



YIEWSLEY LIBRARY SITE
FALLING LANE, YIEWSLEY, HILLINGDON
HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

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Executive Summary

1. The Environment Partnership (TEP) Ltd were commissioned to undertake a historic environment desk-based assessment to support a new planning application for an affordable housing and library scheme at two sites in Yiewsley, London Borough of Hillingdon. A previous planning application for a similar scheme at the same sites was withdrawn in 2022.
2. There are no heritage assets recorded within the proposed development site. Within the 500m Study Area there are two Grade II listed buildings, an Archaeological Priority Zone, and 18 non-designated heritage assets, including five locally listed buildings.
3. The proposed development site is located at the intersection of two historic roads which formed the focus of the historic settlement core of Yiewsley and which remains discernible in the survival of this intersection in the present town plan. The proposed development site was located at the edge of an area of medieval common land until enclosure in the early 19th century. Modern Yiewsley developed in the late 19th century, with major growth in the post-war period.
4. The archaeological potential of the proposed development Site is low due to the likely truncation and removal of earlier deposits and features by the modern development of the proposed development Site. No further archaeological works are recommended in accordance with consultation with the Greater London Archaeology Advisory Service (GLAAS) in July 2023.
5. The proposed development is assessed to have a low significance of effect on the setting of the adjacent locally listed public house. It is recommended that the design of the new development should complement the existing street scene.

1.0 Introduction

- 1.1 This report provides a description of the historic environment baseline conditions for the Yiewsley Housing and Library Scheme. It has been commissioned by Hunters on behalf of the London Borough of Hillingdon (Hillingdon Council).
- 1.2 Hillingdon Council proposes a planning application for a residential development to provide affordable housing with a public library and community space.
- 1.3 An earlier desk-based assessment was previously undertaken in 2019 (TEP, 2019) in support of a planning application for a similar scheme (reference 76795/APP/2021/3704) which was withdrawn on 1st August 2022.
- 1.4 The desk-based assessment has been undertaken in accordance with the Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (ClfA, 2020).

Site Location

- 1.5 The Yiewsley Housing and Library Scheme application will be located at two sites, the present library site at Falling Lane and the former pool site on Otterfield Road.
- 1.6 The library site is located at the junction of Falling Lane and High Street, Yiewsley, UB7 7BE, centred at approximately National Grid Reference TQ 06003 80716 and covers an area of 0.24ha. This is referred to throughout this report as 'the Site' or 'the proposed development site'.
- 1.7 The former pool site is located behind housing on Otterfield Road, Yiewsley, UB7 8PE and is subject to a separate desk-based assessment (TEP, 2023).
- 1.8 The local planning authority is Hillingdon Council. The historic environment record relevant to this Site is held by the Greater London Historic Environment Team at Historic England.

Proposed Development

- 1.9 Hillingdon Council proposes a planning application for the "Erection of 2 new buildings to provide a total of 95 affordable residential units and a public library with community space with associated car park and landscaping".
- 1.10 The proposals for this Site are for a residential building which covers the majority of the Site, varying in height to a maximum of five storeys. The ground floor will include undercroft residents parking. Car access will be from Falling Lane. Supporting drawings are located in Appendix C of this document.

Aims and Objectives

- 1.11 The aim of this assessment is to provide:
 - a description of the baseline historic environment conditions within the development site,
 - a description of the archaeological potential of the development site, and

- an assessment of the significance of the known and potential heritage assets, considering the contribution made by setting to that significance.

1.12 This report also provides an assessment of the likely effects of the proposed development on the known and potential heritage assets.

1.13 This report includes conclusions and recommendations. The recommendations consider strategies to avoid, reduce or mitigate effects on heritage assets that could arise from alteration or destruction of the heritage assets, or development within their setting.

2.0 Policy context and guidance

Statutory Legislation

2.1 The statutory legislation most relevant to this report comprises:

- **Ancient Monuments and Archaeological Areas Act, 1979:** It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.
- **Planning (Listed Buildings and Conservation Areas) Act, 1990:** In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

National Planning Policy

2.2 The National Planning Policy Framework (NPPF, 2021) has three overarching objectives to achieve its aim of sustainable development. This includes an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment (Chapter 2, paragraph 8).

2.3 Chapter 16 of the NPPF (2021) then goes on to describe provisions specifically relating to conserving and enhancing the historic environment.

2.4 Paragraph 194 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that *“the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*. In addition, *“Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”*.

2.5 The glossary to the NPPF describes significance in relation to heritage policy as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”*.

2.6 The setting of a heritage asset 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 the asset, may affect the ability to appreciate that significance or may be neutral”*.

Local Planning Policy

London Local Plan

2.7 The London Local Plan (2021) is a Strategic Development Strategy (SDS) covering the overall strategic plan for London, and includes *Chapter 7 Heritage and Culture*, with seven associated policies regarding the protection and enhancement of London's heritage.

2.8 Policy *HC1: Heritage conservation and growth* is relevant to this report as it requires boroughs to ensure that development proposals which affect heritage assets, and their settings, conserve the significance of those affected assets and seek to avoid or minimise harm (parts C and D).

London Borough of Hillingdon Local Plan

2.9 The Local Plan, Part 1 (2012) includes a Strategic Objective (SO1) regarding Hillingdon's heritage which states that the council will conserve and enhance the borough's heritage and their settings. Policy *HE1: Heritage* then further explains how this will be achieved.

2.10 The Part 2 (2020) contains the Development Management Policies, which seek to ensure that new development contributes positively to the local environment. Policy *DMHB1: Heritage Assets* outlines the criteria that new development should meet to be supported by the council. Relevant to this report are further policies for Listed Buildings (DMHB2), Locally Listed Buildings (DMHB3), Conservation Areas (DMHB4) and Archaeological Priority Areas (DMHB7).

Guidance

2.11 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:

- Chartered Institute for Archaeologists (ClfA) Code of Conduct and Standard and Guidance documents,
- National Planning Practice Guidance (2019),
- IEEMA, IHBC & ClfA, Principles of Cultural Heritage Impact Assessment in the UK (2021),
- Historic England, Making Changes to Heritage Assets: Historic England Advice Note 2 (2016),
- Historic England, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017), and
- Historic England, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment (2008).

2.12 Conservation Principles (HE, 2008) sets out Historic England's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:

- **Evidential value:** the potential of a place to yield evidence about past human activity.

- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.13 Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), The Setting of Heritage Assets (HE, 2017) recommends a staged approach to assessing effects on setting comprising the following steps:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

3.0 Method

Areas of Search

3.1 Data was gathered for all designated heritage assets within 500m of the development site boundary. This allowed for the identification of the heritage assets where the development could affect the contribution of the heritage asset's setting to its significance. This study area is proportionate to the scale of the development and was informed by a preliminary appraisal of baseline data.

3.2 Data has also been gathered for all non-designated heritage assets within the development site boundary and a 500m buffer from the site boundary. The area of search has been designed to be fully inclusive of the development site boundary to ensure that assets adjacent to the development site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the development site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the development site.

Data Sources

3.3 The following sources were consulted:

- The National Heritage List for England, for current data on designated heritage assets maintained by Historic England
- The Historic England Archive, online historical photos, drawings, and reports
- The Greater London Historic Environment Record (HER) maintained by Historic England's Greater London Archaeology Advisory Service.
- Ordnance survey historic mapping provided by GroundSure (Appendix B)
- Hillingdon Archives
- Archaeological Data Service for grey literature
- Research Framework for London Archaeology
- Colne Valley Park Historic Landscape Characterisation Project
- Aerial photographs and satellite images
- LiDAR data provided by ScalGo
- British Geological Survey (BGS) online mapping

3.4 The Historic Environment Record was consulted on 10th July 2023.

Site Visit

3.5 The development site was visited on 10th July 2023. A pro-forma record sheet was completed that recorded the following data:

- Date of survey
- Surveyor(s)
- Weather conditions
- Site description
- Known heritage assets (noting presence or absence and condition)
- Archaeological potential
- Health and safety

3.6 A vantage point survey was also undertaken to determine those assets where the development could affect the contribution made by setting to the asset's heritage significance. The survey was undertaken in accordance with the guidance in *The Setting of Heritage Assets* (HE, 2017). The survey considered:

- The nature of the physical surroundings in which the heritage assets are experienced (including visual and functional relationships with other heritage assets, formal design, openness, integrity and change over time);
- The way the assets are appreciated, experienced and understood (including views, visual prominence, associative attributes and intentional intervisibility with other assets); and
- The location, form and appearance of the development.

Assessing Heritage Significance

3.7 The significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic).

3.8 For designated assets (World Heritage Sites, Scheduled Monuments, some Listed Buildings and Registered Parks and Gardens, and Registered Battlefields), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II* and II) according to relative significance.

3.9 The relative significance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means that they are treated as if they are designated assets.

3.10 The methodology within this section has been developed with reference to the following guidance documents:

- Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*.
- IEMA, IHBC & Clfa (2021) *Cultural Heritage Impact Assessment in the UK*.
- Design Manual for Roads and Bridges (2020) *LA 104 - Environmental assessment and monitoring*.

Table 1 Criteria for determining heritage significance

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Scheduled Monuments, Grade II* listed buildings, Grade II* Registered Parks and Gardens, Registered Battlefield.
Moderate	Regionally important resources: Grade II listed buildings, Conservation Areas, non-designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values.
Low	Locally important resources: Locally Listed Buildings, non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible	Assets with very low or no evidential, historical, aesthetic and/or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

Assessing the effects of the proposed development

3.11 The effects of the proposed development have been determined by comparing the significance of the known heritage assets (or potential for heritage assets with archaeological interest) against the magnitude of likely effect. The significance of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting.

3.12 In policy terms (NPPF 2021 paragraphs 200-202), harm to the significance of a heritage asset can be substantial or less than substantial. Planning practice guidance identifies that substantial harm is a high test. This is normally associated with total loss of a heritage asset's significance. Major adverse effects on heritage assets of moderate or high heritage significance are equivalent to substantial harm.

3.13 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects. The conclusions in this report identify the overall significant effects of the proposed development on heritage assets in accordance with the following scale:

- **None:** no discernible change to any heritage asset, of any significance

- **Minor:** minor adverse changes to the significance of a heritage asset of moderate or high heritage significance, or significant adverse changes or total loss of significance to a heritage asset of low or negligible heritage significance
- **Moderate:** moderate adverse changes to the significance of a heritage asset of low or moderate heritage significance.

Magnitude of Change

3.14 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the heritage asset against the predicted magnitude of effect. This includes the assessment of effects on the setting of heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.

3.15 The descriptions of magnitude of effect, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Table 2 Magnitude of Effect

Magnitude	Definition
High	Total loss or substantial harm to key elements, or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be partially changed.
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition, or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/ None	No loss or harm to heritage significance. Change barely distinguishable.

Significance of Effect

3.16 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the heritage assets affected.

Table 3 Significance of Effect

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
High	Major	Major or Moderate	Moderate	Low	Negligible
Moderate	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/None	Negligible or None	None	None	None	None

3.17 Heritage policy makes a distinction between substantial and less than substantial harm (NPPF, paragraphs 200-202). For the purpose of this assessment, major adverse effects are equivalent to substantial harm. Moderate and low effects are equivalent to less than substantial harm. Effects that are negligible are less than substantial and are also not significant.

3.18 The nature of an effect can be classified as adverse, negligible (or neutral) or beneficial:

- **Adverse:** negative or disadvantageous effects to a heritage asset
- **Negligible or Neutral:** imperceptible or no effects to a heritage asset
- **Beneficial:** positive or advantageous effects to a heritage asset.

Limitations of this Assessment

3.19 Monument data from the HER consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.

3.20 Due to these limitations, it is possible that previously unrecorded heritage assets with archaeological interest could survive within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey, cannot always clarify.

4.0 Baseline Conditions

Introduction

4.1 Drawings provided in support of the description of baseline conditions comprise:

- **Drawing G10042.002:** The location of known heritage assets
- **Drawing G10042.003:** Historic landscape characterisation

4.2 Time periods referenced in the text are as follows:

- Prehistoric
 - Palaeolithic: 500,000 -10,000 BC
 - Mesolithic: 10,000 – 4,000 BC
 - Neolithic: 4,000 – 2,500 BC
 - Bronze Age: 2,500 - 800 BC
 - Iron Age: 800 BC – AD 43
- Roman: 43 – 410
- Early Medieval: 410 - 1066
- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1901
- Modern: 1901 - present

4.3 Abbreviations used are as follows:

- LB - Listed Building
- APZ - Archaeological Priority Zone
- NDHA - Non-designated heritage asset

4.4 Bracketed number (e.g., NDHA1) reference the unique identifying number allocated to heritage assets in the Gazetteer and shown on Drawing G10042.002 (Appendix A).

Background and Context

Site Geology and Topography

4.5 The solid geology is recorded by the BGS as London Clay, a sedimentary bedrock formed during the Palaeogene period (between 56 and 47.8 million years ago). The bedrock is overlain by superficial deposits of Lynch Hill Gravels at the Otterfield Road site which were formed between 362 and 126 thousand years ago, and at the Falling Lane site the bedrock is overlain by Langley Silts (also known as 'Brickearth') which were formed between 116 and 11.8 thousand years ago, both during the Quaternary period.

4.6 The closest available borehole from Falling Lane to the north of the proposed development site (Reference: Yiewsley Bypass 1) recorded topsoil to a depth of 0.25m, which overlay clay to a depth of 1.6m below ground level. This overlays clayey sand to the bottom of the 2m depth hole.

4.7 Both the Falling Lane and Otterfield Road sites are level at an elevation of approximately 30m above Ordnance Datum (aOD).

Archaeological and Historical Background

Palaeolithic

4.8 During the Palaeolithic, the British Isles were subject to several Ice Ages. During the intervening warmer periods groups of hunter-gatherers would have travelled across the country making the most of any resources.

4.9 Stone tools, especially flint, are usually the only evidence which survives from this period. Archaeological evidence is rare for these periods because of subsequent glaciations, the temporary nature of settlements resulting in ephemeral impacts on the landscape, and the use of natural materials which rarely survive in the archaeological record.

4.10 There is evidence of increasing exploitation of the Thames Valley and its tributaries during the later parts of this period. The geology of the gravel terraces in the wider Hillingdon borough have produced numerous Palaeolithic flint artefacts, especially in the Yiewsley and West Drayton area (MoLAS, 2000: 34). It is suggested that human occupation was contemporary with the formation of the gravel terraces (*ibid.*).

4.11 Environmental evidence from a site just to the north of Three Ways Wharf, Uxbridge (Grant *et. al.*, 2014), approximately 4km to the north of the proposed development site, shows that the vegetation in the area at the end of the Palaeolithic was open heath and moorland, with scrub and low trees, and areas of wetlands as channels of the river shifted (*op.cit.*: 146).

4.12 The Palaeolithic and Mesolithic evidence from the gravels present in the Colne Valley is the reasoning for the designation of this area as an Archaeological Priority Zone (**APZ1**). The proposed development site is not within the APZ but is adjacent to the east of the boundary and is located on similar superficial deposits.

4.13 Within the Study Area, two palaeolithic handaxes and a flint flake (**NDHA1**) were discovered in Yiewsley, 520m to the south-east of the proposed development site.

Mesolithic

4.14 The end of the last Ice Age, in approximately 10,000 BC, meant that communities could recolonise Britain. The sea levels rose with the melting of the glaciers, separating Britain from the continent. The climate was warmer and wetter, leading to the growth of forests, composed of oak, lime and elm, marshes and fens (Beckley, 2007: 119).

4.15 The communities which lived here were still following a hunter-gatherer lifestyle, moving around the landscape as the seasons changed to utilise the wider resources which were now available. The improving climate allowed for extensive woodland cover to grow. Settlements were temporary and/or seasonal.

4.16 Environmental evidence shows that there was peat development during the early part of the period (Grant *et. al.*, 2014: 147). This area appears to have been a floodplain at this time, with scrub woodland and rough marshy grasslands (*ibid.*). This was replaced in the late Mesolithic with sedge-reed swamp conditions, with fluctuating water levels (*op.cit.*: 149). Evidence of burning supports the understanding that Mesolithic peoples used fire to expand natural openings and encourage edible plants and new growth to tempt game to specific locations (*ibid.*).

4.17 Further evidence of this period was recorded at Three Ways Wharf: five lithic and faunal scatters were recorded *in situ*, which dated from sporadic use from the end of the Palaeolithic period into the early Mesolithic period (Lewis with Rackham, 2011; Grant *et.al.*, 2014). Further flint scatters have been recorded under peat layers to the south of Three Ways Wharf (Butler, 2014: 78).

4.18 Within the Study Area, a flint blade (**NDHA3**) was recovered from a site 330m to the west of the proposed development site and burnt flints (**NDHA2**) were recorded at a site 350m to the north-west of the proposed development site.

Neolithic

4.19 During the Neolithic period, nomadic hunter-gathering gave way to more settled forms of living and agriculture. Domesticated plants and animals were introduced, pottery began to be used, and the first more permanent settlements appeared. Flint and stone were still used for tool making. There is also increased evidence for communal funerary and ritual monuments from this period. Environmental evidence for this period suggests that there was a mixed grassland with lime and oak woodlands, and localised wetlands (Beckley, 2007: 120).

4.20 Neolithic finds are a rare occurrence in most of the area of Greater London, except in the west London gravels (MoLAS, 2000: 65). Within the Colne Valley there is evidence for increased activity during the Neolithic and Early Bronze Age (Butler, 2014: 78). Neolithic pottery finds were recorded from a site at Stockley Park (MoLAS, 2000: 78), approximately 2km to the east of the proposed development site.

4.21

4.22 There is no evidence of this period recorded within the Study Area.

Bronze Age

4.23 Copper and bronze weapons and tools began to be produced during this period, and there is also evidence for changing societal values, such as a change to individual burials, in contrast to earlier practices of communal burial sites. There is evidence for more intensive use of the land and increased population during the earlier parts of this period. However, during the late Bronze Age, a down-turn in climatic conditions resulted in the abandonment of many early Bronze Age settlements and agricultural systems on upland areas (Turney *et. al.*, 2016). Environmental evidence from the Colne Valley indicates more open grassland than the preceding period (Beckley, 2007: 121).

4.24 In the Colne Valley area, there is evidence for settlements and field systems (Beckley, 2007: 19), with a semi-permanent settlement pattern emerging, where sites which were commonly used through the Mesolithic and Neolithic continued to be visited (*op.cit.*: 120).

4.25 There is no evidence of this period recorded within the Study Area.

Iron Age

4.26 The introduction and use of iron weapons and tools is what gives this period its name. A key characteristic of this period is the expansion of defensive hillforts. The deterioration in the climate continued during the early Iron Age, which is likely to have driven populations from the uplands to the better draining and fertile lowlands, and this competition over resources is likely to have been a factor in the development of hillforts (Turney *et. al.*, 2016).

4.27

4.28 During the Iron Age, the London region was at the boundaries of a number of different political groupings (MoLAS, 200: 102). The sparsity of Iron Age occupation evidence in the Colne Valley has led to the suggestion that the rivers were used as a tribal boundary, and that the marshy conditions were best used as grazing rather than settlement or other types of farming (Beckley, 2007: 121). Trading with continental Europe had begun in earlier periods, but the focus of European contact shifted from the south coast to the Thames Estuary and Essex in the later Iron Age (MoLAS, 2000: 112).

4.29 A hoard of over 300 'potins', a type of early coin, were discovered in Hillingdon during enabling works for HS2 in 2020 (HS2, 2023). These potins are based on coins which were struck in Marseille, France (*ibid.*). The reason for the burying of the hoard is unknown, with suggestions that it may have been marking a boundary, savings in times of crisis or as an offering to a deity (*ibid.*)

4.30 The general settlement pattern would have been small, dispersed farmsteads with associated field-systems and trackways, with occasional large hillforts (MoLAS, 2000: 112).

4.31 There is no evidence of this period recorded within the Study Area.

Roman

4.32 In Britain, the Roman period begins with the invasion under Emperor Claudius in AD 43 and ends with the withdrawal of the Roman administration in AD 410. In reality, Roman influences through trade began during the later Iron Age and there was a trend towards Roman culture before the invasion in the south of Britain.

4.33 It is likely that London was chosen as the Roman focus for an urban centre because there was no strong tribal presence in the area during the preceding period (MoLAS, 2000: 113).

4.34 There is a sparsity of evidence for Roman occupation in the Colne Valley area (Beckley, 2007: 122). A possible Roman causeway has been recorded in the centre of Uxbridge (Butler, 2014: 79).

4.35 There is no evidence of this period recorded within the Study Area.

Early Medieval

4.36 The early medieval period is commonly given to begin in the time following the withdrawal of Roman troops from Britain, up until the time of the Norman Conquest in 1066.

4.37 Yiewsley and its surrounds formed part of the manor of Colham which was first mentioned in an Anglo-Saxon charter of 831. Colham was part of the independent kingdom of Middlesex which was first recorded as a province within Mercia by a Charter from King Offa.

4.38 There is more evidence of the period from West Drayton, which is known to have been granted to St Paul's Cathedral by King Athelstan in 939 (Beckley, 2007: 122).

4.39 There is no evidence of this period recorded within the Study Area.

Medieval

4.40 The Norman Conquest in 1066 resulted in political, economic and social changes: the replacement of the landowning elite resulted in feudalism, where land was granted by the monarch to the lords in return for military or labour service, and ordinary people were obliged to live and work on land owned by the lord, providing the lord with labour and a portion of the produce in return for military protection. This system began to change into the 14th century, but the Black Death accelerated these changes due to the resultant labour shortage and greater availability of land (Stamper, 2009: 328). The Dissolution of the Monasteries between 1536 and 1540, marks the end of this period.

4.41 The hamlet of Yiewsley does not appear in the Domesday Book in which the nearest settlements are recorded at Colham and West Drayton. Yiewsley was first recorded in 1235 as 'Wiuesleg' derived from the Old English for 'the woodland clearing of a man named Wife' (Mills, 2011). The incorporation of Saxon personal names in the place names in the area, including Colham and Hillingdon, could suggest areas of early medieval settlement (Bolton *et. al.*, 1971).

4.42 Yiewsley, Uxbridge, Hillingdon and Cowley all formed part of Colham Manor which was described in 1461 as having 20 acres within the Hillingdon parish. Approximately 480m to the south of the proposed development site, the settlement of Colham (**NDHA4**) was in existence by AD 1086 and is recorded as a village in a document dated to 1316, though it was in decline by the end of the 14th century, as the community at Uxbridge prospered to the north. A hamlet is also recorded at Ealing Lane (**NDHA5**), approximately 60m to the west of the proposed development site. The extents of these settlements are unknown. Another small hamlet at West Drayton, to the south of the study area, also had medieval origins and developed into the post medieval period.

