes were also recorded in close proximity to the buildings. An oak-timber structure was identified at the base of one of the waterholes and is thought to have formed a revetment along the edge of a step within the waterhole.

- Medieval enclosures, waterholes and well **[238687]**: two long boundary ditches were identified within the northern part of the site. In addition, 14 further ditches were recorded across the south-western part of the site, with an unclear spatial pattern. One of these ditches produced approximately 210 pottery sherds. Up to five waterholes and a possible timber-lined well were also identified. The largest waterhole was 9.2m in diameter and 2.6m deep. Although it contained Roman finds, it cut a Roman ditch and the finds are therefore residual. Otherwise, pottery sherds recovered from the waterholes provided Medieval dates, the latest of which was 1350 AD. A single pit contained a pottery sherd dated to after 1270 AD, which was considered to be the latest artefact recovered from the site.

4.4.67 A Medieval rectangular field system **[116196]** is recorded approximately 640m north-east of the Site. It incorporated a sequence of enclosures to the west and a possible trackway running east to south-east. Across the field system, 17 waterholes and a well were identified, one of the waterholes containing the articulated skeleton of a dog. Pits were distributed across the site as both clustered and isolated features, and one contained a silver coin dating to the reign of Alfred the Great (r. 871-

899AD). The pits were generally sub-circular in plan and found throughout the site. Only small quantities of dating evidence were recovered from their fills, and their function remains unclear.

4.4.68 Medieval ridge and furrow features **[123304]** are recorded approximately 560m west of the Site. Further ridge and furrow features are recorded west and south of the Site within the GLHER, aligned broadly west-east and north-south. However, these features have not been assigned GLHER numbers. One of these is located approximately 42m west of the Site, and its alignment suggest that it may extend into the Site.

4.4.69 The King Wiliam IV Public House **[NHLE1080164]** is a Grade II listed building located approximately 70m south-west of the Site. It is a two-storey building of late Medieval origin that was formerly a hall house. The building has undergone a number of later alterations, including the replacement of the roof covering with modern tiles, the addition of hipped ends with gablets, and the installation of casement and sash windows. Exposed timber framing survives at both ends of the ground floor.

Post-Medieval (1540 AD – 1900 AD) (Figure 13)

4.4.70 London's continuous expansion over the last 500 years is well-documented. Although the Industrial Revolution arrived relatively late to the capital, London developed a diverse range of both heavy and light industries, which were concentrated in specific areas across the city. Notably, from the 16th to early 18th centuries, London's ceramic industries were at the forefront nationally, leading in both stylistic innovation and technological advancement.

4.4.71 A total of 18 Post-Medieval monuments are recorded within the study are on the GLHER, one of which lies within the Site's red line boundary.

4.4.72 Post-Medieval features **[127987]** were recorded during archaeological evaluation undertaken [164523] within the Site. These comprised primarily postholes and ditches, several of which were interpreted as being associated with the Post-Medieval settlement of Sipson. The postholes formed a series of sub-square arrangements aligned parallel to the ditches and may represent former fence lines.

4.4.73 A number of Post-Medieval pits and a well **[96246]** are recorded approximately 55m east of the Site. The pits were rectangular in plan with a blue-grey sticky clay fill, together with fragments of clay pipes, pottery sherds, wall plaster and tile. One of the pits contained a large amount of animal bone. The well comprised the remains of a brick-lined Post-Medieval brick well.

4.4.74 The site of an 18th century house **[14632]** is located approximately 88m south-west of the Site. The building was constructed of painted brick and had a hipped slate roof, with gauged brick arches over

sash windows fitted with delicate glazing doors. A mid-19th century door was situated beneath a plain fanlight. The building has since been demolished.

4.4.75 A Post-Medieval field system **[98967]** is recorded approximately 470m south-west of the Site. It was identified during an archaeological evaluation [162665] and comprised several east-west aligned ditches and plough marks. A small number of pits were also associated with the field system, one of which contained the remains of a pig burial.

4.4.76 A small amount of evidence for Post-Medieval activity **[151572]** is recorded approximately 450m south-east of the Site. No additional information is provided on the GLHER data.

4.4.77 Five areas containing Post-Medieval ridge and furrow earthworks **[237610], [237708], [237909], [237922]** and **[237937]** are recorded to the west, south and east of the Site. The closest are located approximately 10m south of the Site [237610] and 16m west of the Site [237937].

4.4.78 The ridge and furrow earthworks [237610] and [237937] were identified from vertical aerial photographs. The remains are described as levelled and only faintly visible, with parts having been heavily impacted by quarrying activity.

4.4.79 Further Post-Medieval agricultural activity within the study area is evidenced by four recorded former field boundaries **[237950]**, **[237590]**, **[237573]** and **[237917]** located approximately 220m north-west, 344m east, 700m south, and 434m south of the Site, respectively.

4.4.80 Three waste disposal sites **[118231]**, **[116775]** and **[110678]**, are recorded approximately 487m north-west, 505m west and 746m north-east of the Site, respectively. All three sites are dated to the 19th and 20th centuries.

4.4.81 Three Grade II Listed buildings are located within a 1km radius of the Site:

- The Lanz Farmhouse **[NHLE1080219]** is located approximately 170m south-west of the Site. It dates from the late 17th or early 18th century and was originally constructed as a timber-framed dwelling. The building was altered during the mid to late-19th century, when the exterior was stuccoed and re-fenestrated. The building is two storeys in height, with a three-window frontage beneath steeply pitched roof. Internally, elements of the original timber-framed structure survive, including areas of exposed timber framing.
- Sipson House **[NHLE1294985]** is located approximately 770m north-east of the Site. It is a late 18th century dwelling constructed of brown brick. The building comprises two storeys with a basement, and has a five window frontage with double-hang sash windows, sills and rubbed flat arches. A single-storey, single-window outshut was added to the left-hand side during the 19th century.
- Elder Farmhouse **[NHLE1080138]** is located approximately 936m south-east of the Site. It is a 16th century or earlier timber-framed house, with an 18th century front wing comprising two storeys and two window frontage, constructed of red brick. The external walls have been pebble-dashed and the window frames were replaced during the 19th century. A modern porch

and door have also been added. Internally, elements of the original timber frame survive, including exposed timbers and a notable ground-floor ceiling with chamfered beams and joists.

4.4.82 In addition, three Locally Listed Buildings are recorded within the 750m study area:

- The Plough Public House is located approximately 7m north of the Site. The building was originally constructed in the mid-19th century. The main building comprises a two-storey rendered structure with a slate roof, and prominent chimney stacks. The ground floor has undergone substantial later alterations.
- No.228 Sipson Lane is located approximately 47m south of the Site. It is a former Baptist Church, originally constructed as mission halls in 1891 and extended in 1901. It is a substantial three-storey building constructed of stock brick with a steep tiled roof, stone banding and red brick arches and pilasters to the windows. The building was converted into residential units in 1988.
- The Sant Nirankari Bhawan (former Cottage Hospital) is located approximately 395m south-east of the Site. The building was constructed in 1883-1884 as a maternity hospital. It comprises a two-storey brick structure built in a typical vernacular style, constructed of red stock brick, with stone dressings and a gabled red-tile roof. It underwent substantial alterations during the early 1920s. The hospital closed by 1977 and has been in religious use since 1993.

4.4.83 Two Conservation Areas are located within the study area:

- Harmondsworth Village Conservation Area **[3401]** is located approximately 883m south-west of the Site. Harmondsworth Village is characterised by its historic core which grew up in the Medieval period at the gate of the Benedictine Priory. The earliest building to survive is the Grade II* listed St Mary's Church, parts of which date from the 12th century. The village centre, around The Green, has a mixture of Medieval and Post-Medieval buildings and beyond this core more recent developments have been built, the majority appearing in the 1960's/1970's. Archaeological evidence indicates that there was Prehistoric activity in Harmondsworth, and extensive excavations around Heathrow to the south have recovered much Prehistoric material. There is a track leading north towards West Drayton that has revealed archaeological remains of several Saxon houses[7].
- West Drayton Conservation Area **[3400]** is located approximately 885m north-west of the Site. The area was first designated on 10 November 1969. The conservation area is relatively large and is a mixture of built form and open spaces, including The Green, The Closes Recreation Ground and St George's Meadow. The Council do not have an adopted appraisal for the West Drayton Green Conservation Area[8].

Modern (1900 AD – Present) (Figure 14)

4.4.84 A total of five Modern monuments are recorded within the study area on the GLHER, none of which are located within the Site's red line boundary.

4.4.85 Four structures **[237945]** visible on vertical aerial photographs of 1946 (absent on photos of 1945), are located approximately 274m, 473m and 544m west of the Site, and 540m south-west of the Site, respectively. They appear to consist of a square area of hardstanding measuring approximately 15m

[7] London Borough of Hillingdon (2007) Harmondsworth Village Conservation Area Appraisal.
[8] Walker H. (2024) Heritage Statement 33a The Green, West Drayton

across, within which is located a tower structure situated on a square base or plinth measuring approximately 5m across.

4.4.86 They appear to be connected, at least partially, by a series of service trenches, presumably containing cabling for a power supply. These survive in some locations as open trenches, and in others as faint linear soilmarks indicative of recent backfilling. Short sections of irregular linear banks also provide evidence for the presence of trenches. The three northernmost tower structures are most clearly connected by this cabling network. The service trench then extends southward across the field, potentially towards the southernmost tower, although no trace of it is visible beyond Harmondsworth Lane.

4.4.87 The structures appear to have remained extant, at least in part, at the time of the vertical aerial photographs taken in 1959, but had been removed by the 1960s. The sites of the two northernmost structures have subsequently been destroyed by landfill and road construction, while the locations of the two southernmost structures may still retain associated sub-surface remains. Given the presence of a nearby airfield, the structures may have been of military origin or function.

4.4.88 A 20th century waste site **[131977]** is located approximately 470m south-east of the Site. The site opened in 1997, although it is unclear whether the site remains operational.

4.4.89 The Cherry Lane Cemetery **[129338]** is located approximately 525m north-east of the Site. The cemetery opened in 1936 and expanded in 1944. A portion of the cemetery was designated for Muslim burials in 1977. The site has iron railings and two gates of iron with banded brick and stone piers. It contains no chapel but does have a small garden of remembrance with a pond.

4.4.90 A group of six bomb craters **[237977]** is visible on vertical aerial photographs of 1946, approximately 634m north-west of the Site.

4.4.91 A Second World War site **[237956]** comprising an anti-aircraft battery, rows of bell tents, and two large anti-aircraft gun emplacements, is recorded approximately 713m north-west of the Site. These features were visible on an aerial photograph taken in 1940, which also shows a number of small, indistinct mounds or stacks, that could not be confidently identified.

4.4.92 The 1940 aerial photograph shows a row of nine bell tents situated along the western boundary of the site, each associated with a circular earthwork that may have served as communal cooking area. Three larger tents in the south-western corner may have functioned as barracks or communal facilities, such as a mess hall. A single isolated tent along the southern boundary may represent officers' accommodation. An indistinct cluster of three earthwork enclosures, linked to other tented

areas by worn paths, likely represents service facilities, such as latrines or ablution blocks, which may still have been under construction when the photograph was taken.

4.4.93 Most of the temporary features, with the exception of the gun emplacements, had been removed by 1942. All structures and earthworks across this location had been removed by the time of vertical aerial photos of the 1960s.

4.4.94 The listed Cherry Lane War Memorial **[NHLE1393676]** is located approximately 645m north-east of the Site, within the Cherry Lane Cemetery [129338]. It comprises a memorial stone measuring approximately 1m in width and 1.75m in height, with a gently curved top, set upon a chamfered plinth. The memorial functions both as a grave marker for those buried in a mass grave at the site, and as a memorial to other casualties of the Second World War.

Undated (Figure 15)

4.4.95 A total of four monuments of unknown date are recorded within the study area on the GLHER, none of which are located within the Site's red line boundary.

4.4.96 An undated ditch **[117167]** is recorded approximately 145m east of the Site. The ditch was aligned west to east and measured 0.42m in width and 0.2m in depth, with a light brown clayey-silt fill.

4.4.97 A gravel quarry of unknown date **[142499]** is recorded approximately 375m north-west of the Site. It was identified during an excavation undertaken in 1982 [153796], during which a polished bone thread-picker was found.

4.4.98 Gullies of unknown date **[104189]** are recorded approximately 646m south-east of the Site. The gullies were aligned north to south, although they did not produce any dateable evidence.

4.4.99 A possible ring ditch **[98205]**, containing a central pit is recorded approximately 645m south-west of the Site. It was identified from cropmarks.

4.5 Historical Mapping

4.5.1 The earliest available map of the Site is the 1866 OS Map **(Figure 16)**, which depicts the Site as being divided into three plots. The main plot, covering the majority of the Site, is shown as orchard, with an open area bordered by trees in its northern part. The other two plots, located in the south-western corner of the Site, are also occupied by orchard. The settlement of Sipson is shown to the west and south-west, having developed predominately along Handsworth Lane and Sipson Road.

4.5.2 By 1894, as shown on that year's OS map **(Figure 17)**, two buildings had been constructed in the southern and in the western parts of the Site. The layout of the Site had also been altered and now

comprised seven fields, all occupied by orchards. Additional buildings were constructed immediately west of the Site, while the wider landscape continued to be characterised by extensive areas of orchard. The Cottage Hospital is also depicted on this edition.

4.5.3 No changes are observed on subsequent maps, until the 1913 OS map **(Figure 18)**, which shows that by this time, an additional building had been constructed within the Site's north-western part. The Site is labelled as *Sipson Farm*, and comprises three main plots of land, although these are no longer occupied by orchard.

4.5.4 The 1960 OS map **(Figure 19)** depicts the building within the north-western part of the Site as being smaller than shown on previous editions. However, it is unclear whether this reflects a stylistic element of the map, or alterations to the building itself. Cherry Lane Cemetery is depicted to the north, and the built-up area of West Drayton had expanded and is shown to the north-west of the Site.

4.5.5 By 1964 **(Figure 20)**, the M4 motorway was constructed, including the east-west and south-north sections with their associated roundabouts, and by 1970 **(Figure 21)** more buildings were constructed within the western part of the Site.

4.5.6 The 1974 OS Map **(Figure 22)** shows that the southern part of the Site had been redeveloped, involving the demolition of the existing buildings and the construction of new ones. Small scale redevelopment had also taken place in the north-western corner of the Site, including the demolition of one small building and the construction of a new building further to the north. The land immediately north of the Site had also been developed and was occupied by a large Post House.

4.5.7 By 1987 **(Figure 23)** the central and north-western parts of the Site had been redeveloped with the construction of new buildings, while the Post House to the north was operating as a hotel. To the east and west of the Site, gravel extraction activity had commenced by this date.

4.5.8 The 2001 OS map **(Figure 24)** shows that, by this date, the buildings in the central part of the Site had been demolished. Furthermore, gravel extraction activity had ceased, and some of the former gravel pits had been converted into ponds. By 2010 **(Figure 25)**, all buildings within the Site had been demolished, apart from a structure at the northern edge of the Site.

4.6 Aerial Photographs

4.6.1 Aerial photographs taken in 1945 **(Figure 26)** show the Site comprising agricultural fields, with the settlement of Sipson located to the south.

4.6.2 By 1999, as shown on aerial photographs taken that year **(Figure 27),** an agricultural infrastructure unit occupied the northern part of the Site, together with associated concrete surfaced areas used for parking and loading bays. Extraction activities are evident to the east, immediately beyond the M4 motorway.

4.6.3 No changes are evident on subsequent aerial photographs until 2006 **(Figure 28),** when aerial photographs show that the southern part of the Site was covered by a wooded area containing a small number of structures.

4.6.4 By 2013 **(Figure 29)**, the buildings associated with the agricultural infrastructure unit in the northern part of the Site had been demolished, leaving only the concrete surfaced areas. Most of these concrete-surfaced areas had been removed by 2017 **(Figure 30),** leaving only a small area in the north-western corner of the Site.

4.6.5 Aerial photographs taken in 2021 **(Figure 31)** show that the wooded area within the southern part of the Site had been removed and the associated buildings had been demolished.

4.6.6 By 2022 **(Figure 32)** a structure had been constructed within the northern part of the Site, and the area to its east had been resurfaced with concrete for use as truck parking. The remainder of the Site was covered in grass. No changes are evident on subsequent aerial photographs.

4.7 LiDAR

4.7.1 LiDAR imagery **(Figure 33)** shows two possible linear features crossing the central part of the Site from east to west. These correspond with former field boundaries shown on the 1866 OS map. Furthermore, the LiDAR data show extensive disturbance within the northern and southern parts of the Site, likely resulting from recent developments, a former wooded area and gravel pitting.

5. Statement of Significance: Designated and Non-Designated Built Heritage Assets

5.1 Introduction

5.1.1 Understanding the history and context of the relevant heritage assets is important to establishing their setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historic associations and relationships, that define settings and contribute to significance.

5.1.2 In accordance with Steps 1 and 2 of Historic England's guidance, some designated and non-designated heritage assets within the study area have been scoped out from further assessment as they would not be affected by the Proposed Development, in terms of material changes or changes to their setting and significance. This has been based on a site visit to ascertain the distance of the asset from the Site, the asset's location, scale and orientation, and the nature, extent and scape of intervening built form, vegetation and topography between the asset and the Site.

5.1.3 As a result of this shifting process, the following heritage assets within the wider study area have been scoped out of further assessment, as their setting is not influenced by the Site, either visually or otherwise:

- Grade II Listed Cherry Lane War Memorial **[NHLE1393676]**
- Grade II Listed Sipson House **[NHLE1284985]**
- Grade II Listed Elder Farmhouse **[NHLE1080138]**
- Harmondsworth Village Conservation Area
- West Drayton Green Conservation Area
- Sant Nirankari Bhawan (former Cottage Hospital) Locally Listed Building

5.1.4 There are four built heritage assets whose setting and significance could potentially be impacted by the Proposed Development. Assets scoped in for the assessment include:

- Grade II King William IV Public House **[NHLE1080219]**
- The Plough Public House Locally Listed Building
- No.228 Sipson Lane (Former Baptist Church) Locally Listed Building
- Grade II Listed Lanz Farmhouse **[NHLE1080219]**

King William IV Public House [NHLE1080219]

5.1.5 King William IV Public House was listed Grade II on the 10th April 1972 and is located approximately 70m south-west of the Site at NGR TQ 07162 77922. The Historic England listing description is given below:

"Late medieval. Formerly a hall house. Two storeys, modern colourwashed roughcast and short timber framing. Old roof covered with modern tiles, hipped ends with gablets. Three modern casements with little gables over. Four modern sashes and two doors on ground floor. Small slate pentice along most of the front. Timber framing exposed at both ends of front. Interior has very heavy exposed beam ceiling to ground floor front room to both end bays; centre bay modern."

5.1.6 The significance of the listed building is considered to be principally derived from its innate historic and architectural interest, including its surviving Medieval fabric. While the building would historically have formed part of a rural settlement and agricultural landscape, this wider setting has been substantially altered through modern development, including Heathrow Airport, the Holiday Inn and the M4 motorway together with the modern development of Sipson, and therefore its heritage significance is now experienced primarily by its physical fabric, with only limited contribution being made by the wider setting.

5.1.7 The key contribution made by setting to the significance of the listed building is its position fronting onto the principal route through the settlement, with this historic relationship with the wider settlement still clearly legible.

The Plough Public House

5.1.8 The Locally Listed Plough Public House is located approximately 7m north of the Site at NGR TQ 07163 78292. The Greater London Historic Environment Record (GLHER) records that the building was originally constructed in the mid-19th century. The main building comprises a two-storey rendered structure with a slate roof, and prominent chimney stacks. The ground floor has undergone substantial later alterations.

5.1.9 The significance of the Plough Public House derives mainly from its innate architectural and historic interest as a surviving 19th century public house. The London Borough of Hillingdon local listing description also identifies its positive contribution to the local character as a key aspect of its significance. The building's wider setting has, however, undergone substantial change through the construction of the Holiday Inn hotel to the east, modern residential development to the south and industrial units to the north and west. These developments have altered the asset's historic setting

and reduced its contribution to the asset's significance. As a result, its significance is derived mainly from its historic fabric and architectural character.

No.228 Sipson Lane (former Baptist Church)

5.1.10 The Locally Listed No.228 Sipson Lane (former Baptist Church) is located approximately 47m south of the Site at NGR: TQ 07249 77896. The GLHER notes that it is a former Baptist Church, originally constructed as mission halls in 1891 and extended in 1901. It is a substantial three-storey building constructed of stock brick with a steep tiled roof, stone banding and red brick arches and pilasters to the windows. The building was converted into residential units in 1988.

5.1.11 The significance of the building derives primarily from its architectural and historic interest as a former mission hall. Whilst this has been altered through the building's conversion to residential accommodation in the late 20th century, it is still legible as a former church building and retains a visual and historic relationship with the settlement of Sipson. Beyond this relationship with the immediate settlement context, setting is considered to make a limited contribution to the overall significance of this heritage asset.

