

## ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Former MSD Facility, Breakspear Road South,  
Ickenham

Report Reference: BG22.113.7

**September 2022**





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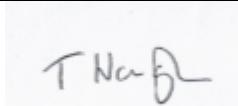
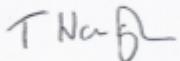
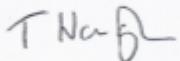
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This report has been prepared in accordance with the CIFA (2014) Standard and Guidance for Historic Environment Desk-based Assessment.

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# Document Control

Report	Name	Signature	Date
Prepared by	Thomas Hough		17/03/2022
1 <sup>st</sup> Check by	Ellen Marshall		10/05/2022
2 <sup>nd</sup> Check by			
Issued by (PDF)	Thomas Hough		12/05/2022
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# Project Details

Project carried out by:  
**Brindle and Green**  
Unit 3, Silverhill Court  
Radbourne  
Derby  
DE6 4LY  
Head Office: 01332 825771  
Email: [info@brindlegreen.co.uk](mailto:info@brindlegreen.co.uk)  
Website: [www.brindlegreen.co.uk](http://www.brindlegreen.co.uk)

Project carried out for:  
**Keltbray Development Ltd.**  
St. Andrews House  
Portsmouth  
Esher  
KT10 9TA

Project site:  
**Former MSD Facility**  
Breakspear Road South  
Ickenham  
Uxbridge  
UB9 6LS

Grid Ref. TQ 07020 87384



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# 1 Summary

- 1.1 Brindle & Green Ltd were commissioned by Keltbray Development Ltd. to undertake an Archaeological Desk-based Assessment for the Former MSD Facility, Ickenham, Uxbridge. The purpose of this assessment was to identify the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assess the impact on these remains by the proposed development. This addresses the requirements of the National Planning Policy Framework, particularly paragraph 128. This report was prepared by Thomas Hough MSc, Principal Archaeologist.
- 1.2 The site is approximately 5.4 hectares in extent and is located 1.5km to the north-east of Ickenham, in the London Borough of Hillingdon. This report summarises the potential constraints to the full planning application for the retention and demolition of existing buildings, construction of new buildings, all within Use Class B8 with ancillary uses, hardstanding, widening of vehicular access off Breakspear Road South, associated car and cycle parking, enhanced landscaping and ancillary works. Site plans are presented in Appendix 6.
- 1.3 This desk-based assessment concludes that there is a low potential for low value prehistoric, medieval and post-medieval remains to be present on site, with the proposed works having a moderate impact on these features if present. Therefore it concluded that the significance of impact to archaeological remains on site ranged from slight to moderate. In light of the potential for the identified remains on site it is likely that the local authority would request a precautionary approach should any of these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist, however it is recommended that most appropriate strategy should entail a precautionary watching brief of initial ground-breaking works on site, which will be considered sufficient to mitigate for this likelihood of any non-designated archaeological remains. The specifications of this work will be agreed with the Planning Archaeologist within a Written Statement of Investigation. It would be considered appropriate for such a recommendation to be secured by a condition attached to the grant of any planning consent.

## 2 Introduction

- 2.1 Brindle & Green Ltd were commissioned by Keltbray Development Ltd. to undertake an Archaeological Desk-based Assessment at the Former MSD Facility, Breakspear Road South, Ickenham, Uxbridge. This assessment identifies the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assess the impact on these remains by the proposed development. This addresses the information requirements of Government's National Planning Policy Framework, particularly paragraph 128.
- 2.2 The site is approximately 5.4 hectares in extent and is located 1.5km to the north-east of Ickenham, in the London Borough of Hillingdon. This report summarises the potential constraints to the full planning application for the retention and demolition of existing buildings, construction of new buildings, all within Use Class B8 with ancillary uses, hardstanding, widening of vehicular access off Breakspear Road South, associated car and cycle parking, enhanced landscaping and ancillary works. Site plans are presented in Appendix 6.
- 2.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our assessment of the site. This report pertains to this information only.



### 3 Methodology

#### 3.1 Development Plan Framework

3.1.1 In considering the implications of a planning proposal, the local authority will be guided by current legislation and frameworks set by government planning policy.

3.1.2 In 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). The most recent version of the NPPF was published in 2019.

3.1.3 Section 16 – *Conserving and Enhancing the Historic Environment* – summarises the objectives of the NPPF in relation to the historic environment as:

- 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
- Recognition of the contribution that heritage assets make to our understanding of the past.

3.1.4 Section 12 also recognises that managed change may sometimes be required if heritage assets are to be maintained in the long term.

3.1.5 A 'heritage asset' is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.

3.1.6 A 'designated heritage asset' can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.



3.1.7 The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:

- Archaeological Interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.1.8 Local planning policy was also consulted for the purposes of this report.

## 3.2 Information Sources

3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2014). Table 1 below lists organisations and/or resources consulted as part of the desk-based assessment. Data regarding the historic environment was requested from the following sources:

**Table 1.** Historical Data Resources

Source	Requested Data	Search radius	Date requested
London Historical Environment Record (HER)	Designated and undesignated heritage assets and historic landscape characterisation.	1km	14/02/2022
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	02/03/2022
Magic Maps	Designated heritage assets	1km	02/03/2022
National Library of Scotland	Historical maps	Site area	02/03/2022

3.2.2 A range of other published and unpublished material has also been consulted for information on the wider archaeological and historical background.

### 3.3 Assessment of Impact

3.3.1 'Significance' in terms of heritage-related planning policy is defined in the NPPF as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.3.2 There is no nationally recognised standard criteria for assessing significance of the impact of a development on archaeological remains. However, criteria found within *the Highway Agency's Design Manual for Roads and Bridges* (2007), contains criteria that, although used in a different context, are considered appropriate for use in other environmental impact assessments.

3.3.3 The value of known and potential archaeological remains that may be affected by the development have been ranked as follows:

**Table 3.** Ranking of the value of archaeological sites and remains

Value	Criteria
Very High	World Heritage Sites and archaeological remains of international importance
High	Scheduled Ancient Monuments and undesignated archaeological remains of national importance
Medium	Undesignated archaeological remains of regional importance
Low	Undesignated archaeological remains of local importance
Negligible	Archaeological remains of little or no significance
Unknown	Archaeological remains whose importance has not yet been assessed.

3.3.4 The impact on archaeological remains by a proposed development can be ranked as follows:

**Table 4:** Ranking the impact of a development on archaeological remains

Value	Criteria
Major	Changes to archaeological remains, or their setting, so that the resource is totally altered

Moderate	Change to archaeological remains, or their setting, so that the resource is significantly modified.
Minor	Change to archaeological remains, or their setting, so that the resource is slightly altered.
Negligible	Change to archaeological remains, or their setting, so that the resource is barely affected
No Change	No change to archaeological remains, or their setting, so there is zero impact.

3.3.5 Therefore, combining both of these ranking criteria's, the following matrix can be deduced in order to assess the impact of a development on an archaeological resource.

**Table 5:** Significance of impact matrix of a development of archaeological remains.

Value of Remains	Magnitude of Change				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Moderate/ Slight
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

3.3.6 These impact criteria are defined below within Table 6.

**Table 6:** Definitions of the criteria to determine the significance of impact.

Impact Significance	Criteria
Very large	Assets of international or national importance which are partially damaged, or assets of a national or regional value which are almost or wholly damaged or destroyed. Mitigation will have a minimal effect in reducing impact.
Large	Effects which will damage cultural assets, their setting or context so that the integrity or understanding of such assets is severely compromised. Effects will conflict with national or regional policies. Mitigation will only be able to achieve a partial effect at reducing impact.



Moderate	Effects which damage cultural heritage assets, or their setting or context, so that the integrity or understanding of such assets is compromised but not destroyed. Effects will be at odds with national, regional or local policies. Adequate mitigation can be specified.
Slight	Proposals will damage cultural assets, or their setting, so that their integrity or understanding is diminished but not compromised. Adequate mitigation can be specified.
Negligible	No overall effects of heritage assets or the effects are negligible. No conflict with policies of any level.

