

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Hyde Park, Hayes, UB3 4AZ, London Borough of Hillingdon

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Hyde Park, Hayes, UB3 4AZ,
London Borough of Hillingdon
June 2025

ARCHAEOLOGICAL DESK BASED ASSESSMENT

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Prepared by:	Prepared for:
RPS Consulting Services Ltd	Columbia Threadneedle Investments
Edward Hawkins BSc Econ (Hons) MSc IHBC MCIfA	
Technical Director - Heritage	
20 Farringdon Street	
London, EC4A 4AB	
T 07484 531 722	
E edward.hawkins@rpsgroup.com	

EXECUTIVE SUMMARY

Hyde Park, Hayes, UB3 4AZ, London Borough of Hillingdon, referred to as the 'Study Site', has been assessed for its archaeological potential.

The Study Site is proposed for Outline planning permission (with all matters reserved excluding access) for demolition of existing buildings (above basement level) and delivery of residential development (Class C3), flexible residential / commercial floorspace, new public realm, landscaping, play space, car parking, cycle parking and associated works.

In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the Study Site.

The Study Site and its vicinity has been subject to intensive commercial-industrial built development. Post-depositional impacts across the Study Site are assessed as having been severe. It is considered highly unlikely that any notable archaeological evidence now survives within the Study Site.

The Study Site is not located within an Archaeological Notification Area.

In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens or Historic Wreck sites lie within the Study Site or its immediate vicinity. No designated archaeological assets have been identified as being relevant to this assessment.

The Study Site is considered to have a low potential to contain archaeological evidence relating to any past period of human activity.

Any archaeological evidence present within the Study Site is most likely to be of low (local) significance only.

The south-western part of the Study Site was redeveloped in 2014 with no requirement for archaeological work (Local Planning Authority ref. 2102/2029).

In this instance, it is recommended that no further archaeological work is necessary.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by Edward Hawkins and edited by Sally Dicks of RPS Consulting Services Ltd on behalf of Columbia Threadneedle Investments.
- 1.2 The subject of this assessment comprises an area of commercial built development at Hyde Park, Hayes, UB3 4AZ, London Borough of Hillingdon. The Study Site is roughly centred at NGR TQ 09196 79252.
- 1.3 Columbia Threadneedle Investments has commissioned RPS Consulting Services Ltd to assess the archaeological potential of the Study Site, to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with the relevant government policy and guidance on archaeology and planning, including the NPPF and the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, 2021) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Study Site.
- 1.5 This archaeological desk-based assessment comprises an examination of evidence held by the Greater London Historic Environment Record (KHER), and other sources, including the results of a comprehensive map regression exercise.
- 1.6 This document seeks to clarify the archaeological potential of the Study Site, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 The relevant Built Heritage legislation in this case extends from section 16 of the 1990 Planning (Listed Buildings and Conservation Areas) Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.3 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.4 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.5 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is regularly updated (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.6 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.7 Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
 - Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.8 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.9 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

- 2.10 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development.
- 2.11 Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.12 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.13 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.14 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.15 *Significance* (for Heritage Policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.16 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.17 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.18 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm

may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Overview: Historic Environment Good Practice Advice in Planning

- 2.19 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.20 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Strategic Planning Policy

- 2.22 The relevant Strategic Development Plan framework for the Study Site is provided by The London Plan, The Spatial Development Strategy for Greater London, adopted March 2021. Policy relevant to archaeology within the Study Site is included within Chapter 7 of the Plan, as 'Heritage and Culture', policy HC1, 'Heritage Conservation and Growth' as follows:

"HC1 Heritage and Conservation Growth

- A. *Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.*
- B. *Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:*
- 1. setting out a clear vision that recognises and embeds the role of heritage in place-making*
 - 2. utilising the heritage significance of a site or area in the planning and design process*
 - 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
 - 4. delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*
- C. *Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*
- D. *Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.*
- E. *Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they set out strategies for their repair and re-use."*

Local Planning Policy

London Borough of Hillingdon Local Plan

Local Plan Part 1 - Strategic policies

- 2.23 The Local Plan Part 1 was adopted in November 2012 and sets out the overall level and broad locations of growth up to 2026. It comprises a spatial vision and strategy, strategic objectives, core policies and a monitoring and implementation framework with clear objectives for achieving delivery.

- 2.24 Strategic Policies relevant to this assessment comprise:

Policy HE1: Heritage

The Council will:

1. **Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:**
 - **Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;**
 - **Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;**
 - **Registered Parks and Gardens and historic landscapes, both natural and designed;**
 - **Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and**
 - **Archaeologically significant areas, including Archaeological Priority Zones and Areas.**
2. **Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.**
3. **Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.**
4. **Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.**

Local Plan Part 2 – Development Management Policies

2.25 The Local Plan Part 2 comprises Development Management Policies, Site Allocations and Designations and the Policies Map. Once adopted, it will deliver the detail of the strategic policies set out in the Local Plan Part 1. The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020.

Policy DMHB 1: Heritage Assets

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) **it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;**
- ii) **it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;**
- iii) **it makes a positive contribution to the local character and distinctiveness of the area;**
- iv) **any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;**
- v) **the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;**

- vi) *buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and*
- vii) *opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.*

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

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

Policy DMHB 7: Archaeological Priority Areas and Archaeological Priority Zones

The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

- 2.26 Planning permission was obtained in July 2013 for the redevelopment of the south-western part of the Study Site known as Hyde Park Hayes 5 (Planning Ref. 2012/2029). The officers report identified that site did not lie within an area of archaeological interest and therefore no archaeological work was required.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey online (BGS Online, 2024) indicates that the bedrock geology of the Study Site is comprised of London Clay Formation - Clay, silt and sand.
- 3.2 The superficial geology of the Study Site is recorded by the BGS as comprising Langley Silt Member - Clay and silt and Lynch Hill Gravel Member - Sand and gravel.
- 3.3 No geotechnical surveying has been carried out within the Study Site.

Topography

- 3.4 The Study Site has been comprehensively developed in the 20th Century.
- 3.5 The Study Site does not lie in the vicinity of any natural water courses.
- 3.6 Prior to the redevelopment of the south-western part of the Study Site the below ground conditions were identified as made ground to c.1.5m below ground level, under which is a layer of c.1.1m thick Langley Silt, under which is a layer of Lynch Hill Gravels of between 3.2m and 5.7m thickness, under which London Clay (SKM ENVIROS, 2012).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

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

Introduction

- 4.1 This chapter reviews the available archaeological information for the Study Site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for any as yet to be discovered archaeological evidence to be present within the Study Site.
- 4.2 What follows comprises a review of known archaeological finds and investigations within a 750m radius of the Study Site (Fig.2), held on the Greater London Historical Environment Record.
- 4.3 The Study Site does not lie within an Archaeological Priority Area (APA).
- 4.4 Chapter 5 subsequently considers the conditions of the Study Site and whether the proposed development will impact the archaeological potential identified below.