Lanz Farmhouse [NHLE1080219]

5.1.12 The Lanz Farmhouse dates from the late 17th or early 18th century. Originally constructed as a timber-framed dwelling. It was altered during the mid to late-19th century, when the exterior was stuccoed and re-fenestrated. The building is two storeys in height, with a three-window frontage beneath steeply pitched roof. Internally, elements of the original timber-framed structure survive, including areas of exposed timber framing.

5.1.13 The significance of the building derives mainly from its innate architectural and historic interest as a surviving Post-Medieval farmhouse, retaining evidence of its original construction despite later alterations. The farmhouse's historic rural setting has already been substantially modified by surrounding development in the wider area, though the building's immediately rural relationship with the village edge to its west and south remains intact.

6. Statement of Archaeological Potential and Significance

6.1 Introduction

6.1.1 This section discusses the archaeological potential of the Site for each chronological period, based on the archaeological and historical background of the area, its geology and topography, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival. For example, the Site may have a high potential for the presence of activity of a particular period but with a low survival to date.

6.2 Factors Affecting Archaeological Survival

6.2.1 It is evident from historic mapping that the Site was subject to agricultural activity from at least the 19th century onwards. Such activity may have disturbed any earlier buried archaeological remains.

6.2.2 In addition, historic maps, aerial photographs, and LiDAR data indicate that the northern and southern parts of the Site have been heavily disturbed by modern development, gravel pitting and the former presence of a wooded area. This was also evident during the site visit, during which hardstanding and deep hollows associated with this modern activity were observed in the scrubland comprising the southern part of the Site, in addition to the extant built form in the northern part of the Site. As a result, any archaeological remains within these areas are likely to have been substantially truncated, or in places, completely removed, although isolated elements may survive within pockets of undisturbed ground.

6.3 Archaeological Potential and Significance

6.3.1 This section includes professional opinion on the likely heritage significance of archaeological remains, where there is low, moderate or higher potential for them to be present. This and their likely significance, if present is summarised in 4.

Table 4 Summary of Archaeological Potential and Significance

Period	Potential Survival	Potential Significance
Prehistoric	High	Local or Regional
Palaeolithic	Low	Local or Regional
Mesolithic	Low	Local or Regional
Neolithic	Moderate	Local or Regional
Bronze Age	High	Local or Regional
Iron Age	High	Local or Regional
Roman	Moderate	Local
Early Medieval	Low	Local
Medieval	Moderate	Local
Post-Medieval	High	Local
Modern	Low	Local

Prehistoric (1,000,000 BC – 43 AD)

6.3.2 Extensive Prehistoric activity is evident within the 1km study area. Palaeolithic and Mesolithic evidence is predominately represented by isolated findspots. However, activity becomes more intensive from the Neolithic to the Iron Age, with numerous occupation sites recorded within the study area. These include field systems, structures, trackways, waterholes and cremation burials that were in use throughout these periods.

6.3.3 A single dich of Late Bronze Age or Early Iron Age date has been recorded within the Site. While this may suggest the potential for additional Prehistoric features nearby, particularly given the evidence for multi-period Prehistoric settlement in the surrounding landscape, an archaeological evaluation within the Site did not identify any further Prehistoric remains.

6.3.4 Therefore, the potential for encountering remains dating to the Prehistoric period is assessed as **high**. If encountered, such remains are most likely to consist of occupation and agricultural related features, including cut features and structures and would be of **local** significance. Should any remains contribute to an understanding of landscape within the Lower Thames region during the Prehistoric period, their significance could increase to **regional**.

6.3.5 The potential for encountering remains dating to the Palaeolithic or Mesolithic period is assessed as **low**, as only a small number of isolated findspots has been recorded within the study area from these periods, and none is located in the immediate vicinity of the Site. If encountered, such remains are most likely to consist of isolated findspots and would be of **local** significance. If Palaeolithic flint assemblages were discovered, they could be of **regional** significance.

6.3.6 The potential for encountering remains dating to the Neolithic period is assessed as **moderate** This is due to the presence of extensive settlement activity in close proximity to the Site. If encountered, such remains are most likely to consist of occupation and agricultural related features, including cut features and structures and would be of **local** significance. Should any remains contribute to an understanding of landscape within the Lower Thames region during the Prehistoric period, their significance could increase to **regional**.

6.3.7 The potential for encountering remains dating to the Bronze Age and Iron Age is assessed as **high**. This assessment is based on the presence of a Late Bronze Age or Early Iron Age ditch within the Site, and evidence of contemporary settlements in close proximity to the Site. If encountered, such remains are most likely to consist of occupation and agricultural related features, including cut features and structures and would be of **local** significance. Should any remains contribute to an understanding of landscape within the Lower Thames region during the Prehistoric period, their significance could increase to **regional**.

Roman (43 AD – 410 AD)

6.3.8 A total of 13 Roman monuments are recorded within the study area on the GLHER, predominantly comprising occupation and agricultural related features, including structures, enclosures, field systems, waterholes, pits and wells. Although a possible Roman ditch is recorded within the Site, it did not produce dateable finds and is only provisionally considered to be of Roman date due to its alignment, which is similar to that of nearby Roman linear features.

6.3.9 Therefore, the potential for encountering remains dating to the Roman period is assessed as **moderate.** If encountered, such remains are most likely to consist of occupation and agricultural related features, including cut features and structures and would be of **local** significance.

Early Medieval (410 AD – 1066 AD)

6.3.10 A total of five Early Medieval monuments are recorded within the study area on the GLHER, comprising evidence of settlement activity in the form of cut features and structures. However, none are located in close proximity to the Site. In addition, the Site may have formed part of the agricultural settlement associated with the Early Medieval settlements of Harmondsworth, Drayton and

Harlington's agricultural hinterland. However, the archaeological evaluation undertaken within the Site did not identify any Early Medieval remains.

6.3.11 Therefore, the potential for encountering remains dating to the Early Medieval period is assessed as **low**. If encountered, such remains are most likely to consist of isolated findspots, and occupation or agricultural related features, and would be of **local** significance.

Medieval (1066 AD – 1540 AD)

6.3.12 The settlement of Sipson is located in close proximity to the Site, although there is no evidence to suggest that it extends within the red line boundary. Further evidence of Medieval settlement activity is recorded to the south-east and north-east of the Site. In addition, Medieval ridge and furrow features have been recorded in close proximity to the Site, one of which may originally have extended into the Site. However, the archaeological evaluation undertaken within the Site, did not identify any Medieval remains.

6.3.13 Therefore, the potential for encountering remains dating to the Medieval period is assessed as **moderate**. If encountered, such remains are most likely to consist of isolated findspots and agricultural related features and would be of **local** significance.

Post-Medieval (1540 AD – 1900 AD)

6.3.14 A total of 18 Post-Medieval monuments are recorded within the study area on the GLHER, one of which is located within the Site's red line boundary. An archaeological evaluation undertaken within the Site identified a number of Post-Medieval cut features, possibly associated with the settlement of Sipson. In addition, evidence of Post-Medieval agricultural activity is recorded within the study area in the form of former field boundaries and ridge and furrow earthworks.

6.3.15 Therefore, the potential for encountering remains dating to the Post-Medieval period is assessed as **high**. If encountered, such remains are most likely to consist of settlement features, agricultural features and isolated findspots, and would be of **local** significance.

Modern (1900 AD – Present)

6.3.16 A total of five Modern monuments are recorded within the study area on the GLHER. These predominately comprise of features associated with the Second World War. However, all are located at some distance from the Site.

6.3.17 Therefore, the potential for encountering Modern remains is assessed as **low**. If encountered, such remains are most likely to consist of isolated findspots and would be of **local** significance.

7. Assessment of Effects

7.1 Introduction

7.1.1 This section assesses the likelihood of the proposed development having an effect on the significance of the buried archaeological assets and the likelihood of the proposed development to have an effect on the significance of above ground built heritage assets, in accordance with Step 3 of the methodology recommended by Historic England guidance *Historic England Planning Note 3, 2017).

7.1.2 With regard to built heritage assets, such effect/s could include anything that would cause harm to the significance of the asset (physical effect/s which would remove or change building fabric, or changes to the historic character and setting of designated above ground heritage assets within the site or outside it), or better reveal its significance (material change, such as building restoration and conservation, removal of unoriginal fabric and positive change to the setting of the asset, for example restoration of key views.

7.1.3 With regard to buried archaeological assets, such effect/s include anything that would cause ground disturbance, including but not limited to preliminary groundworks, removal of made ground, landscape, planting, installation of services, and excavation for basements.

7.2 Proposed Development

7.2.1 The proposed development comprises the erection of a data centre facility, including associated energy infrastructure, security measures, and access arrangements. The main data centre building would be two storeys in height and would include ancillary office accommodation provided over three storeys. The building would be served by external plant equipment, including generators, located within a dedicated yard.

7.2.2 A substation would be located within the north-eastern corner of the Site, and the development would be enclosed with security fencing and controlled access points.

7.2.3 Vehicular access to the Site would be taken from the existing access point of the A408. An internal road running north to south would provide access to the data centre and associated plant areas. Car parking would be provided on-site to support staff and operational needs.

7.3 Anticipated Effects on Built Heritage Assets

7.3.1 The built heritage assets scoped in for assessment comprise the following:

- Grade II King William IV Public House **[NHLE1080219]**
- The Plough Public House Locally Listed Building
- No.228 Sipson Lane (Former Baptist Church) Locally Listed Building
- Grade II Listed Lanz Farmhouse **[NHLE1080219]**

7.3.2 The significance of these assets, and the contribution which setting makes to this significance has been assessed above. Setting is considered to make a limited contribution to the significance of the relevant built heritage assets, largely due to the heavily altered wider context of Sipson in the modern period, as well as the innate historic and architectural interest of the listed buildings in particular, for which surviving historic fabric represents the principal contribution to overall significance.

7.3.3 The Site is currently considered to make a neutral contribution to the wider setting of these heritage assets. There is no identified historic connection between the relevant heritage assets and this largely vacant area of scrubland, with structures of no architectural quality in the northern part of the Site. Whilst the King Wiliam Public House and No. 228 Sipson Lane are visible from within the Site, there is limited visibility of the existing Site from the context heritage assets themselves (see site visit photographs at Appendix D.

7.3.4 The assessment of effect below is based on the maximum parameters for the proposed development, with Vu.City modelling of the illustrative proposals used to inform this assessment, to be supplemented by visualisations during determination. This assessment should also be read alongside the accompanying Landscape and Visual Impact Assessment (LVIA) prepared by Savills.

King William IV Public House

7.3.5 The principal contribution made by setting to the significance of the Grade II listed King William IV Public House, is its extant position on a main route through Sipson. The frontage of the listed building is best appreciated from the opposite side of this crossroads, looking south-west away from the Site. Views towards the Site from the vicinity of the public house were considered during the site visit, and Vu.City imagery of the illustrative proposals viewed from outside the building can be seen below.

7.3.6 Whilst this imagery demonstrates that the proposed development will be visible from within the context of the listed building, the additional built form will be considerably set back from the central crossroads and will sit below the existing building line of extant built form within the vicinity, legible as an extension of the existing built-up area and not detracting from the listed building's setting. Views of the listed building's main frontage looking south-west will also not be affected.

7.3.7 The imagery shown below also does not include the proposed landscape buffer, and whilst an illustrative scheme is shown, it is considered that further visual impact mitigation can be embedded through detailed design. Overall, the proposed development is considered to result in **no effect** on the significance of the Grade II listed King William IV Public House, by way of a change in its setting.



View towards the Site from adjacent to the King William IV Public House

The Plough Public House

7.3.8 The locally listed Plough Public House is located immediately north-west of the Site, on the road into Sipson. Setting is considered to make a limited contribution to the significance of this heritage asset, and the Site itself is considered to be a neutral aspect of this. The view towards the Site from the vicinity of the locally listed building is shown below, with the proposed development entirely obscured by mature vegetation. Whilst there may be further visibility of the proposed development in winter, the proposed landscaping (not shown in this imagery), and opportunities of detailed design, will further mitigate the proposed development's visual impact. Overall, the proposed development is considered to result in **no effect** on the significance of the locally listed Plough Public House, by way of a change in its setting.



View towards the Site from The Plough

No. 228 Sipson Lane (Former Baptist Church)

7.3.9 The principal contribution made by setting to the significance of the locally listed No. 228 Sipson Lane is its relationship with the immediate village concept of Sipson, as a former Baptist Church serving the surrounding community. The frontage of the building is best appreciated looking west towards the Site from Sipson Lane and Sipson Road. This is a kinetic experience as shown below. These images demonstrate that the proposed development will not detract from or dominate the experience of the locally listed building within its setting, with the proposed development not visible behind the heritage asset in the first image, due its setback from the Site's edge. In the second image visibility of the proposed development is screened by the mature vegetation along Sipson Lane.

7.3.10 Whilst there may be further visibility of the proposed development in winter, the proposed landscaping (not shown in this imagery), and opportunities of detailed design, will further mitigate the proposed development's visual impact. Overall, the proposed development is considered to result in **no effect** on the significance of the locally listed No. 228 Sipson Lane, by way of a change in its setting.





Views of No. 228 Sipson Lane from Sipson Road and Sipson Lane

Lanz Farmhouse

7.3.11 The setting of this listed building has been altered by wider modern development in the surrounding area, but it still retains its original context on the edge of the village with a rural character to the south and west. Though the proposed development will be visible in views along Harmondsworth Lane, looking north, such visibility will therefore not impact on this aspect of the contribution made by setting to the listed building's significance.

7.3.12 The visibility of the proposed development is also mitigated by intervening mature vegetation, with only the upper sections of the development legible here (comprising the plant enclosure in this illustrative scheme and representing a minor change). Further mitigation through the proposed landscape buffer (not shown in this imagery) and embedded mitigation opportunities at detailed design stage will further ameliorate the proposed development's visual impact within the surrounding built context. Overall, the proposed development is considered to result in **no effect** on the significance of the Grade II listed Lanz Farmhouse, by way of a change in its setting.



View towards the Site from Lanz Farmhouse

7.4 Anticipated Effects on Non-Designated Archaeological Assets

7.4.1 According to the previous sections of this assessment, there is a low potential for Palaeolithic, Mesolithic, Early Medieval and Modern monuments to survive within the Site, a moderate potential for Neolithic, Roman and Medieval monuments and a high potential for Bronze Age, Iron Age and Post-Medieval monuments.

7.4.2 This assessment is based on the maximum parameters for the proposed development. At the time of writing, the foundation design for the development has not yet been confirmed, as it will be informed by the results of an upcoming geotechnical assessment. It is currently anticipated that two or three piling rigs will be used to install the foundations. However, any foundation design would first need to be reviewed and approved by the Principal Contractor once further information becomes available.

7.4.3 A previous archaeological evaluation within the northern part of the Site recorded a Bronze Age or Iron Age linear feature, a possible Roman linear feature, and a group of Post-Medieval and undated cut features. Therefore, it is anticipated that similar features may be encountered and affected during the groundworks within the northern part of the Site.

7.4.4 Historical mapping and LiDAR imagery indicate that the southern part of the Site has been heavily disturbed by modern development and a former wooded area. This was confirmed during the Site visit, where modern evidence of modern disturbance was visible on the surface. Such disturbance is likely to have heavily disturbed or completely removed any buried archaeological remains. However, the extent of the disturbance is currently unknown, and archaeological remains may still survive within pockets of undisturbed ground. If such remains survive, they would be affected by the groundworks associated with the proposed development.

7.4.5 It is not anticipated that any buried archaeological features present within the Site would be of schedulable quality and are therefore not likely to preclude development. Development groundworks within the Site would have a direct effect on any archaeological remains present within its boundary. Any effects from groundworks associated with the Proposed Development could be mitigated through an agreed programme of archaeological works developed in conjunction with the LPA Archaeological Officer. The scope of any such programme of archaeological works would first need to be set out in a Written Scheme of Investigation to be submitted to and approved by the LPA Archaeological Officer.

8. Conclusions

8.1.1 Savills Heritage and Townscape has been commissioned to produce an Historic Environment Desk-Based Assessment (HEDBA) to accompany a planning application for a proposed data centre development on land to the west of the M4 motorway, known as Sipson Data Centre, London Borough of Hillingdon, UB7 0HP, centred on NGR TQ 07333 78068.

8.1.2 This report has been produced within the context and requirements of relevant national and local planning policy guidance, including the NPPF, local planning policy, and CIfA and Historic England Guidance.

Built Heritage

8.1.3 Following a site visit, the built heritage assets scoped in for assessment comprise the following:

- Grade II King William IV Public House [NHLE1080219]
- The Plough Public House Locally Listed Building
- No.228 Sipson Lane (Former Baptist Church) Locally Listed Building
- Grade II Listed Lanz Farmhouse [NHLE1080219]

8.1.4 The significance of these assets, and the contribution which setting makes to this significance has been assessed in this report. Setting is considered to make a limited contribution to the significance of the relevant built heritage assets, largely due to the heavily altered wider context of Sipson in the modern period, as well as the innate historic and architectural interest of the listed buildings in particular, for which surviving historic fabric represents the principal contribution to overall significance.

8.1.5 The Site is currently considered to make a neutral contribution to the wider setting of these heritage assets. There is no identified historic connection between the relevant heritage assets and this largely vacant area of scrubland, with structures of no architectural quality in the northern part of the Site. The assessment of effect is based on the maximum parameters for the proposed development, with Vu.City modelling of the illustrative proposals used to inform this assessment, to be supplemented by visualisations during determination.

8.1.6 There was found to be either limited or no visibility of the proposed development from the immediate setting of the relevant heritage assets, due to intervening built form and mature vegetation. Where visible the proposed development was considered to result in a minor overall change which would be read as an extension of the existing surrounding built form, and would not dominate or detract

from the setting of these heritage assets. The proposed landscape buffer (not shown in the Vu.City imagery) would also provide further screening of the proposed development from within the surrounding context, and it is considered that further visual impact mitigation can be embedded through detailed design.

8.1.7 Overall the proposed development will result in **no effect** on the significance of the identified built heritage assets, by way of a change in their setting.

Archaeology

8.1.8 The Site is located within the Heathrow Archaeological Priority Zone, an area identified as having high archaeological potential and containing significant remains dating from the Prehistoric to the Modern periods. The Site also lies immediately north of the proposed Sipson Archaeological Priority Area, where archaeological investigations have identified evidence of activity dating from the Mesolithic to the Medieval period.

8.1.9 A total of 92 archaeological monuments have been identified within the study area, dating from the Prehistoric to Modern periods. Of these, a Late Bronze Age or Early Iron Age linear feature, a Roman linear feature, and Post-Medieval and undated cut features are located within the northern part of the Site. A total of 50 previous archaeological events are recorded within the study area, four of which were undertaken within the Site. These comprise a Heritage Statement and a subsequent archaeological evaluation undertaken in connection with a proposed development within the northern part of the Site, together with a wider magnetometer survey and an aerial photographic interpretation, both of which also included the Site.

8.1.10 This report concludes that there is a **low** potential for encountering archaeological remains dating to the Palaeolithic and Mesolithic periods, a **moderate** potential for Neolithic remains, and a **high** potential for Bronze Age and Iron Age remains. This assessment is based on the presence and nature of archaeological features within the Site, together with known and potential sites of these periods within the study area. If encountered, such remains are most likely to comprise isolated findspots of Palaeolithic and Mesolithic date, isolated findspots or cut features of Neolithic date, and occupation and agricultural related features, including cut features and structures of Bronze Age and Iron Age date. Such remains would be of **local** significance. However, should any remains contribute to a greater understanding of the Prehistoric landscape of the Lower Thames region, their significance could increase to **regional**.

8.1.11 There is a **moderate** potential for encountering remains dating to the Roman period. A linear feature of possible Roman date has been recorded within the Site, however it did not produce any finds and has only been tentatively dated to the Roman period. Roman settlement activity is also recorded

within the wider study area. If encountered, Roman remains are most likely to comprise occupation and agricultural related features and would be of **local** significance.

8.1.12 There is a **low** potential for encountering Early Medieval remains. Although Early Medieval activity, in the form of cut features and structures, is recorded within the study area there is no evidence to suggest that these remains extend into the Site. If encountered, such remains are most likely to comprise isolated findspots, and occupation or agricultural related features, and would be of **local** significance.

8.1.13 There is a **moderate** potential for encountering Medieval remains due to the close proximity of the Medieval settlement to the Site and the well-documented evidence for occupation and agricultural activity within the wider study area. If encountered, such remains are most likely to consist of isolated findspots and agricultural related features and would be of **local** significance.

8.1.14 There is a **high** potential for encountering Post-Medieval remains, as cut features of this period have been identified within the northern part of the Site. If encountered, such remains are most likely to comprise settlement and agricultural related features, together with isolated findspots, and would be of **local** significance.