## 3.4 Site Walkover Survey

3.4.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to relate the findings of the desk-based study to the existing land use and in order to identify any evidence of identified structures or below-ground remains. Due to the relatively small scale of the site, a walkover for this site was not considered necessary.

## 3.5 Limitations

3.5.1 There were no limitations to the compiling of this report.



## 4 Site Context

### 4.1 Geographical Context

The site is approximately 5.4 hectares in extent and is located 1.5km to the north-east of Ickenham, in the London Borough of Hillingdon. Residential development of Ickenham is present to the south-east,

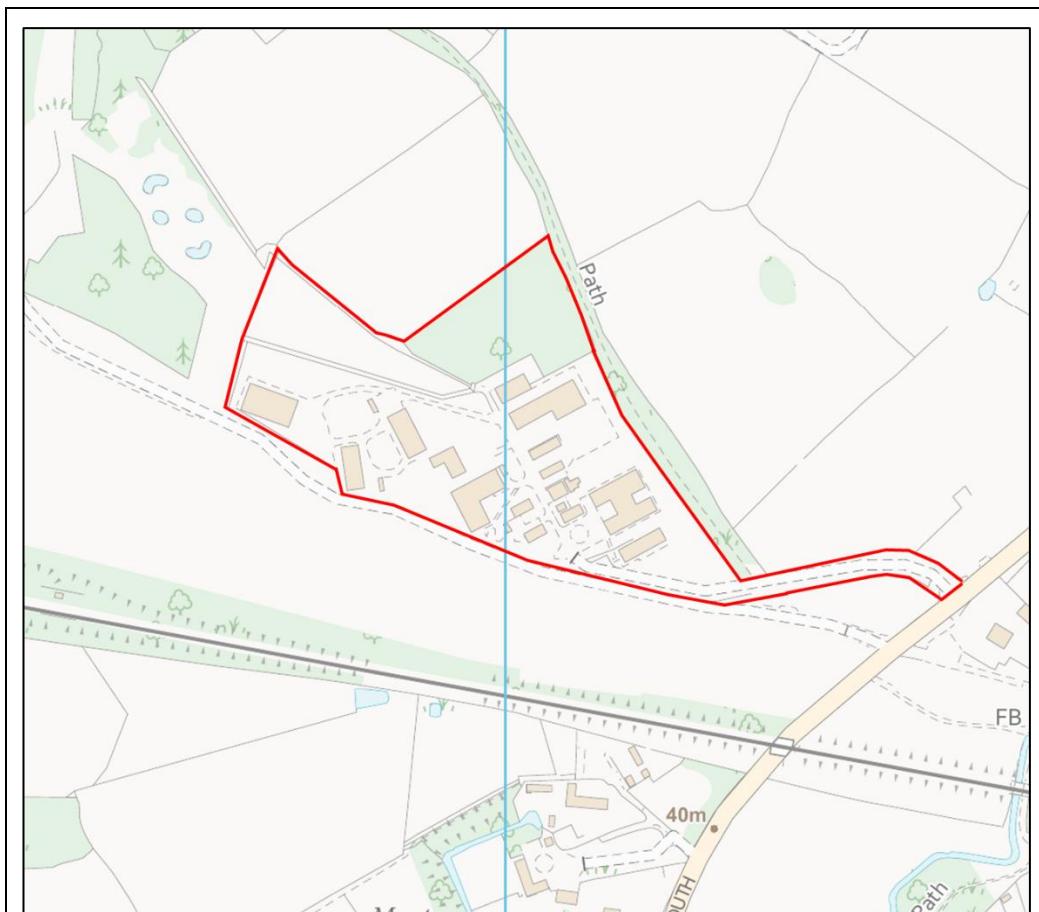
### 4.2 Historical Context

Located at the periphery of Greater London, the area surrounding the site will have remained relatively rural until recent decades with nearby settlements having comprised small villages until expansion until the 20<sup>th</sup> century. Evidence of a Roman field system has been identified in the surrounding area. The placename 'Ickenham' means 'homestead/village of Tic(c)a and is recorded in the Domesday Book as *Ticheham*. Ickenham, adjacent Ruislip and the surrounding land passed from Anglo-Saxon into Norman ownership of Arnulf de Hesdin after the conquest, and the area comprises part of various manorial estates until the modern era. Historically, the area formed part of the County of Middlesex, until its abolition in 1965 and the creation of Greater London and the London Borough of Hillingdon.

### 4.3 Geology and Topography

The bedrock geology of the study site comprises London Clay Formation - Clay, Silt and Sand. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. The superficial deposits are not recorded. The ground within the study site is uniform in elevation, approximately 80 metres above Ordnance Datum (aOD).





**Figure 1.** OS Map of the project site.

Red line boundary depicts the boundary of the proposed development.



# 5 Results

## 5.1 Desk Study

### 5.1.1 Introduction

A study was compiled of the designated and non-designated heritage assets of the area within the site boundary and a 1km radius of the site, as well as a map regression exercise of the site. The definition of the timescales used in this section can be seen below in Table 7.

5.1.2 A summary of information obtained from the London Historic Environment Record (HER) is summarised below (Section 5.3). Some records can pertain to multiple periods of history; therefore, some records may be referred to more than once. Individual HER references pertaining to archaeological works such as watching briefs and excavations in which no evidence was uncovered have not been referred to in this report. A full dataset is available on request.

**Table 7.** Timescales used in this report.

Era	Timescale
<b>Prehistoric</b>	
Paleolithic	450000 – 12000 BC
Mesolithic	12000 – 4000 BC
Neolithic	4000 – 1800 BC
Bronze Age	1800 – 600 BC
Iron Age	600 BC – AD 43
<b>Historic</b>	
Roman	AD 43 – 410
Anglo-Saxon/Early Medieval	AD 410 -1066
Medieval	AD 1066 – 1485
Post-medieval	AD 1485 - 1800
Modern	AD 1800 - Present

## 5.2 Designated Heritage Assets

5.2.1 There were no World Heritage Sites, Registered Battlefields or Registered Parks and Gardens within the site or within 1km of the site (Appendix 3).

5.2.2 Two Scheduled Monuments are located within 1km of the site (Table 8).

**Table 8:** Details of Scheduled Monuments within 1km of the site

Name	Date designated	Location	Reason for designation
Brackenbury Farm moated site 3/4 mile (1210m) NW of Ickenham church	27/02/1975	120m S; TQ 06996 87099	Around 6,000 moated sites are known in England. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside.
Medieval moated site 382m south-east of Brackenbury Farm	08/07/1974	430 S; TQ 07234 86801	As above.

5.2.3 A single historic conservation area is located within 1km of the site. This comprises the Ickenham Village conservation area, the northern edge of which is located 1km to the south of the site.

5.2.4 There are 10 listed buildings or structures within 1km of the site (Appendix 3), all of which are Grade II and located more than 0.5km from the site. The nearest two listed structures are detailed below in Table 9.

**Table 9:** Details of relevant listed buildings.

Name	Date first listed	Location	Reason for designation
Copthill Farmhouse	06/09/1974	580m S; TQ 06899 86724	16 3-bay timber framed building with later brick skin and south-east wing of late C19. Front of L-shape. 2 storeys. 2 bays remain visible of old house and Victorian 1-bay wing projects at left under hipped gable. There is a late C17 lean-to on back right. Red brick; half-hipped tiled roof with old ridge stack. Entrance in C19 porch in angle. At back exposed heavy square framing, with brick filling, and a projecting chimney in Southern bay. Small C19 1-bar casement windows throughout.
Woodbine Cottage	06/09/1974	600m NE;	House of 3 periods. Central part of early C18 appearance, red brick with 1st floor band. High pitched tiled roof. 2



		TQ 07691 87632	storeys, 2 windows. C19 casements; and on both floors at either side a blocked circular window. Running behind the house and projecting from the left return is a C16 building of 1 storey and attic with irregular fenestration. Exposed framing with plaster filling; and high pitched tiled roof of side purlin type with wind braces. On the right a 2-storey, 1-window wing of rather flimsy square framing with modern brick filling and high pitched tiled roof, possibly late C17 or early C18. Modern casements. Left wing has large end chimney with offsets, in old brick; and there is a modern wood entrance loggia between this wing and the central part
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## 5.3 Non-designated Heritage Assets

5.3.1 The dataset from the London HER provided records of the locations of archaeological features and find spots (monument records) within the site as well as records of previous archaeological works (event records) within 1km of the site.

