

Land to the rear of 379 Sipson Road, West Drayton
Archaeological Desk-Based Assessment
May 2022

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Report

Archaeological Desk-Based Assessment

Site

Land to the rear of 379 Sipson Road, West Drayton

Client

Mr Rickey Gill

Date

May 2022

Planning Authority

Hillingdon Council

Grid Reference

TQ 07281 77766

Prepared By

Dr Charlotte Willis ACIfA

Approved By

Dr Rob Smith MCIfA

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land to the rear of 379 Sipson Road, West Drayton. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the site.

There are no designated archaeological assets within the 500m study area.

There are no known archaeological finds or features present within the site or its immediate environs with the exception of the post medieval – modern periods where there is known settlement activity. The site is located within two archaeological priority areas which are known to contain archaeological activity from all periods.

Based on the available evidence the site is considered to have the following archaeological potential in areas that have not previously been impacted by development:

- A known potential to contain post medieval-modern settlement activity.
- A moderate potential to contain Prehistoric, Iron Age and Roman finds and features.
- A low potential to contain Saxon, early medieval and medieval features.

If archaeological remains are located within the developable land, the construction of the scheme will impact upon them.

Based on the available evidence, below ground heritage assets are unlikely to represent a design constraint to proposed development of the site. Any requirement for further investigation could reasonably be secured as a condition of consent.

1.0 Introduction

- 1.1 This archaeological desk-based assessment considers land to the rear of 379 Sipson Road, West Drayton (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Mr Rickey Gill. The site is located at grid reference TQ 07281 77766. It has been prepared to support a planning application for the construction of a single dwelling within the site.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of archaeological assets on and close to the site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 500m buffer from the boundary of the site.

Location, Topography and Geology

- 1.5 The site is located to the rear of 379 Sipson Road, West Drayton, UB7 0HU within the London borough of Hillingdon. The nearest watercourse is the Duke of Northumberland's River c. 1.8km to the west of the site.
- 1.6 The solid geology of the site comprises 'London Clay Formation – Clay, Silt and Sand' and a superficial geology of 'Langley Silt Member – Clay and Silt' (British Geological Survey, 2022).

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment are to:

- Gain an understanding of the archaeological potential of the site;
- Identify any archaeological constraints to the development of the site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2021) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey and earlier maps;

- Examination of material currently held in the Greater London Historic Environment Record, including Historic Landscape Characterisation, for the site and for a 500m search area; and,
- Consultation of the National Heritage List for England.

2.7 LiDAR and aerial photography were not considered relevant to this study due to the site being urban in nature and therefore these sources would not aid the understanding of the archaeological potential of the site.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This 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 of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3 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.
- 3.4 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5 Paragraph 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explaining their historic and social context rather than removal.
- 3.6 Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.7 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.8 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.9 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden,

Registered Battlefield or Conservation Areas designated under the relevant legislation.

- 3.10 *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.
- 3.11 *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.
- 3.12 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:
- "Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets."*

Local Planning Policy

- 3.13 The site is located in the planning area for Hillingdon Council. The Local Plan Part 1 – Strategic Policies was adopted in November 2012 and contains the following policy relevant to this assessment:

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.

- 3.14 The Local Plan Part 2 – Development Management Policies was adopted on the 16th January 2020 and contains the following policy relevant to this assessment:

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.

Regional Policy

- 3.15 The London Plan was published in March 2021. Policy HC1 Heritage Conservation and Growth is relevant and states:

Policy HC1 Heritage conservation and growth

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

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 conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

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

D 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.

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

- 3.16 The LBH Local Development Plan contains a number of Core Strategy and Development Control policies relating to the historic environment. Policies relevant to the present site are listed below:

Policy CP18 – Heritage

All new development affecting sites, buildings, townscapes and landscapes of special architectural, historical or archaeological importance must preserve or enhance their character or appearance.

Contributions may be sought towards the preservation or enhancement of historic assets where appropriate.

Policy DC70 – Archaeology and Ancient Monuments

The Council will ensure that the archaeological significance of sites is taken into account when making planning decisions and will take appropriate measures to safeguard that interest. Planning permission will only be granted where satisfactory provision is made in appropriate cases for preservation and recording of archaeological remains in situ or through excavation. Where nationally important archaeological remains exist there will be a presumption in favour of their physical preservation. Particular care will need to be taken when dealing with applications in archaeological ‘hotspots’ where there is a greater likelihood of finding remains.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.17 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

- 4.1 The heritage assets under consideration have been identified by means of a review of the following resources:
- Greater London Historic Environment Record (HER) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive (online);
 - Pastscape;
 - Google Earth and Bing aerial imagery; and
 - Review of historic mapping.
- 4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Previous archaeological investigations

- 4.3 Home Farm is located c. 90m to the southwest of the site and has been the subject of numerous archaeological investigations. An 11-trench evaluation in 1988 recorded Prehistoric flints, Neolithic ditches and pits, a Bronze Age field system and a Saxon feature (ELO3639). A 15-trench evaluation in 1991 recovered a number of Prehistoric flints, Bronze Age pits and post holes and Iron Age pits and ditches. The evaluation also recorded unstratified Roman finds (ELO3640). A final evaluation in 1998 comprised 129 trial trenches which uncovered stake and post holes, pits, a cremation and ditches which were thought to be Bronze Age – post medieval in date (ELO3641). Excavations in 1999 and 2002 noted the presence of Neolithic activity and a Bronze Age enclosure system. The excavations also recorded a possible Saxon sunken feature, medieval-post medieval field boundaries and trackway ditches (ELO11450).
- 4.4 An evaluation c. 255m to the southeast of the site did not record any archaeological finds or features (ELO11093).
- 4.5 There have been two previous archaeological investigations at Sipson Farm c. 275m to the southeast of the site. A four-trench evaluation in 1993 revealed no finds or features (ELO4505). Excavations in 2013 recorded pits and ditches alongside up to 26 wells and waterholes. The evaluation noted evidence for at least 14 separate structures. Most of the evidence was formed of a Bronze Age field system and cremations alongside Roman enclosure ditches and pits (ELO3914).
- 4.6 There have been numerous archaeological investigations at Wall Garden Farm c. 285m to the northeast of the site. In the 1970's and 1980's the area was used for extraction, a watching brief noted evidence of a field system and possible Roman occupation (ELO8963) and a salvage excavation recorded Bronze Age – Iron Age pits and gullies (ELO8965). A single trench evaluation in 1995 recorded several rectangular pits containing post medieval waste alongside a Prehistoric pit which contained flints within the upper fill (ELO4881) in the same year a seven-trench evaluation recorded a post medieval brick lined well (ELO9549). A subsequent five trench evaluation was completed in 1996 which recorded an undated ditch (ELO5520).

- 4.7 An evaluation, comprising 20 trenches, at the Imperial College Sports Ground c. 370m to the east of the site recorded undated post holes and ditches, a possible structure has been dated by finds to the Saxon period (ELO4596).
- 4.8 An evaluation c. 210m to the north of the site as the International Business Training Centre recorded post medieval post holes and ditches alongside a Bronze Age – Iron Age ditch (ELO501).
- 4.9 An evaluation c. 485m to the southeast of the site recorded evidence of a Bronze Age field system, a Roman settlement and elements of Neolithic, medieval and post medieval activity (ELO8959).

Undated

- 4.10 The HER records two undated/uncertain entries within the 500m study area.
- 4.11 An evaluation c. 500m to the southeast of the site recorded evidence of probable post medieval activity (MLO77876). Limited information is available in the HER for this site.
- 4.12 An undated ditch was located during an evaluation c. 365m to the northeast of the site (MLO63844).

