

**Dudden Hill Lane,
Willesden, London**

**Historic Environment
Desk Based
Assessment**

Client: R55 GROUP LTD

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Dudden Hill Lane, Willesden, London Historic Environment Desk Based Assessment

Client R55 Group Ltd
Project Number 60219
Prepared By Mark Harrison & Kerry Kerr-Peterson
Illustrated By Peter Lorimer
Approved By Daniel Dodds
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Enquiries To:

AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill Road
Jarrow, South Tyneside, NE32 3DT
Email: info@abheritage.co.uk
Tel: 03333 440 206



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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by R55 Group Ltd. to produce a Historic Environment Desk Based Assessment covering a proposed development at Dudden Hill Lane, Willesden, London, NW10 2ED.
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site comprises an industrial/ commercial site at Dudden Hill Lane in Willesden. The site is located at NGR: TQ 220 849 and covers an area of c. 92 hectares (Grid Reference Finder, 2018 & Magic Interactive Map, 2018). The site is located 300m south-west of Dollis Hill underground station.
- 1.2.2 Dudden Hill Lane bounds the site to the east. To the south the site is bounded by a terrace of properties fronting Colin Road and to the south-west by High Street. An industrial unit lies adjacent to the north-west boundary. A number of industrial units lie adjacent to the northern boundary of the site.
- 1.2.3 The site includes several industrial units located toward the central part of the site. The eastern and western parts are undeveloped hardstanding forecourt areas, used for plant and machinery storage. The site is accessed from Dudden Hill Lane on the eastern side and the High Street on the western side.

1.3 Geology & Topography

- 1.3.1 The underlying bedrock of the site is the London Clay Formation, comprising clay, silt and sand. There is no superficial geology recorded for this location (British Geological Survey (BGS), 2018).
- 1.3.2 The site is located at approximately 37m above Ordnance Datum (OD). The topography of the land is relatively flat. The eastern and western site boundaries lie at approximately 36.5m, rising to a highest point of approximately 37.5m at the centre of the site (Elevation Finder, 2018).

1.4 Proposed Development

- 1.4.1 The proposed development is for demolition of the existing industrial/ commercial units and the hardstanding forecourt areas. The new proposed development will comprise:
- at Ground Floor level, a supermarket with vehicular access and car parking;
 - a gym below the supermarket at basement level;

- a pedestrian 'market-street' with a café, nursery and workshop;
- above these units will sit four residential blocks, three to eight storeys in height (above the aforementioned Ground Floor units). There is proposed to be 258 units in total, between 1 and 3-bedroom apartments.
- Six entrances (four on the 'market-street' and two near the supermarket) will provide cycle storage and elevator access to the residential accommodation (R55, 2016).

1.4.2 The site will require complete ground clearance and significant excavation. Large-scale trenching will be required for the piling of foundations and introduction of utility services.

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource or historic building resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (January 2017).

2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.2.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13868. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including theDiscover: National Archives;
- The Historic England website professional pages, including the National Heritage List for England;
- A site-walk over was undertaken on the 29th January 2018;
- A visit to the London Metropolitan Archives on the 29th January 2018;
- Additional relevant documentary and online historic sources;

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the HER;

- Readily accessible information on the site's history from readily available historic maps and photographs held at the London Metropolitan Archives;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;
- The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation & Study Area

2.3.1 During consultation, Daniel Dodds (Principal Heritage Consultant, AB Heritage) asked Laura O'Gorman (Archaeology Advisor, Greater London Archaeology Advisory Service), via e-mail on 18th January 2018, to convey any pertinent issues with the site or the desk-based assessment. No response was received. A study area for the project of 500m was considered sufficient to access the archaeological potential for the site.

2.4 Methodology of Works

2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable 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.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of R55 Group Ltd., and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (January 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly 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.

3.4 Local Planning Policy

- 3.4.1 Brent Council’s *Unitary Development Plan* was adopted in 2004. The policies relevant to archaeology are as follows:

BE30 ENABLING DEVELOPMENT & HERITAGE ASSET CONSERVATION

Enabling development to secure the future of heritage assets will only be acceptable where all of the following are met:

- (a) The enabling development will not materially detract from the archaeological, architectural, historic or landscape interest, or materially harm its setting;
- (b) The proposal avoids the fragmentation of management of the heritage asset;
- (c) The enabling development will secure the long term future of the heritage asset, and where applicable, its continued use for a sympathetic purpose;
- (d) The problem arises from the inherent needs of the heritage asset, rather than the circumstances of the present owner or the purchase price paid;
- (e) Financial assistance is not available from any other source;
- (f) It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimises dis-benefits; and

(g) The value or benefit of the survival or enhancement of the heritage asset outweighs the long-term cost to the community (i.e. the dis-benefits) of providing the enabling development

BE31 SITES OF ARCHAEOLOGICAL INTEREST

For developments involving groundwork on Sites of Archaeological Importance or in Archaeological Priority Areas, the following is required:

- (a) That applicants have the archaeological implications of their proposals assessed by means of a recognised archaeological group (if necessary by a preliminary site investigation);
- (b) Nationally important archaeological remains and their settings are permanently preserved in situ, and where practicable, made available for public display and access;
- (c) For archaeological remains of regional importance, the desirability of this will be weighed against other factors such as the need for the proposed development;
- (d) Otherwise provision is made so that sites are properly investigated and excavated before development begins; and
- (e) Landowners and developers work in accordance with the British archaeologists' and developers' code of practice (London Borough of Brent, 2004).

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- Mead House & Duddenhill/Dudding Hill Farm [AB 13] are shown within the site boundary from the 1st edition of the OS map and were replaced with factory buildings during the 1930s (See Plate 1 - 5) and
- The Dollis Hill Expansion Historic Landscape Characterisation [AB 14], which is characterised by inter-war suburbs comprising detached, semis and terrace housing, covers the proposed development site.

Within the Study Area

- 4.1.1 The surrounding 500m study area contains twelve additional known heritage assets [AB 1 – 12]. These comprise the following:
- The Willesden (Church End) Archaeological Priority Area (APA) [AB 1] located c. 200m to the west of the site and relating to the Medieval church & village of Willesden;
 - The Grade II Listed Tomb of Rosalind Franklin at the Willesden United Synagogue Cemetery [AB 11], dated 1958 and situated c. 300m to the south and
 - Ten additional non-designated heritage assets [AB 2 – 10 & 12]. These relate to occupation in the vicinity of the site from the Medieval period onwards. The closest of these is United Synagogue Cemetery at Beaconsfield Road [AB 10], located c. 400m to the south of the site.