**Table 10:** Summary of the HER monument records detailed within this report.

Period	Within Development Site	Within Search Area
Prehistoric	0	6
Roman	0	2
Early medieval	0	0
Medieval	1	8
Post-medieval	0	11
Modern	0	1
Undated	0	3

5.3.2 A map with all record locations can be found within Appendix 4. This section also includes evidence revealed by the map regression exercise. Maps referred to can be found within Appendix 5.

### 5.3.3 Prehistoric

**Table 11:** Details of HER entries pertaining to the Prehistoric period.

HER Reference	Location	Notes
MLO118649	TQ 0667 8745; 0.15km W	Findspot of four sherds of flint-tempered pottery. Recovered from same context as post-medieval finds, therefore thought to be residual.
MLO101104	TQ 0689 8834; 0.65km N	Evidence of Iron Age settlement, comprising linear features, pits and gullies.



MLO98521	TQ 07472 88262; 0.65km N	Record of a tile kiln noted in a previous desk-based assessment. No other details.
MLO68523	TQ 0757 8729; 0.2km E	Findspot of three flint flakes
MLO118678	TQ 0798 8730; 0.6km E	Location of two pits of Mesolithic and Neolithic dates, one of which contained 217 pieces of worked flint.
MLO118628	TQ 0817 8718; 0.7km E	Location of a series of features of Prehistoric origin, including gullies, post-holes and ditches.

### 5.3.4 Roman

**Table 12:** Details of HER entries pertaining to the Roman period.

HER Reference	Location	Notes
MLO118635	TQ 0686 8711; 0.2km S	Rectilinear enclosure identified by LiDAR. Dating uncertain, and possibly associated with the adjacent moated site, though a Roman origin is a possibility.
MLO118650	TQ 0639 8743; 0.3km W	Findspot of three sherds of Romano-British pottery

### 5.3.5 Early medieval

No HER pertaining to the early medieval era were provided.

### 5.3.6 Medieval

**Table 13:** Details of HER entries pertaining to the Medieval period.

HER Reference	Location	Notes
MLO118636	TQ 0724 8740; Within site and adjacent to NE boundary	Series of linear banks identified via LiDAR survey. Not visible on historic mapping therefore either medieval or post-medieval.
MLO118655	TQ 0722 8774; Adjacent to N boundary	Potential deserted medieval settlement identified via a desk-based assessment of the medieval landscape of the wider area.
MLO118637	TQ 0796 8710; 0.1-0.5km E	Extensive ridge and furrow cultivation identified from aerial photography and LiDAR.
MLO7831	TQ 0760 8770; 0.5km NE	Findspot of fragments of Surrey White Ware.
MLO20378	TQ 0759 8727; 0.3km E	Location of 'Tudor' farmhouse, demolished in the 1980's, first documented in 15 <sup>th</sup> century.
MLO68689	TQ 0807 8749; 0.8km E	The site of Clack Mill, along the River Pinn. Some remains visible in the 1970s.
MLO4553	TQ 0700 8710; 0.15km S	Brackenbury House Farm moated site. LiDAR imagery suggests that the associated earthworks extend beyond the designated Schedule Monument area.



MLO118659	TQ 0717 8690; 0.4km S	Location of possible water mill within the Brackenbury Estate
MLO4552	TQ 0722 8678; 0.45km S	Medieval moated site.

### 5.3.7 Post medieval

**Table 14:** Details of HER entries pertaining to the Post-medieval period.

HER Reference	Location	Notes
MLO118694	TQ 0611 876; 0.75km NW	Location of remains of post-medieval kiln.
MLO118696	TQ 0632 8783; 0.55km NW	Large area of scattered finds suggesting domestic activity, including pottery, ceramic building material, bone, flint, and glass and iron objects.
MLO72610	TQ 0670 8790; 0.6km NW	Site of a former landfill recorded as post-medieval.
MLO118656	TQ 0678 8796; 0.6km NW	The site of Chamberhills, a residential dwelling mentioned in documentary sources from 1593.
MLO84969	TQ 07121 88184; 0.8km N	St Leonards Farmhouse, an extant Grade II listed building. 16 <sup>th</sup> century construction re-fronted in 19 <sup>th</sup> century brick.
MLO32463	TQ 0714 8818; 0.8km N	Record for a 16 <sup>th</sup> century barn. No other information provided.
MLO85119	TQ 07612 87859; 0.7km N	Crows Nest Farmhouse, Grade II listed structure.
MLO84953; MLO85167	TQ 07937 87718; 0.7km NE	Old Clack Farmhouse, and barn to the west; both Grade II listed structures.
MLO84952	TQ 07685 87631; 0.6km NE	Woodbine Cottage, Grade II listed structure.
MLO118654	TQ 0740 8733; 0.1km E	Two linear ditch features, thought to be a former hedgerow ditch. The fill contained post-medieval finds.
MLO85089	TQ 07042 87091 0.2km S	Record for Brackenbury House, and extant Grade II 16 <sup>th</sup> century structure. Located within the area of the Scheduled Monument.

### 5.3.8 Modern (including map regression exercise)

**Table 15:** Details of HER entries pertaining to the Modern period.

HER Reference	Location	Notes
MLO118646	TQ 0637 8743;	Evidence of a 19 <sup>th</sup> century field boundary.

	0.3km W	
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5.3.8.1 The available OS maps for the site (Appendix 5) depict the area within the red-line boundary as being of a similar use as the present day for the range provided (1898 – 1964), with all maps show the site as an area of open land, presumably arable or pastoral in nature. Within the surrounding area, all the historic mapping depicts the surrounding settlement as being called 'New End' suggesting a more relatively recent settlement to an historic core of Canon Pyon located in the vicinity of the St. Lawrence Church, 1km to the west of the site.

### 5.3.9 Undated

**Table 16:** Details of any undated HER entries

HER Reference	Location	Notes
MLO118647	TQ 0654 8743; 0.1km W	Series of linear features and pits, possibly relating to post-medieval activity.
MLO118695	TQ 0625 8786; 0.5km NW	A paleochannel, possibly reflecting an earlier route of Newyears Bourne.
MLO118652	TQ 0629 8684; 0.4km SW	Linear anomalies detected during a geophysical survey

### 5.3.9 Event Records

The information provided by London HER also provides records of archaeological surveys, investigations and assessments that have occurred within 1km of the site (event records). A wide variety of archaeological works were detailed within the HER. Therefore, only those within the immediate vicinity of the site are detailed below.

**Table 15:** Details of event records

HER Reference	Location	Notes
ELO15515	TQ 0629 8684; Site area and surrounding landscape	Remote sensing survey using aerial photography and LiDAR survey undertaken by HS2 Ltd. In 2013. Identified sixteen features not previously recorded.
ELO20844, 21022, 15518, 20845, 21042	All directions in surrounding landscape.	Series of geophysical surveys
ELO20630	TQ 0656 8748; Adjacent to W boundary	Trial trenching at land adjacent to the site. Identified fragments of pottery from various eras, though thought to be residual.
ELO20628	TQ 0677 8757;	Trial trenching at another area adjacent to the west of the site. No finds recorded.



