



**29 London Road, Brentford, Hounslow – Desk-Based
Assessment
Frankum Construction**

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Executive Summary

Ecus Ltd were commissioned by Frankum Construction in May 2013 to prepare a Desk-Based Assessment to inform a proposed development at 29 London Road, Brentford, situated at National Grid Coordinate TQ 17205 77217. The proposed development is for a five storey dwelling comprising nine two-bedroom flats with associated parking and landscaping. Known designated and non-designated heritage assets were assessed within a 250 m study area around the site.

Whilst there are designated heritage assets within the study area, there is not considered to be a risk of impact to their setting due to the extent and size of surrounding development that effectively screen the Site.

There is potential within the Site for remains relating to a Romano-British roadside settlement, a medieval hospital and almshouse, and post-medieval roadside tenements. Although the exact location of the medieval hospital and almshouses are not known, based on historic mapping it is considered to be located beyond the southern edge of the site. There is an unknown potential for human remains relating to a burial ground which could have been associated with the hospital. However no burials have been recorded during the redevelopment of the surrounding area into flats during the 1970s and 1980s.

Redevelopment of the Site during the 19th century is anticipated to have impacted the survival of archaeological remains with the creation of a cellar removing archaeological remains within the northern half of the Site. Although the Site is located within an area identified as having been disturbed by mineral extraction during the 19th or 20th century, examination of historic mapping and the results of geotechnical boreholes suggest that the Site was not impacted by this activity. However, a borehole (BH1) to the south of the existing cellar indicates the ground within the footprint of the proposed building has been disturbed to a depth of 3m by the construction of the basement. This is likely to have significantly removed any archaeological deposits.

Due to the potential for the presence of the archaeological remains within the Site it is likely that additional archaeological investigations may be required by the planning archaeologist for the Local Planning Authority. The scale of any investigation should be proportionate to the scale of the development, the degree of proposed impact from new foundations and informed by the extent of previous disturbance within the Site.

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1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd were commissioned by Frankum Construction (hereafter „the Client“) in May 2013 to prepare a Desk-Based Assessment to inform a proposed development at 29 London Road, Brentford (hereafter „the Site“), situated at National Grid Coordinate TQ 17205 77217.

1.1.2 The proposed development is for a five storey dwelling comprising nine two-bedroom flats with associated parking and landscaping.

1.1.3 This report was requested by the Client to fulfil a condition placed on planning consent (ref: 00707/29) for the proposed development by the Local Planning Authority, comprising:

No development shall commence on site until and archaeological desk-based assessment has been submitted to and approved by the Local Planning Authority. The investigation will be in line with English Heritage guidelines. The recommendations of the investigation shall be undertaken prior to the commencement on any part of the site.

1.1.4 The site lies in an area where archaeological remains can be anticipated and the Local Planning Authority wishes to protect any archaeological remains from being impacted upon by the construction of the development in accordance with Hounslow Unitary Development Plan policy ENV-B.3.2 and London Plan policy 7.8.

1.2 The Site

1.2.1 The Site is situated at the corner of London Road and Brent Lea in Brentford within the London Borough of Hounslow. The River Brent is situated within 60m to the east of the Site.

1.2.2 The area is dominated by mid to late 20th century developments including a retail park with fronting car park to the north of London Road, and an estate of 2-5 storey flats off Brent Lea.

1.2.3 Standing buildings on the Site, comprising a former public house, had already been cleared by the time of assessment, with the cellar of the former buildings exposed in the northeast of the Site (**Plate 1** below).

1.2.4 The naturally occurring subsoil within the site is Brickearth over River Terrace Graves over London Clay (BGS map sheet 270). As part of ground investigation works within the site 3 boreholes excavated for the proposed development, revealed fill material comprising brown gravelly silty clayey sand with brick inclusions at varying depths of 0.8 m, 1.8 m and 3.0 m. This deposit overlies a medium dense to dense silty sand and gravel with a variable clay content over undisturbed unweathered London Clay beyond 8 m below ground level. The maximum depth of 3.0m for the fill material was thought by the geotechnical contractor to be associated with the cut for the cellar within the site (W. Wallace, *pers. comm.*).



Plate 1 General view of the Site looking from the southeast towards the exposed cellar

2. Methodology

2.1 Scope

2.1.1 The purpose this desk-based assessment is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to formulate:

- An assessment of the potential for heritage assets to survive within the area of study;
- An assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- Strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
- An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings; and
- Proposals for further archaeological investigation within a programme of research.

2.1.2 This assessment is undertaken in accordance with the Institute for Archaeologists' Standard and Guidance for desk based assessment (IfA 1994, revised November 2012) and guidance presented in English Heritage (2010) PPS5: Planning for the Historic Environment Practice Guide which remains a valid and Government endorsed document pending the results of a review of guidance supporting national planning policy.

2.2 Study Area and Sources

- 2.2.1 The Greater London Historic Environment Record (GLHER), comprising a database of all recorded archaeological sites, find spots, and archaeological events within the county, was considered within a 250m Study Area around the Site in order to provide a context for the discussion and interpretation of known and potential heritage assets within the Site.
- 2.2.2 Primary and synthesised information was consulted in order to produce an informed historic and archaeological baseline, comprising:
- National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.
 - Historic manuscripts and maps.
 - Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied.
- 2.2.3 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

2.3 Site Visit

- 2.3.1 The Site was visited on May 30th 2013 in order to assess its character, identify visible historic features and assess possible factors which may affect the survival or condition of known or potential assets.

2.4 Assessment of Significance

- 2.4.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a proposal, including any contribution made by their setting. Significance (for heritage policy) is defined by NPPF as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.4.2 National guidance for the assessment of significance is provided by English Heritage (2008) in which professional judgment is used to assess the asset's demonstration of the following value criteria:
- **Evidential (Archaeological) value.** Deriving from the potential of a place to yield evidence about past human activity.
 - **Historical value.** Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
 - **Aesthetic (Architectural or Artistic) value.** Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
 - **Communal value.** Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective

experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

2.4.3 The overall significance of the asset is weighed in consideration of its valued components and expressed using the following grading scale (after assessment guides in DMRB 2007 and ICOMOS 2010):

Significance	Example Criteria
International	<ul style="list-style-type: none"> World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
National	<ul style="list-style-type: none"> Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives
Regional	<ul style="list-style-type: none"> Designated or undesignated assets that contribute to regional research objectives.
Local	<ul style="list-style-type: none"> Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	<ul style="list-style-type: none"> Assets with very little or no surviving archaeological interest.
Unknown	<ul style="list-style-type: none"> The importance of the resource has not been ascertained.

2.5 Assumptions and Limitations

2.5.1 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.5.2 In addition, the records held by GLHER do not represent a record of all surviving elements of the historic environment, but a record of a wide range of information derived from historical sources and previous archaeological discoveries. Therefore the information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3. Planning Policy

3.1 Introduction

3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

3.2 Local Planning

3.2.1 The London Borough of Hounslow's is currently preparing a Local Plan (previously known as the Local Development Framework) in accordance with the Planning and Compulsory Purchase Act 2004. Until its completion planning applications will be considered against the policies and objectives contained in the Employment Development Plan Document, and the Unitary Development Plan.

- Policy ENV-B.3.2: Sites of Archaeological Importance

3.3 London Plan

3.3.1 The London Plan sets out strategic policies for the future development of London. It is prepared by the Mayor of London who has responsibility for strategic planning in London and forms part of the development plan.

- Policy 7.8: Heritage Assets and Archaeology

3.4 National Planning Policy Framework

3.4.1 The National Planning Policy Framework (NPPF) came into force on 27 March 2012 and the policies contained within it are material considerations which must be taken into account in the preparation of local and neighbourhood plans, and in planning decisions.

4. Baseline Resource

4.1 Introduction

4.1.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from sources listed above. The aim is to establish the known and potential resource which could be affected by the development.

4.1.2 GLHER data was processed and tabulated in **Appendix 1** and given a HA prefix in the text for ease of reference and illustrated on **Figure 2**. Where multiple HER entries existed for the same period and grid coordinate these have been combined.