Previous Archaeological Investigation

- 4.5 Past archaeological investigations within the Study Area are shown as 'Event' data on Figure 2.
- 4.6 Many of the Event records shown on Figure 2 relate to desk-based assessments and building recording exercises that are not relevant to assessing the specific archaeological potential of the Study Site (158133; 155026; 170556; 164380; 162579; 154436; 161200; 158133; 156969; 163386; 166696; 152818).

- 4.7 An Archaeological Watching Brief was carried out c.75m to the north of the Study Site at Stockley Airport Junction between January 2012 and January 2013 by Oxford Archaeology. Pleistocene deposits were revealed in the form of Terrace Gravels and Langley Silts. These had been extensively truncated by post-Medieval and modern activity. This truncation had removed all archaeological evidence that may have been present. Mid to late 20th Century elements of the Grand Union Canal and the Great Western Railway were revealed during the watching brief. An element of railway track was revealed in the Northern Viaduct pile cap excavations (171278).
- 4.8 An archaeological evaluation was undertaken between the 6th to 17th January 2014 by AOC Archaeology at the Old Vinyl Factory, Hayes, c.125m to the north of the Study Site. Seventeen trenches were excavated but no remains earlier than 1907 were identified. The earliest features relate to the use of the site by The Gramophone Company (167575).
- 4.9 An archaeological evaluation took place at Blythe Road, Hayes, c.175m to the northeast of the Study Site on the 14th October 2000 by Pre-Construct Archaeology. Unstratified finds of post-Medieval date were recorded with no other archaeological evidence (157194). A second phases of evaluation was undertaken on the Old Vinyl Factory, Blyth Road between the 6th January and the 31st July 2014 by AOC Archaeology. No archaeological finds or features were identified (158746).
- 4.10 AOC Archaeology Group carried out an archaeological evaluation, between 30th and 31st July 2014, at The Old Vinyl Factory, c.280m to the northwest of the Study Site. The excavation recorded Lynch Hill Gravels overlaid by periglacial deposits of brickearth. Finds discovered during the evaluation were of 20th Century origin, including concrete beams and demolition rubble, possibly associated with the construction and removal of buildings during the 1930s and 1980s (171679).
- 4.11 An archaeological evaluation took place at the Shoenberg Site, Trevor Road, c.350m to the north of the Study Site between the 15th to 19th December 1998 by the Museum of London Archaeology Service. No archaeological finds or features were recorded (165701).
- 4.12 In 2006 Wessex Archaeology conducted an archaeological evaluation at the former Goods Yard of Hayes and Harlington Station, c.500m to the northeast of the Study Site. Seven trenches were excavated and revealed the 19th Century canal basin. The west end of the basin was not identified. The basin cut the natural brickearth and there was no evidence of canal side revetment. The basin was infilled with industrial waster deposits as well as redeposited gravels. Natural brickearth was recorded at between 30.5-31.3m Aod (161703).
- 4.13 In October 2018 Museum of London Archaeology conducted an archaeological evaluation at the former Nestle Factory in Nestle Avenue, c.575m to the east of the Study Site. 13 trial pits (measuring c. 2m x 2m) were excavated. The sequence of deposits across the site consisted of Lynch Hill gravels overlain by redeposited gravels, overlain by brick earth, overlain by made ground. Modern disturbance was found to have truncated the natural deposits to some extent. The evaluation produced evidence of prehistoric occupation in the form of two cut features, dated to the Late Bronze Age/Early Iron Age. Three possible prehistoric flint artefacts were recovered but are not thought to be in-situ (157964).
- 4.14 The Museum of London Archaeology Service conducted a geoarchaeological window sampling exercise in March 2018 at the former Nestle Factory, Hayes, c.575m to the east of the Study Site. Seven samples were taken, which identified that untruncated contact between the Lynch Hill Gravel and the overlying Langley Silt exists across some parts of this site. Across some areas of this site the modern truncation appears to have almost completely removed the brickearth from the site (168090).
- 4.15 Wessex Archaeology undertook archaeological excavations at Harlington School, c.550m to the southwest of the Study Site in 2021-22. A total of 37 archaeological features were identified in the course of the works, including 21 pits, 13 ditches, two postholes, a cremation grave, and two excavated tree-throw hollows. The fills of the features across the site included material which dated

from the Neolithic to the post-Medieval period, though dating could not be done on the majority of the finds. There was a particular concentration of Bronze Age evidence, suggesting a degree of deposition and land use in this period until the Medieval period. The most significant find was a cremation urn containing the cremated bones of no less than three individuals. The urn itself was a Bronze Age ceramic vessel which had been severely truncated. As a whole, the archaeological features and finds were suggestive of a typical agricultural landscape, and revealed locally significant evidence of activity in the area (222497).

- 4.16 An archaeological watching brief was carried out at Dawley Park, c.370m to the northwest of the Study Site between the 5th and 25th January 1999 by Thames Valley Archaeological Service. The monitoring did not uncover any archaeological features and only a struck flint was recovered (155722).
- 4.17 An evaluation took place at Dawley Road, c.565m to the northwest of the Study Site between the 24th and 30th July 1998 by Thames Valley Archaeological Services. The only find was a struck flint which was considered to be residual (165272).
- 4.18 An archaeological evaluation was carried out at Swallowfield Road, c.580m to the northwest of the Study Site by L P Archaeology in January 2015. Eight trial trenches were excavated. No archaeological evidence was recorded (154617).
- 4.19 The past archaeological investigations within the Study Area do not indicate the likely presence of extensive or significant archaeological evidence within the Study Site.

Palaeolithic, Mesolithic and Neolithic

- 4.20 Identifying the potential for earlier prehistoric archaeological evidence is notoriously difficult, though the Study Site however does lie over gravel terrace geological deposits that are considered more likely to contain evidence of very early prehistoric (Palaeolithic and Mesolithic) origin. However, very limited archaeological evidence of earlier prehistoric origin has been recorded within the Study Area, including by past archaeological investigation.
- 4.21 An unspecified Palaeolithic lithic implement is recorded as being found c.200m to the west of the Study Site (103144).
- 4.22 An unspecified Lower Palaeolithic findspot is recorded c.275m to the northeast of the Study Site (145218).
- 4.23 An unspecified Lower Palaeolithic findspot is recorded c.425m to the northwest of the Study Site (126945).
- 4.24 Unspecified Prehistoric flint flakes were located at Dawley Park, Hayes during investigations in 1998-9 by Thames Valley Archaeological Service, c.540m to the northwest of the Study Site (121759).
- 4.25 The Study Site is considered to have a low potential to contain archaeological evidence relating to the Palaeolithic, Mesolithic and Neolithic periods.