	Adjacent to W boundary	
ELO11460	TQ 0866 8550; 0.1 – 0.5km NE	Watching brief and excavation over a wide area to the north-west of the site, identifying prehistoric, and medieval features.
ELO20627	TQ 0788 8711; Adjacent to E boundary	Extensive trial trenching within an area of land to the east of the site. Scattered finds including medieval ceramic building material and pottery.

### 5.3.10 Historic Landscape Characterisation

5.3.10.1 The entirety of the area within the red-line boundary and a large wider area is depicted as 'open countryside' according to the HLC. A map of the HLC for the surrounding area can be found within Appendix 5.



# 6 Assessment of Significance and Impact

## 6.1 Designated heritage assets

- 6.1.1 No World Heritage Sites, Registered Battlefields or Registered Parks and Gardens were located within the development site.
- 6.1.2 Two Scheduled Monuments are located within the search area, the nearest being the Brackenbury Farm moated site located approximately 0.15km to the south of the proposed development area.
- 6.1.3 A single conservation area is located within the search area, located 1km to the south of the site.
- 6.1.2 10 Grade II listed buildings are located within the search area all of which are located more than 0.5km from the site (Appendix 3).

## 6.2 Potential sub-surface archaeological remains

- 6.2.1 The level of significance of sub-surface archaeological remains is based on several factors, including the date of the remains, the nature of the remains, the state of their preservation and their evidential value and potential value to add to research objectives.
- 6.2.2 The desk-based assessment revealed scattered records pertaining to the prehistoric era for locations mainly to the north and east. There is evidence for an Iron Age settlement to the north (MLO101104). A second site with prehistoric features is located to the east (MLO118628), located close to a site with an abundance of worked flint (MLO118678). Other records pertain to scattered prehistoric features within the area (MLO118649; MLO98521; MLO68523). The site has experienced development in recent decades,
- 6.2.3 Evidence of Roman features within the surrounding environment are sparse. Sherds of Romano-British pottery have been found to the west of the site (MLO118650), with possible earthwork features near the moated site to the south (MLO118635). Though located close to the site, given the limited evidence of Roman activity in the area the likelihood of remains of this era on site is considered negligible.



6.2.4 No records are present pertaining to the early-medieval era. However, the surrounding area appears to have been occupied during the medieval era, with possible evidence of a settlement situated in the land adjacent to the north of the site (MLO118655), associated with the extant settlement of New Years Green, and is thought to have been an 'assart', a cleared area of woodland used for agriculture. Evidence of agricultural activity is present in the surrounding area, with abundant ridge and furrow present in the landscape (MLO118637), as well as evidence of a farm (MLO20378) and a mill (MLO68698) to the east. In addition to these are the moated sites to the south (MLO4553; MLO118659; MLO4552). Therefore, it is likely that the land within the development area was used for agricultural purposes during this era, and as such there is a potential for low value medieval remains on site.

6.2.5 The area remained agricultural into the post-medieval era, with the majority of records for this era pertaining to extant Grade II rural dwellings and farmhouses (MLO84969; MLO85119; MLO84953; MLO85167; MLO84952; MLO85089). In addition, there is evidence for domestic activity to the west of the site (MLO118696) comprising pottery, ceramic building material, bone and flint, with the record stating this is possibly a scattering of waste material from the nearby kiln (MLO118694) or from undiscovered kilns. Other evidence from this era comprises evidence of a former barn (MLO32463) and field boundary (MLO118654). Evidence is also present of a former landfill (MLO72610), though the dating of this feature is vague. Overall, it is possible that agricultural activity continued on site throughout this era, as such there is a potential for low value remains on site.

6.2.6 The only record for the modern period provided in the HER comprises evidence of a former field boundary (MLO118646) to the north of the site. As such, the likelihood of modern era remains on site is considered negligible.

### 6.3 **Proposed development**

The site is approximately 5.4 hectares in extent and is the subject of a full planning application for the retention and demolition of existing buildings, construction of new buildings, all within Use Class B8 with ancillary uses, hardstanding, widening of vehicular access off Breakspear Road South, associated car and cycle parking, enhanced landscaping and ancillary works



#### 6.4 Current land use

The site currently comprises a developed area of buildings and hardstanding. Areas of plantation woodland and grassland are present within the northern end of the site.

#### 6.5 Assessment of impact

6.5.1 The nearest Scheduled Monument is located close to the southern boundary of the site. However, this asset is located beyond a railway line, of which the associated treelines provide visual screening in the direction of the development area. In addition, the development area has been subject to development in recent decades; therefore the current proposals are not anticipated to result in any additional impact to the setting of the area. As such, no impacts are perceived to the significance and setting of this heritage asset. Similarly, given the distances from the site of the nearest listed buildings and the conservation area, impacts are not perceived to these. However, the impact of the development in a wider landscape context should be considered.

6.5.2 The proposed development will likely include construction techniques common to modern developments which would result in it being improbable that if any archaeological remains lie within the site would survive the development process. The development is understood to be retained within the current red-line boundary, but it is expected that if low value remains are located on site, the magnitude of change to these remains will be moderate.

6.5.3 An assessment of the significance of impact on any archaeological resources on site is summarised below in Table 15.

**Table 15:** Significance of the impact of archaeological resources by the development.

<b>Value of Archaeological Resources</b>	<b>Magnitude of Change</b>	<b>Significance of Impact</b>
Low value Roman remains	Moderate	Slight
Low value medieval remains	Moderate	Slight
Low value post-medieval remains	Moderate	Slight

## 7 Conclusions and Recommendations

7.1 This archaeological desk-based assessment draws together the available archaeological, historical and topographic information in order to assess the heritage significance and impact by the proposed development. It addresses the requirements set out by the NPPF.

### 7.2 **Conclusions**

This assessment establishes that given existing visual screening to the south of the site and the distances from the site of designated heritage assets, no impacts are perceived on designated heritage assets or listed structures within the area. However, it concludes that there is a low potential of low value Roman, medieval, and post-medieval value post-medieval, and moderate value medieval remains, with the proposed works having a moderate impact all of these features. Therefore it concluded that the significance of impact to archaeological remains on site is slight

### 7.3 **Further recommendations**

7.3.1 In light of the potential for the identified remains on site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist, however it is recommended that most appropriate strategy should entail a precautionary watching brief of the initial ground-breaking works on site, which will be considered sufficient to mitigate for this likelihood of any non-designated archaeological remains on site. These works will be set out within a Written Statement of Investigation and agreed with the Planning Archaeologist. It would be considered appropriate for such a recommendation to be secured by a condition attached to the grant of any planning consent.



# Appendix 1. General References

BGS (2019) *British Geological Survey website* - <https://www.bgs.ac.uk/home.html>

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Chartered Institute for Archaeologists. (2014) *Standard and Guidance for Archaeological Field Evaluation*. Unpublished document.

Greene, K and Moore T. (2010). *Archaeology: An Introduction*. Routledge.

Highways Agency (2007) *Design Manual for Roads and Bridges Volume 11, Section 3, Part 2, Annex 5: Cultural Heritage Subtopic Guidance – Archaeological Remains*. Unpublished document.

Historic England. (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12. Swindon. Historic England.

Historic England. (2019) *A Guide to Historic Environment Records (HERs) in England*. Swindon. Historic England.

Historic England. (2015) *Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2*. Swindon. Historic England.

National Library of Scotland (2020). *Explore Georeferenced Maps*. Available at: <https://maps.nls.uk/os/>

Ministry of Housing, Communities and Local Government. (2019) *National Planning Policy Framework*.

## Historic Maps

OS Six Inch, 1897

OG 1:2500, 1947

OS 1:10560, 1960



## Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.



