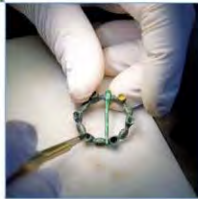


Hillingdon Gardens, Former Master Brewer Motel Site, London Borough of Hillingdon: Archaeological Desk-Based Assessment

Project No: 23887

September 2019



ARCHAEOLOGY

HERITAGE

CONSERVATION

Hillingdon Gardens, Former Master Brewer Motel Site, London Borough of Hillingdon: Archaeological Desk-Based Assessment

On Behalf of:	Inland Homes London End Beaconsfield Buckinghamshire HP9 2JH
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This document has been prepared in accordance with AOC standard operating procedures.

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1 INTRODUCTION

1.1 Project Background

- 1.1.1 AOC Archaeology was originally commissioned in October 2005 to produce an archaeological desk-based assessment (DBA) covering the proposed redevelopment of land at the former Master Brewer Site, in the London Borough of Hillingdon. AOC were subsequently commissioned to undertake updates of this report for revised proposal between 2009 and 2018. This report has been commissioned by Inland Homes to assess the current Hillingdon Gardens proposal.
- 1.1.2 This report comprises an update of the previous assessments, following design scheme changes and based upon current (September 2019) standards, guidance, policy background and archaeological knowledge.
- 1.1.3 The proposed development site is located at the former Master Brewer site, Hillingdon; situated immediately south of the A40, centred on NGR TQ 0772 8492 (**Figure 1**).
- 1.1.4 This report has been submitted in pursuance of the proposed redevelopment of the former Master Brewer motel site, Hillingdon on behalf of the applicant – Inland Homes. Currently the application for development consists of the following proposal:

“Construction of a residential-led, mixed-use development comprising buildings of between 2 and 11 storeys containing 514 units (Use Class C3); flexible commercial units (Use Class B1/A1/A3/D1); associated car (164 spaces) and cycle parking spaces; refuse and bicycle stores; hard and soft landscaping including a new central space, greenspaces, new pedestrian links; biodiversity enhancement; associated highways infrastructure; plant; and other associated ancillary development”.
(2018)

1.2 Site Location & Description

- 1.2.1 The development site is roughly square in shape. It is bounded on the west by Long Lane; to the south by Freezeland Way/Western Avenue and landscaped areas previously associated with the former hotel, and to the east by currently undeveloped green belt land that extends to the opposite side of the A40. The site covers an approximate area of 2.53ha. At the time of writing, the site is vacant and undeveloped with any previous structures within the site having been demolished. Prior to this recent phase of demolition, the site contained a hotel, pub and car parking. Currently, approximately 40% of the site comprises hard-standing ground surface.

1.3 Topographical & Geological Conditions

- 1.3.1 The British Geological Survey map (BGS GeoIndex 2018) indicates that the site is underlain by bedrock geology of the London Clay Formation, consisting of clay, silt and sand in a sedimentary bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period.
- 1.3.2 The type of drift geology is not recorded within the site boundary. This is likely due to the urbanisation of the area and lack of prior geological investigations.
- 1.3.3 No artificial deposits are noted within the site boundary, although an area of made ground is recorded along Long Lane to the west of the site and an irregular parcel of made ground is located to the east. Along the line of the A40, to the north of the site, an area of worked ground is recorded.

- 1.3.4 The site lies at around 36m AOD and is a flat area of land with the Yeading Brook around 300m to the east and the River Pinn a similar distance to the west. The presence of London Clay beneath the site may indicate its former suitability for agricultural purposes.

1.4 Preliminary Consultation

- 1.4.1 Consultation was undertaken with Ms Kim Stabler of English Heritage's (now Historic England) Greater London Archaeology Advisory Service (archaeological advisors to the London Borough of Hillingdon) in February 2009, May 2011 and 11th April 2012.
- 1.4.2 In February 2009 the archaeological potential of the surrounding landscape was discussed, along with the results of the archaeological investigations by Network Archaeology in advance of the Harefield to Southall Gas Pipeline (2008/2009).
- 1.4.3 Consultation was also undertaken, in 2009, with David Bonner of Network Archaeology regarding the above programme of archaeological investigations, who provided some preliminary results for use in this assessment. These works have subsequently been completed (Network Archaeology 2014).
- 1.4.4 During consultation with English Heritage (now Historic England), Ms Stabler highlighted the lack of baseline data for this area, and that the archaeological resource of the area has been 'severely underestimated'. The proximity of the site to medieval activity in Ickenham and the results of the Harefield to Southall Gas Pipeline investigations, which revealed prehistoric, Roman, medieval and post-medieval features and artefacts, implies a potential for previously unrecorded archaeological deposits within the site boundary.
- 1.4.5 Further consultation was undertaken with Ms Stabler on 3rd May 2011, in advance of the 2011 update being produced. Ms Stabler again highlighted the potential for archaeology within the area of the site and was able to provide further details on the gas pipeline investigations, which identified evidence of late Iron Age / Roman period settlement activity, agricultural land-use and possible ritual sites within 700m of the proposed development site.
- 1.4.6 Ms Stabler stressed that the site is surrounded by areas which contain archaeological evidence of land-use and activity dating from the Iron Age through to the medieval period. She therefore considered there to be a reasonable potential for archaeological activity within the site (depending upon past land-use).
- 1.4.7 It was confirmed that evaluation trenching would likely be required (due to all the recent archaeological discoveries in the surrounding area); although judgement would be reserved on the exact scope and timing of any such requirements (e.g. position and no. of trenches/pre-determination or as a condition) until after GLAAS has seen and reviewed the information presented in this assessment.
- 1.4.8 Consultation was undertaken with Ms Stabler on 11th May 2012, in advance of the production of this update. It was confirmed that a new Greater London Historic Environment Record (GLHER) search would not be needed. In the event of proceeding to fieldwork it is recommended that consultation of the gas pipeline investigation report, subsequently completed in 2014, be completed prior to commencement.
- 1.4.9 In 2017 a new Greater London Historic Environment Record (GLHER) search was undertaken (GLHER Report 13276); this has identified that several desk-based assessments have been undertaken in the vicinity of the site, as well as other archaeological fieldwork including geophysical survey in 2012 on land at Swakeleys House, Milton Road, Hillingdon, where linear and rectilinear

features likely to relate to 17th century pleasure gardens, and the possible remains of pre-19th century outbuildings of the house were identified. Additionally, evaluation was undertaken in 2014 at Long Lane [Ickenham Manor], Ickenham, Hillingdon, where Archaeology South East identified the remains of a now demolished late 19th-20th century shed. The 2017 GLHER extract also recorded the presence of a military and civil airfield/airport at Western Avenue/West End Road [RAF Northolt], Ruislip, Hillingdon, dating from World War I, as well as a medieval/post-medieval farmhouse/moated site at Glebe Aveickenham.

- 1.4.10 A further HER extract was received from the GLHER in September 2019 and included the addition of a further two archaeological investigation. These included a backlog report for an archaeological watching brief (ELO17495) undertaken in 1995 at Ickenham Manor Moat, Long Lane, 432m to the northeast of the site. The watching brief identified the make up of the moat but no new archaeological evidence was found. The second investigation comprised a borehole survey (ELO18812) at Manor Moat Farm, the cores samples indicated that some of the lower middle deposits may have the potential organic remains but that these possibly derived from recent moat vegetation.

2 ASSESSMENT METHODOLOGY & CRITERIA

2.1 Assessment Methodology & Criteria

- 2.1.1 This report aims to identify and map the nature of the heritage resource within the application site and include an assessment of the relative value / importance of the known and potential heritage resource; and (where possible) the likely magnitude of impact upon such a resource from the proposed development.
- 2.1.2 The assessment has been carried out in accordance with the Chartered Institute for Archaeologists' Standard and Guidance documents for Historic Environment Desk-Based Assessment (CIfA 1990, rev. 2008, 2011, 2013 & 2014a), Commissioning Work or Providing Consultancy Advice on the Historic Environment (CIfA 2014b) and the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (CIfA 2014c) and with regard to relevant statutory requirements, national, regional and local guidance, including the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework (March 2019) and regional and local planning policy. Historic England's Guidance on Setting (Historic England 2017) has also been considered.
- 2.1.3 A study area of 1km from the centre of the site has been used to assess the likely nature and extent of the archaeological and built heritage resource. The Greater London Historic Environment Record (GLHER report 15014) is the primary source of information concerning the current state of archaeological and architectural knowledge in the study area. This information forms the description of the heritage baseline conditions, together with:
- Designated Heritage Asset data, downloaded from Historic England's online National Heritage List for England;
 - Archival and documentary sources held in house and by the Hillingdon Local Studies Service held at Uxbridge Library;
 - An assessment of topographical, geological, archaeological and historical information from web based and in-house sources;
 - Cartographic evidence for the study area;
 - An assessment of relevant published and unpublished archaeological sources;

- A site walkover (undertaken 2009); and
- Published sources listed in Section 8.

2.1.4 The heritage assets and other relevant find spots or evidence, identified from the sources listed above, have been described and presented in the Gazetteer of Heritage Assets (Appendix B) and are displayed on the Designated Heritage Assets Map (**Figure 3**) and Heritage Assets Maps (**Figure 4**). Where these appear within the text, the Greater London Historic Environment Record or List Entry reference number is shown in round brackets and can be referenced back to the details listed in Appendix B. Where previously unrecorded heritage assets are identified, these will be given an AOC reference eg (AOC X) and detailed in Appendix B. Appendix C provides details of previous archaeological investigation undertaken in the study area.

2.2 Assessment Criteria

- 2.2.5 The assessment aims to identify the known and likely archaeological potential of the site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix A.
- 2.2.6 The criteria for assessing archaeological potential is expressed in this report as ranging on a scale of High, Medium, Low and Uncertain.
- 2.2.7 Levels of importance in the report are expressed as being National, Regional, Local, Negligible or Unknown. The value or importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important. For sites where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.
- 2.2.8 The likely magnitude of the impact of the proposed development works is determined by identifying the level of change from the proposed development upon the ‘baseline’ conditions of the site and the heritage resource identified in the assessment. This impact can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major; moderate, minor and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied.

2.3 Limitations

- 2.3.9 It should be noted that the report has been prepared under the express instructions and solely for the use of Inland Homes and their partners. All the work carried out in this report is based upon AOC Archaeology Group’s professional knowledge and understanding of current (September 2019) and relevant United Kingdom standards and codes, technology and legislation.
- 2.3.10 Changes in these areas may occur in the future and cause changes to the conclusions, advice or recommendations given. AOC Archaeology Group does not accept responsibility for advising Inland Homes or associated parties of the facts or implications of any such changes in the future.

3 PLANNING BACKGROUND

3.1 Identified Heritage Assets & Key Planning Considerations

- 3.1.1 There are seven Designated Heritage Assets within the 1km radius of the site (**Figure 3**). All of these sites fall outside of the site boundary and impacts, whether direct or indirect, are unlikely. There are no World Heritage Sites (or World Heritage Site buffer zones), Registered Battlefields or Registered Parks and Gardens within 1km of the proposed development site.
- 3.1.2 The site of Manor Farm (**DLO13340/MLO4554**), located c.700m to the north-east, is designated as a Scheduled Monument. There are no further Scheduled Monuments within the 1km study area. The assessment has identified a total of five Listed Buildings within the 1km study area; the closest being the Grade II Listed Long Lane Farm Cottages (**DLO20213/MLO85230**) c.500m to the north of the site.
- 3.1.3 The site is not within an Archaeological Priority Area. Two Archaeological Priority Areas are designated within the study area; Ickenham Swakeleys, c. 525m to the north-west and Ickenham Manor c. 100m to the north.
- 3.1.4 There are no locally Listed Buildings within the site boundary or immediate vicinity of the site.

3.2 National & Local Planning Policy

The National Planning Policy Framework (NPPF)

- 3.2.1 The National Planning Policy Framework (NPPF) was published by the Ministry of Housing Communities and Local Government (MHCLG) on 24th July 2018 and updated in February 2019. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for development can be produced and assessed. Chapter 16 of the document is concerned with 'Conserving and enhancing the historic environment'. It identifies heritage assets as 'an irreplaceable resource' and notes that 'they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (MHCLG 2019, Para 184).
- 3.2.2 Where designated assets are concerned, great weight should be given to the asset's conservation. The more important the asset the greater that weight should be. Any harm to or loss of significance should require '*clear and convincing justification. Substantial harm to or loss of:*
- grade II listed buildings or grade II registered parks or gardens should be exceptional;*
- assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'* (MHCLG 2019, Para 194).
- 3.2.3 With regard to proposals that are predicted to lead to substantial harm or the total loss of significance to a designated asset, Paragraph 195 states that '*local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss*' (MHCLG 2019, Para 195). Where '*a development proposal will lead to less than substantial harm to the significance of a designated asset*' Paragraph 196 states that '*this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*' (MHCLG 2019, Para 196).

3.2.4 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 197 states that *'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'* (MHCLG 2019, Para 197).

3.2.5 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to *'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.'* (MHCLG 2019, Para 199)

Planning Practice Guidance (PPG) 2014; updated 2019

3.2.6 The MHCLG published Planning Practice Guidance in April 2014, and this was last updated in July 2019, to expand upon the NPPF. Section 18a of the guidance is concerned with *'Historic Environment'*. The Guidance notes that *'conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings to as yet undiscovered, undesignated buried remains of archaeological interest.'*

3.2.7 The NPPF and the PPG identify two categories of non-designated sites of archaeological interest:

- *'Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets'* (NPPF, 2019 Paragraph 194; Footnote 63); and
- *'Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first'* (PPG).