4.43 During the medieval period, villages were usually set within an 'open field' system with commons. An open field system is composed of unenclosed cultivation strips arranged within a number of 'great fields', usually two or three, which were used in rotation so that the unused portion could recoup nutrients through pasturing. It is likely that these open fields were enclosed in the late medieval or early post medieval period (Beckley, 2007: 124). The Yiewsley Moor was a common stretching along the bank of the Colne to the north-east of the settlement of Yiewsley (Bolton *et. al.*, 1971), located to the west of the proposed development site.

4.44 The major influence of the development of the Colne Valley during this period was the proximity to London and the Royal Court at Windsor (Beckley, 2007: 123), approximately 10km to the south-west of the proposed development site. There was a significant increase in settlement, both establishment of new settlements and expansion of existing centres, and industry along the valley during the 11th to 14th centuries (*ibid.*).

4.45 The Colne Valley had been the focus of much medieval industry, with small workshops and flour mills centring their trades on the market at Uxbridge. In the 14th century some of the corn mills were converted into paper mills which would convert rags into paper.

Post Medieval

4.46 The post medieval period is generally recognised to begin with the Dissolution of the monasteries by King Henry VIII and was a period of significant change, including political, religious, economic and societal reformations and revolutions. The Dissolution of the monasteries saw the removal of key medieval institutions and the redistribution of a significant portion of the land in England (Stamper, 2009: 328). The Industrial and Agricultural Revolutions from the mid-17th and 18th centuries caused Britain to be once again subject to an economic and social transformation (Clark & Conlin Casella, 2009: 369).

4.47 The Grand Union Canal, originally called the Grand Junction Canal, was constructed at the end of the 18th century (Bolton *et. al.*, 1971). The Act of Parliament which authorised the construction of the canal was passed in 1793 (London Canal Museum, n.d.). It was named the Grand Union Canal following the amalgamation of several independent waterways which connected London with Birmingham and Leicester (London Canal Museum, n.d.).

4.48 The Uxbridge branch of the Great Western Railway was opened in 1856 and followed the route of the Grand Union Canal which passed around the western perimeter of the village, to the west of the proposed development site, and was constructed between 1793-1805. Otter Dock, a branch of the main canal was cut in the 1870s to serve the Yiewsley brickworks, passing adjacent to two gravel extraction sites located at the east of the settlement. In 1896 900 acres of land was separated from the Hillingdon East parish to form the civil parish of Yiewsley.

4.49 The George and Dragon Public House building (**NDHA8**), which is located adjacent to the south-east of the proposed development site, has been extant since at least the 19th century, appearing on first edition Ordnance Survey (OS) mapping of 1866. It is likely that this was a residential building during this period, as it is first labelled as a public house on the mid-20th century OS mapping.

4.50 The proposed development site is shown on historic mapping to be located within an area of enclosed fields from the late 18th century, which underwent reorganisation likely in the early 19th century (Hillingdon Enclosure Plan E 1820).

Modern

4.51 Despite the economic, cultural and societal changes experienced in the post medieval period, the 20th and 21st centuries have had arguably a greater impact on the landscape with the creation and expansion of the road networks, especially motorways, expanding settlements and creation of the power networks.

4.52 The expansion of the motorways and Heathrow airport have resulted in major archaeological excavations in the surrounding Colne Valley.

4.53 Yiewsley became an urban district in 1911 and was combined with West Drayton in 1929 to form the Yiewsley and West Drayton U.D. (Bolton *et. al.*, 1971). The Town Hall, located approximately 200m to the south of the proposed development site, was built for the new Urban District Council in 1930 (**NDHA15**). The London Borough of Hillingdon was formed in 1965 (*ibid.*).

4.54 The early to mid-20th century saw the expansion of Yiewsley and nearby settlements including West Drayton. New residential areas were developed away from the historic core of the settlement, towards the east and south, redeveloping the former gravel pit and Otter Dock area. By the 1930s development had enveloped the agricultural land to the east of the proposed development site and the area was re-purposed as the Yiewsley Recreation Ground which included a Lido, tennis court, sports ground, and a bowling green which was located immediately adjacent to the east and south-east of the proposed development site. The eastern part of the proposed development site remained undeveloped and served as a northern storage compound to the park, later serving as a car park with equipment sheds. Between 1914 and the early 1930s, the late 19th century Methodist Chapel (**NDHA6**) was converted for use as a library.

4.55 The Colham Wharf building, located approximately 500m to the south of the proposed development site, was taken over by Johnson's Wax Polish in the early 20th century (**NDHA14**). This building was demolished and replaced by Harrier House, but the foundation stone for the wharf was incorporated into the new development (**NDHA9**). Harrier House has been replaced in the 21st century with a new commercial and residential building but the foundation stone has been retained in the wall adjacent to the bridge.

4.56 Several high explosive bombs are recorded as falling in Yiewsley between October 1940 and June 1941 (Bomb Sight). A pillbox was recorded by the Defence of Britain project on Trout Road (**NDHA17**), located approximately 260m to the south of the proposed development site.

4.57 Development within the historic core of Yiewsley comprised the subdivision of former properties and replacement of historic buildings resulting in the loss of much of the historic character of the area. In the post-war period development in Yiewsley was characterised by industrial growth around the area of the canal and railway with several new factories and various works being visible on historic mapping in the 1950s and onwards. Recent developments in the vicinity of the proposed development site include superstores and car forecourt, and offices which provide a negative contribution to the historic townscape of the area.

Previous Archaeological Events

4.58 A number of archaeological events have been recorded within the study area and include archaeological observation, trial trenching and building surveys. These have yielded some scattered prehistoric finds and historic river channel deposits, but very little archaeological evidence has been uncovered. The presence of post-medieval and modern disturbance has been noted in several events, this disturbance perhaps accounting for the lack of archaeological evidence thus far revealed.

4.59 A trial trench evaluation which was carried out at 111-117 High Street revealed no archaeological features due to disturbance by 19th century and modern building activity (Stafford, 2000).

4.60 A trial trench evaluation at a site on Trout Road to the west of the proposed development site (Pole, 2008) revealed a series of post medieval brick walls and floors which related to buildings recorded on the 1896 Ordnance Survey map. (NDHA12).

4.61 Further archaeological watching briefs (Martin, 2010; Hogg, 2011) at sites on Trout Road have revealed little archaeological features in this area.

Historic Map Regression

4.62 The historic mapping shows this area was generally agricultural in nature with the focus of industry along the canal and railway, until the early 20th century, with major expansion of residential areas during the post-war period.

Table 4 Historic Map Regression

Map	Description
Middlesex, John Speed, 1610	This county map depicts larger villages, towns and estates, with natural features such as larger rivers and hilly areas. Yiewsley is indicated on this map as 'Wewrseley' and contains a small church.

Map	Description
Middlesex, John Rocque, 1754	<p>This county map depicts more detail than earlier maps, including individual buildings, road names, and some field boundaries.</p> <p>There are buildings with associated gardens and orchards shown along an unnamed road from West Drayton to Uxbridge. At the junction of this road with 'Fieling Lane' (now Falling Lane), three buildings are shown with associated gardens. The surrounding area is shown as fields, with some areas of 'heath'.</p>
Hillingdon Enclosure, Plan E, 1820	<p>This map shows that the settlement of Yiewsley consists of several groups of buildings, located along the Drayton to Uxbridge Road and along roads which cross the Grand Junction Canal. There is a group focussed at 'Phillpotts Bridge', where Yiewsley Grange (LB1) and Barn (LB2) are still extant.</p> <p>A small group of buildings is in the north-eastern corner of the cross-roads formed by Falling Lane and High Street. The surrounding area comprises generally larger fields with straight boundaries, though there is evidence of smaller parcels with irregular boundaries.</p> <p>Within the proposed development site is shown two adjacent buildings fronting Falling Lane within a small parcel, and another building is shown fronting High Street.</p>
Ordnance Survey County Series, 1:2,500, 1866	<p>New houses are shown along the Uxbridge-West Drayton road, including developments labelled as 'Warwick Cottages', 'Alpha Place' and 'Hope Villas', and the building which later becomes the George and Dragon pub (NDHA8). Each residence is set back from the road within its own long plot/garden.</p> <p>The listed buildings (LB1 and LB2) are at a location labelled as 'Philpot's Farm', north of the proposed development site. On the north side of Felling Lane, opposite the Site is 'Rabb's Farm'. A 'Guide Post' is labelled at the corner of the cross roads of 'Felling Lane'.</p> <p>There are two buildings shown within the proposed development site which appear to have different outlines to that shown on the earlier Enclosure map.</p>
Ordnance Survey County Series, 1:10,560, 1868	<p>The landscape to the east of the canal comprises large open fields, with Brick Fields and 3 gravel pits connected via a waterway to the canal at West Drayton. The Great Western Railway follows the Grand Union Canal east-west before splitting at West Drayton Station. Numerous orchards are shown in West Drayton.</p>

Map	Description
Ordnance Survey County Series, 1:10,560, 1881	No change to the Site or surrounding area.
Ordnance Survey County Series, 1:10,560, 1894-1897	<p>The gravel pits and brick fields which had been previously depicted are no longer shown or labelled. The waterway which connected the gravel pits with the canal is labelled 'Otter Dock'. To the west of the Site, a new canal has been constructed (Slough Branch). A large number of new buildings have been constructed along the Uxbridge-West Drayton road, including the St Matthew's church school and vicarage. The Methodist Chapel (NDHA6) is now depicted. To the north and north-east of Rabb's Farm large areas of orchards or woodland is now depicted.</p> <p>The proposed development site has been split into three parcels of land and the road is now labelled as Falling Lane.</p>
Ordnance Survey County Series, 1:2,500, 1895-1896	Within the proposed development site the building previously shown fronting the High Street has been removed and replaced with a new, smaller building.
Ordnance Survey County Series, 1:10,560, 1898-1900	Further development of housing around the railway and along the Uxbridge-West Drayton road, now labelled as 'High Street'.
Ordnance Survey County Series, 1:2,500, 1899	No changes to the Site or surrounding area.
Ordnance Survey County Series, 1:10,560, 1913	The Otter Dock has been reduced to a small off-shoot from the canal, and new roads with housing under construction are now shown to the east of the High Street, including along a newly created Otterfield Road. St Matthews Church (NDHA7) is shown as its current footprint.
Ordnance Survey County Series, 1:2,500, 1914	No changes to the Site or surrounding area.
Ordnance Survey County Series, 1:10,560, 1932	Minor changes to the Site and surrounding area.

Map	Description
Ordnance Survey County Series, 1:2,500, 1934-1935	<p>The Town Hall (NDHA15) is shown in its current form, and other civic buildings and amenities are shown, including a cinema just north of the St Matthew's Church.</p> <p>The proposed development site is now located at the corner of an area labelled as 'Recreation Ground', which includes a Bowling Green, Tennis Grounds, Tennis Courts, Swimming Baths and Sports Ground. The two buildings are still in situ.</p>
Ordnance Survey County Series, 1:10,560, 1935	<p>New housing areas are shown to the north-east and east of the Study Area.</p>
Ordnance Survey County Series, 1:10,560, 1960-1965	<p>Further housing developments are under construction to the north and north-east of the proposed development site. The former Methodist Chapel (NDHA6) is now labelled as the 'Library'.</p>
Ordnance Survey National Grid, 1:1,250, 1964-1965	<p>Rabb's Farm is labelled as Fire Station. The building on the plot of the later George and Dragon (NDHA8) has been altered into the Public House.</p> <p>The building fronting Falling Lane is now labelled as 'Lavs' and small sheds are shown in the east of the proposed development site alongside a Car Park for the Recreation Ground.</p>
Ordnance Survey National Grid, 1:1,250, 1968-1973	<p>Rabb's Farm has been demolished and replaced by a Garage and residential buildings. Rabbsfarm Primary School has been built to the north of Falling Lane.</p>
Ordnance Survey County Series, 1:10,560, 1970	<p>No change to the Site and surrounding area.</p>
Ordnance Survey National Grid, 1:10,000, 1973-1975	<p>The Library is now shown in the proposed development site, the previous building on the site having been replaced.</p>
Ordnance Survey National Grid, 1:10,000, 1987-1990	<p>No change to the Site and minor changes in the surrounding area.</p>
Ordnance Survey National Grid, 1:10,000, 2001	<p>No change to the Site and minor changes in the surrounding area.</p>

Map	Description
Ordnance Survey Land Line, 1:1,250, 2003	No change to the Site and minor changes in the surrounding area.
Ordnance Survey National Grid, 1:10,000, 2010	No change to the Site and minor changes in the surrounding area.
Ordnance Survey National Grid, 1:10,000, 2023	No change to the Site and minor changes in the surrounding area.

Historic Landscape Character

4.63 The proposed development site is located adjacent to the east of the Colne Valley Park Historic Landscape Characterisation Project (Beckley, 2007).

4.64 The Hillingdon Historic Landscape Characterisation (HLC) indicates that the Site forms part of a large area of inter-war suburbs. This is characterised by the early use of development plans influenced by the 'garden suburb' movement as well as development along improved transport links such as the Great West Railway. This type of landscape consists of medium density residential suburbs with pockets of late 19th century Victorian and Post War terraces, such as those found along Otterfield Road to the west of the Site. These areas are also interspersed by publicly accessible greenspaces including parks such as Yiewsley Recreation Ground to the east of the Site.

Site Visit

4.65 The Site was visited on 10th July 2023. The plot is located on the eastern corner of a crossroads between Falling Lane which bounds the site to the north, High Street, which bounds the Site to the west, and Trout Road. Yiewsley Recreation Ground bounds the east and south of the Site.

4.66 The Site comprises the library building which fronts High Street, with a car park to the rear, which is accessed from Falling Lane. The car park is tarmacked, and bounded with a mixture of hedges, fences and brick walls, with some mature trees (Figure 4).

4.67 Yiewsley Library, a two-storey building dating to the 1970s, and measuring c30m x 9m, occupies the western extent of the Site and presents a long elevation to High Street (Figure 1), forming a visual barrier to the Site from the west and is a prominent part of the visual environment at the road intersection. The building comprises a steel / concrete structure clad with red brick at second floor and features large windows at ground level and smaller simple two-light windows at first floor. The entrance is located at the north-western corner of the building close to the road junction. A winged horse motif is installed on the wall above the entrance (Figure 2). The other buildings surrounding the crossroads and also contributing to the visual environment at that location are primarily modern, showing little architectural merit or providing visual interest.

4.68 On the north side of Falling Lane, opposite to the Site, is a car show room and carpark with a multi-storied residential block beyond. Modern semi-detached residential dwellings, partly screened by hedging, line the northern side of the road as it leads eastward.

4.69 To the south of the Site is the George and Dragon Public House (**NDHA8**) (Figure 6 see section 6.0). To the west of the Site, on the western side of High Street are modern office blocks, car parking, and a supermarket.

4.70 The archaeological potential of the Site could not be determined due to the extant building and hard standing across the Site. The current conditions suggests that there is likely truncation of the below ground remains.



Figure 1 View of the current library building, looking east from the High Street/Falling Lane junction.



Figure 2 View of entrance to the library.



Figure 3 View of the rear of the library building.



Figure 4 View of the car park at the rear of the library.

5.0 Known Heritage Assets within the Area of Search

Designated heritage assets within area of search

5.1 There are two designated heritage assets within the area of search. These are two Grade II listed buildings which are of moderate (regional) heritage significance.

- **LB1** - Yiewsley Grange (List Entry Number: 1180724).
- **LB2** - Barn at Philpotts Yard (List Entry Number: 1080176).

Non-designated Heritage Assets within area of search

5.2 There are 19 non-designated heritage assets within the area of search, including one Archaeological Priority Zone, and five locally listed buildings.

5.3 The Archaeological Priority Zone is designated for the significance of the remains dating from the prehistoric periods which survive within the geological gravel deposits and is of moderate (regional) heritage significance.

- **APZ1** - Colne Valley APZ

5.4 There are three heritage assets recorded in the prehistoric period. These are all findspots of negligible heritage significance.

- **NDHA1** - Findspot of Palaeolithic handaxes and flakes in Yiewsley.
- **NDHA2** - Findspot of Prehistoric burnt flints and bone at Cowley Retail Park.
- **NDHA3** - Findspot of Mesolithic flint blade at Former Honeywell factory.

5.5 There are two heritage assets recorded from the medieval period. These are of low (local) heritage significance.

- **NDHA4** - Site of settlement of Colham, approximate location, unknown extent.
- **NDHA5** - Site of hamlet at Ealing Lane, approximate location, unknown extent.

5.6 There are nine heritage assets recorded from the post medieval period. These are of low (local) heritage significance, unless otherwise stated.

- **NDHA6** - Former Methodist Chapel, Locally Listed Building.
- **NDHA7** - Church of St Matthew, Locally Listed Building.
- **NDHA8** - The George and Dragon Public House, Locally Listed Building.
- **NDHA9** - Foundation stone for Colham Wharf outside Harrier House, Locally Listed Building.
- **NDHA10** - Trout Road Bridge.
- **NDHA11** - Colham Bridge.
- **NDHA12** - Post Medieval walls, Trout Road.
- **NDHA13** - Water Channel, Great Mills Site.
- **NDHA14** - Site of wharf and warehouse, Bentinck Road, of negligible heritage significance.

5.7 There are four heritage assets recorded from the modern period, which are of low (local) heritage significance, unless otherwise stated.

- **NDHA15** - Town Hall, 106 High Street, Locally Listed Building
- **NDHA16** - War Memorial at St Matthews Church
- **NDHA17** - Site of Pillbox, Trout Road, West Drayton, of negligible heritage significance.
- **NDHA18** - Salvation Army Yiewsley War Memorial, of negligible heritage significance.

5.8 Much of the character of the historic core of Yiewsley has been lost to 20th century development, and the Grade II Listed buildings (**LB1** and **LB2**), represent the only designated historic buildings in the area. The pre-19th century post-medieval period is sparsely represented in the built environment. The George and Dragon (**NDHA8**), formerly a domestic residence, is shown from historic mapping to have been extant since the mid-late 19th century and features such as horned sashes, unless added later, support a construction date of mid-19th century onwards. Other examples of 19th century architecture such as the Methodist Chapel (**NDHA6**), and Church of St Matthew (**NDHA7**), date to the later years of that century and comprise isolated heritage assets whose historic setting has been eroded by unsympathetic modern development.

Archaeological Potential

5.9 It is assessed that there is a low potential for unknown heritage assets with archaeological interest to survive from the prehistoric periods within the proposed development site. Whilst the Colne Valley APZ (**APZ1**) is located less than 50m to the west of the proposed development site, the proposed development site is unlikely to impact on any undisturbed deposits dating to this period, due to their depth, the limited impact of the proposed development and truncation by previous 19th century and modern developments. If any unknown prehistoric assets survive within the proposed development site these are likely to be findspots of prehistoric flint artefacts which would be of low (local) heritage significance.

5.10 It is assessed that there is a negligible potential for unknown heritage assets with archaeological interest to survive from the Roman and early medieval periods within the proposed development site. There are no heritage assets from these periods recorded within the area of study, with limited evidence to the north in Uxbridge and south at West Drayton. If any unknown Roman or early medieval assets survive within the proposed development site these are likely to be related to the agricultural utilisation of the land and be of low (local) heritage significance.

5.11 It is assessed that there is a low potential for unknown heritage assets with archaeological interest to survive from the medieval period within the proposed development site. The medieval evidence from the study area is related to small hamlets and no evidence of the medieval occupation of these areas has been identified in any previous archaeological works in the area. It is likely that post medieval and modern development has removed any features related to these hamlets. If any unknown medieval assets survive within the proposed development site these are likely to be related to the agricultural utilisation of the land and be of low (local) heritage significance.

5.12 It is assessed that there is a low potential for unknown heritage assets with archaeological interest to survive from the post medieval period within the proposed development site. If any unknown remains do survive following the likely truncation of the Site, these would likely be features related to the house and gardens which were formerly on this Site, which would be of low (local) heritage significance.

6.0 Discussion and Conclusions

Summary of baseline conditions

6.1 There are no heritage assets recorded within the proposed development site. Within the 500m Study Area there are two Grade II listed buildings, an Archaeological Priority Zone, and 18 non-designated heritage assets, including five locally listed buildings.

6.2 The proposed development site is located at the intersection of two historic roads which formed the focus of the historic settlement core of Yiewsley and which remains discernible in the survival of this intersection in the present town plan. The proposed development site was located at the edge of an area of medieval common land until enclosure in the early 19th century. The western extent of the Site, now occupied by the library, was partitioned from the land to the east and had a house with gardens / grounds. The eastern extent of the Site remained undeveloped until the 1930s when the former common land was repurposed as the recreation grounds and the present Site boundary established by the construction of a bowling green. The Site served as an approach to the recreation grounds, with various sheds erected and removed during the 20th century, and the area was surfaced for use as car parking. The present library was constructed in the 1970s, replacing the earlier building and associated garden.

6.3 The potential for archaeological remains within the proposed development site is low and any such remains are likely to be of low (local) heritage significance. Yiewsley Library is located on the site of a former post-medieval building which is visible on historic mapping, but it is likely that the construction of the modern building has truncated any earlier remains. The Site has a low potential for remains of agricultural features or soil horizons; any such features are likely to be of low (local) heritage significance. The impact which past activity, such as tarmacaking and erecting and demolition of sheds, has had upon any underlying archaeological remains is unclear.

Identification of Impacted Heritage Assets

6.4 In accordance with step 1 of The Setting of Heritage Assets (HE, 2017), *identify which heritage assets and their settings are affected*, this assessment considers that the proposed development site may have an impact upon the following heritage assets:

- **NDHA7** - Church of St Matthew, Locally Listed Building
- **NDHA8** - The George and Dragon Public House, Locally Listed Building

6.5 Following the site visit, it has been assessed that there may be an impact on the settings of these locally listed buildings.

6.6 No direct impacts are expected upon any known heritage asset due to the distance between the proposed development site and the recorded assets.

6.7 There are no indirect impacts expected upon any designated heritage asset as there is no intervisibility between the proposed development and the listed buildings due to the intervening built form, topography and vegetation.

Assessment of Heritage Significance

6.8 This section aims to outline the understanding of the form, materials and history of the affected heritage assets, in order to understand its significance, as required in paragraph 189 of the NPPF (HE, 2019).

6.9 This section also follows the Setting of Heritage Assets (HE, 2017) step 2: *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.*

Church of St Matthew

6.10 The local listing details state that the Church was built in 1898 to designs by Sir Charles Nicholson. An earlier chapel, which was designed by Sir Gilbert Scott in 1859, was incorporated into this new Church by forming the North aisle. The design includes muted polychromatic brick details. The earlier chapel is shown on the earliest OS mapping from 1868 as 'St Matthew's Church (Chapel of Ease)'.



