217 HIGH STREET, YIEWSLEY, LONDON UB7

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Archaeological Desk-Based Assessment. 217 High Street, Yiewsley, London UB7
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Quality Management

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EXECUTIVE SUMMARY

The site of 217 High Street, Yiewsley, has been reviewed for its archaeological potential.

In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields, or Historic Wreck Sites, lie within the immediate proximity of the study site.

The study site is located within the Colne Valley Archaeological Priority Area.

The study site is considered to have a low to moderate potential for Palaeolithic activity at depth within the study site, and a known potential for geoarchaeological deposits of unknown date. There is a low potential for all other periods.

Agricultural activity from the Medieval period onwards is considered likely to have had a moderate, but widespread, negative impact on below-ground archaeological deposits.

The construction of an industrial complex within the study site in the mid-20th century is considered likely to have had a severe, widespread, negative impact on below-ground archaeological deposits.

The demolition of the greater part of the industrial complex, and the subsequent construction a commercial supermarket and car parking facilities during the late 20th century is considered likely to have had a severe, widespread, cumulative negative impact on below-ground archaeological deposits.

The current development proposals comprise the demolition of the existing buildings, followed the construction of new residential and D1 health facility development.

Due to the potential for activity associated with the Palaeolithic period, as well as the known presence of undated geoarchaeological deposits, the archaeological advisor to the London Borough of Hillingdon is anticipated to require a staged programme of geoarchaeological/archaeological investigation in advance of development.

However, as remains of national significance are not anticipated, it is considered that such mitigation could follow the granting of planning consent secured by an appropriate condition.

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1 INTRODUCTION AND SCOPE OF STUDY

1.1 This below ground archaeological desk-based assessment has been prepared by Chris Clarke of RPS on behalf of Taylor Wimpey West London.

1.2 The subject of this Assessment comprises the site at 217 High Street, Yiewsley, London (hereafter, 'the study site'). The study site is centred at TQ 0573 8084 within the London Borough of Hillingdon (see Figs. 1-2). The study site is defined by High Road to the northwest, the River Pinn to the northwest, the Grand Union Canal to the southwest, and commercial properties to the southeast. Overall the study site measures approximately 1.2ha in size.

1.3 In terms of other designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck Sites lie within the vicinity of the study site.

1.4 The study site is located within the Colne Valley Archaeological Priority Area.

1.5 Taylor Wimpey West London have commissioned RPS to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.

1.6 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.

1.7 In line with national and local policy and guidance, this desk-based assessment comprises an examination of evidence deriving from multiple sources, including the Greater London Historic Environment Record, Buckinghamshire Historic Environment Record, and Hillingdon Local Studies, Archives and Museum Service. The report also includes the results of a comprehensive map regression exercise and the results of a site visit. An external site inspection was conducted in February 2020.

1.8 The Assessment thus enables relevant parties to assess the heritage potential of various parts of the study site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in July 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated October 2019 (https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment).

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.14 The relevant Strategic Development Plan framework is provided by the London Plan published 22 July 2011. Policy relevant to archaeology at the study sites include:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

A. LONDON'S HERITAGE ASSETS AND HISTORIC ENVIRONMENT, INCLUDING LISTED BUILDINGS, REGISTERED HISTORIC PARKS AND GARDENS AND OTHER NATURAL AND HISTORIC LANDSCAPES, CONSERVATION AREAS, WORLD HERITAGE SITES, REGISTERED BATTLEFIELDS, SCHEDULED MONUMENTS, ARCHAEOLOGICAL REMAINS AND MEMORIALS SHOULD BE IDENTIFIED, SO THAT THE DESIRABILITY OF SUSTAINING AND ENHANCING THEIR SIGNIFICANCE AND OF UTILISING THEIR POSITIVE ROLE IN PLACE SHAPING CAN BE TAKEN INTO ACCOUNT.

B. DEVELOPMENT SHOULD INCORPORATE MEASURES THAT IDENTIFY, RECORD, INTERPRET, PROTECT AND, WHERE APPROPRIATE, PRESENT THE SITE'S ARCHAEOLOGY.

PLANNING DECISIONS

C. DEVELOPMENT SHOULD IDENTIFY, VALUE, CONSERVE, RESTORE, RE-USE AND INCORPORATE HERITAGE ASSETS, WHERE APPROPRIATE.

D. DEVELOPMENT AFFECTING HERITAGE ASSETS AND THEIR SETTINGS SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THEIR FORM, SCALE, MATERIALS AND ARCHITECTURAL DETAIL.

E. NEW DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, LANDSCAPES AND SIGNIFICANT MEMORIALS. THE PHYSICAL ASSETS SHOULD, WHERE POSSIBLE, BE MADE AVAILABLE TO THE PUBLIC ON-SITE. WHERE THE ARCHAEOLOGICAL ASSET OR MEMORIAL CANNOT BE PRESERVED OR MANAGED ON-SITE, PROVISION MUST BE MADE FOR THE INVESTIGATION, UNDERSTANDING, RECORDING, DISSEMINATION AND ARCHIVING OF THAT ASSET.

LDF PREPARATION

F. BOROUGHS SHOULD, IN LDF POLICIES, SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.

G. BOROUGHS, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.

2.15 A new London Plan has been prepared in draft and is available for consultation until March 2018. Chapter 7 'Heritage and Culture' contains relevant draft polices HC1 to HC7. Of particular relevance to sites containing non-designated heritage assets is draft policy HC1 as follows:

HC1 Heritage and Conservation Growth

A. Boroughs should, in consultation with Historic England and other relevant statutory 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 the heritage assets, landscapes and archaeology within their area.

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

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

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

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

4. ***delivering positive benefits that sustain 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 seek to 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 re-use.

2.16 The relevant Development Plan framework for the Study Site is currently provided by the Local Plan: Part 1 (adopted November 2012) and the Saved Unitary Development Plan (UDP) (adopted 2007). Part 1 of the Local Plan replaced a number of policies within the UDP, and the emerging Part 2 of the Local Plan was submitted for examination in May 2018.

2.17 Policy provided by the Local Plan: Part 1 relevant to archaeology includes:

STRATEGIC OBJECTIVES:

- **SO1: CONSERVE AND ENHANCE THE BOROUGH'S HERITAGE AND THEIR SETTINGS** BY ENSURING NEW DEVELOPMENT, INCLUDING CHANGES TO THE PUBLIC REALM,

ARE OF HIGH QUALITY DESIGN, APPROPRIATE TO THE SIGNIFICANCE OF THE HERITAGE ASSET, AND SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF **BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S** ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.

POLICY HE1: HERITAGE

THE COUNCIL WILL:

1. CONSERVE AND ENHANCE HILLINGDON'S DISTINCT AND VARIED ENVIRONMENT, ITS SETTINGS AND THE WIDER HISTORIC LANDSCAPE, WHICH INCLUDES:

- HISTORIC VILLAGE CORES, METRO-LAND SUBURBS, PLANNED RESIDENTIAL ESTATES AND 19TH AND 20TH CENTURY INDUSTRIAL AREAS, INCLUDING THE GRAND UNION CANAL AND ITS FEATURES;
- DESIGNATED HERITAGE ASSETS SUCH AS STATUTORILY LISTED BUILDINGS, CONSERVATION AREAS AND SCHEDULED ANCIENT MONUMENTS;
- REGISTERED PARKS AND GARDENS AND HISTORIC LANDSCAPES, BOTH NATURAL AND DESIGNED;
- LOCALLY RECOGNISED HISTORIC FEATURES, SUCH AS AREAS OF SPECIAL LOCAL CHARACTER AND LOCALLY LISTED BUILDINGS; AND
- ARCHAEOLOGICALLY SIGNIFICANT AREAS, INCLUDING ARCHAEOLOGICAL PRIORITY ZONES AND AREAS.

2. ACTIVELY ENCOURAGE THE REGENERATION OF HERITAGE ASSETS, PARTICULARLY THOSE WHICH HAVE BEEN INCLUDED IN ENGLISH HERITAGE'S 'HERITAGE AT RISK' REGISTER OR ARE CURRENTLY VACANT.

3. PROMOTE INCREASED PUBLIC AWARENESS, UNDERSTANDING OF AND ACCESS TO THE BOROUGH'S HERITAGE ASSETS AND WIDER HISTORIC ENVIRONMENT, THROUGH SECTION 106 AGREEMENTS AND VIA COMMUNITY ENGAGEMENT AND OUTREACH ACTIVITIES.

4. ENCOURAGE THE REUSE AND MODIFICATION OF HERITAGE ASSETS, WHERE APPROPRIATE, WHEN CONSIDERING PROPOSALS TO MITIGATE OR ADAPT TO THE EFFECTS OF CLIMATE CHANGE. WHERE NEGATIVE IMPACT ON A HERITAGE ASSET IS IDENTIFIED, SEEK ALTERNATIVE APPROACHES TO ACHIEVE SIMILAR CLIMATE CHANGE MITIGATION OUTCOMES WITHOUT DAMAGE TO THE ASSET.

2.18 Saved policies provided by the Unitary Development Plan (UDP) relevant to archaeology includes:

BE1 ONLY IN EXCEPTIONAL CIRCUMSTANCES WILL THE LOCAL PLANNING AUTHORITY ALLOW DEVELOPMENT TO TAKE PLACE IF IT WOULD DISTURB REMAINS OF IMPORTANCE WITHIN THE ARCHAEOLOGICAL PRIORITY AREAS.

BE2 SCHEDULED ANCIENT MONUMENTS AND THEIR SETTING WILL BE PRESERVED.

BE3 THE LOCAL PLANNING AUTHORITY WILL ENSURE WHENEVER PRACTICABLE THAT SITES OF ARCHAEOLOGICAL INTEREST ARE INVESTIGATED AND RECORDED EITHER BEFORE ANY NEW BUILDINGS, REDEVELOPMENT, SITE WORKS, GOLF COURSE OR GRAVEL EXTRACTION ARE STARTED, OR DURING EXCAVATION AND CONSTRUCTION. DEVELOPMENT WHICH WOULD DESTROY IMPORTANT ARCHAEOLOGICAL REMAINS WILL NOT BE PERMITTED.

2.19 The emerging 'Local Plan: Part 2' is expected to replace the existing saved policies within the UDP. This plan comprises the Development Management Policies, Site Allocations, and Designations and Policies Map. Draft policies relevant to archaeology are detailed within proposed submission versions of these documents.

2.20 Development Management Policies (revised 2014) includes:

Policy DMHB 1: Heritage Assets

A) 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 substantial harm or total loss of significance without providing substantial public benefit that outweighs the harm or loss;
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 proposals 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.

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.
C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 7: Archaeological Priority Areas and Archaeological Priority Zones

The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological

fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

2.21 In terms of relevant designated archaeological assets, as defined above and as shown on Figure 2, no nationally designated World Heritage sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.

2.22 The study site is located within the Colne Valley Archaeological Priority Area (DLO36183), primarily designated due to the associated potential for Early Prehistoric activity.

2.23 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

3.1 The British Geological Society (BGS 2020) records the solid geology within the study site as London Clay, overlain by superficial Langley Silt Member deposits.

3.2 An archaeological watching brief was undertaken on site in 1995 in order to monitor the excavation of a series of geotechnical trial holes (MoLAS 1995). The monitoring exercise recorded a horizon of made ground/disturbed ground to a consistent depth of 2-2.5m below existing ground level. In the northern part of the study site the made ground/disturbed ground primarily overlay probably alluvial deposits approximately 1m in thickness, which in turn sealed 'brickearth' deposits. The 'brickearth' deposits in the southern part of the study site were overlain by made ground/disturbed ground deposits, suggesting they had experienced previous phases of horizontal truncation.

3.3 No site specific geotechnical data is currently available for the study site.

Topography

3.4 The ground surface within the study site is roughly level at approximately 30m Above Ordnance Datum (aOD). The course of the River Pinn forms the northwest boundary of the study site, while the route of the Grand Union Canal forms the southwest boundary of the study site. Slightly further away the courses of Fray's River and the River Colne are located c.320m and c.850m to the west of the study site, respectively.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

Historic

Roman	AD 43	-	410
Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1799
Modern	AD 1800	-	Present

Introduction

4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.