Local Planning Policy

The London Plan

3.2.8 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. The London Plan includes the Minor Alterations London Plan (MALP) which was adopted in March 2016, the Further Alterations London Plan (FALP) which was adopted in March 2015 and the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013.

3.2.9 Policy 7.8 of the London Plan is relevant to this assessment and states the following:

'POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.'

3.2.10 Policy 7.9 states the following:

'POLICY 7.9 HERITAGE-LED REGENERATION

Strategic

A. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

LDF Preparation

C. Boroughs should support the principles of heritage-led regeneration in LDF policies.'

London Borough of Hillingdon Local Plan Part 1 – Strategic Policies (Adopted November 2012

3.2.11 The London Borough of Hillingdon Local Plan (2012) identifies six main challenges relating to the historic and built environment:

- *The need to maintain the historic character, identity, suburban qualities of the borough's places, buildings and spaces;*
- *The need to conserve and enhance the historic significance of the borough's heritage assets and settings;*
- *Pressure for high density residential developments;*
- *Loss of local characteristics through unsympathetic design;*
- *Balancing new sustainability requirements to combat climate change whilst protecting the existing character of places, in particular within conservation areas; and*
- *Demand for large scale commercial/ mixed use developments particularly in the southern part of the borough on the fringe of Green Belt and/ or Conservation Areas.*

3.2.12 To achieve this, the Borough has the following policies:

SO1: *Conserve and enhance the borough's heritage and their settings by ensuring new development, including changes to the public realm, are of high quality design, appropriate to the significance of the heritage asset, and seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.*

- **Policy HE1: Heritage**

'The Council will:

- *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.*
- *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.*
- *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.*
- *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.'*

London Borough of Hillingdon Local Plan Part 2 – Development Management Policies (Revised Proposed Submission Version, October 2015)

3.2.13 The Development Management Policies Document is part of the Local Development Framework along with the London Plan. These are the main documents used to make planning decisions and set the strategy for development in Hillingdon. The Development Management Policies Document was subject

to examination in May 2018 and consultation on the proposed main modifications was undertaken between 27 March and 8 May 2019. Currently the following policies are relevant to this assessment:

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 proposals would relate appropriately in terms of siting, style, scale, massing, height, design and materials;*
 - vi) *buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and*
 - vii) *opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.*
- B) *Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.*
- C) *The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.*

Policy DMHB 2: Listed Buildings

- A) *Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily listed building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a listed building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.*
- B) *Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.*
- C) *The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grantfunding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.*

- D) *Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.*

Policy DMHB 3: Locally Listed Buildings

- A) *There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.*
- B) *Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.*
- C) *Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.*

Policy DMHB 4: Conservation Areas

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

- A) *Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.*
- B) *Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.*
- C) *Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.*

Policy DMHB 5: Areas of Special Local Character

- A) *Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.*
- B) *Extensions to dwellings should be subservient to, and respect, the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.*
- C) *The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.*

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.

Policy DMHB 8: Registered Historic Parks, Gardens and Landscapes

- A) *Development within, or adjacent to a registered or historic park, garden or landscape, must respect its special character, environmental quality, important views and vistas.*
- B) *Development proposals should make provision (based on detailed research) for the restoration and long-term management of the park, garden or landscape.*
- C) *Applications which impact detrimentally on the significance of a registered park or garden will normally be refused.*

Policy DMHB 9: War Memorials

War memorials and their wider settings will be protected, and there is a general presumption in favour of their retention in situ. They should be well maintained and their alteration, removal or sensitive relocation will only be considered when fully justified within a Heritage Statement.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 The Prehistoric Periods (Palaeolithic c. 500,000 – 10000 BC; Mesolithic c. 10000 to 4000 BC; Neolithic c. 4000-2200 BC; Bronze Age c. 2200-700 BC and Iron Age c. 700 BC - AD 43) (Figure 4)

- 4.1.1 The prehistoric period dates from the first indication of (pre-modern) human activity c.500,000 Before Present (BP) to the Roman Conquest of 43 AD. This incorporates the Lower Middle and Upper Palaeolithic periods, characterised by hand axes and later blade-based lithics industries, which are closely linked to geological and palaeoenvironmental studies. Hillingdon (the historic core of), occupies a position on a patch of glacial gravels, which has yielded evidence of Palaeolithic activity. The site itself, however, lies to the north of this in an area of clay, which was believed to have been heavily wooded (and thus largely uninhabited) until well into the Holocene period (VCH 1962).
- 4.1.2 It is traditionally held that early settlement activity was generally confined to the well-drained, lighter soils in the extreme south-west of the historic parish (VCH 1962). However, evidence of prehistoric activity has been demonstrated in the wider landscape, c. 1.25 - 1.5km to the south-west of the site (AOC Archaeology, 2008b & 2008c). Nearer to the proposed development site, early prehistoric evidence has included a scatter of Mesolithic or Neolithic flints noted during investigations on Long Lane, c. 250m to the north of the site (**MLO66331**) and a Neolithic flint flake (**MLO2666**) found c. 900m to the north of the site.
- 4.1.3 Late prehistoric activity has been noted within the vicinity of the site. Recent investigations by Thames Valley Archaeological Service at 54 Swakeleys Drive, c. 700m from the site, revealed Bronze Age activity (**MLO103000**). The activity comprised a single pit with sherds of pottery from at least four different vessels. Evidence of Late Iron Age to Roman-British occupation is also recorded within the study area. This comprises evidence for a possible late Iron Age structure (**MLO66327**) and subsequent Romano-British field system (**MLO66330**) recorded c. 250m to the north of the site.
- 4.1.4 Substantial evidence for Iron Age and Roman settlement and activity has been recorded during pipeline investigations by Network Archaeology in 2007 and 2008 c. 750m to the west (**MLO101105**)

and c. 700m to the south-east (**MLO101106**). These were both of late Iron Age and Romano-British date. The main bulk of the settlement activity was to the west of the site and evidence included cremations, round houses and a possible excarnation platform, whilst to the east were features indicating evidence relating to a more peripheral settlement-edge including pits and post holes.

4.1.5 No prehistoric sites or remains are known within the site boundary.

4.2 The Roman Period (AD 43 – AD 410) (Figure 4)

4.2.1 Beyond the remains of Iron Age/Romano-British activity noted above, there is very little Roman evidence in the study area. The Romano-British rectilinear field system (**MLO66330**), c. 250m to the north of the proposed development site, was recorded by MoLAS in 1994. The field system had at least two distinct phases and would have been associated with the Iron Age and Romano-British settlement evidence located during the same investigations.

4.2.2 Several conjectured lines of Roman roads are postulated in the wider area including: one near Cowley Station, approximately 3km to the south of the site. This is thought to be associated with apparent settlement remains. A second road is postulated between Ruislip and Rickmansworth running along the course of Ducks Hill Road/Bury Street/West End Road some 2.8km to the north-east of the proposed development site (Baker, Cockburn & Pugh 1971).

4.2.3 No heritage assets of Roman date are known within the site boundary.

4.3 The Early Medieval (AD 410 – AD 1066) and Medieval Periods (AD 1066 – AD 1538) (Figure 4)

4.3.1 The Romans withdrew from England early in the 5th century, which led to a general period of socio-economic decline over the whole country.

4.3.2 This situation is mirrored in the 1km study area, where no archaeological evidence dating to the early medieval period has been uncovered. This makes it difficult to establish what, if any, activity was occurring within the area at this time.

4.3.3 However, during the early medieval period it is known that the site was located within the Saxon Hundred of Elthorne, the Lord of which was Wlward Wit, who held land in 11 counties, including estates in Somerset and Buckinghamshire (Bowl 1989, 40). The incorporation of a Saxon personal name in the place name of Hillingdon, and the probable association of nearby Uxbridge with the 7th century Wixan tribe, suggest areas of Saxon settlement within the parish (VCH 1962).

4.3.4 Grim's Dyke or Ditch is a ditch and bank feature visible in north Pinner and Harrow Weald. It has usually been dated to the 5th or 6th century, although excavations in 1957 uncovered a large amount of Belgic pottery, potentially dating Grim's Dyke, or at least that stretch, to a much earlier period. The earthwork has been variously interpreted as a defensive barrier or a political or hunting boundary (Baker, Cockburn & Pugh 1971). In 1923 a study was undertaken following the possible line of Grim's Dyke (**MLO13157**) from the west of Cuckoo Hill to Pinner and then from Haydon Hall through Eastcote and Ruislip, Ickenham and Swakeleys to Uxbridge Common.

4.3.5 Ickenham appears as 'Ticheham' in the Domesday Survey of 1086 meaning "*homestead or village of a man named Tic(c)a*" (Mills 1991) and thirty-one people were listed on the three estates called 'Ticheham' (Baker, Cockburn & Pugh 1971). Evidence of early medieval activity has been recorded

during evaluation at 54 Swakeleys Drive, c. 600m to the northwest of the site, where four sherds of early medieval pottery dated to 1000–1150 AD were discovered in a medieval gully (**MLO103003**).

- 4.3.6 The Domesday Survey of 1086 also provides an insight into the natural topography of the early medieval landscape; the most prominent natural feature being an extensive tract of woodland within the heavy clays of Hillingdon manor (VCH 1962). In 1086, settlement within the parish appears to have been concentrated in the hamlets of Hillingdon and Colham: the Survey mentions 10 individuals in Hillingdon, Uxbridge.
- 4.3.7 Early 14th century surveys suggest that manorial demesne in the parish was divided equally between arable and pasture with smaller scattered areas of woodland. The nature of 'Old Park' though, which contained 200 acres of pasture in 1238, is unknown, but it is thought probable that it lay north of Hillingdon Heath in an area called Old Park in 1636.
- 4.3.8 The GLHER identified five heritage assets relating to medieval activity within the 1km study area: medieval activity at Manor Farm, a Scheduled Monument, (**DLO13340/MLO4554**) approximately 550m to the north-east of the site; a possible motte near Manor Farm (**MLO57309**); the site of a medieval moated manor at Hercies Farm (**MLO68576**), located approximately 300m to the south-west of the site; a medieval manor recorded at The Avenue (**MLO8366**) c. 400m to the north-west of the site, and a farmhouse and moated site at Glebe Aveickenham (**MLO68578**), some 900m to the north.
- 4.3.9 The manor at Hercies Farm was first mentioned in 1386, when it was held by the Charlton Family. The site was acquired by the local council in 1922 and the farm was later demolished. The manor at The Avenue was first mentioned in documentary sources in 1465. This medieval manor has subsequently been demolished and a post-medieval house (Swakeleys – **DLO20085/MLO85102**), a Grade I Listed Building, constructed on the same location. Early documentary evidence indicates that Swakeleys Manor was originally moated and a survey has revealed evidence interpreted as a section of the moated site to the east of the current house. Around 1435 John Charlton enclosed part of Brook Mead as a park, which may have later formed the nucleus of Swakeleys Park. This area is now an Archaeological Priority Area (**DLO36176**).
- 4.3.10 The nearby Grade I Listed Ickenham Manor (**DLO19993/MLO85010**) is also thought to be of late medieval date, with 16th century activity and later 17th and 18th century alterations and additions. It is surrounded by the Ickenham Manor Archaeological Priority Area (**DLO36175**). Tree-ring dating (**ELO12728**) was undertaken in 2010/2011 by English Heritage at the Manor Farm, with oak timbers from the cross wing at Ickenham Manor Farm producing a single chronology dating to between AD 1374–1483.
- 4.3.11 At Glebe Aveickenham (**MLO68578**) the moated site of a medieval rectory is thought to have been the precursor to a house, barn and stable recorded here in 1610. By 1800 it had long been used as a farmhouse and it was then described as 'an ancient wooden building'. The HER record indicates that the north arm and parts of the east and west arms of the moat survived up to the end of the 19th century.
- 4.3.12 There are no sites or finds dated to the early medieval or medieval periods within the development site itself.

4.4 The Post-Medieval (AD 1538 – AD 1900) and Modern Period (AD 1900 to present) (Figure 4)

- 4.4.13 Early post-medieval activity within the study area is recorded 500m to the north-east of the application site with the Grade I Listed Ickenham Manor (**DLO19993/MLO85010**) and the Grade II Listed 16th century garden walls (**DLO19994/MLO85011**) .
- 4.4.14 The medieval manor house (**MLO8366**) was replaced in 1629–1630 when Swakeleys (**DLO20085/MLO85102**) was built for Sir Edmund Wright; it is now Grade I Listed. The moat was also filled in during the 17th century and new pleasure gardens laid out. Geophysical survey (**ELO12875**) in 2012, undertaken on land at Swakeleys House by L-P Archaeology using Ground Penetration Radar, identified linear and rectilinear features likely to relate to the 17th century pleasure gardens, and the possible remains of the pre 19th century outbuildings. A sunken area to the south and south-east of the house produced linear and curvilinear features probably associated with the landscaping for the Jacobean and later phases of the house. Outbuildings to the north of Swakeleys (**DLO20203/MLO85220**) are also Grade I Listed.
- 4.4.15 By the time of the first parliamentary enclosures in 1795, approximately three fifths of Hillingdon parish had already been enclosed. Inclosures of small parcels of waste land probably proceeded steadily from the late medieval period onwards. Some open fields had been enclosed in 1636, and the process accelerated during the 17th and 18th centuries.
- 4.4.16 Until the construction at the end of 18th century of the Grand Junction Canal, the appearance of the parish remained substantially unchanged throughout most of the post-medieval period. However, the changes associated with the canal, along with the subsequent development of the railway system, were wide spread. Many buildings such as inns and coach houses were demolished or converted into private dwellings due to the lack of the road use, while further building accompanied the commercial expansion which began in 1830s.
- 4.4.17 The late 18th century Long Lane Farm Cottages (**DLO20213/MLO85230**) are Grade II Listed and located c. 500m to the north of the application site.
- 4.4.18 Major events in the local history of Hillingdon in the late 18th / early 19th century included the arrival of the railway and the expansion of the village. The railway lines connected Uxbridge with London and ran through Hillingdon along the main east-west road immediately south of the site.
- 4.4.19 The GLHER records the site of RAF Northolt (constructed in 1915 during the First World War) (**MLO98511**) to the east of the application site. According to the HER entry RAF Northolt continues to be an active military airport. Commercial flights occurred between 1945 and 1954. In 2014 excavation took place to locate the remains of a Spitfire VB piloted by F/O. Miroslaw Feric VM, KW, DFC, of 303 (Polish) Squadron, which crashed into the airfield in February 1942 killing the pilot, but no trace of the aircraft was recovered.
- 4.4.20 The site itself was rural farmland until 1963, when a public house, the Golden Lion was erected in the south-east corner of the site. This was demolished in 1977, to be replaced by a Motel named the 'Master Brewers', itself demolished in 2008.