Figure 5 St Matthew's Church

6.11 The Church is part of a group of Victorian buildings in this area of Yiewsley, with school buildings located to the west (rear) of the Church, off St Stephen's Road.

6.12 The building holds some architectural interest and aesthetic heritage value for its design, and has associative historical heritage value as parts were originally designed by the renowned church architect Sir Gilbert Scott. The Church also holds a some communal heritage value for its role in the local community since the turn of the 20th century.

- 6.13 The setting of the Church includes the modern High Street which comprises the locally listed Town Hall on the opposite side of the road, the war memorial within the Church grounds, some post medieval buildings, for example New Parade adjacent to the south of the Church, and many modern buildings. The setting also includes the church school buildings located to the rear of the building.
- 6.14 These historic buildings in the vicinity of the Church contribute positively to its heritage significance.
- 6.15 The proposed development is within the modern High Street setting of the Church and there are some glimpsed views of the proposed development site when looking north-east along the High Street. The Site provides a neutral contribution to the heritage significance of the Church.

George and Dragon Public House

- 6.16 The George and Dragon Public House is a mid-late 19th century two storey building rendered in a neo-Georgian style with shallow hipped roof, sash windows and canted bay windows. A building was first depicted on this site on the 1866 Ordnance Survey mapping with the mid-1960s mapping first showing the building as a public house with its alterations.
- 6.17 The local listing details state that this is one of the few surviving 19th century buildings in the area, is a key landmark and contributes to the local character.
- 6.18 The building therefore holds architectural heritage interest and evidential heritage value for the development of the original building into the public house it is today.



Figure 6 View of George and Dragon Public House, looking east (NDHA8).

- 6.19 The setting of the public house is the High Street upon which it is located. The buildings in the immediate vicinity on the High Street provide a neutral contribution to the heritage significance of the public house. The proposed development is located within the setting of the public house as it is located on the adjacent plot and provides a neutral contribution to the heritage significance as a modern development.

Assessment and Significance of Effects

6.20 This part of the assessment considers the effects of the proposed development on the historic environment, and the significance of those effects. The magnitude of effect is stated in reference to Table 2 in Section 3.0 of this document.

6.21 The significance of effect has been determined by comparing the magnitude of effect against the relative sensitivity of the heritage asset affected, as per

6.22

6.23

6.24 Table 3 of this document.

Development Proposals

6.25 The proposed development includes the demolition of the existing buildings on the Site and the construction of a residential unit providing affordable housing for the community. It is expected that groundworks would include excavations for foundations and services.

6.26 The proposed building is of varying heights, at its maximum along Falling Lane it is five storeys in height, dropping to two storeys next to the George and Dragon public house (**Drawing reference M9534-HUN-A-APL117, Appendix C**).

Direct Effects

6.27 Direct effects of the proposed development may arise from the excavations for the new buildings and associated services. Construction activities are likely to result in direct impacts on archaeology where intrusive ground works interact with known or potential archaeological deposits.

6.28 It has been assessed that there will be no direct impacts upon any known heritage assets due to the distance between the proposed development site and the assets identified in paragraph 6.4. It has also been assessed that the archaeological potential of the proposed development site is low due to modern truncation of the Site. If any heritage assets of archaeological interest do survive within the Site, these assets are likely to be of low or negligible (local) heritage significance.

6.29 The magnitude of effect on the historic environment is therefore assessed as at most low adverse. This results in a negligible significance of effect.

Indirect Effects

6.30 This part of the assessment is in accordance with Step 3: *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it* (HE, 2017).

6.31 The indirect effects of the proposed development are the impacts upon the setting of heritage assets, in other words, how the development impacts upon the way the landscape and the historic assets are experienced.

Church of St Matthew

6.32 The proposed development is within the modern High Street setting of the Church and there are some glimpsed views of the proposed development site when looking north-east along the High Street.

6.33 Due to the distance and limited intervisibility between the Church and the proposed development site, the proposed development will have a negligible effect on the setting of the Church.

George and Dragon Public House

6.34 The proposed development is located within the setting of the public house as it is located on the adjacent plot.

6.35 The current building provides a neutral contribution to the setting of the public house - as a 20th century building it does not contribute to nor detract from the understanding of the earlier 19th century building.

6.36 The proposed building is larger in mass and height than the existing building and will be a dominant structure at its location on the corner of this busy cross roads. However the varying heights and locations of the proposed building breaks up the massing and decreases its impact.

6.37 The proposed development will have a neutral effect on the setting of the public house, as it will be another modern development adjacent to the older building.

6.38 The significance of effect is therefore assessed as none.

Mitigation or Recommendation

6.39 The final step of the assessment is to *explore ways to maximise enhancement and avoid or minimise harm* (HE, 2017).

6.40 The proposed development will be located at a key location within the High Street scene at a busy crossroads, and therefore the design should complement the existing building styles.

6.41 Following consultation with the Greater London Archaeology Advisory Service (GLAAS) in July 2023, it was confirmed that no further archaeological works are likely to be necessary as part of the proposed development.

6.42 The Conservation Consultant at Hillingdon Council had no comments regarding the heritage concerns when consultation was requested in July 2023.

Archive

6.43 This report will be archived with the Greater London HER and/or OASIS within 6 months of completion, unless otherwise instructed by the client.

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APPENDIX A: Gazetteer of known heritage assets

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB1		1180724	Yiewsley Grange. Late 16th or early 17th century timber framed house. Altered circa 1700, with late 18th and 19th century additions. Most of the original fabric is concealed, but now seen with early 18th century red brick frontage.	II	Listed Building	Post Medieval	Moderate
LB2		1080176	Barn at Philpotts Yard. Late 16th or early 17th century barn. Structure weatherboarded with roof now covered in galvanised iron.	II	Listed Building	Post Medieval	Moderate
APZ1	78417		Colne Valley APZ. Designated for the significance of the remains dating from the prehistoric periods which survive within the geological gravel deposits, particularly the early prehistoric. It could also provide information on the use and exploitation of riverine environments into the post-Medieval period. This APZ includes the APAs of Harefield North, West Drayton and parts of Uxbridge.		Archaeological Priority Zone	Prehistoric	Moderate
NDHA1	145207		Findspot - Handaxes and flakes. Two Palaeolithic hand axes and one flint flake were found at Yiewsley likely during gravel extraction in the 19th and 20th centuries.		Findspot	Palaeolithic	Negligible

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA2	122451		Findspot - Cowley Retail Park. Unstratified finds were recovered from High Road, Yiewsley during archaeological investigations in 1996. The finds from the evaluation comprised a small number of burnt flints and a single fragment of bone and were located within an alluvial deposit. During a watching brief further burnt flints and pottery was recovered.		Findspot	Prehistoric	Negligible
NDHA3	135979		Findspot - Former Honeywell factory. A Mesolithic obliquely truncated flint blade was found during an archaeological evaluation carried out on the site of the former Honeywell factory on Trout Road, West Drayton in 2007. The blade was in good condition and was unlikely to have travelled very far, although its discovery at the interface of the gravel and alluvium implies that it could have been washed in. The alluvium was sealed by 19th Century made ground layers.		Findspot	Mesolithic	Negligible
NDHA4	110906		Site of settlement of Colham. The settlement of Colham was in existence by 1086. It was mentioned as a village in 1316. By the end of the 14th century it had apparently declined, as Uxbridge had become the major settlement of the parish.		Settlement	Medieval	Low

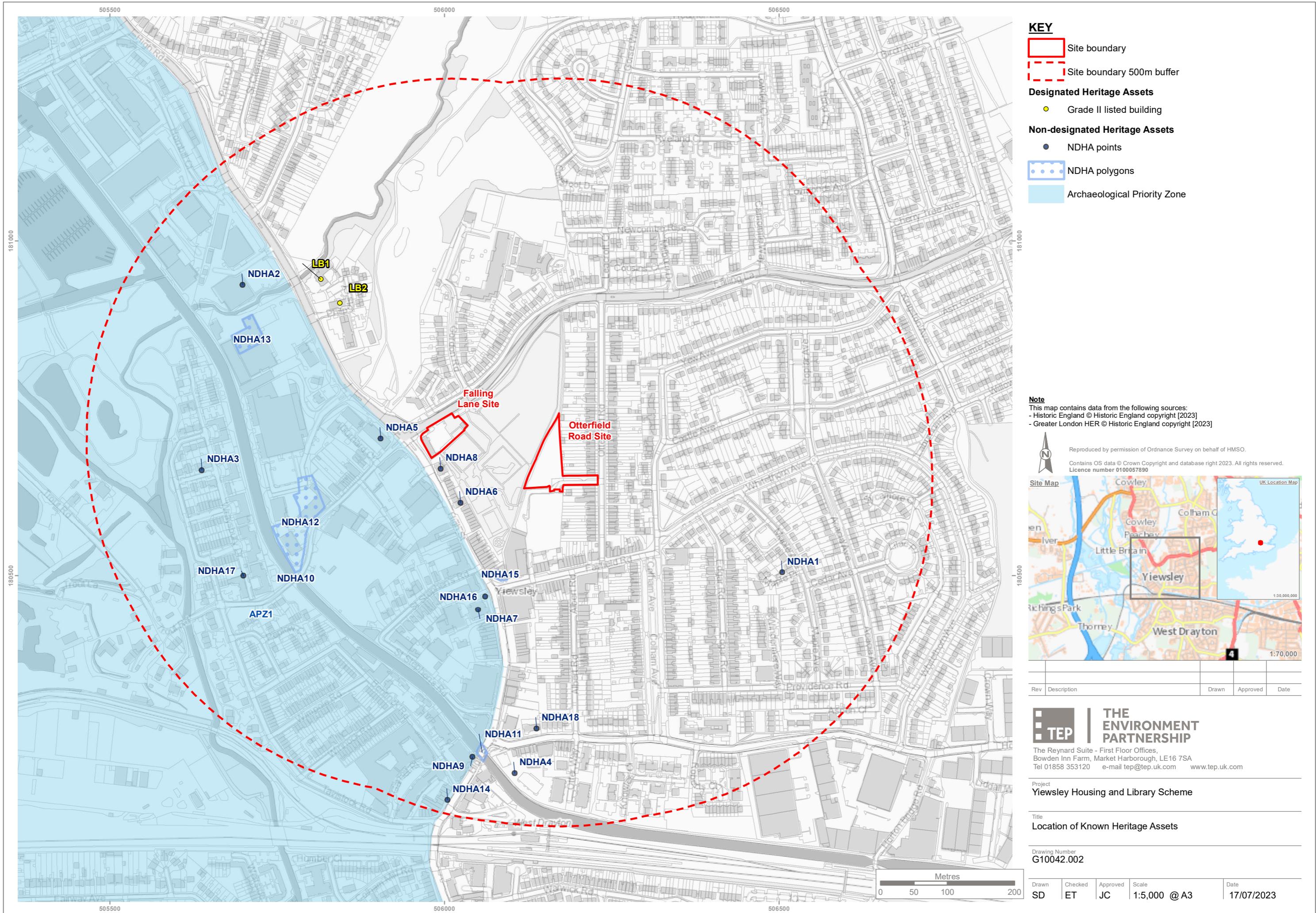
TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA5	140043		Site of hamlet at Ealing Lane. Small hamlet noted in the VCH as probably established by 1600.		Settlement	Medieval to Post Medieval	Low
NDHA6	LLB-286		Former Methodist Chapel. The chapel was officially opened in 1872. Victorian building in a modest gothic revival style. Locally Listed Building.		Chapel	Post Medieval	Low
NDHA7	LLB-288		Church of St Matthew. Church built in 1898 by Sir Charles Nicholson. The original chapel designed by Sir Gilbert Scott in 1859 now forms the North aisle of the church. Locally Listed Building.		Church	Post Medieval	Low
NDHA8	LLB-290		The George and Dragon Public House. A late 19th century building, which was likely converted to a public house in the mid-20th century with alterations to the frontage. Rendered with shallow pitched roof, two storey. Locally Listed Building.		Public House	Post Medieval	Low

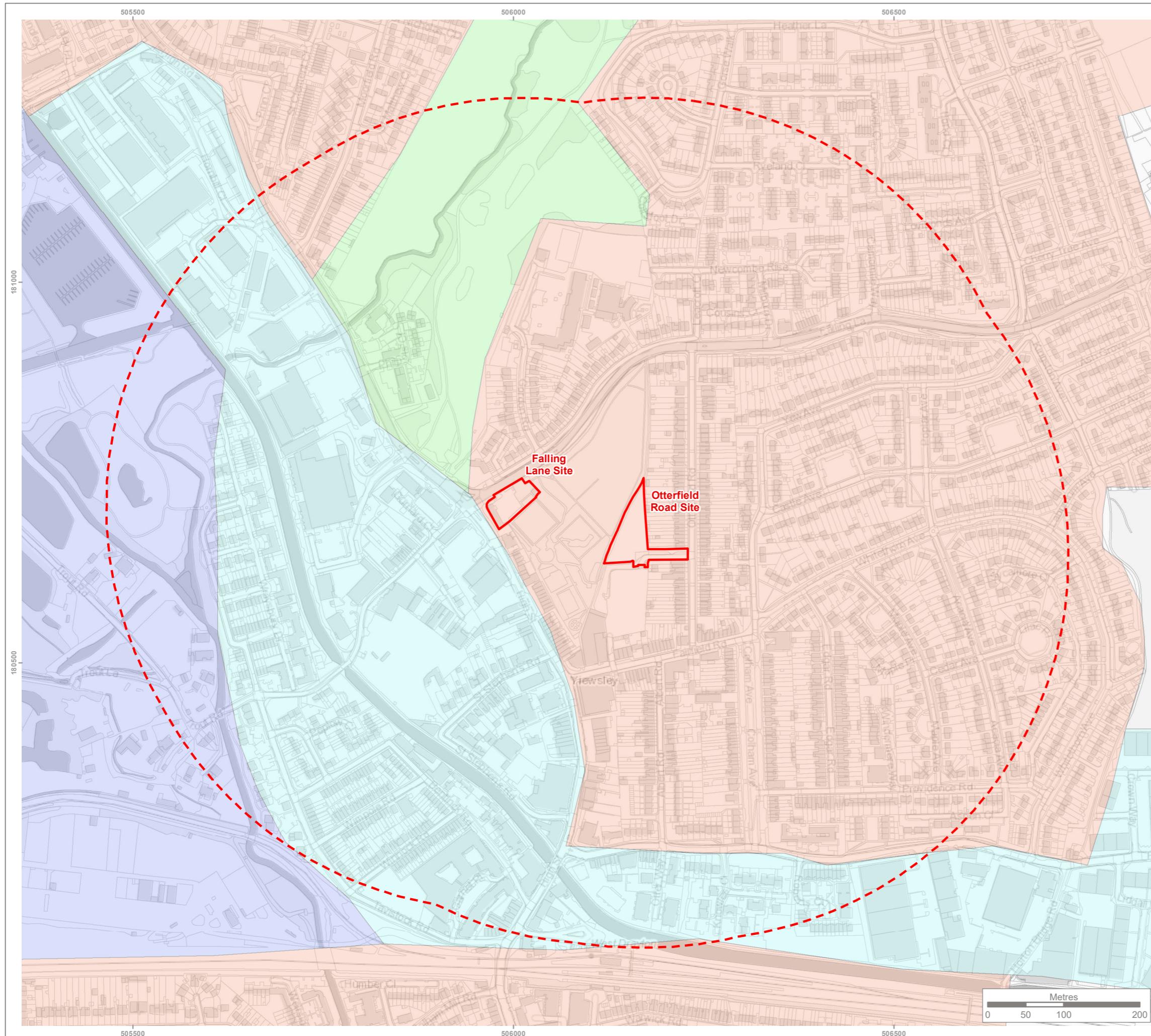
TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA9	LLB-289		Foundation stone for Colham Wharf outside Harrier House. Foundation Stone of 1796 for Colham Wharf of the Grand Union Canal and incorporated into wall of Harrier House. The stone was retrieved upon the demolition of Johnson Wax polish factory and incorporated into the new development. Locally Listed Building.		Foundation Stone	Post Medieval	Low
NDHA10	145363		Trout Road Bridge. A 19th century bridge crosses the Grand Union Canal as it passes through Yiewsley.		Bridge	Post Medieval	Low
NDHA11	130570		Colham Bridge. A 19th century bridge which crossed the Grand Union Canal. The bridge was probably a canal bridge which has since been converted to a road bridge.		Bridge	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA12	143873		Post Medieval walls, Trout Road. A number of post medieval walls were uncovered at Trout Road/ High Street, Yiewsley during trial trenching in 2008. The walls were all at least 2.00m high, and were located entirely below ground level, they relate to structures visible on the 1896 OS map and some of the associated floors were also present. To the north of the site the walls clearly formed two structures of unknown function. A possible pit or ditch was located to the south and across the trenches were a number of modern demolition layers.		Buried Land Surface	Post Medieval	Low
NDHA13	121061		Water Channel, Great Mills Site. River deposits were located at High Street Yiewsley during a watching brief in 1995. A possible sequence of earlier courses of the River Pinn were recorded crossing the northern end of the site. The alluvial silts produced no dating evidence but the latest was sealed by a 19th century topsoil. Elsewhere on the site, south of the river channel, the natural brickearth had been truncated, and the ground subsequently restored with dumps of brick rubble and soils.		Water Channel	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA14	112077		Site of wharf and warehouse, Bentinck Road. Large 3-storey brick warehouse built 1796 with wooden lucarne over the canal. Became Johnson's Wax Polish factory in 20th century. No longer extant.		Warehouse; Wharf	Post Medieval	Negligible
NDHA15	105626 / LLB-287		Town Hall, 106 High Street. Designed by A. S. Soutar, built in 1930 for Yiewsley and West Drayton Urban District Council on the site of its old council offices. A two-storey building, of brick with stone dressings and hipped tiled roofs, in the domestic neo-Georgian style as was the case for many local government buildings in suburban districts at this date. It has a balcony and clock tower. The building remains in municipal use as offices, possibly since the 1965 local government reorganisation, for the social services department of the London Borough of Hillingdon. Locally listed building.		Town Hall	Modern	Low
NDHA16	HWM001 / WMR-12054		War Memorial at St Matthews Church. Stone base with inscription. Stone plinth with relief of laurel wreath and sword, surmounted by stone cross. Dedicated to the 128 that lost their lives in the First World War, and unveiled in 1921. Alteration to include those 73 who lost their lives from the Second World War, rededicated in 2009.		War Memorial	Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA17	101225		Site of Pillbox, Trout Road, West Drayton. Site recorded as part of the Defence of Britain project from field and documentary work carried out between April 1995 and December 2001. Condition is described as unknown and appears to no longer be extant.		Pillbox	Modern	Negligible
NDHA18	WMR-2189		Salvation Army Yiewsley War Memorial. Site of a First World War brass plaque memorial dedicated to 3 men who lost their lives in the conflict, at the Salvation Army on Horton Road. No longer at this location.		War Memorial	Modern	Negligible





KEY

The diagram consists of two nested rectangular outlines. The innermost rectangle is a solid red line. The outer rectangle is a dashed red line. To the right of the inner rectangle, the text 'Site boundary' is written. To the right of the outer rectangle, the text 'Site boundary 500m buffer' is written.

Historic Landscape Characterisation

- Public Open Spaces
- Inter-war Suburbs
- Shed Parks
- Water Bodies

Note

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Row	Description	Drawn	Approved	Date
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Project
Miscellaneous and Utilities Scheme

Title

Drawing Number
G10042.003

Drawn	Checked	Approved	Scale
SD	ET	JC	1:5,000 @ A3

APPENDIX B: Ordnance Survey Historic Mapping

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Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: County Series

Map date: 1868

Scale: 1:10,560

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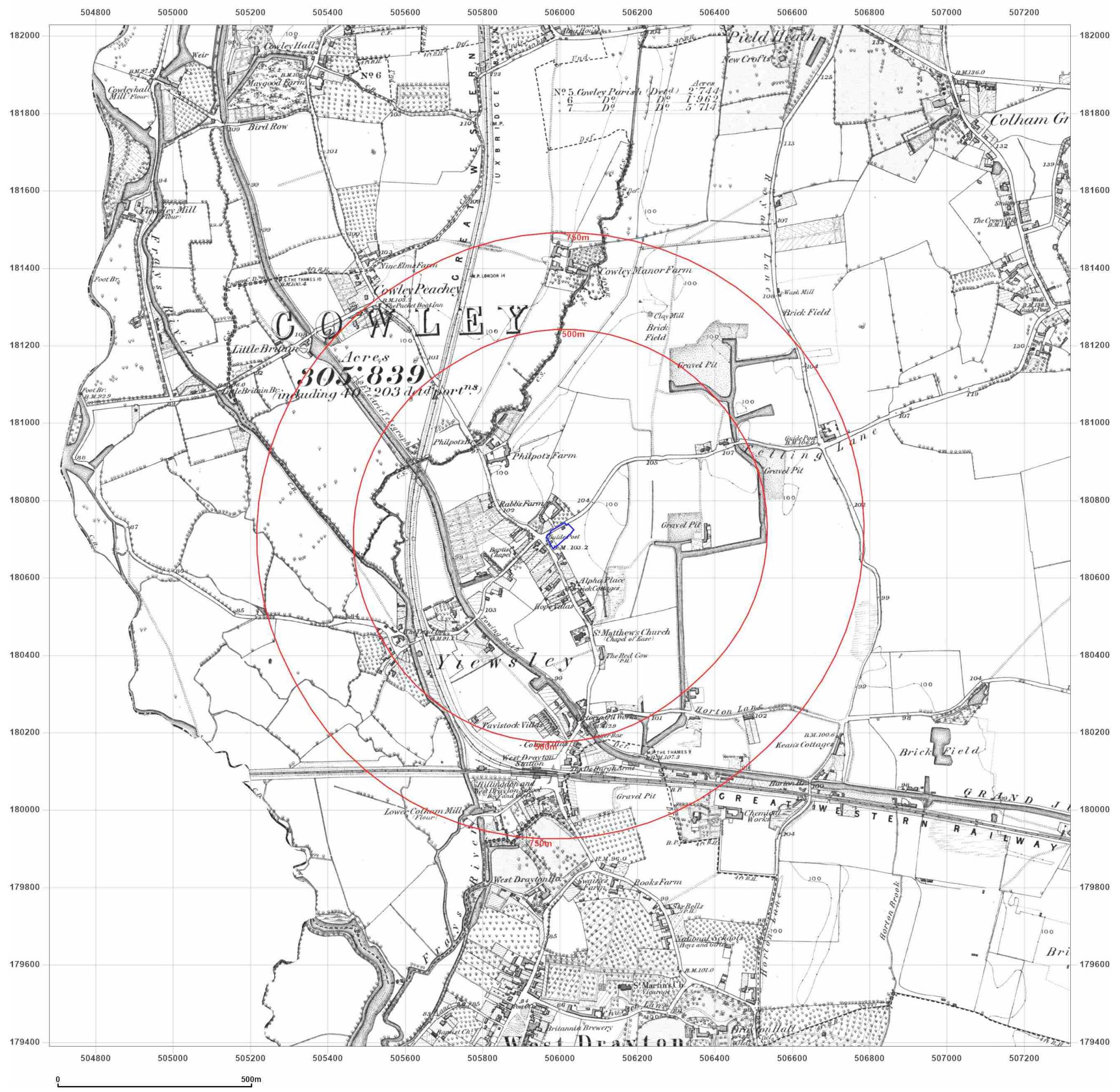