Bronze Age and Iron Age

- 4.26 Two cut features, dated to the Late Bronze Age/Early Iron Age are recorded c.575m to the east of the Study Site (157964).
- 4.27 37 archaeological features, including 21 pits, 13 ditches, two postholes, a cremation grave, and two excavated tree-throw hollows generally dating to the Bronze Age or Iron Age, with some being earlier or later are recorded c.550m to the southwest of the Study Site (222497).

- 4.28 The Study Site is considered to have a low potential to contain archaeological evidence relating to the Bronze Age and Iron Age periods.

Roman

- 4.29 No archaeological evidence relating to the Roman period has been recorded within the Study Area.
- 4.30 The Study Site does not lie in the vicinity of any known Roman road or settlement.
- 4.31 The Study Site is considered to have a low potential to contain archaeological evidence of Roman origin.

Early Medieval and Medieval

- 4.32 An early Medieval settlement is recorded at Harlington, c.620m to the south of the Study Site, concentrated around a manor house to the north of what is now Cherry Lane. The village later moved further southwards (149831).
- 4.33 The hamlet of Dawley is recorded as having originated in the Medieval period and is thought to have been abandoned by the 16th Century. The settlement may have lain to the north of the Study Site (123330).
- 4.34 The Study Site is likely to have come into agricultural cultivation during the Medieval period.
- 4.35 The Study Site is considered to have a low archaeological potential for all evidence relating to the Medieval period.

Post Medieval & Modern (including map regression exercise)

- 4.36 Many of the records shown on Figure 2 relate to known post-Medieval or existing modern built features that are not relevant to the specific archaeological potential. These records include a rail line (225296), bridges (112398 and 126435), the District Line Underground Railway (225271), a public park (101504), and a Second World War Anti-Aircraft emplacement (131321).
- 4.37 Post-Medieval plough soils containing 19th Century finds are recorded at Blythe Road, c.250m to the northeast of the Study Site (126733).

Map Progression Exercise

- 4.38 In the post-Medieval period, cartographic sources are useful in understanding the historic land use of the Study Site and any past phases of built development.
- 4.39 The 1754 Rocque Map (Fig.3) illustrates the Study Site as lying within a probable area of pasture named 'North Field'. The Study Site is shown to lie to the south of a large gentry estate, beyond an intervening road. The Study Site lies some distance to the north of the post-Medieval settlement of Harlington.
- 4.40 The 1807 Ordnance Survey Drawing (Fig.4) shows the Study Site as lying within an agricultural field, with little change indicated since the mid-18th Century.
- 4.41 The 1839 Harlington Parish Tithe Map (Fig.5) illustrates the Study Site as lying across three irregular, enclosed fields. In the north, the Study Site is now bound by a road.
- 4.42 The 1865-1868 Ordnance Survey (OS) Map shows no notable change to the Study Site. To the north of the Study Site a rail line has been constructed, though the vicinity of the Study Site remains essentially rural-agricultural. No notable change is shown on the OS Map of 1894-1897 (Fig.7), or OS Map of 1895-1897 (Fig.8).

- 4.43 The OS Map of 1912-1913 (Fig.9) illustrates the development of an extensive commercial-industrial built area at Botwell, to the north of the Study Site. The Study Site remains in agricultural use at this time. A short distance to the south of the Study Site several roads of houses have been developed.
- 4.44 The OS Map of 1932-35 (Fig.10) shows extensive built expansion across the immediate and wider vicinity of the Study Site, with numerous new commercial-industrial buildings and areas of workers housing. The Study Site remained undeveloped at this time, but is flanked in the east by an aviation works and may have formed yard spaces or otherwise been functionally related to that industrial complex of buildings. The OS Map of 1960 (Fig.11) shows that the Study Site remained undeveloped at this time. Across the vicinity the intensification of built development has continued.
- 4.45 The OS Map of 1970 (Fig.12) shows the construction of several commercial-industrial buildings across the Study Site. The 1983-1987 OS Map shows the demolition of one of the larger buildings within the Study Site (Fig.13).
- 4.46 By 1999 (Fig.14) the Study Site had been redeveloped, with three commercial buildings and associated yards and car parks. The aerial photograph of 2010 (Fig.15) shows the demolition of the building in the southwestern end of the Study Site. The 2024 aerial photograph shows the construction of a new building in the southwestern end of the Study Site and no other notable change.
- 4.47 The Study Site is considered to have a low potential to contain archaeological evidence of post-Medieval date, with the exception of evidence of known built development which is of no archaeological interest.

Assessment of Significance (Designated Assets)

- 4.48 In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens or Historic Wreck sites lie within the Study Site or its immediate vicinity.
- 4.49 No designated archaeological assets have been identified as having the potential to be affected by

Assessment of Significance (Non-Designated Assets)

- 4.50 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.51 Any archaeological evidence present within the Study Site is most likely to be of low (local) significance only, similar to that identified in the wider vicinity.
- 4.52 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Palaeolithic	Low	Low (Local)
Mesolithic	Low	Low (Local)
Neolithic	Low	Low (Local)
Bronze Age	Low	Low (Local)
Iron Age	Low	Low (Local)
Roman	Low	Low (Local)
Anglo-Saxon	Low	Low (Local)

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Medieval	Low	Low (Local)
Post-Medieval	Low	Low (Local)

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

Site Conditions

- 5.1 The Study Site comprises an area of modern commercial built development, set within a modern urban area.
- 5.2 The phases of modern construction and demolition within the Study Site are considered to have had a severe below ground impact and are considered likely to have removed any archaeological evidence that may have been present within the Study Site.
- 5.3 The historical architectural use of the Study Site prior to its development in the 20th century is considered likely to have had an additional moderate but widespread below ground impact.

Proposed Development

- 5.4 The development proposals comprise Outline planning permission (with all matters reserved excluding access) for demolition of existing buildings (above basement level) and delivery of residential development (Class C3), flexible residential / commercial floorspace, new public realm, landscaping, play space, car parking, cycle parking and associated works.



Plate 1: Proposed Masterplan.

Review of Potential Development Impacts on Archaeological Assets

- 5.5 The Study Site is considered to have a low potential to contain archaeological evidence relating to any past period of human activity.
- 5.6 In this instance, it is recommended that no further archaeological work is necessary.