4.2 Previous Works in the Study Area

- 4.2.1 No known previous works have been undertaken within the site boundary. However, several previous archaeological works have been undertaken within the study area [AB 2 – 7]. These comprise desk based assessments [AB 2, 5 & 7] which largely indicate the potential for the survival of Medieval and Post-Medieval archaeology in the wider area. The closest of these [AB 7] was centred c. 300m to the west of the site.
- 4.2.2 Several trench evaluations and excavations have taken place across the study area [AB 3, 4, 6 & 9]. These have largely identified Post-Medieval activity, the closest being [AB 9] located c. 400m to the west of the site, where a Post-Medieval building was excavated in 1983.

4.3 Archaeology & History Background

The Prehistoric Period (c. 500, 000 BC – AD 43) & The Roman Period (c. AD 43 – AD 410)

- 4.3.1 The region of Brent has produced evidence for Prehistoric and Roman occupation, with the name of the borough thought to have pre-Roman origins. However, early Prehistoric evidence is largely absent from the region and later Prehistoric activity is also scarce, limited to a few finds of Bronze Age metalwork. Although the Roman road of Watling Street runs along the route of the A5, c. 2km to the north-east of the site, limited Roman evidence has been found

in the wider area (The Archaeology of Greater London online map, 2018 & A Brief History of the London Borough of Brent, 2007).

- 4.3.2 No known sites of Prehistoric or Roman date have been recorded within the study area.

The Medieval Period (AD 410 – AD 1536)

- 4.3.3 During the Anglo-Saxon period, the area became populated by scattered settlements, located on cleared, well drained points in the landscape, usually close to a water source. Willesden (*Wellesdune*) has Anglo-Saxon origins [**AB 1**]. The route of High Road, immediately to the east of the site, is thought to have been a main route through the region during the Anglo-Saxon period (Bolton *et al*, 1982, A Brief History of the London Borough of Brent, 2007 & The Archaeology of Greater London online map, 2018).

- 4.3.4 The parish of Willesden was held by St Paul's Cathedral by AD 1000 but had its own church by 1150 (The Grade II* Listed Church of St Mary NHLE 1359036, located beyond the study area). An associated vicarage was constructed in 1250 [**AB 8**] but was subsequently replaced. Prebendal estates were created from the parish during the 11th & 12th centuries. During the Medieval period, the region remained generally rural in nature, with scattered farmsteads (Bolton *et al*, 1982).

The Post Medieval Period (AD 1537 – AD 1900)

- 4.3.5 During the Post-Medieval period, a small settlement began to grow at the eastern end of the village of Willesden and became known as Chapel End following the construction of a chapel there in 1820 or Queen's Town following a royal visit in 1837. By the mid-19th century, this area was largely occupied by rural tradesmen such as agricultural labourers and carpenters (Bolton *et al*, 1982).
- 4.3.6 By the mid-19th century the site had been occupied by Mead House at the western end, occupied by a wine merchant and vicar respectively and by Duddenhill Farm at the eastern end [**AB 13**].
- 4.3.7 The Brent tithe map of 1855 illustrates that Mead House & Dudden Hill Farm had been constructed on the site by the date (Plate 1).

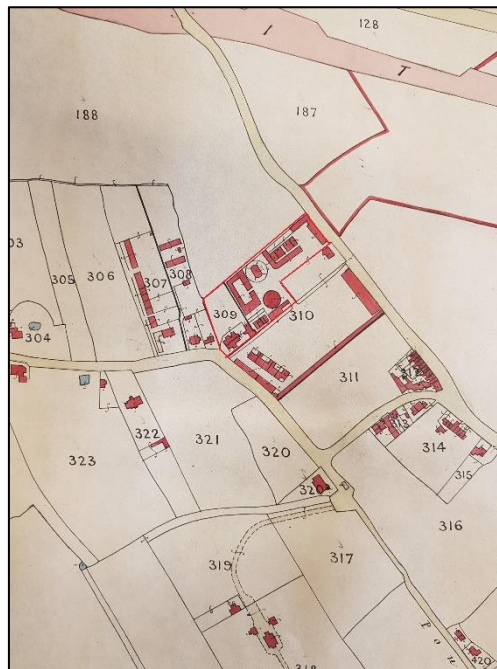


Plate 1: Brent tithe map, 1855. Approx. location of site outlined in red (London Metropolitan Archives)



Plate 2: 1st edition 25" OS map, 1874 (Reproduced with permission from the National Library of Scotland)

- 4.3.8 The 1st edition of the 25" OS map, dated 1874 (Plate 2) illustrates Duddenhill Farm at the eastern end of the site as a large complex of buildings and other agricultural structures, with a garden on the southern side. Mead House is represented at the western end of the site, with an associated garden. In the wider landscape, remnants of Medieval strip fields are evident around the village of Willesden. The opening of the United Synagogue cemetery at Pound Lane in 1873 [AB 10] and of Willesden cemetery [AB 12] next to it on the west in 1893, limited southward expansion from Chapel End (Bolton *et al*, 1982).

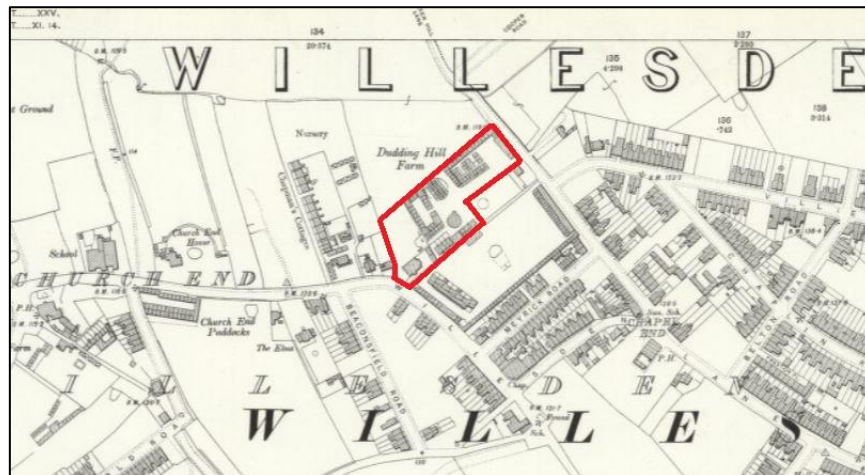


Plate 3: OS map, 1894-96 (National Library of Scotland)

4.3.9 The 1894-96 edition of the OS map (Plate 3) shows that the site had changed very little, if at all since the 1874 edition, with the farm at the eastern end of the site now called Dudding Hill Farm [AB 13]. The character of the wider landscape had begun to change to a more suburban character, with the subsequent development of the area to the east of Dudden Hill Lane and west of High Road, with street of terrace houses.