4.2 Previous Studies

4.2.1 There is no record of any previous archaeological fieldwork undertaken within the Site.

4.2.2 The GLHER records a total of 20 events within the Study Area. These comprise records of archaeological fieldwork, as well as documentary research, and spot finds. Several are identified of particular relevance to the Site, comprising:

- Excavations at Northumberland Wharf in 1974.
- Excavations at Ham Recreation Ground in 1966
- Excavation at 2-6 London Road in 1989
- Evaluation at 107 London Road in 2001

- Excavations at Syon Park in 2004
- Excavations at Syon Park in 2008

4.2.3 These previous investigations are discussed in section 4.5.

4.3 Statutory and Local Heritage Designations

4.3.1 Although there are no statutorily or locally designated heritage assets within the Site, there are a number within the Study Area.

World Heritage Site

4.3.2 The buffer zone of the Key Gardens World Heritage Site lies within the south of the Study Area.

Registered Parks and Gardens

4.3.3 The Grade I Registered Park and Garden of Syon Park lies in the Study Area to the west of the Site.

Listed Buildings

4.3.4 Three Listed Buildings are situated within the Study Area, comprising:

- Grade II* Church of St Lawrence
- Grade II Toll House on the Grand Union Canal
- Grade II 69 London Road

4.4 Archaeological and Historical Context

Prehistoric to Iron Age

4.4.1 The GLHER records a number of prehistoric findspots (**HA 1-3**) within the Study Area, corresponding with a wider distribution in the wider Brentford area that indicate activity within the area including a Neolithic occupation/activity site to the east of the River Brent.

4.4.2 A palaeochannel was discovered during excavations in Syon Park during 2004, which was cut into riverside gravels at approximately 1.10m above Ordnance Datum (**HA 4**). The channel was believed to possibly comprise a former tributary of the River Thames, and highlights the potential for similar features to survive within the surrounding area.

4.4.3 Excavations at 2-9 London Road in 1990 recorded a series of Iron Age ditches (**HA 5-9**), one of which is indicated by the GLHER to have been situated just beyond the Site to the east.

4.4.4 Whilst evidence for activity during this period is relatively sparse, the proximity of the Iron Age ditches indicates a potential for occupation within the vicinity of the Site.

Romano-British

4.4.5 The Site lies on the southern edge of London Road which follows the projected alignment of an earlier Roman Road from London to Silchester. Direct evidence for the road has been recorded within the Study Area including the excavation of the northern roadside ditch and gravel road

surface deposits encountered during excavations at 2-6 London Road (**HA 10-14**). The route of the present road is believed to deviate from the alignment of the Roman Road on the approach to Brentford Bridge, which was realigned in the medieval period, and is likely to have originally passed to the south of the Site.

- 4.4.6 The road has also been found to be a focus for Romano-British activity with a number of records within the Study Area illustrating there was likely a linear settlement during this period along the road. Excavations to the east of the Site at the former Northumberland Wharf recorded pits, post-holes and ditches of insubstantial settlement (**HA 15-21**). Whilst no direct evidence for structures was observed, quantities of building material were recovered from the features indicating that there had been structures situated nearby (Alison 1976, 185).
- 4.4.7 Further evidence for 1st to 4th century Romano-British occupation has also been found beside the projected line of the Roman Road during excavations at Park Tavern (**HA 22-24**), at the northern edge of Syon Park (**HA 25**), at 2-10 London Road (**HA 26-29**), and in the vicinity of 141-147 London Road (**HA 30-35**). The recorded evidence includes possible timber structures, occupation deposits and a truncated cremation.
- 4.4.8 Excavations to the south of the road in Syon Park recorded possible field drains associated with 1st and 2nd century pottery (**HA 25**). A findspot of Romano-British pottery is recorded at Ham Wharf (**WA 36**).
- 4.4.9 The location of the Site on the edge of the projected line of the Roman Road, and the proliferation of evidence relating to a road side settlement suggests a potential for Romano-British remains.

Saxon

- 4.4.10 There is no recorded evidence for Saxon activity or occupation during the Saxon period within the Site or Study Area. The place-name Brentford, derives from the Celtic river name Brent meaning „holy one“, and the Old English „ford“ (Mills 2000). Whilst there is a record of the Brentford in 706 AD (*ibid.*), the settlement did not appear in the Domesday Book suggesting that it was included in their parent manors at the time of survey and were not substantially occupied.
- 4.4.11 Brentford likely formed an important crossing point during this period, and was the site of a battle in 1016 between King Edmund Ironside and King Canute (VCH 1982, p113-120).

Medieval

Medieval development

- 4.4.12 The Site is situated within the medieval settlement of Brentford End in the Hundred of Isleworth. The area of Brentford End is likely to have remained in agricultural usage until settlement from New Brentford (**HA 37**) spread over the River Brent in the later medieval period (VCH 1982, 113-120 and VCH 1962, 85-94).
- 4.4.13 Excavations within Brentford have uncovered remains of occupation activity and structures west of the river in Syon Park (**HA 38**) and in the vicinity of 2-6 London Road (**HA 39-44**). Additionally evidence of the earlier settlement at

New Brentford is recorded west of the river at 141-147 High Street (**HA 45-47**), and 184-187 High Street (**HA 48**). Also on the eastern bank is the Church of St Lawrence with the present church of 1764 situated on the site of an early 12-century chapel (**HA 49**).

Hospital of the Virgin Mary and the Nine Orders of Holy Angels

- 4.4.14 The Site is possibly within the vicinity of the Hospital of the Virgin Mary and the Nine Orders of Holy Angels, and a rough location of the elements relating to this foundation are recorded by the GLHER as on the southern boundary of the Site (**HA 50**). The history of the hospital is documented in the Victoria County Histories, from which the following discussion is summarised (VCH 1969). The exact location of the hospital complex could not be established but based upon the Her and historic mapping it is considered to be beyond the southern edge of the Site.
- 4.4.15 The hospital was founded in 1446 by the Chancellor of the Exchequer, royal physician and chaplain John Somerset, replacing an earlier chapel and hospital to the east of the River Brent (**HA 51**). The hospital housed a chaplain and his clerk, nine poor afflicted men, and two servants.
- 4.4.16 Whilst no detailed description of the hospital has survived, the premises were of brick and in the 16th century comprised two priest's houses, with small gardens, and seven 'bedehouses' or almshouses with similar gardens. The almshouses adjoined the south aisle of the chapel, which had a 'steeple'. Within the precinct was a small pond called the Chapel Pool, and, adjoining the almshouses to the west, were two messuages called 'the Sprottes' and the Rose Inn. Although not included in the historic description, there is potential that the hospital could have had an associated burial ground. However no burials have been recorded during the redevelopment of the surrounding area into flats during the 1970s and 1980s.
- 4.4.17 The scale and arrangement of the hospital evidently changed during the 15th and 16th century along with the hospital's fortunes. A record of the transfer of the hospital's endowment in 1463 documented a weekly payment to five poor persons in the almshouses, possibly indicating that several of the original nine almshouses were not in use at that period. This number was increased to seven in 1511 following the bequeathal of additional lands by Hugh Denys, and to eight by the time the hospital had been granted to the re-founded convent of Syon in 1558.
- 4.4.18 The chapel, along with two of the almshouses, was demolished in the latter half of the 16th century and the area converted into a garden. Five of the remaining almshouses were occupied by the poor of Isleworth in 1608, and were likely rebuilt in the 1650s. By 1729 the area of the almshouses were rebuilt as a workhouse.

Post-medieval

Post-medieval development

- 4.4.19 Brentford End appears to have developed little during the 17th and 18th centuries, with the only houses west of Field Lane comprising the large houses such as Syonpark House to the west of the Site, and Syon House which was built in the mid 16th century on with grounds formerly associated with the nunnery of Syon Abbey to the southwest. The gardens of Syon House which extend into the southern Study Area (**HA 52**) were built on the

site of monastic gardens of the 15th century. In the 17th century formal terraced gardens were laid out and landscaped in the mid 18th century by Lancelot „Capability“ Brown, but continued to be altered in the later 19th and mid 20th centuries.