5 ADDITIONAL ARCHAEOLOGICAL AND HISTORICAL RESEARCH

5.1 Historic Map Regression

- 5.1.1 The earliest available cartographic evidence clearly detailing the development site is 'Rocque's Topographical Map of Middlesex', dating to 1754. Ordnance Survey maps provide detailed cartography from the late 19th century onwards.
- 5.1.2 Relevant maps for the development site contribute to an understanding of land use and urban growth, providing indicators of what might be located subsurface. The following maps are referenced for the detail and information they provide on the development site.
- 5.1.3 The earliest available source showing the general area of the site are the Topographical Map of Middlesex, (**Plate 1**) dating to 1754 and the Map of the County of Middlesex (**Plate 2**), dating to 1757 and both drawn by John Rocque. These are large scale maps but shows the site located in enclosed agricultural land to the east of Long Lane. No structures are noted within the site boundary.



Plate 1: Map of Middlesex John Rocque, 1754 (Approximate site location shown in red).



Plate 2: Map of Middlesex John Rocque, 1757 (Approximate site location shown in red).

- 5.1.4 The Hillingdon Enclosure (annexed) Award of 1825 (**Plate 3**) is the earliest large-scale map showing the site area. The site remains within a large parcel of enclosed agricultural lands. Long Lane Farm has been constructed to the north of the site. The field systems have altered slightly since the 1754 plan (which is of a much smaller scale and thus not as detailed). The site lies within part of four roughly rectangular fields to the east of Long Lane.
- 5.1.5 The north-west corner of the site falls within a 'Meadow' (786) owned T.T. Clarke Esq. while the other three are owned by John Hambrough Esq., 'Dipper Lay' (774), 'Loiver Bushey Lay' (775), 'Great Bushey Lay' (785). No structures are noted within the site boundary, however the field boundaries run roughly east to west through the centre of the site and roughly north to south slightly to the east of the centre of the site.



Plate 3: Hillingdon Enclosure (Annexed) Award, James Trumper, 1825 (Approximate site location shown in solid red).

- 5.1.6 No changes were recorded in a Plan of an Estate in the Parish of Hillingdon in the County of Middlesex, the property of John Hambrough, 1830 (**Plate 4**) but it does illustrate the area owned by T.T. Clarke and John Hambrough (who owns Long Lane farm to the north of the site and much of the area to the south and east).
- 5.1.7 The apportionment records the north-eastern part of the site as falling within 'Great Bushey Lay' (no. 7) while the southern part of the site falls within 'Upper Lay Lightly' (no. 18) and 'Lower Bushey Lay' (no. 17). All three fields are annotated as Meadows.



Plate 4: Plan of an Estate in the Parish of Hillingdon in the County of Middlesex, the property of John Hambrough, 1830 (Approximate site location shown in red).

5.1.8 The 1st Edition Ordnance Survey (OS) map of 1865 (**Plate 5**) indicates that the site remains located within an area of enclosed agricultural lands with no structures or alterations to the previously recorded field systems.



Plate 5: 1st Edition OS map of Hillingdon dating from 1865 (Approximate site location shown in red).

5.1.9 The 1881 OS map (**Figure 5**) provides the first detailed plan of the site. The site occupies a parcel of land to the east of Long Lane. The field systems have not altered since the first edition OS map of 1865.

- 5.1.10 No alterations within or immediately adjacent to the site are noted on the 1896 OS map (not illustrated). Neither Freezeland Way nor Western Avenue had been constructed at this time.
- 5.1.11 No alterations within or adjacent to the site are noted in the 1914 OS map (not illustrated). The Harrow and Uxbridge railway has been constructed to the north of the site. Elsewhere, the area remains the same and development has not encroached from the nearby urban centres. To the west of the site, Long Lane has been widened although this does not appear to have impacted on the site.
- 5.1.12 There are no structures within the site boundary on the 1934 OS map (**Figure 6**). However, there are limited changes to the layout of the field systems in the southern part of the site, due to the construction of Western Avenue to the south of the site. Within the wider area outside of the site boundary, development is spreading towards the site boundary with numerous residential and industrial units being built on land off of Long Lane.
- 5.1.13 By the time 1963 OS map (**Figure 7**) was surveyed the Golden Lion Public House had been constructed in the south-west corner of the site. It is irregular in shape and sits within a rectangular enclosure/car park. The surrounding roads had been altered slightly with the construction of a lay-by to the north and south of Western Avenue. A further lay-by had been constructed to the east of Long Lane, however this falls outside the site boundary. An area of marshland is located in the south centre of the site, with a small pond feature.
- 5.1.14 The site had been further developed by the time of the 1975–1977 OS map (**Figure 8**); in the centre of the site a large motel structure had been constructed in a ‘C’ shape. In the north-west corner an ‘L’ shaped structure had been constructed. In the south-west corner of the site, the ‘Golden Lion’ Public House had been demolished and replaced with a separate unit associated with the Master Brewers Motel.
- 5.1.15 The Ordnance Survey map of 1980 (not illustrated) provides a more detailed illustration of the three previously mentioned structures which occupied the site (including a small pond feature within the courtyard of the motel structure). Towards the southern boundary of the site, a thin rectangular structure had been constructed with a square reservoir immediately to the north.
- 5.1.16 No substantial construction/alterations are noted to the 1989–1990 OS map (**Figure 9**) save for the construction of an extension on the south-east corner of the motel.
- 5.1.17 The 2011 OS map (not illustrated) produced at a scale of 1:10,000, provides a general overview of the site and wider area although it is not detailed enough to discern small changes to individual buildings etc. It shows that the site has been cleared and all buildings demolished. The small reservoir near the site’s southern boundary is now labelled as ‘Reser (cov)’.

5.2 Site Walkover

- 5.2.1 A visit of the site was conducted on the 28th February 2009 to gain a greater understanding of existing land use and the potential for archaeological and / or heritage constraints to survive within the area of the site and surrounding landscape. A photographic record of the site visit is presented in Appendix D. AOC understands that there have been no changes to land use on the site since the time of this visit and as such no further walkover survey has been undertaken.
- 5.2.2 The site currently comprises areas of hard standing and grass. The previous standing buildings have been demolished and the debris has been piled within the vicinity of the previous footprints.

- 5.2.3 The western part of the site is bounded by Long Lane, which rises gently (artificially built up) to the north. This results in a substantial bank along the northern part of the site. This northern bank area is tree-covered and currently undeveloped.
- 5.2.4 Originally, the southern edge of the site respected the line of Freezeland Way, though the present application site excludes an area fronting on Freezeland Way, to the south-east.
- 5.2.5 The eastern limit of the site is formed of an existing tree line and fence, with undulating open grassland to the east. The northern limit of the site respects the edge of the A40 (which runs substantially lower than the natural height within the site)
- 5.2.6 The southern part of the site (as with the undeveloped area to the east of the site) is low lying.

5.3 Previous Geotechnical Site Investigations

- 5.3.7 Delta Simmons undertook geotechnical works on the site in 2015 and found that ground conditions either comprised of Made Ground consisting of tarmac/concrete over sandy gravelly clays to depths between 0.3 m and 0.9 m below ground level (bgl), or Made Ground comprising crushed grass overlying gravelly clay to depths of between 0.3 m bgl and 0.6 m bgl. These all overlay possible Weathered London Clay comprising predominantly firm to stiff, occasionally silty clay to 3.5 m bgl, overlying firm to stiff, multicoloured clays of the Woolwich and Reading Beds, proven to a maximum depth of 20.0 m bgl (Delta Simmons 2015).

5.4 Previous Archaeological Investigations

- 5.4.1 At the time of writing, no intrusive archaeological site investigations are known to have been undertaken within the limits of the site.
- 5.4.2 Nearby, investigations have been undertaken on Long Lane (**ELO1493 & ELO3900**) (MoLAS), c. 250m to the north of the site and along the route of the Harefield to Southall Gas Pipeline (**ELO11460 & ELO14907**) (Network Archaeology), along the southern side of the Western Avenue. These investigations identified evidence of a late Iron Age/Romano-British settlement activity and a possibly associated agricultural landscape. An evaluation in 2014 at Ickenham Manor, Long Lane (**ELO14056**) by Archaeology South East revealed remains of a late 19th-20th century shed but no other archaeological remains. A 1995 watching brief (**ELO17495**) and a 2016 borehole survey (**ELO18812**) investigated the moat at Ickenham Manor. The watching brief indicated that the moat was comprised of a firm clay base overlain by c. 1m of soft black silt, the boreholes indicated that potential for survival of organic remains thought it was cautioned that such remains may relate to recent moat vegetation.
- 5.4.3 The available information suggests the nearest investigations to the boundaries of the proposed development site comprised a series of evaluation trenches excavated along the length of a pipeline development and through the allotment gardens to the south-east of the site (e.g. as shown on Figure 4). Evaluation was undertaken in this area in 2006 by Network Archaeology on allotment gardens adjacent to Western Avenue, Hillingdon (**ELO7162**), in a field, where the local field name, 'Old Bury Wood', suggested possible Saxon settlement. This comprised four trenches, the closest of which was less than 200m south-east of the site's south-east corner. Quantities of post-medieval and modern finds were recorded from the topsoil in the evaluation trenches, possibly connected with manuring, however no archaeological features were recorded.

- 5.4.4 To the north-east of the site an archaeological evaluation undertaken at 54 Swakeleys Drive, Hillingdon (**ELO11940**), by Thames Valley Archaeological Services in 2011 revealed a pit of Bronze Age date. Later in 2011 a watching brief at 54 Swakeleys Drive (**ELO11944**) identified a medieval gully.
- 5.4.5 A number of desk-based assessments (**ELO12430**, **ELO12874**, **ELO6159** & **ELO8226**) have been undertaken in the vicinity of the site. The assessment undertaken at Long Lane/Freezeland Way (**ELO12430**) considered there to be a moderate potential for late Iron Age and Roman remains with a low potential for the prehistoric, early medieval, medieval and post-medieval periods. An assessment at Long Lane, Hillingdon (**ELO6159**) noted that Iron Age and Roman remains had been found in the area, and therefore there was some potential for such remains to survive (Samuels 2005).

6 ASSESSMENT OF EVIDENCE

6.1 Heritage Assets

- 6.1.1 There are no previously identified Heritage Assets (designated or non-designated) within the site boundary.

6.2 Past Impacts Within the Site Boundary

- 6.2.1 The available evidence has been assessed to attempt to determine the nature and extent of any previous impacts upon any below ground archaeological deposits that may survive within the bounds of the development site.
- 6.2.2 Cartographic sources indicate that the site was undeveloped / enclosed fields until the late 20th century. The following structures were constructed in the late 20th century and are likely to have negatively impacted preserved deposits, if surviving:
- The Golden Lion Public House located in the south-west corner of the site (constructed c.1963, demolished in 1977 for the construction of the Master Brewer Public House);
 - Master Brewers Motel consisted of three units constructed in 1977 and demolished in 2008: a unit in the south-west corner of the site (constructed on the site of / extension of the Golden Lion Public House in 1977, demolished 2008); the large 'C' unit in the centre of the site (constructed in c.1977 and demolished in 2008); and an 'L' shaped structure in the north-west corner of the site; and potentially
 - A thin rectangular structure and associated reservoir adjacent the southern part of the site (constructed in 1980, demolished 2008).
- 6.2.3 Previous construction work at the site has involved ground levelling, which is seen most markedly towards the north-east and north-west corners of the site. Geotechnical surveys have indicated a thin layer of made ground over natural subsoil.
- 6.2.4 Based upon the mapping evidence, the nature of past impacts within the site appears to be minimal and mainly focused within the footprints of the (now demolished) buildings. Below the depth of these impacts and outside of these footprints, there is a potential that archaeological evidence could survive.

6.3 Assessment of Archaeological Potential

- 6.3.1 The potential for archaeological activity within the area of the development site is assessed on several factors, including the frequency, type and interpretation of the surrounding archaeology identified in

this assessment; evidence from the available historical, cartographic and other relevant sources; the nature and extent of previous impacts which may have truncated surviving remains; advice from the Greater London Archaeology Advisory Service and AOC Archaeology's own professional knowledge and judgment.