4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site boundary (Fig. 2), also referred to as the study area, held on the Greater London Historic Environment Record and Buckinghamshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.

4.3 In terms of designated heritage assets, as defined above and as shown on Figure 2, no designated World Heritage sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study area.

4.4 The study site is located within the Colne Valley Archaeological Priority Area (DLO36183), primarily designated due to the associated potential for Early Prehistoric activity.

4.5 A review of the HER data located within the study area indicates that the majority of records relate to the scattered presence of residual Prehistoric artefacts, in addition to documented evidence for disbursed Medieval settlement in the area.

4.6 The map regression exercise and a review of documentary evidence and secondary sources demonstrates that the study site has remained undeveloped up to the mid-20th century, at which point the study site was developed for industrial purposes. By the late 20th century many of the previous industrial buildings were cleared to facilitate the construction of the existing commercial properties within the study site.

4.7 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Investigations

4.8 Over the past thirty years, several archaeological investigations have taken place both within the study site, and in close proximity.

4.9 In 1995, an archaeological watching brief was undertaken within the study site associated with the construction of the commercial property currently present. In general, it was observed that natural brickearth had been truncated and sealed by modern made ground prior to the construction of a refrigeration plant on site in the 1930s. In the north of the site a possible sequence of channels associated with earlier courses of the River Pinn were recorded, the latest of which was overlaid by topsoil of mid-19th century date (ELO3678, TQ 0571 8084; MoLAS 1995).

4.10 Immediately to the north of the study site in 1996 archaeological trial trenching and watching brief took place. The results were limited, identifying a series of alluvial deposits containing truncated stream channels associated with the River Pinn. Residual burnt flints were recovered from the alluvial deposits (ELO3663, ELO5250, TQ 0569 8094).

4.11 A further evaluation was conducted on land immediately to the west of the study site in 2007. The earliest deposits encountered were natural clay and gravel deposits in which traces of residual Prehistoric material was found, consisting of struck and burnt flint from alluvial deposits. No discrete archaeological deposits were found (ELO3678, TQ 05637 80665).

4.12 Approximately 200m to the south of the study site a programme of evaluation and archaeological monitoring was undertaken in 2008. The evaluation trial trenching identified only structural remains associated with the Post-Medieval period, while the watching brief was limited to recording the presence of alluvial deposits. No finds or features of archaeological interest were recorded (ELO8610, ELO12034, ELO12035, TQ 05780 80592).

4.13 In general, archaeological investigations both within the study site and nearby, apart from the presence of Post-Medieval structural features and stream channels, have clearly demonstrated a lack of potential for deposits associated with earlier periods, especially in relation to potential Early Prehistoric deposits. A low density scatter of residual Prehistoric artefacts has been recovered though.

Prehistoric

4.14 The Colne Valley Archaeological Priority Area (DLO36183), in which the study site is located, has been designated due to known Early Prehistoric activity.

4.15 A specialist report was commissioned to construct a deposit transect for the study site, utilising existing available information, in order to assess the geoarchaeological potential present (see Appendix A). The report's conclusions closely mirror those results obtained during the 1995 archaeological monitoring exercise undertaken on site (see paragraphs 3.2 and 4.9), suggesting the southern half of the study site can reasonably be assumed to form part of the Lynch Hill Terrace, with Langley Silt (also known as 'brickearth') overlying the Lynch Hill Gravel, although it is likely that the Langley Silt has been extensively truncated across most of the site as the result of groundwork associated with the previous phases of development within the study site. The recovery of Palaeolithic remains from the Langley Silt and Lynch Hill Gravel deposits is well attested to but must be placed into context with the lack of contemporary findings from within the study area and the immediate landscape (see below). The report continued by highlighting the potential for alluvial deposits associated with the floodplain of the River Pinn to be present in the northern half of the study site, which will be discussed further in paragraph 4.44.

4.16 The earliest evidence for human activity within the study area recorded on the HER derives from the recovery of two Palaeolithic hand axes and a flint flake c.750m to the southeast of the site (MLO2671, TQ 0650 8050), with a further seven Palaeolithic handaxes of various types recorded c.900m to the south of the study site (MLO2926, TQ 0600 8000). Neither record appears to be highly accurate, suggesting that such artefacts were collected from a wide area in the vicinity of Yiewsley.

4.17 Evidence of Mesolithic activity within the study area is limited to a single flint blade (MLO98397, TQ 05637 80657) located approximately 175m to the southwest of the study site.

4.18 Over the last four decades the Colne Valley at Uxbridge has become one of the best studied localities for Late Glacial and early Mesolithic settlement and environment in Britain. One of the largest concentrations of evidence associated with this period was identified at the site of Three Ways Wharf approximately 4km north of the study site. The *in-situ* artefacts recovered were characteristic of both occupation and a distinct kill site (MLO7230, TQ 0520 8458; MLO7707, TQ 0521 8462; MLO19923, TQ 0523 8464).

4.19 Several other sites in close proximity to Three Ways Wharf have also recovered contemporary remains, consisting of Mesolithic occupation at Denham (MBC24965, TQ 05355 84832), faunal remains next Uxbridge High Street (MLO68526, TQ 0526 8453), and peat horizons next to the River Colne (MBC24970, TQ 05014 84977). It must be noted though that the presence of important deposits related to the Late Glacial and early Mesolithic periods is likely to be highly localised as extensive geo-archaeological investigations at William King Flour Mill, approximately 100m to the north of Three Way Wharf, within the river valley, did not identify contemporary stratified organic deposits (ECB16919, TQ 05184 84821).

4.20 A Neolithic polished stone axe is recorded as deriving from an area approximately 900m to the south of the study site, although the grid reference given suggests it is likely to have been found somewhere in the greater vicinity of Yiewsley (MLO2686, TQ 0600 8000).

4.21 A single ditch of Bronze Age date has been recorded c.450m to the northwest of the study site (MLO23948, TQ 0530 8120), while an early Bronze Age flanged axe (MLO25609, TQ 0618 8001) was found c.900m to the southeast of the study site.

4.22 Undated and unstratified Prehistoric deposits within the study area comprise a small number of burnt flints and a single fragment of bone (MLO71185, TQ 0569 8093) found immediately to the north of the study site. A Prehistoric water channel has also been recorded (MLO23948, TQ 0530 8120) approximately 450m to the northwest of the study site.

4.23 The previous watching brief undertaken within the study site did not identify any finds or features associated with the Prehistoric period.

4.24 The specialist geoarchaeological report undertaken for the study site has identified a potential for Palaeolithic activity associated with the underlying Langley Silt and Lynch Hill Gravel deposits. This potential must also be considered in line with the acknowledged truncated character of the Langley Silt deposits, lack of contemporary findings during the previous watching brief within the study site, and the scarcity of findings of a Palaeolithic date recorded on the HER within the wider area. On this basis, there is considered to be a low to moderate potential for the presence of Palaeolithic activity, at depth, within the study site. There is a low potential for evidence related to Prehistoric activity post-dating the Palaeolithic period, although the recovery of residual artefacts from these periods cannot be precluded.

Roman

4.25 No evidence of Roman activity has been recorded within the study area. The study site lies some distance from any known Roman settlement or road.

4.26 The previous watching brief undertaken within the study site did not identify any finds or features associated with the Roman period.

4.27 Due to the paucity of Roman activity within the study area, the potential for contemporary remains to be present within the study site is considered to be low.

Anglo-Saxon & Medieval

4.28 A multi-period trackway of early Medieval or Anglo-Saxon date, possibly in use until the post-Medieval period is recorded c.800m to the south of the study site (MLO67367, TQ 0567 8006).

4.29 The closest settlement to the study site recorded in the Domesday Survey of 1086 is Colham, c.700m to the southeast of the study site, recorded as a large settlement consisting of 33 households (OpenDomesday 2020; MLO68614, TQ 0610 8020).

4.30 The HER records the presence of a small hamlet having been established by the Late Medieval period, situated c.200m to the south of the study site (MLO73150, TQ 0590 8070). The hamlet of Cowley Peachey is recorded c.450m to the north of the study site (MLO68616, TQ 0554 8132).

4.31 The previous watching brief undertaken within the study site did not identify any finds or features associated with the Anglo-Saxon or Late Medieval periods.

4.32 It is likely that during the Anglo-Saxon and Late Medieval periods the study site was located in the agricultural hinterland of nearby settlements. The potential for activity associated with these periods to be present within the study site is considered to be low.

Post Medieval & Modern (including map regression exercise)

4.33 The study site is likely to have remained within the agricultural hinterland of nearby settlements during the majority of the Post-Medieval period.

4.34 The earliest source to depict the study site in a reasonable level of detail is the Rocque's map of 1754 (Fig. 3) which depicts the study site as either meadow or open ground located between the River Pinn to the north, part of the River Colne to the west, and the High Street to the east.

4.35 The general character of the study site remains unaltered on the 1811 Ordnance Survey Drawing (Fig. 4), although the adjacent branch of Fray's River has been canalised, creating part of the Grand Union Junction Canal (later re-named the Grand Union Canal) constructed at the turn of the 19th century, and forming the western boundary of the study site.

4.36 The 1825 Hillingdon Enclosure map (Fig. 5) shows the study site as occupying two different field plots.

4.37 In 1856, the West Drayton to Uxbridge railway line was opened (Brown 2009), the course of which ran adjacent to the northwest corner of the study site.

4.38 The 1878-85 Ordnance Survey map (Fig. 6) depicts the study site as now occupying the greater part of a single field. The course of the West Drayton to Uxbridge railway line is depicted immediately to the northwest of the study site. By 1896 (Fig. 7) the layout of the study site remains unaltered, although the land within the study site is denoted as being in use as an orchard.

4.39 By 1914 (Fig. 8) a roughly east-west orientated track is marked centrally within the study site. The layout of the study site remains unaltered in 1935 (Fig. 9).

4.40 The study site is subsequently developed by 1951. An aerial photograph of this date (Plate 1 – study site located in foreground looking south) shows the study site as occupied by a partial built industrial complex, comprising of several large linear buildings associated with extensive areas of

hardstanding. The full extent of the industrial development, labelled *Factory*, is shown on the Ordnance Survey map of 1965 (Fig. 10) where the combined footprint of the industrial buildings present occupy the majority of the study site. The layout of the study site remains unaltered in 1975 and 1992 (Figs. 11 & 12).

4.41 By 1996 (Fig. 13) the study site has been re-developed, with the majority of the previous factory building having been demolished and replaced by the current commercial property and associating car parking. The layout of the study site remains unaltered up to the present (Figs. 14 & 15).

4.42 The previous watching brief undertaken within the study site in 1995 recorded a several former channels in the northern part of the study site associated with the River Pinn and are thought to date to the Post-Medieval period or earlier (ELO3678, TQ 0571 8084; MoLAS 1995). These deposits were removed as part of the construction groundworks being archaeological monitored.

4.43 The potential for Post-Medieval and Modern remains of archaeological interest to be present within the study site is considered to be low.

Undated

4.44 The watching brief undertaken within the study site in 1995 recorded a sequence of alluvial deposits, thought to be associated with former river channels of the adjacent River Pinn, in the northern half of the study site. The alluvial deposits observed were overlain by soil horizons dated to the 19th century, although no dating evidence was recovered from the alluvial deposits themselves (ELO3678, TQ 0571 8084; MoLAS 1995). The observations from the 1995 watching brief are supported by the recent geoarchaeological study (Appendix A). Overall, there is a known potential for, as yet, undated alluvial deposits within the northern part of the study site, with associated potential to contain geoarchaeological evidence of interest.

Assessment of Significance

4.45 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.

4.46 Based on current evidence, there is to be a low to moderate potential for Palaeolithic activity at depth within the study site, which based on the truncated condition of associated deposits could be considered, at best, of regional significance if present. There is also a known potential for geoarchaeological deposits of unknown date of local significance. There is a low potential for all other periods.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

5.1 The study site contains a number of modern buildings in commercial use located in the western part of the site, while the eastern part of the study adjacent to High Street is utilised as a car park (Plates 2 & 3; Fig. 15).

5.2 Agricultural activity from the Medieval period onwards is likely to have had a moderate, but widespread, negative impact on below-ground archaeological deposits.