- 4.4.20 A map of the Hundred of Isleworth produced by Moses Glover in 1635 for the Earl of Northumberland (original in Syon House, facsimile BL Maps 189a.11) illustrates Brentford End (**Figure 3**), showing a line of houses on either side of London Road with short gardens below the southern properties and open fields behind the buildings to the north. The Site likely lay within the ribbon of roadside development, although there is potential for the southern part of the site to lie within the curtilage of the medieval hospital. The 1635 map illustrates the former hospital and chapel as a large building/house owned or occupied by a Mr Noyes (**HA 53**).
- 4.4.21 Excavations within Brentford have recorded remains relating to medieval occupation including the site of a former Inn and agricultural activity on the northern side of the road (**HA 54-56**). Recent demolition work within the Site uncovered a well, partially within the footprint of the former 19th century pub that occupied the Site, and was not observed to have been backfilled. The well had been covered for safety reasons at time of appraisal and has yet to be investigated archaeologically.
- 4.4.22 There is continued evidence for more extensive occupation to the west of the River Brent during this period (**HA 58-64**).

The River Brent and Grand Union Canal

- 4.4.23 The course of the River Brent has been modified historically, with several bends straightened south of Brentford Bridge between 1699 and 1760 and again during the construction of the Grand Union Canal in 1798 (VCH 1962, 85-94). The construction of the canal also necessitated the construction of several docks and bridges, which are recorded by the GLHER (**HA 65-67**). Several wharfs and docks were built along the canal within Brentford (**HA 68**), including Northumberland Wharf, which lay to the northeast of the Site, and Ham Wharf and Weigh-Dock to the east of the Brent (**HA 69**).

19th Century to Modern

- 4.4.24 By the early 19th century the form of settlement around Brentford End remained largely unchanged from the post-medieval period. The Cassini map of 1822 and the later 1874 Ordnance Survey (not reproduced) illustrate linear development on either side of London Road. By the time of the more detailed 1:2,500 Ordnance Survey (OS) of 1894, development had expanded slightly along the road, with the Site shown to overlie four terraced buildings including a public house and their rear yards (**Figure 4**). A building is also shown along the rear boundary of the plots which may comprise outhouses or workshops. Beyond the tenements on either side of London Road is illustrated on the OS as comprising orchards, with a nursery with extensive green houses to the south, and a row of buildings constructed behind the street fronting properties to the north.
- 4.4.25 The British Geological Survey and Environment Agency record an area of mineral extraction and landfill within the vicinity of the Site of 19th century to modern date (**HA 57**). Historic map regression suggests that the extraction did not impact the Site (discussed in section 5.4)

- 4.4.26 Historic trade directories do not list property numbers with residents and traders in the Brentford area until the early 20th century. However, it is possible to trace the pub which was known as George and Dragon from at least the 1874 (Post Office Directory of Middlesex). In 1907, 29 to 33 London Road included the George and Dragon, a coffee house at no.31 and a residence at no.33 (1907 Kelly's Directory). By 1911 no.31 was occupied by a grocer (1911 Kelly's Directory).
- 4.4.27 By the production of the 1915 OS no changes are illustrated within the Site, although the pub appears to have expanded into the adjacent northern unit and the buildings immediately northeast of the Site had been rebuilt, comprising a row of three terraces set back from London Road behind short gardens. Further redevelopments are evident in surrounding area on the 1935 OS including a substantial housing development to the northwest and the clearance of buildings on the northern side of London Road.
- 4.4.28 The 1961 OS (**Figure 5**) illustrates the continued development of the Brentford End area, with the construction of new housing to the north of London Road, the clearance of some buildings west of the Site, and the expansion of the wharf around the south of the Site. The urban redevelopment continued into the 1970s with the clearance of the wharf and all earlier post-medieval and 19th century buildings within the vicinity of Site and the staged construction of new blocks of flats. By the production of the 1974 OS (**Figure 6**) the Site is shown as the only surviving area of earlier housing, with the blocks of flats already constructed to the southwest. The adjacent 31 and 33 London Road were demolished in the latter part of the 20th century, and the area utilised as a car park for the George and Dragon public house.

George and Dragon

- 4.4.29 The George and Dragon was a three storey terraced building built in yellow brick with regularly spaced sash windows across the upper storeys with gauged brick lintels and a simple timber corniced and pilastered architrave to the ground floor with tiled dado and suspended six-sided lanterns. At ground floor to the east of the building was an internal cart passage that had originally served the yard behind.
- 4.4.30 The building had evidently already been built by the 1820s, appearing within the development on historic maps in Brentford End by that date, and there was a pub listed in the area from at least the 1850s which was known as the Green Dragon by the 1870s (Kelly's Directories).
- 4.4.31 The pub closed in 2009 and reopened for a period before being put up for sale in 2012. The building was subsequently demolished in February 2013 and at time of the site visit the cellar was exposed with a wellhead immediately to the rear of the cellar.

5. Summary of Heritage Constraints

5.1 Introduction

- 5.1.1 In line with current planning policy (NPPF Ch.12 Para.128), a description of heritage assets directly affected by the proposed development, based on the current level of available information, is presented below and an assessment of the significance presented in **Table 2**.

5.2 Designated Heritage Assets

- 5.2.1 There are no designated heritage assets within the Site.
- 5.2.2 There are several Listed Buildings within the Study Area, and the Site lies outside of the buffer zone of the World Heritage Site of the Royal Botanic Gardens, Kew.

5.3 Non-designated Heritage Assets

- 5.3.1 The GLHER identified several known heritage assets that are possibly located within the Site, comprising
- Remains of structures or activity associated of a medieval Hospital with associated chapel and almshouses;
 - Remains of structures or activity associated with a post-medieval house and workhouse built on the site of the hospital;
- 5.3.2 Based on the evidence presented within the baseline resource (section 4) there is considered to be potential for as yet unknown buried archaeological remains within the Site, comprising:
- Potential remains relating to prehistoric activity;
 - Potential remains associated with Romano-British occupation and road within the vicinity of the Site; and
 - Remains of structures associated with the post-medieval and early 19th century development along London Road.
- 5.3.3 In addition, recent development work has uncovered:
- A well predating the 19th century development of the Site

5.4 Previous Impacts

- 5.4.1 There is likely to be numerous impacts within the Site resulting from the construction and multiple phases of re-development within the Site from the medieval period onwards. The cellar associated with the 19th century George and Dragon (**Plate 2**) will have removed archaeological remains within its footprint. A figure showing the extent of the cellar and the location of the proposed development is included in this report as **Figure 7**.
- 5.4.2 Boreholes excavated within the site did not identify brickearth subsoil that would be expected in the area and had been recorded during previous archaeological excavations in the adjacent Northumberland Wharf. This is suggested to indicate a level of truncation may have occurred within the site, possibly during 19th century development.

Landfill

- 5.4.3 The British Geological Society and the Environment Agency include the Site within an area of extraction and landfill dating to the 19th or 20th century within the area of Northumberland Wharf (in the HER under MLO19795). The date and nature of the landfill is not recorded.
- 5.4.4 Historic map regression indicates Northumberland Wharf was redeveloped during the mid 20th century (**Figure 5**) and was cleared prior to construction

of the present flats in the 1970s (**Figure 6**) indicating two potential opportunities for the extraction / landfill activity. The absence of any recorded landfill event during archaeological excavations within the Northampton Wharf site in 1974 suggests a late 20th century date for extraction.

5.4.5 The Site lies within an area occupied by street fronting premises with rear yards from at least the 17th century, and was continually occupied by the former George and Dragon public house from the 1870s until its recent demolition (**Figures 4-6**). There is no evidence of boundaries or buildings changing within the Site during the 20th century suggesting that it lay outside the landfill site. This same assessment was independently reached by a ground investigation report for the site (K F Geotechnical 2013, 5).

Summary

5.4.6 Investigations in the surrounding area of the site have indicated the potential for archaeological remains of various periods to survive, although the character, date, condition and extent of these deposits is at present unknown. A summary of known and potential heritage assets, and their significance, is presented in **Table 1**.