Prehistoric

- 4.13 There are no known Prehistoric finds or features recorded within the site. The HER records activity from the Palaeolithic through to the Iron Age within the 500m study area.
- 4.14 Excavations over a period of years at Home Farm c. 70m to the southwest of the site recorded a prehistoric flint scatter (MLO58506) alongside Neolithic pits and ditches, these features contained worked flints (MLO13794). The excavations also noted the presence of a late Bronze Age – Iron Age ditch which contained pottery sherds and may form part of a wider field system (MLO73505). Evidence of Iron Age activity was also recorded in the form of pits and a ditch (MLO58490).
- 4.15 A Bronze Age – Iron Age ditch is recorded by the HER c. 270m to the north of the site, the ditch contained sherds of pottery (MLO75991).
- 4.16 An assemblage of approximately 150 Prehistoric struck flints were recovered as part of the M\$ construction works c. 370m to the southeast of the site (MLO68520).
- 4.17 A probable Prehistoric pit was recorded during an evaluation c. 385m to the northeast of the site (MLO63842). The pit was rectangular in shape and contained a flint flake in the upper fills.
- 4.18 An area of Neolithic activity has been identified through numerous excavations c. 400m to the northeast of the site (MLO100471). The key elements of activity focus around a field system and pits. Fieldwalking in this area recovered a large assemblage of worked flints and excavated pits were found to contain worked flints, pottery and animal bones. In the same area, the HER notes the presence of a Bronze Age – Iron Age settlement and field system, although it is noted that most features related to the field system rather than domestic activity (MLO100472).
- 4.19 A findspot of a Palaeolithic hand axe is recorded c. 465m to the west of the site (MLO68486).
- 4.20 Investigations c. 490m to the southeast of the site has recorded evidence of Neolithic, however there is limited information available about this site (MLO75747). A Bronze Age field system was also noted in this area (MLO99541).

Iron Age - Roman

- 4.21 There are no known Iron Age - Roman finds or features within the site or its immediate environs.
- 4.22 An evaluation c. 300m to the southwest of the site recorded a series of unstratified Roman finds, no further details about these finds are recorded by the HER (MLO58492).
- 4.23 An evaluation c. 265m to the north of the site recorded an undated linear which has been suggested to be Roman in date based upon its similar appearance to a previously recorded Roman field system which lies beyond the 500m search area (MLO76934).
- 4.24 A series of ditches recorded during an evaluation c. 315m to the east of the site are tentatively dated to the Roman period, however no datable finds were recorded to confirm this (MLO73805).
- 4.25 Excavations c. 400m to the northeast of the site have noted multiperiod activity including evidence of Roman settlement (MLO100474). The excavations recorded the presence of a corn drier, ditches, pits and a gravel quarry which contained waterlogged wood remains thought to relate to timber framed buildings.
- 4.26 Investigations c. 490m to the southeast of the site has recorded evidence of an Iron Age – Roman settlement, however there is limited information available about this site (MLO75379).

Saxon and early Medieval

- 4.27 Sipson was not recorded as a settlement by the 1086 Domesday Survey, it was located close to three other settlements: West Drayton, Harmondsworth and Harlington. It is therefore likely that the site was located within the rural hinterland during the Saxon and early medieval periods.
- 4.28 There are no known Saxon or early medieval features within the site or its immediate environs. The HER records two Saxon sites within the 500m study area.
- 4.29 An unidentified cut feature was noted during an evaluation c.205m to the southwest of the site, the function of the feature is unknown however it was possible to date it from fragmented Saxon loom weights (MLO33674).
- 4.30 A probable Saxon Grubenhaus/sunken structure was recorded during an evaluation c. 290m to the east of the site (MLO73806).

Medieval

- 4.31 The site as likely located within the rural hinterland to settlement in the medieval period, it is shown as undeveloped on early maps. There is no known evidence of medieval activity within the site recorded by the HER. Within the 500m study area an evaluation recorded evidence of medieval activity c. 490m to the southeast of the site, however no further details are recorded by the HER (MLO76465).

Post Medieval - Modern

- 4.32 The site has formed part of the core of residential development off Sipson Road in the post medieval and modern periods. There are no known archaeological features from these periods recorded within the site, within the wider 500m study area archaeological investigations have recorded field systems, post holes, ditches

pits and a well. The site of a former 18th century house is recorded by the HER c.165m to the northwest (MLO85042).

Historic Maps

- 4.33 Early maps of the area show the general location of the site within Sipson to the east of the road (Figures 5 and 6).
- 4.34 The 1811 Ordnance Survey (OS) map (Figure 7) shows the site within the core of settlement at Sipson. The scale of the map means it is not possible to accurately identify if there are built features within the site.
- 4.35 The 1890 OS map (Figure 8) shows the site to the east of the road separated into enclosures. The land surrounding the site appears to be in use as enclosed fields and orchards.
- 4.36 By the 1914 map the site has been developed and contains a building which fronts onto Sipson Road (Figure 9). The 1966 and 1974 maps show this in more detail, there are two structures shown at either end of the site (Figures 10 and 11).
- 4.37 The 1992 map shows only the western structure extant within the site (Figure 12), which is the same for the 2021 map (Figure 13).

Archaeological Priority Areas

- 4.38 The site is located within the Sipson Archaeology Priority Area (APA) and the Heathrow APA.
- 4.39 The Sipson APA (DLO36184) has been identified through archaeological work in the area which has recorded evidence of Mesolithic, Neolithic, Bronze Age, Iron Age and Roman activity.
- 4.40 The Heathrow APA (DLO36182) has been defined following extensive archaeological investigations within the area, most notably as part of the Heathrow Terminal 5 project. The APA contains evidence from all time periods.

Online aerial imagery

- 4.41 Google Earth holds aerial imagery that covers the site between 1945 and 2021. The 1945 image shows the site within fields, no development is present within the site. The 1985 image is too blurred to interpret. By 1999, 379 Sipson Road is present at the west of the site, a tree is present in the rear garden to the east. The site remains in a similar appearance on all subsequent images. Undated imagery at Bing Aerial shows the site in a similar appearance to the more recent Google Earth images.

Past Impacts, Summary of Archaeological Potential and Assessment of Significance

- 4.42 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits which may survive within the bounds of the proposed development site.
- 4.43 A historic map regression exercise has identified that the site appears to have been under orchard and agricultural use for much of its history before being developed for a single dwelling in the early 1900's. The majority of the site is unlikely to have

been disturbed by past impacts from previous development although areas around the extant 379 Sipson Road building and the former structure at the east may have been truncated during construction and demolition of these structures.

- 4.44 There are no known archaeological finds or features present within the site or its immediate environs with the exception of the Post medieval – modern periods where there is known settlement activity. The site is located within two archaeological priority areas which are known to contain archaeological activity from all periods.
- 4.45 The HER records activity from the Palaeolithic through to the Iron Age within the 500m study area. Prehistoric activity within the study area includes field systems, settlement sites, ditches, pits and artefact scatters. The site is located within an area of known Prehistoric potential, and therefore the site is considered to have a moderate potential to contain Prehistoric finds and features within parts of the site which has not previously been impacted by development.
- 4.46 Excavations within the 500m study area have identified Iron Age - Roman settlement and agricultural activity. Therefore, based upon the available evidence, the site is considered to have a moderate potential to contain Iron Age - Roman finds and features within parts of the site which has not previously been impacted by development.
- 4.47 Sipson was not recorded as a settlement by the 1086 Domesday Survey, it is therefore likely that the site was located within the rural hinterland during the Saxon and early medieval periods. The HER notes two Saxon features within the study area. Evidence of Saxon activity beyond settlement boundaries is scarce and therefore, based upon the available evidence, the site is considered to have a low potential to contain Saxon and early medieval features
- 4.48 The site is likely located within the rural hinterland to settlement in the medieval period, it is shown as undeveloped on early maps and limited evidence of Medieval activity is recorded by the HER within the 500m study area. The site is considered to have a low potential to contain medieval finds and features.
- 4.49 The site has formed part of the core of residential development off Sipson Road in the post medieval and modern periods. A review of historic maps shows that there are two structures shown at either end of the site within this period. within the wider 500m study area archaeological investigations have recorded field systems, post holes, ditches pits, a well and the site of a former house. The site is known to contain Post medieval – modern settlement activity.
- 4.50 In summary, based on the available evidence the site is considered to have the following archaeological potential in areas that have not previously been impacted by development:
- A known potential to contain post medieval-modern settlement activity.
 - A moderate potential to contain Prehistoric, Iron Age and Roman finds and features.
 - A low potential to contain Saxon, early medieval and medieval features.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1 The site is currently the rear garden to the residential property at 379 Sipson Road, West Drayton.

The Proposed Development

- 5.2 The site is proposed for residential development and associated infrastructure and landscaping for one dwelling.