5.3 The construction of an industrial complex within the study site in the mid-20th century is likely to have had a severe, widespread, negative impact on below-ground archaeological deposits.

5.4 The demolition of the greater part of the industrial complex, and the subsequent construction a commercial supermarket and car parking facilities during the late 20th century is likely to have had a severe, widespread, cumulative negative impact on below-ground archaeological deposits.

Proposed Development

5.5 The current development proposals comprise the demolition of the existing buildings, followed by the construction of a new multi-storey residential and D1 health facility development.

Review of Potential Development Impacts on Archaeological Assets

5.6 Within the study site there is considered to be a low to moderate potential for Palaeolithic remains of up to regional significance, and a known potential for undated geoarchaeological deposits associated with the floodplain of the River Pinn of local significance. There is a low potential for all other periods.

5.7 A review of proposed development impacts indicates that any impacts to such potential will occur at depth where piled foundation solutions will be applied.

5.8 Due to the potential for Palaeolithic activity of up to regional interest, and geoarchaeological deposits of local interest to be impacted by the development proposals, albeit that any impacts at depth are likely to be very limited, the archaeological advisor to the London Borough of Hillingdon is anticipated to require further archaeological mitigation measures prior to development. Initially, such mitigation is likely to consist of a programme of geoarchaeological/archaeological evaluation.

6 SUMMARY AND CONCLUSIONS

6.1 The site of 217 High Street, Yiewsley, has been reviewed for its archaeological potential.

6.2 In accordance with central and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.

6.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields, or Historic Wreck Sites, lie within the immediate proximity of the study site.

6.4 The study site is located within the Colne Valley Archaeological Priority Area.

6.5 The study site is considered to have a low to moderate potential for Palaeolithic activity at depth within the study site, and a known potential for geoarchaeological deposits of unknown date. There is a low potential for all other periods.

6.6 Agricultural activity from the Medieval period onwards is considered likely to have had a moderate, but widespread, negative impact on below-ground archaeological deposits.

6.7 The construction of an industrial complex within the study site in the mid-20th century is considered likely to have had a severe, widespread, negative impact on below-ground archaeological deposits.

6.8 The demolition of the greater part of the industrial complex, and the subsequent construction a commercial supermarket and car parking facilities during the late 20th century is considered likely to have had a severe, widespread, cumulative negative impact on below-ground archaeological deposits.

6.9 The current development proposals comprise the demolition of the existing buildings, followed by the construction of new residential and D1 health facility development.

6.10 Due to the potential for Palaeolithic activity and undated geoarchaeological deposits, the archaeological advisor to the London Borough of Hillingdon is anticipated to require a programme of archaeological mitigation in advance of development. A stage programme of investigation likely to comprise:

1) Geoarchaeological monitoring of relevant geotechnical investigations (boreholes/trial holes), and/or a targeted programme of dedicated geoarchaeological boreholes;
2) A targeted programme of archaeological evaluation trial trenching informed by the results of item 1 (if required);
3) A review of the results generated by items 1 and 2 to determine if further archaeological mitigation is required, to be informed by an assessment of the proposed development impacts.

6.10 However, as remains of national significance are not anticipated, it is considered that such mitigation could follow the granting of planning consent secured by an appropriate condition.

Sources Consulted

General

Buckinghamshire Historic Environment Record

Greater London Historic Environment Record

Hillingdon Local Studies

Internet

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Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

MoLAS *Great Mills Site, High Street, Yiewsley, Middlesex, London Borough of Hillingdon. An Archaeological Watching Brief* 1995

Cartographic

1754 Rocque

1811 Ordnance Survey Drawing

1825 Hillingdon Enclosure Map

1878-85 Ordnance Survey

1895-96 Ordnance Survey

1914 Ordnance Survey

1934-35 Ordnance Survey

1963-65 Ordnance Survey

1971-75 Ordnance Survey

1992 Ordnance Survey

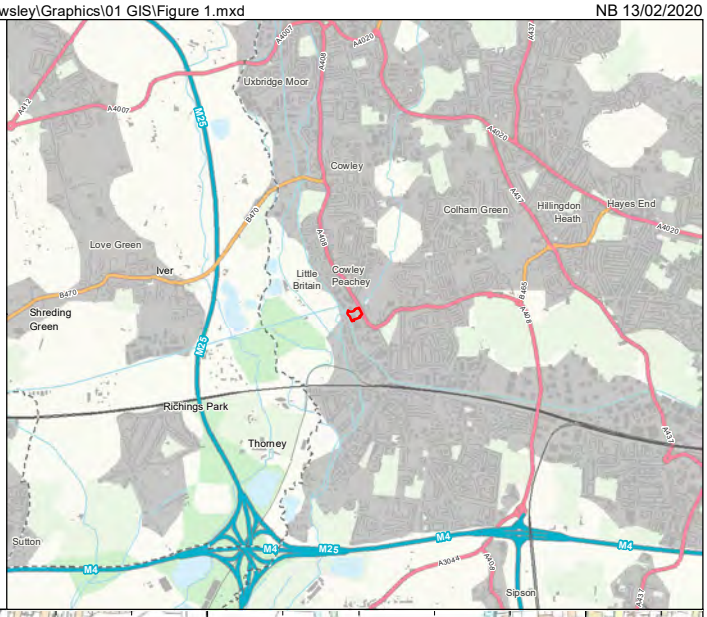
1996 Ordnance Survey

1999 Google Earth View

2019 Google Earth View

FIGURES




Uxbridge Moor
Cowley
Colham Green
Hillingdon Heath
Hayes End
Love Green
Iver
Little Britain
Cowley Peachey
Shreding Green
Richings Park
Thorney
Sutton
Sipson
M25
M4
A4007
A408
A4020
A437
A4020
B470
A4020
A4020
A437
A4020
B470
A4020
A4020
A437
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A4020
A4020
A437

NB 12/02/2020

Cowley Church (St Laurence) CA

Cowley Lock CA

MLO72584

MLO68573

MLO68574

MLO68616

MLO73044

MLO23948

MLO23949

MLO32467

ELO3663

MLO71185

ELO5250

MLO62719

ELO3678

MLO72585

MLO72586

MLO73040

MLO104588

MLO104871

MLO73041

MLO72602

ELO6796

MLO73150

MLO98397

ELO7181

ELO12034

ELO12035

MLO100449

ELO8610

MLO105607

MLO73039

ELO9590

MLO2671

MLO73990

ELO18805

MLO72601

MLO105801

ELO13348

MLO73043

ELO17106

ELO17498

ELO14898

MLO74492

MLO68614

ELO18772

ELO10972

ELO19516

ELO19408

ELO9563

MLO67367

ELO3033

MLO2686

MLO2926

MLO25609

ELO3292

Legend

- Site Boundary
- 1km search radius

Designated Heritage Assets:

- Listed Buildings
- Conservation Areas

Non-designated Heritage Assets:

HER Records Point

- Monuments
- Findspots

HER Records Polygons

- Monuments
- Buildings

Archaeological Priority Zones and Archaeological Priority Areas

- DLO36183 - Colne Valley
- DLO36179 - Cowley

Previous Archaeological Work:

- Listed Buildings
- HER Events Points
- HER Events Polygons

N

0 85 170m

Scale at A3: 1:8,000

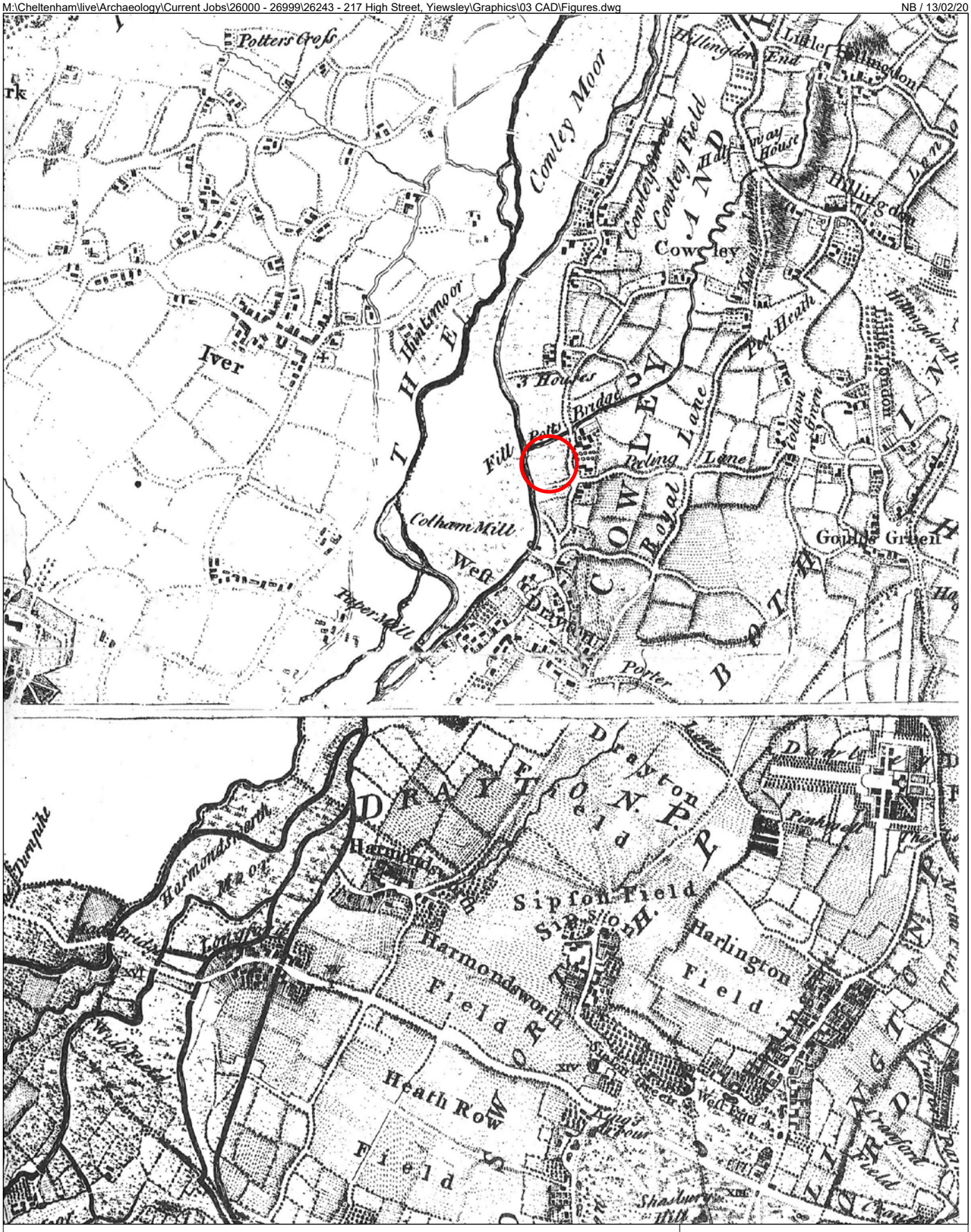
MAKING COMPLEX EASY

Figure 2

Summary of cultural heritage assets (Data from the Greater London/ Buckinghamshire HER)

Project Ref: M:\Cheltenham\live\Archaeology\Current Jobs\26000 - 26999\26243 - 217 High Street, Yiewsley\Graphics\01 GIS\HER Plot.mxd