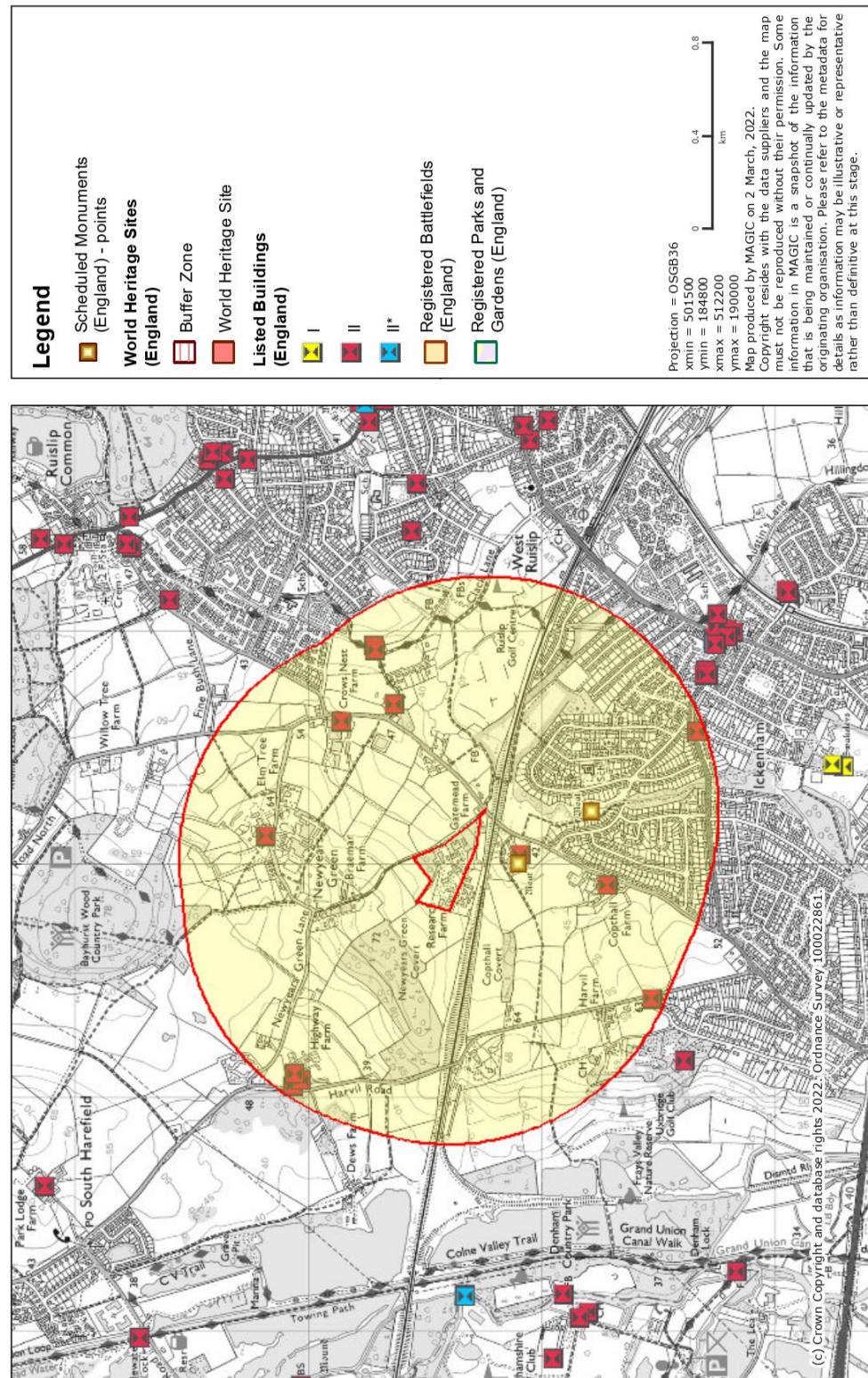
## Appendix 3. Designated Heritage Assets

**Fig 3A:** Listed buildings within 1km of the site.



**Fig 3B: Designated heritage assets search within 1km of the site**

**MAGIC**



02/03/2022, 11:13

Site Check Report Report generated on Wed Mar 02 2022  
You selected the location: Centroid Grid Ref: TQ07018739  
The following features have been found in your search area:

#### Scheduled Monuments (England) - points

<b>Name</b>	Medieval moated site 382m south-east of Brackenbury Farm
<b>Scale of Capture</b>	1:10000
<b>Old Reference</b>	LO 126
<b>Reference</b>	1002001
<b>Easting</b>	507227.834782
<b>Northing</b>	186788.167096
<b>Date</b>	08/07/1974
<b>Area (Ha)</b>	0.178922
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1002001">https://historicengland.org.uk/listing/the-list/list-entry/1002001</a>
<b>Name</b>	Brackenbury Farm moated site 3/4 mile (1210m) NW of Ickenham church
<b>Scale of Capture</b>	1:10000
<b>Old Reference</b>	LO 127
<b>Reference</b>	1005555
<b>Easting</b>	507004.167175
<b>Northing</b>	187101.753515
<b>Date</b>	27/02/1975
<b>Area (Ha)</b>	1.058842
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1005555">https://historicengland.org.uk/listing/the-list/list-entry/1005555</a>

#### Scheduled Monuments (England)

<b>Name</b>	Medieval moated site 382m south-east of Brackenbury Farm
<b>Scale of Capture</b>	1:10000
<b>Old Reference</b>	LO 126
<b>Reference</b>	1002001
<b>Easting</b>	507227.834782
<b>Northing</b>	186788.167096
<b>Date</b>	08/07/1974
<b>Area (Ha)</b>	0.178922
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1002001">https://historicengland.org.uk/listing/the-list/list-entry/1002001</a>
<b>Name</b>	Brackenbury Farm moated site 3/4 mile (1210m) NW of Ickenham church
<b>Scale of Capture</b>	1:10000
<b>Old Reference</b>	LO 127
<b>Reference</b>	1005555
<b>Easting</b>	507004.167175
<b>Northing</b>	187101.753515
<b>Date</b>	27/02/1975
<b>Area (Ha)</b>	1.058842
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1005555">https://historicengland.org.uk/listing/the-list/list-entry/1005555</a>

#### Listed Buildings (England)

<b>Name</b>	WOODBINE COTTAGE
<b>Reference</b>	1080130
<b>Grade</b>	II
<b>Date Listed</b>	06/09/1974
<b>Legacy UID</b>	202983
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	507686
<b>Northing</b>	187632.3608
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1080130">https://historicengland.org.uk/listing/the-list/list-entry/1080130</a>
<b>Name</b>	OLD CLACK FARMHOUSE
<b>Reference</b>	1080131
<b>Grade</b>	II
<b>Date Listed</b>	06/09/1974
<b>Legacy UID</b>	202984
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	507937
<b>Northing</b>	187718.3608
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1080131">https://historicengland.org.uk/listing/the-list/list-entry/1080131</a>
<b>Name</b>	ST LEONARD'S FARMHOUSE
<b>Reference</b>	1080146
<b>Grade</b>	II
<b>Date Listed</b>	06/09/1974
<b>Legacy UID</b>	202927