8.1.15 There is a **low** potential for encountering Modern remains, as all known Modern remains recorded within the study area are located some distance from the Site. If encountered, such remains are most likely to consist of isolated findspots and would be of **local** significance.

8.1.16 It is not anticipated that any buried archaeological features present within the Site would be of schedulable quality and are therefore not likely to preclude development. Development groundworks within the Site would have a direct effect on any archaeological remains present within its boundary. Any effects from groundworks associated with the Proposed Development could be mitigated through an agreed programme of archaeological works developed in conjunction with the LPA Archaeological Officer. The scope of any such programme of archaeological works would first need to be set out in a Written Scheme of Investigation to be submitted to and approved by the LPA Archaeological Officer.

Appendix A References

- Chartered Institute for Archaeologists (CIfA) (2014, updated 2020) *Code of Conduct*
- Chartered Institute for Archaeologists (CIfA) (2014, updated 2020) *Standard and guidance for historic environemtn desk-based assessment*
- CIfA Webpage: Expectations for professional archaeologists to deliver public benefit: https://www.archaeologists.net/profession/publicbenefit/professionalexpectations
- Historic England (2008) Conservation principles, Policies and Guidance: for the sustainable management of the historic environment
- Historic England (2017) *The Setting of Heritage Assets* (Planning Note 3)
- Historic England (2019) *Statements of Significance* (Historic England Advice Note 12)
- Levelling-up and Regeneration Act (2023) https://www.legislation.gov.uk/ukpga/2023/55
- Mann, B. (2023) Delivery of Public Benefit and Social Value Guidance for Archaeology in the Planning Process, Association of Local Government Archaeological Officers (ALGAO)
- Ministry of Housing, Communities & Local Government (August 2026) *National Planning Policy Framework*
- Ministry of Housing, Communities & Local Government (August 2024) *National Planning practice Guidance*

Appendix B Legislation and Policy

Legislation

The planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting Listed Buildings and / or Conservation Areas or their settings:

- s.16(2) In considering whether to grant Listed Building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.
- s.66(1) IN considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Scheduled Monuments are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the consent of the Secretary of State (Department of Digital, Culture, Medial and Sport), as advised by Historic England, is required for any works affecting a Scheduled Monument. Historic England is a statutory consultee in relation to schemes which may directly or indirectly affect a Scheduled Monument.

National Planning Policy Framework (NPPF)

National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, August 2026). **Chapter 20, 'Conserving and Enhancing the Historic Environment'** specifically deals with historic environment policy and includes the following policy text.

> The objective of the policies in this chapter is to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. (**Footnote 63**)
>
> (**Footnote 63:** The policies set out in this chapter also 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.)
>
> **HE1: Planning for the historic environment**
>
> 1. To deliver a positive strategy for the conservation, enhancement and enjoyment of the historic environment, development plans should, at the most appropriate level:

a. Identify the heritage assets within the plan area, including those heritage assets at most risk through neglect, decay or other threats, set out the key issues facing them and identify where these assets can be used to support sustainable development;

b. Be informed by a proportionate heritage assessment;

c. Consider the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

d. Take opportunities, for example through site allocations, design guides, design codes and masterplans, to draw on the contribution which the historic environment can make to the character and quality of development, and its context; and

e. Be supported by a local heritage list to identify non-designated heritage assets that are important to the local community.

HE2: Conservation Areas and World Heritage Sites

1. To Conserve the significance of conservation areas and World Heritage Sites, development plans should:

   a. Identify opportunities for new development affecting these assets to enhance or better reveal their significance, alongside any measures needed to safeguard their importance and long-term future; and reflect these in policies for site allocations and/or accompanying design guides, design codes or masterplans; and

   b. Include any locally-specific policies needed to conserve the significance and Outstanding Universal Value of World Heritage Sites (including any contribution made by their setting including any buffer zone). Those policies should encourage sustainable use and take into account relevant policies and objectives in World Heritage Site management plans.

2. Conservation areas should be reviewed periodically, and new or amended designations should be accompanied by an adopted appraisal and management plan. These documents should be aligned with the policies in the development plan. When considering a new or amended conservation area designation, 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.

HE3: Historic Environment Records

1. To support effective plan-making and decision-making, 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 inform the preparation of local lists;

   b. Help identify where currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future; and

   c. Inform development plans, including scoping opportunities and constraints on land allocated for development, inform the preparation of local heritage lists and provide applicants and decision-makers with information to help assess the potential effects of proposed development on heritage assets.

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

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

   a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

   b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

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

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

   a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

   b. Have no effect on the significance of a heritage asset; or

   c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

   d. Cause the total loss of the significance of a heritage asset.

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

5. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

    a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;

    b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

    c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and

    d. The harm or loss is outweighed by the benefit of bringing the asset back into use

6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, 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. (**Footnote 64**)

    (**Footnote 64:** Non-designated heritage assets of archaeological interest that a decision-maker considers to be equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.)

HE7: Decisions on non-designated heritage assets

1. Development proposals which would have a positive effect on a non-designated heritage asset should be supported.

2. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

3. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

HE8: World Heritage Sites

1. To secure the long-term future of World Heritage Sites (**Footnote 65**) and support the conservation of their significance and Outstanding Universal Value, development proposals that affect a World Heritage Site should:

    a. Be designed in a way which pays particular regard to the significance and Outstanding Universal Value of the World Heritage Site (including any contribution made by its setting including any buffer zone);

    b. Retain and conserve buildings and other features which make a positive contribution to the significance and Outstanding Universal Value of the World Heritage Site where possible;

    c. Have regard to the World Heritage Site management plan; and

    d. Be supported by an assessment of the impact, including any potential cumulative impact, on the significance and attributes of Outstanding Universal Value of the World Heritage Site. This should be informed by appropriate information such as visual impact assessments and natural environment, archaeological or historical data.

2. Not all elements of a World Heritage Site will necessarily contribute to its significance or Outstanding Universal Value. Where a development proposal would result in the loss of a building or other element which contributes to the significance or Outstanding Universal Value of a World Heritage Site, the assessment of impact should take into account the significance and the contribution made to Outstanding Universal Value by the element affected and its contribution to the significance of the World Heritage Site as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

3. Proposals that conserve those elements of a World Heritage Site or its setting, including any buffer zone, that make a positive contribution to it or which better reveal its significance, should be supported.

    (**Footnote 65:** Non-designated heritage assets of archaeological interest that a decision-maker considers to be equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.)

HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:

    a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and

b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

3. Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

HE10: Loss or removal of heritage assets

1. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):

   a. The development should not be approved without all reasonable steps being taken to ensure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset; and

   b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

2. Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisations.

3. Development proposals to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), should retain the feature in situ where possible (and, where appropriate, be supported by an explanation of their historic and social context).

Local Planning Policy Guidance

The London Plan: The Spatial Development Strategy for Greater London (Greater London Authority, adopted March 2021)

Policy HC1 – Heritage Conservations and Growth:

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

Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings.

This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1) setting out a clear vision that recognises and embeds the role of heritage in place-making

2) utilising the heritage significance of a site or area in the planning and design process

3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place

4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

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

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

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

Policy HC2 – World Heritage Sites:

Boroughs with World Heritage Sites, and those that are neighbours to authorities with World Heritage Sites, should include policies in their Development Plans that conserve, promote, actively protect and interpret the Outstanding Universal Value of World Heritage Sites, which includes the authenticity and integrity of their attributes and their management.

Development proposals in World Heritage Sites and their settings, including any buffer zones, should conserve, promote and enhance their Outstanding Universal Value, including the authenticity, integrity and significance of their attributes, and support their management and protection. In particular, they should not compromise the ability to appreciate their Outstanding Universal Value, or the authenticity and integrity of their attributes.

Development proposals with the potential to affect World Heritage Sites or their settings should be supported by Heritage Impact Assessments. Where development proposals may contribute to a cumulative impact on a World Heritage Site or its setting, this should be clearly illustrated and assessed in the Heritage Impact Assessment.

Up-to-date World Heritage Site Management Plans should be used to inform the plan-making process, and when considering planning applications, appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plan.

Policy HC3 – Strategic and Local Views:

Strategic Views include significant buildings, urban landscapes or riverscapes that help to define London at a strategic level. They are seen from places that are publicly-accessible and well-used. The Mayor has designated a list of Strategic Views (NPPF 2026, pg. 293, Table 7.1) that he will keep under review. Development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view.

Within the designated views, the Mayor will identify landmarks that make aesthetic, historic, cultural or other contributions to the view and which assist the viewer's understanding and enjoyment of the view.

The Mayor will also identify Strategically-Important Landmarks in the views that make a very significant contribution to the image of London at the strategic level or provide a significant cultural orientation point. He will seek to protect vistas towards Strategically-Important Landmarks by designating landmark viewing corridors and wider setting consultation areas. These elements together form a Protected Vista. Each element of the vista will require a level of management appropriate to its potential impact on the viewer's ability to recognise and appreciate the Strategically-Important Landmark. These and other views are also subject to wider assessment beyond the Protected Vista.

The Mayor will also identify and protect aspects of views that contribute to a viewer's ability to recognise and appreciate a World Heritage Site's authenticity, integrity, and attributes of Outstanding Universal Value. This includes the identification of Protected Silhouettes of key features in a World Heritage Site.

The Mayor has prepared Supplementary Planning Guidance on the management of the designated views – the London View Management Framework Supplementary Planning Guidance (LVMF SPG). The Mayor will, when necessary, review this guidance.

Boroughs should include all designated views, including the protected vistas, in their Local Plans and work with relevant land owners to ensure there is inclusive public access to the viewing location, and that the view foreground, middle ground and background are effectively managed in accordance with the LVMF SPG.

Boroughs should clearly identify local views in their Local Plans and strategies. Boroughs are advised to use the principles of Policy HC4 London View Management Framework for the designation and management of local views. Where a local view crosses borough boundaries, the relevant boroughs should work collaboratively to designate and manage the view.

Policy HC4 – London View Management Framework:

Development proposals should not harm, and should seek to make a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements. They should also preserve and, where possible, enhance viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated viewing places.

Development in the foreground, middle ground and background of a designated view should not be intrusive, unsightly or prominent to the detriment of the view.

Development proposals and external illumination of structures in the background of a view should give context to landmarks and not harm the composition of the view as a whole. Where a silhouette of a World Heritage Site is identified by the Mayor as prominent in a designated view, and well preserved within its setting with clear sky behind, it should not be altered by new development

appearing in its background. Assessment of the impact of development in the foreground, middle ground or background of the view or the setting of a Strategically-Important Landmark should take into account the effects of distance and atmospheric or seasonal changes.

Development proposals in designated views should comply with the following:

1) London Panoramas should be managed so that development fits within the prevailing pattern of buildings and spaces, and should not detract from the panorama as a whole. The management of views containing Strategically-Important Landmarks should afford them an appropriate setting and prevent a canyon effect from new buildings crowding in too close to the Strategically-Important Landmark in the foreground, middle ground or background where appropriate

2) River Prospects should be managed to ensure that the juxtaposition between elements, including the river frontages and key landmarks, can be appreciated within their wider London context

3) Townscape and Linear Views should be managed so that the ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment, including distant buildings within views, is preserved.

Viewing places should be accessible and managed so that they enhance people's experience of the view.

Where there is a Protected Vista:

1) development that exceeds the threshold height of a Landmark Viewing Corridor should be refused

2) development in the Wider Setting Consultation Area should form an attractive element in its own right and preserve or enhance the viewer's ability to recognise and to appreciate the Strategically-Important Landmark. It should not cause a canyon effect around the Landmark Viewing Corridor

3) development in the background should not harm the composition of the Protected Vistas, nor the viewer's ability to recognise and appreciate the Strategically-Important Landmark, whether the development proposal falls inside the Wider Setting Consultation area or not

4) development in the foreground of the wider setting consultation area should not detract from the prominence of the Strategically-Important Landmark in this part of the view

A Vision for 2026: Local Plan: Part 1 Strategic Policies (London Borough of Hillingdon, adopted November 2012)

Policy HE1 – Heritage Assets:

The Council will:

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.*

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.

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.

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.

Policy B1 – Built Environment:

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;

2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;

3. Be designed to include “Lifetime Homes” principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people’s lives;

4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);

5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;

6. Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services;

7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art;

8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals;

9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas;

10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies Local Development Document (LDD). All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill;

11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape.

Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and Hillingdon Local Plan: Part 2- Development Management Policies.

London Borough of Hillingdon: Local Plan: Part 2 Development Management Policies (London Borough of Hillingdon, adopted January 2020)

Policy DMHB1 – Heritage Assets:

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:

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;

v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;

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

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

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.

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

Policy DMHb2 – Listed Buildings:

Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.

The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.

Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB3 – Locally Listed Buildings:

There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

Policy DMHB4 – Conservation Areas:

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

Policy DMHB7 – 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.*

Policy DMHB8 – Registered Parks, Gardens and Landscapes:

Development within, or adjacent to a registered or historic park, garden or landscape, must respect its special character, environmental quality, important views and vistas.

Development proposals should make provision (based on detailed research) for the restoration and long term management of the park, garden or landscape.

Applications which impact detrimentally on the significance of a registered park or garden will normally be refused.

Policy DMHB9 – War Memorials:

War memorials and their wider settings will be protected, and there is a general presumption in favour of their retention in situ. They should be well maintained and their alteration, removal or sensitive relocation will only be considered when fully justified within a Heritage Statement.

Appendix C Gazetteer of Archaeological Assets and Events

Table 4 Archaeological Monuments by Period

PRN	Mon_Name	Mon_Type	Date
114164	M4 Motorway (Prehistoric Findspot)	Findspot	Prehistoric
114778	Wall Garden Farm (Prehistoric Pit)	Pit	Prehistoric
135971	Little Harlington Field (Prehistoric Flint Scatter)	Flint Scatter	Prehistoric
227512	Sipson Farm (Prehistoric Cremation Pits)		Prehistoric
227523	Sipson Farm (Prehistoric cut features)		Prehistoric
238620	Sipson Farm (Prehistoric Occupation Site)	Ditch,Pit,Post Hole,Tree Throw,Natural Feature	Prehistoric
98694	Holloway Lane, Hillingdon (Palaeolithic Findspot - axe)	Findspot	Palaeolithic
115589	Holloway Lane (Palaeolithic Findspot)	Findspot	Palaeolithic
118842	Home Farm (Prehistoric Flint Scatter)	Flint Scatter	Palaeolithic
136776	West Drayton (Lower Palaeolithic Findspot - Lithic Implements)	Findspot	Palaeolithic
238739	Lower Palaeolithic Handaxe, Drinkswater Gravel Pit, Home Farm, Harmondsworth (Palaeolithic Implement)	Findspot,Handaxe	Palaeolithic
96570	Wall Garden Farm (Middle Palaeolithic Handaxe Findspot)	Findspot	Palaeolithic
238622	Sipson Farm (Mesolithic Findspots)	Findspot	Mesolithic
109507	Sipson Lane (Neolithic Findspot)	Findspot	Neolithic
121296	South Of The M4 (Middle Neolithic Occupation Activity)	Pit, Flint Scatter, Ditch,Gully,Waterhole,Field System	Neolithic
122147	Holloway Lane (Middle Neolithic Settlement & Occupation Site)	Settlement,Occupation Site	Neolithic
127324	Sipson Road (Neolithic Occupation Site)	Occupation Site	Neolithic
137495	Harmondsworth (Middle Neolithic Trackway)	Trackway	Neolithic
151553	Home Farm (Neolithic Ditch & Pit)	Ditch,Pit	Neolithic
238624	Sipson Farm (Neolithic ring ditch)	Ring Ditch	Neolithic
238648	Sipson Farm (Neolithic pits)	Pit	Neolithic
96300	Holloway Lane (Late Bronze Age Ring Ditch)	Pit, Ring Ditch, Ring Ditch	Bronze Age
95370	Late Bronze Age Settlement and Field System, Home Farm, Heathrow {Features/Cropmarks}	Cremation, Drove Road,Cooking Pit,Rubbish Pit, Fence, Field System, Ditch, Settlement,Pit,Well,Storage Pit,Rubbish Pit	Bronze Age
111356	International Business Training Centre (Late Bronze Age Ditch)	Ditch	Bronze Age
114209	Holloway Lane (Late Bronze Age Settlement, Enclosure & Occupation Site)	Settlement,Enclosure,Occupation Site	Bronze Age
121933	Holloway Lane (Late Bronze Age Trackway)	Trackway, Trackway	Bronze Age
125128	Sipson Road (Bronze Age Field System)	Field System	Bronze Age
128352	Holloway Lane (Early Bronze Age Kill Site & Pit)	Kill Site,Pit	Bronze Age
132797	M4 (Late Bronze Age Hearth)	Post Built Structure,Gully, Field System, Curvilinear Enclosure,Pit,Waterhole, Ditch, Hearth	Bronze Age

PRN	Mon_Name	Mon_Type	Date
146846	Imperial College Sports Ground (Bronze Age Enclosure, Occupation Site, Cemetery, Cremation, Ditch, Post Hole, Pit, Well, Drove Road & Post Built Structure)	Enclosure,Occupation Site,Cemetery,Cremation,Ditch,Post Hole,Pit,Well,Drove Road,Post Built Structure	Bronze Age
238651	Sipson Farm (Bronze Age field system, track way, and pits)	Pit,Trackway,Field System	Bronze Age
238658	Sipson Farm (Bronze Age post-built structure)	Post Built Structure	Bronze Age
238660	Sipson Farm (Bronze Age ring ditch)	Ring Ditch	Bronze Age
98016	Early Iron Age Pit & Ditches ,Home Farm, Harmondsworth {Cropmarks}	Storage Pit,Pit,Ditch,Rubbish Pit,Field Boundary	Iron Age
101011	Imperial College Sports Ground (Early Iron Age Artefact Scatter)	Artefact Scatter	Iron Age
106023	Harmondsworth (Early Iron Age Findspot - Brooch)	Findspot, Findspot	Iron Age
123108	Sipson Lane (Late Iron Age Settlement)	Settlement	Iron Age
123529	Sipson Lane (Early Iron Age Findspot)	Findspot	Iron Age
131716	Holloway Lane (Late Iron Age Pit & Occupation Site)	Pit,Occupation Site, Pit,Occupation Site	Iron Age
238664	Sipson Farm (Iron Age roundhouses and waterholes)	Round House (Domestic),Waterhole	Iron Age
100523	International Business Training Centre (Roman Ditch)	Ditch, Ditch,Animal Burial,Post Hole,Pit	Roman
100977	Imperial College Sports Ground (Roman Ditch)	Ditch, Ditch,Post Hole	Roman
102066	Holloway Lane (Roman Oven)	Oven	Roman
105014	Home Farm (Roman to Medieval Artefacts Scatter)	Artefact Scatter	Roman
121428	Holloway Lane (Roman Enclosure & Pit)	Enclosure,Pit	Roman
128189	Holloway Lane (Roman Field System)	Field System	Roman
141427	Holloway Lane (Roman Findspot)	Findspot	Roman
150207	Wall Garden Farm (Late Iron Age-Romano-British Occupation)	Settlement,Corn Drying Oven,Post Built Structure,Gully,Trackway,Well,Gravel Pit,Rubbish Pit,Boundary Ditch,Field System, Pit,Ditch,Waterhole,Drove Road, Revetment	Roman
227517	Sipson Farm (Roman built structures)		Roman
238665	Sipson Farm (Iron Age or Roman pits and hollow way)	Hollow Way,Pit	Roman
238666	Sipson Farm (Roman trackway and associated enclosures)	Trackway,Enclosure	Roman
238668	Sipson Farm (Roman postholes, waterholes, and well)	Post Hole,Waterhole,Well	Roman
238671	Sipson Farm (Roman ditches, gullies, pits, and hollows)	Gully,Pit,Ditch,Hollow	Roman
97313	Imperial College Sports Ground (Early Medieval Grubenhaus & Post Hole)	Grubenhaus,Post Hole	Early Medieval
100545	Wall Garden Farm (Early Medieval Occupation Features)	Pit Alignment,Field System,Trackway,Enclosure,Grave, Findspot, Ditch, Pit,Post Hole,Waterhole, Soakaway, Well	Early Medieval
121369	Home Farm (Early Medieval Feature)	Feature	Early Medieval
142750	Holloway Lane (Early Medieval Grubenhaus)	Grubenhaus, Enclosure	Early Medieval
238675	Sipson Farm (Saxon Grubenhaus, trackway, and associated ditches)	Grubenhaus,Trackway,Ditch	Early Medieval
98469	Sipson Road Sipson (Medieval Settlement)	Settlement	Medieval
101059	Sipson Road (Medieval Occupation Site)	Occupation Site	Medieval