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Approximate site location

N

Not to Scale
Illustrative Only

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Figure 3

1754 Rocque Map of Middlesex

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Approximate site location

N

Not to Scale
Illustrative Only

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Figure 4

1811 Ordnance Survey Drawing

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Site Boundary

N

0 10 20 30 40 50m

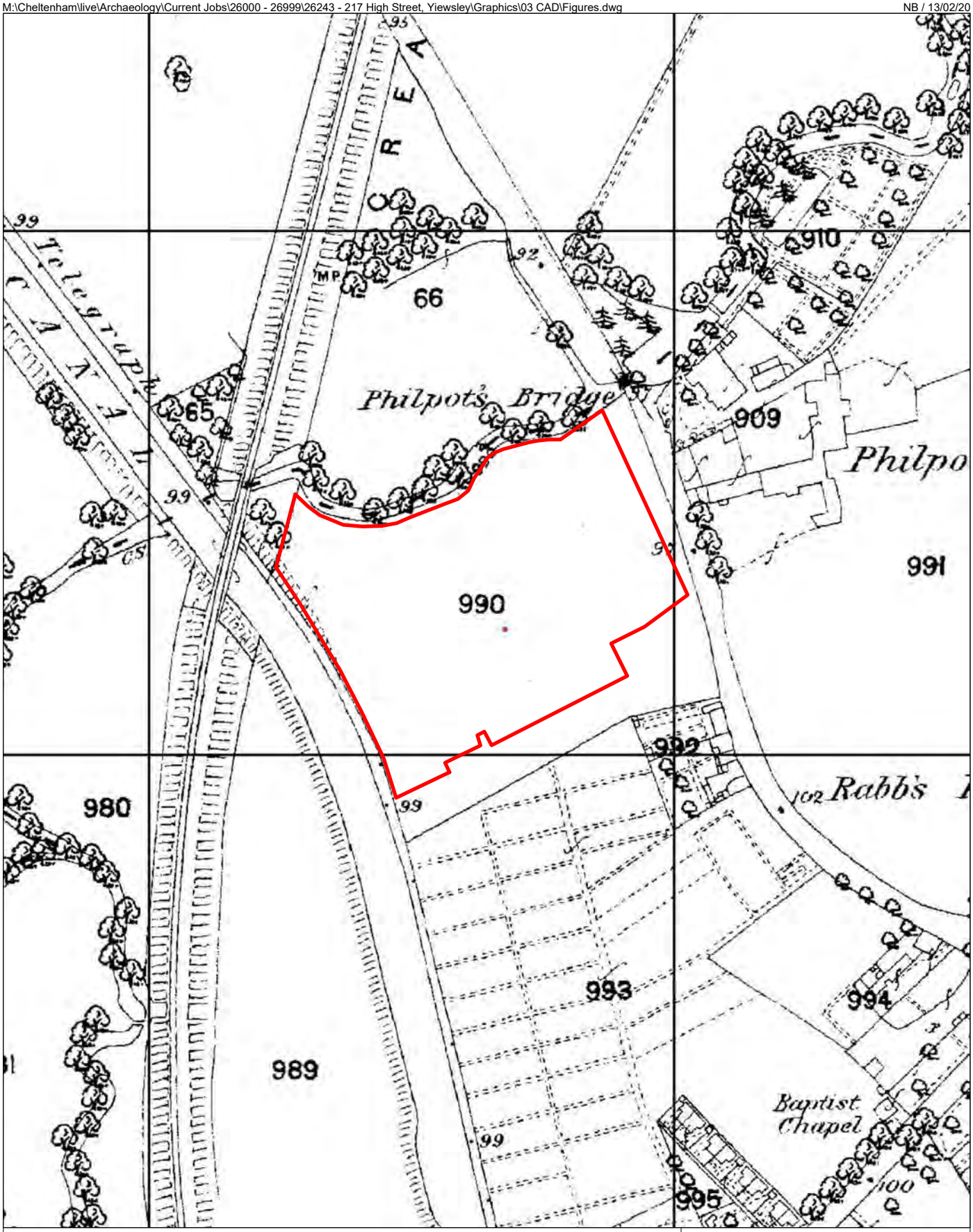
Scale at A4: 1:2,000

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Figure 5

1825 Hillingdon Enclosure Map

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Site Boundary

N

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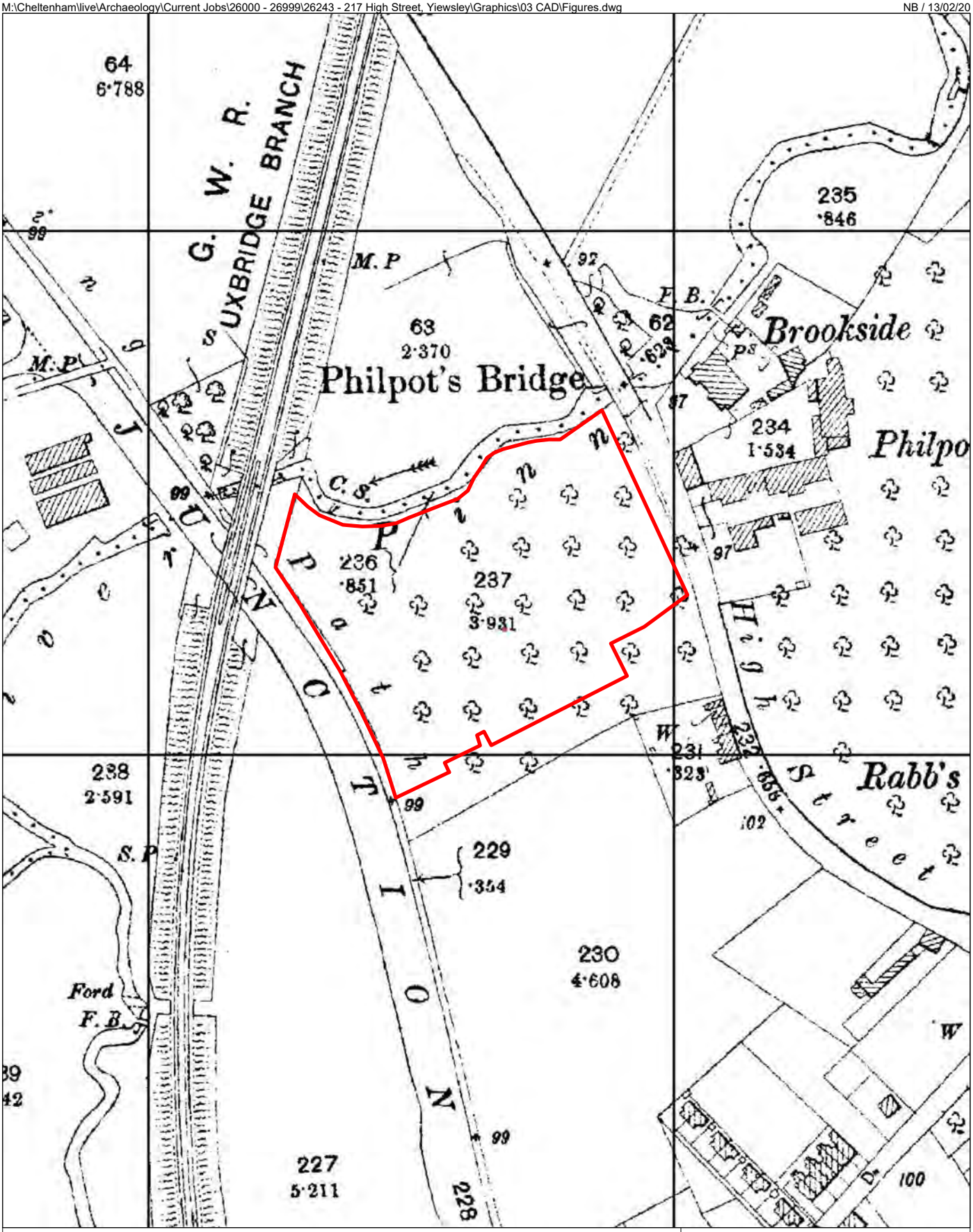
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Figure 6

1878-1885 Ordnance Survey Map

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Site Boundary

N

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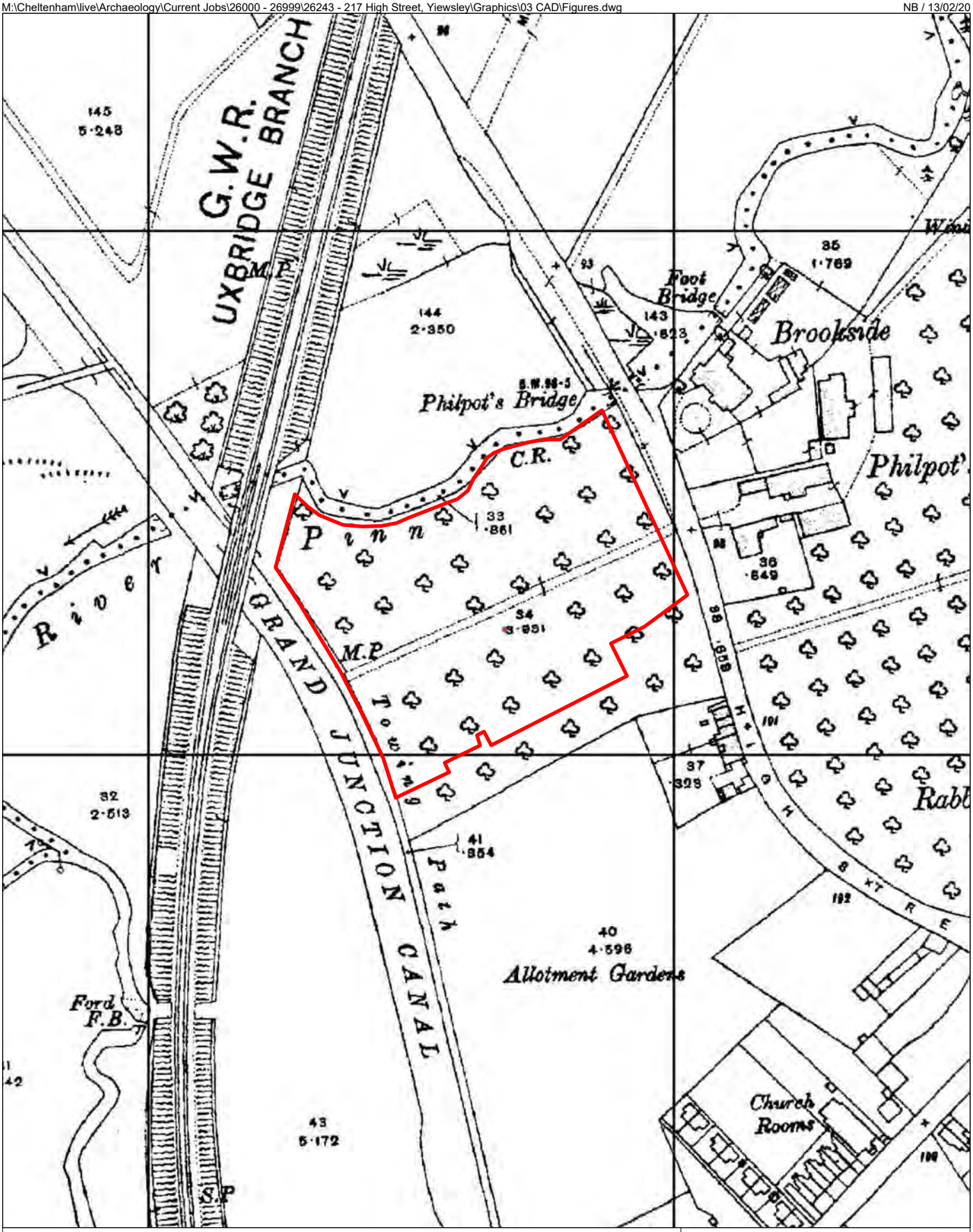
Scale at A4: 1:2,000