The Modern Period (AD 1901 – present)

4.3.10 During the early 20th century, industry began to grow in the region, including several factories which are shown on the 1915 edition of the OS map (Plate 4), in the area to the north of the village of Willesden. The map also demonstrates that the quantity of residential development in the region had substantially increased since the end of the 19th century.



Plate 4: OS map, 1915 (National Library of Scotland)

4.3.11 The 1915 edition of the map shows the site to still have been occupied by Dudding Hill Farm at this date although several of the structures within the farmstead have been removed since the 1894-96 edition. By the 1930s, the industry in the region had expanded rapidly and the farm occupying the site had been swept away and replaced with industrial buildings which occupied most of the area of the site (Plate 4).



Plate 5: OS map, 1935 (National Library of Scotland)

4.3.12 The mid-1950s edition of the OS map (available online at Old-Maps), demonstrates that the site was occupied by a dairy and bakery factory buildings and that Mead House was gone by this date. Several of the factory buildings within the site boundary, particularly at the western end of the site, have been removed since the 1970s (Old-Maps, 2018). The study area underwent a scheme of redevelopment during the 1960s and 1970s, which replaced large swathes of the areas terraced housing (Bolton *et al*, 1982).

4.4 Site Visit

4.4.1 A site visit was undertaken on the 29th January 2018. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.

4.4.2 The site is located in a densely built up area, fronted by the modern Euroken building and High Road to the south-west. On this side, the site is bounded partly by a modern brick wall which contains a large vehicular entrance into the western end of the site. A terrace of several 19th century properties forms the south-west corner of the site, with Colin Road (Photo 1).



Photo 1: View north along High Road towards the site entrance

- 4.4.3 The residential street of Colin Road bounds the site on the southern side. Several small garage buildings form the western end of site on adjacent to Colin Road. A large modern garage building bounds the central part of the site on this side, with the rear of a terrace of 19th century houses forming the north-eastern end of this side of the site (Photo 2).



Photo 2: View south-west along Colin Road towards the site entrance

- 4.4.4 Another entrance to the site is present from Colin Road, adjacent to the large garage building. This takes the form of a cobbled lane leading northwards from Colin Road into the site (Photo 3).

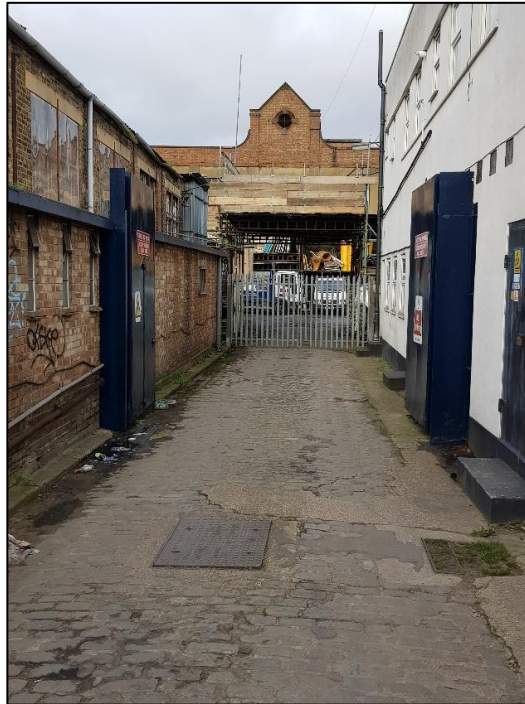


Photo 3: View along the cobbled lane from Colin Road, into the site

- 4.4.5 Dudden Hill Lane bounds the site on the north-east side. This comprises mostly terraces with small ground floor shops. Rendered brick walls form the boundary of the site, including possible formed garage entrances (Photo 4).



Photo 4: View of the Dudden Hill Lane site entrance from Villiers Road

- 4.4.6 The interior of the site at the south-west and north-east ends are large yards with patches of concrete hard standing and remnants of the former cobbled yard surface. Underground

services are evident in the yard areas in the form of drains and manholes (Photo 5). Less of the cobbled yard surface appears to survive on the south-west side of the site.



Photo 5: View of the interior north-east end of the site, with patches of cobble yard surface remaining

- 4.4.7 The central part of the interior of the site is occupied by several large brick buildings, joined by corrugated iron sheeting to form covered areas between the two main buildings.



Photo 6: View of the buildings on the interior of the site from the north-east

5. CULTURAL HERITAGE POTENTIAL & MITIGATION

5.1 Known Cultural Heritage Resource

- 5.1.1 Mead House & Duddenhill/Dudding Hill Farm [AB 13] are shown within the site boundary from the 1st edition of the OS map and were replaced with factory buildings during the 1930s (See Plate 1 - 5) and
- 5.1.2 The Dollis Hill Expansion Historic Landscape Characterisation [AB 14], which is characterised by inter-war suburbs comprising detached, semis and terrace housing, covers the proposed development site.

5.2 Past Impact Within the Site Boundary

- 5.2.1 The historic map evidence suggests that the site has undergone a high degree of past impacts. These are in the form of the construction during the mid-19th century and subsequent demolition and clearing of Mead House at the southern end of the site and the buildings associated with Dunning/Dudding Hill Farm during the 1930s. This was followed by the construction of factory buildings on the site and the subsequent demolition and clearing of several of those at the western end of the site.

5.3 Potential Archaeological Resource

- 5.3.1 The study area contains an additional twelve heritage assets [AB 1 – 12]. These relate to occupation in the vicinity of the site from the Medieval period onwards.
- 5.3.2 Given the known past impacts within the site boundary, the potential for the survival of significant or complex archaeological deposits from the Prehistoric – Medieval periods is thought to be Low (in line with Section 2.4). Should these survive, they are thought to be of Local importance, at most (in line with Table 1; Section 2.5). Therefore, no further impact assessment will be carried out for deposits dating to these periods.
- 5.3.3 The potential for the survival of deposits relating to the Post-Medieval and Modern occupation of the site is thought to be Medium-Low. However, should such deposits survive, they are considered to be of Negligible importance, at most. This is due to their limited historical and archaeological interest. Therefore, no further impact assessment will be carried out for deposits dating to these periods.

5.4 Outline Recommendations

- 5.4.1 Should an opportunity arise to monitor ground investigation work or similar, then a targeted visit by an archaeologist should be considered to determine the degree of direct past impacts to the underlying deposits at the site. No further intervention is recommended for this site.
- 5.4.2 All recommendations are subject to the approval of the from the Local Planning Archaeologist.

6. REFERENCES

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Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the GREATER LONDON HER, and other sources within the 500m study area.