PRN	Mon_Name	Mon_Type	Date
116196	Wall Garden Farm (Medieval Field System, Ditch, Enclosure, Trackway, Waterhole, Well & Pit)	Field System,Ditch,Enclosure,Trackway,Waterhole,Well,Pit, Findspot	Medieval
123304	Holloway Lasouth Of (Medieval Ridge And Furrow)	Ridge And Furrow	Medieval
238684	Sipson Farm (Medieval enclosures and ditches)	Enclosure,Ditch	Medieval
238686	Sipson Farm (Medieval building, fence, and pits)	Building,Fence,Pit	Medieval
238687	Sipson Farm (Medieval enclosures, waterholes, and wells)	Enclosure,Waterhole,Well	Medieval
96246	Wall Garden Farm (Post Medieval Rubbish Pit)	Well, Rubbish Pit	Post-Medieval
98967	Home Farm (Post Medieval Field System)	Field System, Pit,Animal Burial, Ditch	Post-Medieval
110678	Stockley Road (Post Medieval Waste Disposal Site)	Waste Disposal Site	Post-Medieval
116775	Holloway Lasouth (Post Medieval Waste Disposal Site)	Waste Disposal Site	Post-Medieval
118231	Holloway Lanorth (Post Medieval Waste Disposal Site)	Waste Disposal Site	Post-Medieval
127987	International Business Training Centre (Post Medieval Ditch & Post Hole)	Fence, Ditch,Post Hole	Post-Medieval
144895	Little Harlington Field (Post Medieval Artefact Scatter)	Artefact Scatter	Post-Medieval
146302	Wykeham Close (Georgian Villa)	Villa	Post-Medieval
151572	Sipson Road, Harlington (Post Medieval Occupation Layer)		Post-Medieval
237573	Possible Medieval/Post-Medieval Field Boundary/Boundary Bank (Earthwork)	Field Boundary,Boundary Bank	Post-Medieval
237590	Medieval/Post Medieval Field Boundary/Boundary Bank, Harlington (Cropmark/Earthwork)	Field Boundary,Boundary Bank	Post-Medieval
237610	Possible Medieval or Post Medieval Ridge and Furrow, Sipson {Cropmarks of Ridge and Furrow}	Ridge And Furrow	Post-Medieval
237708	Medieval/Post Medieval Ridge and Furrow, Hillingdon {Earthwork}	Ridge And Furrow	Post-Medieval
237909	Possible Medieval/Post Medieval Ridge and Furrow, Harmondsworth {Destroyed Earthwork}	Ridge And Furrow	Post-Medieval
237917	Field Boundary/Boundary Bank of Possible Medieval/Post Medieval Date, Sipson, Hillingdon {Destroyed Earthwork}	Field Boundary,Boundary Bank	Post-Medieval
237922	Medieval/Post Medieval Ridge and Furrow, Sipson, Hillingdon {Cropmark}	Ridge And Furrow	Post-Medieval
237937	Medieval/Post Medieval Ridge and Furrow, Sipson, Hillingdon {Levelled/Destroyed Earthwork	Ridge And Furrow	Post-Medieval
237950	Possible Medieval/Post-Medieval Field Boundary (Site of), Harmondsworth {Destroyed Earthwork}	Field Boundary,Boundary Bank	Post-Medieval
129338	Cherry Lane Cemetery (Mid 20th Century Cemetery)	Cemetery, Garden	Modern
131977	Sipson Lane (Late 20th Century Waste Disposal Site)	Waste Disposal Site	Modern
237945	Twentieth Century Radio Telegraph Mast, Sipson, Hillingdon {Destroyed Earthwork/Structure}	Trench,Radio Telegraphy Mast,Tower,Telecommunication Structure	Modern
237956	Heavy Anti Aircraft Battery Slough SM9 (Site of), West Drayton	Military Installation,Anti Aircraft Battery Command Post,Anti Aircraft Gun Emplacement,Tent,Nissen Hut,Heavy Anti Aircraft Battery	Modern
237977	Bomb Craters, West Drayton {Levelled Earthwork}	Bomb Crater	Modern

PRN	Mon_Name	Mon_Type	Date
98205	Harmondsworth Lane (Ring Ditch of Uncertain Date)	Ring Ditch	Unknown
104189	Imperial College Sports Ground (Gully of Uncertain Date)	Gully	Unknown
117167	Wall Garden Farm (Ditch of Uncertain Date)	Ditch	Unknown
142499	Holloway Lane (Quarry of Uncertain Date)	Quarry	Unknown

Table 5 Locally Listed Buildings

Mon_Name	Mon_Type	Date
The Plough, 239 Sipson Lane (Public House)	Public House	Post-Medieval
Sipson Lane (No. 228) Sipson [Former Baptist Church] Hillingdon {19th Century Gospel Mission Hall} {Church}	Mission Hall,Church,Residential Building	Post-Medieval
Sipson Lane, Sipson [Harlington Harmondsworth And Cranford Cottage Hospital], Hillingdon {19th Century Maternity Hospital}, Sipson Lane, Sipson [Sant Nirankari Bhawan], Hillingdon {19th Century Maternity Hospital}	Ward Block,Religious Ritual And Funerary,Hospital,Maternity Hospital,Cottage Hospital,Operating Theatre,War Memorial	Modern

Table 6 Listed Buildings

ListEntry	Name	Grade
1080138	ELDER FARMHOUSE	II
1080164	THE KING WILLIAM IV PUBLIC HOUSE	II
1080219	LANZ FARMHOUSE	II
1284985	SIPSON HOUSE	II
1393676	WAR MEMORIAL CHERRY LANE CEMETERY	II

Table 7 Conservation Areas

UID	NAME
3400	West Drayton Green
3401	Harmondsworth Village

Table 8 Archaeological Priority Zones (APZ) and Archaeological Priorities Areas (APA)

primary_re	Name
78393	Sipson Proposed APA
77820	Heathrow APZ

Appendix D Figures

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London Borough of Hillingdon

Figure 1: Site Location

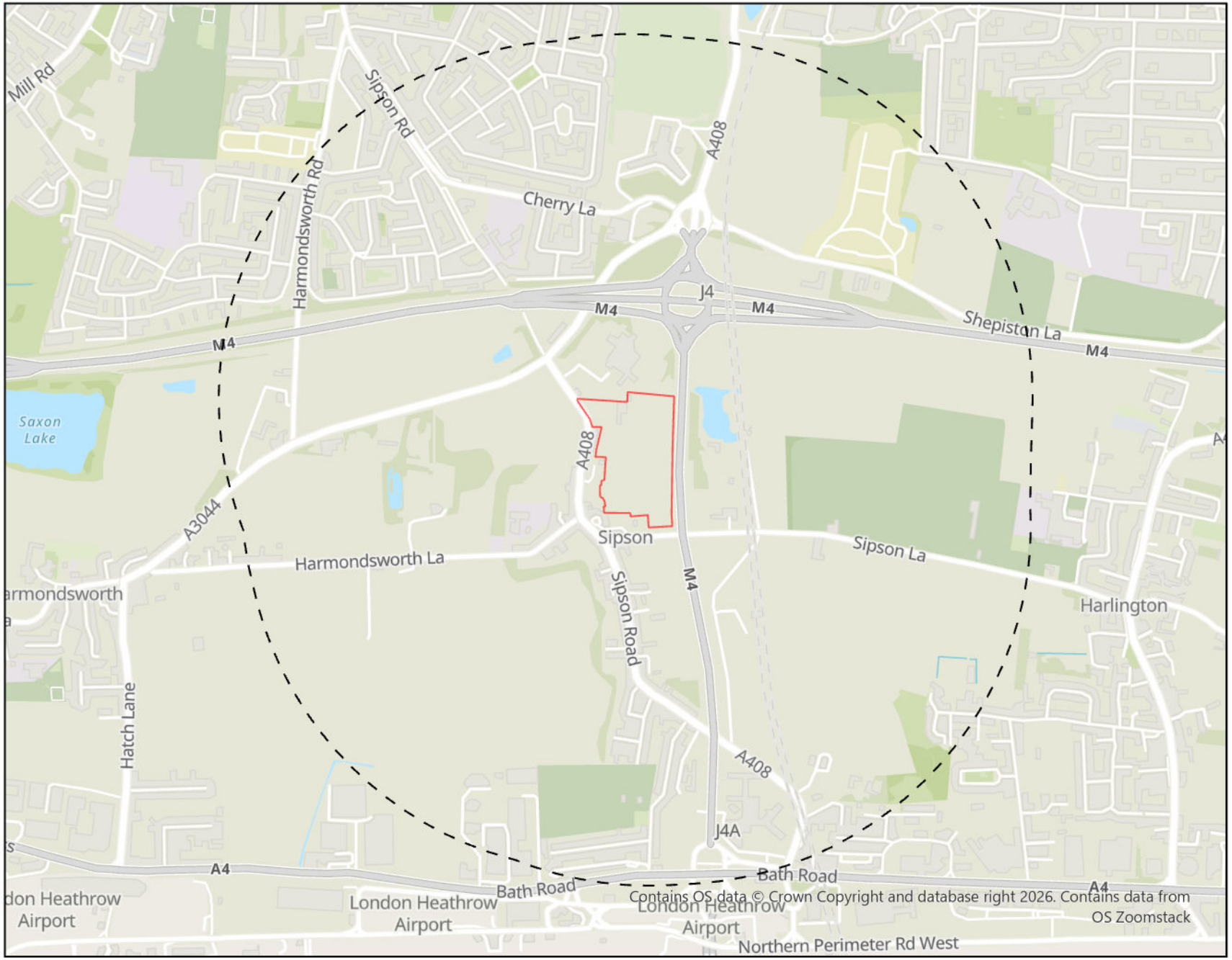
Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

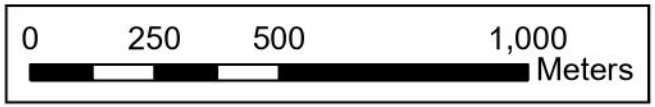
Date : 20 August 2026

Centre : NGR TQ 07333 78058

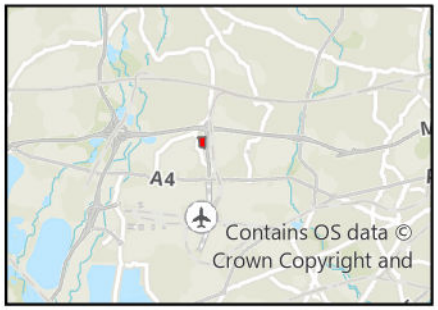
Legend

- 1km Study Area
- Red Line Boundary









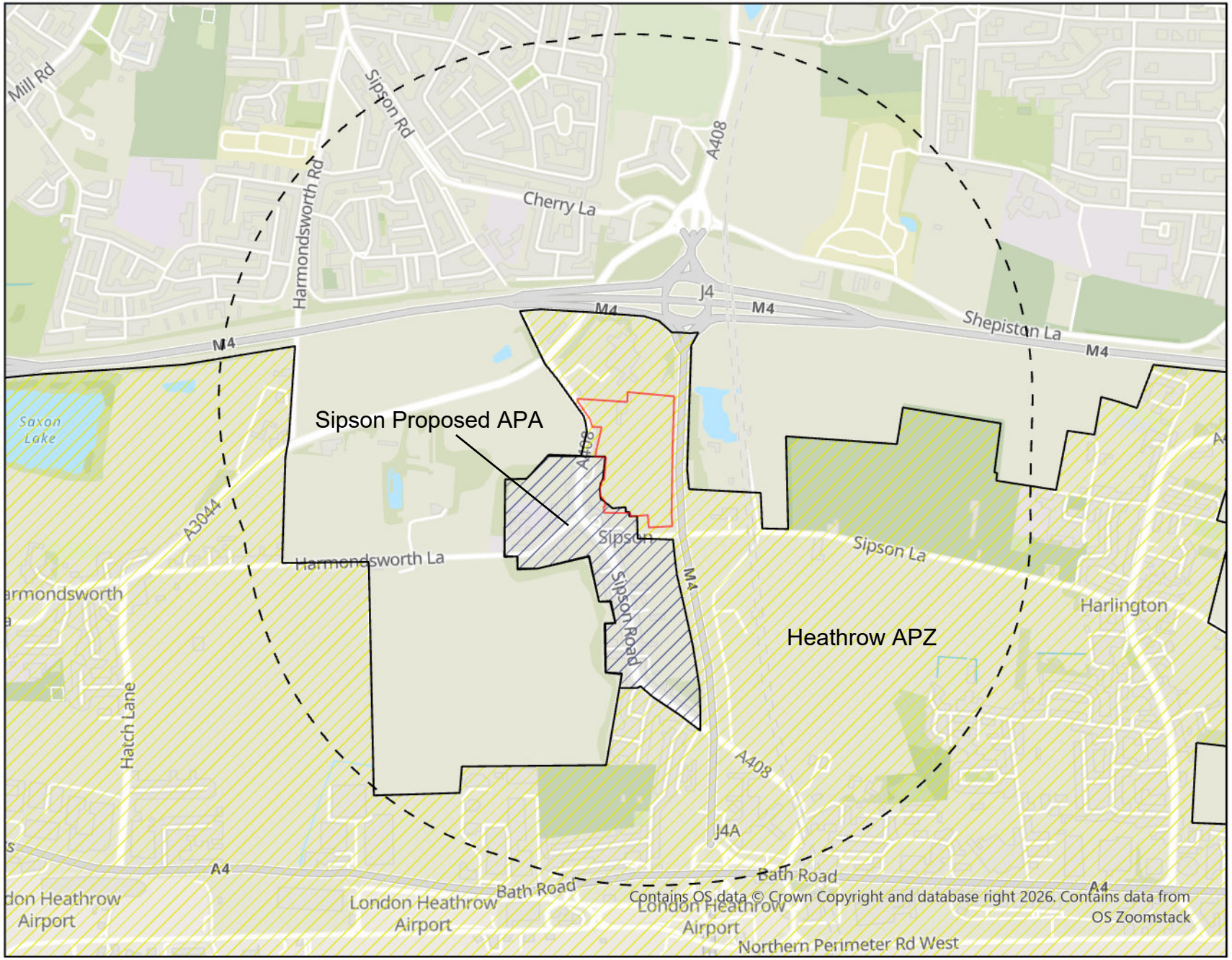
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London Borough of Hillingdon

Figure 2: Archaeological Priority Zones (APZ) and Archaeological Priority Areas (APA)

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

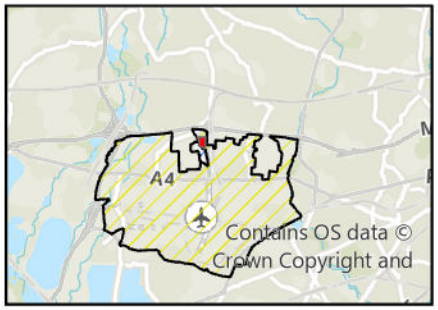
Date : 20 August 2026

Centre : NGR TQ 07333 78058



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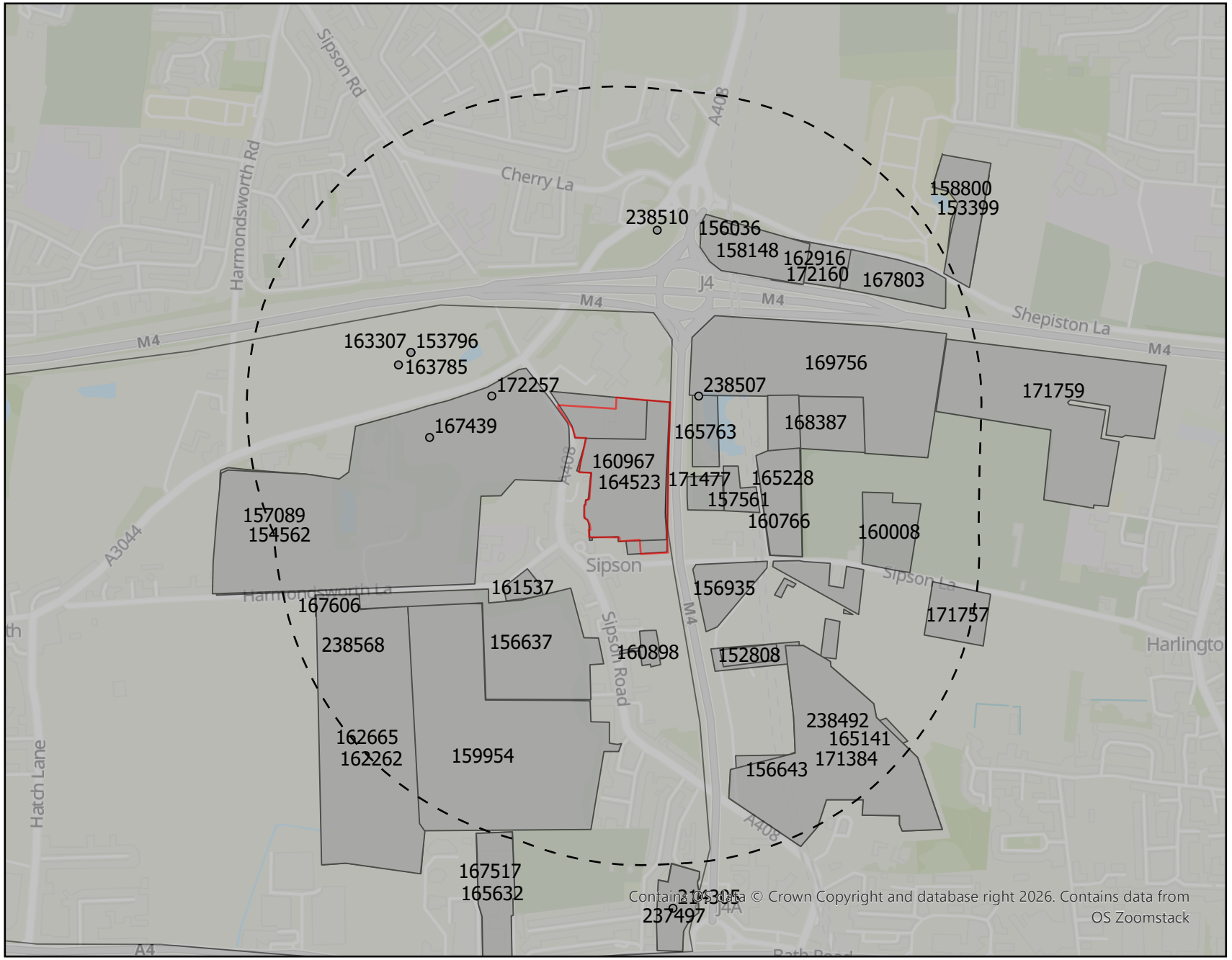
- 1km Study Area
- Red Line Boundary
- Heathrow APZ
- Sipson Proposed APA



0 250 500 1,000 Meters

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Figure 3: Previous Archaeological Events

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

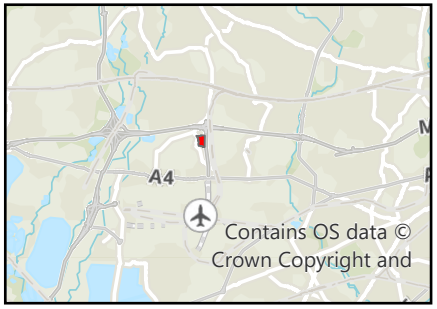
Date : 20 August 2026

Centre : NGR TQ 07333 78058

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Legend

- 750m Study Area
- Red Line Boundary
- Events



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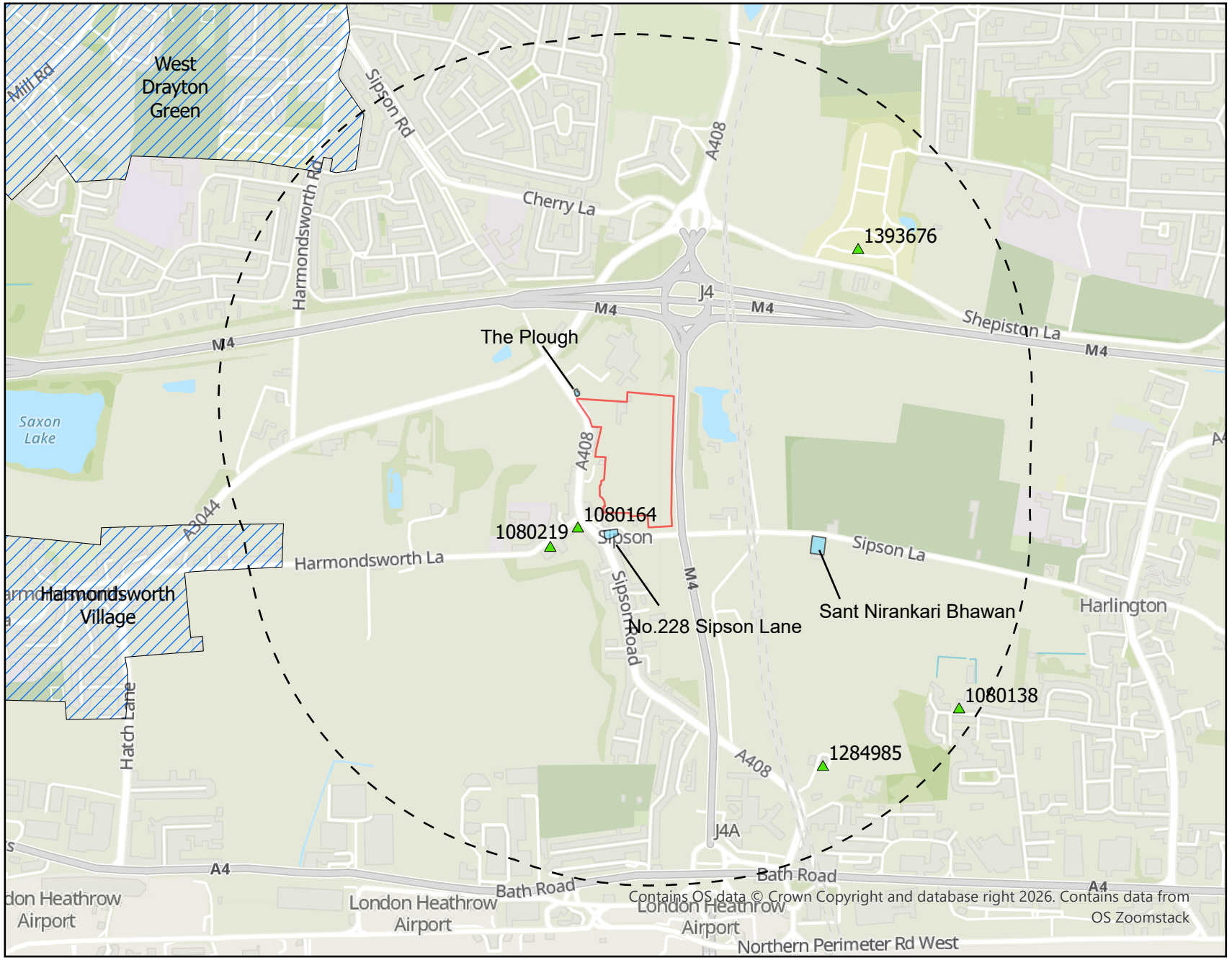
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London Borough of Hillingdon