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Figure 7

1895-1896 Ordnance Survey Map

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Site Boundary

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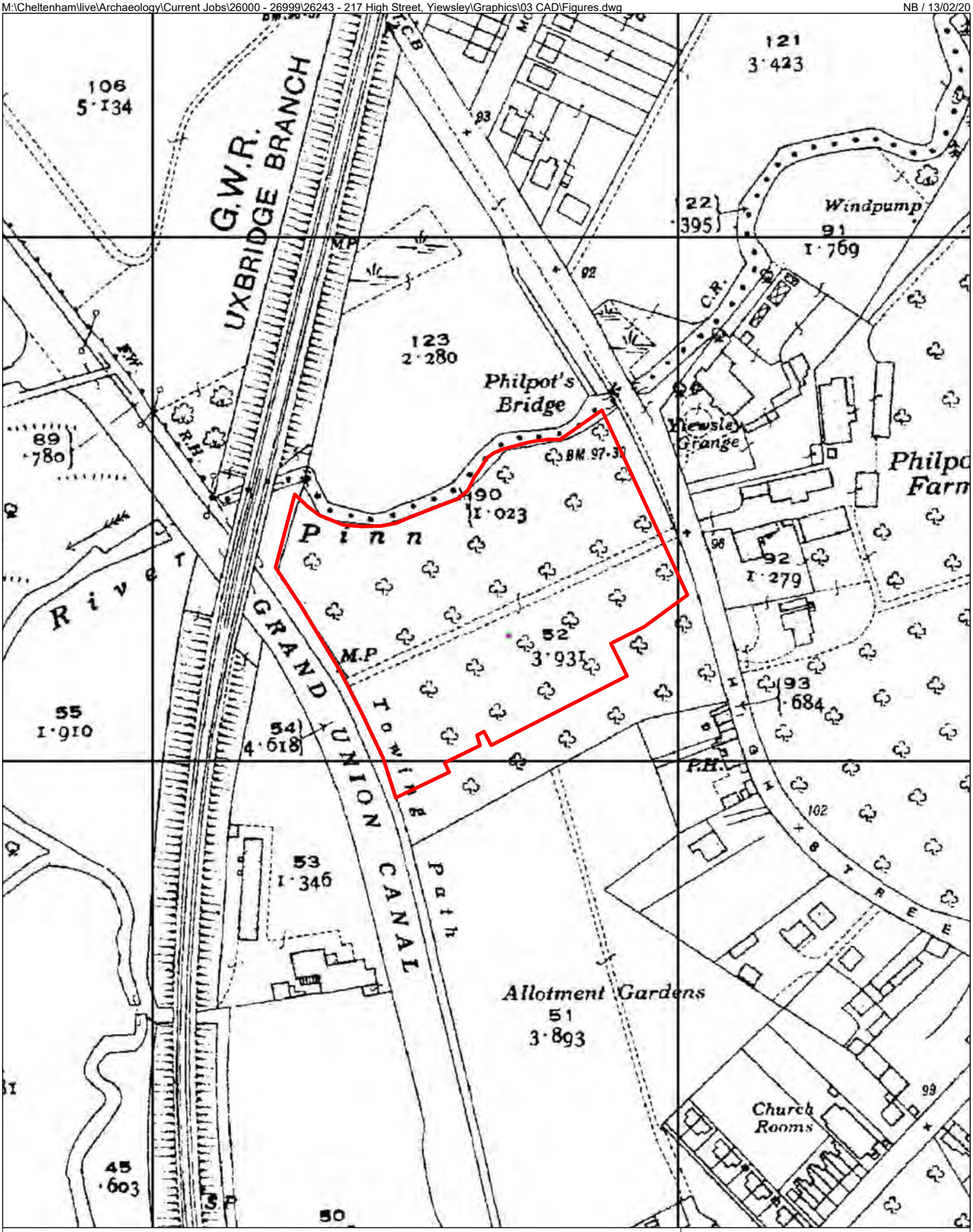
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Figure 8

1914 Ordnance Survey Map

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Site Boundary

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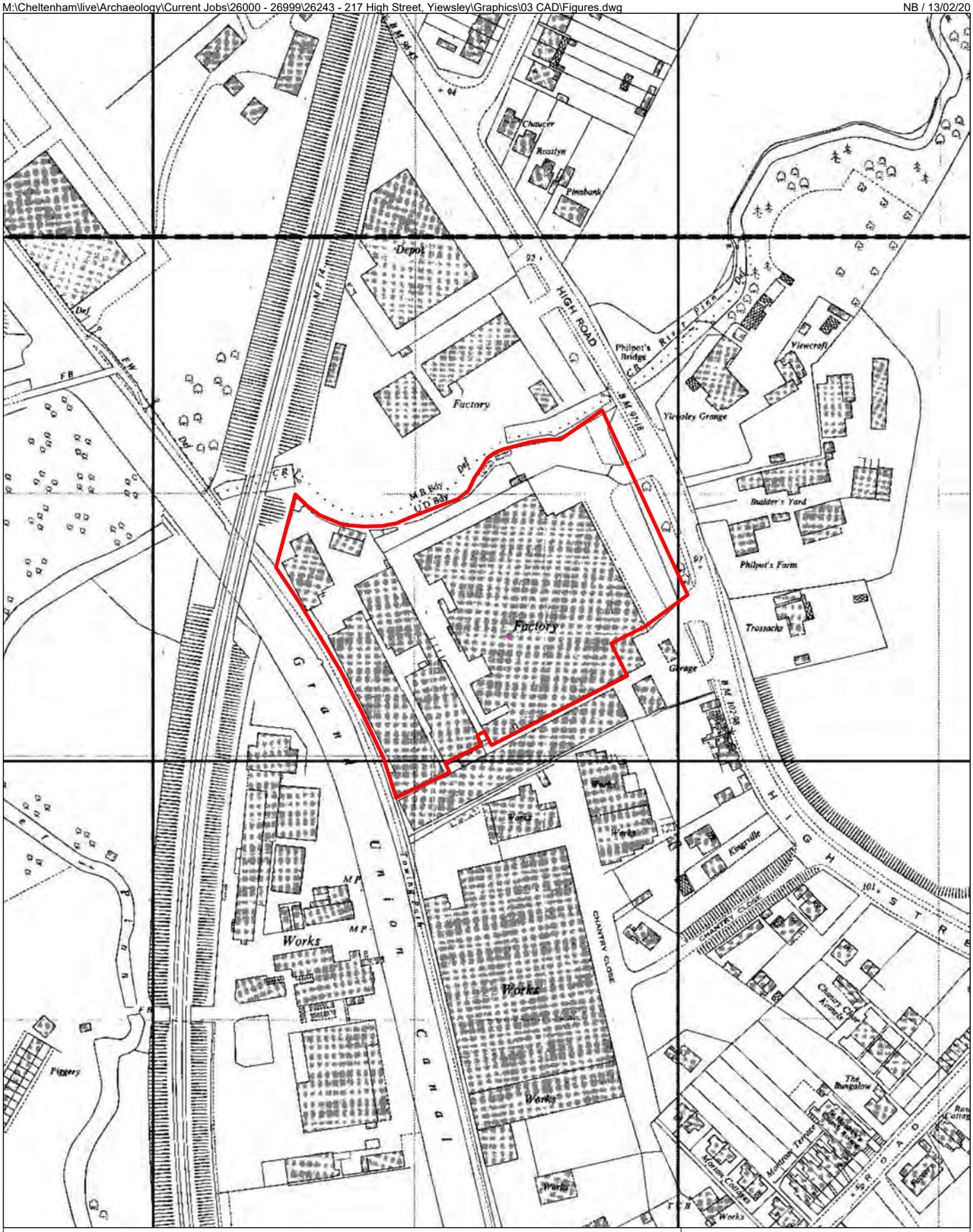
Scale at A4: 1:2,000

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Figure 9

1934-1935 Ordnance Survey Map

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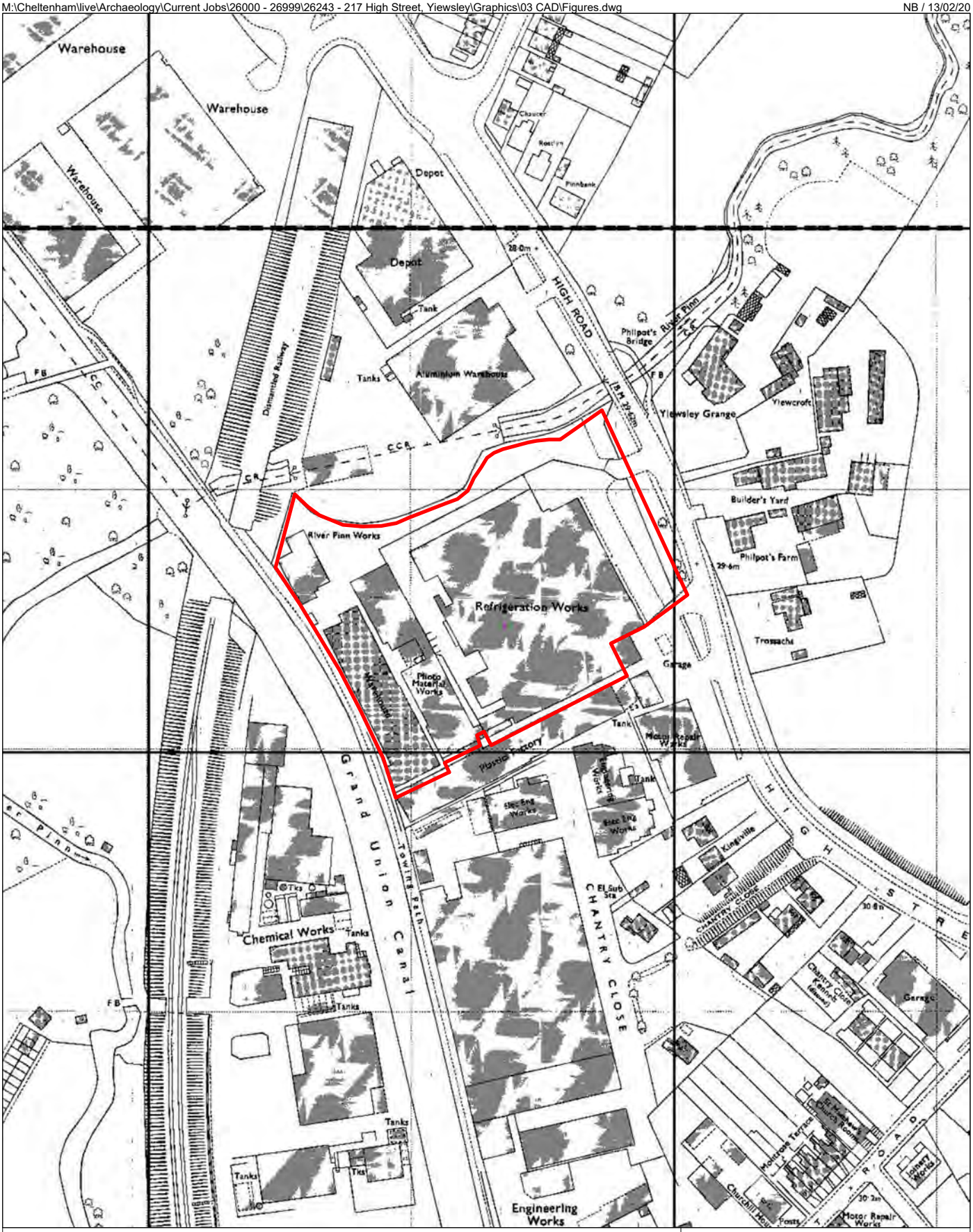