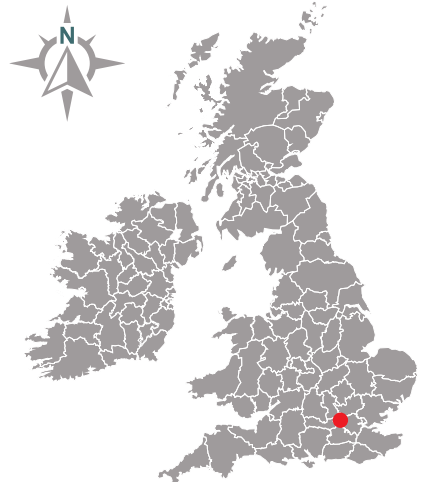
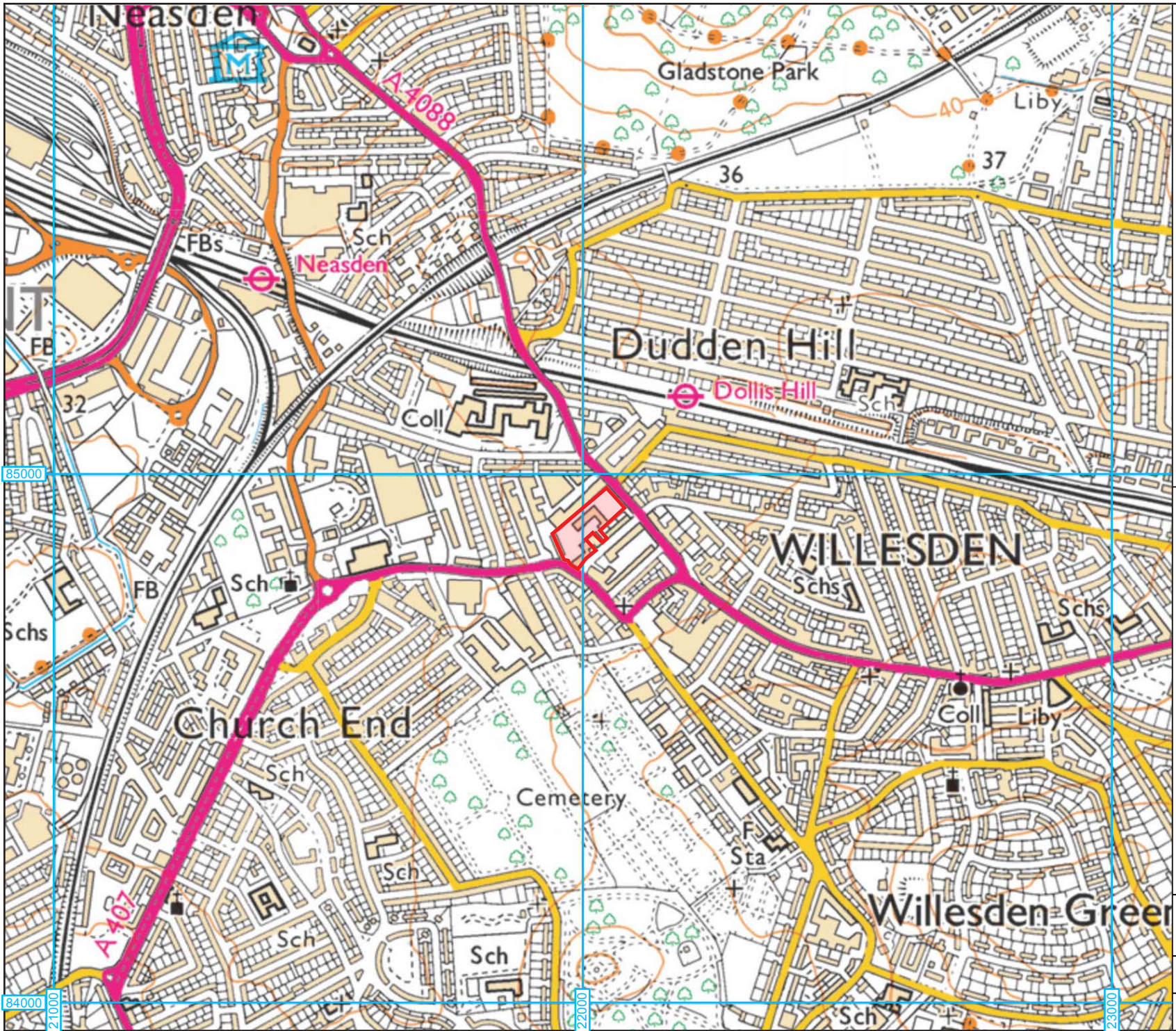
Abbreviations

NGR - National Grid Reference CA – Conservation Area LB – Listed Building (Grade)
HLC - Historic Landscape Character Area MLO – GLHER monument prefix ELO – GLHER event prefix
APA - Archaeological Priority Area 140 – GLHER HLC UID

AB No.	Period	Description	Status	NGR	Reference No.
1	Medieval	Willesden (Church End) – Area of church & Medieval village.	APA	TQ 2154 8474	DLO33100
2	Medieval – Post-Medieval	A desk-based assessment was carried out on St Mary's Vicarage, Neasden Lan in April 2014 by Pre-Construct Archaeology. The assessment concluded that there is a Low potential for prehistoric and Roman remains, a low to moderate potential for early medieval remains, a Moderate potential for medieval and post-medieval remains and a High potential for remains of a 19 th Century date.		TQ 2151 8483	ELO16664
3	Post-Medieval	An evaluation was carried out at St. Mary's Vicarage, 18 Neasden Lane between the 8th and 11th August 2016 by Pre-Construct Archaeology. The site comprised three trenches. Several types of post-medieval garden features survived incl. planter beds, drains, postholes and possible pond.		TQ 2151 8483	ELO16885
4	Post-Medieval	An evaluation took place at 221-227 Church Road, Harlesden on the 15 th July 1998 by Sutton Archaeological Services. The site comprised one trial trench over the footprint of a proposed building. A post-medieval cobbled surface was uncovered.		TQ 2157 8474	ELO3005
5	Post-Medieval - Modern	An archaeological desk-based assessment was conducted in 2008 by CgMs on land at Ebony Court, Church End, Willesden. Site considered to be generally Low in archaeological potential for all periods. Vicarage built on site 1850. Widespread impacts of 19 th and 20 th century development.		TQ 21514 84877	ELO8411

DUDDEN HILL LANE, WILLESDEN, LONDON
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