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<b>Scale of Capture</b>	1:2500
<b>Easting</b>	507121
<b>Northing</b>	188184.3608
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<b>Name</b>	NORTH LODGE
<b>Reference</b>	1080220
<b>Grade</b>	II
<b>Date Listed</b>	06/09/1974
<b>Legacy UID</b>	202794
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	506424
<b>Northing</b>	186528.3608
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1080220">https://historicengland.org.uk/listing/the-list/list-entry/1080220</a>
<b>Name</b>	BRACKENBURY FARMHOUSE BRACKENBURY HOUSE
<b>Reference</b>	1080265
<b>Grade</b>	II
<b>Date Listed</b>	08/05/1950
<b>Legacy UID</b>	202698
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	507043
<b>Northing</b>	187092.3608
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1080265">https://historicengland.org.uk/listing/the-list/list-entry/1080265</a>
<b>Name</b>	BARN TO WEST OF OLD CLACK FARMHOUSE
<b>Reference</b>	1181616
<b>Grade</b>	II
<b>Date Listed</b>	06/09/1974
<b>Legacy UID</b>	202985
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	507918
<b>Northing</b>	187715.3608
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1181616">https://historicengland.org.uk/listing/the-list/list-entry/1181616</a>
<b>Name</b>	HIGHWAY FARMHOUSE
<b>Reference</b>	1193888
<b>Grade</b>	II
<b>Date Listed</b>	06/09/1974
<b>Legacy UID</b>	202797
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	506050
<b>Northing</b>	188065.3608
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1193888">https://historicengland.org.uk/listing/the-list/list-entry/1193888</a>
<b>Name</b>	CROW'S NEST FARMHOUSE
<b>Reference</b>	1192671
<b>Grade</b>	II
<b>Date Listed</b>	06/09/1974
<b>Legacy UID</b>	202699
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	507611.6846
<b>Northing</b>	187858.6258
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1192671">https://historicengland.org.uk/listing/the-list/list-entry/1192671</a>
<b>Name</b>	FORECOURT WALLS TO SOUTH OF HIGHWAY FARMHOUSE
<b>Reference</b>	1285962
<b>Grade</b>	II
<b>Date Listed</b>	06/09/1974
<b>Legacy UID</b>	202795
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	506075
<b>Northing</b>	188033.3608
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1285962">https://historicengland.org.uk/listing/the-list/list-entry/1285962</a>
<b>Name</b>	COPTHALL FARMHOUSE
<b>Reference</b>	1358358
<b>Grade</b>	II
<b>Date Listed</b>	06/09/1974
<b>Legacy UID</b>	202697
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	506912
<b>Northing</b>	186719.3608
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1358358">https://historicengland.org.uk/listing/the-list/list-entry/1358358</a>

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<b>Name</b>	BARN AND SHELTER SHED TO SOUTH EAST OF HIGHWAY FARMHOUSE
<b>Reference</b>	1358376
<b>Grade</b>	II
<b>Date Listed</b>	06/09/1974
<b>Legacy UID</b>	202796
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	506105
<b>Northing</b>	188061.3608
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1358376">https://historicengland.org.uk/listing/the-list/list-entry/1358376</a>

<b>Name</b>	SWAKELEY COTTAGE
<b>Reference</b>	1192483
<b>Grade</b>	II
<b>Date Listed</b>	08/05/1950
<b>Legacy UID</b>	202672
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	507570
<b>Northing</b>	186335.3608
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1192483">https://historicengland.org.uk/listing/the-list/list-entry/1192483</a>

#### World Heritage Sites (England) - points

No Features found

#### World Heritage Sites (England)

No Features found

#### Registered Battlefields (England) - points

No Features found

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No Features found

#### Registered Parks and Gardens (England) - points

No Features found

#### Registered Parks and Gardens (England)

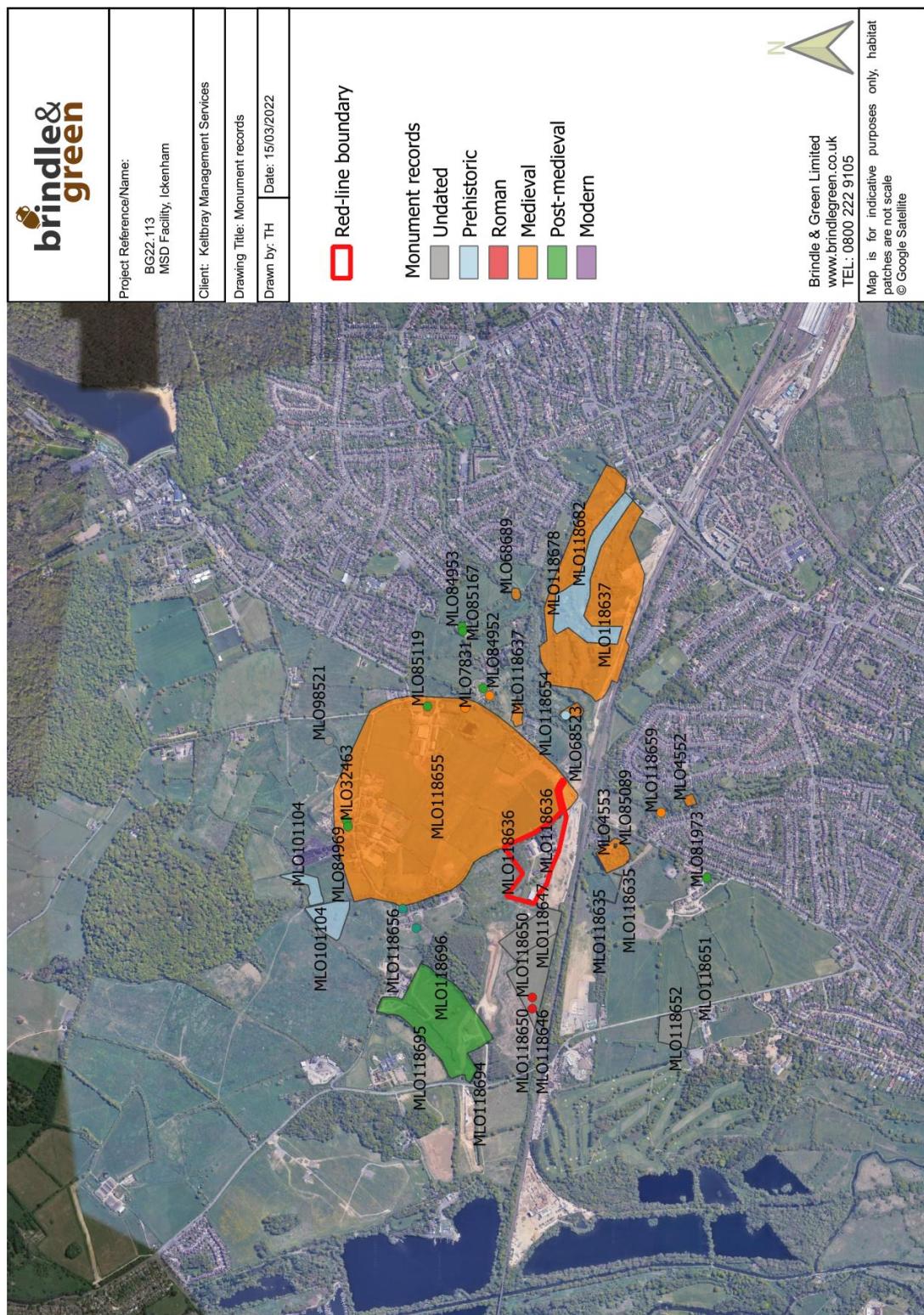
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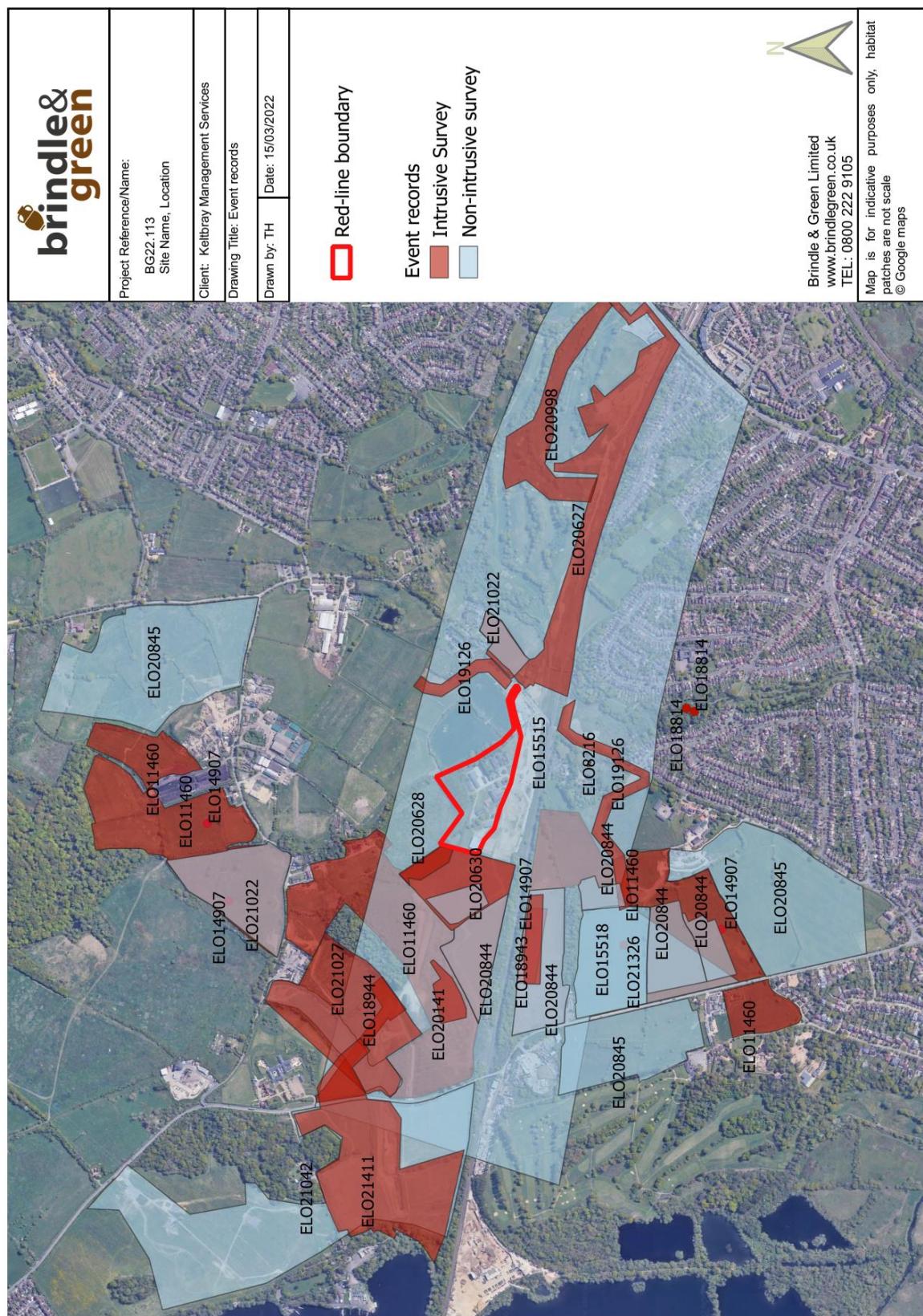


