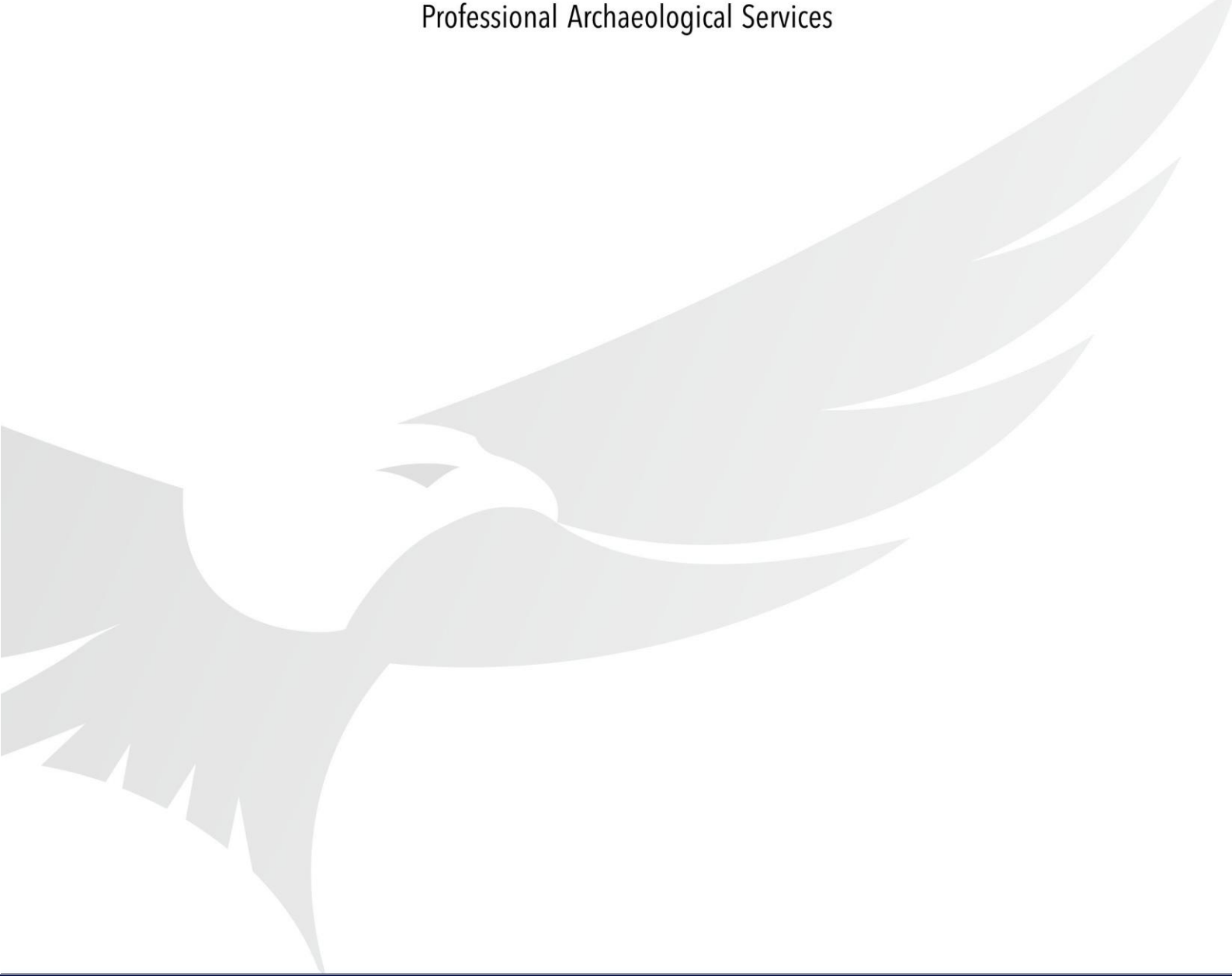




HPS

Professional Archaeological Services



Land to the East of Broadmead Road, Northolt, UB5 6FE

Author:	Sam Driscoll MCIfA
Client:	HSP Consulting
Project:	Archaeological Desk-Based Assessment