Plate 2: General view of cellar of the former George and Dragon, looking northwest

Table 1 Summary of Known and Potential Heritage Assets within the Site

Period and Description		Significance	Risk
Prehistoric	There is a sparse distribution of prehistoric finds within the wider area indicating that there is low level of activity within vicinity of the Site likely associated with riverside activities. Any archaeological remains relating to this period are likely to be of regional significance due to their	Regional	Low

Period and Description		Significance	Risk
	potential evidential value in informing research into early occupation in the area.		
Romano-British	<p>The Site is situated along a Romano-British road side with possible settlement and agricultural activities. The projected line of a Roman road passes within the vicinity of the Site, and is suspected to deviate slightly to the south of the current London Road.</p> <p>Excavations within the vicinity of the Site have revealed remains from this period to survive beneath later development. Any remains relating to settlement or the location of the road are likely to be of regional significance due to their potential evidential value to regional research objectives.</p>	Regional	High
Medieval	<p>The site of a medieval hospital, with associated chapel and almshouses is suspected to lie within the vicinity of the Site. The exact form and location of the hospital can not be established accurately from historic maps, although it was apparently brick built and subject to several phases of alterations. Although there are no records for burials having been encountered within the vicinity of the hospital, it would not be uncommon for a hospital to be associated with a graveyard and the potential for burials within the site can not therefore be discounted.</p> <p>Any evidence relating to this period is likely to be of significance, with the hospital comprising the first development within the area with ties to the former Syon Abbey. In addition to structures there is potential for associated deposits and features. The research of medieval hospitals is of regional interest.</p>	Regional	Moderate
Post-medieval	<p>The Site is suspected to lie within the vicinity of a post-medieval house and workhouse built on the site of the hospital following its demolition in the 16th century. There is also potential for remains relating to roadside developments during this period, although this potential is more likely to be impacted by subsequent development of the 19th century.</p> <p>Recent work associated with the demolition of the former pub uncovered the remains of a well.</p> <p>The redevelopment of the Site during this period falls within a wider expansion of Brentford. The continued use of the Site for accommodating the poor lends significance to any remains relating to the workhouse. The well within the Site is of interest due to the potential for it to yield evidence for occupation.</p>	Local	High
19 th century to modern	<p>The Site was developed during the 19th century, and remains of roadside properties, boundary walls and outhouses are likely to survive within the Site.</p> <p>Any remains relating to these periods are likely to be of negligible significance.</p>	Negligible	High

6. Impacts

Introduction

- 6.1.1 The management and mitigation of change to the historic environment resulting from development is based on the recognition with planning policy that heritage assets are an “irreplaceable resource” (NPPF para. 126).
- 6.1.2 In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings should give weight to the conservation and enhancement of the assets consistent with their level of significance. For designated assets significant weight is given to conservation and for non-designated it is taken into account in a balanced judgement.
- 6.1.3 Where the balance of a decision in favour of development results in the loss of a heritage asset, the Council will seek appropriate and proportionate mitigation by using planning conditions, management agreements and obligations.

Proposed Development

- 6.1.4 The proposed development within the Site will comprise the construction of a five storey dwelling comprising nine two-bedroom flats with associated parking and landscaping. The development is likely to comprise:
- Backfilling of the cellar
 - Creation of piled foundations
 - Limited levelling associated with the creation of gardens and parking
 - Excavations of service trenches
 - Potential remediation work to a depth of 0.6 m
 - Potential groundwork associated with creation of piling mat

Statement of Impact

Designated Assets

- 6.1.5 There is not considered to be a risk of impact to the setting of Listed Buildings and the World Heritage Site buffer zone from the proposed development. This is due to the extent and size of surrounding development of 3-5 storey blocks of late 20th century flats that effectively screen the Site.

Archaeological Potential

- 6.1.6 The proposed development has the potential to result in the damage to or loss of any buried archaeological features which may be present outside of the footprint of previous structures within the Site. This would in turn result in a total or partial loss of these heritage assets.

7. Conclusion

7.1 Statement of Potential and Significance

- 7.1.1 The Site is situated within the post-medieval settlement of Brentford End within an area substantially redeveloped during the mid to late 20th century.

- 7.1.2 Development during the 19th century is anticipated to have impacted the survival of archaeological remains alongside London Road. The previous excavation of the cellar will have removed archaeological remains. The cellar extends over half of the proposed building footprint (**Figure 7**). In addition the geotechnical borehole recorded disturbed ground to the south of the existing footprint to a depth of 3m. This disturbance extends over the is within the Although there is potential for remains to survive to a varying degree outside of the cellar footprint, the archaeological potential is considered to be low due to disturbance due to the construction of the cellar. The proposed piled foundations for the development will limit any impact on any archaeological remains.
- 7.1.3 Ground investigations do, however, suggest a truncation event within the site, with no subsoil encountered during boreholes. This is in contrast to the surrounding sites that have been archaeologically investigated. Based on the depths of archaeology encountered on the adjacent Northumberland Wharf site in the 1970s, which recorded Romano-British features cut through the subsoil, it is considered likely the truncation within the site will have impacted upon the survival of archaeological remains.
- 7.1.4 Review of previous excavations and documentary sources indicate that there is a moderate potential for encountering archaeological remains within the site associated with a Romano-British settlement, and possibly features associated the medieval hospital that are likely to be of regional significance. In addition, there is an unknown potential for burials associated with hospital. The site was subsequently redeveloped during the post-medieval period and 19th century, and these remains are likely to be of local or negligible significance. However the indication for previous truncation and disturbance within the indicates this potential may be lower.

7.2 Recommendations

- 7.2.1 Due to the potential for the presence of the archaeological remains within the Site it is likely that additional archaeological investigations may be required by the planning archaeologist for the Local Planning Authority. The scale of any investigation should be proportionate to the scale of the development, the degree of proposed impact from new foundations and informed by the extent of previous disturbance within the Site.
- 7.2.2 The cellar has removed earlier deposits from the front half of the proposed building footprint. A borehole (BH1) to the south of the existing cellar indicates the ground within the footprint of the proposed building has been previously disturbed to a depth of 3m by the construction of the basement. This is likely to have significantly removed any archaeological deposits. The proposed foundations will comprise 300mm piles within the new building footprint. Details of any remediation to address contamination on the site, and the specification of any piling mat, have not been confirmed at this time. The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.
- 7.2.3 Based upon the extent of previous truncation to the site and the proposed piling foundation it is suggested that further archaeological investigation should take the form of a continuous detailed watching brief with the opportunity to map and record any archaeological discoveries. Any proposed archaeological work should include the investigation and recording of the well

uncovered during recent demolition work on the Site. This would likely comprise accurately locating the well, as well as photographic record and observations of fabric visible from the surface.

8. References

8.1 Bibliography

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- Victoria County Histories (VCH) 1982. *A History of the County of Middlesex: Volume 7: Acton, Chiswick, Ealing and Brentford, West Twyford and Willesden*. Available: www.british-history.ac.uk.

8.2 Historic Maps

- 1635 Plan of Middlesex by Moses Glover
- 1822 Cassini map of London
- 1874 Ordnance Survey 1:10,560 map
- 1894 Ordnance Survey 1:1,2500 map
- 1896 Ordnance Survey 1:1,2500 map
- 1915 Ordnance Survey 1:1,2500 map
- 1920 Ordnance Survey 1:1,10,560 map
- 1935 Ordnance Survey 1:1,2500 map
- 1949 Ordnance Survey 1:1,10,560 map
- 1961 Ordnance Survey 1:1,2500 map