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Figure 10

1963-1965 Ordnance Survey Map

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Site Boundary

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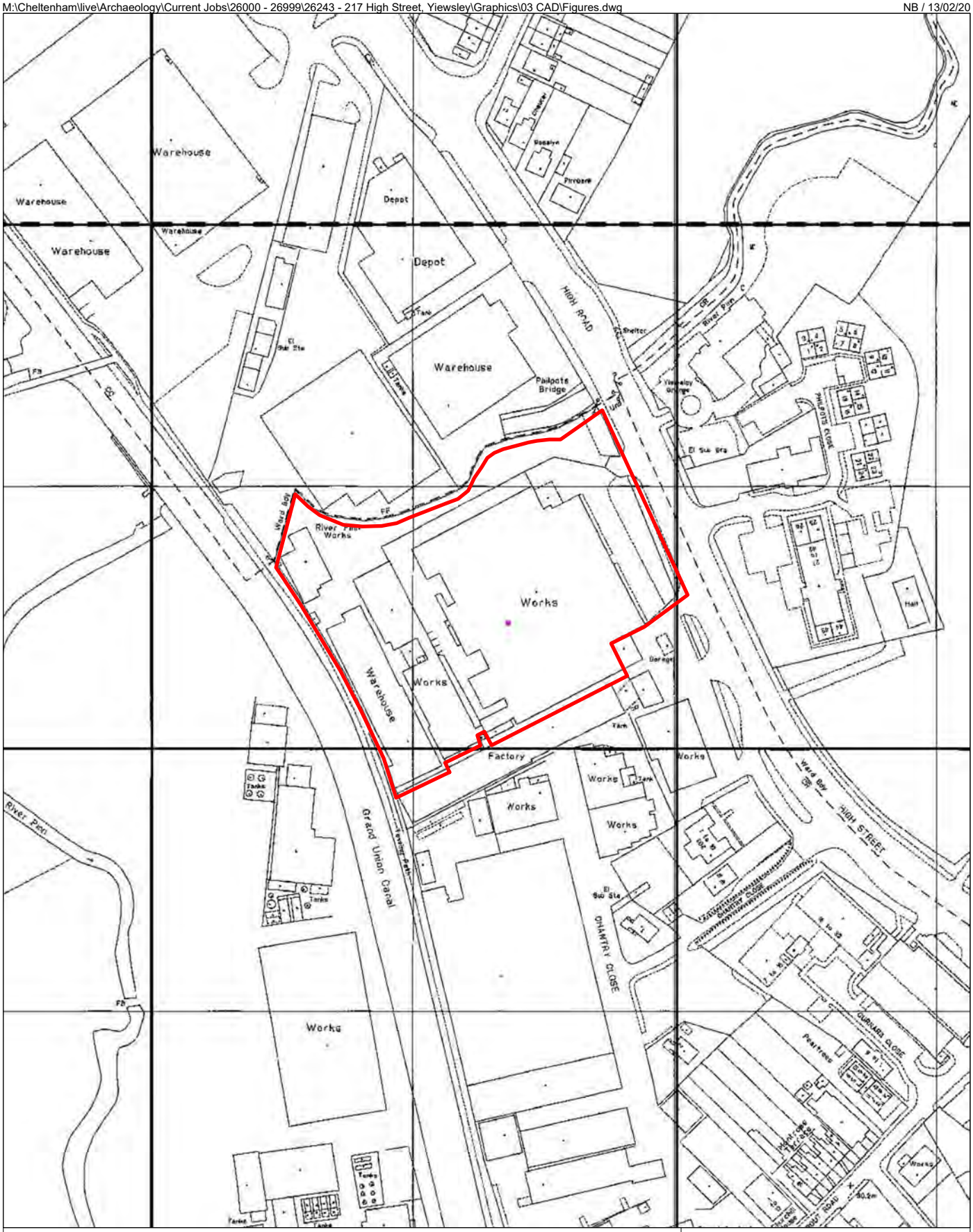
Scale at A4: 1:2,000

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Figure 11

1971-1975 Ordnance Survey Map

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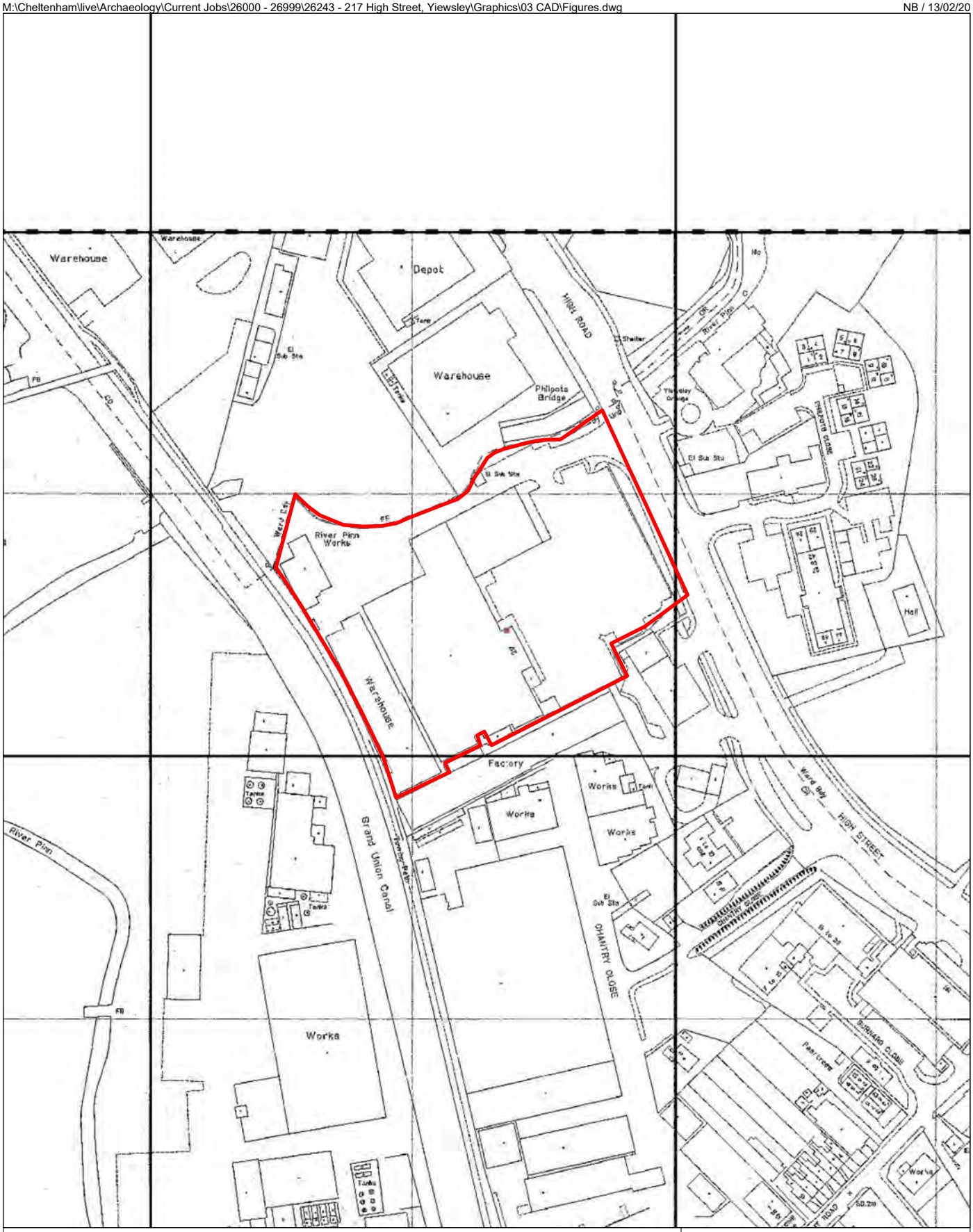


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Figure 12

1992 Ordnance Survey Map

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Figure 13

1996 Ordnance Survey Map

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Site Boundary

N

0 10 20m

Scale at A4: 1:1,250

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Figure 14

1999 Google Earth Image

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Site Boundary

N

0 10 20m

Scale at A4: 1:1,250

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Figure 15

2019 Google Earth Image

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PLATES



Plate 1: 1951 Aerial View of the Study Site Looking South (Britain From Above)



Plate 2: View of the Study Site Looking Southwest



Plate 3: View of the Study Site Looking Northwest

APPENDICES

Appendix A – Geoarchaeological Report

QUEST
QUATERNARY SCIENTIFIC

University of Reading

HIGH STREET, YIEWSLEY, LONDON BOROUGH OF HILLINGDON

Desk-Based Geoarchaeological Deposit Model Report



NGR: TQ 05725 80840

Date: 26th February 2020

Written by: Dr C.P. Green

QUEST, School of Archaeology, Geography and Environmental Science, Whiteknights, University of Reading, RG6 6AB

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University of Reading 2020

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REVISION	DATE	PREPARED BY	SIGNED	APPROVED BY	SIGNED	REASON FOR ISSUE
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v1	21/02/20	C.P. Green		C.R. Batchelor		First edition

CONTENTS

1. NON-TECHNICAL SUMMARY 2
2. INTRODUCTION 3
2.1 Site context 3
2.2 Geoarchaeological, palaeoenvironmental and archaeological significance 3
2.3 Aims and objectives 4
3. METHODS 6
4. RESULTS OF THE DESK-BASED GEOARCHAEOLOGICAL DEPOSIT MODELLING 6
5. DISCUSSION 7
6. RECOMMENDATIONS 8
7. ADDENDUM 8
8. REFERENCES 11

1. NON-TECHNICAL SUMMARY

A programme of desk-based geoarchaeological deposit modelling was undertaken at the High Street, Yiewsley site in order to (1) clarify the nature of the sub-surface stratigraphy at the site; (2) investigate the likely chronology and archaeological potential of the Quaternary sequence; and (3) to make recommendations for any further geoarchaeological or archaeological investigations.

The results of the deposit modelling suggest that the southern half of the site can reasonably be assumed to be underlain by Langley Silt overlying the Lynch Hill Gravel. The recovery of Palaeolithic and palaeoenvironmental remains from these deposits has a long history, documented in west Middlesex. However, on the High Street site it seems likely that the Langley Silt has been extensively truncated. The northern half of the site must include the contact with the Lynch Hill terrace and those deposits underlying the floodplain of the River Pinn. There is the possibility that archaeological and palaeoenvironmental remains may be preserved in these floodplain deposits as evidenced by other site in the Colne Valley.

It is recommended that a number of test-pit and/or boreholes are put down across the site to ground-truth and enhance the provisional geoarchaeological deposit model. In the first instance, any planned geotechnical interventions could be monitored, before deciding if geoarchaeological specific boreholes/test-pits are required.

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2. INTRODUCTION

2.1 Site context

This report summarises the findings arising out of the desk-based geoarchaeological deposit modelling undertaken by Quaternary Scientific (University of Reading) in connection with the proposed development of land at High Street, Yiewsley, London Borough of Hillingdon (National Grid Reference (NGR): TQ 05725 80840; Figure 1).

The northern boundary of the Yiewsley site is the River Pinn, a left bank tributary of the River Colne. The site is close to the confluence of the Pinn with Fray's River, a distributary of the Colne flowing southward near the eastern edge of the Colne floodplain. The higher ground within the Yiewsley site is close to but slightly below the 30m contour and near the northern boundary of the site the ground falls to the level of the valley floor of the River Pinn, probably between 27.0m and 28.0m OD. The water level of the Pinn was recorded on the neighbouring Honeywell's West Drayton site (Figure 1) at 26.3m OD, close to its confluence with Fray's River.

The whole of the Yiewsley site is mapped by the British Geological Survey (BGS) (1:50,000 Sheet 255 Beaconsfield, 2005) as Langley Silt overlying Lynch Hill Gravel. As such it is close to the western edge of the large spread of Lynch Hill Gravel that underlies West Drayton and extends eastward to the valley of the River Crane, almost everywhere masked by the Langley Silt. The ground surface across much of this area lies between 32.0m and 27.0m OD and forms part of the Lynch Hill Terrace of the River Thames (Collins 1978, Gibbard 1985).

2.2 Geoarchaeological, palaeoenvironmental and archaeological significance

Variations in the height, type, thickness and age of the sediments are significant as they represent different environmental conditions that would have existed in a given location. For example: (1) the varying surface of the River Terrace Gravels may represent the location of former channels and bars; (2) the presence of Langley Silt may represent a land surface that is known to be contemporary with human presence during the Devensian; (3) the presence of soil and peat represents former terrestrial or semi-terrestrial land-surfaces that might have been utilised by prehistoric communities, and (4) alluvial units represent periods of changing hydrological conditions. Thus by studying the sub-surface stratigraphy across the site in greater detail, it will be possible to build an understanding of the former landscapes and environmental changes that took place across space and time, as well as the Palaeolithic and prehistoric (Mesolithic onwards) archaeological potential of the site,

With regards to its palaeoenvironmental potential, where organic-rich sediments are encountered these have high potential to provide a detailed reconstruction of past environments. In particular, they provide the potential to increase knowledge and understanding of the interactions between hydrology, human activity, vegetation succession and climate. Significant vegetation changes during the Holocene for example, include the Mesolithic/Neolithic decline of elm woodland, the Neolithic colonisation and decline of yew woodland; the Late Neolithic/Early Bronze Age growth of elm on peat, and the general decline of wetland and dryland woodland during the Bronze Age.

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With regards to its Palaeolithic archaeological potential, at least part of the site can reasonably be assumed to be underlain by Langley Silt overlying the Lynch Hill Gravel. The recovery of Palaeolithic and palaeoenvironmental remains from these deposits has a long history, documented in west Middlesex by Brown (1886, 1887, 1888) and more recently by Wymer (1968) and Collins (1978).