AB No.	Period	Description	Status	NGR	Reference No.
6	-	An archaeological evaluation was conducted by Thames Valley Archaeological Services in February 2009 at land at 20A Neasden Lane, Church End, Willesden. Three trenches were investigated but no archaeological finds or features were recorded. However, there had been little or no truncation of the underlying London Clay.		TQ 21510 84877	ELO8701
7	Medieval – Post-Medieval	A desk-based assessment was carried out on the site of the White Hart Hotel, Church Road, Willesden in 2003 by the Museum of London Archaeology Service. The site is shown to have a Low potential for prehistoric, Roman and Saxon periods. The medieval potential was considered to be moderate due to the proximity of a nearby church. Post-medieval remains were considered to have a high potential across the site		TQ 21666 84790	ELO9104
8	Medieval	Vicarage House next to a church, 1250. Rebuilt in plain brick 18 th Century. Demolished 1851. Replaced by larger building.		TQ 2152 8484	MLO68355
9	Post-Medieval	Neasden Lane. Post-medieval buildings from street frontage excavated by West London Archaeological Field Group in 1983.		TQ 2160 8480	MLO12145
10	Post-Medieval	United Synagogue Cemetery at Beaconsfield Road, Willesden, founded in 1873, laid out to design by Nathan Joseph. Famous burials including members of Rothschild family and Sir Israel Gollancz. Tomb of Rosalind Franklin. Special architectural and historic interest.		TQ 22071 84434	MLO103694 / MLO108178
11	Modern	Tomb of Rosalind Franklin, dated 1958, at the Willesden United Synagogue Cemetery.	LB – (Grade II)	TQ 22063 84565	DLO38328 & NHLE 1444176
12	Post-Medieval	Willesden New Cemetery, opened in 1891.		TQ 21863 84402	MLO103695
13	Post-Medieval	Mead House & Duddenhill/Dudding Hill Farm shown within the site boundary from the 1 st edition of the OS map – c. 1913 edition.		TQ 220 849	-
14	Modern	Dollis Hill Expansion Historic Landscape Characterisation, which is characterised by inter-war suburbs comprising detached, semis and terrace housing.	HLC		140



KEY

 Site Boundary

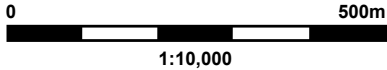
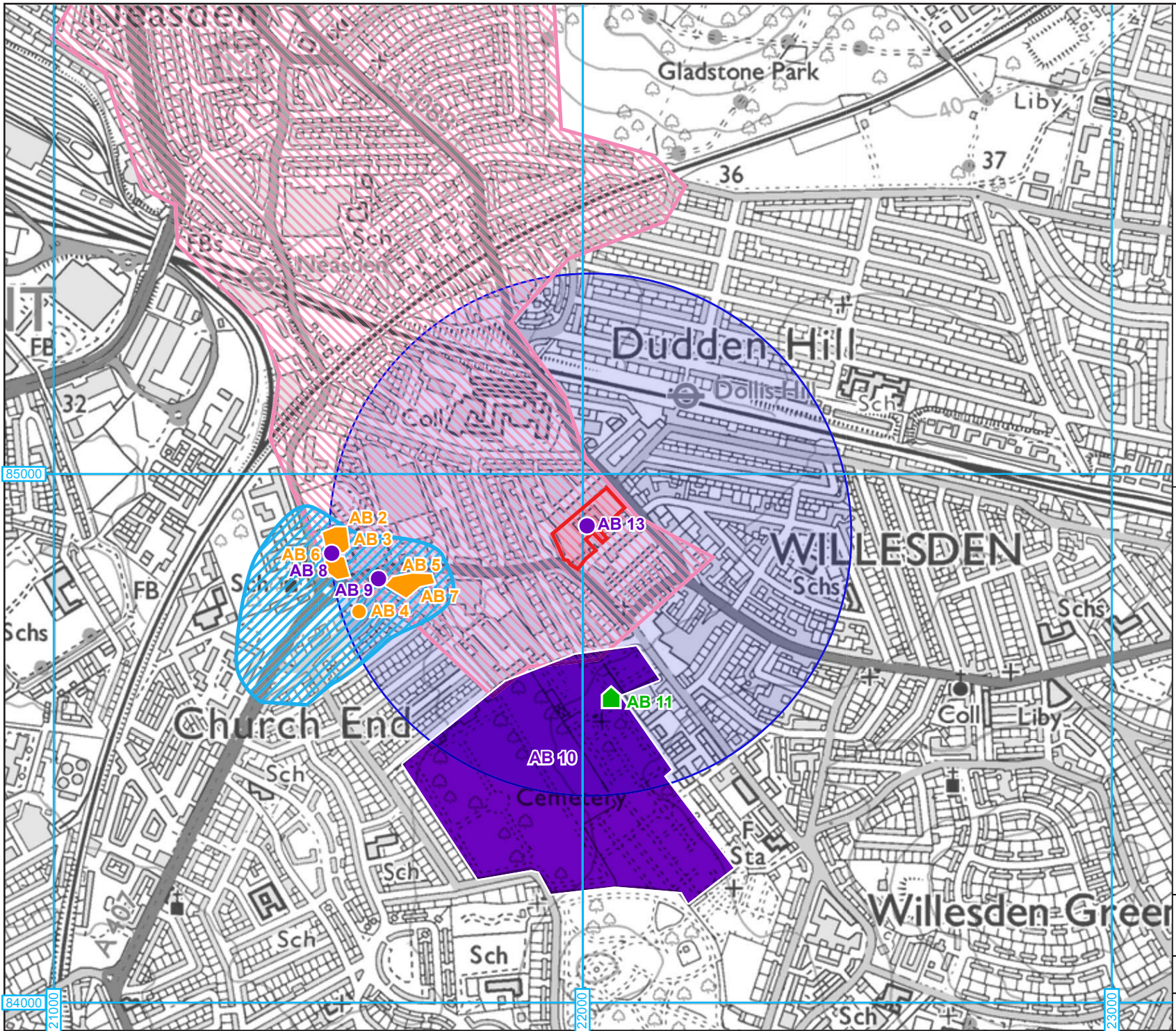


Figure 1: Site Location

Project: Willesden

Date: 30/01/18

Job No: 60219



KEY

- Site Boundary
- Search Area (500m)
- Monument
- Historic Building
- Archaeological Events
- Willesden APA (AB 1)
- HLC (AB 14)