1974 Ordnance Survey 1:1,2500 map

1988 Ordnance Survey 1:10,560 map

9. Appendix

9.1 GLHER data

HA no.	Period	Name and Brief Description		HER/NHLE ref.	Easting	Northing
1	Palaeolithic	2-10 LONDON RD	Findspot of Palaeolithic axes	053098/00/00	517155	177255
2	Neolithic	107 London Road	Findspot of Neolithic struck flint and arrowhead	MLO76089	517100	177200
3	Prehistoric	Brentford Lock, High Street Plot	Findspots of Early Iron Age pot and prehistoric struck and burnt flint	MLO76073	517420	177350
4	Undated	Syon Park, Brentford	Palaeochannel encountered during an archaeological evaluation carried out by R.Cowie on behalf of MoLAS between the 21st and 30th July 2004.	MLO97893	517078	177007
5	Late Iron Age to Roman	2-6 LONDON RD	DITCH	051095/00/00	517130	177260
6	Late Iron Age to Roman	2-6 LONDON RD	DITCH	051095/00/00	517140	177230
7	Late Iron Age to Roman	2-6 LONDON RD	DITCH	051095/00/00	517150	177320
8	Late Iron Age to Roman	2-6 LONDON RD	DITCH	051095/00/00	517170	177280
9	Late Iron Age to Roman	2-6 LONDON RD	DITCH	051095/00/00	517210	177230
10	Romano-British	2-6 LONDON RD	DITCH	051096/00/00	517120	177270
11	Romano-British	2-6 LONDON RD	DITCH	051096/00/00	517130	177260
12	Romano-British	2-6 LONDON RD	DITCH	051096/00/00	517140	177230
13	Romano-British	2-6 LONDON RD	DITCH	051096/00/00	517150	177320
14	Romano-British	2-6 LONDON RD	DITCH	051096/00/00	517170	177280
15	Romano-British	NORTHUMB ERLANDWH ARF	POST HOLE, OCCUPATION SITE	050324/00/00	517230	177220
16	Romano-British	NORTHUMB ERLANDWH ARF	POST HOLE, OCCUPATION SITE	050324/00/00	517230	177230
17	Romano-British	NORTHUMB ERLANDWH ARF	ENCLOSURE, STAKE HOLE	050322/00/00	517235	177225
18	Romano-British	NORTHUMB ERLANDWH ARF	PIT, OCCUPATION SITE	050326/00/00	517245	177165
19	Romano-British	NORTHUMB ERLANDWH ARF	PIT, OCCUPATION SITE	050325/00/00	517245	177165

HA no.	Period	Name and Brief Description	HER/NHLE ref.	Easting	Northing
		ARF			
21	Romano-British	NORTHUMB ERLANDWH ARF	DITCH	050321/00/00	517235 177225
21	Romano-British	NORTHUMB ERLANDWH ARF	DITCH SYSTEM	050323/00/00	517235 177225
22	Romano-British	107 London Road	DITCH, LINEAR FEATURE, DITCH, DITCH	MLO76973	517105 177205
23	Romano-British	107 London Road	POST/STAKE HOLE ALIGNMENT, HEARTH, SURFACE	MLO76974	517105 177205
24	Romano-British	107 London Road	CREMATION	MLO76975	517105 177205
25	Romano-British	Syon Park, Brentford	Evidence of Romano-British activity including coin. From an archaeological evaluation carried out by R.Cowie on behalf of MoLAS between the 21st and 30th July 2004.	MLO97894	517078 177007
26	Romano-British	2-10 LONDON RD	DITCH	053099/00/00	517155 177255
27	Romano-British	2-10 LONDON RD	DITCH, DRAIN	053103/00/00	517155 177255
28	Romano-British	2-10 LONDON RD	SURFACE	053100/00/00	517155 177255
29	Romano-British	2-10 LONDON RD	POST HOLE, STAKE HOLE	053101/00/00	517155 177255
30	Romano-British	141-147 HIGH ST	OCCUPATION SITE	050313/00/00	517355 177255
31	Romano-British	141-147 HIGH ST	OCCUPATION SITE	050312/00/00	517355 177255
32	Romano-British	141-147 HIGH ST	OCCUPATION SITE	050313/01/00	517355 177255
33	Romano-British	141-147 HIGH ST	STRUCTURE	050313/02/00	517355 177255
34	Romano-British	141-147 HIGH ST	DITCH, OCCUPATION SITE	050310/00/00	517355 177255
35	Romano-British	141-147 HIGH ST	DITCH	050311/00/00	517355 177255
36	Romano-British	HAM WHARF	Findspot of Roman0-British pot	052712/00/00	517375 177245
37	Medieval	HIGH ST (NEAR)	VILLAGE	053091/00/00	517355 177305
38	Medieval	Syon Park, Brentford	Evidence of medieval activity including pottery. From an archaeological evaluation carried out by R.Cowie on behalf of MoLAS between the 21st and 30th July 2004.	MLO97895	517078 177007
39	Medieval	2-6 LONDON RD	POST HOLE	051097/00/00	517130 177260
40	Medieval	2-6 LONDON	POST HOLE	051097/00/00	517140 177230

HA no.	Period	Name and Brief Description		HER/NHLE ref.	Easting	Northing
		RD		0		
41	Medieval	2-6 LONDON RD	POST HOLE	051097/00/00	517150	177320
42	Medieval	2-6 LONDON RD	POST HOLE	051097/00/00	517170	177280
44	Medieval	2-6 LONDON RD	POST HOLE	051097/00/00	517210	177230
45	Medieval	141-147 HIGH ST	BUILDING	050316/00/00	517355	177255
46	Medieval	141-147 HIGH ST	BUILDING	050315/00/00	517355	177255
47	Medieval	141-147 HIGH ST	OCCUPATION SITE	050314/00/00	517355	177255
48	Medieval	184-187 HIGH ST (SITE 4)	Findspot of medieval pot	050955/00/00	517405	177335
49	Medieval	CHURCH OF ST LAWRENCE	WALL MONUMENT, CHURCH, TOMBSTONE, CHURCH, TOWER, TOWER, CHURCH, WALL MONUMENT, CHURCH, COAT OF ARMS, CHURCH	HER: 202594, NHLE: 1080302	517435	177289
50	Medieval	LONDON RD (SOUTH OF)	Site of Hospital, Chapel and Almshouse	050873/00/00, 050873/02/00, and 050873/01/00	517205	177205
51	Medieval	HIGH ST BRENTFORD	Site of Hospital and chapel	053061/00/00 and 053062/00/00	517405	177305
52	Post-medieval	SYON PARK	17th century formal terraced gardens which were landscaped in the mid 18th century by Lancelot Brown. Extensive development of the pleasure grounds continued in the later 19th and mid 20th centuries. Built on the site of monastic gardens of the 15th century.	HER: MLO97896; NHLE: 1000148	517197	176974
53	Post-medieval	LONDON ROAD	Site of house belonging to Mr Noyes, as illustrated on Glover's map of 1635	050874/00/00	517205	177205
54	Post-medieval	107 London Road	INN	MLO76977	517105	177205
55	Post-medieval	107 London Road	PLOUGH SOIL	MLO76976	517105	177205
56	Post-medieval	2-10 LONDON RD	PIT	053102/00/00	517155	177255
57	19th Century	BRENT LEA NORTHUMB ERLAND	LANDFILL SITE	054545/00/00	517205	177205

HA no.	Period	Name and Brief Description	HER/NHLE ref.	Easting	Northing	
		WHARF				
58	Post-medieval	HIGH ST WATERMILL	054788/00/000	517325	177355	
59	Post-medieval	152-158 HIGH ST CELLAR	050993/00/00	517335	177275	
60	Post-medieval	141-147 HIGH STREET ROAD	050934/00/00	517355	177255	
61	Post-medieval	175 HIGH ST RUBBISH LAYER	050956/00/00	517355	177325	
62	Post-medieval	HAM WHARF BUILDING	052713/00/00	517375	177245	
63	Post-medieval	HAM WHARF DUMP	052714/00/00	517375	177245	
64	Post-medieval	141-147 HIGH ST Findspot of post-medieval pot	050733/00/00	517415	177285	
65	Post-medieval	GRAND UNION CANAL BRIDGE	054577/00/00	517305	177295	
66	Post-medieval	GRAND UNION CANAL LOCK	054578/00/00	517325	177355	
67	Post-medieval	GRAND UNION CANAL BRIDGE	054580/00/00	517335	177415	
68	Post-medieval	GRAND UNION CANAL DOCK	054579/00/00	517315	177395	
69	Post-medieval	THE HAM (NR TO) DOCK	800019/00/00	517405	177205	
70	19th Century	69 and attached garden wall to north and east, London Road, Isleworth, Hounslow	This building was originally constructed in the late 18th or early 19th century as a house, before being converted to flats in the early 20th century. It was part of the Syon Park estate, and is of brick with a hipped slate roof.	HER: 490548, NHLE: 1390959	517095	177152
71	19th Century	Royal Botanic Gardens, Kew Buffer Zone	The Buffer Zone contains the focus of one of the garden vistas on the opposite bank of the Thames River -Syon Park House - together with other parts of the adjacent cultural landscape (Old Deer Park - a royal estate south of Kew Gardens, Syon Park on the opposite bank of the Thames, the river from Isleworth Ferry Gate to Kew Bridge, the historic centre of Kew Green with the adjacent buildings and	NHLE: 1000102	517169	177040