6 SUMMARY AND CONCLUSIONS

- 6.1 Hyde Park, Hayes, UB3 4AZ, London Borough of Hillingdon, referred to as the 'Study Site', has been assessed for its archaeological potential.
- 6.2 The Study Site is proposed for Outline planning permission (with all matters reserved excluding access) for demolition of existing buildings (above basement level) and delivery of residential development (Class C3), flexible residential / commercial floorspace, new public realm, landscaping, play space, car parking, cycle parking and associated works.
- 6.3 In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the Study Site.
- 6.4 The Study Site and its vicinity has been subject to intensive commercial-industrial built development. Post-depositional impacts across the Study Site are assessed as having been severe. It is considered highly unlikely that any notable archaeological evidence now survives within the Study Site.
- 6.5 The Study Site is not located within an Archaeological Priority Area.
- 6.6 In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens or Historic Wreck sites lie within the Study Site or its immediate vicinity. No designated archaeological assets have been identified as being relevant to this assessment.
- 6.7 The Study Site is considered to have a low potential to contain archaeological evidence relating to any past period of human activity. Any archaeological evidence present within the Study Site is most likely to be of low (local) significance only.
- 6.8 The south-western part of the Study Site was redeveloped in 2014 with no requirement for archaeological work.
- 6.9 In this instance, it is recommended that no further archaeological work is necessary.

Sources Consulted

General

British Library

Kent Historic Environment Record

The National Archive

Internet

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Domesday Online – <http://www.domesdaybook.co.uk/>

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Cartographic

1754 Rocque Map

1807 Ordnance Survey Drawing

1839 Harlington Parish Tithe Map

1865-1868 Ordnance Survey Map

1894-1897 Ordnance Survey Map

1895-1897 Ordnance Survey Map

1912-1913 Ordnance Survey Map

1932-1935 Ordnance Survey Map

1960 Ordnance Survey Map

1970 Ordnance Survey Map

1983-1987 Ordnance Survey Map

1999 Aerial Photograph (Google Earth Image)

2010 Aerial Photograph (Google Earth Image)

2024 Aerial Photograph (Google Earth Image)



FIGURES

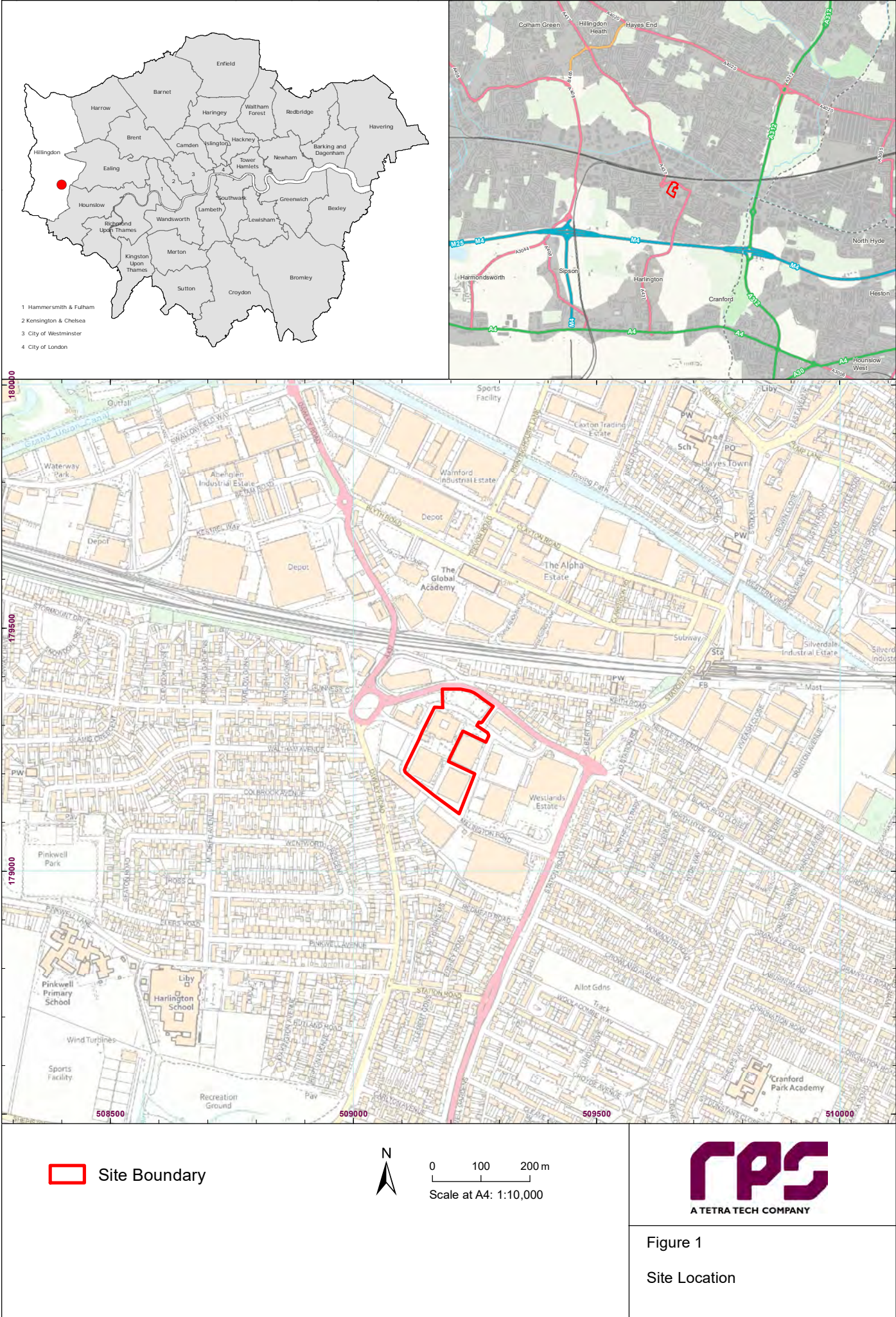




Figure 2

HER Data Plot (data from GLHER)