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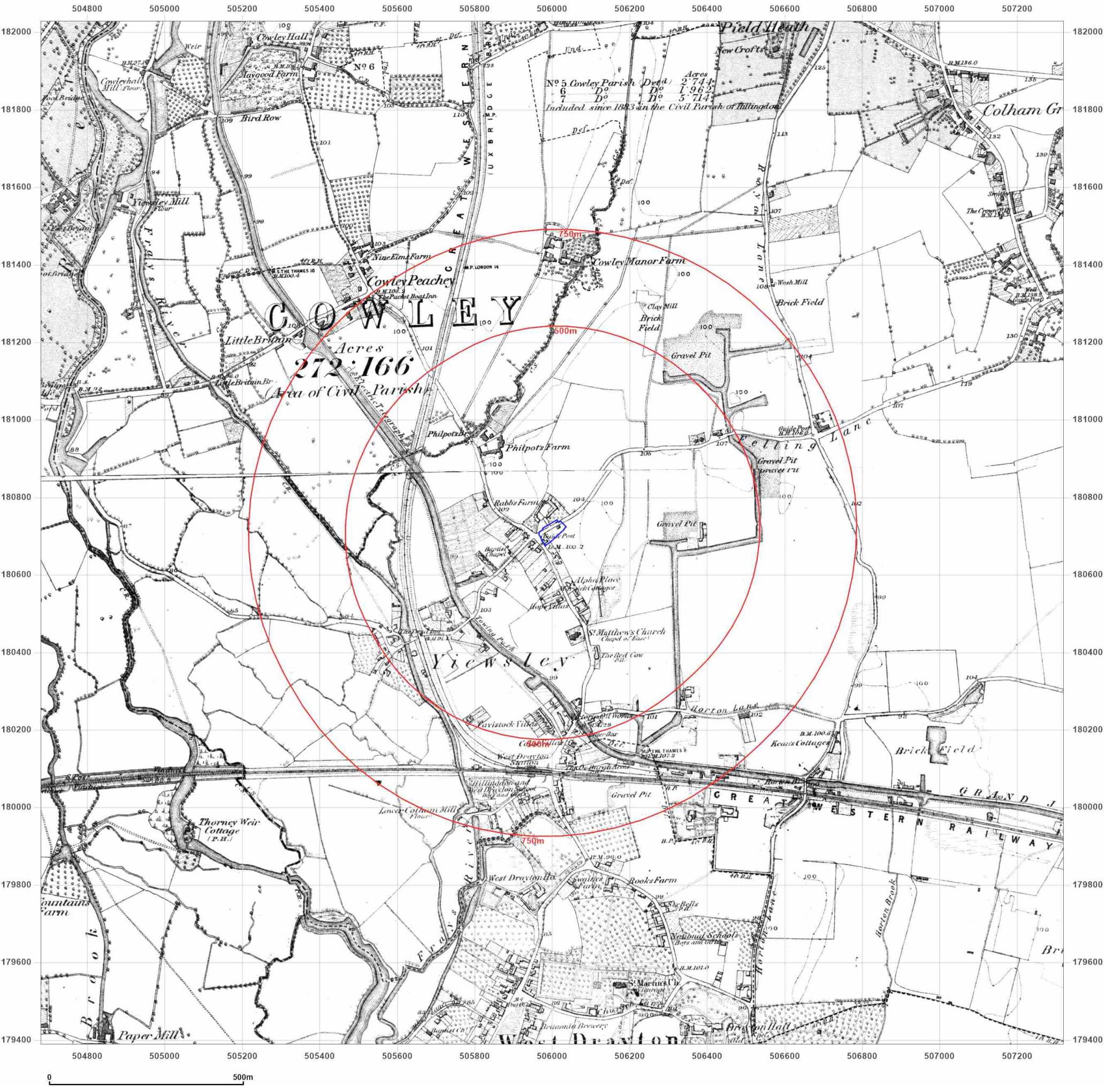
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Map Name: County Series

Map date: 1894-1897

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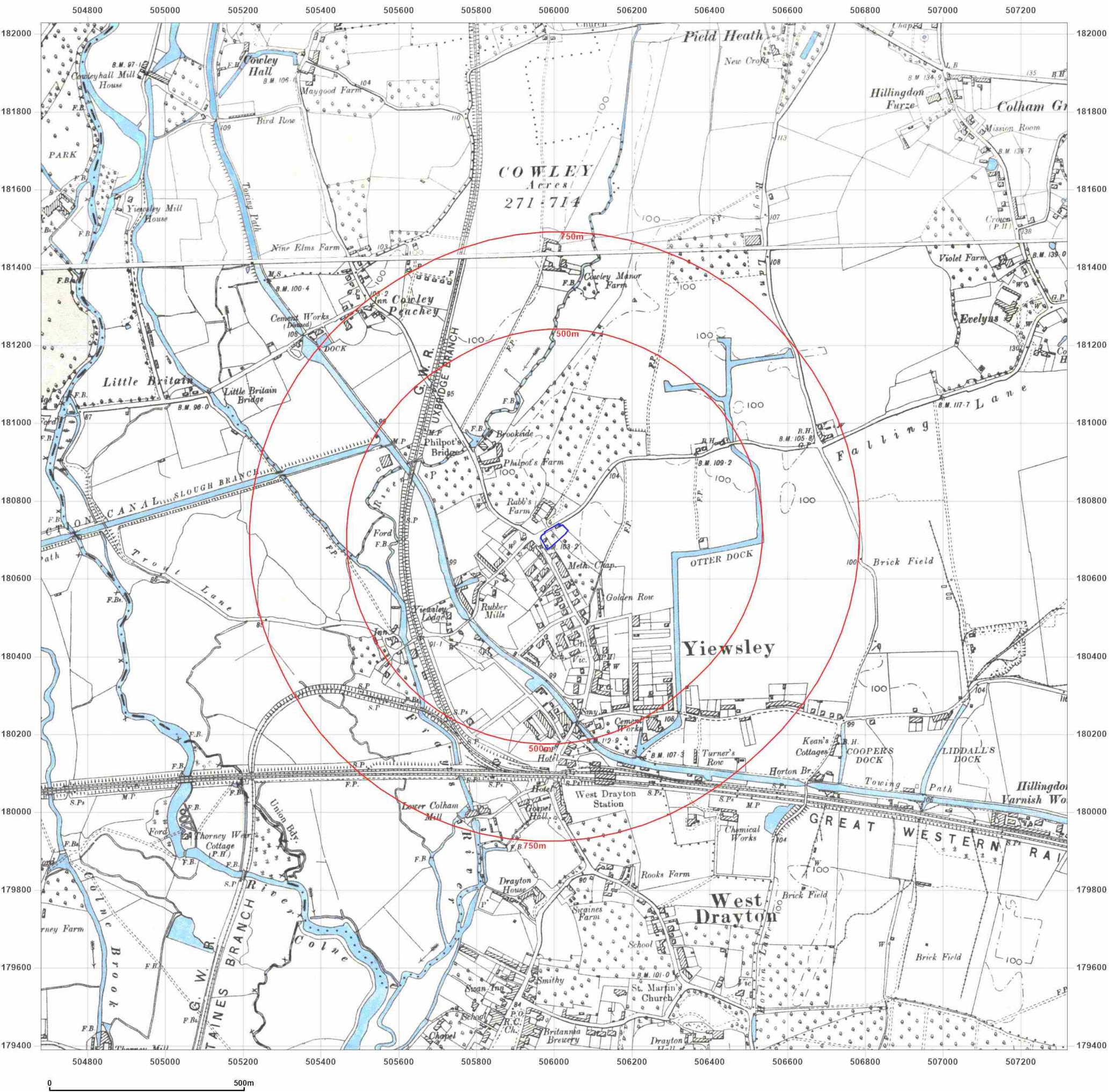


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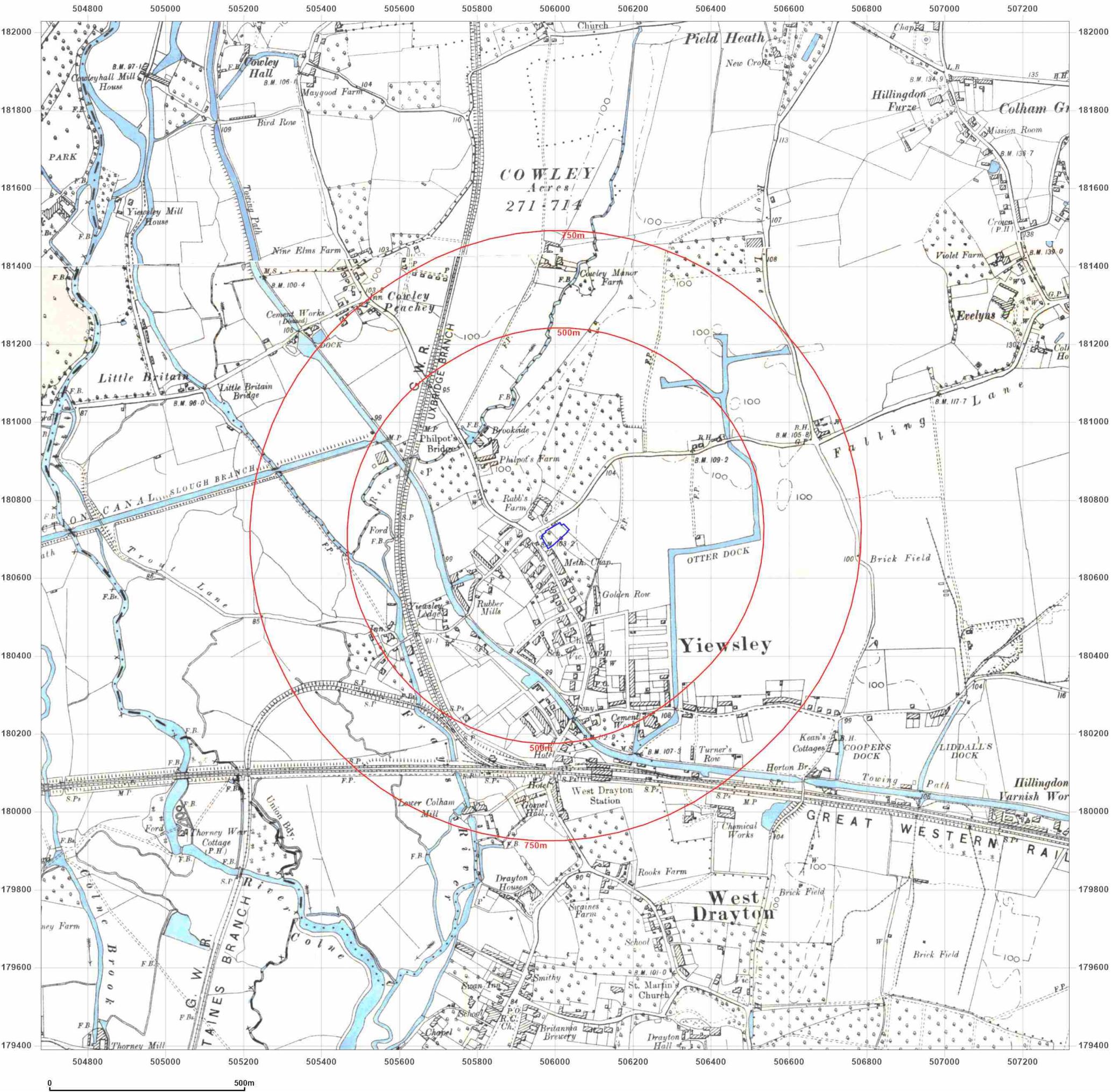


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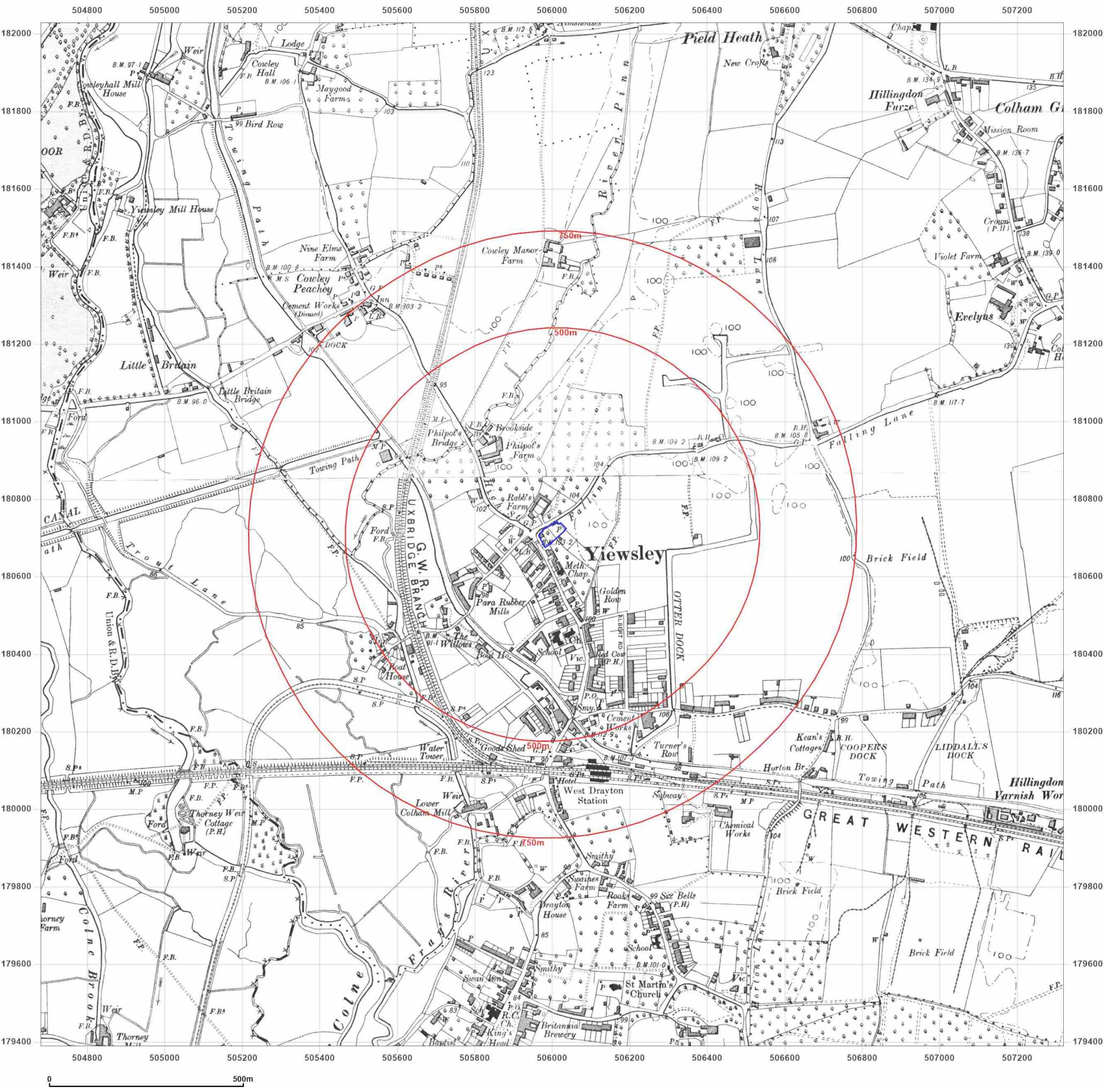


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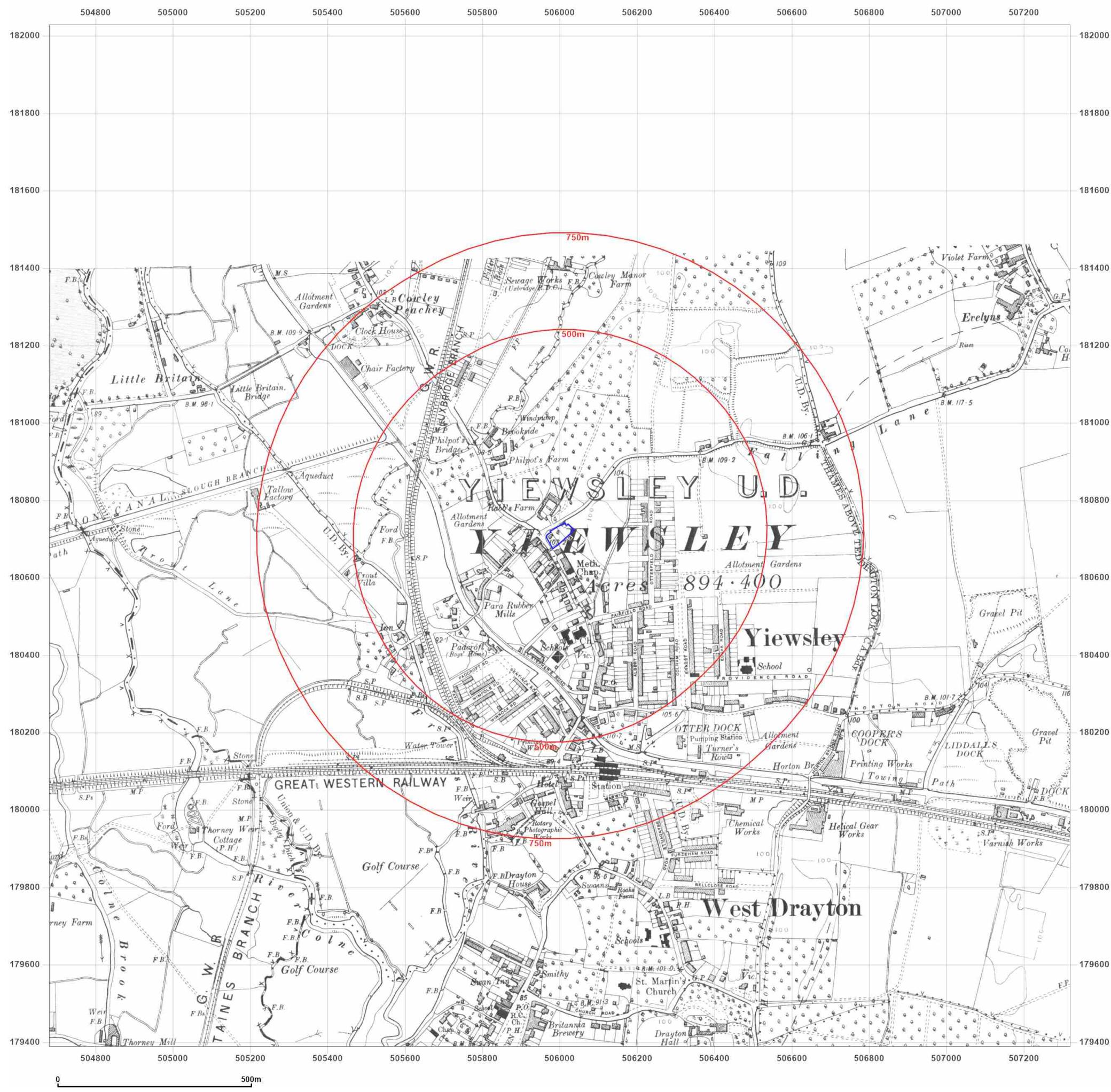


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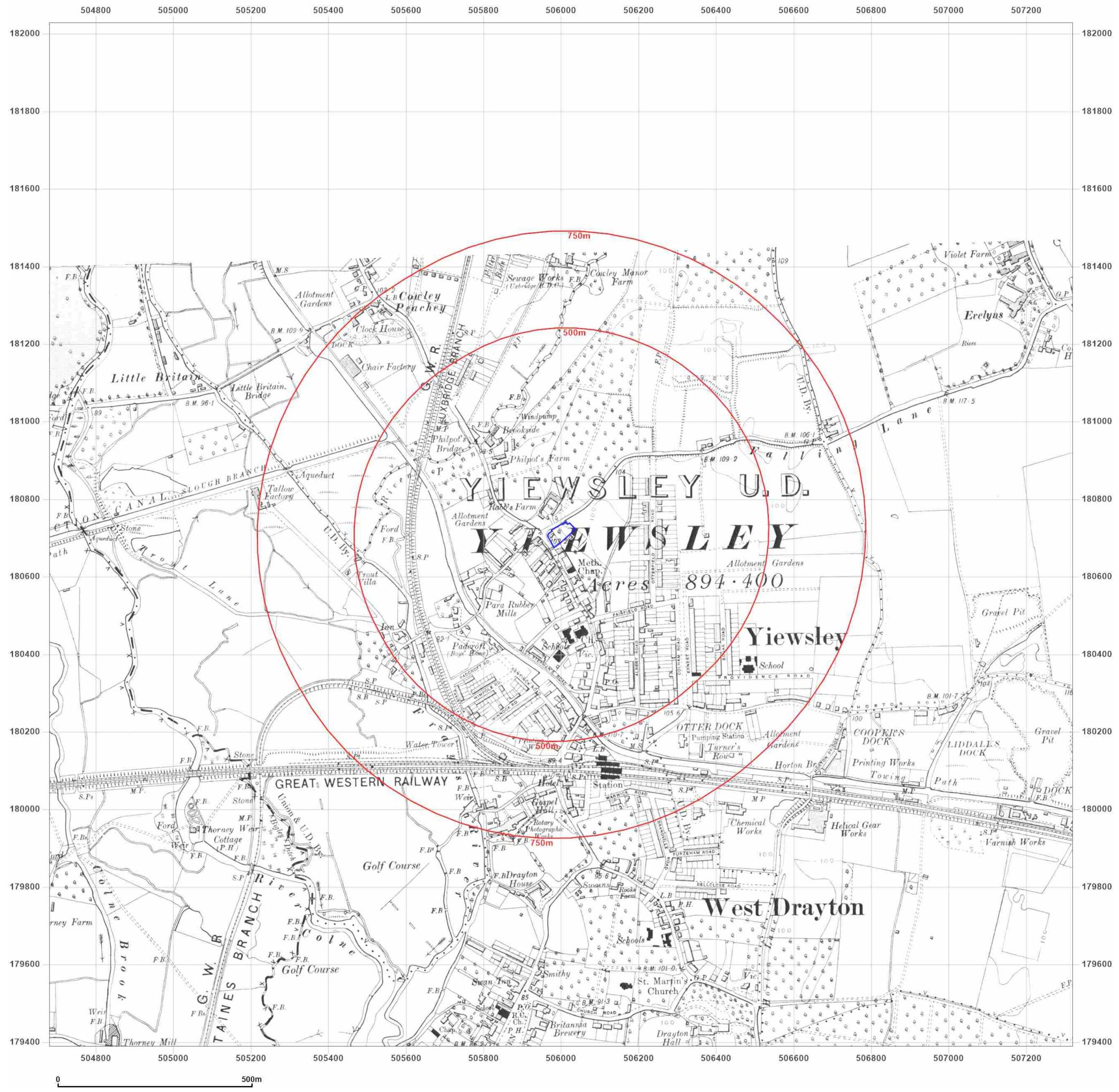


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Map Name: County Series

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This historical Ordnance Survey map, likely from the early 20th century, shows the area around Cowley, Newbury, and West Drayton. The map includes detailed street grids, property boundaries, and various geographical features. A red circle, representing a 750m radius, is drawn around the Great Western Railway line, centered on the railway tracks between Newbury and West Drayton. A blue box highlights a specific area in Newbury, likely indicating a point of interest or a survey point. The map is annotated with numerous place names, including Cowley, Newbury, West Drayton, and various docks and industrial sites. The Great Western Railway line is a prominent feature, with the Taines Branch line running parallel to it. The map also shows the River Colne and the River Thames. The vertical axis (Y-axis) is labeled with grid references from 180000 at the bottom to 182000 at the top. The horizontal axis (X-axis) is labeled with grid references from 504800 to 507200.