HA no.	Period	Name and Brief Description	HER/NHLE ref.	Easting	Northing
		the church, and then to the east, the built-up sectors of 19th and 20th century houses). Development outside this Buffer Zone may threaten the setting of the property.			
72	Modern	Brentford Lock, West Bank Site (Shingle End)	MADE GROUND, BUILDING	MLO76071	517300 177300
73	Modern	TOLL HOUSE AT BRENTFORD LOCK	Toll House. Built in the early 1900s, the building held ledgers recording the weight and type of cargo carried on boats, for which the carrier was charged.	HER: 480165; NHLE: 1380285	517355 177370

9.2 OASIS Form

OASIS ID: ecusltd1-153363

Project details

Project name	29 London Road, Brentford, Hounslow
Short description of the project	Ecus Ltd were commissioned by Frankum Construction in May 2013 to prepare a Desk-Based Assessment to inform a proposed development at 29 London Road, Brentford, situated at National Grid Coordinate TQ 17205 77217. The proposed development is for a five storey dwelling comprising nine two-bedroom flats with associated parking and landscaping. Known designated and non-designated heritage assets were assessed within a 250 m study area around the site. Whilst there are designated heritage assets within the study area, there is not considered to be a risk of impact to their setting due to the extent and size of surrounding development that effectively screen the Site. There is potential within the Site for remains relating to a Romano-British roadside settlement, a medieval hospital and almshouse, and post-medieval roadside tenements. There is an unknown potential for human remains relating to a burial ground or charnel house which could have been associated with the hospital. Redevelopment of the Site during the 19th century is anticipated to have impacted the survival of archaeological remains. Although the Site is located within an area identified as having been disturbed by mineral extraction during the 19th or 20th century, examination of historic mapping and the results of geotechnical boreholes indicate that the Site was not impacted by this activity.
Project dates	Start: 30-05-2013 End: 05-07-2013
Previous/future work	No / Not known
Any associated project reference codes	4612 - Contracting Unit No.
Type of project	Desk based assessment
Monument type	HOSPITAL Medieval
Monument type	LINEAR SETTLEMENT Roman
Significant Finds	WELL Post Medieval
Methods & techniques	"Documentary Search", "Visual Inspection"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON HOUNSLOW BRENTFORD 29 London Road
Study area	0.10 Hectares
Site coordinates	TQ 17205 77217 51 0 51 28 52 N 000 18 43 W Point

Project creators

Name of Organisation	ECUS Ltd
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	ECUS Ltd
Project	Paul White

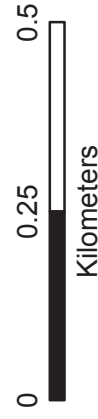
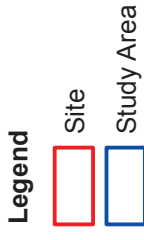
director/manager
Project supervisor James Thomson
Type of Developer
sponsor/funding body

Project archives

Physical Archive Exists? No
Digital Archive recipient Ecus Ltd
Digital Contents "none"
Digital Media available "GIS", "Images raster / digital photography", "Text"
Paper Archive recipient Ecus Ltd
Paper Contents "other"
Paper Media available "Correspondence", "Map", "Notebook - Excavation", "Research", "General Notes"

Project bibliography

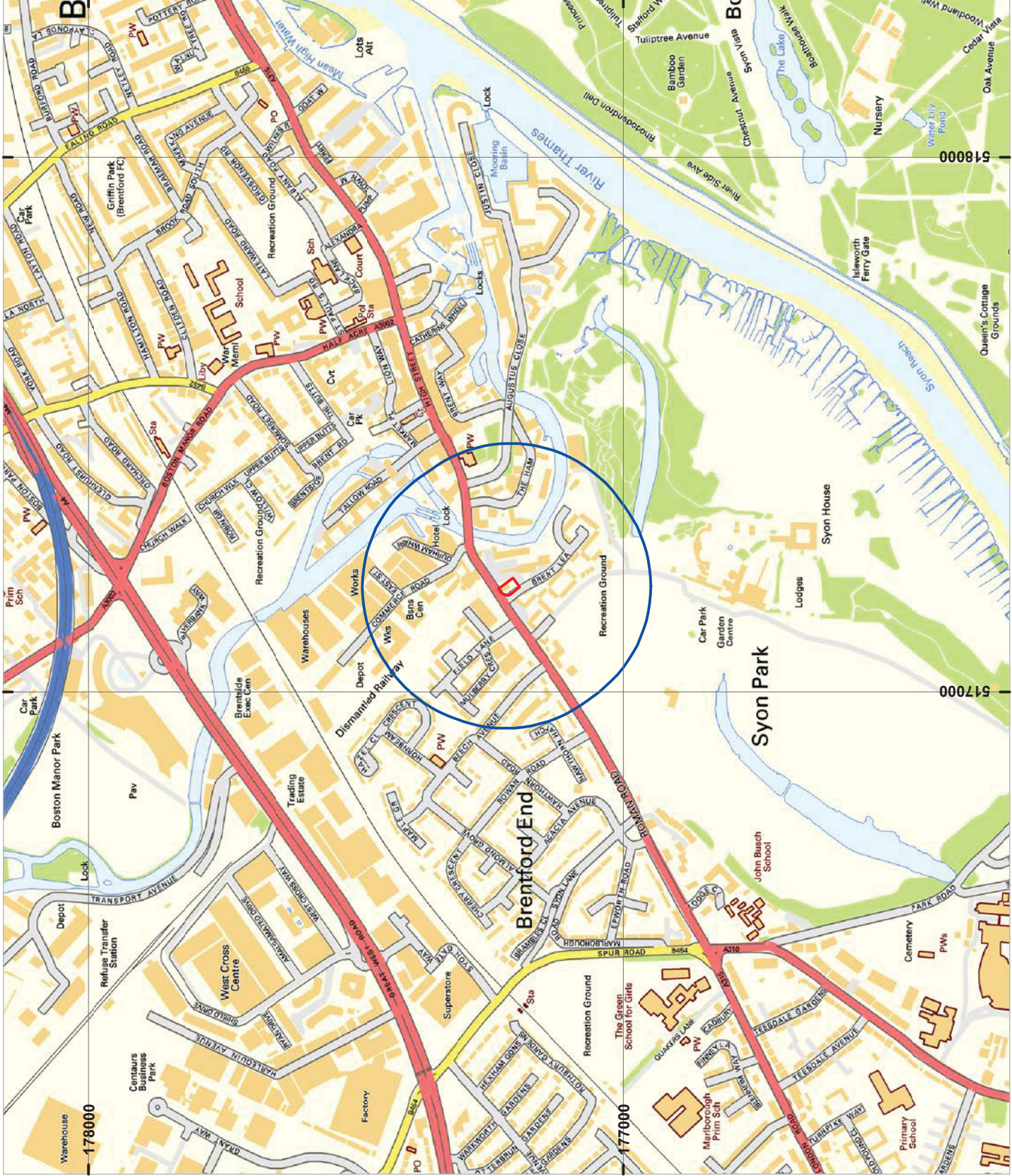
Publication type Grey literature (unpublished document/manuscript)
Title 29 London Road, Brentford, Hounslow: Desk-Based Assessment
Author(s)/Editor(s) Thomson, J.
Other bibliographic details 4612



**29 London Road,
Brentford, Hounslow**

Figure 1. Site Location Plan

Brook Holt, Blackburn Road, Sheffield, S61 2DW
T: 01142669292 www.ecusltd.co.uk



Legend

- Site
- Study Area

HER Assets

- ◆ Prehistoric
- ◆ Romano-British
- ◆ Medieval
- ◆ Post-medieval
- ◆ 18th Century
- ◆ Modern