Potential Archaeological Impacts and Mitigation Measures

- 5.3 There are no known archaeological finds or features present within the site or its immediate environs with the exception of the Post medieval – modern periods where there is known settlement activity. The site is located within two archaeological priority areas which are known to contain archaeological activity from all periods.
- 5.4 Based on the available evidence the site is considered to have the following archaeological potential in areas that have not previously been impacted by development:
- A known potential to contain post medieval-modern settlement activity.
 - A moderate potential to contain Prehistoric, Iron Age and Roman finds and features.
 - A low potential to contain Saxon, early medieval and medieval features.
- 5.5 If archaeological remains are located within the developable land, the construction of the scheme will impact upon them.
- 5.6 Based on the available evidence, below ground heritage assets are unlikely to represent a design constraint to proposed development of the site. Any requirement for further investigation could reasonably be secured as a condition of consent.

6.0 Summary and Conclusions

- 6.1 This historic environment desk-based assessment considers land to the rear of 379 Sipson Road, West Drayton, which is proposed for residential development (Fig. 1).
- 6.2 There are no designated archaeological assets within the 500m study area.
- 6.3 There are no known archaeological finds or features present within the site or its immediate environs with the exception of the post medieval-modern periods where there is known settlement activity. The site is located within two archaeological priority areas which are known to contain archaeological activity from all periods.
- 6.4 Based on the available evidence the site is considered to have the following archaeological potential in areas that have not previously been impacted by development:
- A known potential to contain post medieval-modern settlement activity.
 - A moderate potential to contain Prehistoric, Iron Age and Roman finds and features.
 - A low potential to contain Saxon, early medieval and medieval features.
- 6.5 If archaeological remains are located within the developable land, the construction of the scheme will impact upon them.
- 6.6 Based on the available evidence, below ground heritage assets are unlikely to represent a design constraint to proposed development of the site. Any requirement for further investigation could reasonably be secured as a condition of consent.

Sources

General

British Library

The National Archives

Greater London Historic Environment Record

Cartographic

1665 Blaeu Map

1779 Zatta Map

1811 Ordnance Survey Drawing (OSD 153)

1890 1:2,500 Ordnance Survey Map

1914 1:2,500 Ordnance Survey Map

1966 1:2,500 Ordnance Survey Map

1974 1:2,500 Ordnance Survey Map

1992 1:2,500 Ordnance Survey Map

2021 1:10,000 Ordnance Survey Map

Websites

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British History Online – <http://www.british-history.ac.uk/>

British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

CUCAP - <https://www.cambridgeairphotos.com/map/>

Historic England National Heritage List for England -
<https://www.historicengland.org.uk/listing/the-list/>

Historic England Aerial Photo Explorer - <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

Historic England Aerial Archaeology Mapping Explorer -
<https://www.arcgis.com/apps/webappviewer/index.html?id=d45dabecef5541f18255e12e5cd5f85a>

Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

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Department for Communities and Local Government. 2021. National Planning Policy Framework DCLG

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Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets

GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km buffer of the site was adopted. The following gazetteer represents all of the entries from the Greater London Historic Environment Record.

Abbreviations:**GLHER:**

Greater London Historic Environment Record

HER Number:

Greater London Historic Environment Record monument identification reference number

HER Number	Name	Summary	Period
MLO77876	Sipson Road, Harlington, Hillingdon, {Post Medieval Activity}	A Small Amount Of Evidence For Post-Medieval Activity Near Sipson Road, Harlington Was Located During An Evaluation By Wessex Archaeology In 2005.	Unknown
MLO63844	Sipson Lane [Wall Garden Farm], Harlington, Hillingdon, UB7 {Undated Ditch}	An Undated Ditch Was Located During An Evaluation At Wall Garden Farm, Sipson Lane By Museum Of London Archaeology Service In 1996.	Unknown
MLO63842	Sipson Lane [Wall Garden Farm], Harlington, Hillingdon, UB7 {Prehistoric Pit}	A Possible Prehistoric Pit Was Located At Wall Garden Farm, Sipson Lane During An Evaluation By Museum Of London Archaeology Service In 1995.	Prehistoric
MLO68520	M4, Harmondsworth, Hillingdon {Prehistoric Flints}		Prehistoric
MLO68486	Holloway La		Palaeolithic
MLO58506	Harmondsworth Lane [Home Farm], Harmondsworth, Hillingdon {Prehistoric Flint Scatter}	A Prehistoric Flint Scatter Was Found At Home Farm, Harmondsworth During An Evaluation In 1988 And 1991 By Museum Of London Archaeology Service.	Lower Palaeolithic To Late Neolithic
MLO75747	Sipson Road, Harlington, Hillingdon {Neolithic Activity}	A Small Amount Of Evidence For Neolithic Activity Near Sipson Road, Harlington Was Located During An Evaluation By Wessex Archaeology In 2005.	Neolithic
MLO100471	Sipson Lane/Victoria Lane/M4 [Nine Elms Farm/Wall Garden Farm/RMC Land], Hillingdon {Neolithic Activity}	Neolithic Activity Has Been Located To The South Of The M4, Running East From Wall Garden Farm, Across RMC Land Through To Nine Elms Farm. The Neolithic Has Been Identified By Numerous Excavations From 2000 To 2009 By Wessex Archaeology.	Neolithic
MLO13794	Harmondsworth Lane [Home Farm], Harmondsworth, Hillingdon {Neolithic Ditch And Pit}	Neolithic Pits And Ditches Were Excavated At Home Farm, Harmondsworth During An Evaluation In 1988 By The Museum Of London Archaeology Service.	Neolithic
MLO73505	Harmondsworth Lane [Home Farm], Harmondsworth, Hillingdon {Bronze Age Settlement And Field System}	A Late Bronze Age Settlement And Field System Was Located At Home Farm, Harmondsworth During An Evaluation Carried Out By Museum Of London Archaeology Service In Between 1988 To 1998.	Bronze Age

HER Number	Name	Summary	Period
MLO99541	Sipson Road, Harlington, Hillingdon {Bronze Age Field System}	A Bronze Age Field System Was Located Near To Sipson Road During An Evaluation By Wessex Archaeology In 2005.	Bronze Age
MLO100472	Sipson Lane/Victoria Lane/M4 [Wall Garden Farm/Nine Elms Farm/RMC Land], Hillingdon {Middle Bronze Age To Early Iron Age Field System}	A Bronze Age Settlement And Field System Was Located Between Wall Garden Farm And Nine Elms Farm, Harlington During Excavations By Wessex Archaeology Between 2000-2009. The Site Was Mainly Dated To The Middle Bronze Age To The Early Iron Age.	Early Bronze Age To Early Iron Age
MLO75991	Sipson Road [International Business Training Centre], Sipson, Hillingdon {Bronze Age To Iron Age Ditch}	A Late Bronze Age To Early Iron Age Ditch Was Located At Sipson Road During An Evaluation By Wessex Archaeology In 2001-2.	Late Bronze Age To Early Iron Age
MLO58490	Harmondsworth Lane [Home Farm], Harmondsworth, Hillingdon {Iron Age Pits And Ditch}	Iron Age Pits And A Ditch Were Located At Home Farm, Harmondsworth During An Evaluation By The Museum Of London Archaeology Service In 1991.	Iron Age
MLO75379	Sipson Road, Harlington, Hillingdon {Late Iron Age To Roman Settlement}	Activity Associated With A Late Iron Age And Roman Settlement Was Located Near Sipson Road, Harlington During An Evaluation By Wessex Archaeology In 2005.	Late Iron Age To Roman
MLO100474	Sipson Lane/Victoria Lane/M4 [Wall Garden Farm/Nine Elms Farm/RMC Land], Hillingdon {Roman Settlement And Field System}	A Significant Amount Of Evidence For Romano-British Activity Has Been Uncovered Between Wall Garden Farm Through To Nine Elms Farm, Hillingdon. The Site Was Initially Investigated In The 1980s By The Museum Of London Archaeology Service.	Late Iron Age To Roman
MLO76934	Sipson Road [International Business Training Centre], Sipson, Hillingdon {Undated Features And Possible Roman Ditch}	A Number Of Undated Features, One Of Which May Be Roman, Were Located At Sipson Road, Hillingdon During An Evaluation By Wessex Archaeology In 2001-2.	Roman
MLO73805	Sipson Lane [Imperial Collage Sports Ground], Hillingdon, UB3 {Undated Cut Features}	Undated Cut Features Were Located At Imperial Collage Sports Ground, During An Evaluation By Wessex Archaeology In 1999. The Features Included Ditches And Postholes That Contained No Datable Finds.	Roman
MLO58492	Harmondsworth Lane [Home Farm], Harmondsworth, Hillingdon {Artefact Scatter}	A Scatter Of Roman To Medieval Finds Was Located At Home Farm, Harmondsworth During An Evaluation By The Museum Of London Archaeology Service In 1991.	Roman To Medieval
MLO73806	Sipson Lane [Imperial Collage Sports Ground], Hillingdon {Saxon Building}	A Saxon Structure Was Located At Imperial Collage Sports Ground During An Evaluation By Wessex Archaeology In 1999.	Early Medieval/Dark Age
MLO22674	Harmondsworth Laane [Home Farm], Harmondsworth, Hillingdon {Anglo-Saxon Feature}	An Unidentified Cut Feature Of Anglo-Saxon Date Was Located At Home Farm During An Evaluation In 1988 By Museum Of London Archaeology Service.	Early Medieval/Dark Age
MLO76465	Sipson Road, Harlington, Hillingdon {Medieval Activity}	A Small Amount Of Evidence For Medieval Activity Near Sipson Road, Harlington Was Located During An Evaluation By Wessex Archaeology In 2005.	Medieval