Approximate site location



Not to Scale
Illustrative Only



Figure 3

1754 Rocque Map



Approximate site location

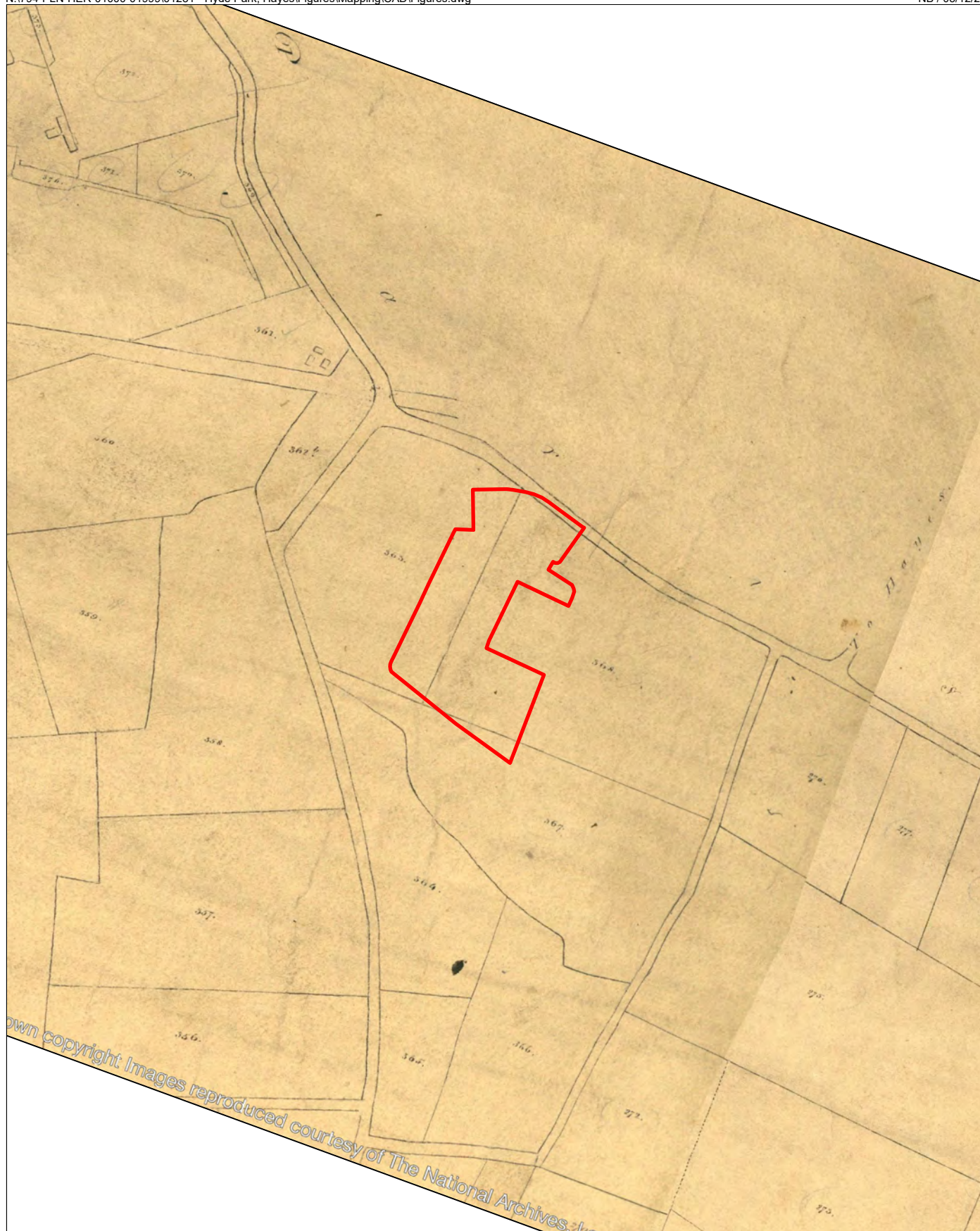


Not to Scale
Illustrative Only



Figure 4

1807 Ordnance Survey Drawing



 Site Boundary

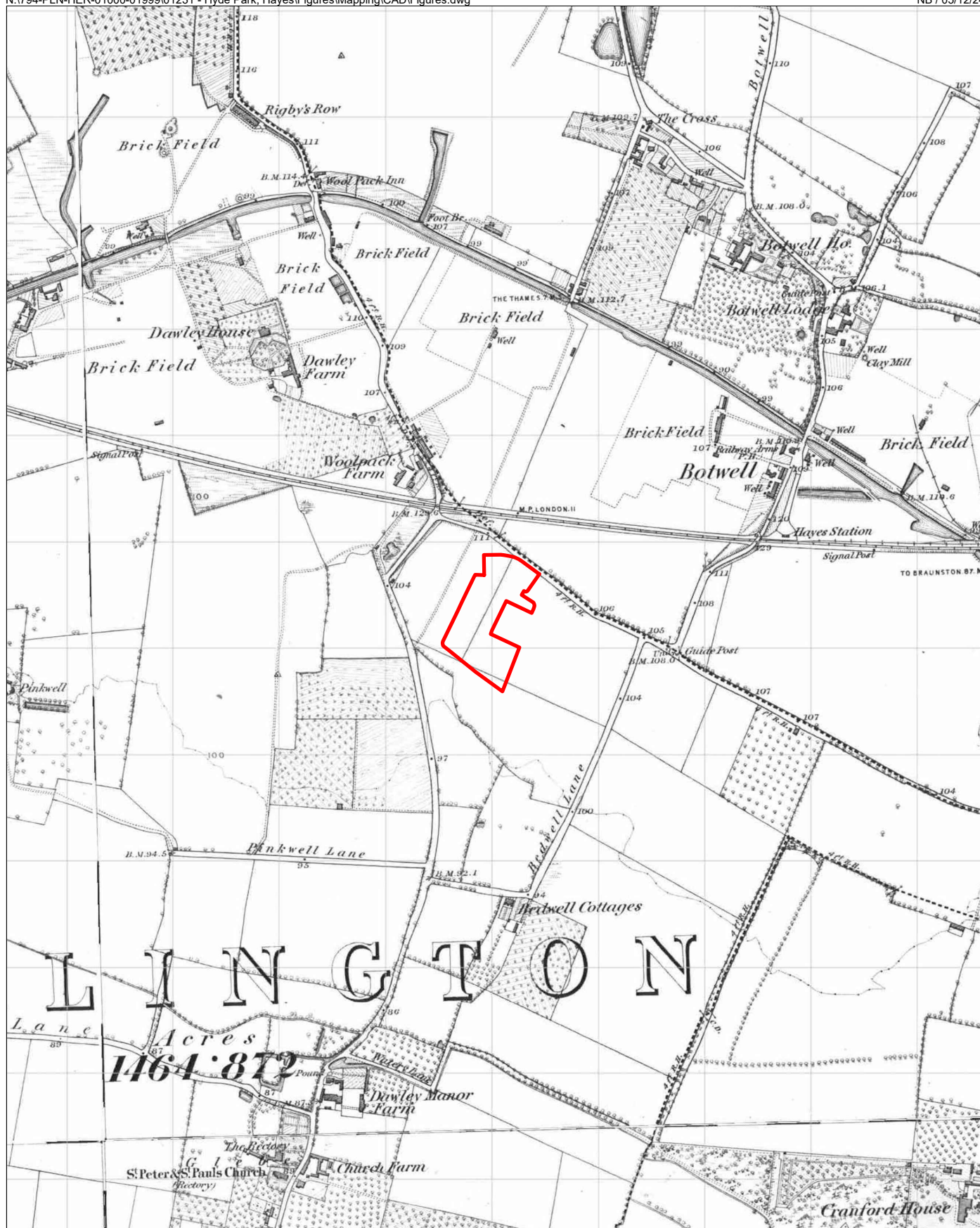


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Figure 5