Designated Assets

- ▲ Grade II* Building
- ▲ Grade II Building
- Registered Park
- World Heritage Site buffer zone




**29 London Road,
Brentford, Hounslow**

Figure 2. Location of known heritage assets (based on GLHER data)

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Legend

 Rough Site Location

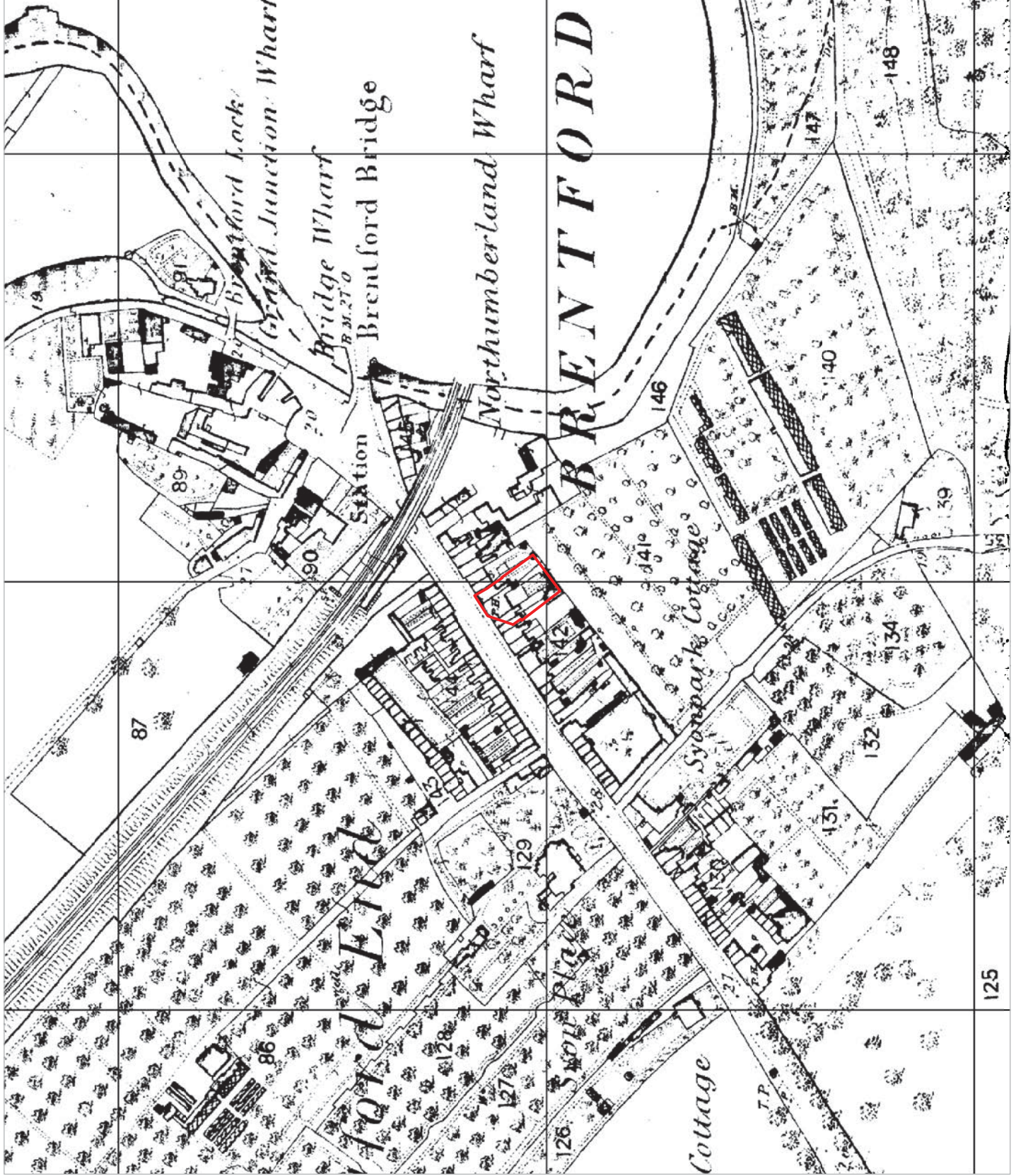


29 London Road,
Brentford, Hounslow

Figure 3. 1635 map of Istelworth
Hundred by Moses Glover

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Legend




29 London Road,
Brentford, Hounslow

Figure 4. 1894 Ordnance Survey map

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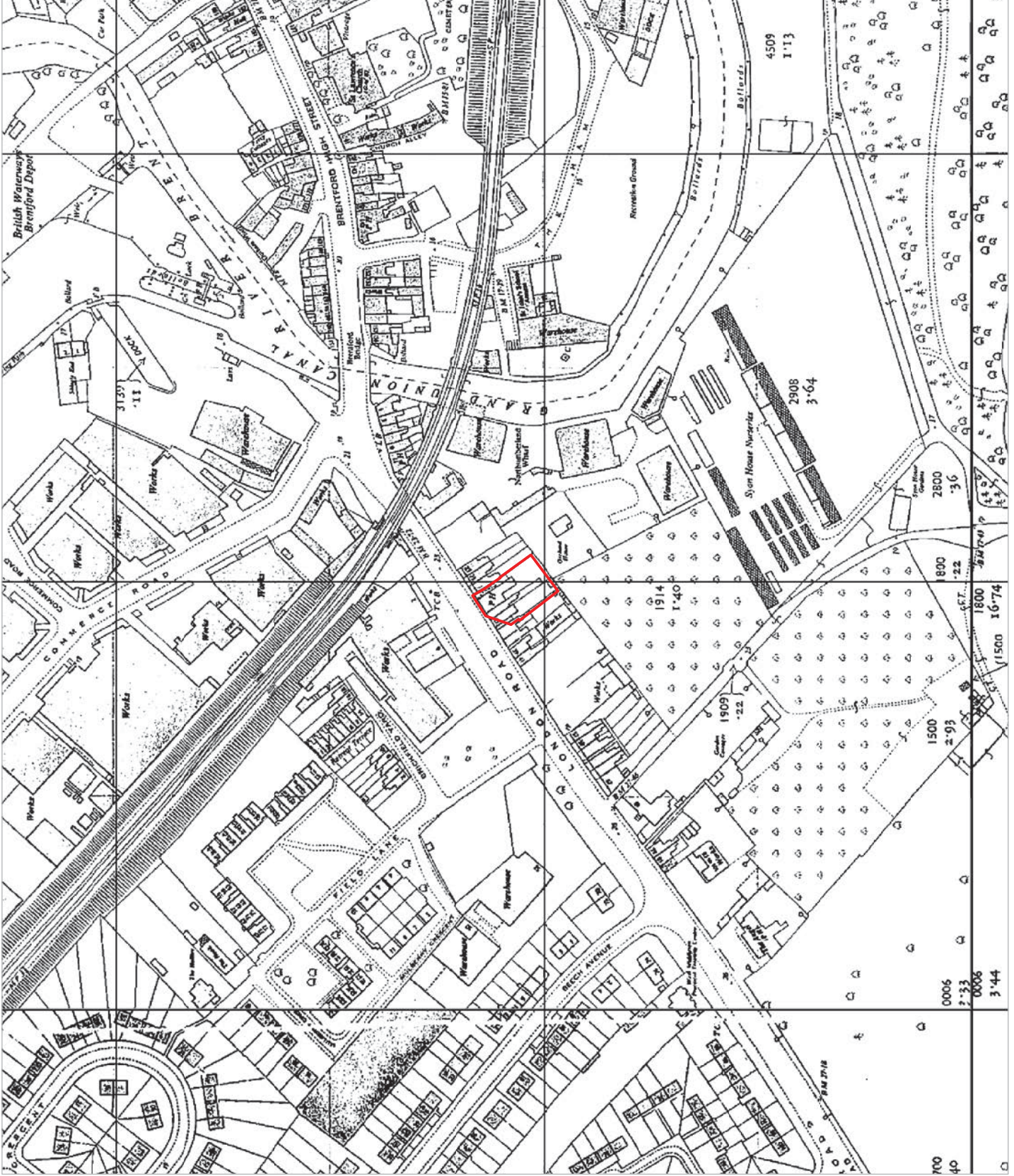
Legend
 Site