HER Number	Name	Summary	Period
MLO68635	Sipson Rd Sipson		Medieval
MLO84987	The King William Iv Public House	Record Created From Imported Listed Buildings On-Line Dataset 11-Jan-2006; See Linked Designation Record For Full Details	Medieval To Modern
MLO73506	Harmondsworth Lane [Home Farm], Hillingdon {Post Medieval Field System}	A Post Medieval Field System Was Identified At Home Farm, Hillingdon During An Evaluation By Museum Of London Archaeology Service In 1998.	Post Medieval
MLO76933	Sipson Road [International Business Training Centre], Sipson, Hillingdon {Post Medieval Features}	Post Medieval Features Were Located At Sipson Road, Hillingdon During An Evaluation By Wessex Archaeology In 2001-2, The Features Mainly Consisted Of Postholes And Ditches.	Post Medieval
MLO63843	Sipson Lane [Wall Garden Farm], Harlington, Hillingdon, UB7 {Post Medieval Pits And Well}	A Number Of Post Medieval, Probable Rubbish Pits And A Well Were Located At Wall Garden Farm, Sipson Lane, During An Evaluation By Museum Of London Archaeology Service In 1995.	Post Medieval
MLO85043	Lanz Farmhouse	Record Created From Imported Listed Buildings On-Line Dataset 11-Jan-2006; See Linked Designation Record For Full Details	Post Medieval
MLO85042	Sipson Road/Wykeham Close, Sipson, Hillingdon {Site Of An 18th Century House}	Site Of An 18th Century House Which Was In A Prominent Position On A Corner Plot.	Post Medieval To Modern

GAZETTEER OF ARCHAEOLOGICAL EVENTS

The following gazetteer represents all events recorded by the GLHER within the 1km study area.

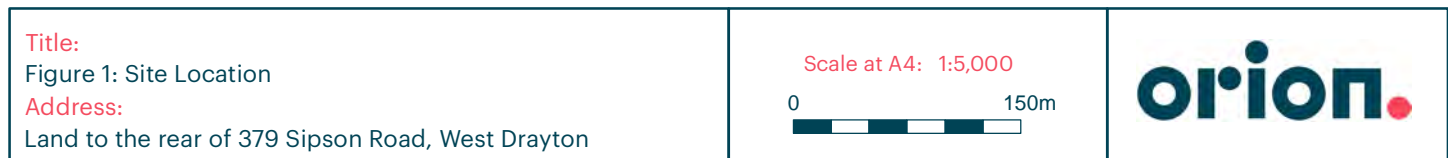
Abbreviations:**GLHER:**

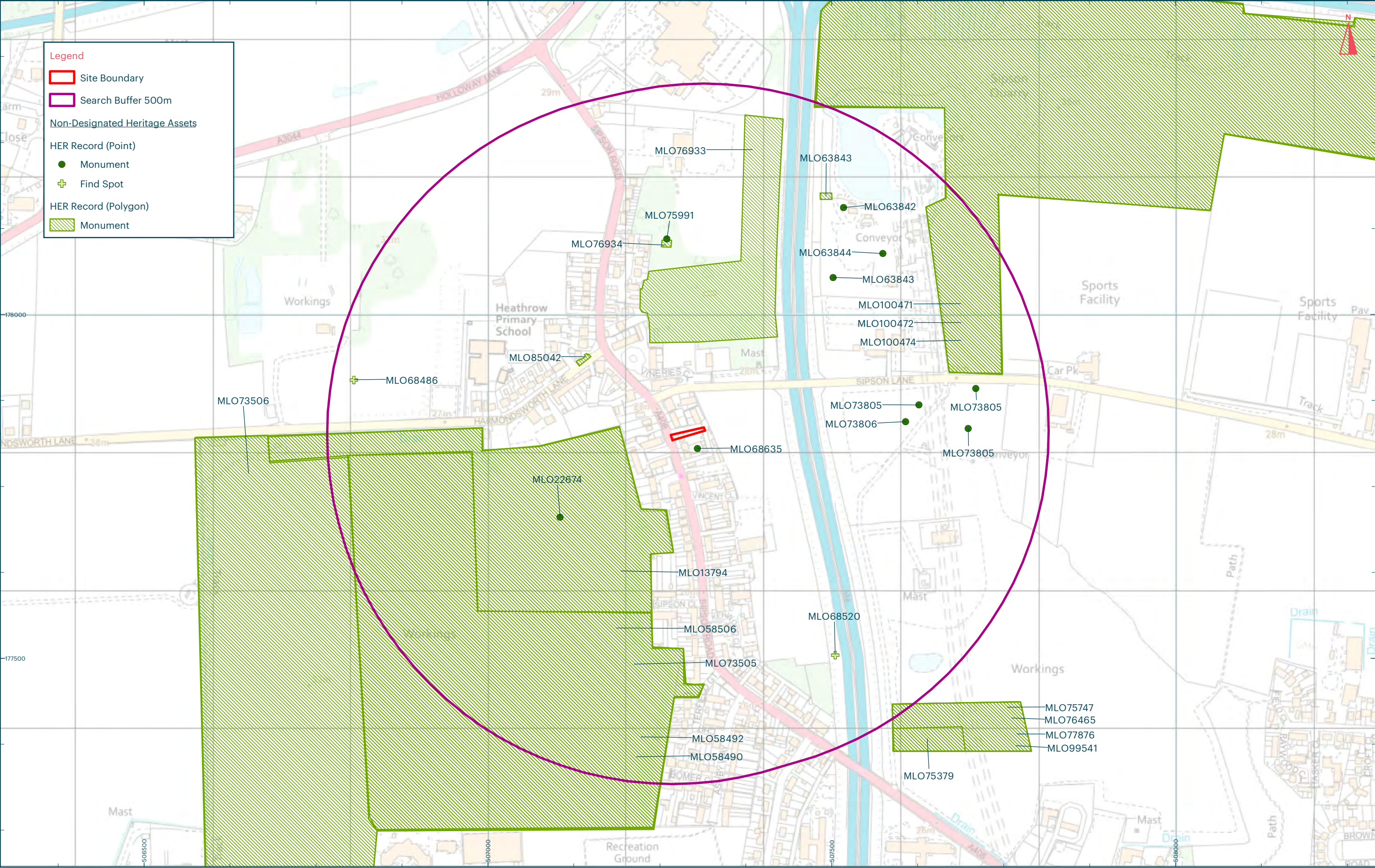
Greater London Historic Environment Record

Event Number:

Greater London Historic Environment Record event identification reference number

Event Reference	Name
ELO4596	Sipson Lane, [Imperial College Sports Ground], Hillingdon, UB3: Evaluation
ELO4881	Sipson Lane, [Wall Garden Farm], Harlington, Hillingdon, UB7: Evaluation
ELO5520	Sipson Lane [Wall Garden Farm], Harlington, Hillingdon, UB7: Evaluation
ELO501	Sipson Road, [International Business Training Centre], Sipson, Hillingdon: Evaluation
ELO8963	Sipson Lane, [Wall Garden Farm] Harlington, Hillingdon: Watching Brief
ELO8959	Sipson Road, Harlington, Hillingdon: Evaluation
ELO13270	Sipson Lane [Heathrow Garden Centre], Sipson, Hillingdon: Heritage Statement
ELO11450	Harmondsworth Lane [Home Farm], London, UB7: Excavation
ELO15578	Sipson Road [Land at Chambers Business Park], West Drayton: Archaeological Desk Based Assessment
ELO13914	Sipson Road [Sipson Farm], Sipson, Hillingdon: Excavation
ELO3640	Harmondsworth Lane [Home Farm], Harmondsworth, Hillingdon: Evaluation
ELO3639	Harmondsworth Lane [Home Farm], Harmondsworth, Hillingdon: Evaluation
ELO4505	Sipson Lane [Sipson Farm], West Drayton, Hillingdon: Evaluation
ELO3641	Harmondsworth Lane, [Home Farm], Harmondsworth, Hillingdon: Evaluation
ELO9549	Sipson Lane, [Wall Garden Farm], Harlington, Hillingdon, UB7: Evaluation
ELO8965	Sipson Lane [Wall Garden Farm], Harlington, Hillingdon: Excavation
ELO11093	Nettleton Road [Custom House], Hounslow: Evaluation
ELO17518	Harmondsworth Lane [Lanz Farm] Sipson West Drayton UB7 0JQ: Heritage Statement and Historic Building Recording