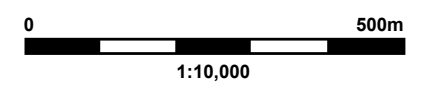


Figure 2: Cultural Heritage Features Map

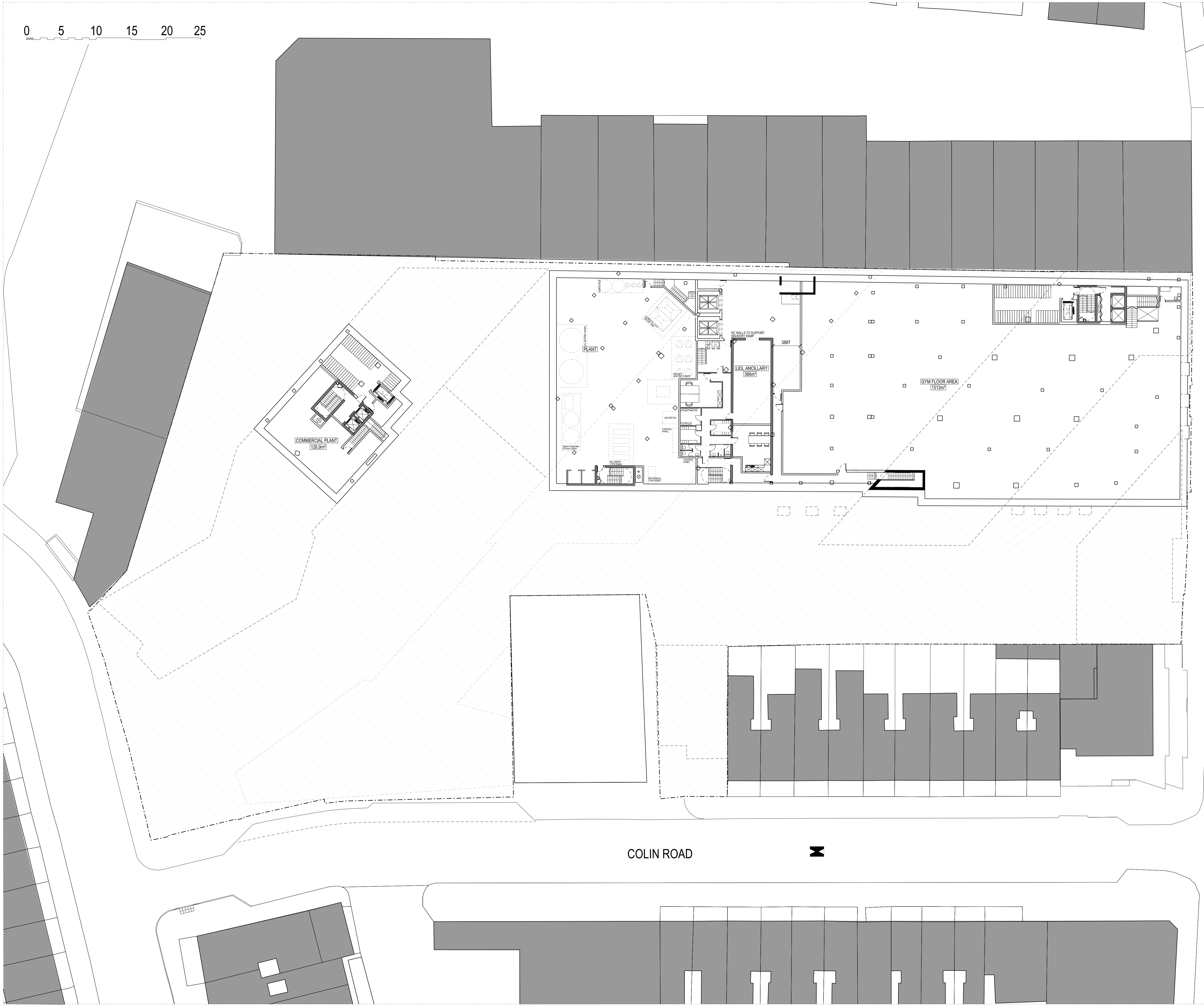
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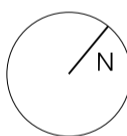
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C	12.06.17	BASEMENT LAYOUT RECONFIGURED
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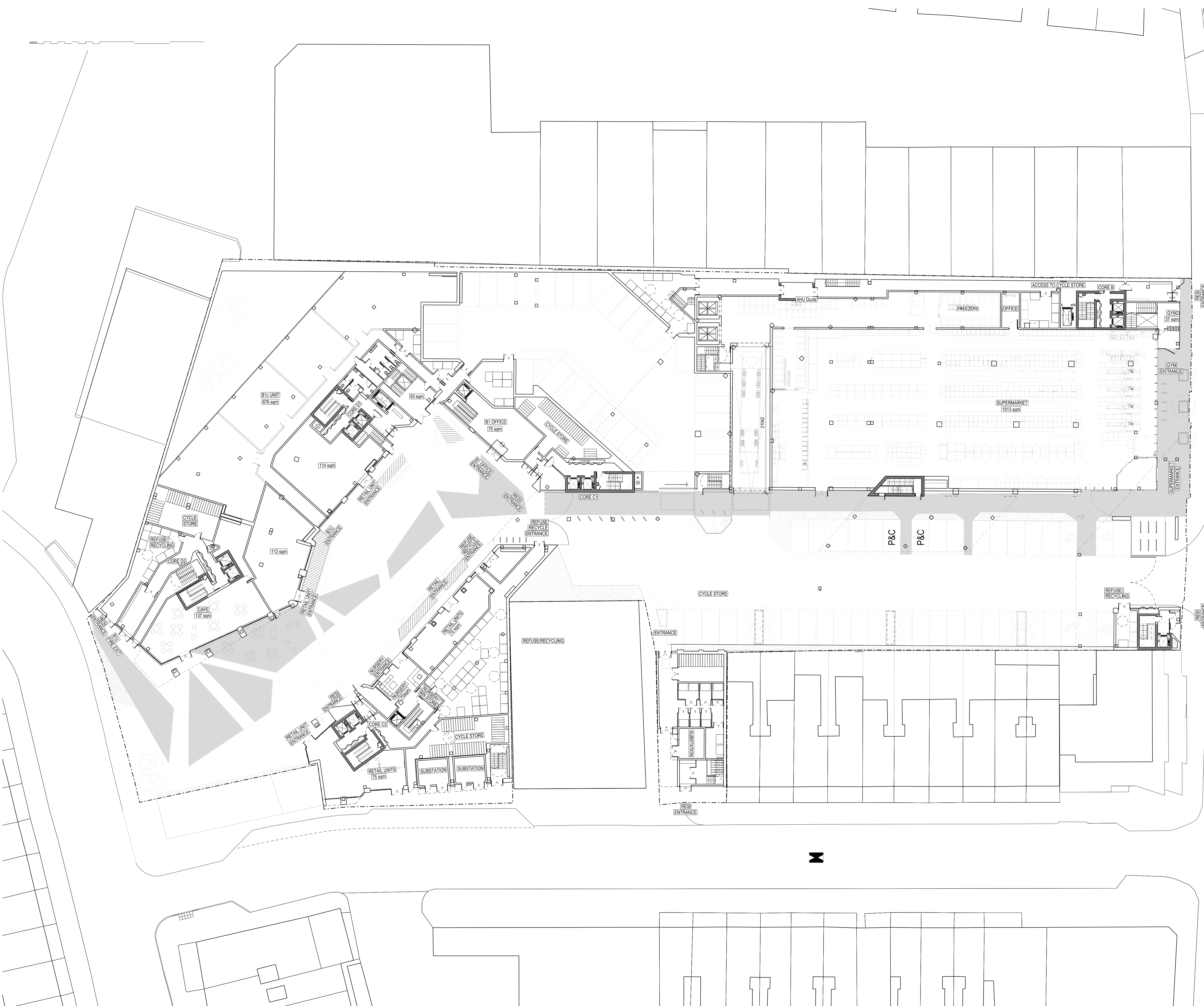