Figure 4: Designated Heritage Assets & Locally Listed Buildings

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Date : 20 August 2026

Centre : NGR TQ 07333 78058

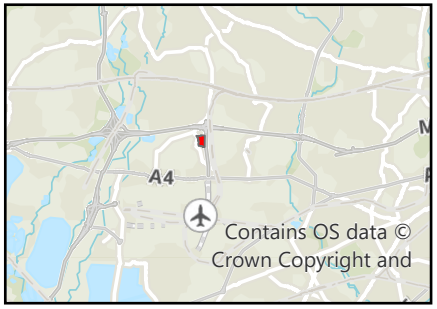


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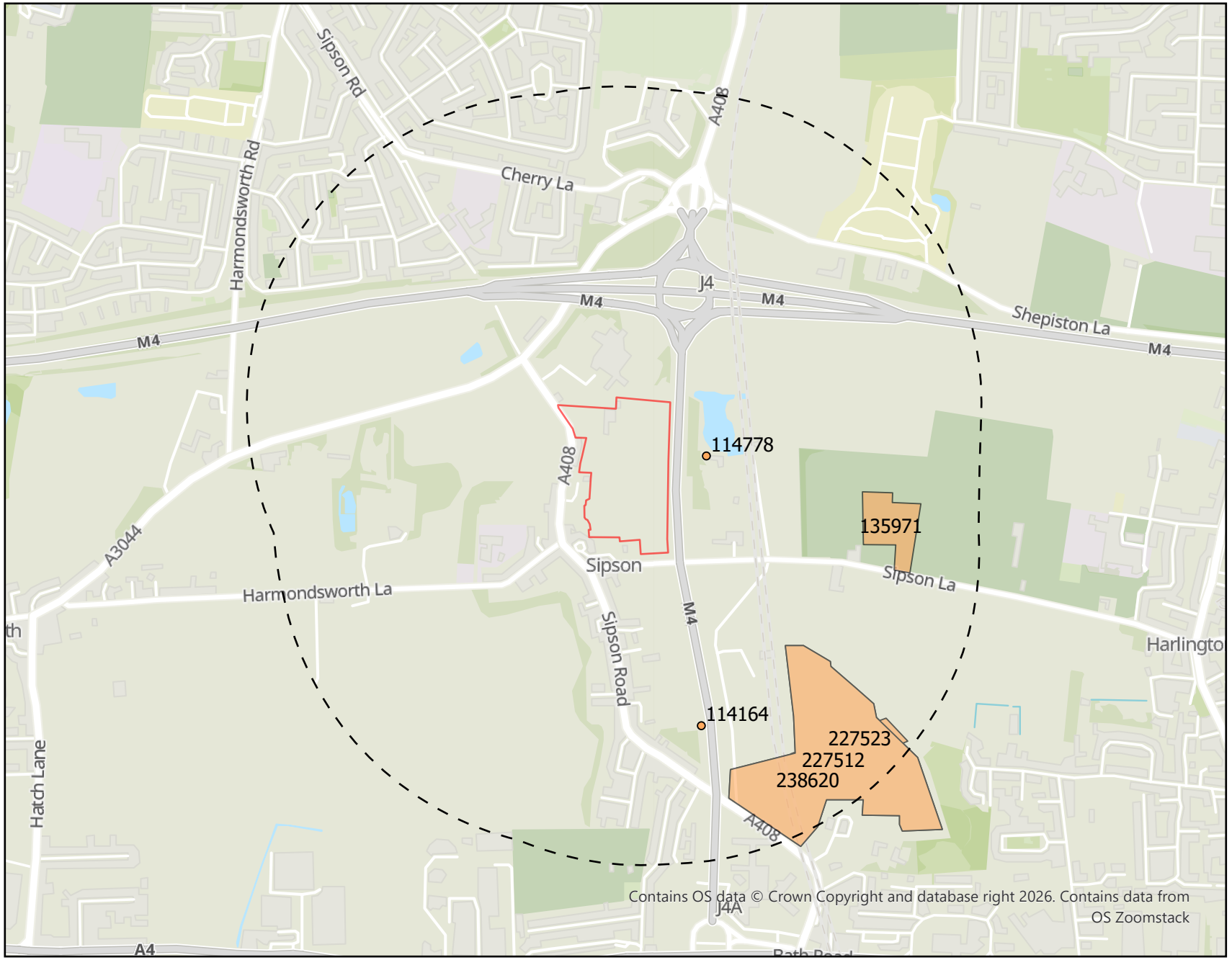
- 1km Study Area
- Red Line Boundary
- Locally Listed Buildings
- Grade II Listed Buildings
- Conservation Areas

0 250 500 1,000 Meters

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Figure 5: Prehistoric Monuments (General)

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Date : 20 August 2026

Centre : NGR TQ 07333 78058

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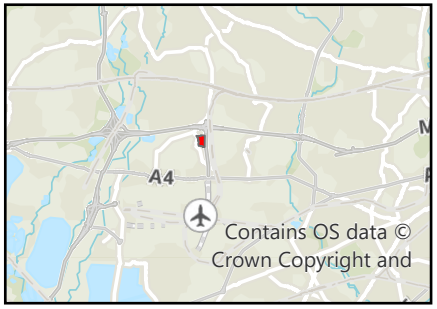
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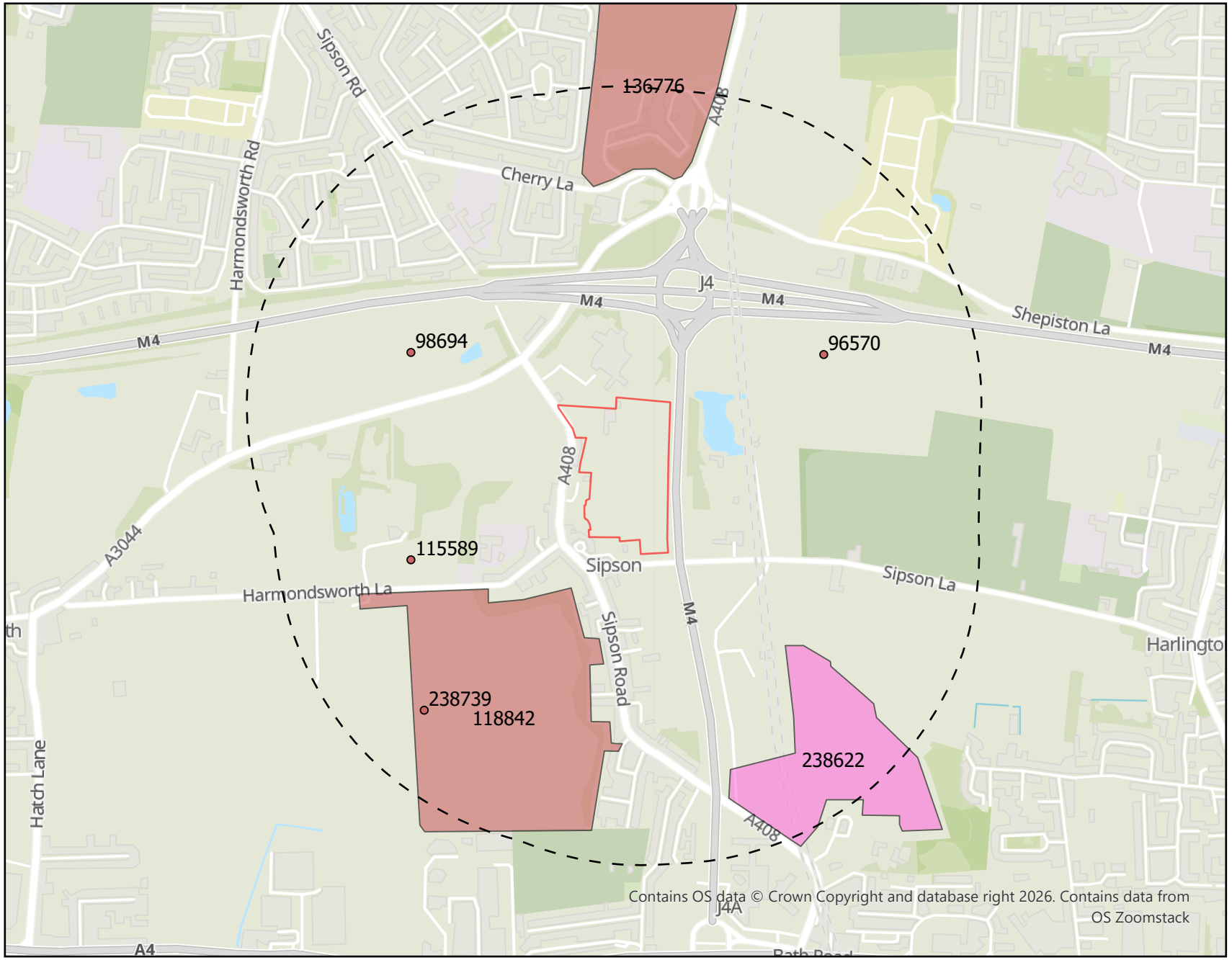
- 750m Study Area
- Red Line Boundary
- Prehistoric

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0 250 500 1,000 Meters

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Figure 6: Palaeolithic & Mesolithic Monuments

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Date : 20 August 2026

Centre : NGR TQ 07333 78058

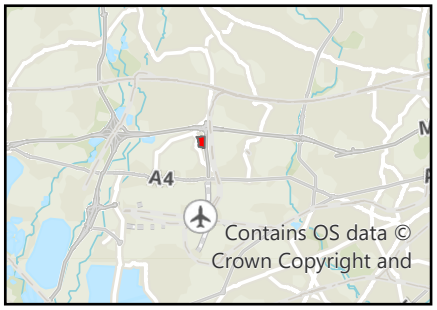
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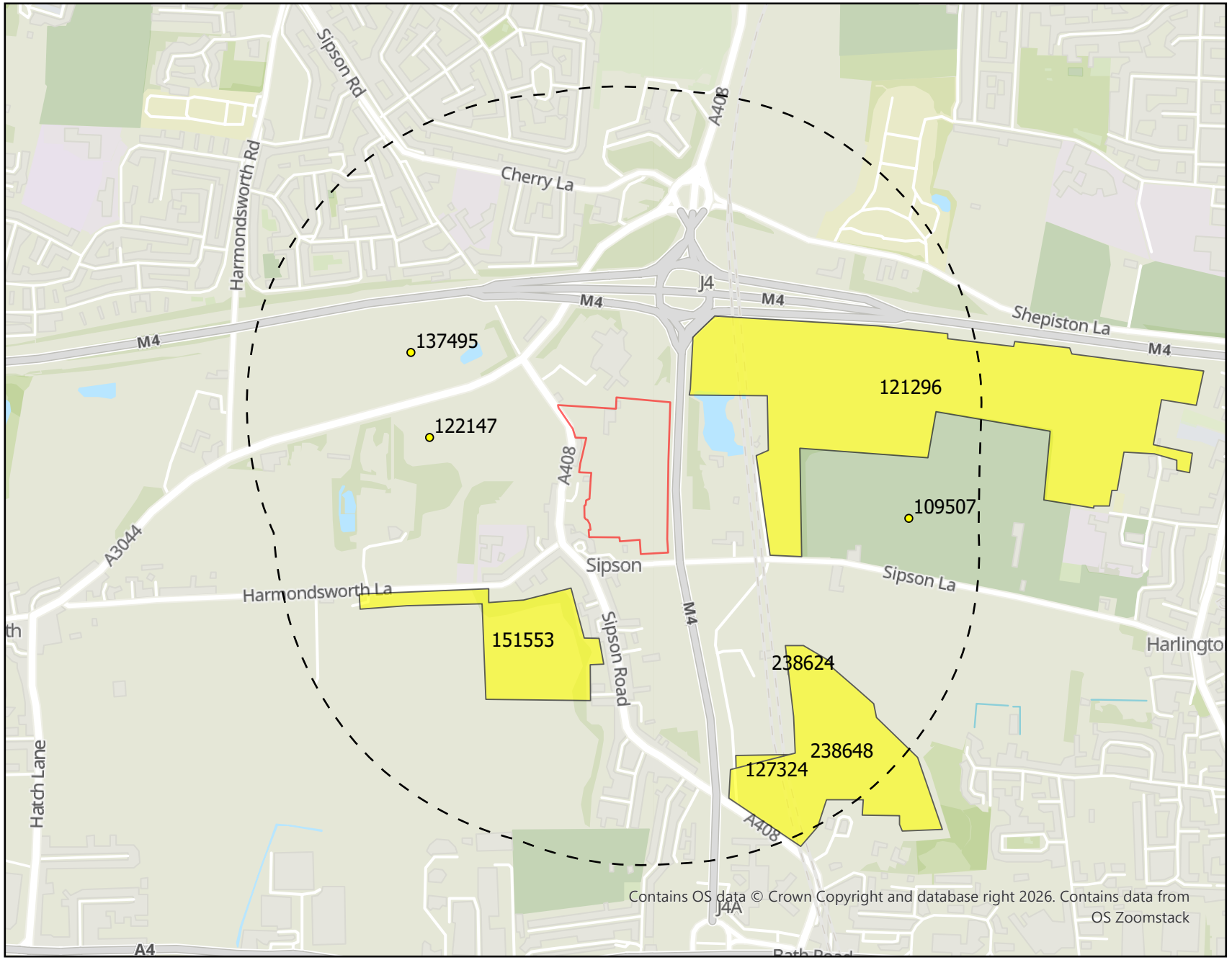
- 750m Study Area
- Red Line Boundary
- Palaeolithic
- Mesolithic

0 250 500 1,000 Meters

N



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London Borough of Hillingdon

Figure 7: Neolithic Monuments

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

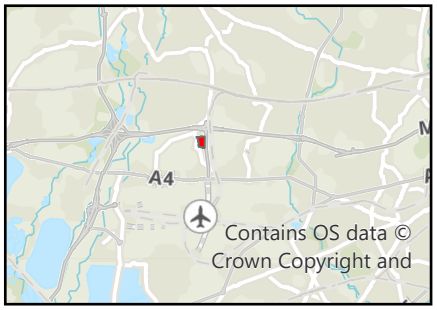
Date : 20 August 2026

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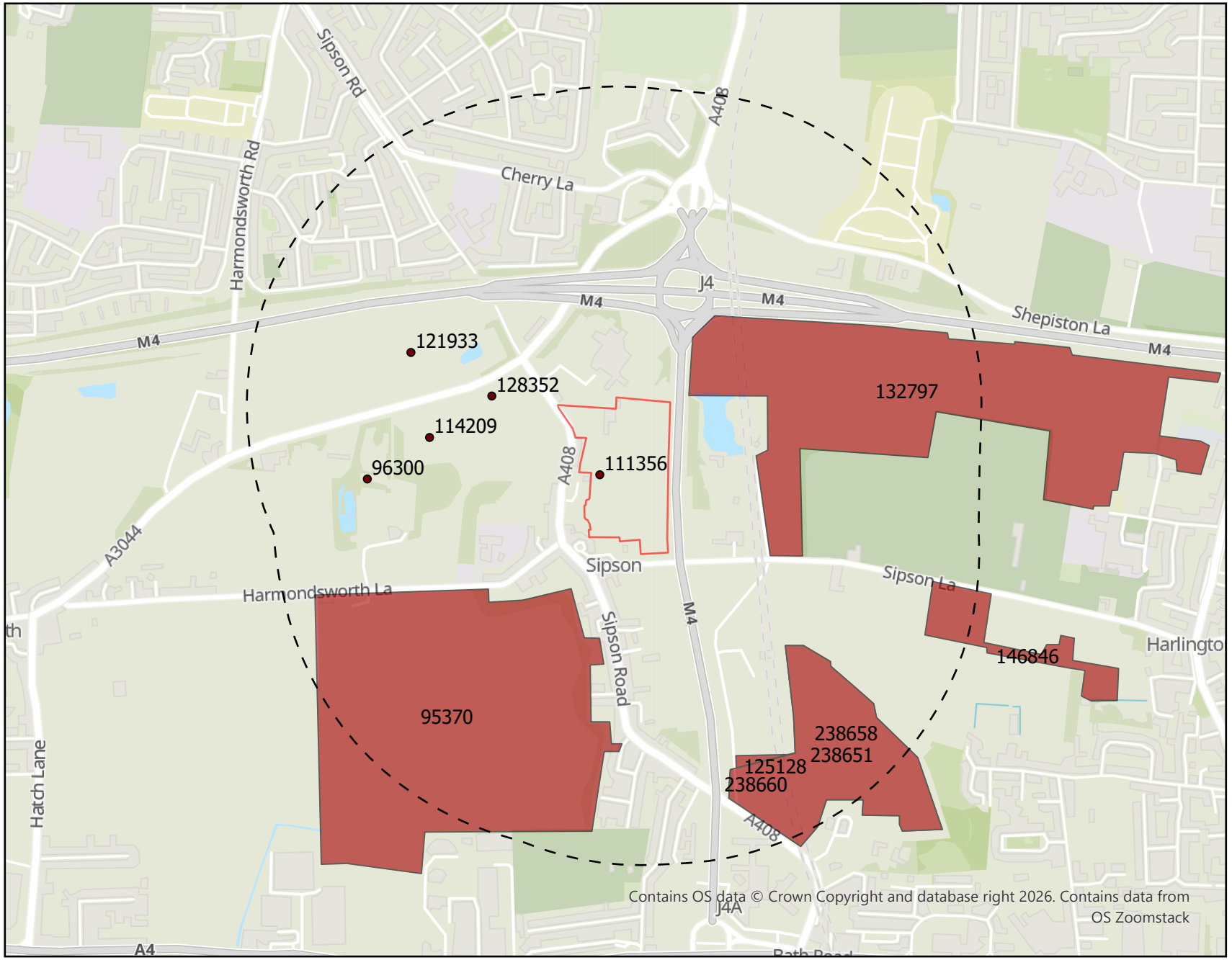
- 750m Study Area
- Red Line Boundary
- Neolithic



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0 250 500 1,000 Meters

N



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Figure 8: Bronze Age Monuments