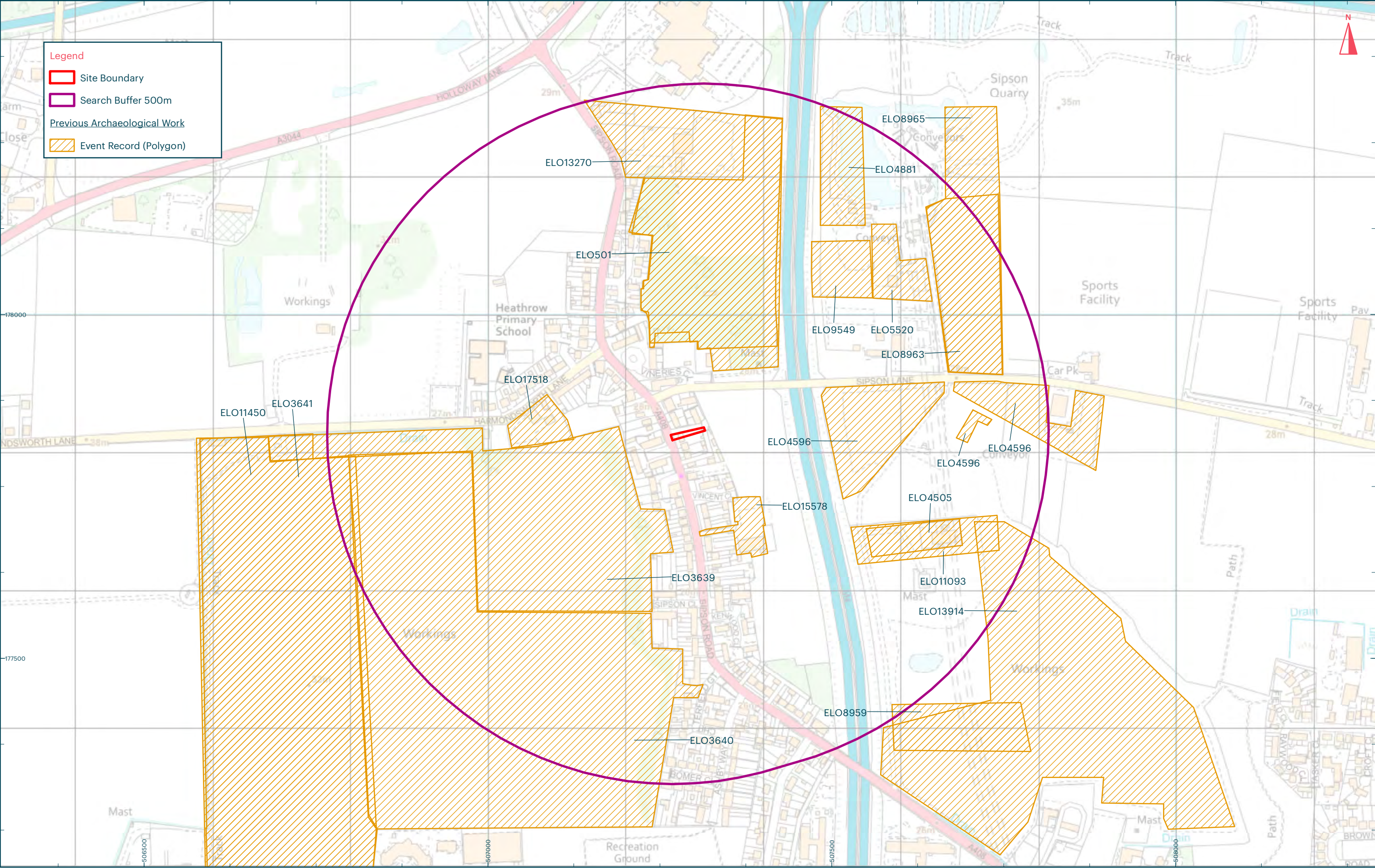
Title:
Figure 2: HER Monuments Data

Address:
Land to the rear of 379 Sipson Road, West Drayton

Scale at A3: 1:5,000

0 150m





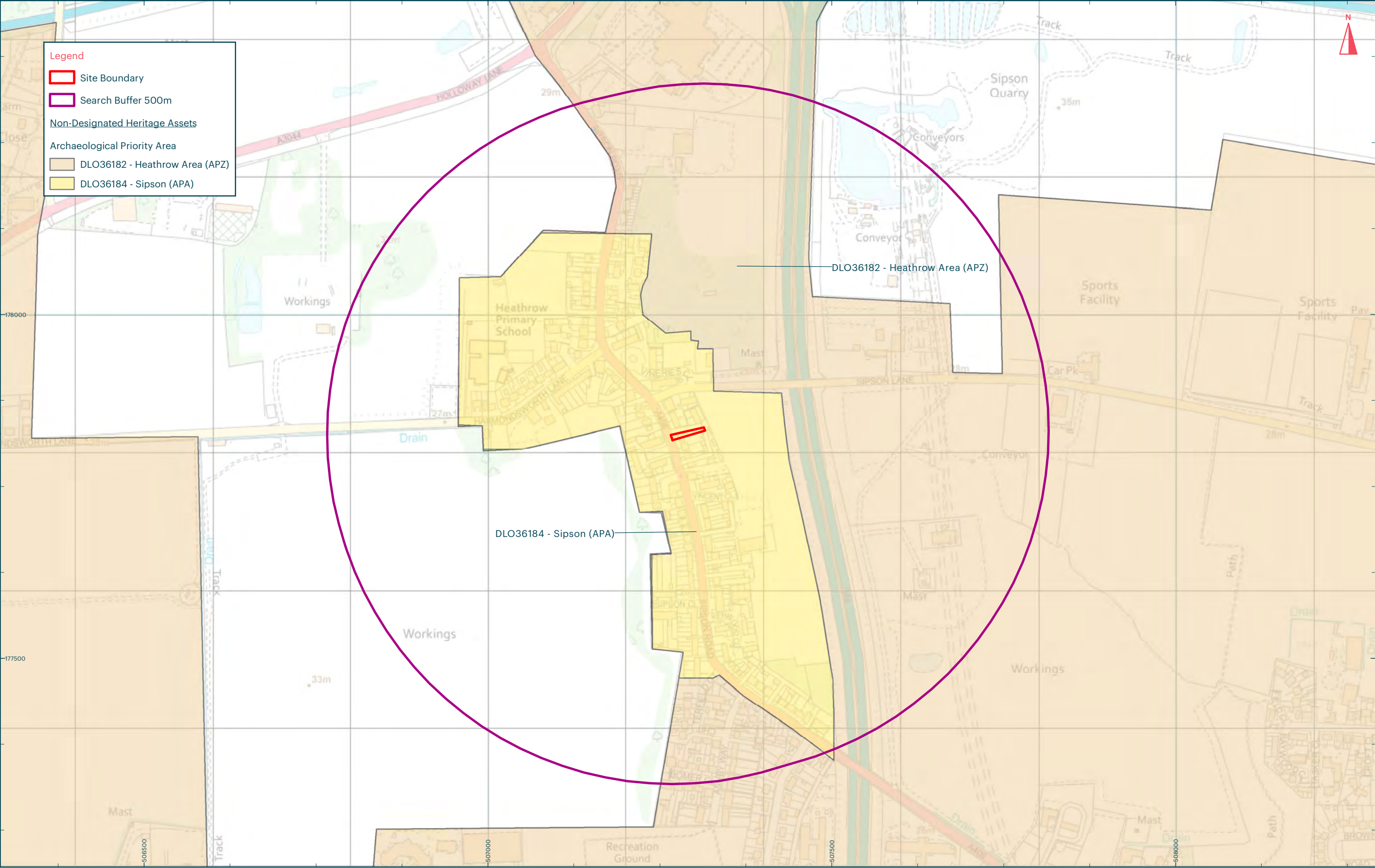
Title:
Figure 3: HER Events Data

Address:
Land to the rear of 379 Sipson Road, West Drayton

Scale at A3: 1:5,000

0 150m





Title:
Figure 4: Archaeological Priority Areas

Address:
Land to the rear of 379 Sipson Road, West Drayton


Scale at A3: 1:5,000

0 150m





Legend

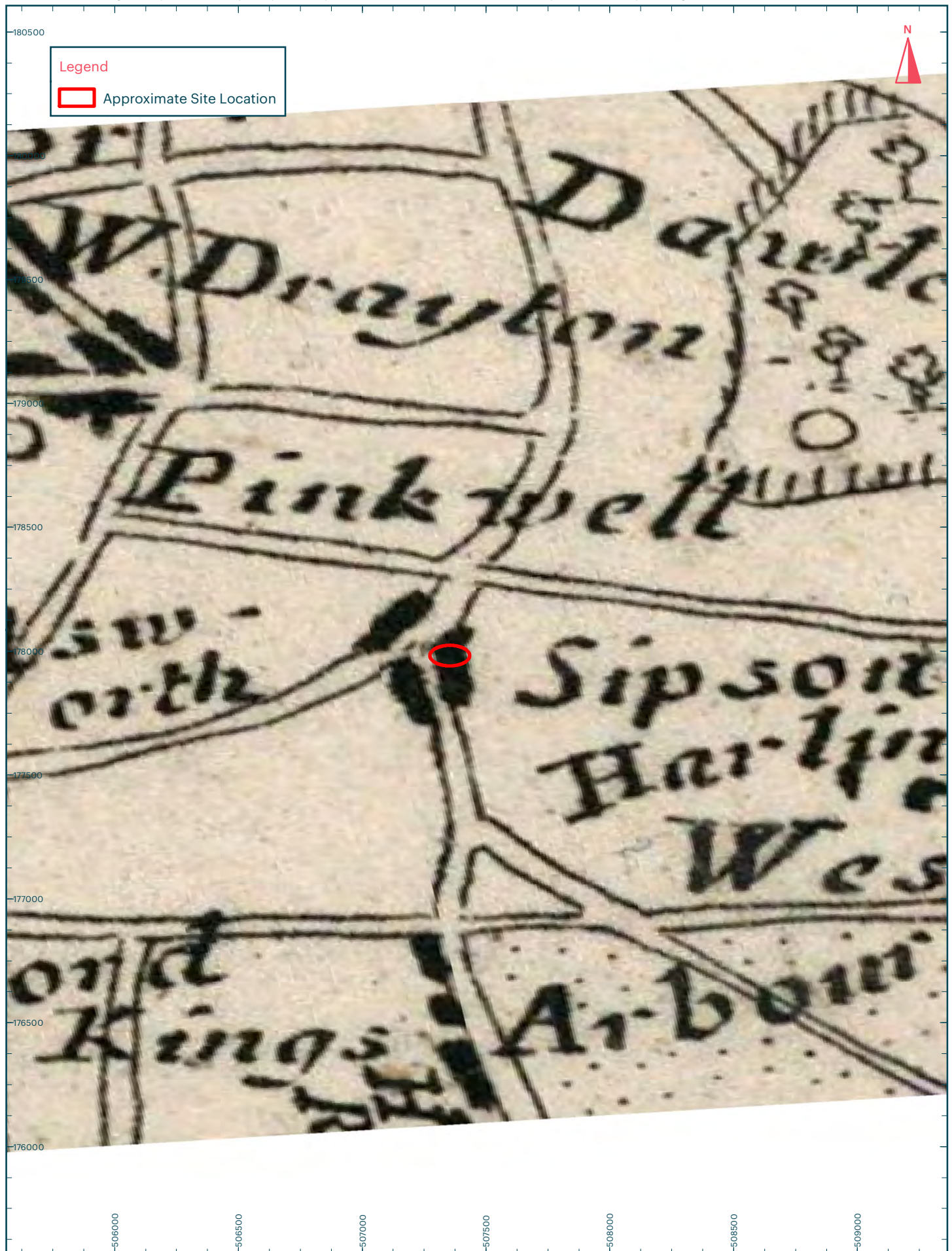
 Approximate Site Location



Title:
Figure 5: 1665 Blaeu Map
Address:
Land to the rear of 379 Sipson Road, West Drayton

Not to Scale:
Illustrative Only





Title:
Figure 6: 1779 Zatta Map

Address:
Land to the rear of 379 Sipson Road, West Drayton

Scale at A4: 1:20,000

0 500m

orion.

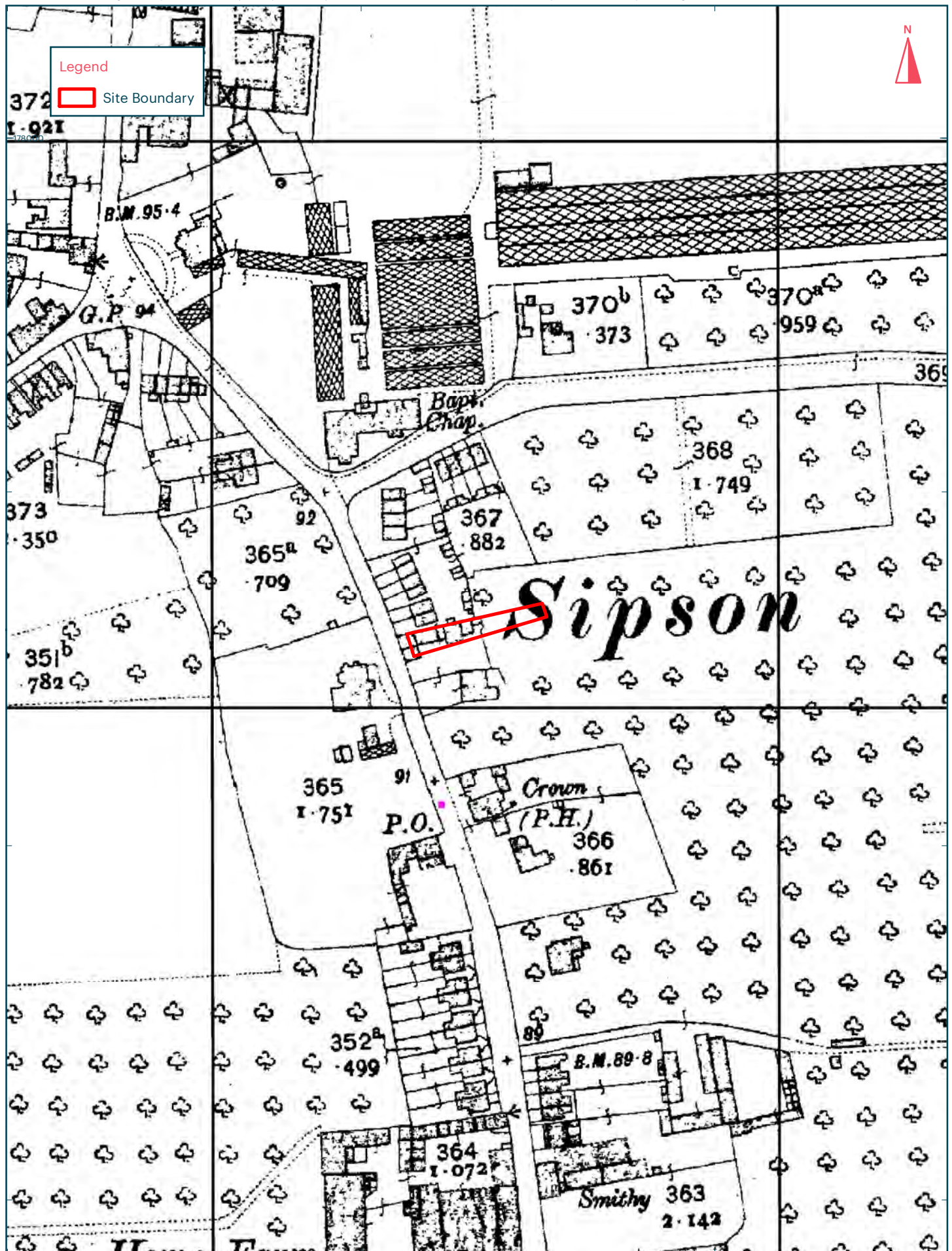


Title:
Figure 7: 1811 Ordnance Survey Drawing (OSD 153)
Address:
Land to the rear of 379 Sipson Road, West Drayton

Scale at A4: 1:8,000
0 250m

orion.