6.3.2 There is considered to be:

- A Low potential for significant below ground archaeological deposits dating to the early Prehistoric periods. If present, evidence of this nature is considered to likely be of **Local Importance**, in line with the methodology set out in Section 2. As yet there is no evidence of early prehistoric features / activity within the vicinity of the site however due to the scatter of prehistoric findspots within the site and immediate vicinity, there is a potential for ephemeral evidence such as findspots and artefacts;
- A Medium potential for below ground archaeological evidence dating to the later Iron Age / Roman period. The nearby archaeological investigations have identified substantial settlement activity of this date c. 700m to the east of the site (plus potentially earlier settlement activity c. 1.3km to the west) and an associated agricultural landscape stretching from c. 1.3km east of the site up to the Long Lane site c. 250m to the north and additional evidence c. 800m to the west. This would place the proposed development site well within a managed landscape of at least Later Iron Age to Romano-British date.

There is currently no evidence within the immediate vicinity to suggest a high potential for significant settlement activity (e.g. buildings and large features) within the site itself; however there is a potential for associated settlement features, such as agricultural features (e.g. ditches, boundaries, enclosures etc.). Evidence of this nature, if present, is considered likely to be of **Local Importance**, in line with the methodology set out in Section 2. If more substantial / significant evidence is encountered, this would be of greater value.

- A Low – Medium potential for below ground archaeological deposits relating to the medieval or post-medieval periods. Although the investigation to the south of the site (see Section 5.4) revealed no archaeological deposits and only evidence of post medieval manure spreading; the archaeological and documentary evidence highlights a number of medieval and early post-medieval sites in the wider surrounding vicinity.

There is currently no evidence within the immediate vicinity to suggest a high potential for significant settlement activity (e.g. building and large features) within the site itself. However, there may be a potential for associated settlement features, such as agricultural features (e.g. ditches, boundaries, enclosures etc.). Evidence of this nature, if present, is considered to likely be of **Local Importance**, in line with the methodology set out in Section 2. If more substantial / significant evidence is encountered, this would be of greater value.

7 ASSESSMENT OF IMPACTS & RECOMMENDATIONS FOR FURTHER WORK AND / OR MITIGATION

7.1 Development Proposal

7.1.1 The redevelopment is proposed of the former Master Brewer motel site, Hillingdon (Hillingdon Gardens). Currently the application for development consists of the following proposal:

“Construction of a residential-led, mixed-use development comprising buildings of between 2 and 11 storeys containing 514 units (Use Class C3); flexible commercial units (Use Class B1/A1/A3/D1); associated car (164 spaces) and cycle parking spaces; refuse and bicycle stores; hard and soft landscaping including a new central space, greenspaces, new pedestrian links; biodiversity enhancement; associated highways infrastructure; plant; and other associated ancillary development”.

- 7.1.2 AOC understands that foundations will comprise piles to all apartment blocks which will be c. 450mm to 600mm diameter CFA piles with an average length of 25m but subject to detailed design.

7.2 Further Works / Mitigations Recommendations

- 7.2.1 There are no known archaeological finds or features within the site boundary and the site appears to have historically been low lying agricultural (meadow) land, which was unlikely to have been utilised for settlement purposes in the most recent historic periods.
- 7.2.2 Although there is insufficient information to conclude that no archaeological deposits can be anticipated within the site boundary, on the basis of the known archaeological finds and features within the study area, it is anticipated that any buried archaeological deposits relating to prehistoric to post-medieval activity, if present, would most likely comprise features and evidence of Local Importance. However, given the prehistoric evidence located to the south of Freezeland Way, there is the potential for archaeological remains of higher significance to be located within the site boundary.
- 7.2.3 Consequently, there is established potential for archaeological activity in the surrounding area, including previously unknown sites (e.g. the late Iron Age/Roman settlement sites). Due to the archaeological potential of the development site, AOC Archaeology recommends a programme of targeted archaeological evaluation be undertaken.
- 7.2.4 These evaluation works will aim to determine the extent and make up of the below ground deposits and the presence and degree of survival of any potential archaeological evidence, especially in relation to the late prehistoric / Roman and medieval activity in the area.
- 7.2.5 The need for, timing and scope of any evaluation works will require to be agreed with GLAAS. Should archaeological evaluation identify significant archaeological remains there may be a requirement for further archaeological investigations and / or mitigation works.

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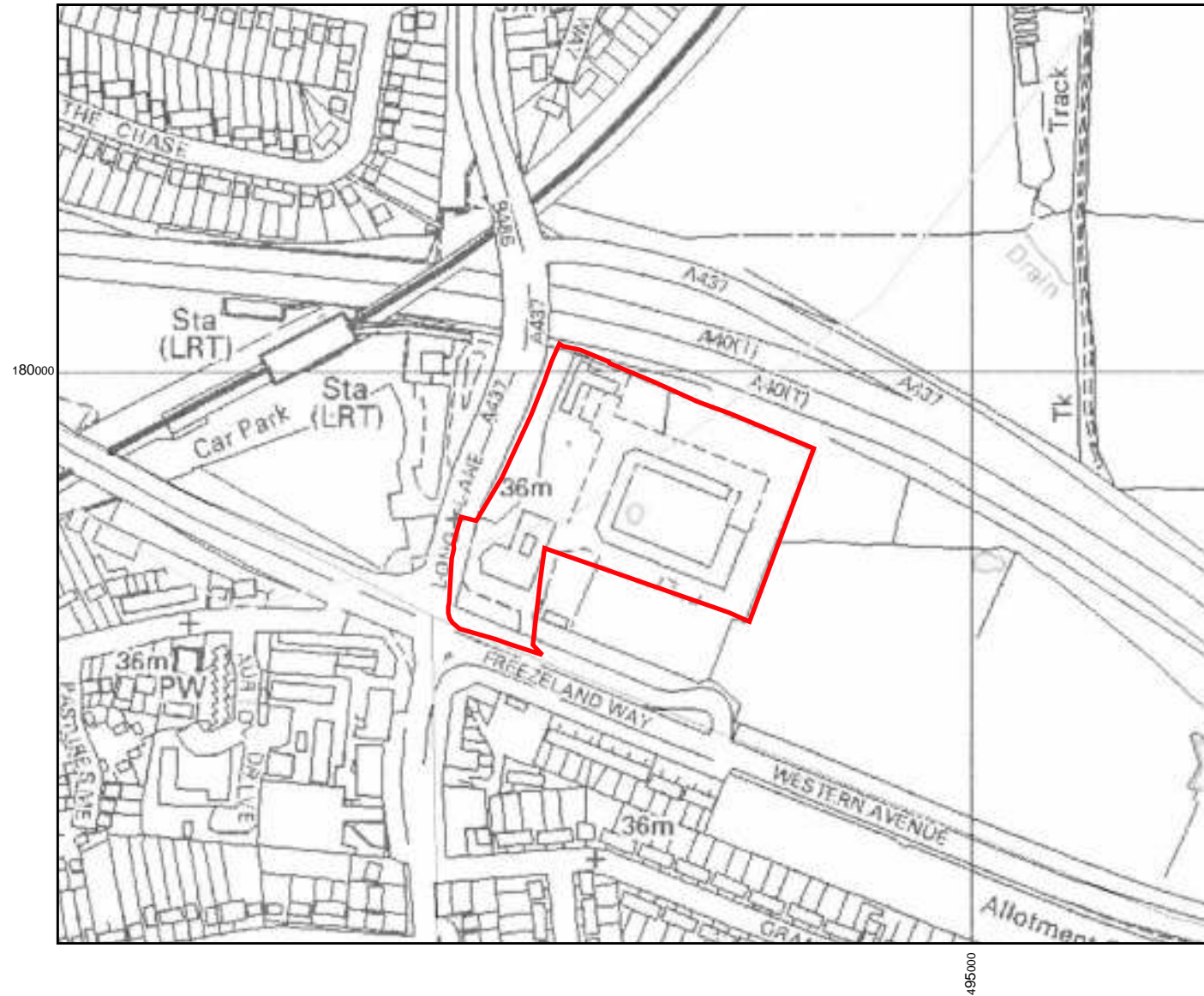
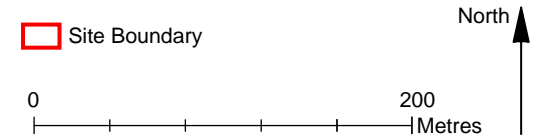
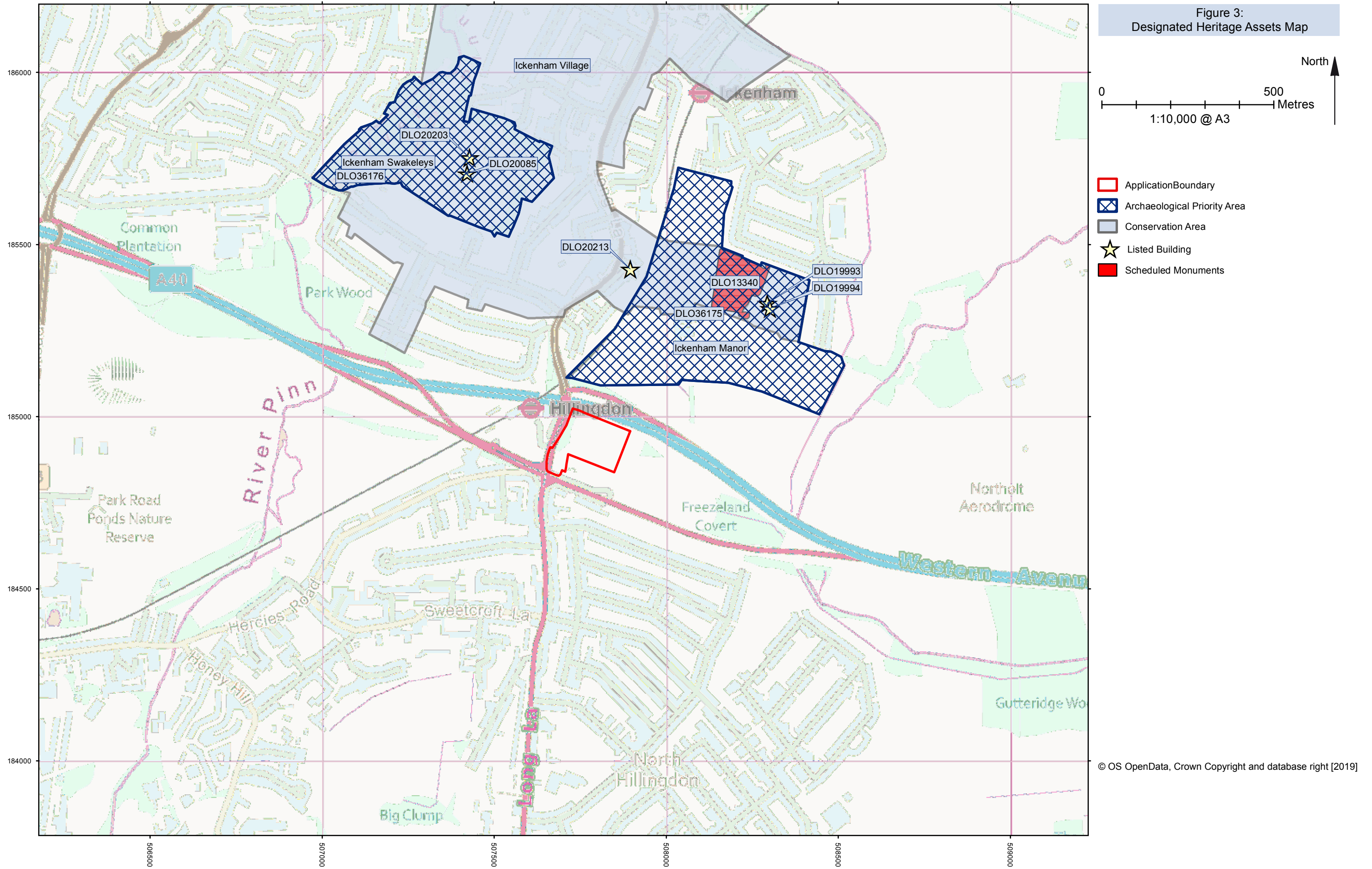