## Appendix 4. Non-designated Heritage Assets

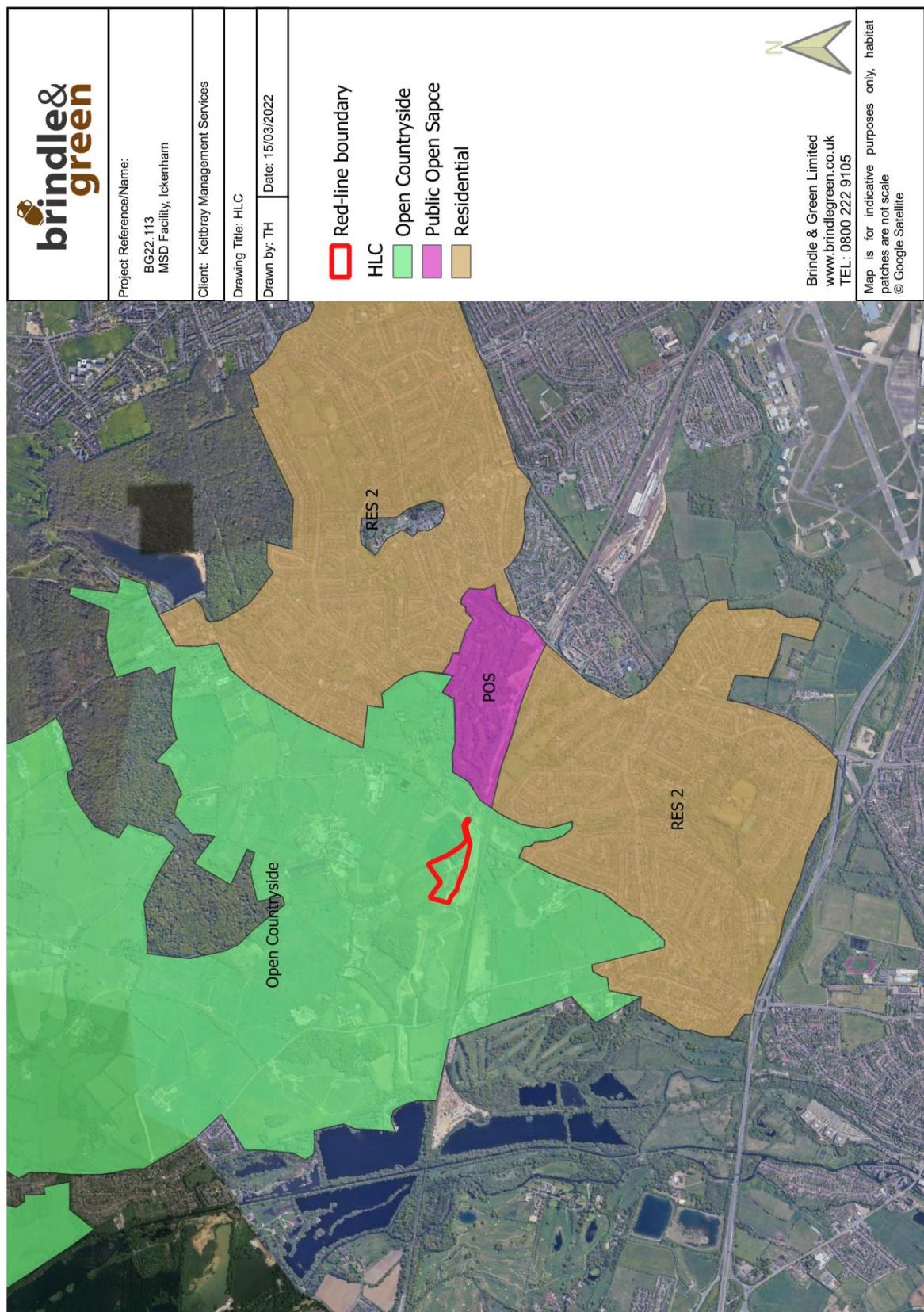
**Fig 4A:** Monument records within 1km of the site