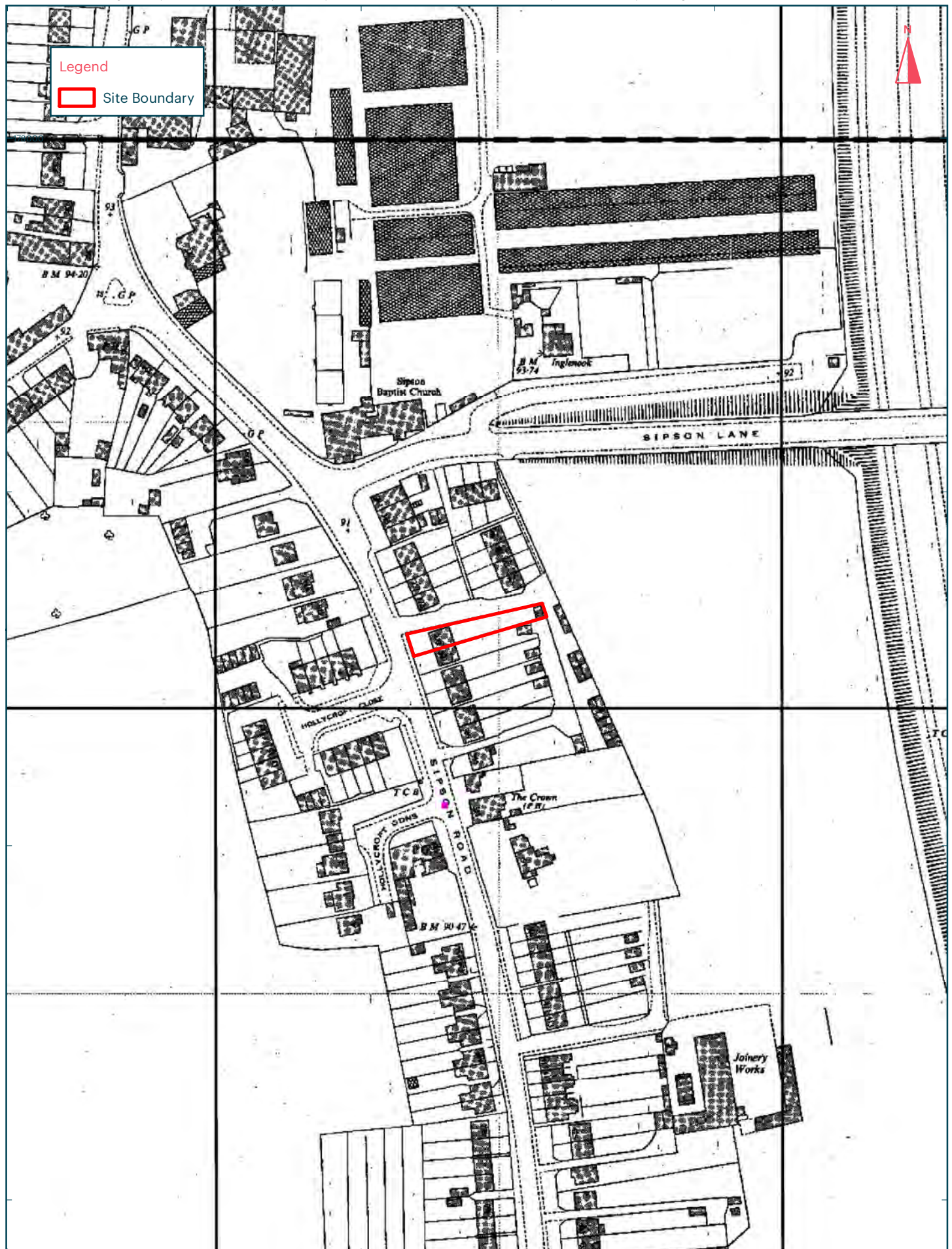


Title:
Figure 9: 1914 1:2,500 Ordnance Survey Map
Address:
Land to the rear of 379 Sipson Road, West Drayton

Scale at A4: 1:1,750

0 50m

orion.

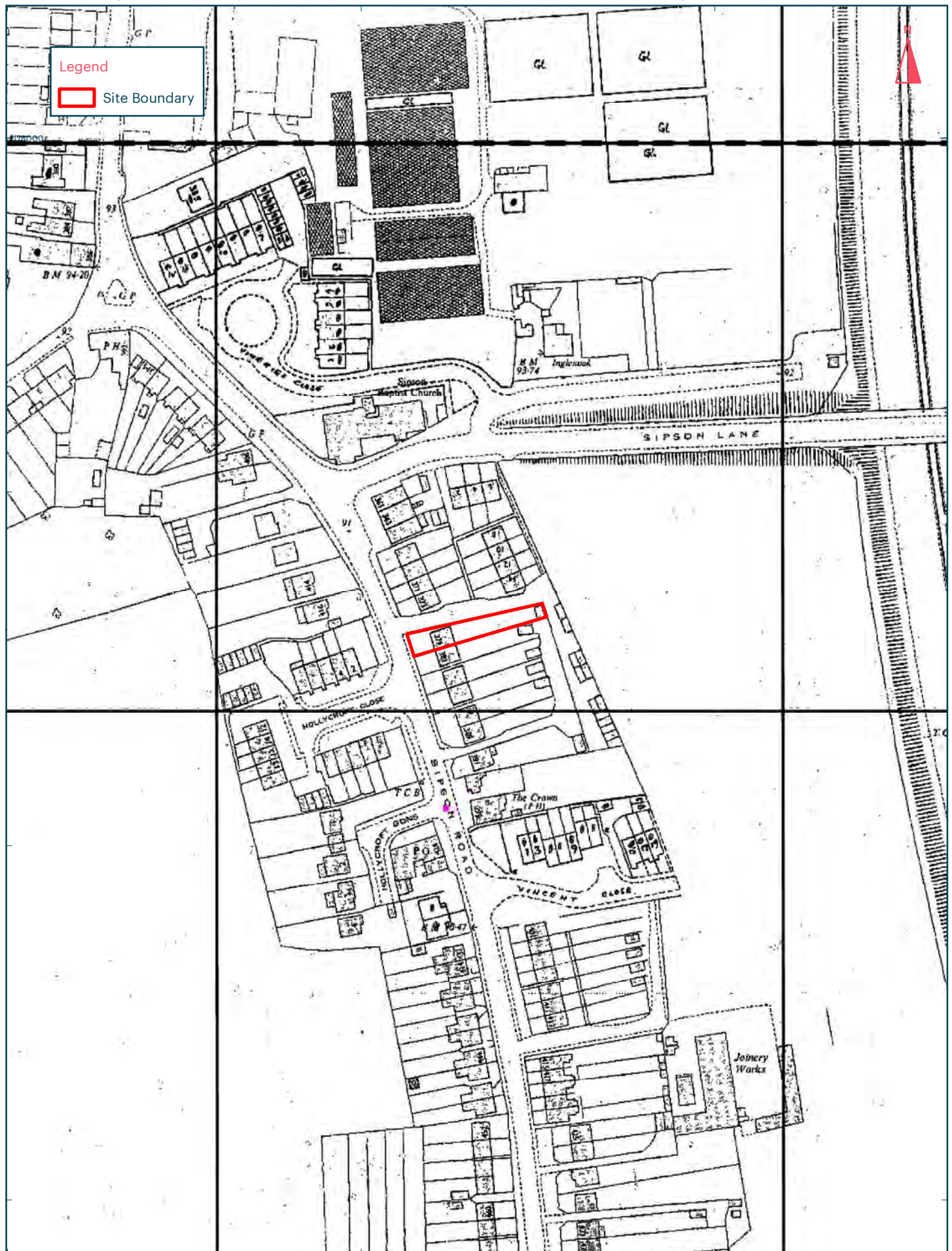


Title:
Figure 10: 1966 1:2,500 Ordnance Survey Map
Address:
Land to the rear of 379 Sipson Road, West Drayton

Scale at A4: 1:1,750

0 50m

orion.