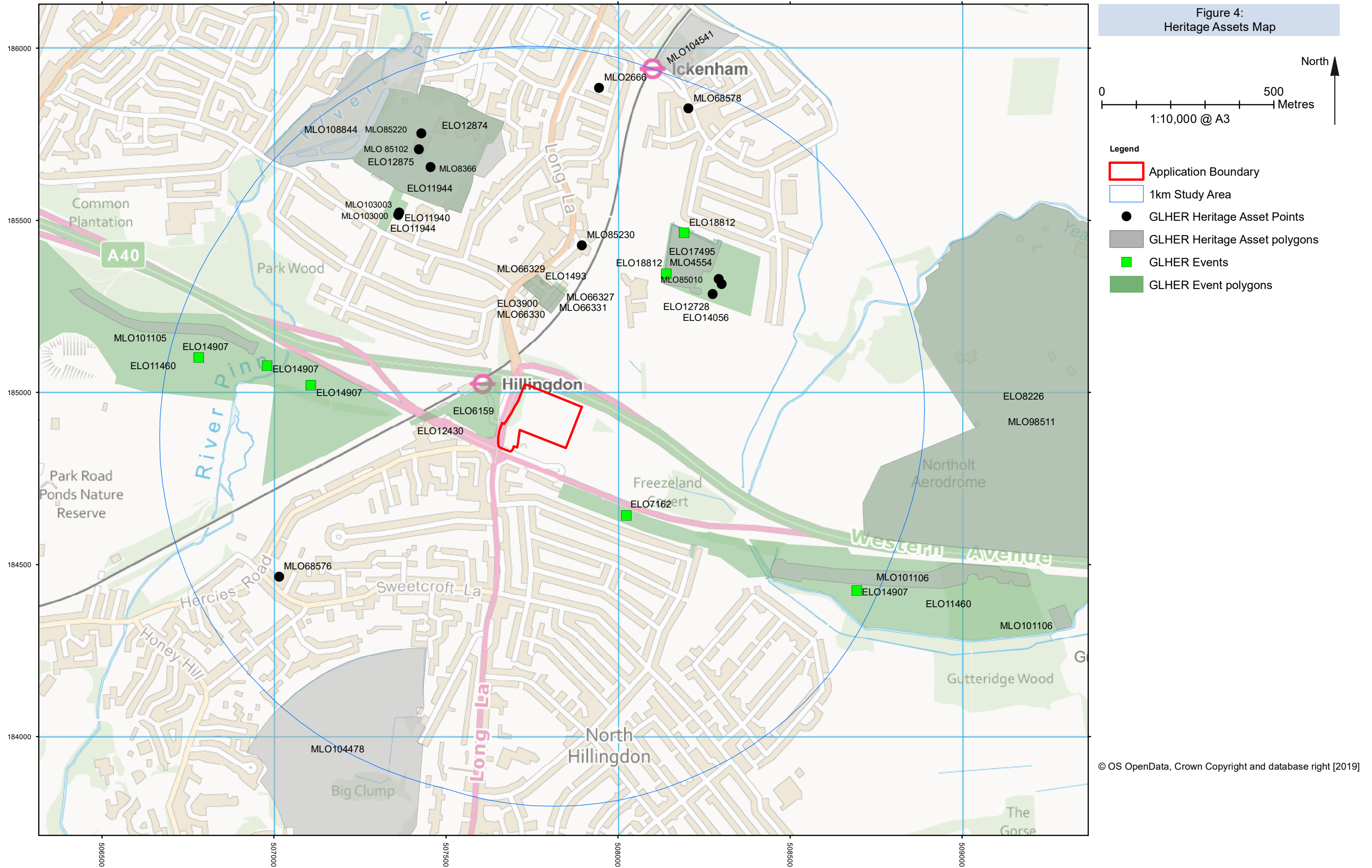
Figure 2:
Detailed Site Location



Based on the Ordnance Survey's 1:2500 map of 1999 with permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Licence No. AL 100023757

From Fromer Master Brewer Site, London Borough of Hillingdon: Archaeological Desk-Based Assessment (AOC 2012)





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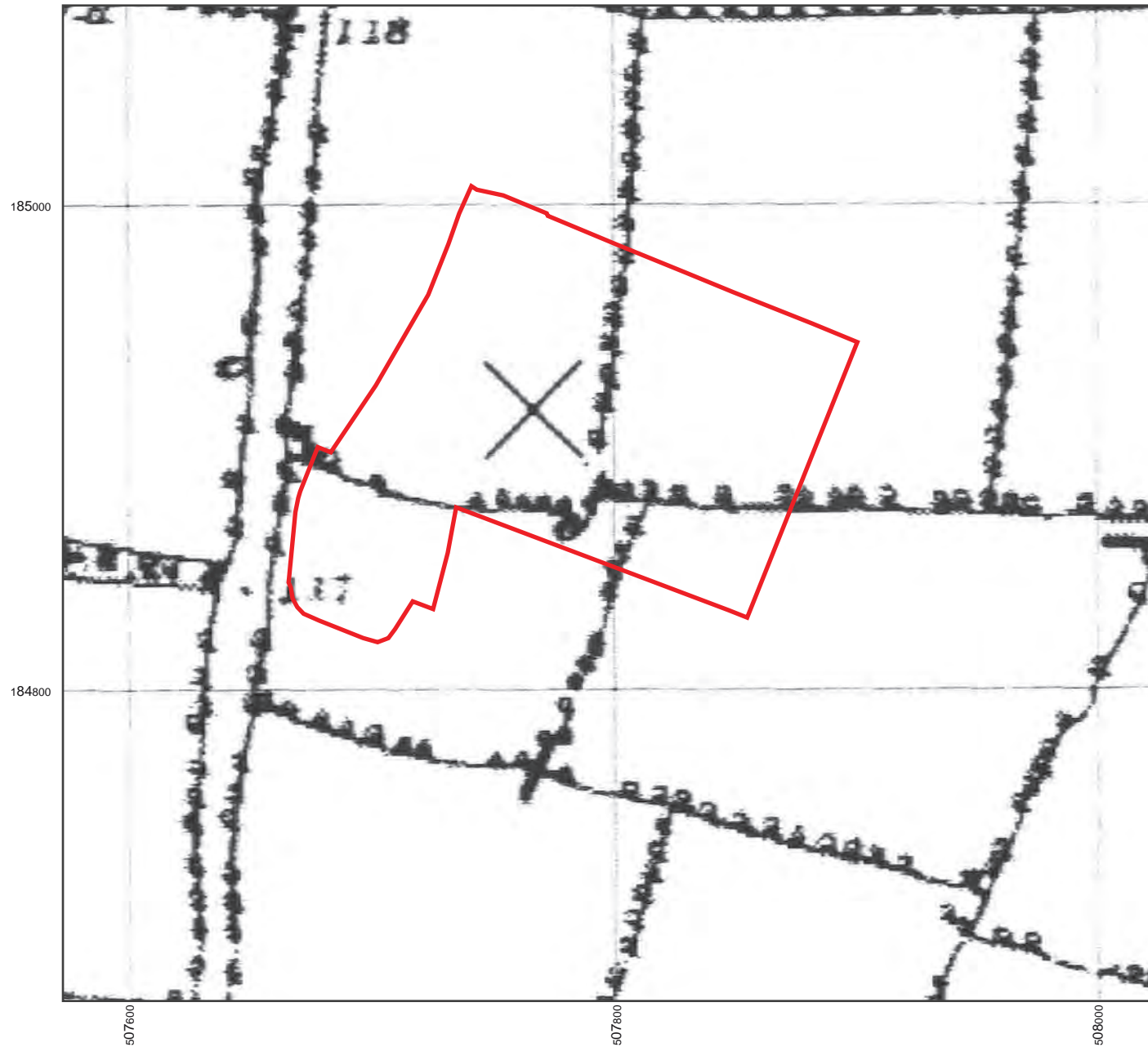
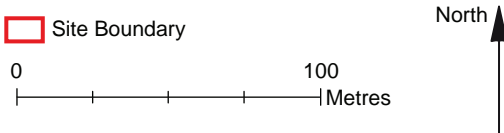


Figure 5:
Ordnance Survey Map of 1881



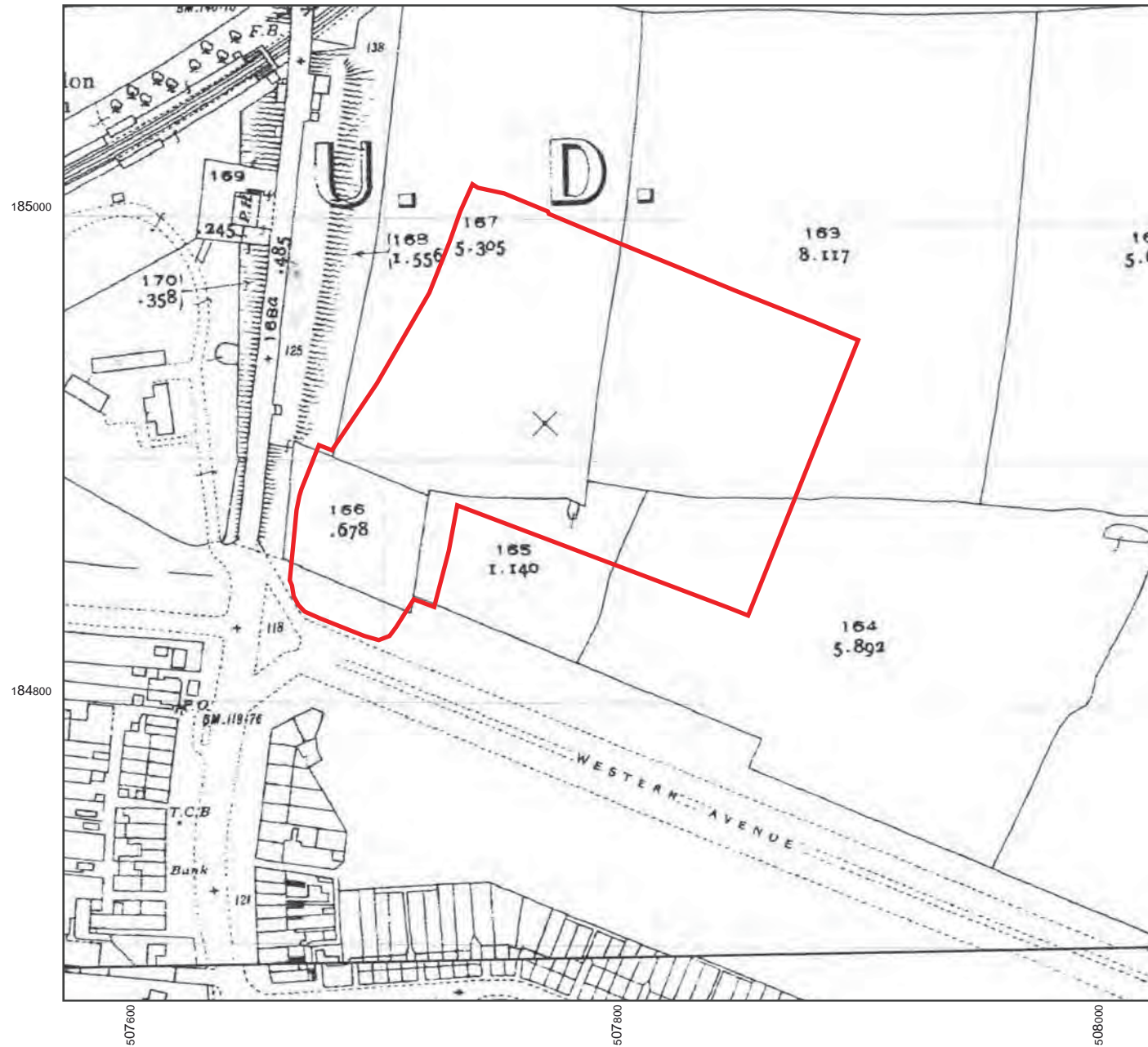
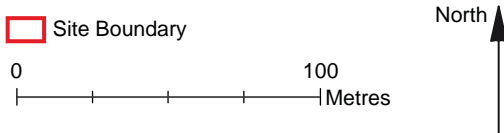


Figure 6:
Ordnance Survey Map of 1934



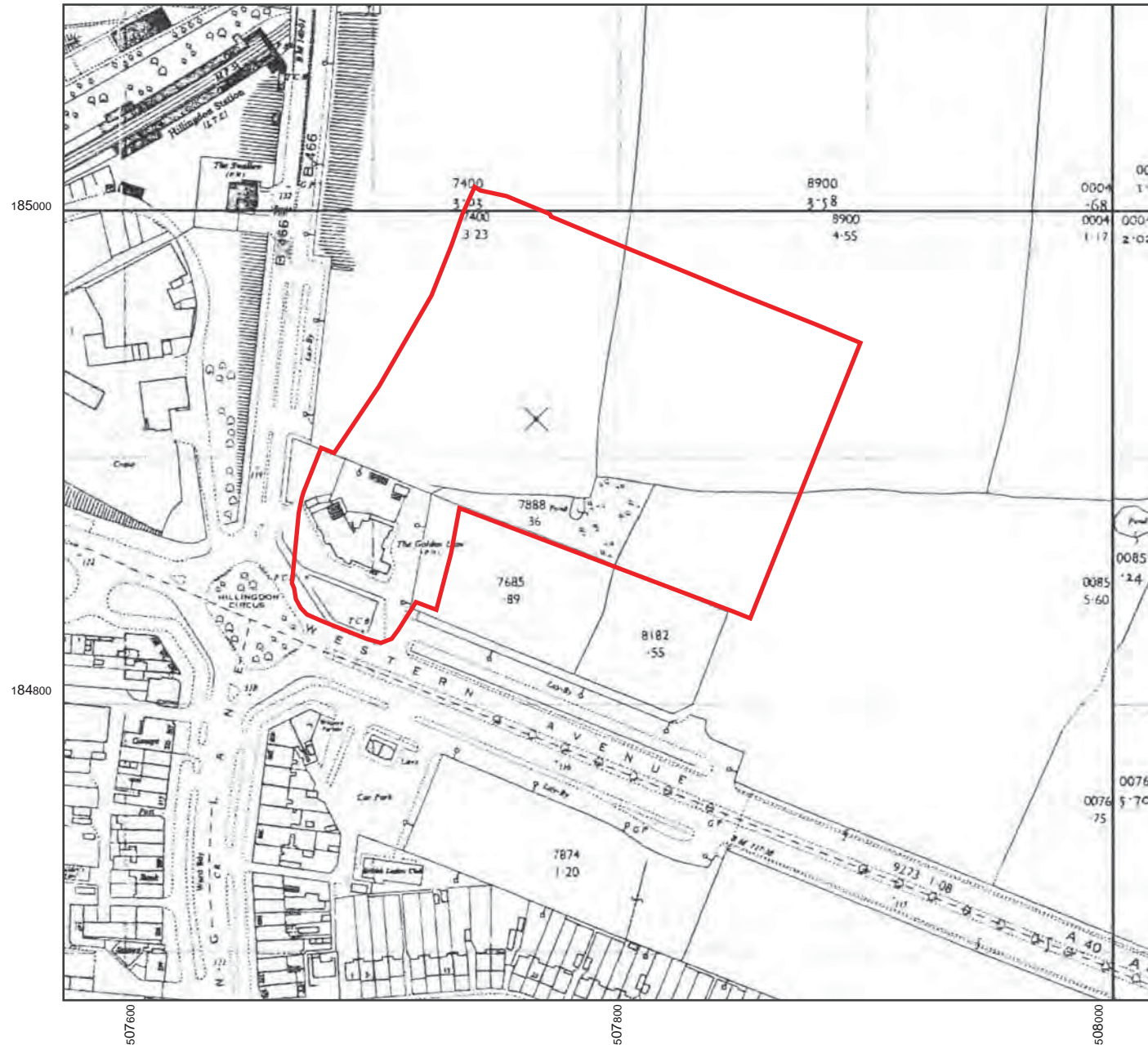
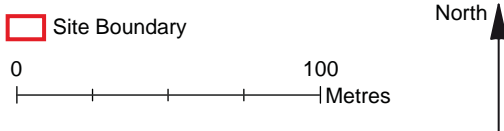