**Fig 4B:** Event records within 1km of the site



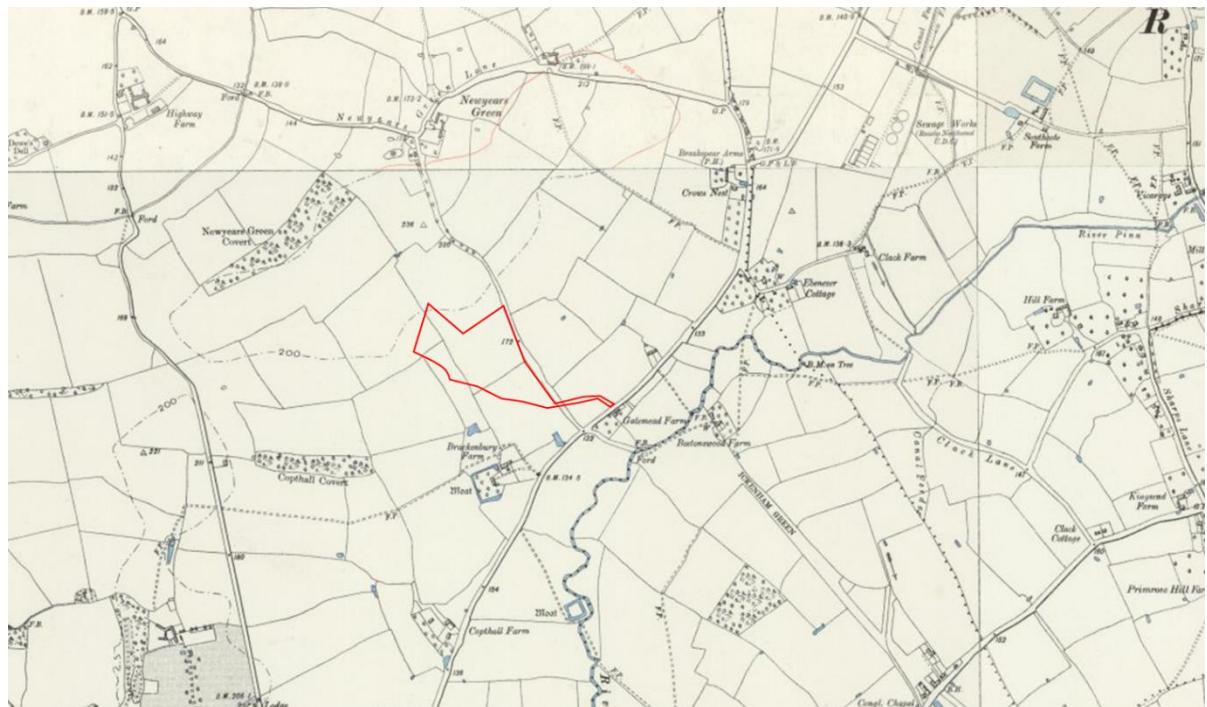
**Fig 4C: Historic Landscape Characterization within 1km of the site.**



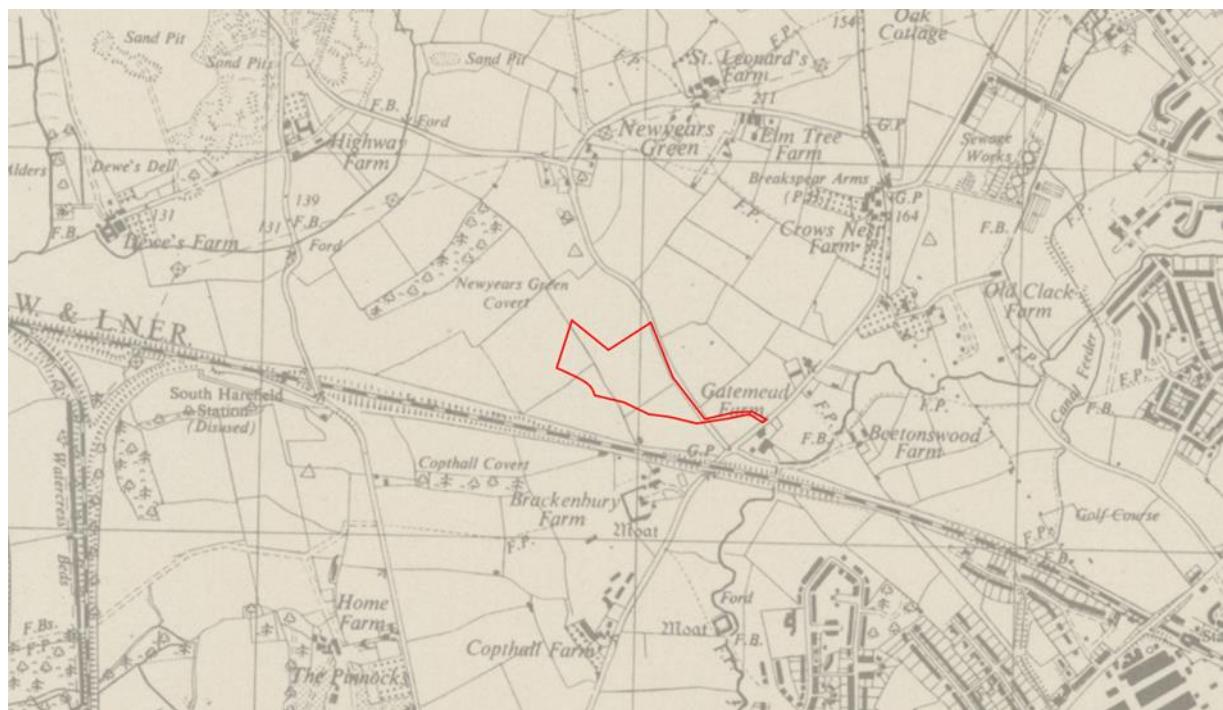
## Appendix 5. Archive of Maps

For all maps the approximate extent of the proposed development boundary is depicted in red.

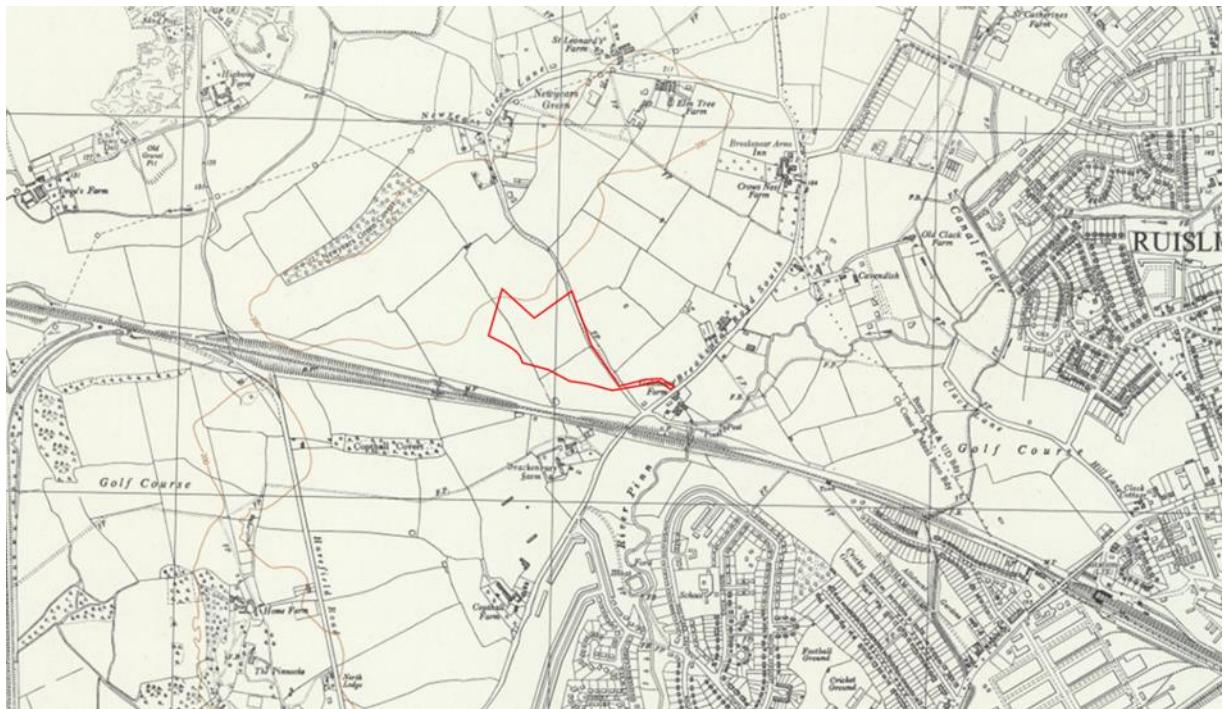
**Figure 5A:** Section of the 1897 OS map for the site area.



**Figure 5B:** Section of the 1947 OS map for the site area.



**Figure 5C:** Section of the 1960 OS map for the site area



**Figure 5D:** Modern aerial photograph of the area containing the site (Google Earth)





## Appendix 6. Proposed Plans