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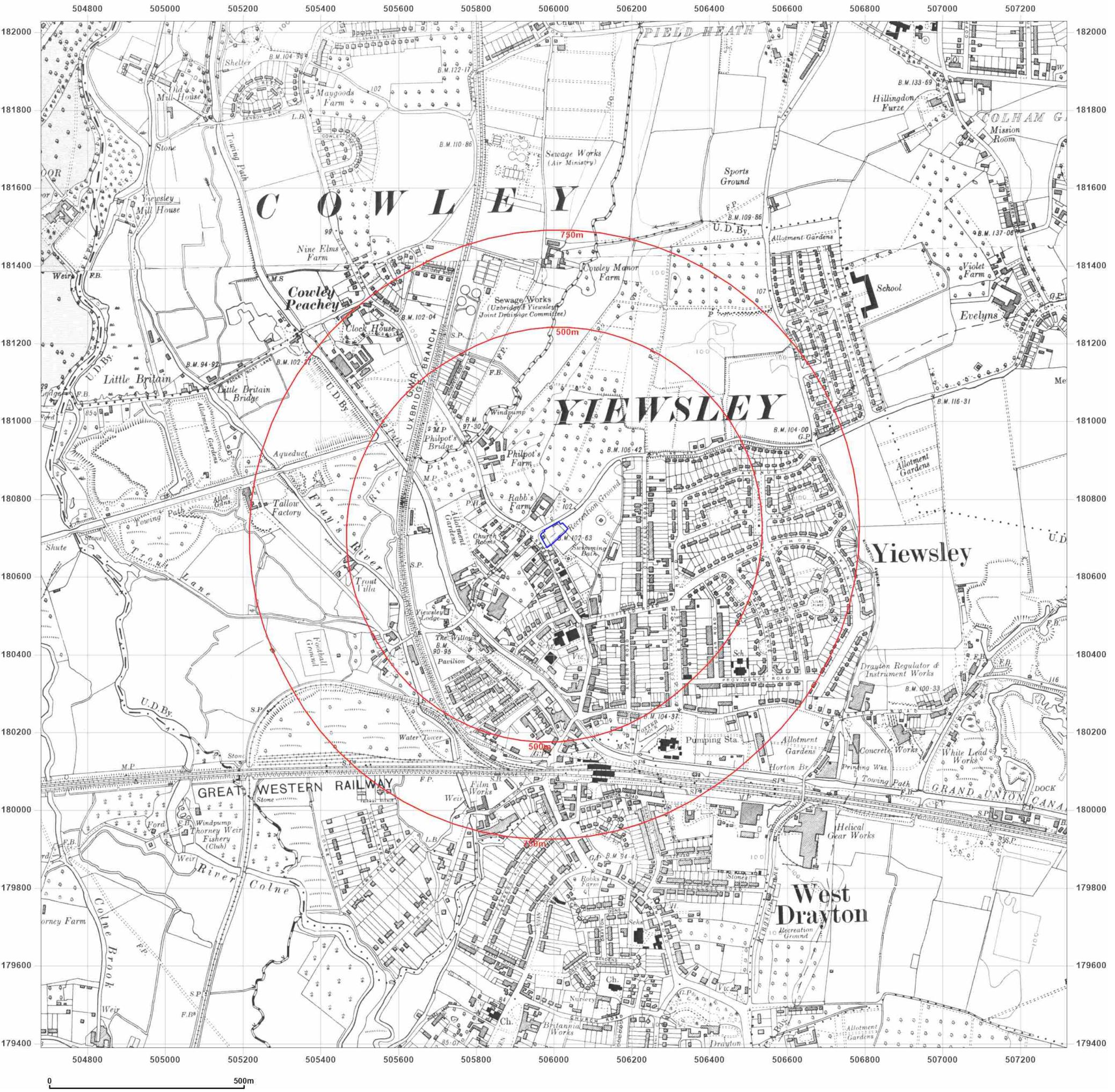


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Site Details:

505997.3452867916, 180711.51
069411295

Client Ref: PO_34757_--Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

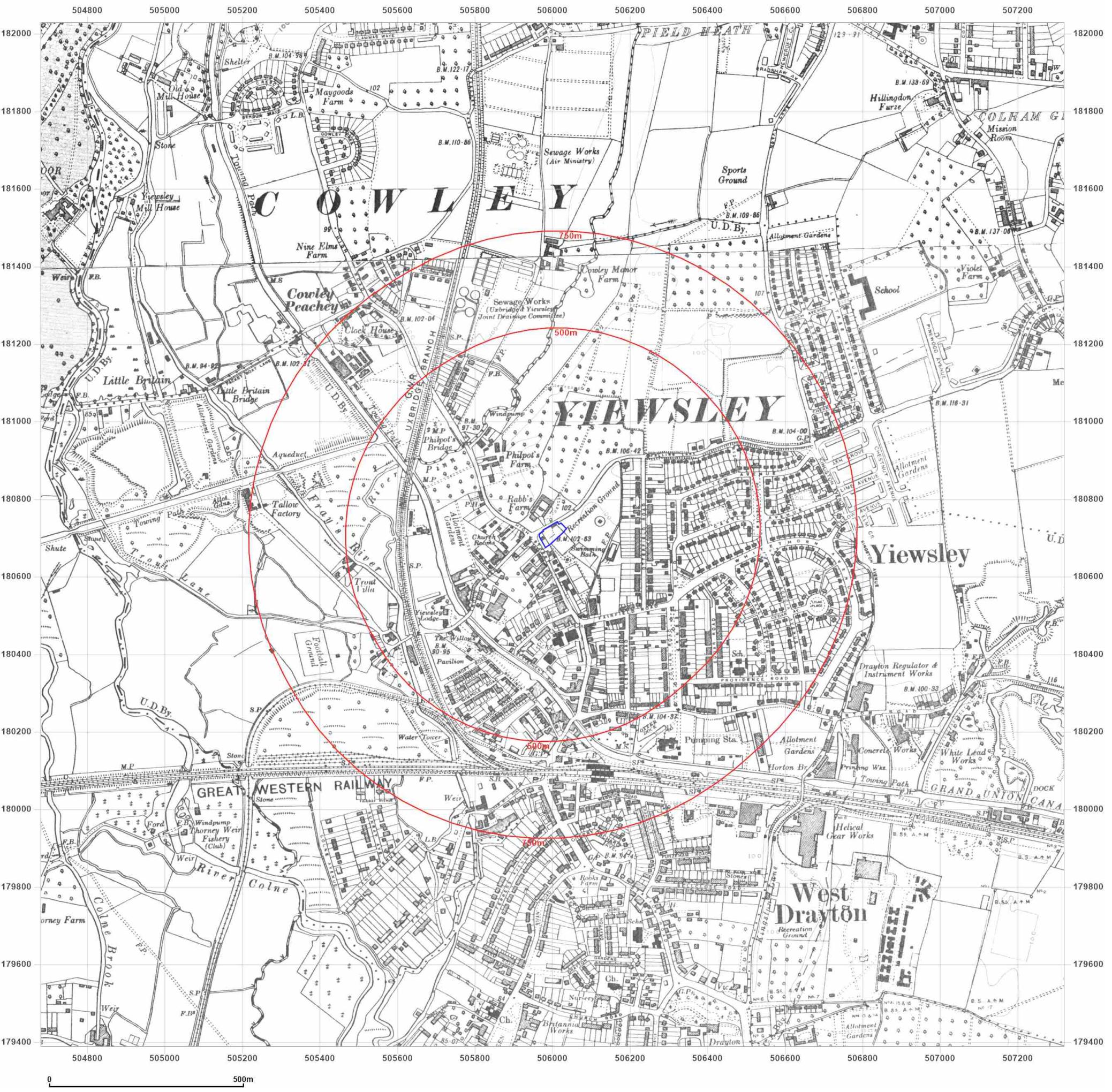


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Site Details:

505997.3452867916, 180711.51
069411295

Client Ref: PO_34757_-_Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: Provisional

Map date: 1960-1965

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised 1955
 Edition N/A
 Copyright 1960
 Levelled N/A

Surveyed N/A
 Revised 1965
 Edition 1960
 Copyright 1960
 Levelled N/A

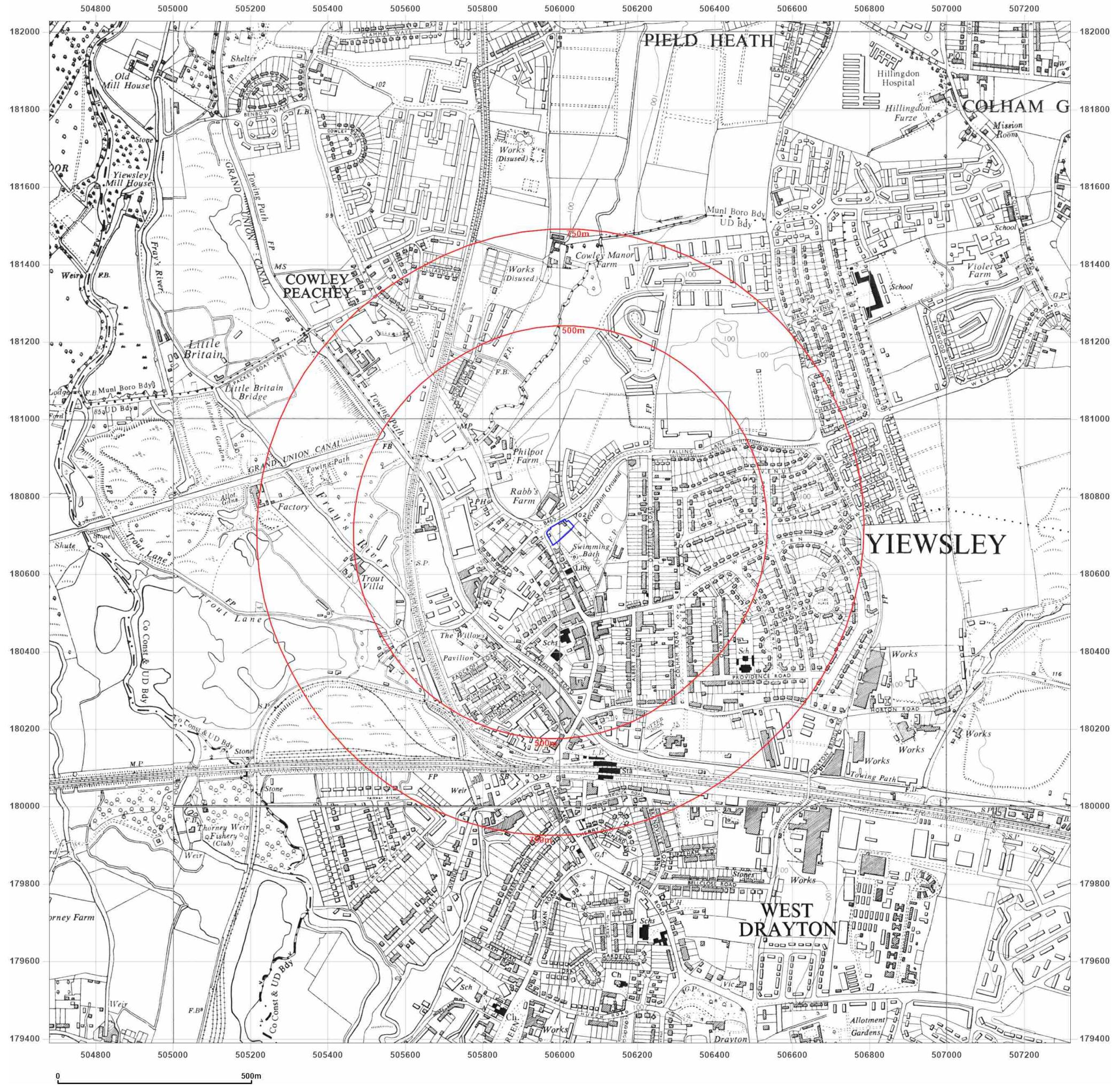


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Site Details:

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069411295

Client Ref: PO_34757_-_Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: Provisional

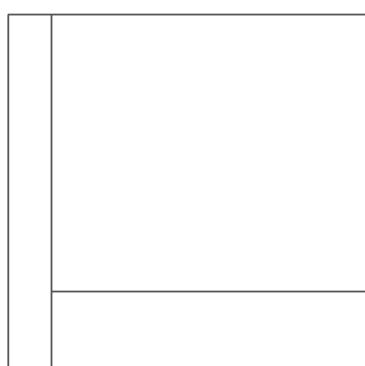
Map date: 1970

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised 1970
 Edition N/A
 Copyright 1970
 Levelled N/A



Surveyed 1968
 Revised 1970
 Edition N/A
 Copyright N/A
 Levelled N/A

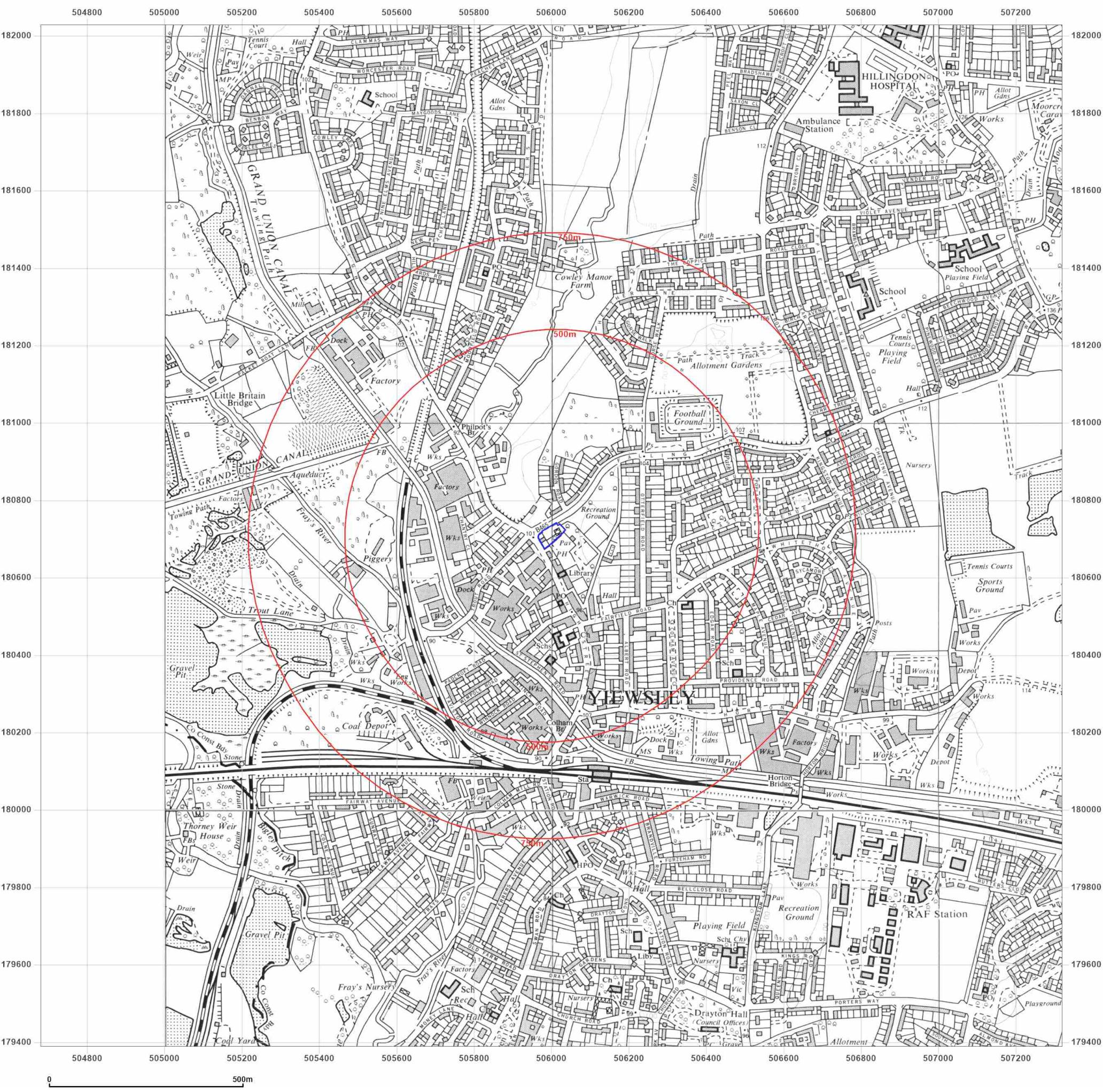


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Site Details:

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Client Ref: PO_34757_--Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1973-1975

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1974
Edition N/A
Copyright 1974
Levelled 1972

Surveyed 1972
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A



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Client Ref: PO_34757_--Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1987-1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1988
 Revised 1989
 Edition N/A
 Copyright 1988
 Levelled 1972

Surveyed 1982
 Revised 1987
 Edition N/A
 Copyright N/A
 Levelled N/A

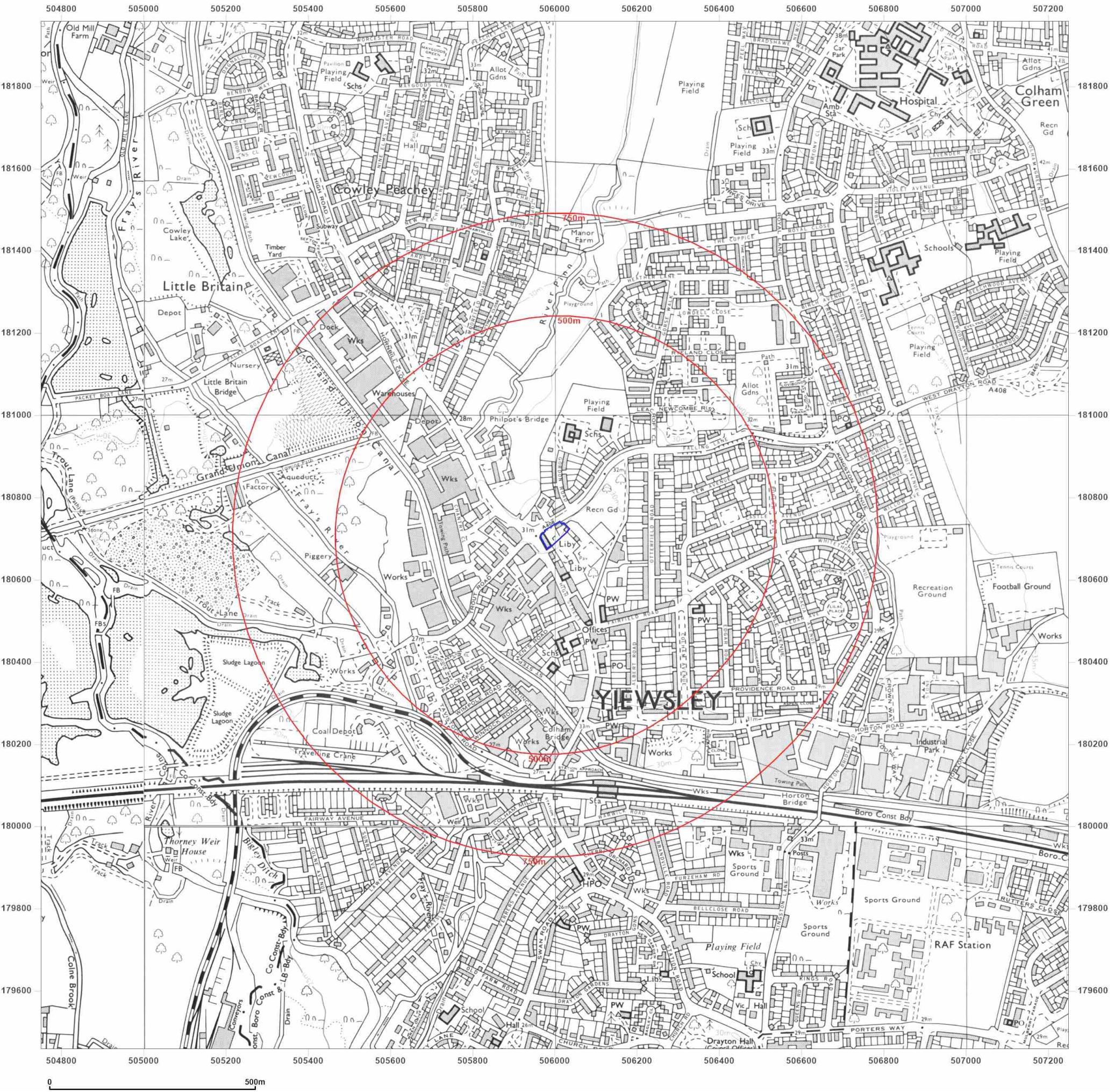


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Site Details:

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069411295

Client Ref: PO_34757_--Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

Powered by

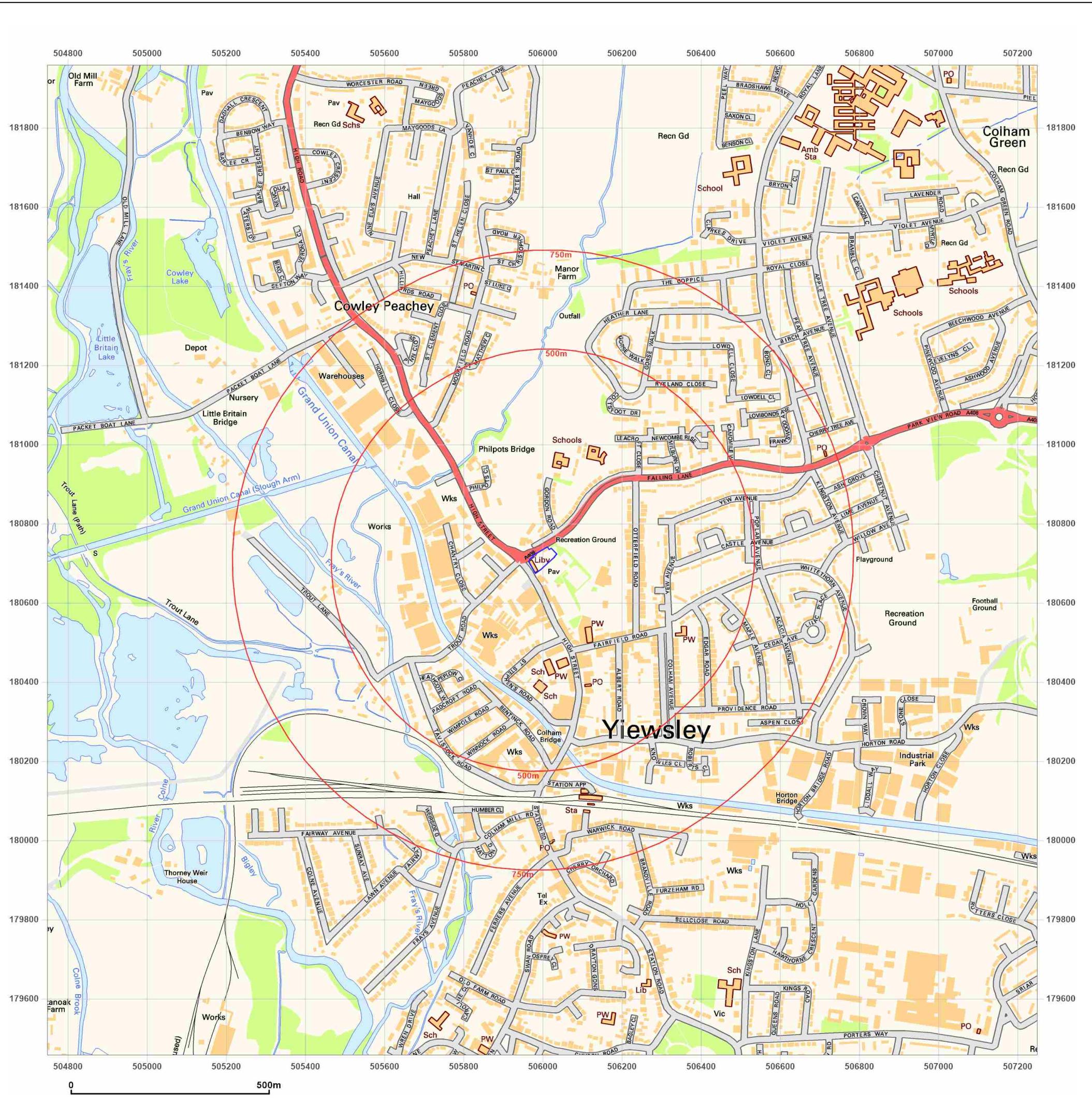


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Site Details:

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069411295

Client Ref: PO_34757_--Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

Powered by

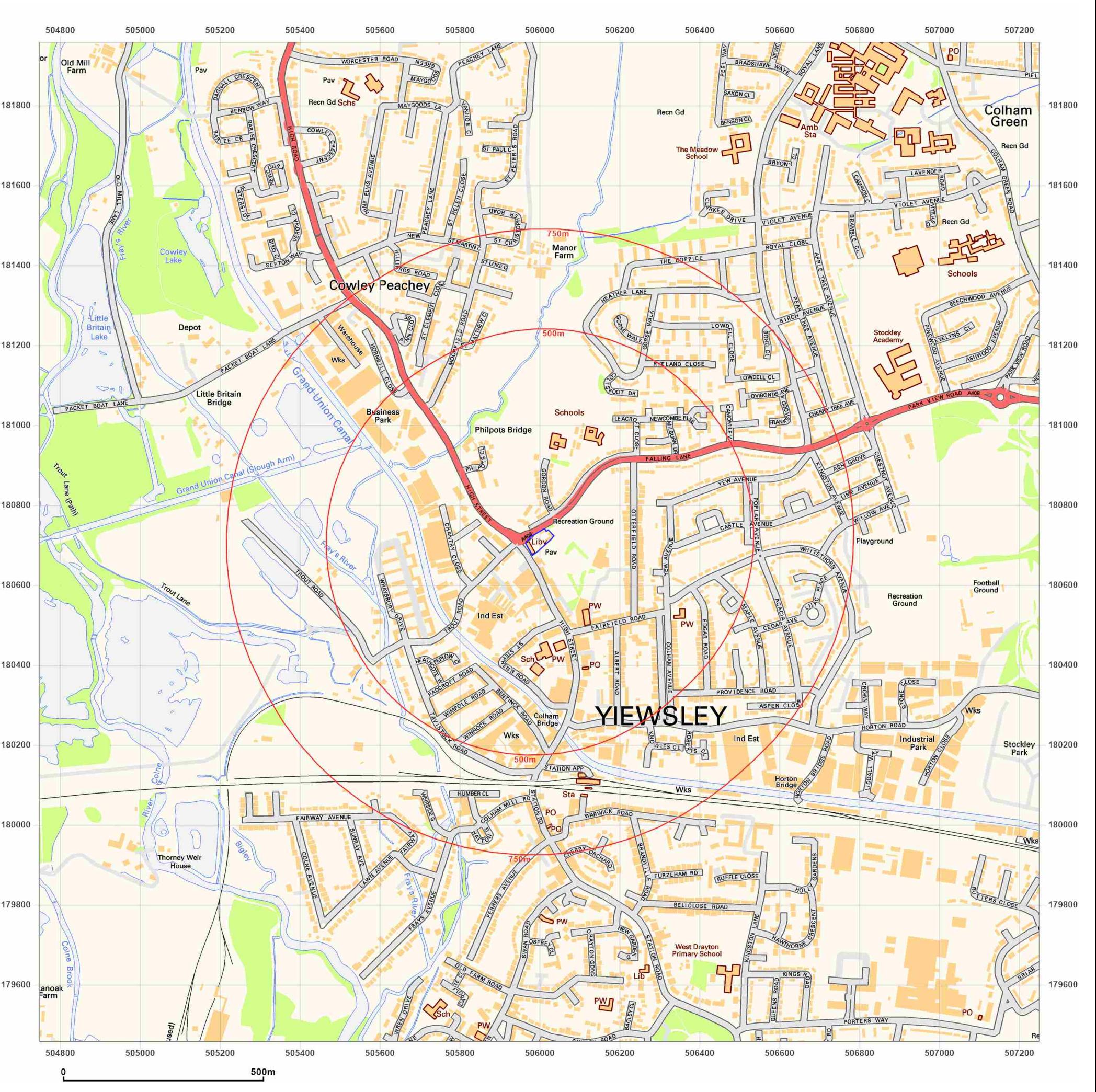


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Site Details:

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069411295

Client Ref: PO_34757_-_Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



2023

Powered by

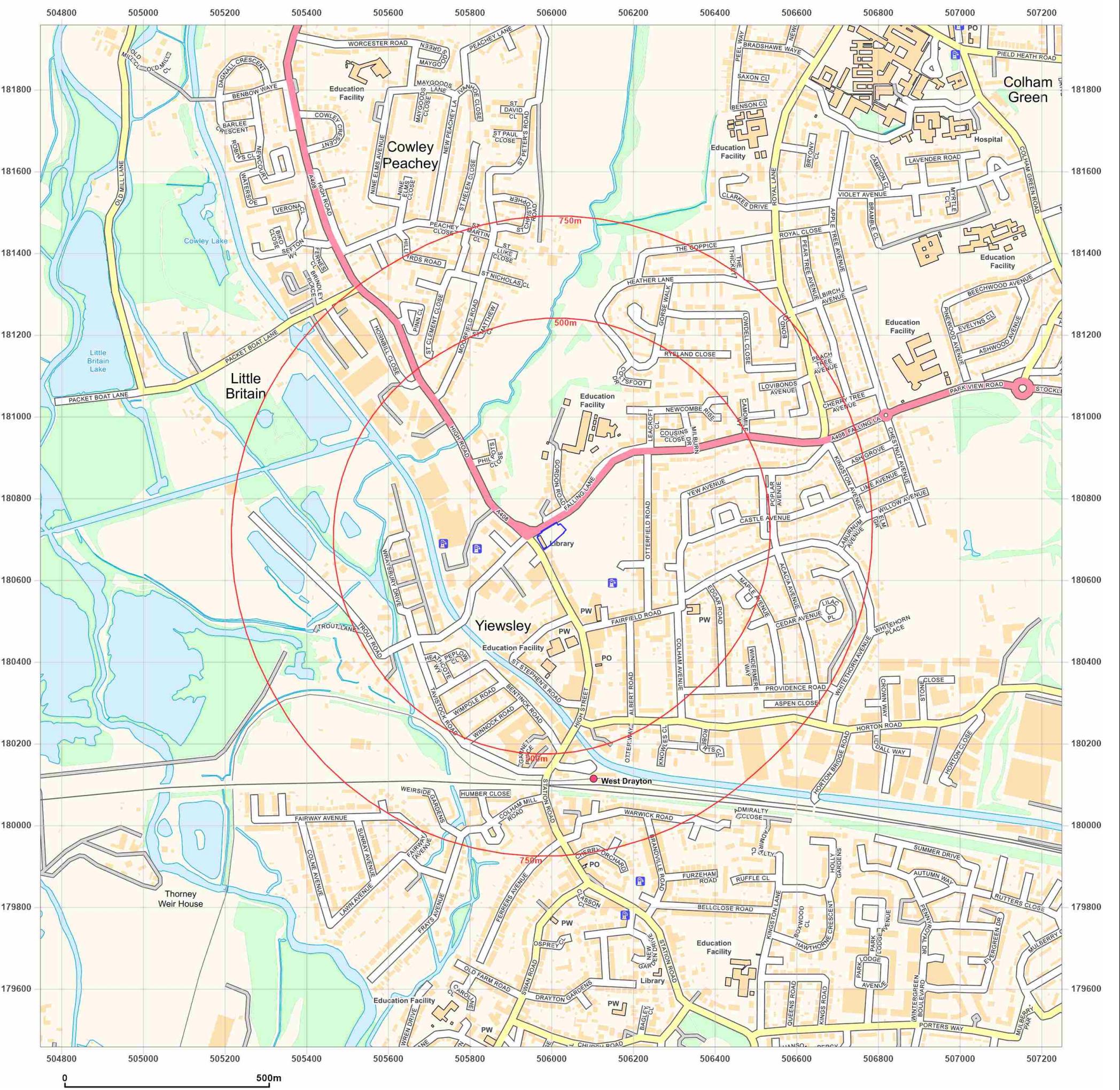


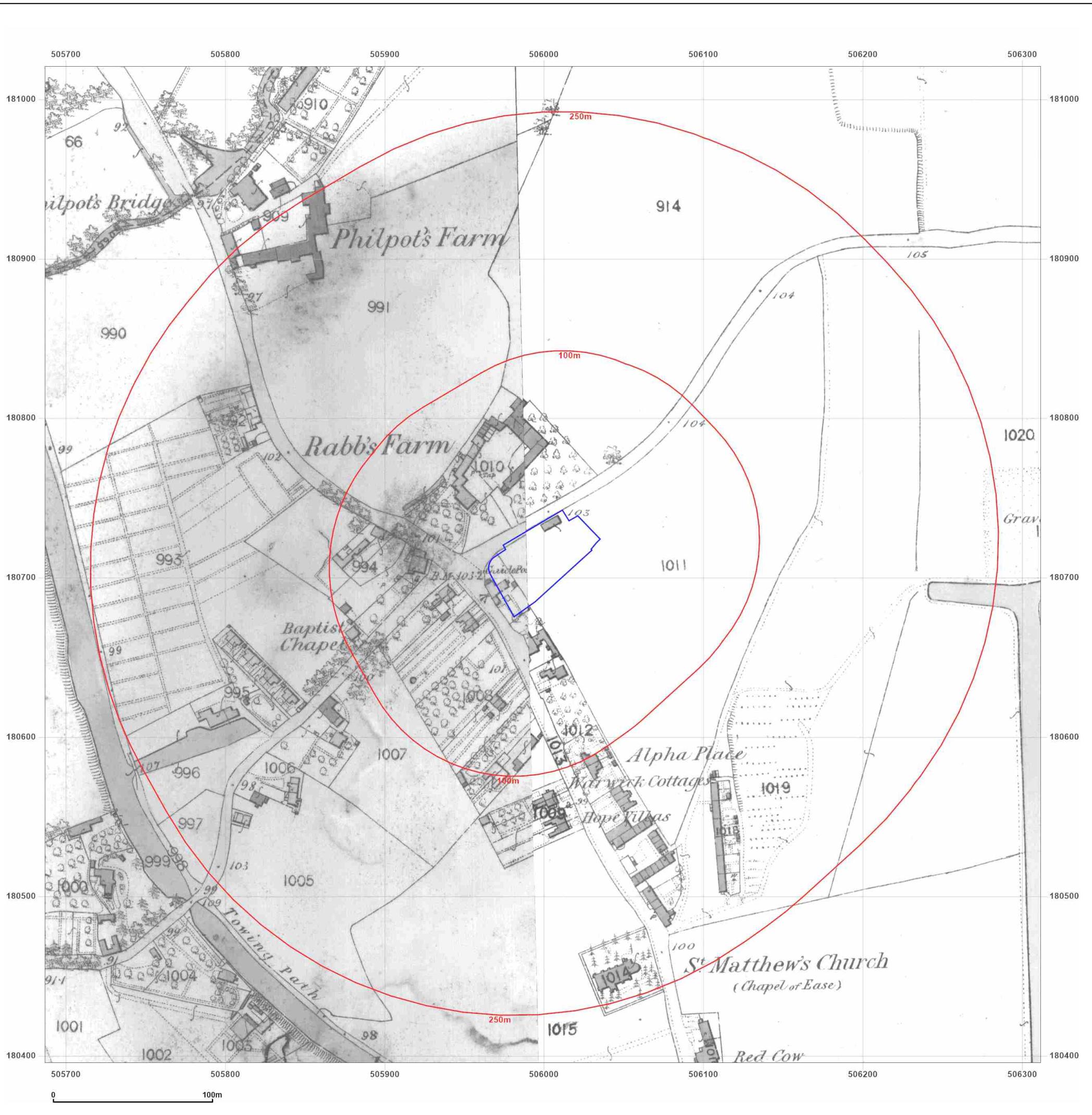
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Site Details:

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069411295

Client Ref: PO_34757_-_Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: County Series

Map date: 1866

Scale: 1:2 500

Printed at: 1:2 500



Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Last updated N/A



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Site Details:

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069411295

Client Ref: PO_34757_-Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: County Series

Map date: 1895-1896

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
 Revised 1896
 Edition N/A
 Copyright N/A
 Levelled N/A

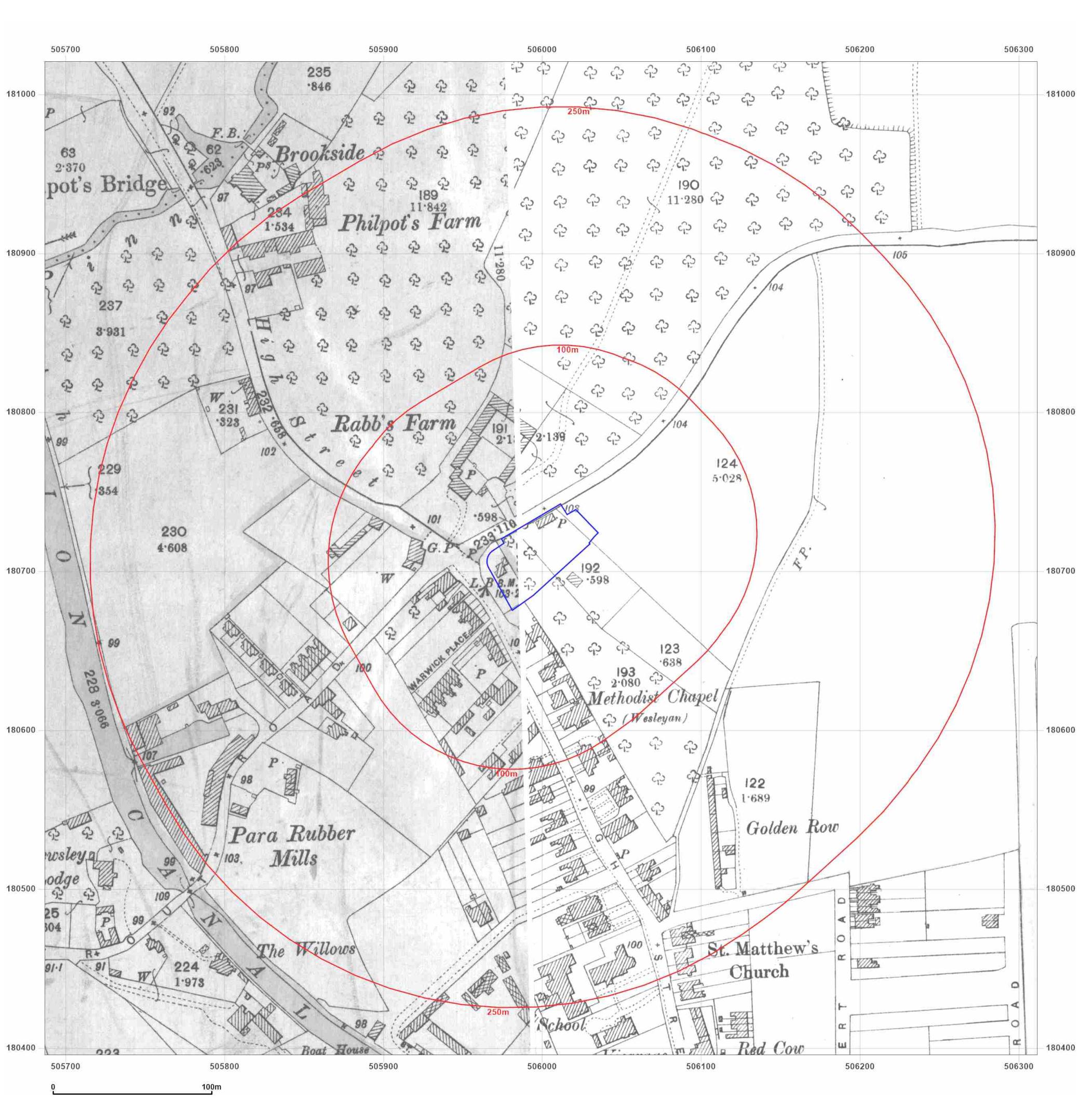


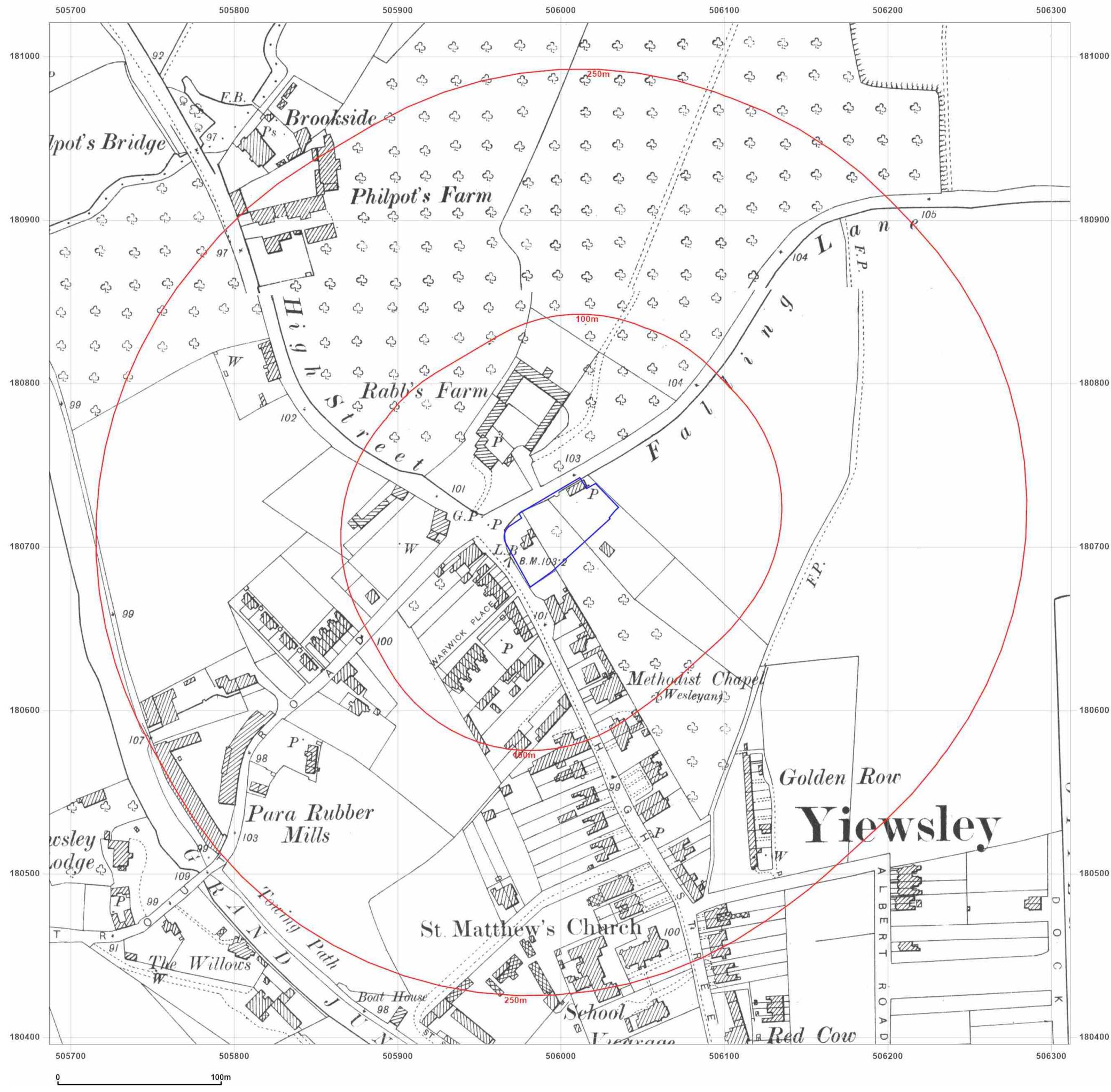
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Site Details:

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Client Ref: PO_34757_-Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: County Series

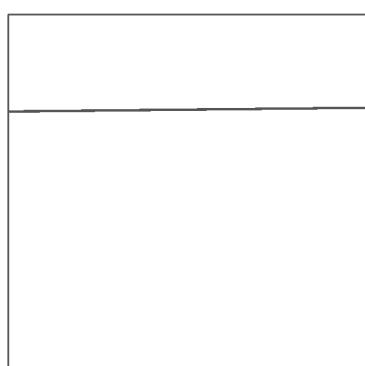
Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1899
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1899
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

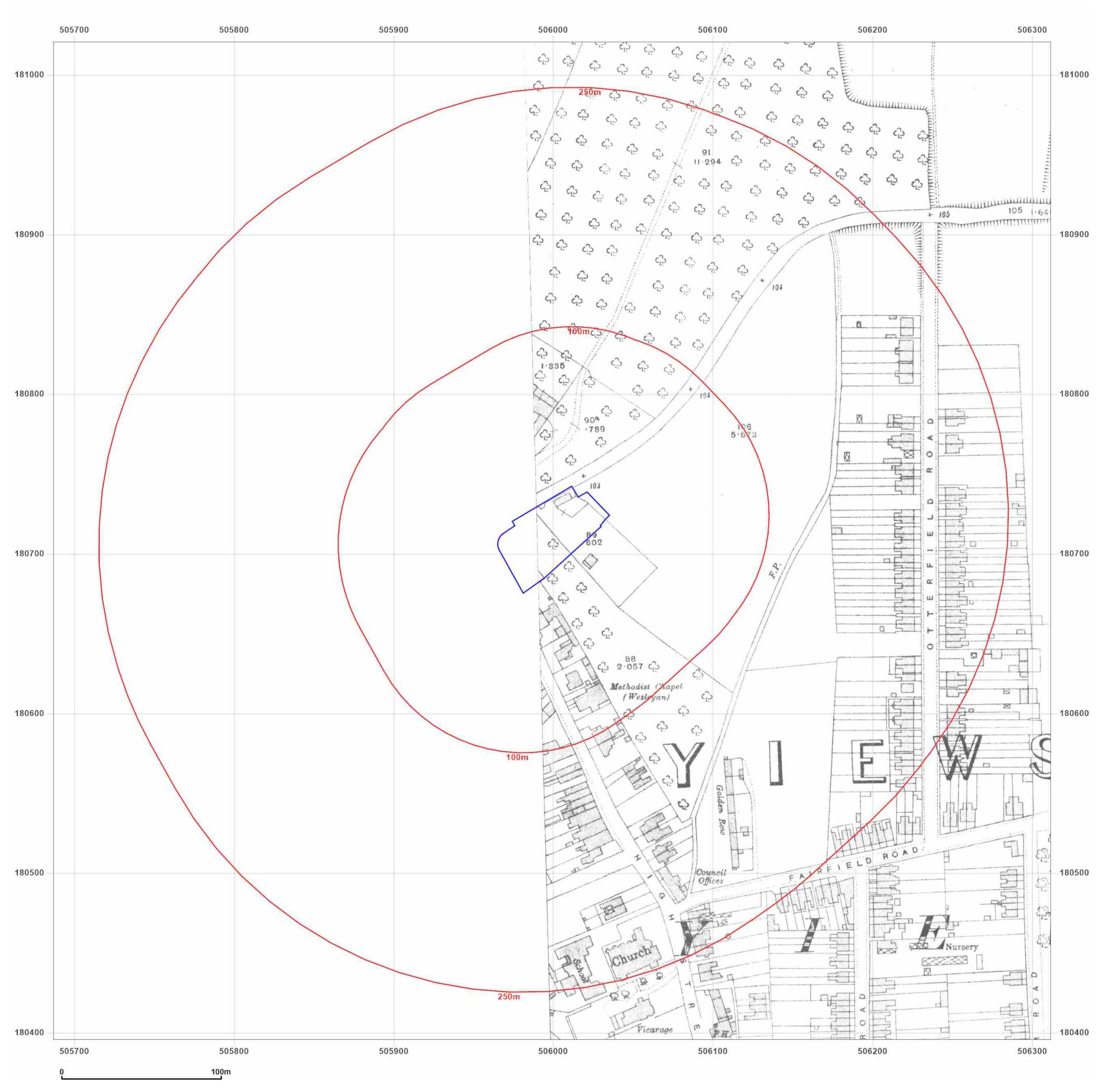


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069411295

Client Ref: PO_34757_-_Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: County Series

Map date: 1914

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1914
Revised 1914
Edition N/A
Copyright N/A
Levelled N/A



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Client Ref: PO_34757_-Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: County Series

Map date: 1934-1935

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1934
Revised 1934
Edition N/A
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069411295

Client Ref: PO_34757_-Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1964-1965

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
Revised N/A
Edition N/A
Copyright 1964
Levelled 1957

Surveyed 1964
Revised N/A
Edition N/A
Copyright 1965
Levelled 1957

Surveyed 1963
Revised 1963
Edition N/A
Copyright 1964
Levelled 1957

Surveyed 1965
Revised 1965
Edition N/A
Copyright 1965
Levelled 1957

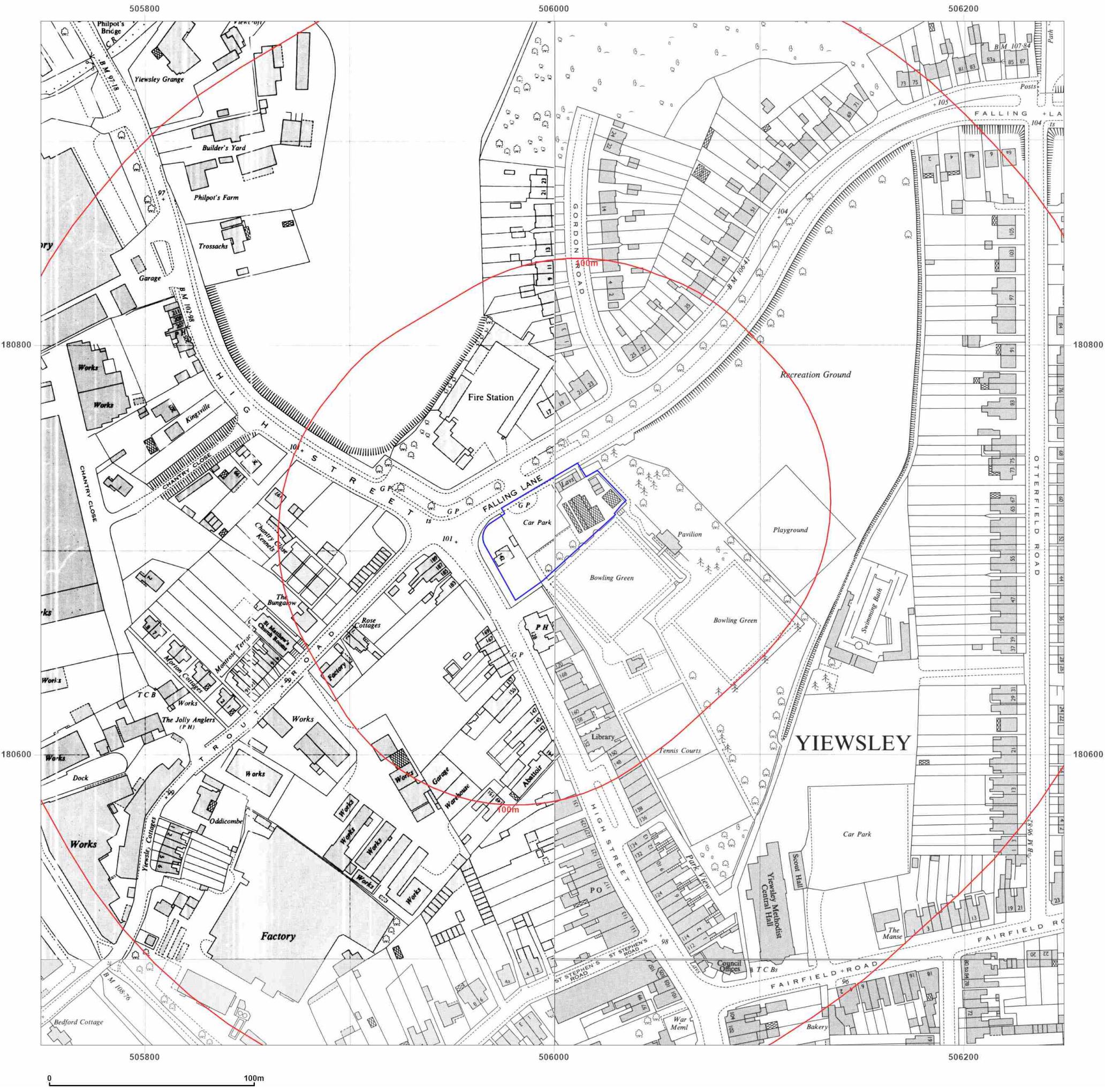


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Site Details:

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069411295

Client Ref: PO_34757_-_Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1966

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
Revised 1964
Edition 1966
Copyright 1966
Levelled 1957

Surveyed 1964
Revised 1964
Edition 1966
Copyright 1966
Levelled 1957

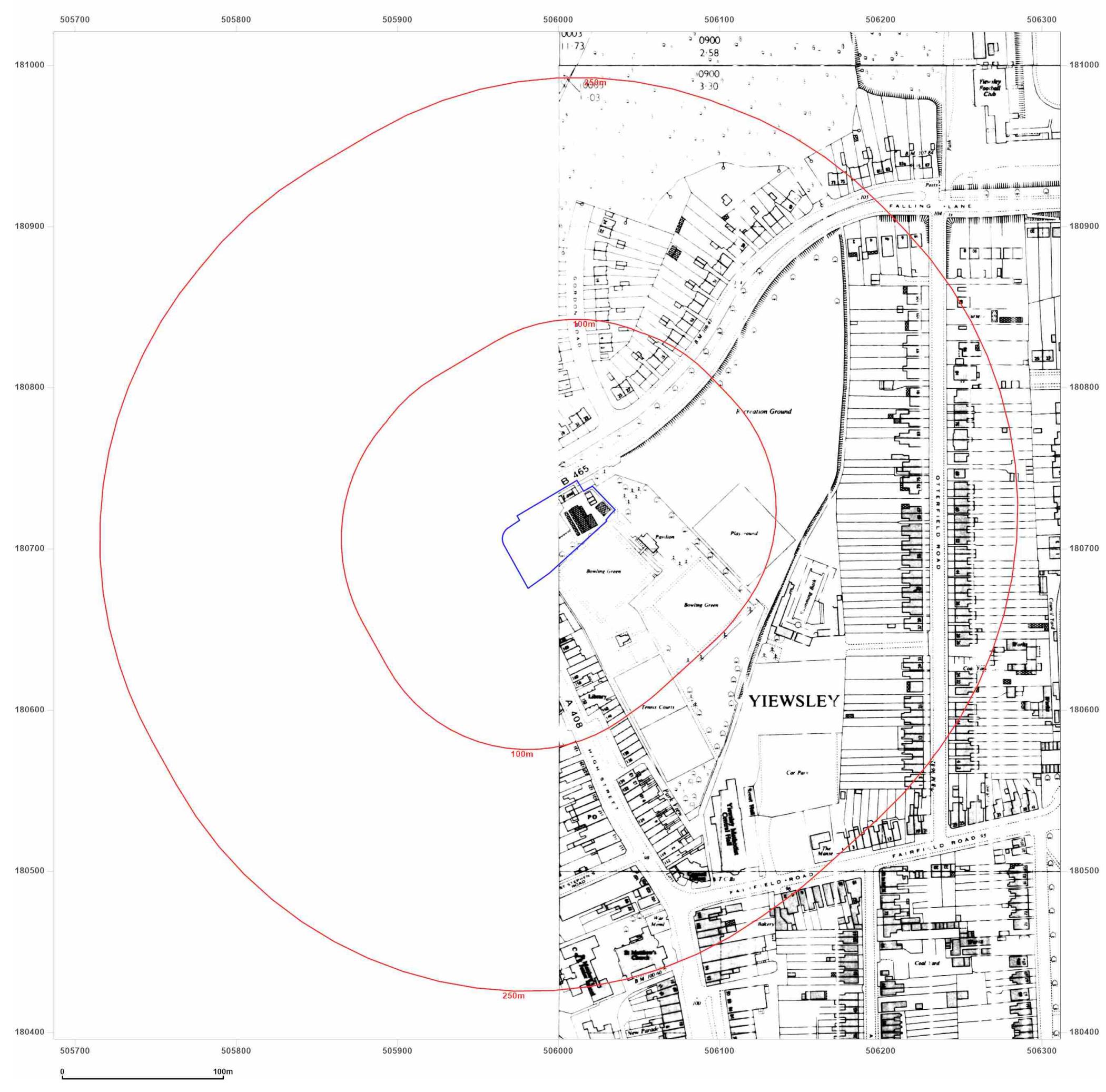


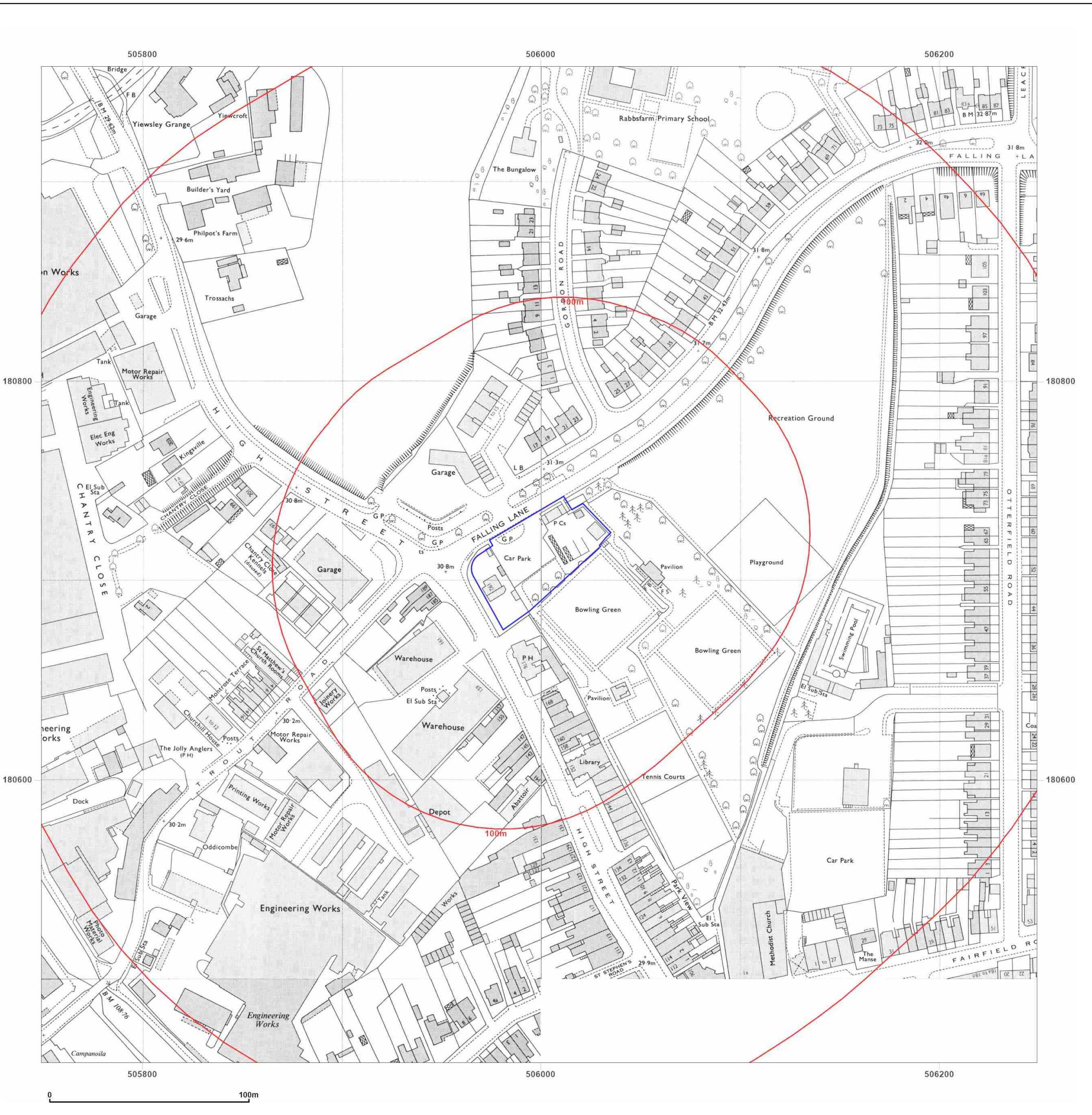
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069411295

Client Ref: PO_34757_-_Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1968-1973

Scale: 1:1,250

Printed at: 1:2.000



Surveyed 1962
Revised 1971
Edition N/A
Copyright 1971
Levelled 1957

Surveyed 1963
Revised 1967
Edition N/A
Copyright 1968
Levelled 1957

Surveyed 1964
Revised 1972
Edition N/A
Copyright 1973
Levelled 1957

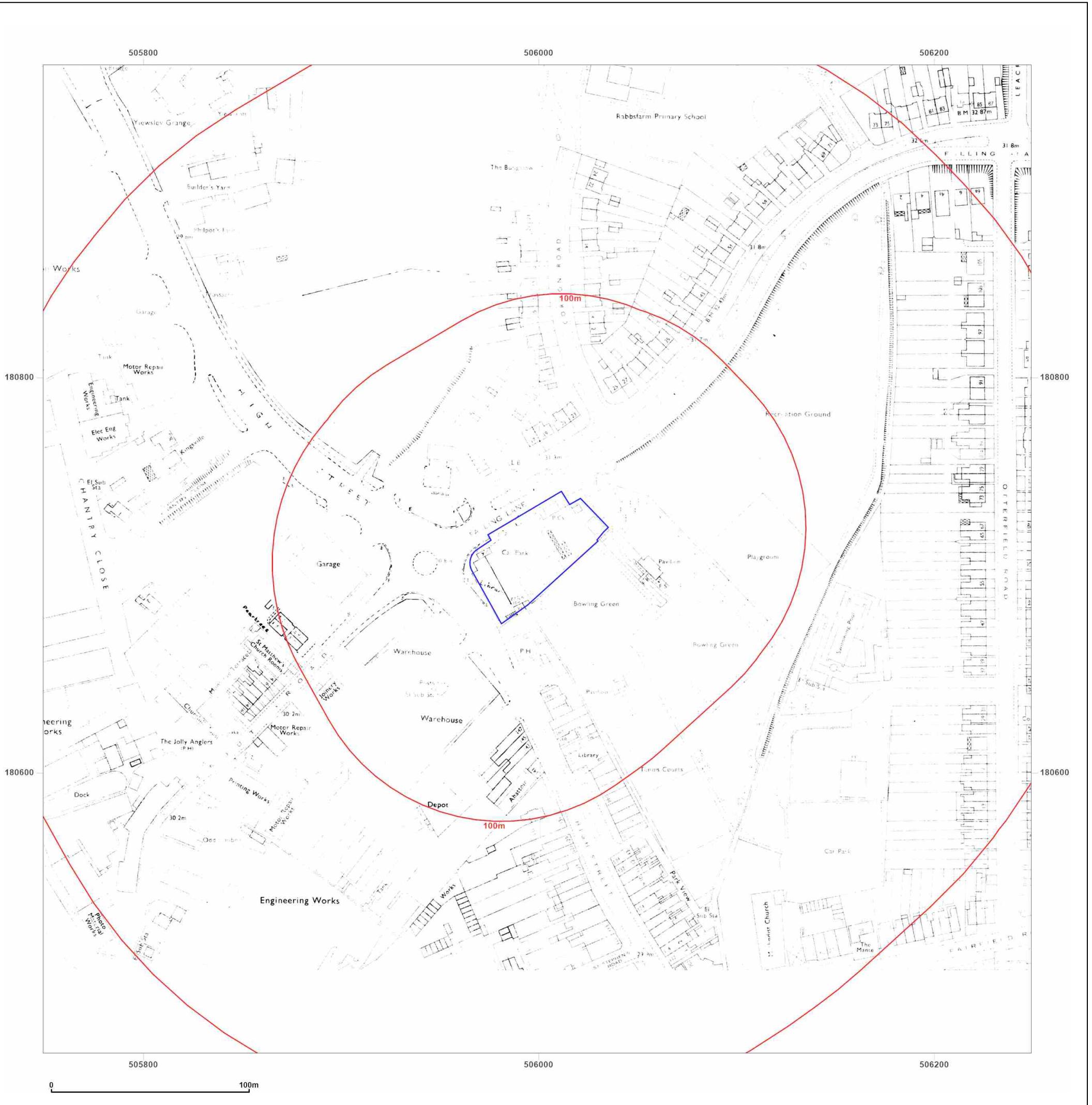


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Site Details:

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069411295

Client Ref: PO_34757_-_Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1975

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1975
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1975
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Site Details:

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069411295

Client Ref: PO_34757_-Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1982-1987

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1952
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1957
Revised 1986
Edition N/A
Copyright 1986
Levelled 1957