2.3 Aims and objectives

On the basis of the geoarchaeological and Palaeolithic/prehistoric archaeological potential of the site outlined above, a programme of desk-based geoarchaeological deposit modelling is required in order to enhance our understanding of the sub-surface stratigraphy of the site, and to make recommendations for any further geoarchaeological, palaeoenvironmental or archaeological investigations. The aims of the desk-based geoarchaeological deposit modelling are as follows:

1. To clarify the nature of the sub-surface stratigraphy at the site;
2. To investigate the likely chronology and archaeological potential of the Quaternary sequence at the site;
3. To make recommendations for any further geoarchaeological or archaeological investigations at the site.

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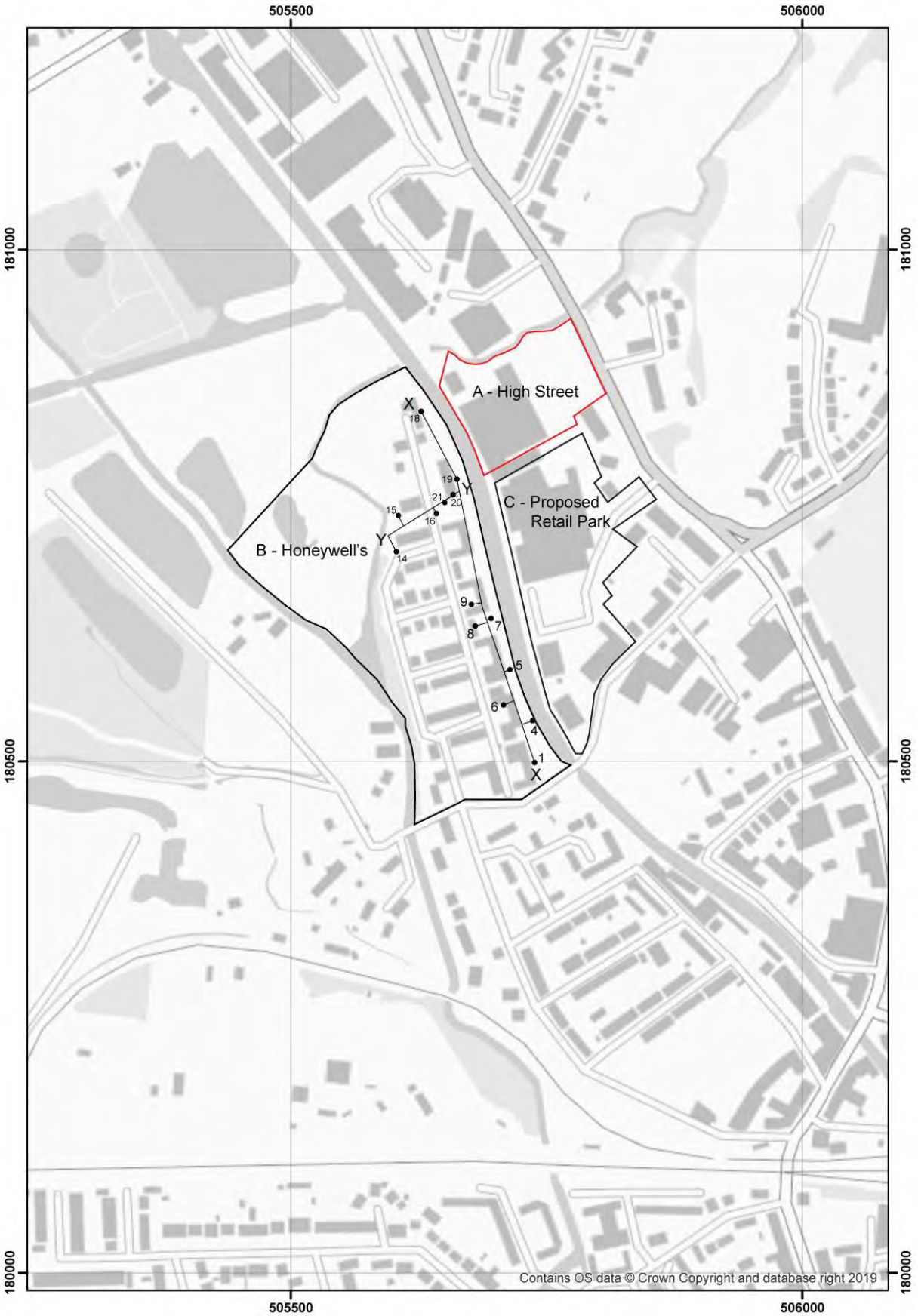


Figure 1: Location of High Street, Yiewsley, London Borough of Hillingdon, and neighbouring sites Honeywell's (Environmental Resources Management (2000) & Proposed Retail Park (AOC Archaeology, 2007). Also displaying the locations of transects XX and YY (Figure 2)

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3. METHODS

No geological or archaeological interventions have been identified within the site from either British Geological Survey or on-site geotechnical works. The following assessment is thus based on evidence from two immediately adjacent sites: Honeywell's West Drayton site (henceforth referred to as Area B) and the Proposed Retail Park (henceforth referred to as Area C) (Figure 1), and from other localities with similar topographic and geological settings in a wider area around Yiewsley. For Area B (planning reference 60929/APP/2007/3744) the planning application includes a ground investigation report with details of 21 boreholes and 10 test pits (Environmental Resources Management, 2000). For Area C (planning reference 335/APP/2006/224) the planning application includes an archaeological DBA which refers to a ground investigation involving 22 boreholes but the logs of these boreholes could not be traced (AOC Archaeology, 2007). The number and spread of interventions, are insufficient to enable construction of a detailed deposit model. Instead, two transects have been constructed along the eastern margins of Area B, which lie immediately to the west of the current High Street site (Figure 2).

4. RESULTS OF THE DESK-BASED GEOARCHAEOLOGICAL DEPOSIT MODELLING

The borehole records closest to the Yiewsley site are in Area B (Figure 1). They are illustrated in transects XX and YY (Figure 2) and provide a useful indication of likely conditions within the High Street site. The northern end of Transect XX (Figure 2) is immediately adjacent to the site and the transect extends southward on ground mainly between 29.0m and 30.0m OD. Borehole SB19 provides the most complete sediment sequence and is interpreted here as 2.9m of Langley Silt overlying Lynch Hill Gravel at 26.3m OD. Elsewhere in the transect the base of the Langley Silt, forming the top of the Lynch Hill Gravel can be recognised rather consistently at about 26.5m OD.

In most of the boreholes in transect XX the Langley Silt has been more or less severely truncated and the ground level reflects the presence of variable thicknesses of Made Ground. Similar conditions were reported in Area C on the basis of a borehole investigation. Unfortunately the sediment logs arising from this investigation could not be traced but the archaeological DBA for the site states that 'geotechnical information indicates a potential high degree of truncation particularly in the north of the site (i.e. close to the High Street, Yiewsley site) where Made Ground was encountered to 3.0m bgl.'

In Area B hydrocarbon contamination of the deposits is recorded in several boreholes and has probably been responsible for sediment discolouration where the Langley Silt, typically orange brown in colour, as in Borehole SB19, is recorded as greenish or grey in colour with black mottles.

Transect YY (Figure 2) in Area B extends westward from Transect XX and from levels close to 30.0m OD (Borehole SB19) down to the level of the valley floor of the River Pinn at *ca.* 27.0-28.5m OD. It seems likely that most of the boreholes in Transect YY record the floodplain deposits of the River Pinn. Borehole SB20, which is only *ca.* 20m from Borehole SB19, includes a thin (0.2m) bed of

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'dark brown to black clayey peat with shell fragments' overlying probable alluvium logged as 'soft green grey organic sandy very silty clay with occasional gravel'. At a closely similar level the adjacent borehole (SB21) recorded 'soft to firm greeny grey organic very clayey sandy silt with occasional roots and shell fragments'. These fine-grained deposits rest on sand and gravel which elsewhere in the Colne valley is seen to be widely present beneath the floodplain, extending down to bedrock London Clay at levels between 15.0m and 20.0m OD (Gibbard & Hall 1982, Gibbard 1985).

Further west the lower ground forming the valley floor of the River Pinn has been extensively disturbed to the east of the river by groundworks associated with the construction and subsequent dismantling of the railway line that extended from north to south across the site. Here and to the west of the river, boreholes and test pits reveal substantial truncation of the natural deposits with more than 3.0m of Made Ground widely present. A measured reconstruction of the deposits in this westernmost area is not possible as no OD heights were recorded for any of the test pits.

5. DISCUSSION

The evidence described above confirms the presence of the Lynch Hill Terrace forming the higher ground within Area B at a level of about 30.0m OD and originally underlain by up to 3.0m of Langley Silt resting on the Lynch Hill gravel at levels close to 26.5m OD. The ground surface falls westward to levels between 28.0m and 28.5m OD. The borehole evidence indicates that this slope represents the low bluff between the Lynch Hill Terrace and the floodplain of the River Pinn. The contrast between the sediment sequences in Boreholes SB19 and SB20 shows that the original break of slope was sharp, with floodplain deposits in the form of peat and alluvium overlying sand and gravel abutting the Lynch Hill Gravel and Langley Silt with a fairly steep contact.

The southern half of the High Street site can reasonably be assumed to form part of the Lynch Hill Terrace. It will therefore be underlain by Langley Silt overlying the Lynch Hill Gravel. The recovery of Palaeolithic and palaeoenvironmental remains from these deposits has a long history, documented in west Middlesex by Brown (1886, 1887, 1888) and more recently by Wymer (1968) and Collins (1978). There is therefore the possibility that such remains may be present at the High Street, Yiewsley site. However it seems likely that the Langley Silt has been extensively truncated across most of the site as the result of groundwork associated with the development of industrial and commercial premises. In addition, in terms of any proposed development of the site it is also relevant that the top of the Lynch Hill Gravel is likely to be at a level close to 26.5m OD and therefore some 3.5m below the ground surface and may not therefore be impacted by groundwork associated with development of the site.

The northern half of the High Street site must include the contact between the deposits underlying the Lynch Hill Terrace and the deposits underlying the floodplain of the River Pinn. However the topography of the valley floor of the Pinn in the northern part of the adjacent site (Area B), suggests that the floodplain of the Pinn in the Yiewsley site may be quite narrow. The distance between the course of the river and ground at a level of 30.0m OD (i.e. the Lynch Hill Terrace) is less than 50m. Nevertheless there is the possibility that archaeological and palaeoenvironmental remains may be

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preserved in the deposits underlying the floodplain of the Pinn. Shelly peat and other organic remains are recorded in these deposits nearby in Area B (Figure 2). More widely in the Colne valley, palaeoenvironmental remains and evidence of prehistoric occupation have been identified at several sites in the floodplain deposits (Gibbard & Hall 1982, Lewis et al 1992, Lewis & Rackham 2011).

6. RECOMMENDATIONS

It is recommended that a number of test-pit and/or boreholes are put down across the site to ground-truth and enhance the provisional geoarchaeological deposit model. A minimum of four geoarchaeological interventions (maximum of six) are recommended, investigating both the northern and southern areas of the site, avoiding areas of known existing structures, foundations and utilities (and thus should be determined with reference to historical mapping). The interventions should be put down at least to the full depth of proposed foundations and utilities, and where possible to bedrock. If geotechnical site investigation works are planned on the site, these could be monitored in the first instance, followed by a program of targeted geoarchaeological sampling if necessary.

7. ADDENDUM

Following the completion of this desk-based geoarchaeological deposit modelling report, further geoarchaeological evidence relating to the Yiewsley site has come to light. As noted in the main archaeological DBA this takes the form of a watching brief prepared by MOLA in 1995 (Birley 1995) relating to a site closely similar in extent to the present site. The MOLA report includes details of two transects extending from north to south across the site, one (transect J) near the west side of the present site comprising 11 interventions and one (transect A) near the east side comprising 16 interventions. The sediment logs indicate sediment sequences up to 4.0m deep but mainly between 2.5m and 3.0m deep. In all the interventions in both transects Made Ground is present to depths generally between 2.0m and 2.5m. At the southern end of both transects undisturbed but truncated 'brickearth' (Langley Silt) is recorded with an upper surface at levels around 25.0m OD. In transect J the 'brickearth' is seen to rest on gravel (Lynch Hill Gravel) with an upper surface close to 24.0m OD. Where the full thickness of the surviving 'brickearth' was penetrated, it was less than 2.0m thick.