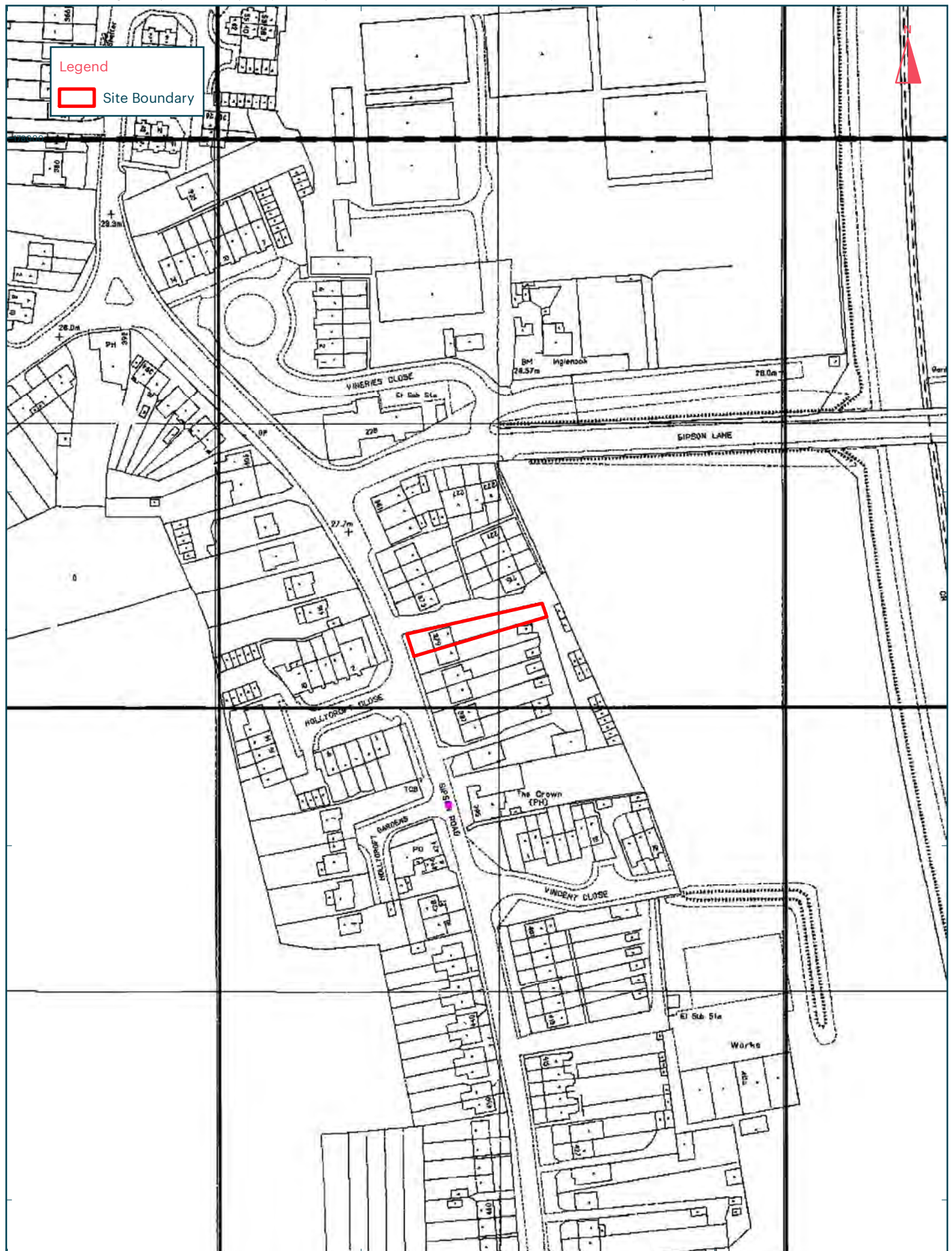


Title:
Figure 11: 1974 1:2,500 Ordnance Survey Map
Address:
Land to the rear of 379 Sipson Road, West Drayton

Scale at A4: 1:1,750

0 50m

orion.

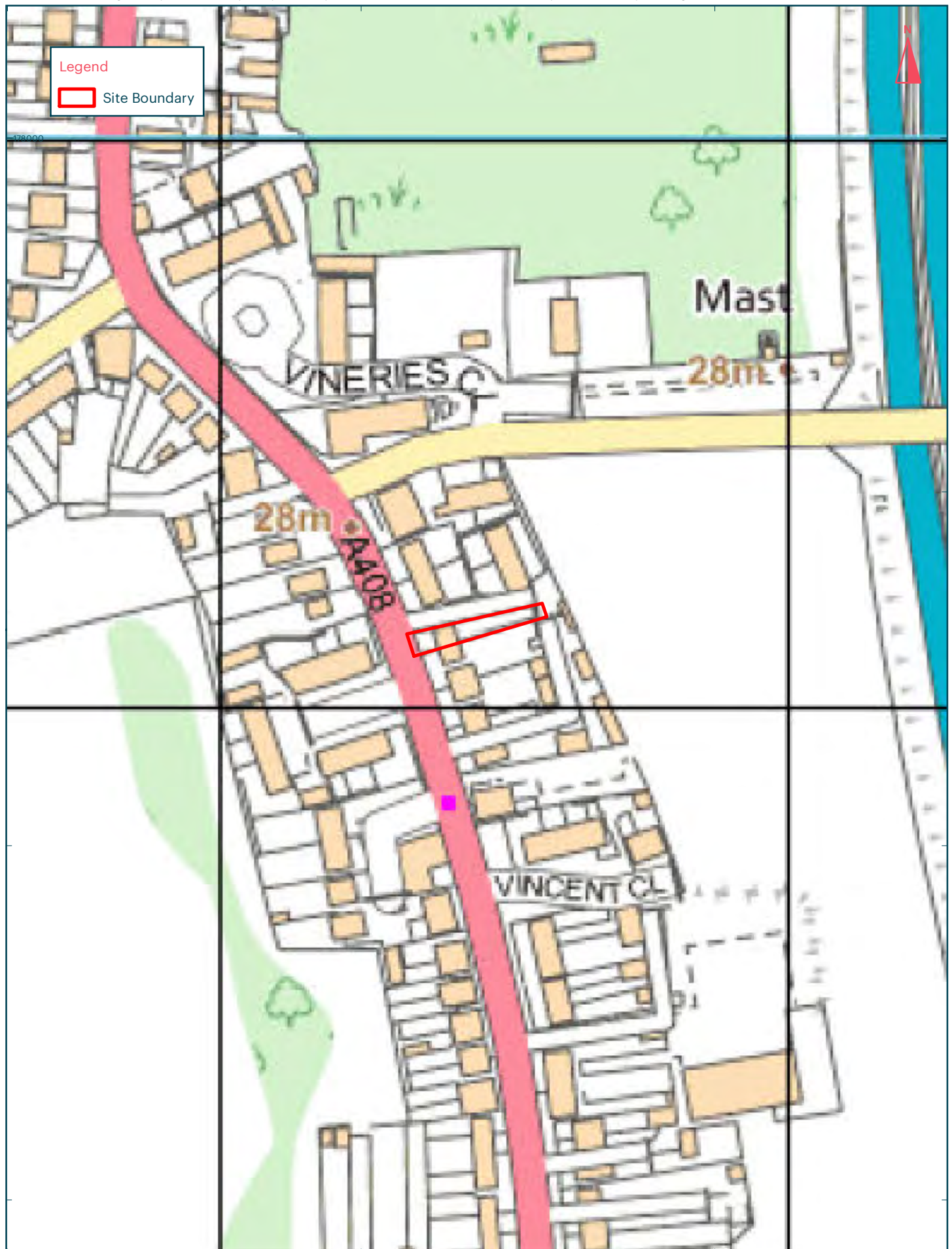


Title:
Figure 12: 1992 1:2,500 Ordnance Survey Map
Address:
Land to the rear of 379 Sipson Road, West Drayton

Scale at A4: 1:1,750

0 50m

orion.



Title:
Figure 13: 2021 1:10,000 Ordnance Survey Map
Address:
Land to the rear of 379 Sipson Road, West Drayton

Scale at A4: 1:1,750

0 50m

orion.