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Date : 20 August 2026

Centre : NGR TQ 07333 78058

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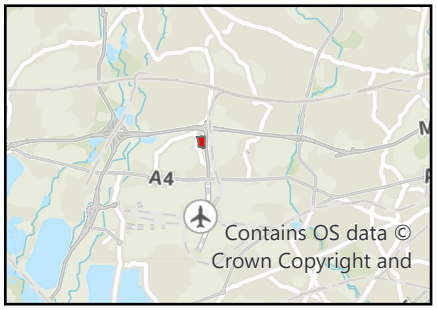
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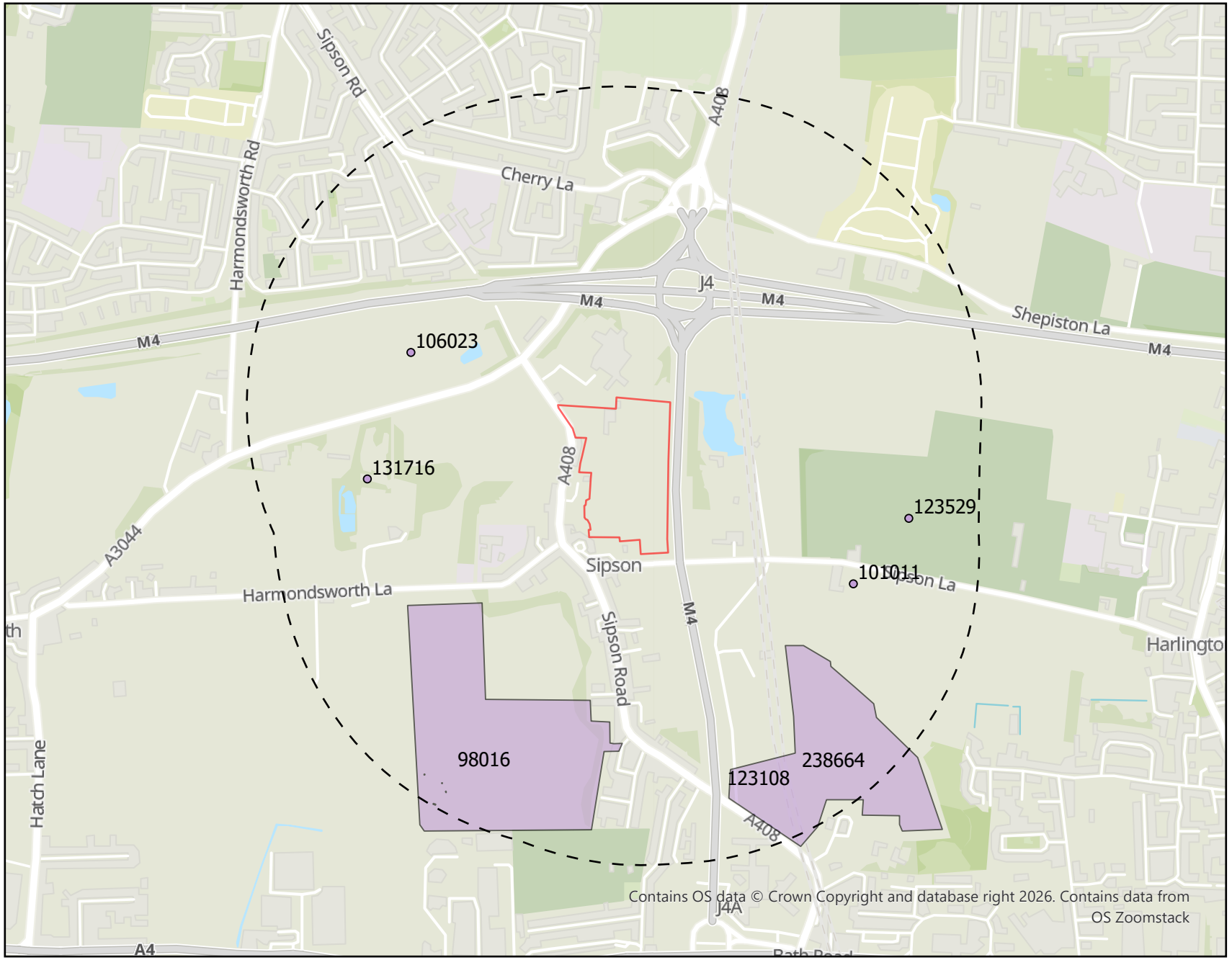
- 750m Study Area
- Red Line Boundary
- Bronze Age

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0 250 500 1,000 Meters

N





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Figure 9: Iron Age Monuments

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

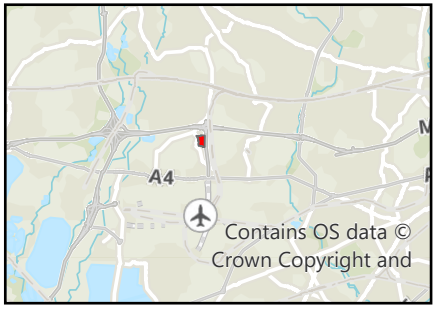
Date : 20 August 2026

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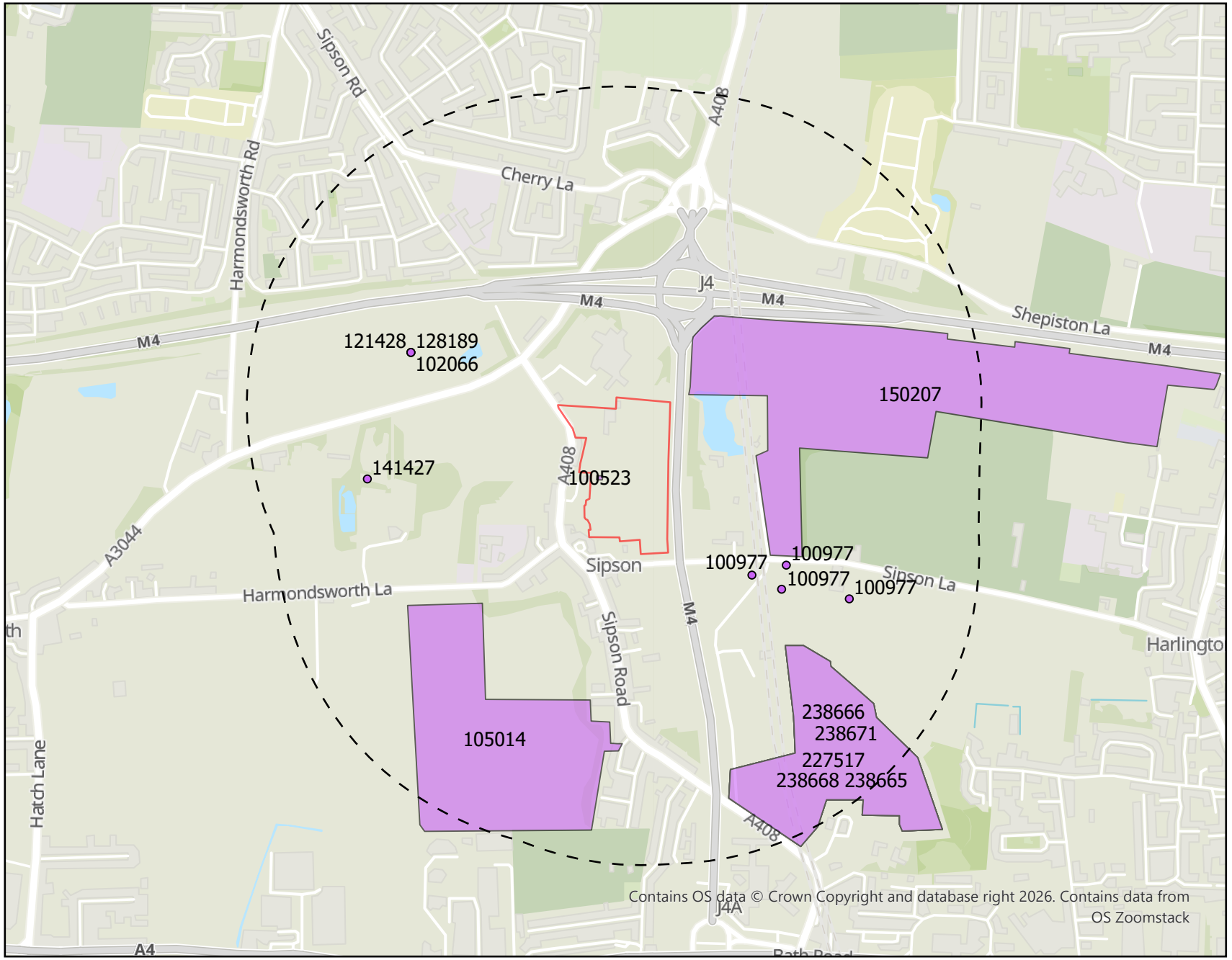
- 750m Study Area
- Red Line Boundary
- Iron Age



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0 250 500 1,000 Meters

N



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Figure 10: Roman Monuments

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

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Centre : NGR TQ 07333 78058

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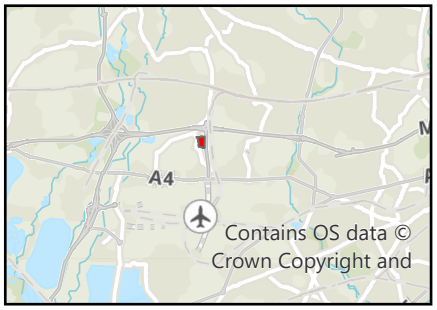
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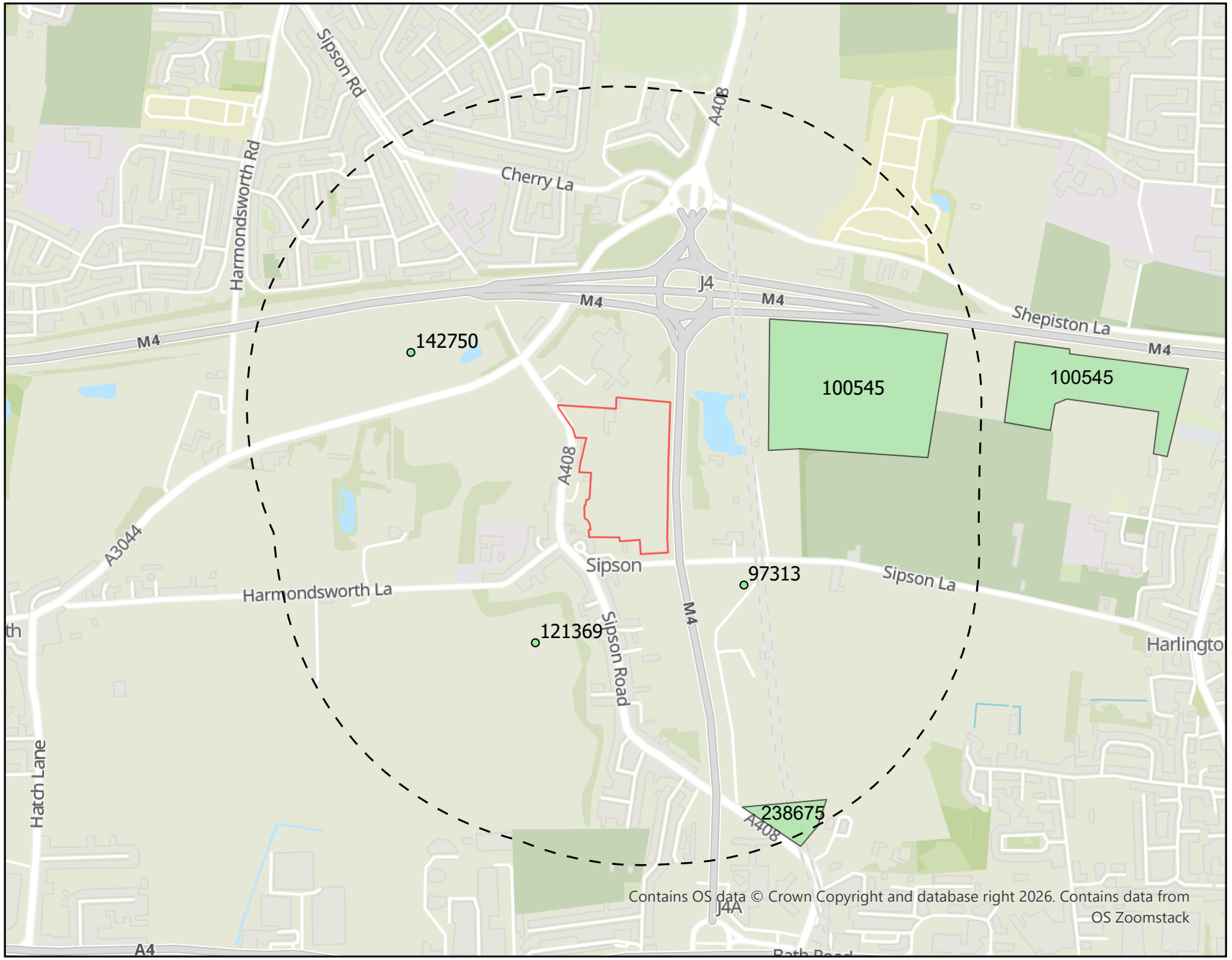
- 750m Study Area
- Red Line Boundary
- Roman

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0 250 500 1,000 Meters

N





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Figure 11: Early Medieval Monuments

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Date : 20 August 2026

Centre : NGR TQ 07333 78058

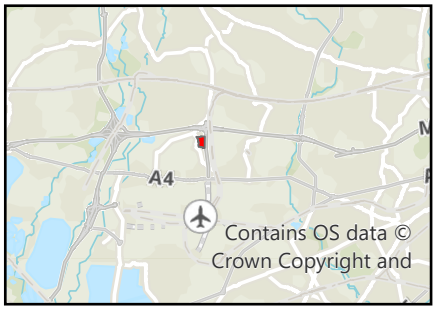
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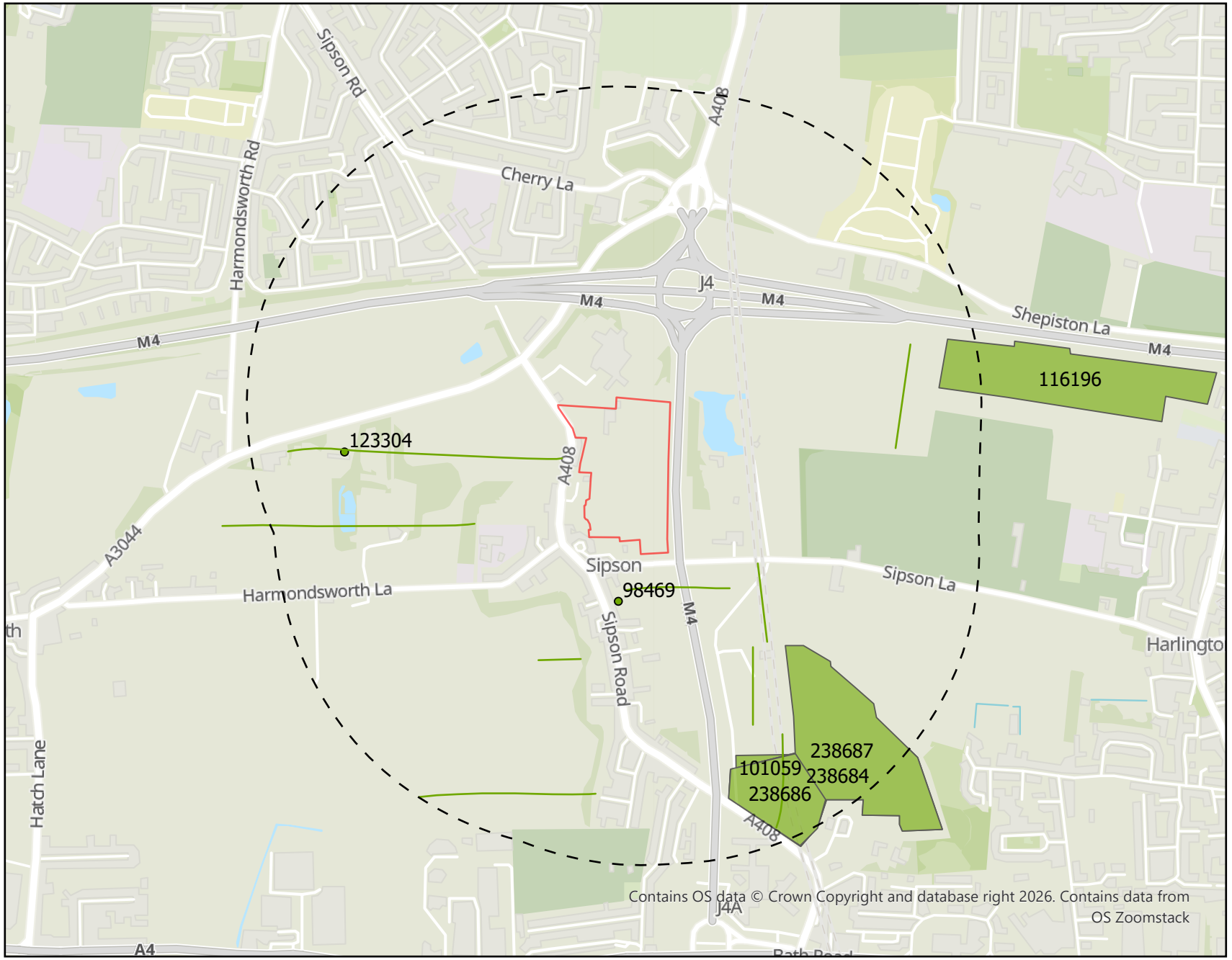
- 750m Study Area
- Red Line Boundary
- Early Medieval

0 250 500 1,000 Meters

N



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Figure 12: Medieval Monuments

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

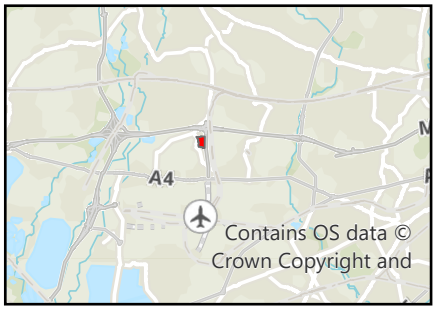
Date : 20 August 2026

Centre : NGR TQ 07333 78058

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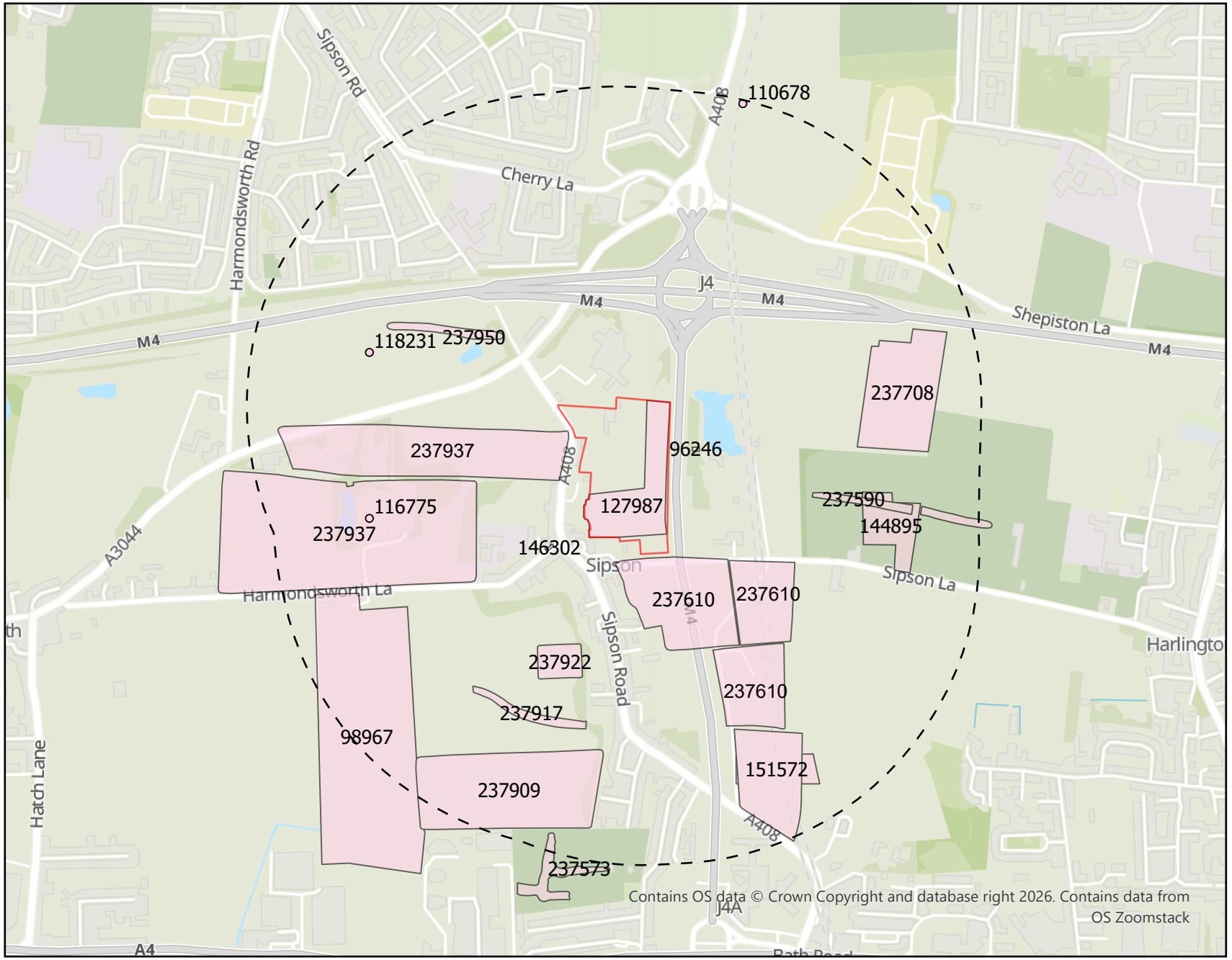
- 750m Study Area
- Red Line Boundary
- Medieval