Figure 7:
Ordnance Survey Map of 1963



Based on the 1:10,000 map of 1963
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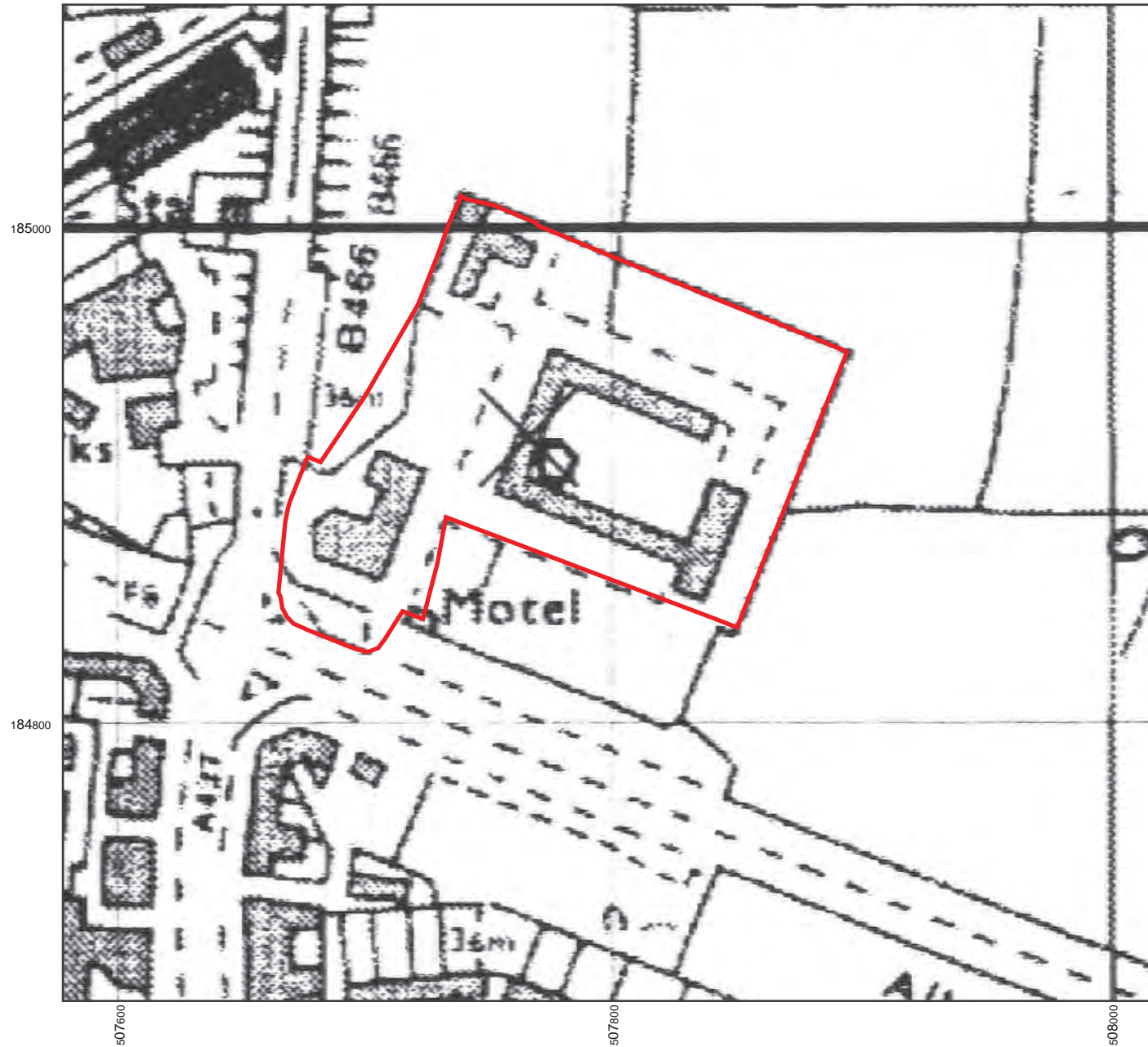
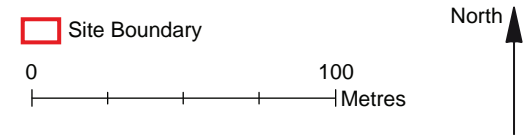


Figure 9:
Ordnance Survey Map of 1989 - 90



Based on the 1:10,000 maps of 1989 and 1990
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Appendices

APPENDIX A ASSESSMENT SCOPE & CRITERIA

Scope of the Assessment

This report details the results of an archaeological and built heritage assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from the proposed development scheme, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform upon the nature of any subsequent mitigation measures (if required), and provide advice upon the scope and design of the proposed development

The assessment has used the sources listed in below to identify and map Heritage Assets and other relevant find spots or evidence with the site and defined study area. Heritage Assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- Low – The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where potential or known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 1: Assessing the Significance of Heritage Assets

SIGNIFICANCE OF HERITAGE ASSET IMPORTANCE	
NATIONAL	The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
REGIONAL	Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
NEGLIGIBLE	Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the ‘baseline’ conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2 below.

TABLE 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites,
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.

NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

In certain cases it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

APPENDIX B GAZETTEER OF CULTURAL HERITAGE FEATURES WITHIN A 1KM STUDY RADIUS OF THE APPLICATION SITE AT FORMER MASTER BREWER SITE, THE LONDON BOROUGH OF HILLINGDON.

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius from the centre of the proposed development site and Listed Buildings (from National Heritage List for England) was adopted. The following gazetteer represents all of the entries from the Greater London Historic Environment Record; deletions of HER entries with the same number in different locations has only occurred if not relevant to the site. Event entries have been included within this gazetteer where physical evidence has been identified but there is no associated monument reference (a separate list of all events is provided in Appendix C). The entries are sorted by designation followed by period. Where relevant to the site the HER description summary is supplemented with the full description. Where previously unrecorded heritage assets are identified, these will be given an AOC reference e.g. (AOC X).

Abbreviations:

- AOC No.:** Number assigned to sites or features not previously recorded, referred to in the text in round brackets e.g. (AOC 1)
- GLHER:** Greater London Historic Environments Record
- MONUID:** Greater London Historic Environments Record monument identification reference number
- EVUID:** Greater London Historic Environments Record events identification reference number
- DESUID:** Greater London Historic Environments Record / National Heritage List for England Listed Building identification reference number
- NGR:** National Grid Reference

TABLE 3: Gazetteer of Relevant Heritage Assets

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
DLO19994/ MLO85011	MEDIEVAL & POST-MEDIEVAL	15TH CENTURY TO 16TH CENTURY (1500 AD TO 1599 AD)	GARDEN WALLS TO EAST OF MANOR FARMHOUSE	GARDEN WALL	LISTED BUILDING	II
DLO19993/ MLO85010	MEDIEVAL & POST-MEDIEVAL	MEDIEVAL TO 18TH CENTURY (1400 AD TO 1732 AD)	ICKENHAM MANOR	MANOR HOUSE, HALL HOUSE, JETTIED HOUSE, MANOR HOUSE, MANOR HOUSE, MANOR HOUSE	LISTED BUILDING	I
DLO20213/ MLO85230	POST-MEDIEVAL	17TH CENTURY TO 18TH CENTURY (1600 AD TO 1799 AD)	LONG LANE FARM COTTAGES	BUILDING, FARM LABOURERS COTTAGE	LISTED BUILDING	II

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
DLO20203/ MLO85220	POST-MEDIEVAL	UNKNOWN (UNKNOWN)	OUTBUILDINGS TO NORTH OF SWAKELEYS	OUTBUILDING, COURTYARD	LISTED BUILDING	I
DLO20085/ MLO85102	POST-MEDIEVAL	16TH CENTURY TO 18TH CENTURY (1629 AD TO 1638 AD)	SWAKELEYS	HOUSE	LISTED BUILDING	I
DLO36175	PREHISTORIC, ROMAN & MEDIEVAL		ICKENHAM MANOR	ARCHAEOLOGICAL PRIORITY AREA (APA)	<p>WITHIN THE APA, WORK AT LONG LANE FOUND A FLINT SCATTER OF EARLY MESOLITHIC TO LATE NEOLITHIC DATE, EVIDENCE FOR LATE IRON AGE ACTIVITY AND A ROMANO-BRITISH FIELD SYSTEM, WHICH HAD BEEN CREATED OVER TWO PHASES. THERE IS LIMITED ADDITIONAL EVIDENCE FROM THE SURROUNDING AREA OF PREHISTORIC TO EARLY MEDIEVAL ACTIVITY. ICKENHAM WAS REFERRED TO IN THE DOMESDAY SURVEY AS TICHENAM, AND THREE ESTATES WERE RECORDED, TWO OF WHICH BECAME ICKENHAM MANOR. THE SITE OF ICKENHAM MANOR LIES WITHIN THE APA. THE SITE INCLUDED A MOTTE AND WAS FORMERLY MOATED, AND THE REMAINS OF THE MOAT ARE A DESIGNATED SAM (NHL 1002006). THE EXTANT BUILDINGS OF ICKENHAM MANOR (GRADE I LISTED; NHL 1080187) STAND TO THE EAST OF THE SAM AND INCLUDE FABRIC FROM THE MID-14TH CENTURY. IT IS SUGGESTED THAT THERE MAY HAVE BEEN AN INNER MOAT AND WHAT IS SCHEDULED IS TWO ARMS OF</p>	ARCHAEOLOGICAL PRIORITY AREA (APA)

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					<p>THE OUTER MOAT. ROCQUE'S 1754 MAP DOES NOT CLEARLY SHOW THE MOAT BUT DOES DEPICT THE HOUSE IN AN ENCLOSED AREA, SURROUNDED BY FIELDS WITH ANOTHER HOUSE TO THE WEST. THE 1841 ICKENHAM TITHE MAP DOES SUGGEST AN INNER AND OUTER MOAT.</p> <p>THE 1866 ORDNANCE SURVEY SHOWS THE MOAT AND MANOR FARM TO THE EAST, WITH LONG LANE FARM TO THE SOUTH. THERE WAS NO REAL CHANGE BY THE 2ND EDITION ORDNANCE SURVEY IN 1896. IN THE EARLY 20TH CENTURY THE METROPOLITAN LINE CAME THROUGH THE AREA. COMBINED WITH THE BREAK UP OF THE SWAKELEYS ESTATE, THIS ENCOURAGED SUBSTANTIAL DEVELOPMENT IN THE AREA, INCLUDING THE WESTERN SIDE OF THE APA AND TO THE NORTH-EAST OF THE APA WHICH CAN BE SEEN ON THE 1945 AERIAL PHOTOGRAPH. FURTHER INFILLING CONTINUED ON THE WEST SIDE OF THE APA AND TO THE NORTH BETWEEN 1945 AND 1960 AND THE PRESENT DAY, AS DEMONSTRATED BY A 2010 AERIAL PHOTOGRAPH.</p> <p>SIGNIFICANCE OF THE APA THIS APA COULD PROVIDE INFORMATION ON ACTIVITY SURROUNDING THE MEDIEVAL MOATED SITE OF ICKENHAM MANOR. GIVEN THE RESULTS OF ARCHAEOLOGICAL WORK WITHIN</p>	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					THE APA, IT COULD ALSO PROVIDE FURTHER INFORMATION ON PREHISTORIC AND ROMAN ACTIVITY WITHIN THE AREA. ROMAN ACTIVITY IS GENERALLY FAIRLY POORLY REPRESENTED WITHIN THE LONDON BOROUGH OF HILLINGDON AS A WHOLE.	
DLO36176	PREHISTORIC, MEDIEVAL & POST-MEDIEVAL		ICKENHAM SWAKELEYS	ARCHAEOLOGICAL PRIORITY AREA (APA)	<p>THERE IS CURRENTLY EVIDENCE FOR LIMITED ACTIVITY IN THE AREA DURING THE PREHISTORIC PERIODS. A MESOLITHIC TO LATE NEOLITHIC FLINT SCATTER WAS RECORDED AT LONG LANE TO THE EAST OF THE APA, ALONG WITH LATE IRON AGE/ROMANO-BRITISH ACTIVITY. TO THE SOUTH OF THE APA A LATE BRONZE AGE GULLY WAS RECORDED AT SWAKELEYS ROAD.</p> <p>ICKENHAM WAS REFERRED TO IN THE DOMESDAY SURVEY AS TICHENAM, AND ONE OF THE ESTATES MENTIONED BECAME SWAKELEYS MANOR. LITTLE IS KNOWN ABOUT THE EARLY HISTORY OF THE MANOR, THOUGH IT TOOK ITS NAME FROM ROBERT DE SWALCLIFFE WHO ACQUIRED IT IN 1329, THOUGH THE ESTATE HAD PROBABLY BEEN CONSOLIDATED WELL BEFORE THIS. AROUND 1435 JOHN CHARLTON ENCLOSED PART OF BROOK MEAD AS A PARK. THIS MAY HAVE LATER FORMED THE NUCLEUS OF SWAKELEYS PARK. EARLY DOCUMENTARY EVIDENCE TELLS THAT SWAKELEYS MANOR WAS MOATED, BUT WAS FILLED IN DURING THE 17TH CENTURY. THE MANOR UNDERWENT</p>	ARCHAEOLOGICAL PRIORITY AREA (APA)