1839 Harlington Parish Tithe Map



 Site Boundary

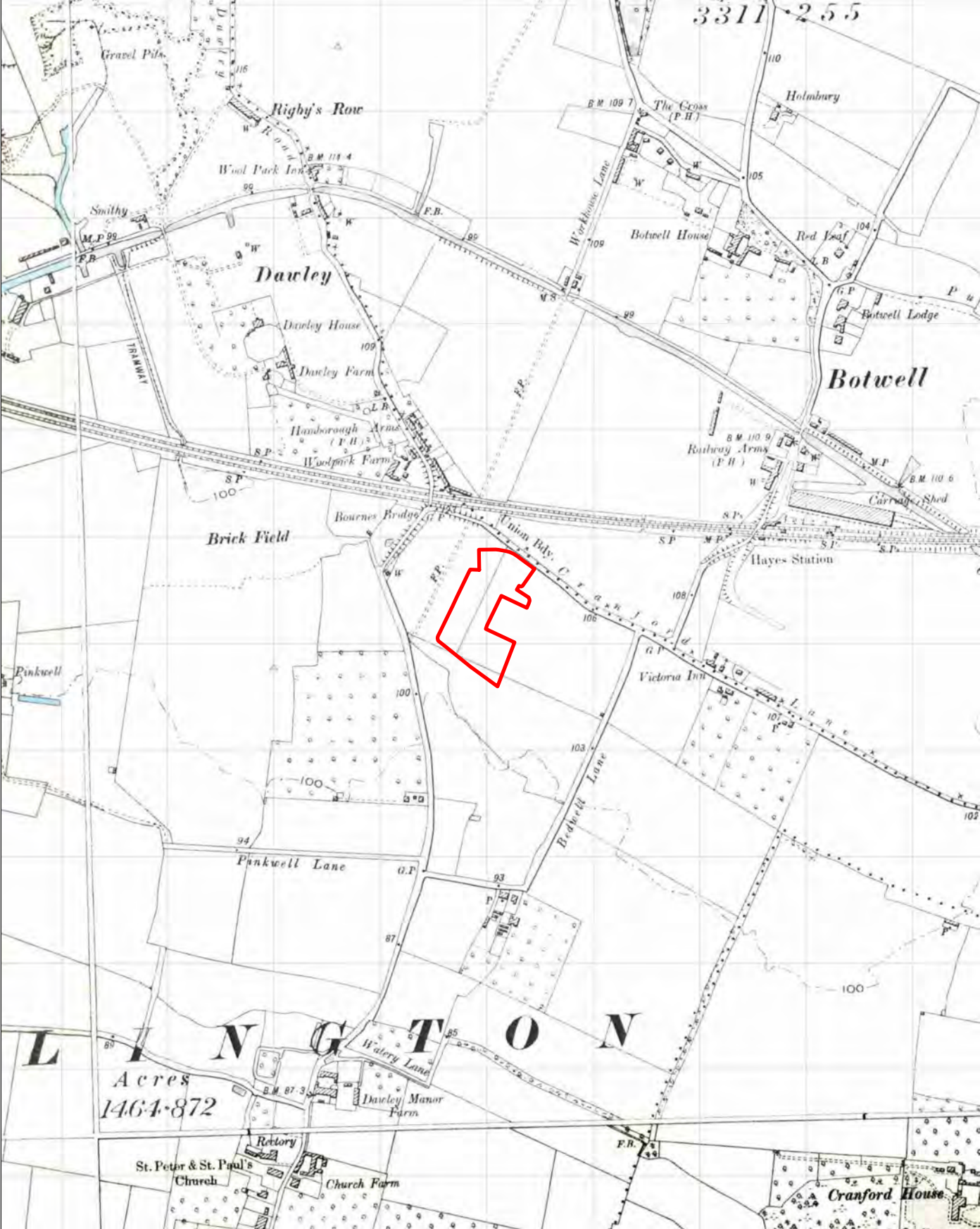


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Figure 6

1865-1868 Ordnance Survey Map



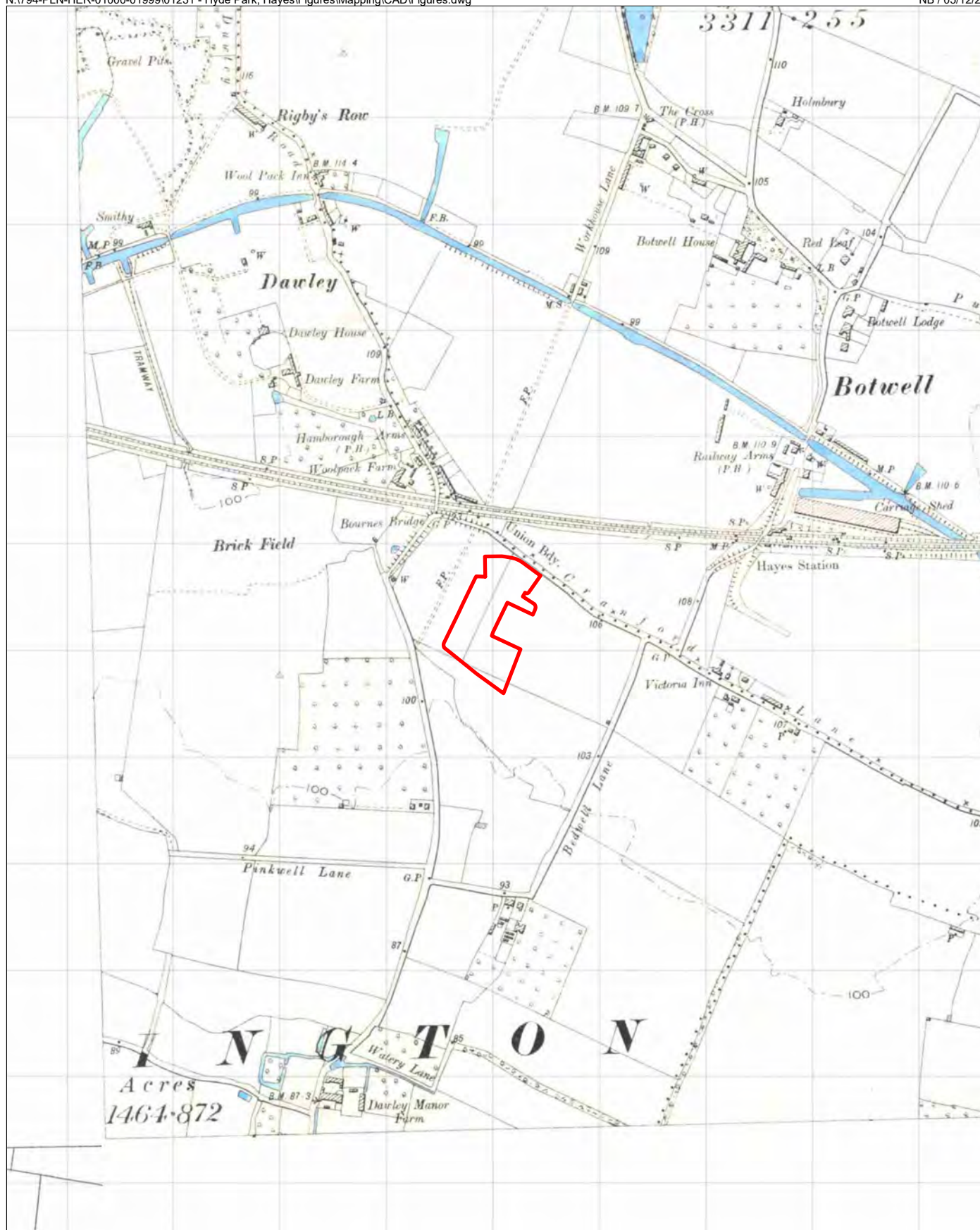
 Site Boundary



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Figure 7
1894-1897 Ordnance Survey Map