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0 250 500 1,000 Meters

N



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Figure 13: Post-Medieval Monuments

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Date : 20 August 2026

Centre : NGR TQ 07333 78058

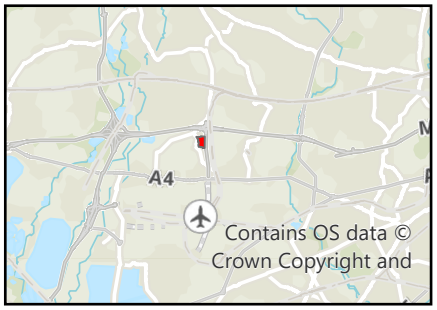
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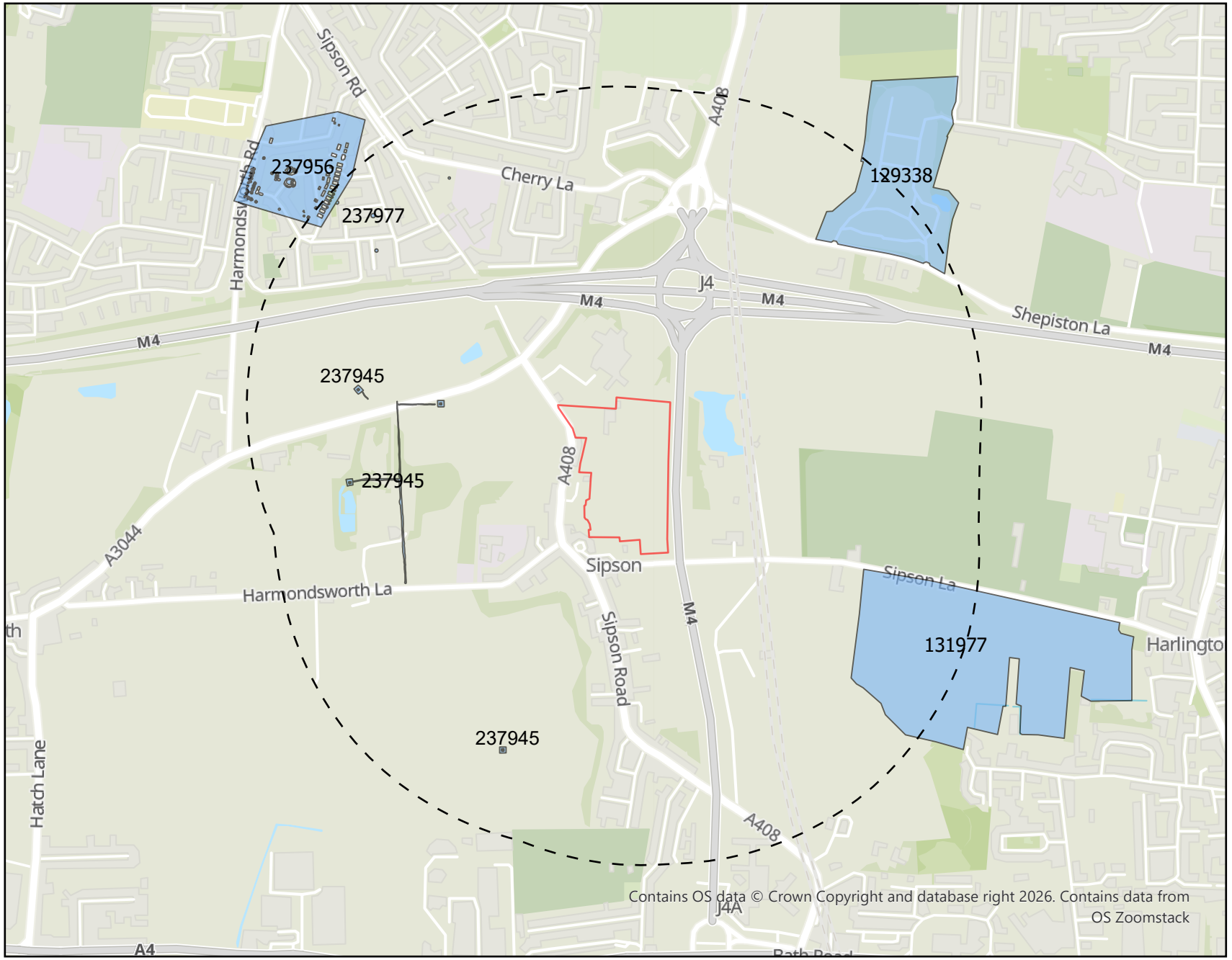
- 750m Study Area
- Red Line Boundary
- Post-Medieval

0 250 500 1,000 Meters

N



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Figure 14: Modern Monuments

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

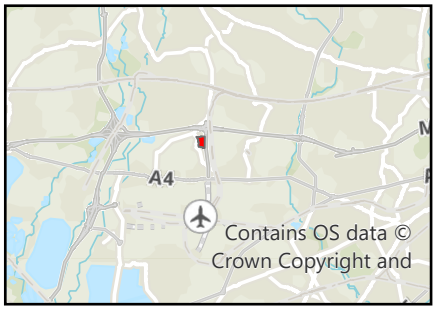
Date : 20 August 2026

Centre : NGR TQ 07333 78058

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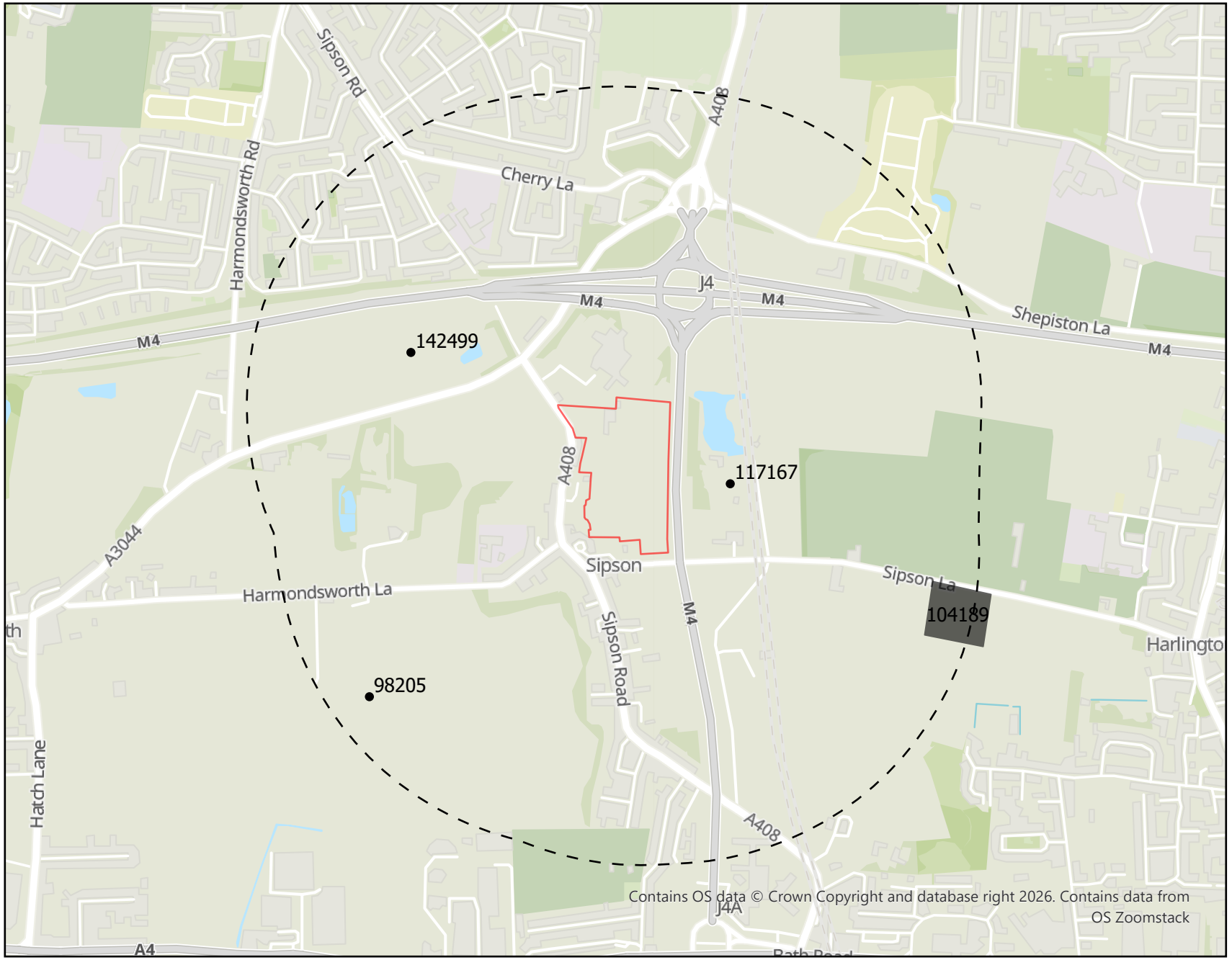
- 750m Study Area
- Red Line Boundary
- Modern



0 250 500 1,000 Meters

N

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Figure 15: Unknown Date Monuments

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Date : 20 August 2026

Centre : NGR TQ 07333 78058

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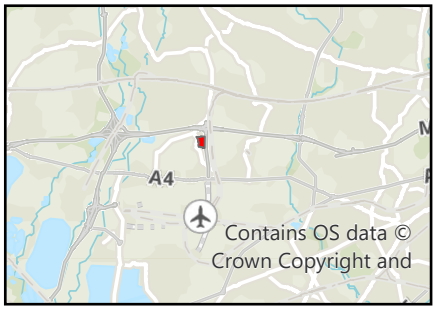
Legend

- 750m Study Area
- Red Line Boundary
- Unknown

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0 250 500 1,000 Meters

N





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Figure 16: Location of the Site on the 1866 OS Map

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Source: https://groundsure.com

Date : 20 August 2026

Centre : NGR TQ 07333 78058



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Figure 17: Location of the Site on the 1894 OS Map

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

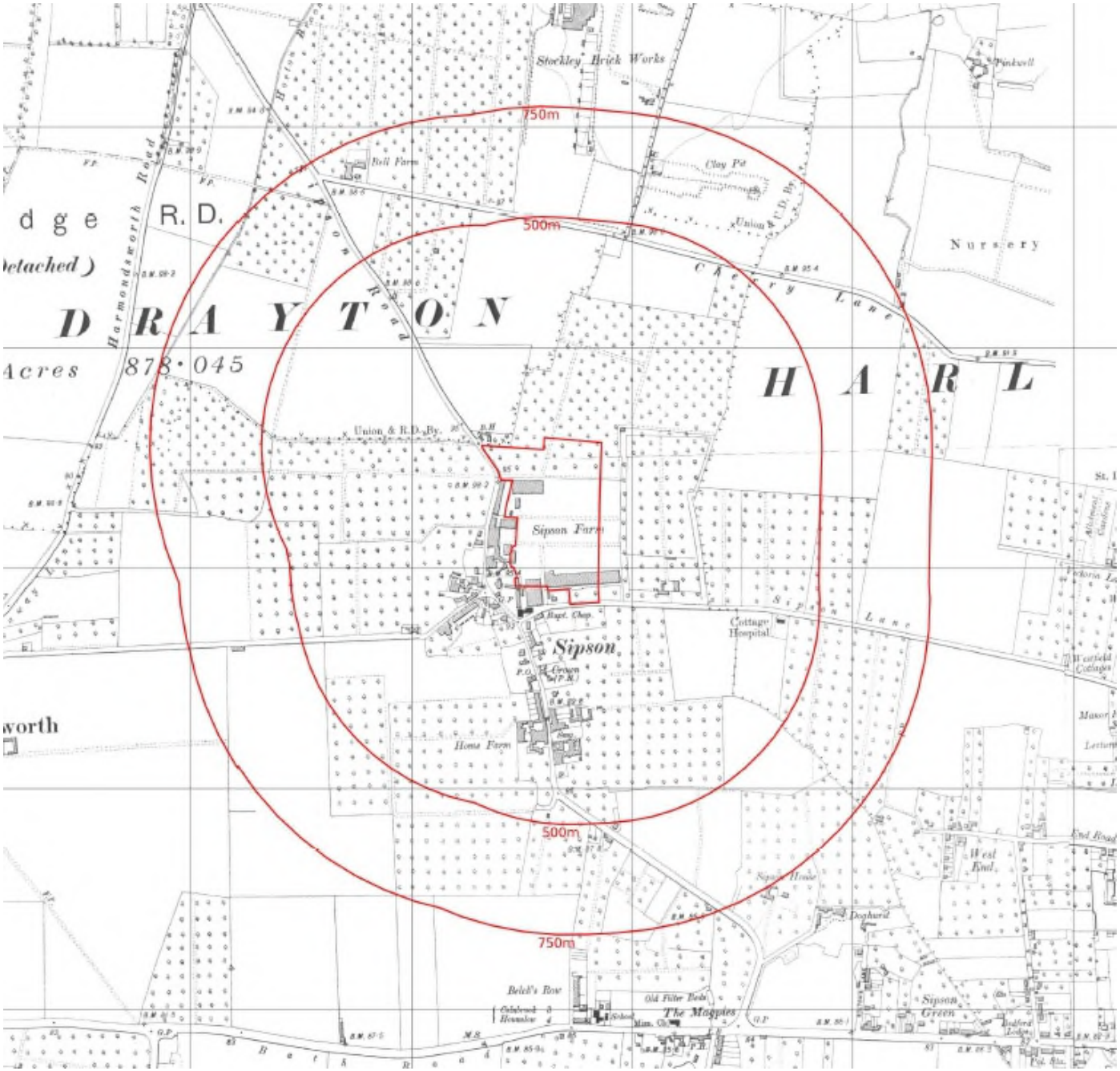
Source: https://groundsure.com

Date : 20 August 2026

Centre : NGR TQ 07333 78058



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Figure 18: Location of the Site on the 1913 OS Map

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

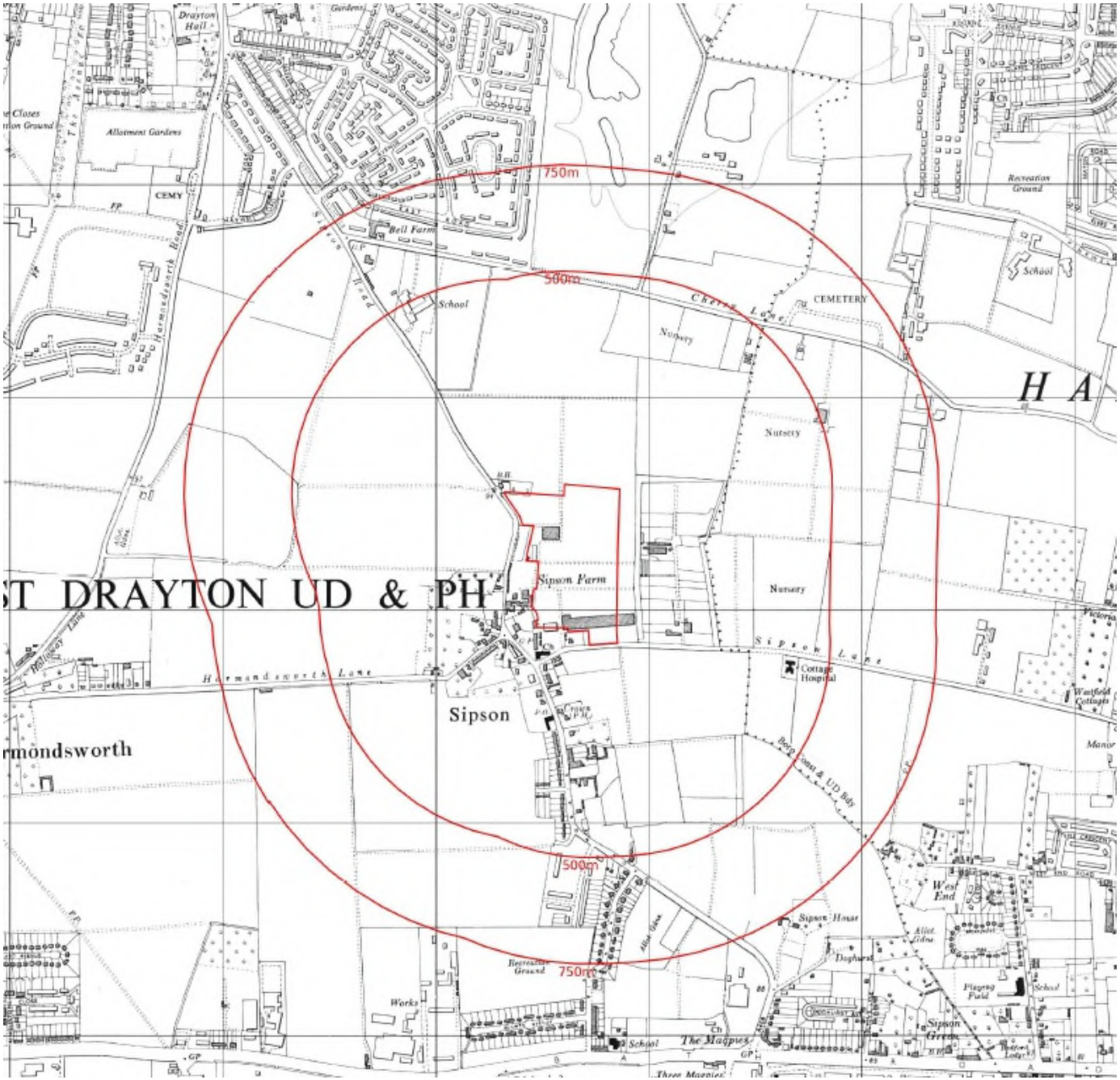
Source: https://groundsure.com

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Figure 19: Location of the Site on the 1960 OS Map

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

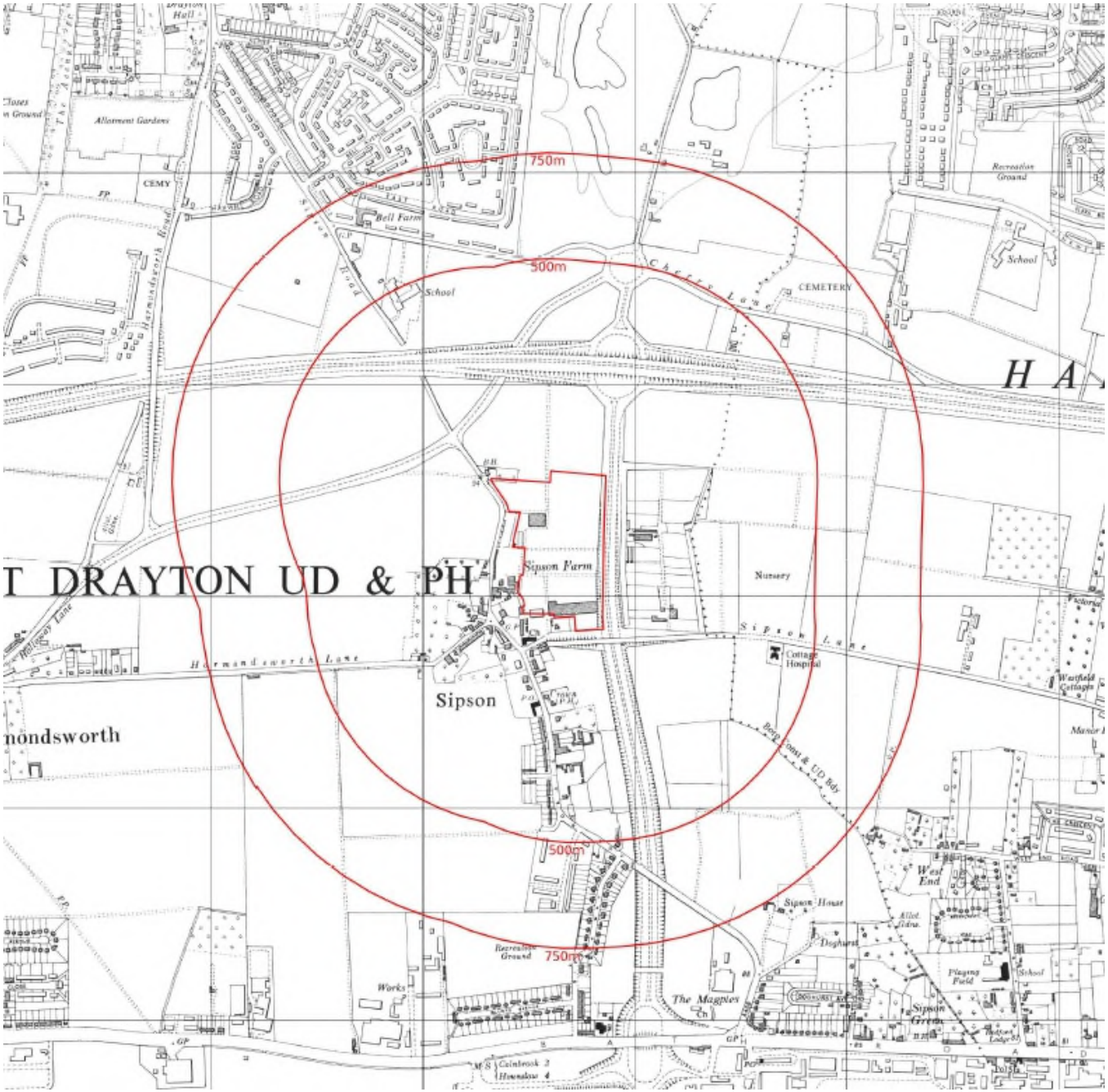
Source: https://groundsure.com

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Figure 20: Location of the Site on the 1964 OS Map