At the northern end of both transects, alluvial deposits were recorded. In transect A these consisted of laminated silts described by Birley (1995) as 'upper fill of river channel'. They lap over the undisturbed 'brickearth' with a contact that appears to be slightly erosive. These silts were also seen in transect J overlying the undisturbed 'brickearth', also with evidence of a slightly erosive contact, but at the northern end of transect J a deeper sequence was recorded, down to between 8.0m and 9.0m below ground level, with the laminated silts resting on up to 3.0m of interleaved, organic silts, sands and clays. This unit was described by Birley as 'lower fill of river channel', and was recorded down to a level below 21.0m OD with its southern edge forming a steep contact abutting the undisturbed 'brickearth' and the underlying gravel.

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These records confirm the findings of the original deposit modelling report and provide additional detail on the nature and extent of the fluvial deposits relating to the River Pinn in the northern part of the Yiewsley site. These deposits extend southward from the Pinn and where they overlap the 'brickearth' they probably represent the overbank deposits of the river. However at the northern end of transect J the deeper sequence occupies a depression, possibly a palaeochannel, which cuts through the 'brickearth' into the underlying gravel. On the west side of the site the fluvial deposits were recognised for a distance of about 75m southward from the present course of the Pinn; on the east side of the site, for a distance of about 50m.

On the basis of this additional information, there is still a need for geoarchaeological interventions. Indeed, the results of the MOLA report indicate the presence of organic deposits with the palaeoenvironmental potential. As such, the recommendations in section 6 remain unchanged.

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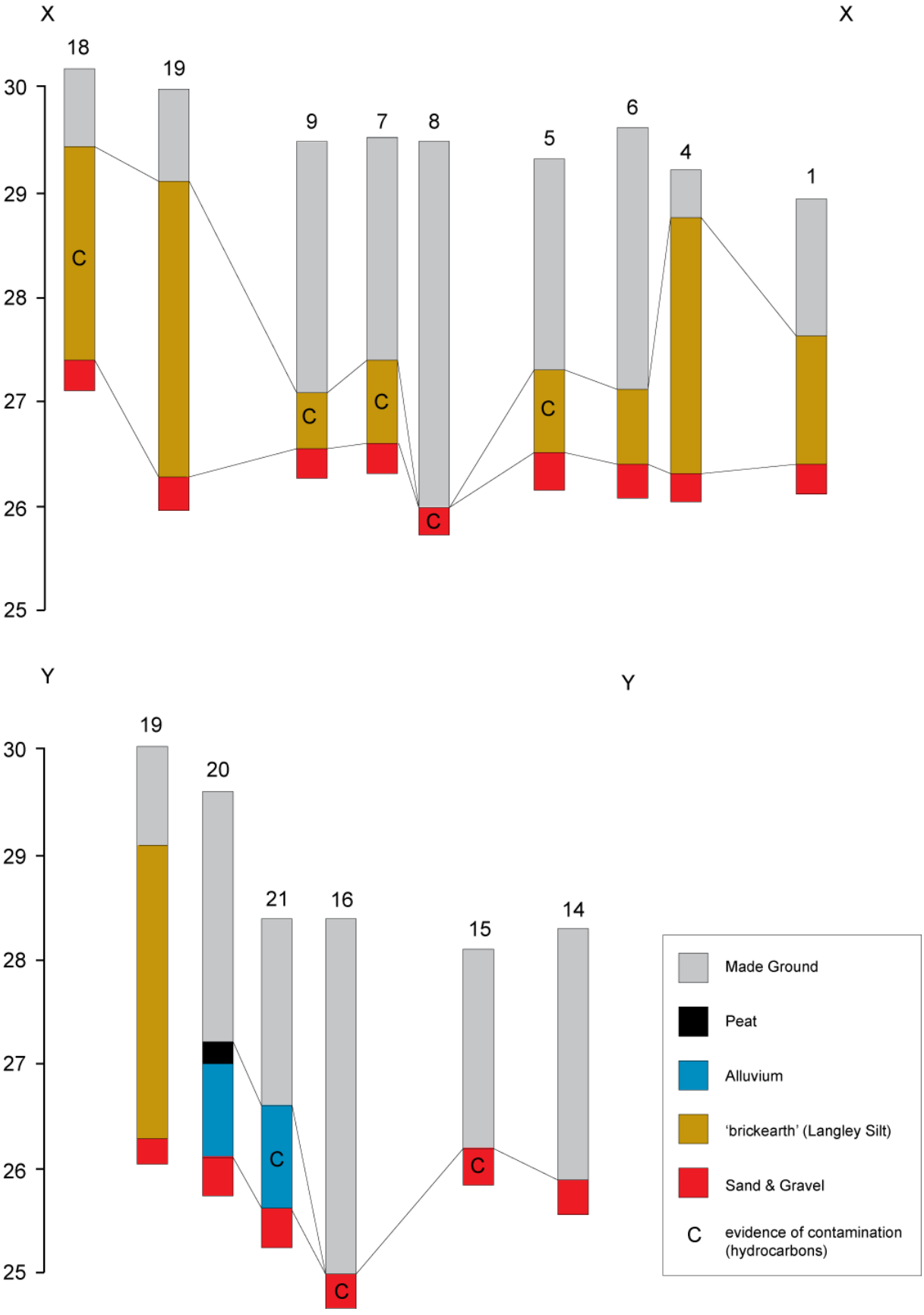


Figure 2: Transects XX & YY (see Figure 1 for locations)

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Appendix B –
Gazetteer of Historic Environment Record Data

MonUID	PrefRef	Name	PeriodRang
MLO105607	MLO105607	Trout Road, West Drayton.	World War Two to Modern
MLO105801	MLO105801	West Drayton railway sidings.	Second World War to 21st Century
MLO23948	051145/00/00	PACKET BOAT LA	Prehistoric
MLO23949	051146/00/00	PACKET BOAT LA	Late Bronze Age to Early Iron Age
MLO25609	050196/00/00	WARWICK RD	Early Bronze Age
MLO2671	050062/00/00	YIEWSLEY	Palaeolithic
MLO2686	050468/00/00	YIEWSLEY	Neolithic
MLO2926	050130/00/00	YIEWSLEY	Lower Palaeolithic
MLO32467	210244/01/00	HIGH ST	Post Medieval
MLO68573	052919/00/00	ST PETERS RD (OFF)	Post Medieval
MLO68574	052919/01/00	ST PETERS RD (OFF)	Post Medieval
MLO68614	052940/00/00	HIGH STYIEWSLEY	Medieval
MLO68616	052942/00/00	HIGH RD PACKET BOAT LA	Medieval to Post Medieval
MLO71185	MLO71185	High Road [Cowley Retail Park] Yiewsley, Hillingdon {Prehistoric Finds}	Prehistoric
MLO72584	054436/00/00	COWLEY LA	Post Medieval
MLO72585	054437/00/00	PACKET BOAT LA SOUTH OF	Post Medieval
MLO72586	054438/00/00	PACKET BOAT LA (BRITISH WATERWAYS SITE)	Post Medieval
MLO72601	054452/00/00	TROUT LA	Post Medieval
MLO72602	054453/00/00	TROUT LA (THE LIZZARD S)	Post Medieval
MLO73150	054644/00/00	HIGH ST	Medieval to Post Medieval
MLO73990	054051/00/000	106 HIGH ST	Post Medieval
MLO74492	054811/00/000	GRAND UNION CAN AL	Post Medieval
MLO98397	MLO98397	Trout Road, West Drayton, Hillingdon, UB7 {Mesolithic blade}	Mesolithic
MLO100449	MLO100449	Trout Road/High Street, Yiewsley, London UB7 {Post Medieval Brick Walls}	Post Medieval to Modern
MLO104588	MLO104588	Grand Union Canal (Slough Arm/Fray's River), Hillingdon {WW2 Pillbox}	World War Two to Modern
MLO104871	MLO104871	Trout Lane Path, Yiewsley, Hillingdon {19th century canal aqueduct}	Post Medieval to Modern
MLO62719	MLO62719	High Street [Great Mills Site], Yiewley, Hillingdon, UB7 {Post Medieval Century Water Channel}	Post Medieval
MLO67367	MLO67367	Colham Mill Road, West Drayton, Hillingdon, UB7 {Early Medieval Wattle Hurdles, Stakes and Pits}	Early Medieval/Dark Age to Post Medieval
MLO73039	MLO73039	Trout Road, Yiewsley, Hillingdon {19th century bridge}	Post Medieval to Modern
MLO73040	MLO73040	Packet Boat Lane, Yiewsley, Hillingdon {19th century aqueduct}	Post Medieval to Modern

MLO73041	MLO73041	Packet Boat Lane, Yiewsley, Hillingdon {19th century canal aqueduct}	Post Medieval to Modern
MLO73043	MLO73043	High Street [Colham Bridge], Yiewsley, Hillingdon {19th century bridge}	Post Medieval to Modern
MLO73044	MLO73044	Packet Boat Lane, Cowley Peachey, Hillingdon {19th century bridge}	Post Medieval to Modern

EvUID	EventTypes	Name
ELO10972	DESK BASED ASSESSMENT	Paddington to Aylesbury/Reading and Liverpool Street to Shenfield London: Desk Based Assessment
ELO12034	WATCHING BRIEF	Trout Road/High Street, Yiewsley, Hillingdon, UB7: An Archaeological Watching Brief
ELO12035	WATCHING BRIEF	Trout Road, Yiewsley, Hillingdon: Archaeological Watching Brief
ELO13348		Tavistock Road [Yiewslwy Rail Sidings], West Drayton, Hillingdon, UB7 7RD: Desk Based Assessment
ELO14898	DESK BASED ASSESSMENT	Tavistock Road [Padcroft Works], Yiewsley, London, UB7: archaeological desk based assessment
ELO17106	TRIAL TRENCH	Tavistock Road (Padcroft Works), Yiewsley, Hillingdon: Evaluation
ELO3033	TRIAL TRENCH	Colham Mill Road, West Drayton, Hillingdon, UB7: Evaluation
ELO3292	TRIAL TRENCH	Warwick Road and Furzeham Road, [DRA West Drayton], West Drayton, Hillingdon, UB7: Evaluation
ELO3663	OPEN AREA EXCAVATION	High Road, [Cowley Retail Park], Yiewsley, Hillingdon: Evaluation
ELO3678	WATCHING BRIEF	Great Mills Site, High Street Yiewsley, Hillingdon, UB7: Watching Brief
ELO5250	WATCHING BRIEF	High Road [Cowley Retail Park], Yiewsley, Hillingdon: Watching Brief
ELO6796	DESK BASED ASSESSMENT	Chantry Close, Yiewsley, Hillingdon: Desk Based Assessment
ELO7181	OPEN AREA EXCAVATION	Trout Road, West Drayton, Hillingdon, UB7: Evaluation
ELO8610	TRIAL TRENCH	Trout Road/High Street, Yiewsley, London UB7: Archaeological Evaluation
ELO9563	OPEN AREA EXCAVATION	Colham Mill Road, West Drayton, Hillingdon, UB7: Excavation
ELO9590	TRIAL TRENCH	High Street (Nos 111-117), Yiewsley, Hillingdon: Evaluation
ELO17498		Tavistock Road [Padcroft Works] Yiewsley London Borough of Hillingdon London UB7: Archaeological Intervention
ELO18772	BUILDING SURVEY	Horton Road (Nos 2-24) Yiewsley London Borough of Hillingdon UB7 8EA: Historic Building Recording

ELO18805	DESK BASED ASSESSMENT	High Street [Morrisons] (Nos. 43-67) Yiewsley UB7 7QQ: Desk-Based Assessment
ELO19408	WATCHING BRIEF	Station Approach [West Drayton Station] West Drayton London: Watching Brief
ELO19516	BUILDING SURVEY	Station Approach [West Drayton Station] West Drayton Greater London UB7 9DY: Historic Building Recording



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