0 0.05 0.1

 Kilometers


**29 London Road,
 Brentford, Hounslow**

Figure 5. 1961 Ordnance Survey map

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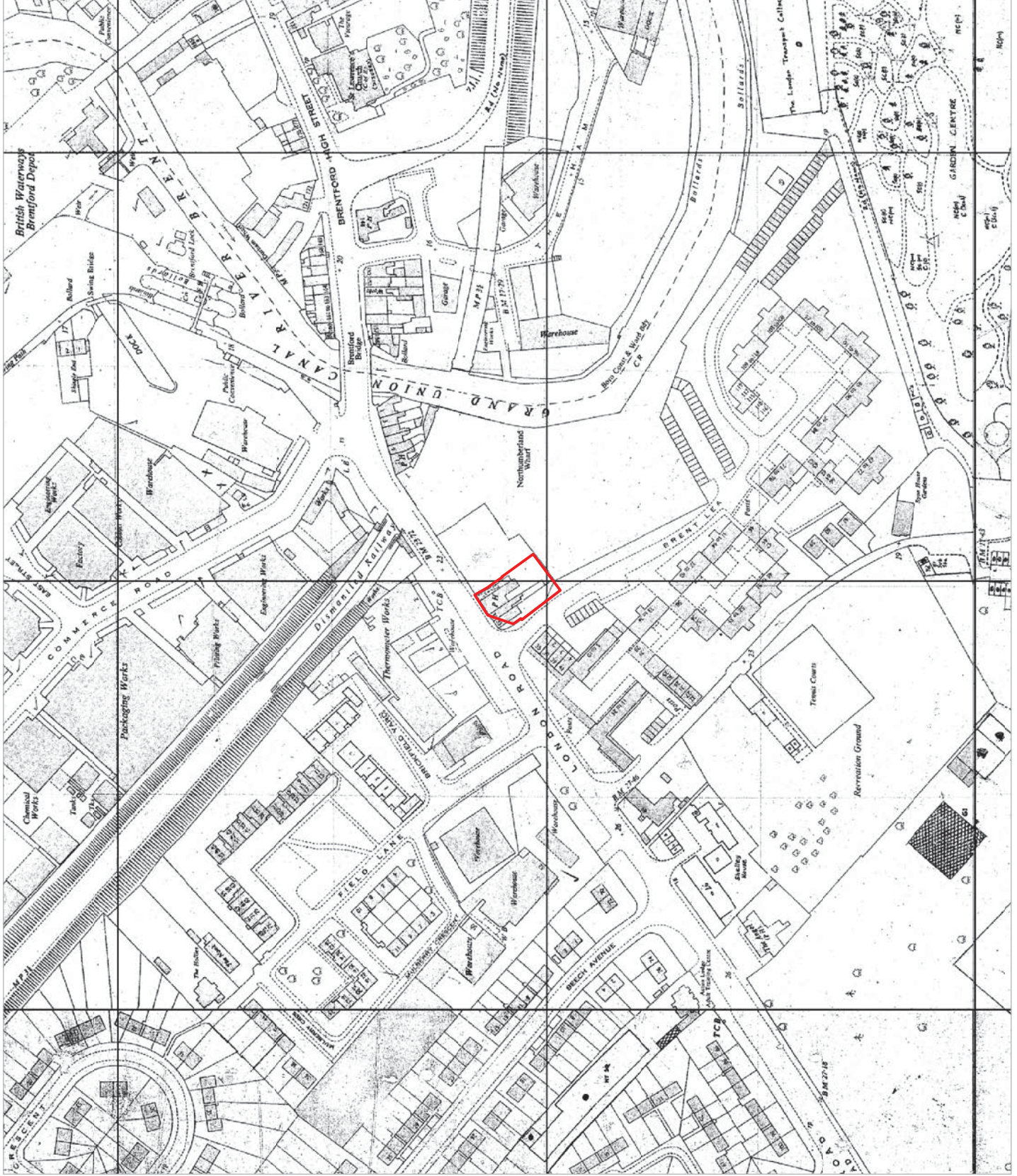
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 Site

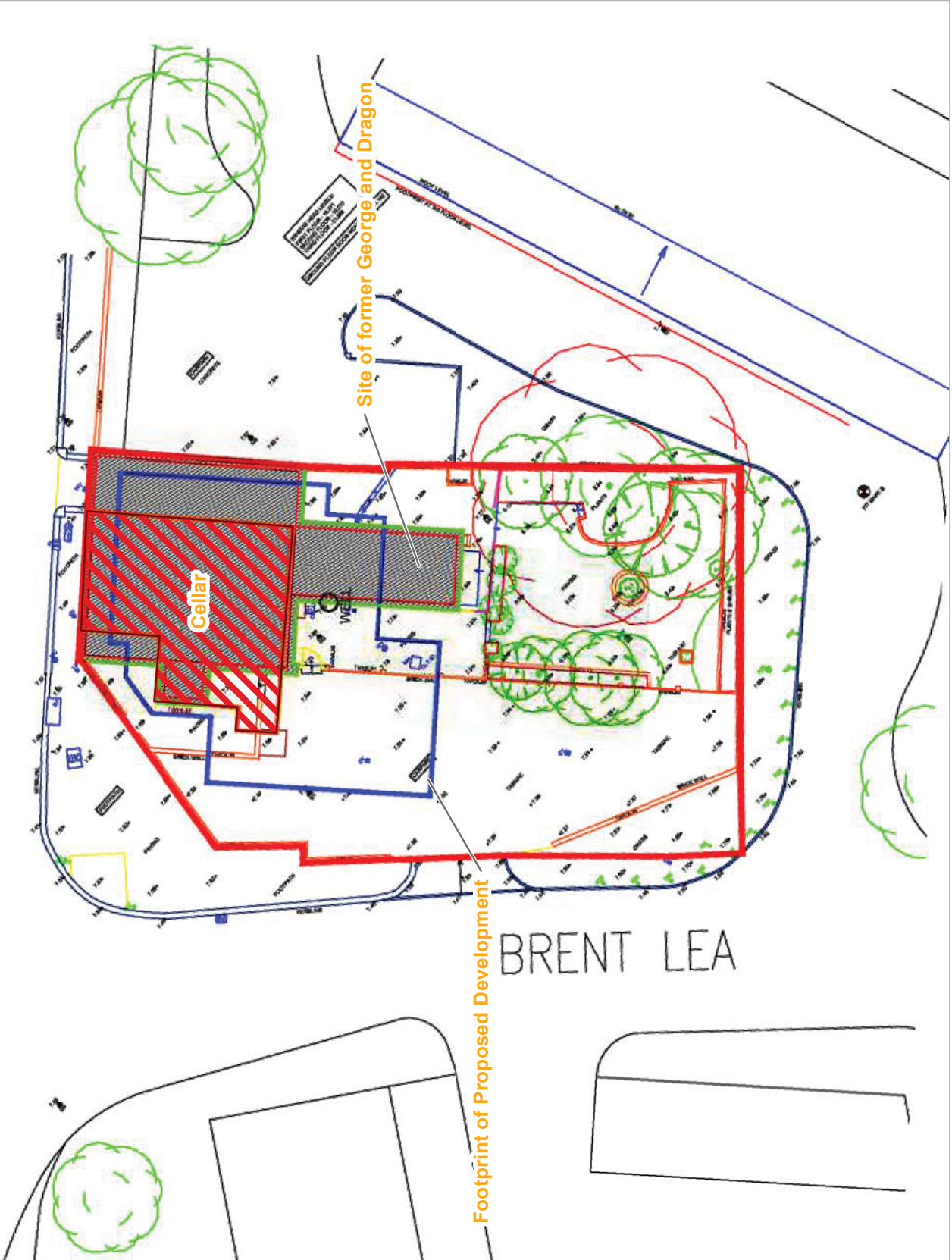
0 0.05 0.1

 Kilometers

**29 London Road,
Brentford, Hounslow**

Figure 6. 1974 Ordnance Survey map

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Legend



Site



29 London Road,
Brentford, Hounslow

Figure 7. Location of Cellar and Footprint of Proposed Development

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