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
 ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					<p>SUBSTANTIAL CHANGES IN THE 17TH CENTURY WITH THE OLD MANSION BEING PULLED DOWN AND A NEW ONE ERECTED (THE EXISTING GRADE I BUILDING; NHL 1080295), ALONG WITH NEW GARDENS. A GEOPHYSICAL SURVEY CONDUCTED AT SWAKELEYS MANOR REVEALED POSSIBLE EVIDENCE OF EARLIER OUTBUILDINGS, AND FEATURES WHICH MAY RELATE TO THE LAYOUT OF 17TH CENTURY PLEASURE GARDENS. THE SURVEY MAY ALSO HAVE LOCATED AN AREA TO THE EAST OF THE EXISTING HOUSE WHICH MAY REPRESENT A SECTION OF THE FORMER MOATED SITE. ROCQUE'S MAP OF 1754 SHOWS THE HOUSE WITH ITS DISTINCTIVE 'PINCER' SHAPE, AS WELL AS A NUMBER OF AVENUES OF TREES IN THE GROUNDS, THOUGH NO LAKE. IT IS NOT INCLUDED ON THE ICKENHAM TITHE MAP, BUT THE 1866 ORDNANCE SURVEY SHOWS THE HOUSE WITH ASSOCIATED OUTBUILDINGS, AN ENCLOSED GARDEN TO THE NORTH OF THE MANSION AND ADDITIONAL PLANTING OF TREE CLUMPS AND AVENUES IN THE REST OF THE GROUNDS. TO THE WEST OF THE RIVER/LAKE LAY MORE OPEN GROUND. THE 2ND EDITION ORDNANCE SURVEY OF 1895 SHOWS NO SIGNIFICANT CHANGE TO THE ESTATE NOR DOES THE 1945 AERIAL PHOTOGRAPH, THOUGH THE ARMY DID TAKE OVER THE HOUSE DURING THE WAR AND LOTS OF</p>	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					DEVELOPMENT TO THE SOUTH HAD BEGUN TO TAKE PLACE BY THIS DATE DUE TO THE BREAK UP OF THE SWAKELEYS ESTATE AND THE ARRIVAL OF THE METROPOLITAN LINE. LITTLE HAD CHANGED IN THE AREA BY 1960 OR UNTIL THE PRESENT DAY, AS SEEN IN 2010 AERIAL PHOTOGRAPHY. SIGNIFICANCE OF THE APA THIS APA COULD PROVIDE FURTHER EVIDENCE ON THE DEVELOPMENT OF THE SWAKELEYS ESTATE, AND MOATED ESTATES MORE GENERALLY.	
DLO13340/ MLO4554/ 050499/00/00 - MLO455	MEDIEVAL	MEDIEVAL (1066 AD TO 1539 AD)	LONG LANE, [ICKENHAM MANOR FARM], ICKENHAM {c.14 th CENTURY MOATED SITE}	POND, MOATED SITE	This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records. Summary of Monument Part of a medieval moated site at Ickenham with extant waterfilled moats. Reasons for Designation Ickenham Manor Farm is scheduled for the following principal reasons: * Potential: for the waterfilled moats which have the potential to contain well-preserved archaeological deposits which can increase our understanding of the history and development of the site; * Survival: both the extant and the buried remains have seen little disturbance by later activity, being used as playing fields and garden, and as such the	SCHEDULED MONUMENT

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					<p>site holds a high degree of potential for further archaeological investigation; * Group value: for its association with the adjacent medieval manor house, listed Grade I, which helps to contextualise and understand the evolution of the moated site; * Documentation: documents survive relating to the owners, the Shorediche family, lords of the manor of Ickenham, and together with the C19 maps (which indicate areas where the buried remains would survive) provide a more complete record of the site.</p> <p>History</p> <p>Around 6,000 moated sites are known in England. They consist of wide ditches, often water-filled or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. The majority of moated sites served as prestigious residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains. Moats were constructed by all seignorial sectors of</p>	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					<p>medieval society, both lay and ecclesiastical. Some were manor houses while others served as the messuages (a dwelling house together with its outbuildings, curtilage, and the adjacent land appropriated to its use) attached to freehold estates. The site was once the manor of Ickenham and its origins can be traced back to three Saxon holdings amalgamated under Earl Roger of Shrewsbury by the time of Domesday Book. In the second quarter of the C14 the estate was acquired, through marriage, by Nicholas Shorediche and it is likely that the construction of the manor house is related to the acquisition of the site by Nicholas Shorediche at about this time. The manor house (listed Grade I and outside the scheduled area) is a two-storeyed timber-framed house of several phases; the first phase a medieval open hall house dated on stylistic grounds and carpentry (particularly scarf joints) to the mid-late C14. A later cross-wing has been dated by dendrochronology to c 1483. Ickenham was a superior house owned by the lord of Ickenham manor, its value apparent in the quality and degree of decoration and it is a rare representative of a house of this status and quality in Middlesex (Clarke 1991, 111-2). If a moat once existed around the house, which seems likely, there is no sign of it today except on the western side. The spoil from the excavation of the moat was sometimes used to build up the ground surface of the island inside to level it or to raise it above the water</p>	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					<p>level to make it more habitable. This appears to have been the case with Ickenham Manor as the house is on a higher level than much of the surrounding area which is low-lying and marshy. Both the 1842 tithe map and the sale plan of 1859 indicate that the moat surrounded the western side of the manor house and continued into the adjacent land to the west to form an outer moat. The sales particulars describe the outer moated land as Pigeon House Orchard, a pasturefield of 4 acres belonging to the manor farm. As much of the area was marshy, the moat may represent repeated attempts to drain the land and keep it free of inundations. The Shorediche family held the manorial estate until it was sold in 1812 after Michael Shorediche could not pay the mortgage. The next owner and lord of the manor was George Robinson whose heirs sold it to Thomas Truesdale Clarke, lord of the adjoining Swakeleys Manor in 1859. The house with only a few acres of land was purchased in 1961 by Sir Peter Tizard, a descendent of the Shorediche family and it remains in the family. The rest of the land including the outer moated area was sold. The 1962 map indicates that the south side of the moat was still extant, but by 1967 the south side was infilled and the area laid with tennis courts. The outer moated area is now (2015) occupied by playing fields.</p> <p>Details The monument includes a medieval moated site surviving as a water-filled earthwork and archaeological</p>	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					<p>remains. It is situated on low-lying flat ground, west of Ickenham Marsh and Yeading Brook. It is likely that the moated area originally comprised an inner and outer moat which could be the work of two phases. It now encloses some 2.23 hectares.</p> <p>The moat follows a sub-rectangular course and is visible as a water-filled earthwork, about 2.5m wide and 170m long on the western side and 152m long on the northern side. Part of a low bank still exists inside the moated area in the north-west corner. At the north-east corner the moat turns to the north for 25m and widens to become a small pond. The eastern side is visible on the tithe map of 1842 some of which has been infilled but much survives as a water-filled feature in the garden of Ickenham Manor.</p> <p>Much of the southern side is now visible on the ground only as a shallow infilled feature. Where it continues into the garden of Ickenham Manor it has widened to include a pond connected by a narrow feeder ditch only.</p> <p>Exclusions: the scheduled area excludes all modern fences and fence posts, gates or gate posts but the ground beneath these features is included.</p>	
MLO57309/ 050499/01/00 - MLO573	MEDIEVAL	MEDIEVAL (1066 AD TO 1539 AD)	LONG LANE, [MANOR FARM], ICKENHAM {MEDIEVAL MOTTE}	MOTTE	<p>INFORMATION FROM N A LEWIS, WEST LONDON ARCHAEOLOGICAL FIELD GROUP, REGARDING EXCAVATION IN 1960S. DESCRIBED AS FLINT MOTTE.</p>	
MLO66327	PREHISTORIC	LATE IRON AGE (100 BC TO 42 AD)	LONG LANE, ICKENHAM, UXBRIDGE, HILLINGDON, UB10 {LATE IRON AGE STRUCTURE}	GULLY, DITCH, PIT, POST BUILT STRUCTURE, RUBBISH PIT, POST	EVIDENCE WAS FOUND FOR LATE IRON AGE OCCUPATION AT LONG LANE, ICKENHAM DURING AN EXCAVATION BY MUSEUM OF	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
				HOLE, OCCUPATION SITE	LONDON ARCHAEOLOGY SERVICE IN 1994.	
MLO66331	PREHISTORIC	EARLY MESOLITHIC TO LATE NEOLITHIC (10000 BC TO 2201 BC)	LONG LANE, ICKENHAM, UXBRIDGE, HILLINGDON, UB10 {PREHISTORIC FLINT SCATTER}	FLINT SCATTER	A SCATTER OF PREHISTORIC FLINTS WERE SPREAD ACROSS LONG LANE, ICKENHAM AND RECOVERED DURING AN EXCAVATION BY MUSEUM OF LONDON ARCHAEOLOGY SERVICE IN 1994. THE ASSEMBLAGE WAS QUITE SMALL AND INCLUDED 14 FLAKES, TWO BLADES, TWO CORES AND A MICROLITH. THE FLINT ASSEMBLAGE IS PROBABLY REPRESENTATIVE OF PREHISTORIC OCCUPATION IN THE MESOLITHIC TO NEOLITHIC PERIOD. HOWEVER, THIS MATERIAL HAS BEEN DISTURBED BY ROMAN ACTIVITY (MLO66330).	
MLO66330	ROMAN	ROMAN (43 AD TO 409 AD)	LONG LANE, ICKENHAM, UXBRIDGE, HILLINGDON, UB10 {ROMANO-BRITISH FIELD SYSTEM}	FIELD SYSTEM, POST HOLE, PIT, CULTIVATION SOIL, GULLY, BOUNDARY DITCH, DRAINAGE DITCH, DITCH, DEPOSIT	A ROMANO-BRITISH RECTILINEAR FIELD SYSTEM WAS LOCATED AT LONG LANE, ICKENHAM DURING AN EXCAVATION BY MUSEUM OF LONDON ARCHAEOLOGY SERVICE IN 1994. THE FIELD SYSTEM WAS CREATED OVER TWO PHASES WITH EARLY ROMAN FEATURES BEING REPLACED BY A RECTILINEAR FIELD SYSTEM, WHICH LATER WAS RE-ORGANISED WITH CURVILINEAR DITCHES.	
MLO66329	UNKNOWN	UNKNOWN (UNKNOWN)	LONG LANE, ICKENHAM, UXBRIDGE, HILLINGDON, UB10 {UNDATED FEATURES}	POST HOLE	UNDATED POSTHOLES WERE LOCATED AT LONG LANE, ICKENHAM DURING AN EXCAVATION BY MUSEUM OF LONDON ARCHAEOLOGY SERVICE IN 1994.	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
MLO103000	PREHISTORIC	LATE BRONZE AGE (1000 BC TO 701 BC)	SWAKELEYS DRIVE (NO 54), ICKENHAM, HILLINGDON {BRONZE AGE PIT}	PIT	A BRONZE AGE PIT, 1.2M WIDE BY 0.15M DEEP WAS RECORDED AT THE WESTERN END OF TRENCH 1 EXCAVATED BY THAMES VALLEY ARCHAEOLOGICAL SERVICES DURING EVALUATION IN 2011. THE PIT CONTAINED 157 SHERDS OF LATE BRONZE AGE POTTERY, WHICH REPRESENTED AT LEAST FOUR VESSELS. THE ASSEMBLAGE COULD NOT PROVIDE MORE SPECIFIC DATING THAN LATE BRONZE AGE.	
MLO103003	EARLY MEDIEVAL & MEDIEVAL	EARLY MEDIEVAL/DARK AGE TO MEDIEVAL (1000 AD TO 1150 AD)	SWAKELEYS DRIVE (NO. 54), ICKENHAM, HILLINGDON {MEDIEVAL GULLY}	GULLY	A MEDIEVAL GULLY WAS FOUND DURING A WATCHING BRIEF AT 54 SWAKELEYS DRIVE, HILLINGDON BY THAMES VALLEY ARCHAEOLOGICAL SERVICES BETWEEN 21ST-22ND DECEMBER 2011. THE GULLY WAS 4.5M LONG, 0.60M WIDE AND 0.14M DEEP. IT WAS ALIGNED NORTHWEST-SOUTHEAST. FOUR SHERDS OF EARLY MEDIEVAL POTTERY WERE FOUND IN THE GULLY, DATED TO AD 1000-1150.	
MLO68576/ 052920/00/00 - MLO685	MEDIEVAL	MEDIEVAL (1066 AD TO 1539 AD)	SWEETCROFT LA	FARMHOUSE, MOATED SITE	HERCIES FARM, POSSIBLY ONCE A MOATED SITE. W ARM AND NE CORNER OF POSSIBLE MOAT NOTED ON OS MAP OF 1867. MANOR OF HERCIES FIRST MENTIONED HISTORICALLY IN 1386, WHEN IT WAS HELD BY THE CHARLTON FAMILY. THE SITE WAS ACQUIRED BY THE LOCAL COUNCIL IN 1922 AND THE FARM WAS LATER DEMOLISHED.	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
MLO68578	MEDIEVAL & POST-MEDIEVAL	MEDIEVAL TO 19TH CENTURY (1066 AD TO 1900 AD)	GLEBE AVEICKENHAM	FARMHOUSE, MOATED SITE, FARMHOUSE	FORMERLY THE SITE OF A RECTORY. IN 1610, INCLUDED A HOUSE, BARN AND STABLE. IN 1800 IT WAS DESCRIBED AS AS 'ANCIENT WOODEN BUILDING' CONSISTING OF FOUR ROOMS. BY THIS TIME, THE RECTORY HAD LONG BEEN USED AS A FARMHOUSE. THE NORTH ARM AND PARTS OF THE W AND E ARMS OF THE MOAT SURVIVED TO THE END OF THE 19TH CENTURY.	
MLO8366/ 050560/00/00 - MLO836	MEDIEVAL & POST-MEDIEVAL	MEDIEVAL TO 19TH CENTURY (1066 AD TO 1900 AD)	THE AVENUE	MANOR HOUSE, MANOR HOUSE	MENTIONED IN 1465 AS HAVING 19 ROOMS, CHAPEL, STABLES & OUTHOUSES. POSSIBLY DEMOLISHED FOR PRESENT HOUSE.	
MLO101106	PREHISTORIC & ROMAN	LATE IRON AGE TO ROMAN (100 BC TO 100 AD)	WESTERN AVENUE, NORTH HILLINGDON {LATE IRON AGE/EARLY ROMAN SETTLEMENT}	DITCH, PIT, POST HOLE, ROUND HOUSE (DOMESTIC), TEMPLE, POND, WELL?, CREMATION BURIAL, EXCARNATION PLATFORM?, FIELD BOUNDARY	A PROBABLE SETTLEMENT OF LATE IRON AGE TO EARLY ROMAN DATE WAS FOUND THROUGH EXCAVATION ON LAND TO THE SOUTH OF WESTERN AVENUE AND TO THE NORTH AND AROUND OF THE YEADING BROOK, NORTH HILLINGDON, BY NETWORK ARCHAEOLOGY LTD, BETWEEN 2008 AND 2009. EVIDENCE OF DOMESTIC, INDUSTRIAL AND RITUAL ACTIVITY WAS IDENTIFIED, WHICH SUGGESTED THAT THERE HAD BEEN A SUBSTANTIAL SETTLEMENT IN THE AREA.	
MLO101105	PREHISTORIC & ROMAN	LATE IRON AGE TO ROMAN (100 BC TO 100 AD)	WESTERN AVENUE, UXBRIDGE {LATE IRON AGE/EARLY ROMAN SETTLEMENT EDGE}	DITCH, PIT, POST HOLE	POSSIBLE SETTLEMENT EDGE ACTIVITY OF LATE IRON AGE TO ROMAN DATE WAS FOUND THROUGH EXCAVATION ON LAND	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					TO THE SOUTH OF WESTERN AVENUE, UXBRIDGE, BY NETWORK ARCHAEOLOGY LTD, BETWEEN 2008 AND 2009.	
MLO104478	POST-MEDIEVAL & MODERN	19TH CENTURY TO MODERN (1900 AD TO 2050 AD)	COURT DRIVE/PARKWAY, [HILLINGDON COURT PARK] HILLINGDON, UB10 {FORMER PARKLAND OF HILLINGDON COURT}	PARK, ROSE GARDEN	THE PUBLIC PARK WAS MADE OUT OF FORMER PARKLAND OF HILLINGDON COURT, THE HOUSE AND GARDENS OF WHICH ARE NOW THE AMERICAN COMMUNITY SCHOOL.	
MLO2666/ 050382/00/00 - MLO266	PREHISTORIC	NEOLITHIC (4000 BC TO 2201 BC)	THE Paddock	FINDSPOT	FLINT FLAKE.	
MLO98511	MODERN	WORLD WAR ONE TO MODERN (1915 AD TO 2050 AD)	WESTERN AVENUE/WEST END ROAD [RAF NORTHOLT], RUISLIP, HILLINGDON {FIRST WORLD WAR TO MODERN MILITARY AIRFIELD}	MILITARY AIRFIELD, CIVIL AIRPORT	THE 20TH CENTURY RAF NORTHOLT WAS SUBJECTED TO ARCHAEOLOGICAL INVESTIGATION IN 2006 AND 2007 BY FABER MAUNSELL. THE AERODROME WAS CONSTRUCTED AROUND 1915 AND IT HAD A CENTRAL LANDING AREA FLANKED ON ITS NORTH SIDE BY HANGARS AND WORKSHOPS, AND BY MESSES AND OFFICES TO THE NORTHEAST: A SMALL BRICK HUT SURVIVES FROM THIS PERIOD. THE AERODROME EXPANDED IN THE 1920S, AND THE OFFICER'S AND AIRMEN'S MESSES AND BARRACK BLOCK 60 SURVIVE FROM THIS PERIOD. HANGARS 4 AND 6 BELONG TO THE EARLY 1930S, WHEN MOST OF THE GROUND REMAINED GRASSLAND. IN 1939 RUNWAY 07/25 WAS BUILT, AND EXTENDED IN 1943, WITH THE ARRESTOR BEDS AT BOTH ENDS ADDED AFTER AN	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					<p>OVERSHOOT INCIDENT IN 1996. FROM THE END OF WORLD WAR TWO UNTIL 1954 THE SITE SERVED AS A COMMERCIAL AIRPORT, BEFORE REVERTING TO MILITARY USE WHICH CONTINUES TO THIS DAY.</p> <p>IN 2014, AN EXCAVATION TOOK PLACE, UNDER OPERATION NIGHTINGALE, TO LOCATE THE REMAINS OF A SPITFIRE VB PILOTED BY F/O. MIROSLAW FERIC VM. KW. DFC. 303 (POLISH) SQUADRON WHICH CRASHED INTO THE AIRFIELD 14TH FEBRUARY 1942 KILLING THE PILOT. NO TRACE OF THE AIRCRAFT WAS RECOVERED. EXACT LOCATION OF THE EXCAVATION IS NOT GIVEN.</p>	
052921/00/00 - MLO68578	MEDIEVAL & POST-MEDIEVAL	AD1066-1900AD	GLEBE AVE ICKENHAM	FARMHOUSE	Formerly the site of a rectory. In 1610, included a house, barn and stable. In 1800 it was described as 'ancient wooden building' consisting of four rooms. By this time, the rectory had long been used as a farmhouse. The north arm and parts of the W and E arms of the moat survived to the end of the 19th century	
MLO104541	POST-MEDIEVAL & MODERN	AD1740-2050AD	Glebe Avenue, Ickenham, [Ickenham Hall] Hillingdon, UB10 {Georgian mansion grounds	WALLED GARDEN	Ickenham Hall is a Georgian mansion built for the Crosier family, who farmed here until 1900. The land was then sold to the railway company. In 1947 Middlesex County Council purchased land not required for the railway and the gardens around the house became a public amenity. A walled garden has lawn and planted borders.	