 Site Boundary

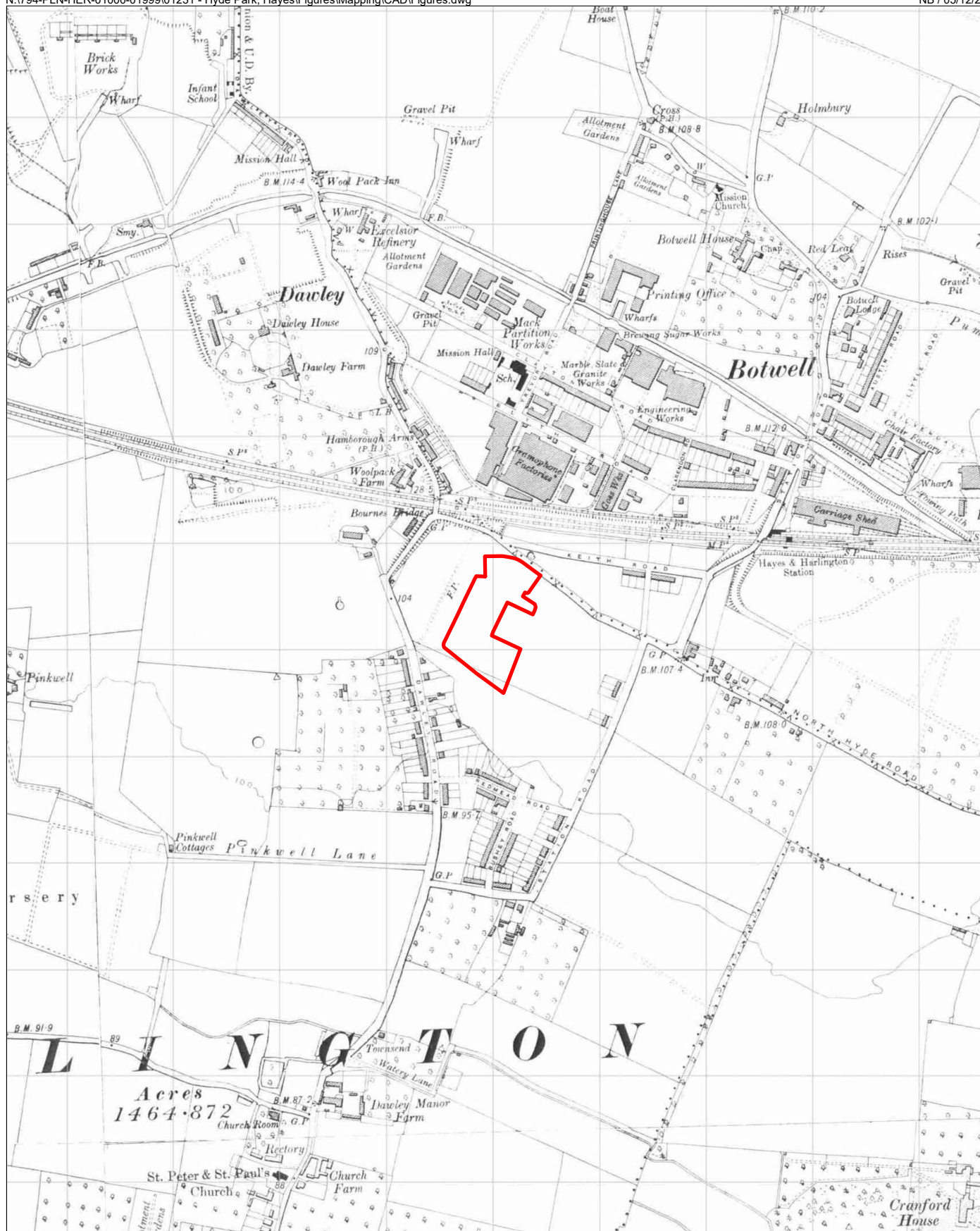


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Scale at A4: 1:10,000

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Figure 8

1895-1897 Ordnance Survey Map



 Site Boundary



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Scale at A4: 1:10,000

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Figure 9

1912-1913 Ordnance Survey Map



 Site Boundary

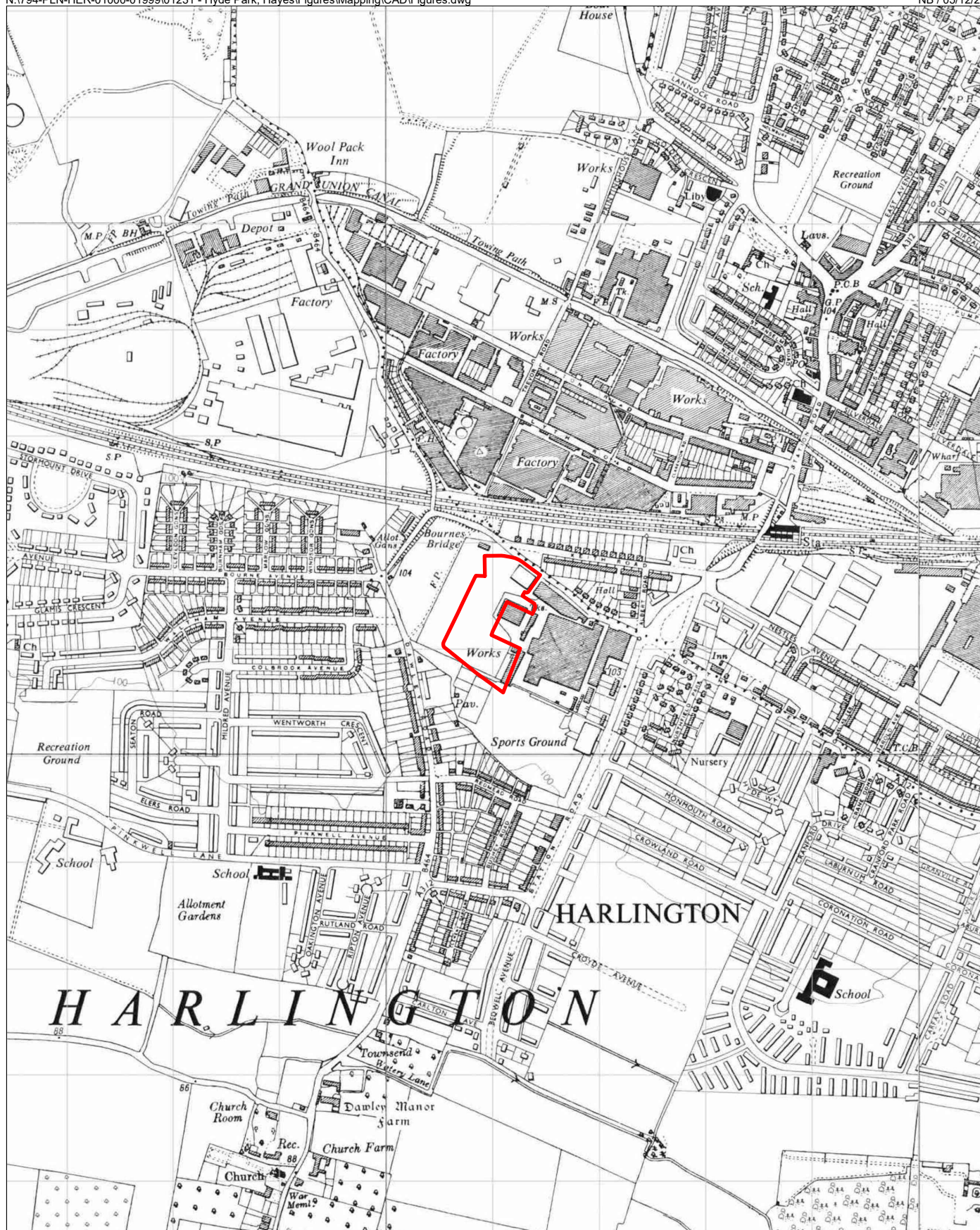


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Scale at A4: 1:10,000

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Figure 10

1932-1935 Ordnance Survey Map



 Site Boundary



0 100 200m
Scale at A4: 1:10,000

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Figure 11