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C	02.06.17	B1 SPACE AMENDED
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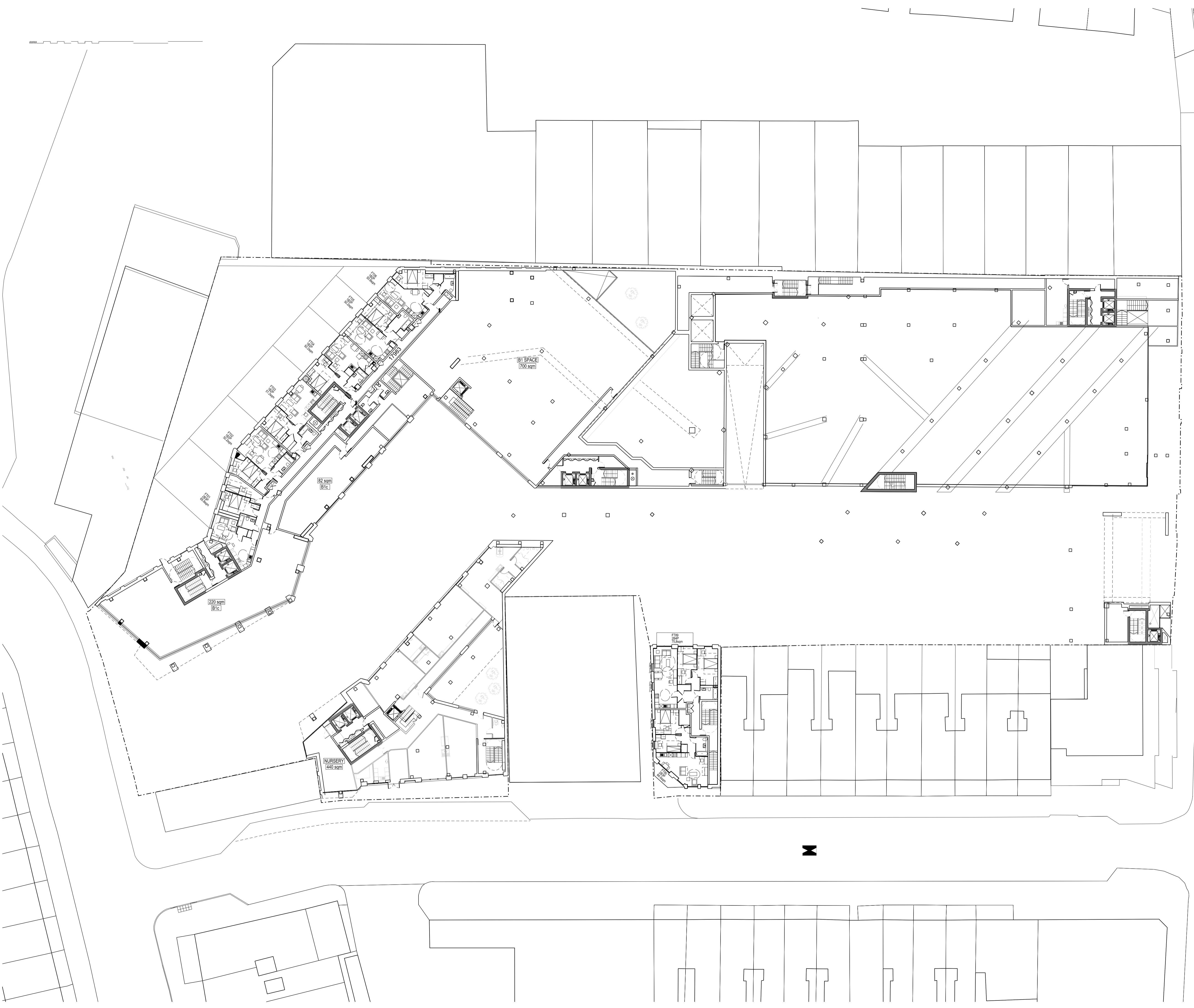
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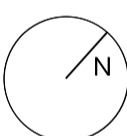
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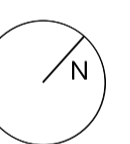
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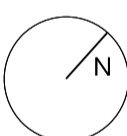
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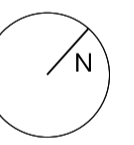