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Source: https://groundsure.com

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Figure 21: Location of the Site on the 1970 OS Map

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

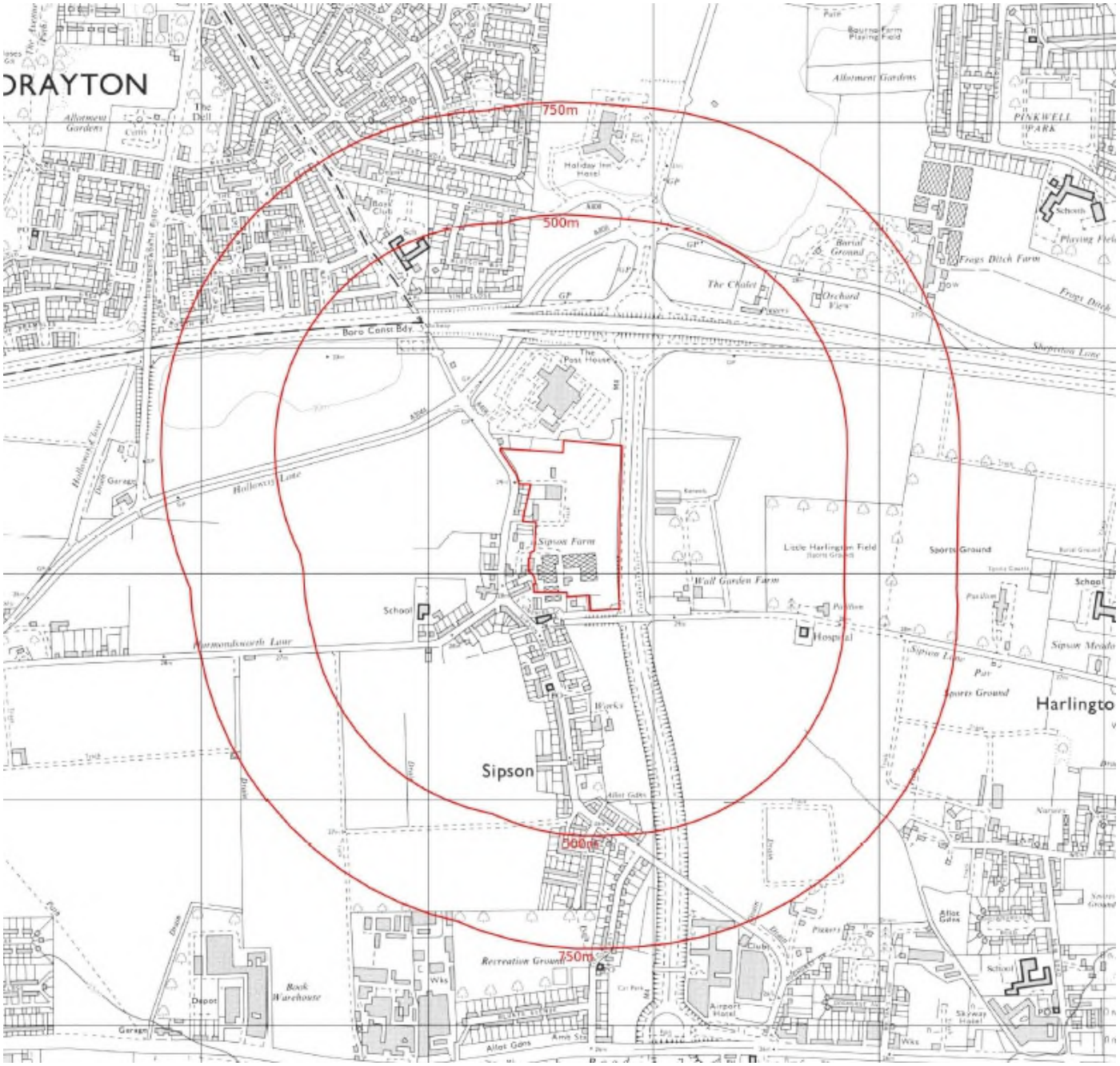
Source: https://groundsure.com

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Figure 22: Location of the Site on the 1974 OS Map

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

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Figure 23: Location of the Site on the 1987 OS Map

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

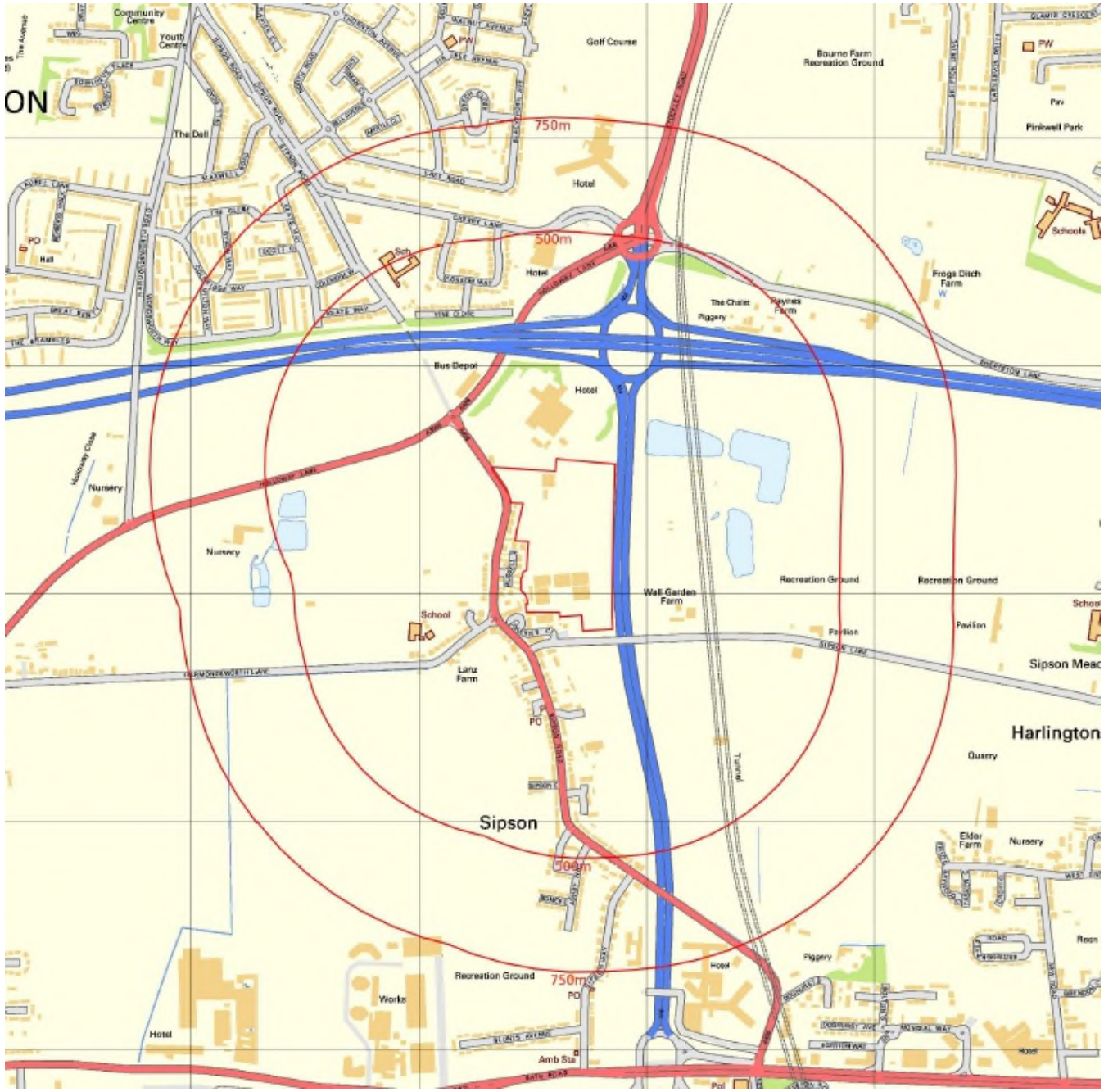
Source: https://groundsure.com

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Figure 24: Location of the Site on the 2001 OS Map

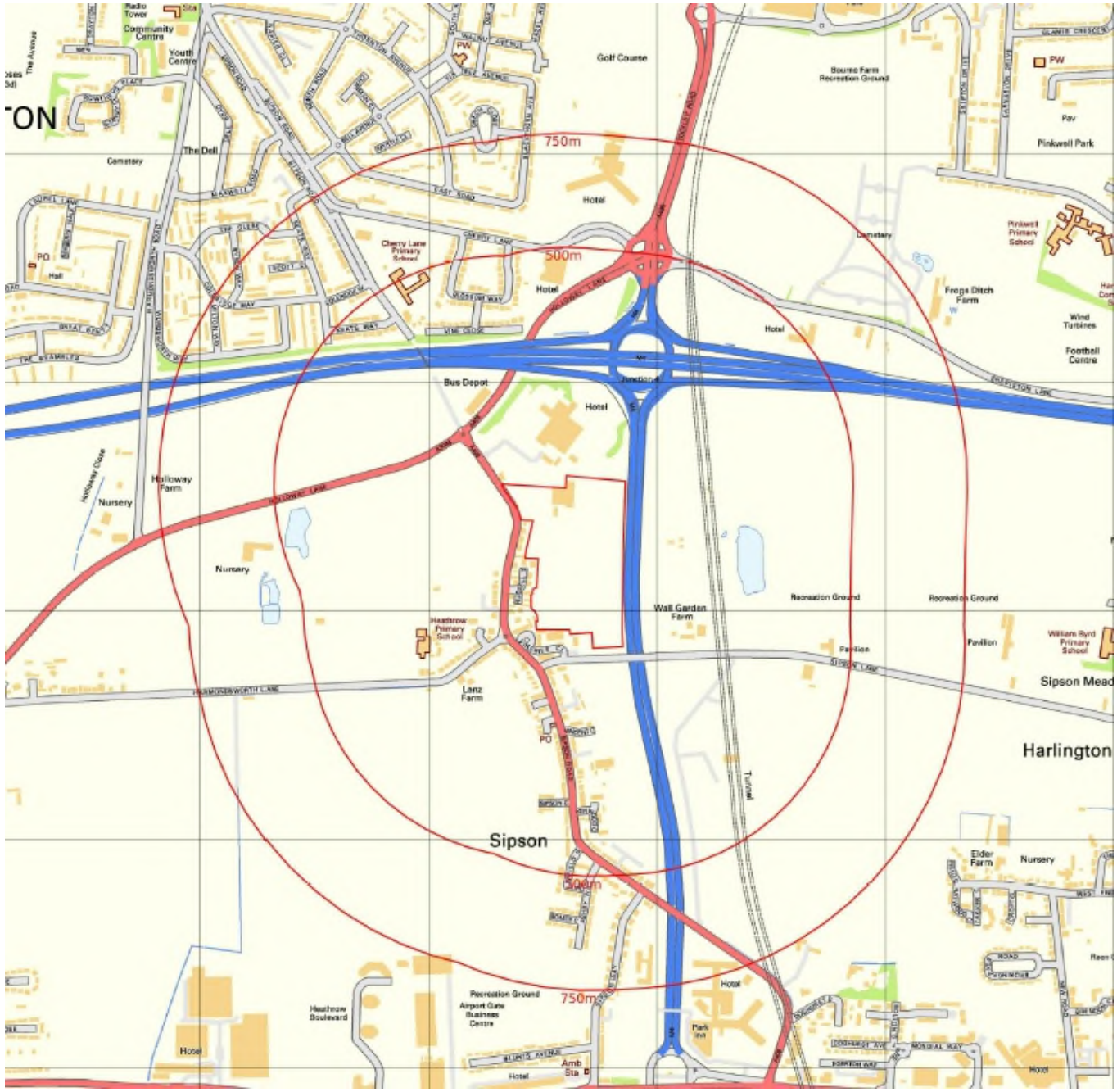
Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Source: https://groundsure.com

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Figure 25: Location of the Site on the 2010 OS Map

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

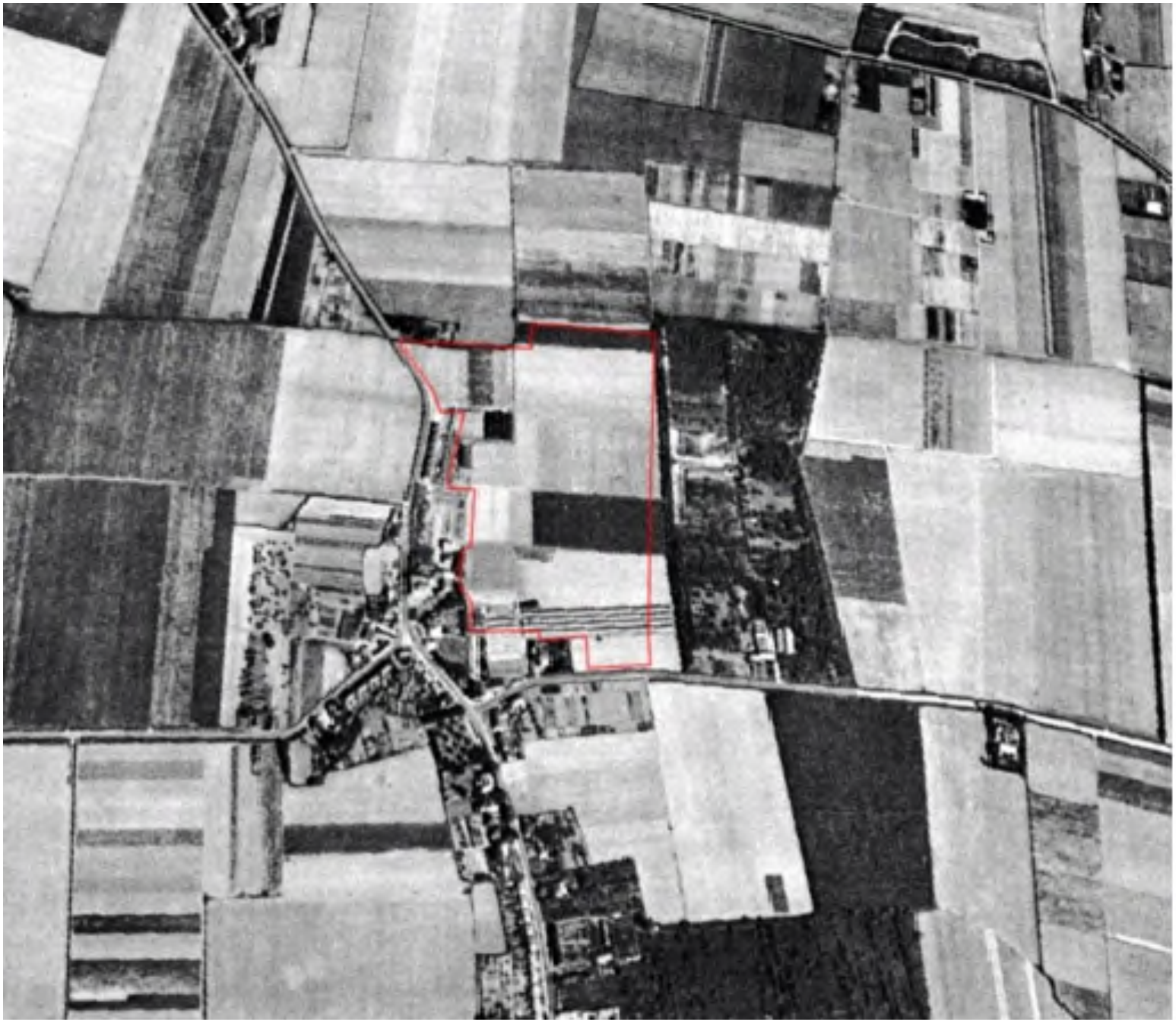
Source: https://groundsure.com

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Figure 26: Location of the Site on a 1945 Aerial Photograph

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Source: https://earth.google.com

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Figure 27: Location of the Site on a 1999 Aerial Photograph

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Source: https://earth.google.com

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Figure 28: Location of the Site on a 2006 Aerial Photograph

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Source: https://earth.google.com

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Figure 29: Location of the Site on a 2013 Aerial Photograph

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Senior Archaeologist

Source: https://earth.google.com

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Figure 30: Location of the Site on a 2017 Aerial Photograph

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Source: https://earth.google.com

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Figure 31: Location of the Site on a 2021 Aerial Photograph

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Source: https://earth.google.com

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Figure 32: Location of the Site on a 2022 Aerial Photograph

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Source: https://earth.google.com

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Figure 33: Location of the Site on LiDAR Imagery

Creator: Konstantinos Bompotis, ACIfA
Senior Archaeologist

Source: https://archiuk.com

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Figure 34


Figure 35


Figure 36



Figure 37

Figure 34: Looking East Across the Site from the Centre of the Site
Figure 35: Looking West Across the Site from the Centre of the Site
Figure 36: Looking North-West Across the Site from the Eastern Part of the Site
Figure 37: Looking South-West Towards King William LB and former Baptist Church LLB from the Southern Part of the Site

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Figure 38


Figure 39


Figure 40



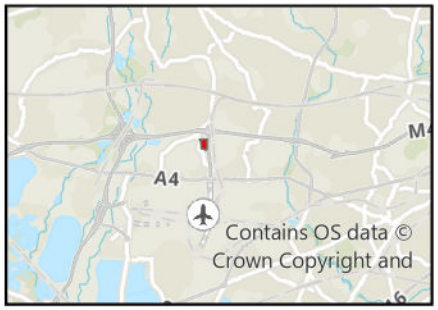
Figure 41

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Figure 38: Looking North Across the Site from the Southern Part of the Site
Figure 39: Modern Disturbance within the Southern Part of the Site
Figure 40: Looking North-West from the North-West Corner of the Site towards the Plough LLB
Figure 41: The Plough Public House LLB

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Figure 42



Figure 43


Figure 44

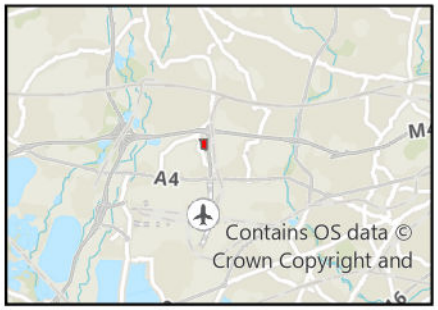

Figure 45

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Figure 42: Looking South-East From Sipson Road Towards the Site
Figure 43: The King William IV Public House LB
Figure 44: Looking North-East from King William IV Public House LB Towards the Site
Figure 45: Lanz Farmhouse LB

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Figure 46


Figure 47



Figure 48

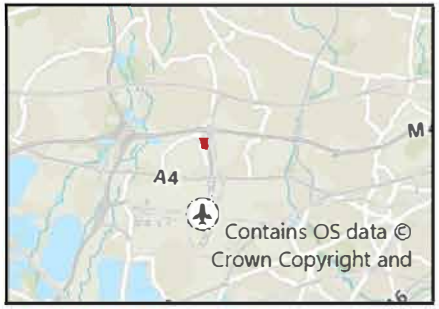

Figure 49

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Figure 46: Looking North-East From Lanz Farmhouse LB Towards the Site
Figure 47: Former Baptist Church LLB
Figure 48: Looking North the from Former Baptist Church Towards the Site
Figure 49: Elder Farmhouse LB

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Figure 50


Figure 51


Figure 52


Figure 53

Figure 50: Looking West from Elder Farmhouse LB Towards the Site
Figure 51: Looking West from the Nearest Access to Sipson House LB Towards the Site
Figure 52: Former Cranford Cottage Hospital LLB
Figure 53: Looking North-West from the Former Cranford Cottage Hospital Towards the Site

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Date : 16 October 2026



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