1960 Ordnance Survey Map



 Site Boundary



0 100 200m
Scale at A4: 1:10,000

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Figure 12

1970 Ordnance Survey Map



 Site Boundary



0 100 200m
Scale at A4: 1:10,000

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Figure 13
1983-1987 Ordnance Survey Map



 Site Boundary

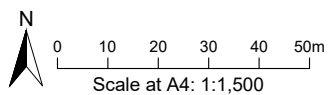


Figure 14

1999 Aerial Photograph (Google Earth Image)



 Site Boundary

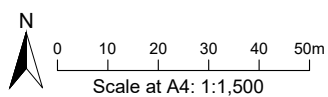
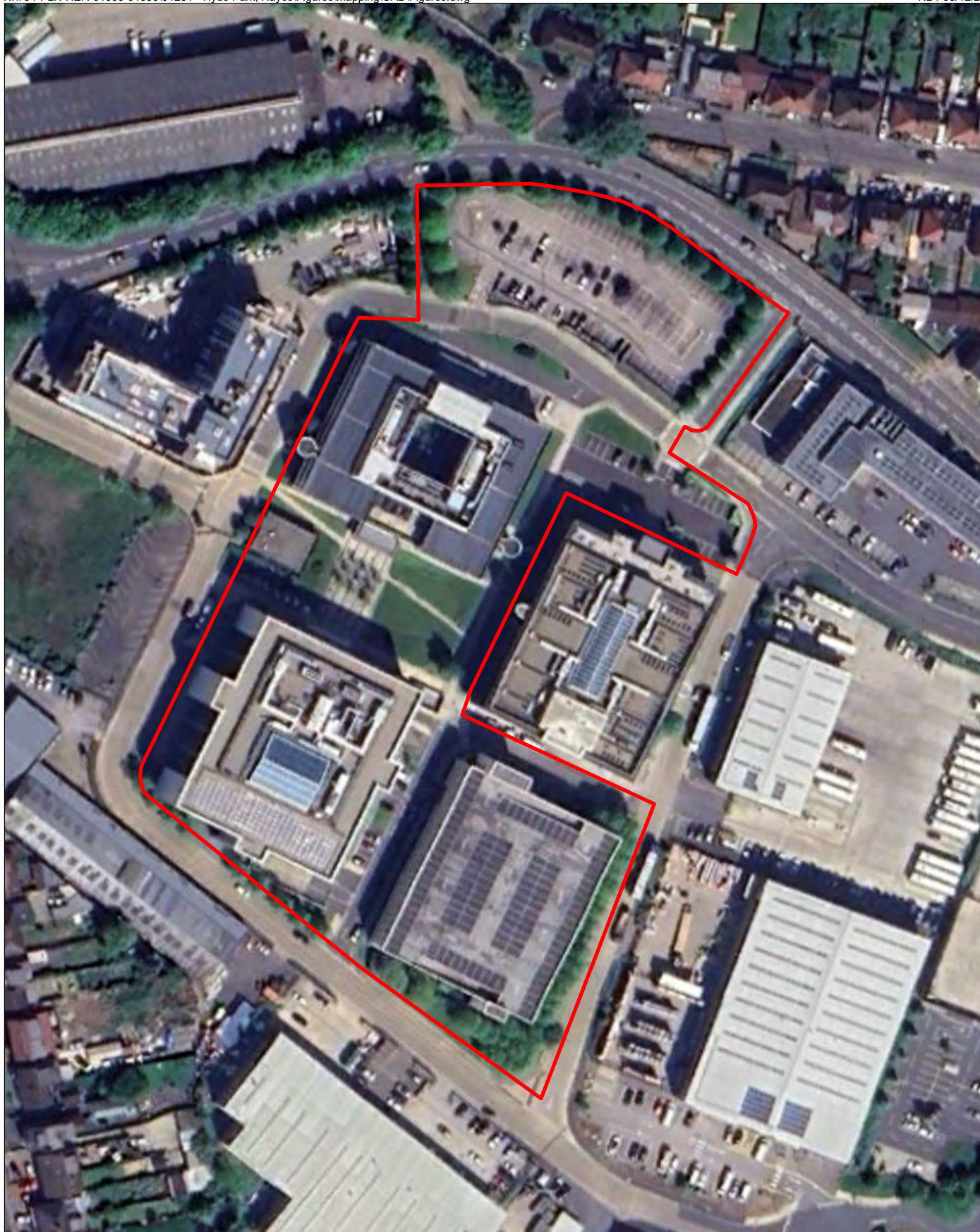


Figure 15

2010 Aerial Photograph (Google Earth Image)



 Site Boundary

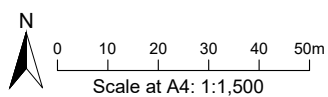


Figure 16

2024 Aerial Photograph (Google Earth Image)



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