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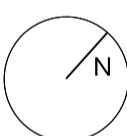
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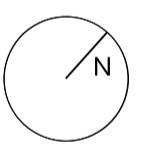
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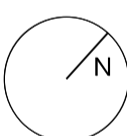
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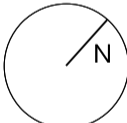
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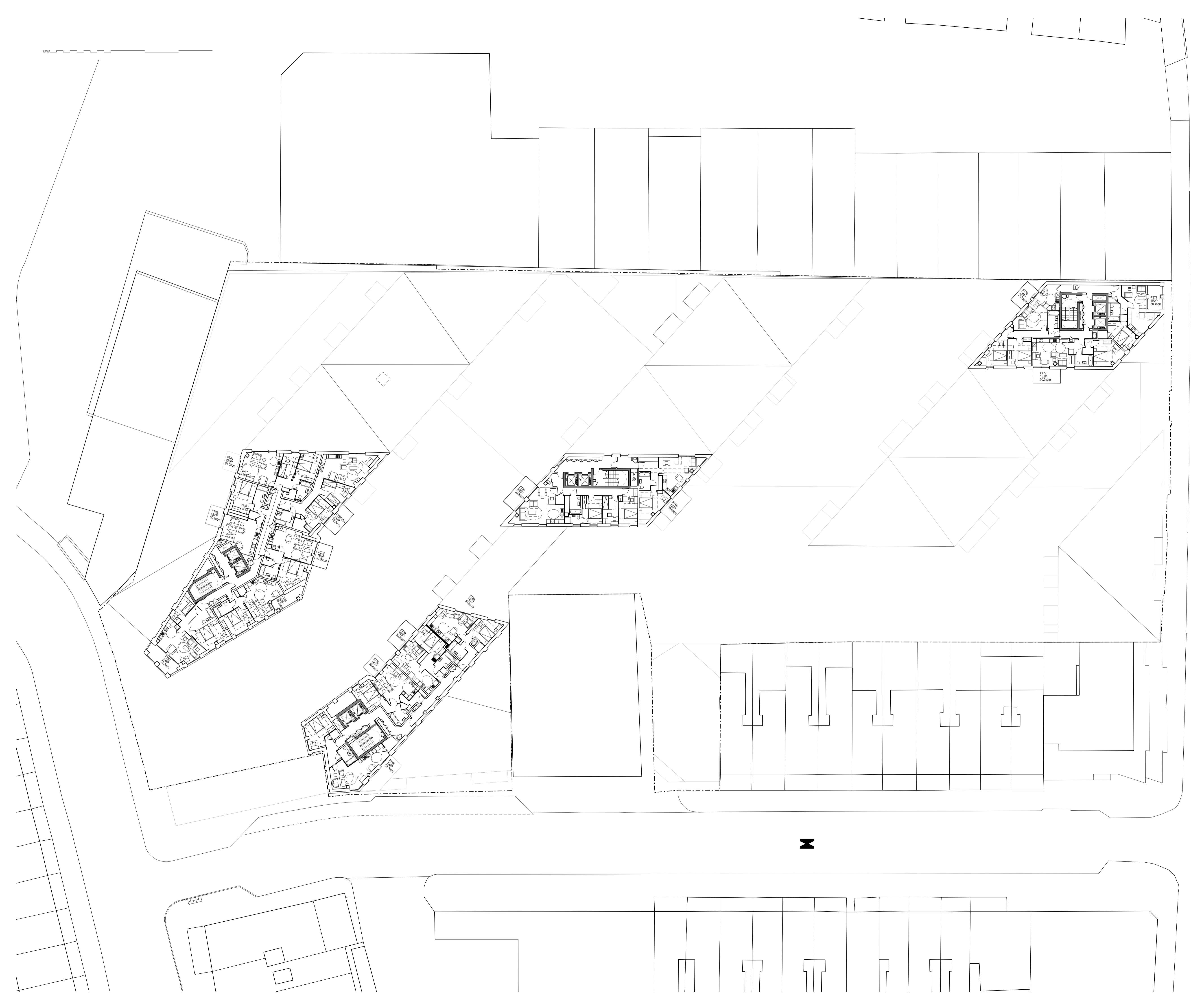
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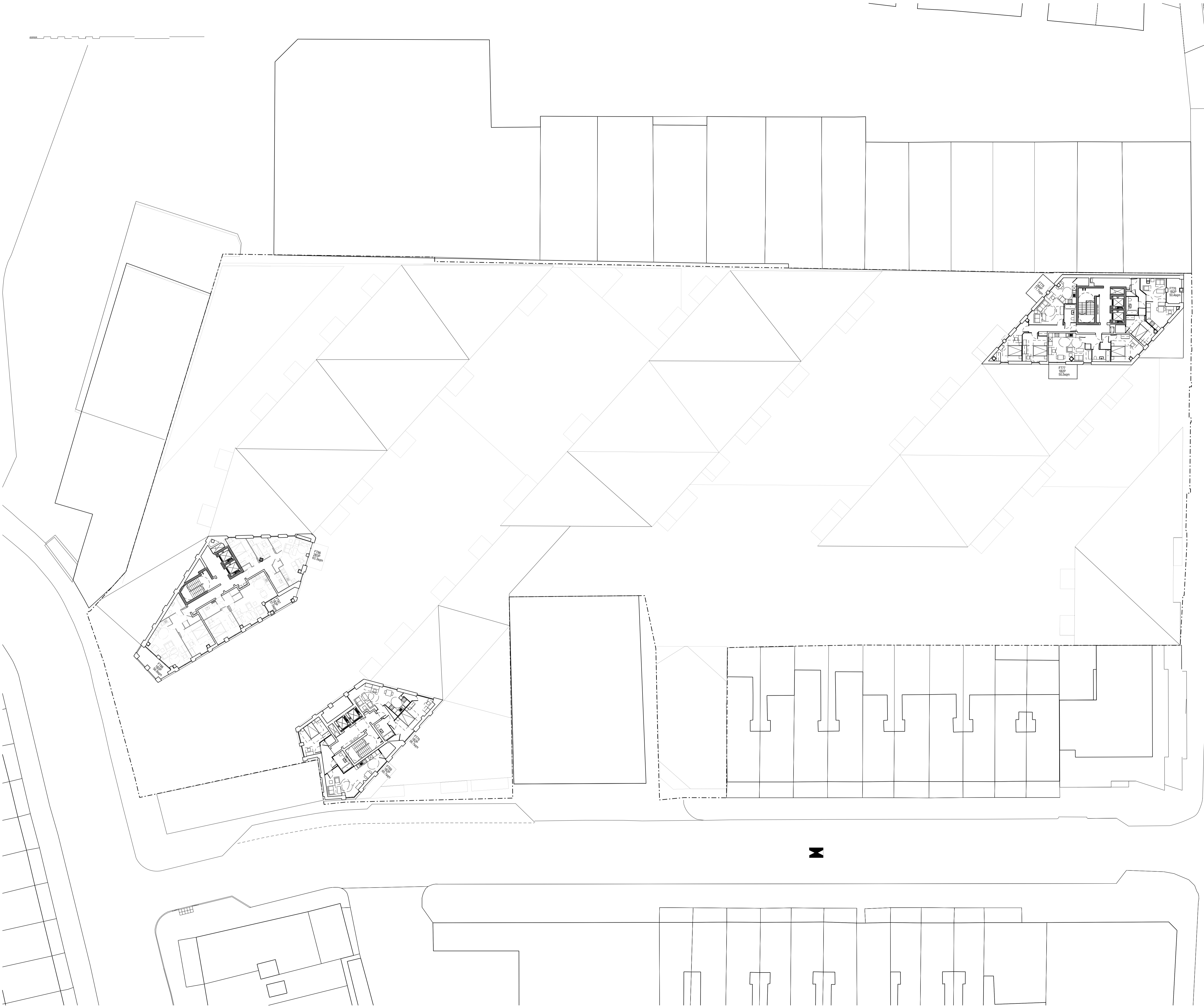
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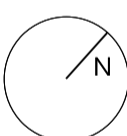
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Drawn EP **Checked** IC **Approved** NF

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Project **Discipline** View **Drawing No.** Rev.

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AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill
Road, Jarrow, South Tyneside, NE32 3DT
Tel: 03333 440 206
e-mail: info@abheritage.co.uk