Surveyed 1957
Revised 1987
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Copyright 1987
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Surveyed 1957
Revised 1986
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Copyright 1986
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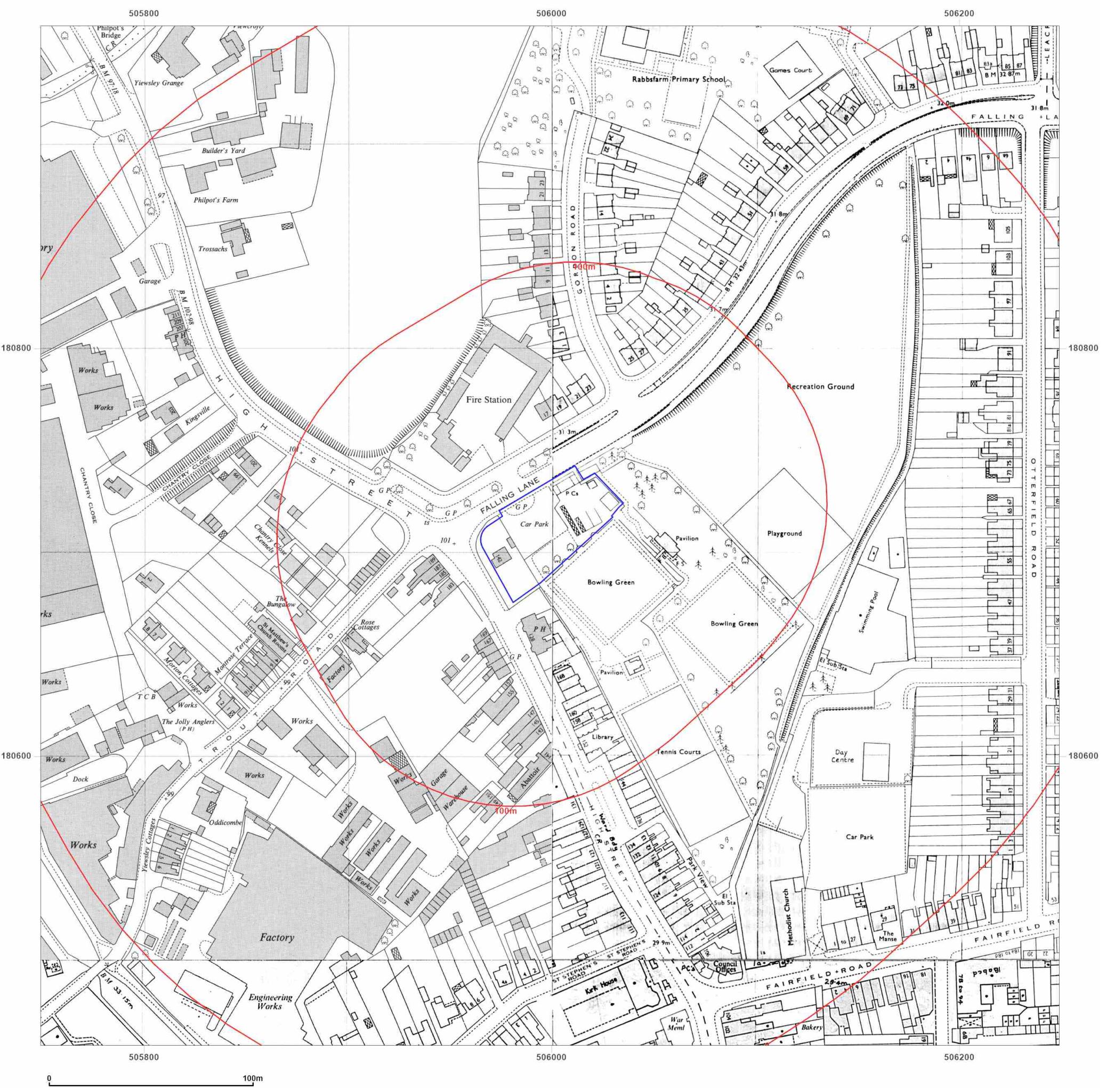


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Client Ref: PO_34757_-Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1987

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957
 Revised 1987
 Edition N/A
 Copyright 1987
 Levelled 1957

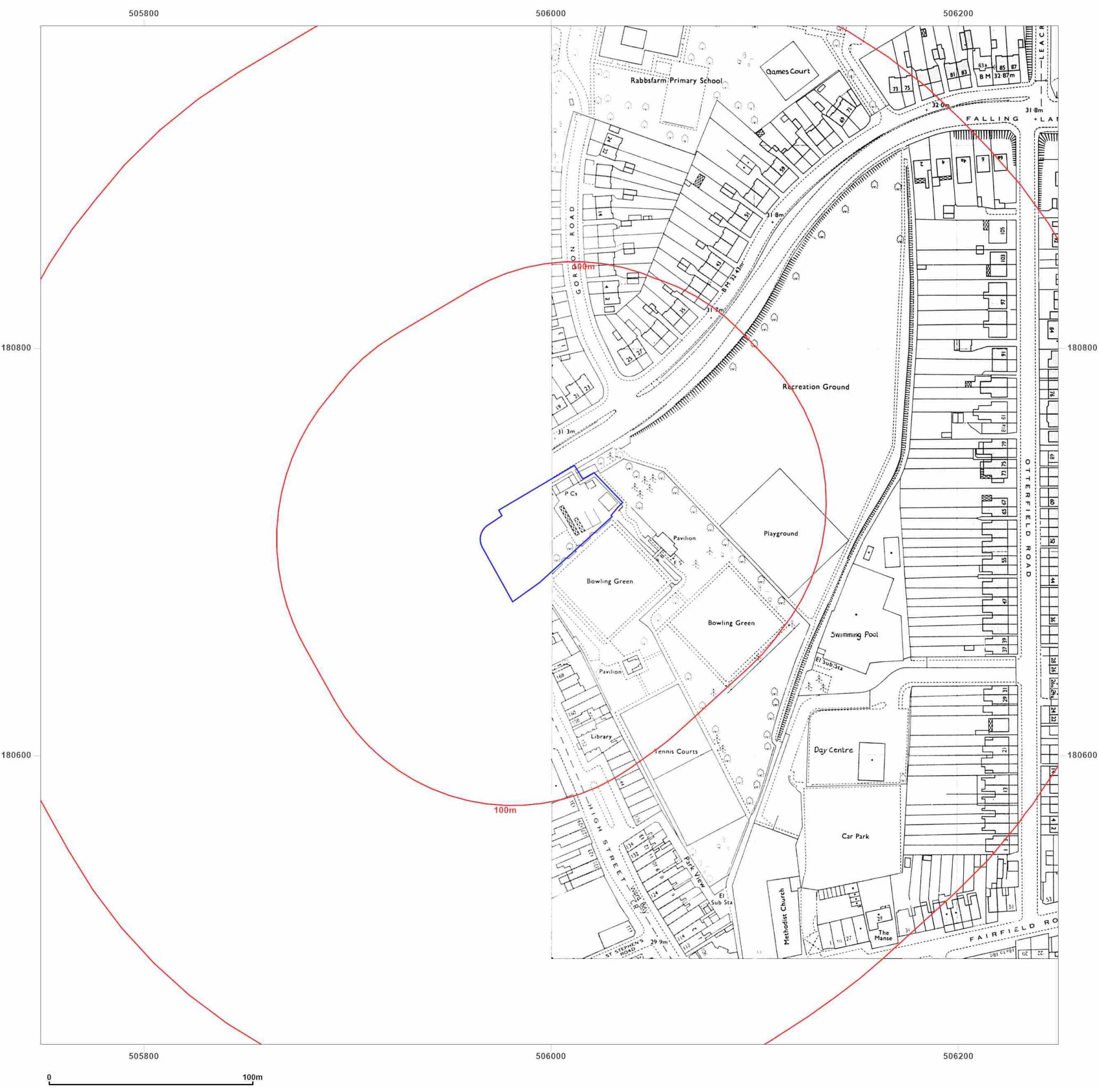


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069411295

Client Ref: PO_34757_-Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1986-1990

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957
Revised N/A
Edition N/A
Copyright 1986
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1986
Levelled N/A

Surveyed 1957
Revised 1990
Edition N/A
Copyright 1990
Levelled 1957

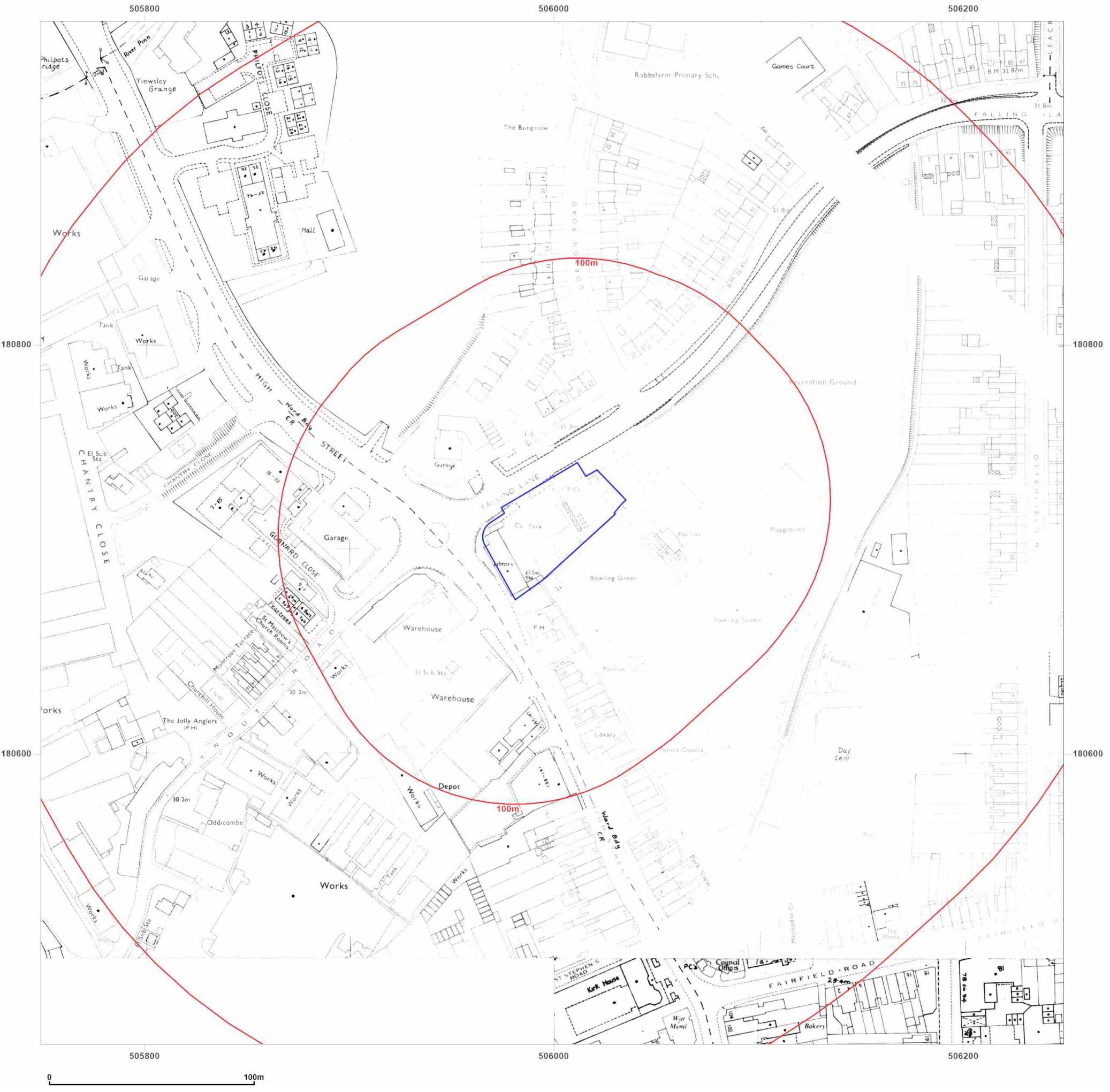


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069411295

Client Ref: PO_34757_-Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1990

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised 1990
 Edition 1990
 Copyright N/A
 Levelled N/A

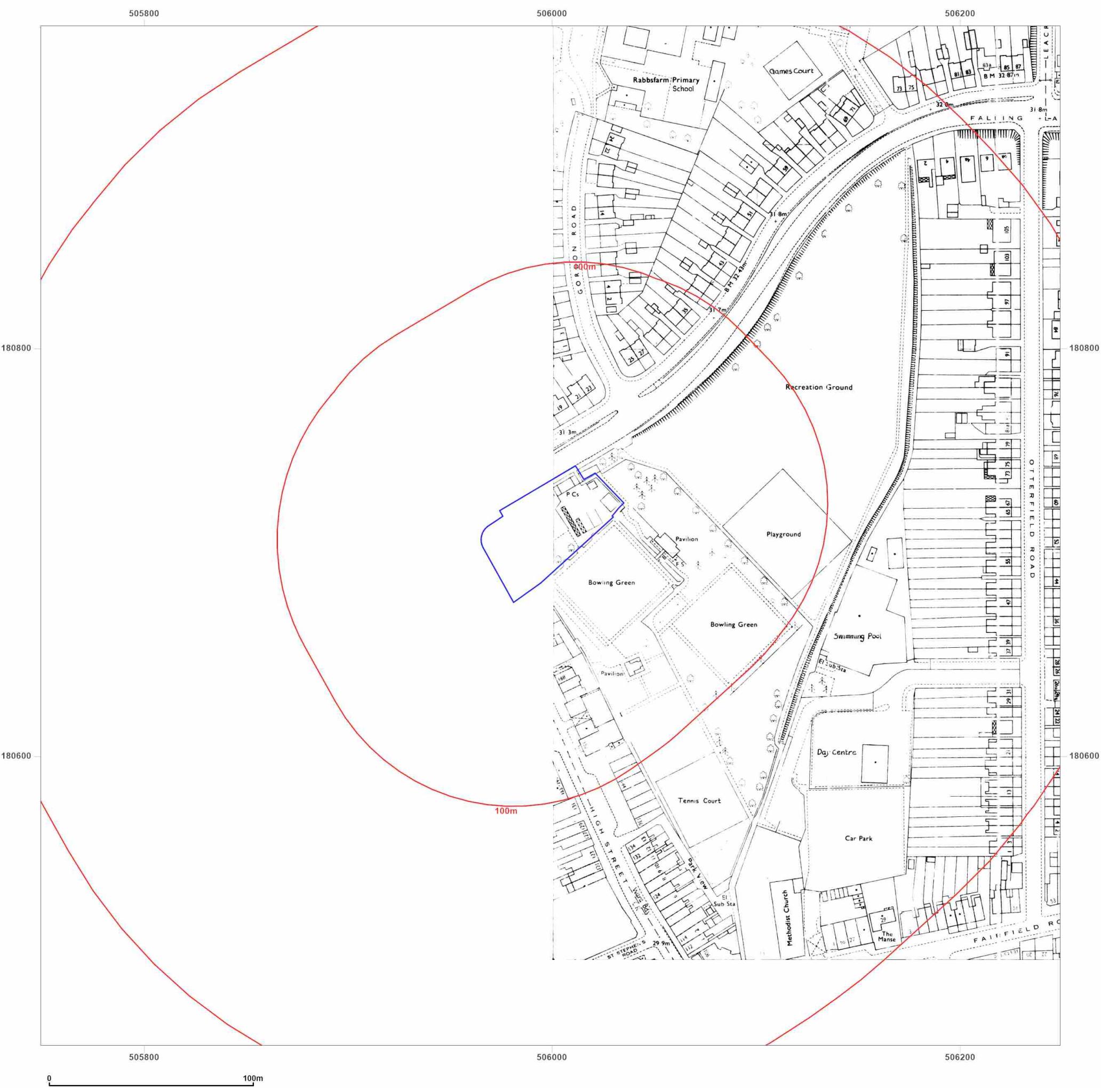


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Site Details:

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069411295

Client Ref: PO_34757_-Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A	Surveyed 1957
Revised N/A	Revised 1987
Edition N/A	Edition N/A
Copyright 1992	Copyright 1987
Levelled N/A	Levelled 1957

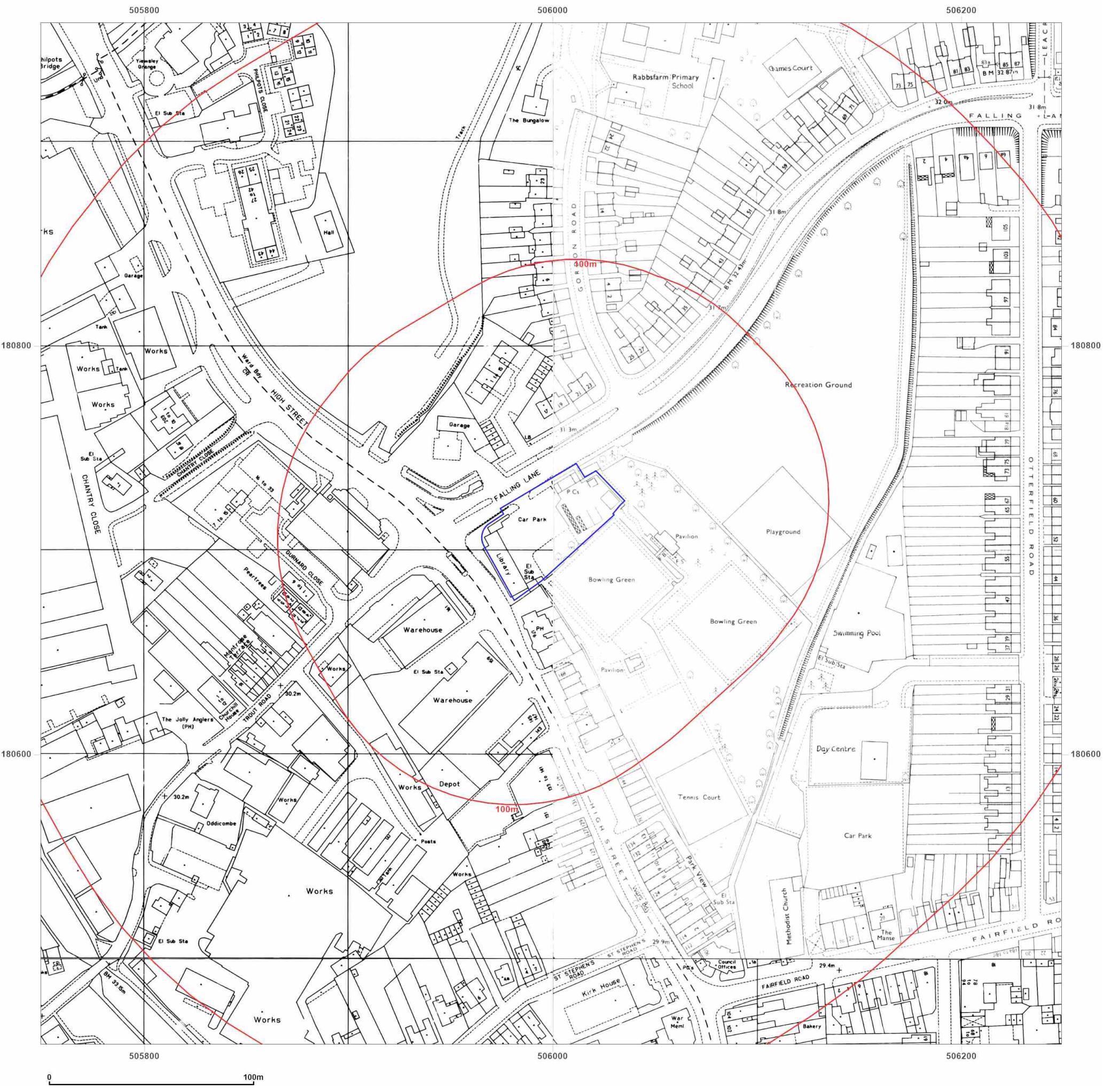
Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright 1992	Copyright 1992
Levelled N/A	Levelled N/A

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069411295

Client Ref: PO_34757_-_Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

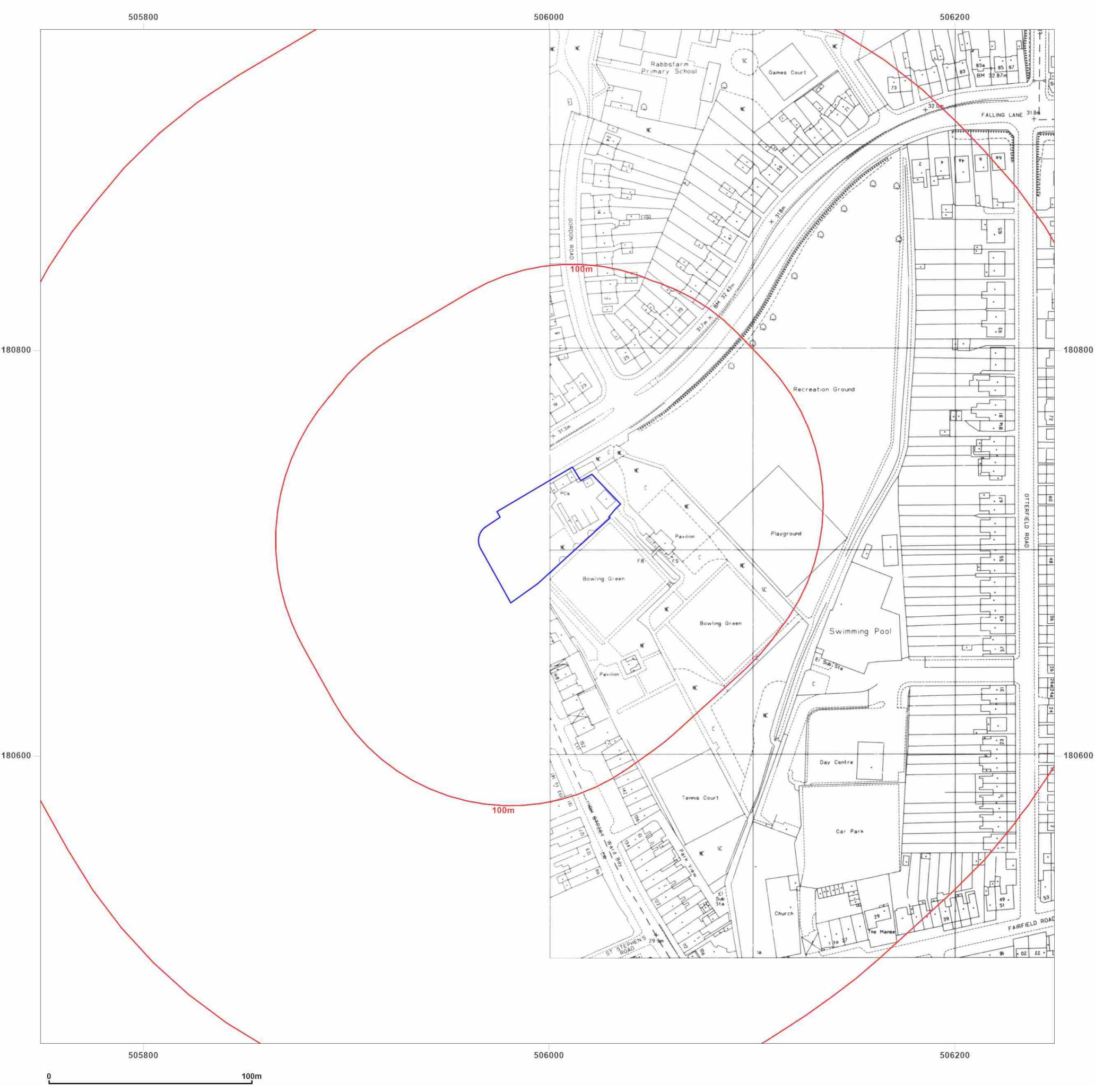


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069411295

Client Ref: PO_34757_-Falling_Lane
Report Ref: GS-NDL-2JJ-Z1B-TGH
Grid Ref: 505999, 180708

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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APPENDIX C: Supporting Drawings



01 Street Elevation - High Street



02 Street Elevation - Falling Lane 1 : 200



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