HILLINGDON GARDENS, FORMER MASTER BREWER SITE, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
MLO108844	POST-MEDIEVAL & MODERN	1638AD-2050AD	The Avenue / Swakeleys Drive, Ickenham [Swakeleys], Hillingdon, UB10 {former grounds of 17th house}	PUBLIC PARK	Swakeleys Lake, originally a formal canal within the grounds of Swakeleys House, now serpentine became of the public park in 1922. The house has remnants of the earlier landscape in its grounds, while the land to the west between the lake and River Pinn is public park. There are fine trees and a grassy path on the east side of the lake, which provides views of the house, dovecotes and entrance gates. PUBLIC PARK	

APPENDIX C GREATER LONDON HISTORIC ENVIRONMENT RECORD LIST OF ARCHAEOLOGICAL EVENTS

The following table lists all the events provided by Greater London Historic Environment Record (GLHER) and Monument Records. This does not form a comprehensive list of archaeological investigations within the study area and should be read in conjunction with the heritage assets mapping.

Abbreviations:

GLHER: Greater London Historic Environments Record

MONUID: Greater London Historic Environments Record monument identification reference number

EVUID: Greater London Historic Environments Record events identification reference number

TABLE 4: Greater London Historic Environment Record Events List

GLHER MONUID OR EVUID REF.	NAME	EVENT TYPE
ELO11460/ELO14907	HAREFIELD TO SOUTHALL [GAS PIPELINE]: EXCAVATION AND WATCHING BRIEF/ HAREFIELD TO SOUTHALL NATURAL GAS PIPELINE, HILLINGDON AND EALING: ANALYSIS AND ARCHIVE REPORT	EXCAVATION AND WATCHING BRIEF
ELO1493/ELO3900	LONG LANE, ICKENHAM, UXBRIDGE, HILLINGDON, UB10: EVALUATION/ LONG LANE, ICKENHAM, UXBRIDGE, HILLINGDON, UB10: EXCAVATION	EVALUATION AND EXCAVATION
ELO11940	SWAKELEYS DRIVE (NO 54), ICKENHAM, HILLINGDON: ARCHAEOLOGICAL EVALUATION	EVALUATION
ELO11944	SWAKELEYS DRIVE (NO. 54), ICKENHAM, HILLINGDON: WATCHING BRIEF	WATCHING BRIEF
ELO12430	LONG LANE/ FREEZELAND WAY [HILLINGDON CIRCUS], HILLINGDON: DESK BASED ASSESSMENT	DESK BASED ASSESSMENT
ELO12728	LONG LANE [ICKENHAM MANOR], ICKENHAM, HILLINGDON: TREE-RING ANALYSIS	BACKLOG REPORT: TREE-RING ANALYSIS
ELO12874	MILTON ROAD [SWAKELEYS HOUSE], ICKENHAM, HILLINGDON: DESK BASED ASSESSMENT	DESK BASED ASSESSMENT
ELO12875	MILTON ROAD [SWAKELEYS HOUSE], ICKENHAM, HILLINGDON: GEOPHYSICAL SURVEY	GEOPHYSICAL SURVEY
ELO14056	LONG LANE [ICKENHAM MANOR], ICKENHAM, HILLINGDON: EVALUATION	EVALUATION
ELO6159	LONG LANE, HILLINGDON: DESK BASED ASSESSMENT	DESK BASED ASSESSMENT
ELO7162	WESTERN AVENUE, [OLD BURY WOOD], HILLINGDON: EXCAVATION	EXCAVATION (EVALUATION)
ELO8226	WESTERN AVENUE/WEST END ROAD [RAF NORTHOLT], RUISLIP, HILLINGDON: DESK BASED ASSESSMENT	DESK BASED ASSESSMENT
ELO17495	Long Lane [Ickenham Manor Moat] Ickenham Middlesex: Archaeological Watching Brief	WATCHING BRIEF
ELO18812	Ickenham [Manor Moat Farm] London Borough of Hillingdon: Borehole Survey	BOREHOLE SURVEY

APPENDIX D PHOTOGRAPHIC RECORD OF SITE VISIT



Plate 6: View along western limit of site (Long Lane) – direction south



Plate 7: View of eastern limit of the site (Long Lane) – direction north-east



Plate 8: South-west corner of site by Hillingdon Circus – direction east

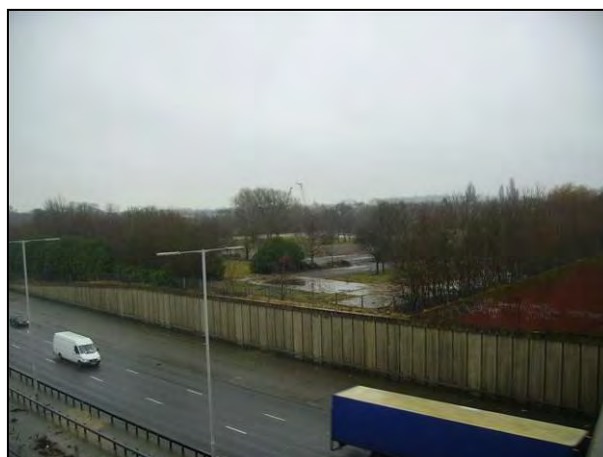


Plate 9: Northern part of site from Long Lane – direction south-west



Plate 10: View towards southern part of site near Freezeland Way – direction north



Plate 11: View of Freezeland Way – direction east



Plate 12: South-west corner of site – direction south



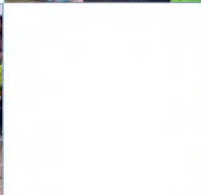
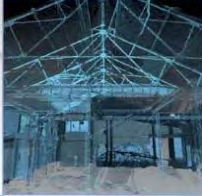
Plate 13: View of western and central part of site from Long Lane – direction east



Plate 14: Eastern part of site – direction north-east



Plate 15: Eastern part of site – direction east



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