Applicant Name / Agent:	HSP Consulting
Project Site:	Land to the East of Broadmead Road, Northolt, UB5 6FE
NGR:	TQ 12344 82318
Document Type:	Archaeological Desk Based Assessment
Issue ID:	2
Date of Preparation:	30 March 2020
Local Planning Authority:	Ealing Council
Application Reference:	-
HPS Site Code:	HPS319/19
Oasis ID:	heritage10-372134 (1)
OS Licence:	100048201

Disclaimer

Whereas Heritage Planning Services Ltd (HPS) have taken all care to produce a comprehensive summary of the known and recorded archaeological and historical evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

Copyright

The copyright to the following text, drawings, graphics and photographs is, unless otherwise credited, the property of Heritage Planning Services Ltd. HPS hereby grants a licence to the client and their agent(s), to use this report for the purpose for which it was issued, after receipt of full payment.

Reproduction of maps

Plans and maps based on Ordnance Survey Sheets are reproduced by permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Reserved.

Heritage Planning Services Ltd

53 Marshfield Road, Chippenham, Wiltshire, SN15 1JS

Sam Driscoll (m) 07825 550271 (e) sam@heritageplan.co.uk

Contents

1. Introduction	1
The Project Site	1
Site Visit.....	3
2. Planning Policy & Development Framework	5
3. Archaeological Baseline	9
Designated Assets	9
Events.....	9
Monuments	10
Prehistory	10
Romano-British.....	10
Saxon/Medieval.....	10
Post-Medieval	11
Modern	11
Summary	12
4. Historic Development of the Project Site	12
5. Archaeological Potential and Development Impact.....	15
6. Conclusion	15
7. Bibliography	16
8. Appendices	17

List of Figures

Figure 1: Detailed location of Project Site outlined in red.....	2
Figure 2: General location of Project Site, outlined in red.	2
Figure 3: Events within a 1000m radius of the Project Site, outlined in red.	10
Figure 4: Monuments within a 1000m radius of the Project Site (outlined in red).	11
Figure 5: 1864 OS map.	13
Figure 6: 1935 OS Map	13
Figure 7: 2002 aerial photo (© Google).	14
Figure 8: 2004 aerial photo (© Google)	14

List of Photographs

Photo 1: South facing view of Broadmead Road entrance.....	3
Photo 2: Northwest facing view of tarmacadam road laid c. 2004, from southeast of site.	3
Photo 3: North facing view of Project Site from south of site. Grand Union.....	4
Photo 4: Southeast facing view of Project Site from centre of the plot. High	4
Photo 5: North facing view of Project Site from top of bank to the south.	5

Appendices

Appendix 1: Events	17
Appendix 2: Monuments.....	17

1. Introduction

- 1.1. Heritage Planning Services Ltd has been commissioned by HSP Consulting to prepare an archaeological desk based assessment (DBA) centred on Land to the East of Broadmead Road, Northolt, UB5 6FE (hereafter referred to as the Project Site).
- 1.2. The report is required in order to assess the archaeological potential of the Project Site and the potential impact that plans to develop the plot may have on above or below ground heritage.
- 1.3. The report has been prepared by Sam Driscoll MCIfA, Director, Heritage Planning Services and completed under HPS project reference HPS-319/19.

The Project Site

- 1.4. The Project Site is located 2km south of the centre of the town of Northolt, within the London Borough of Ealing. The proposed development area is located within an urban environment, with adjacent housing predominantly developed in the latter half of the 20th century and early 21st century.
- 1.5. The site is defined by an undeveloped patch of land bordering the modern development of Grand Union Village, to the north. The north – south stretch of the Paddington Branch of the Grand Union Canal is located 400m to the east. The site is bordered to the west by Broadmead Road.
- 1.6. Geologically the Project Site is defined by London Clay Formation – Clay, Silt and Sand. Sedimentary bedrock formed in deep seas, approximately 48 to 56 million years ago in the Palaeogene Period. The bedrock is sealed by Langley Silt Member - Clay and Silt, superficial deposits formed in the Quaternary Period. The site is situated on low lying ground, just 30m aOD.

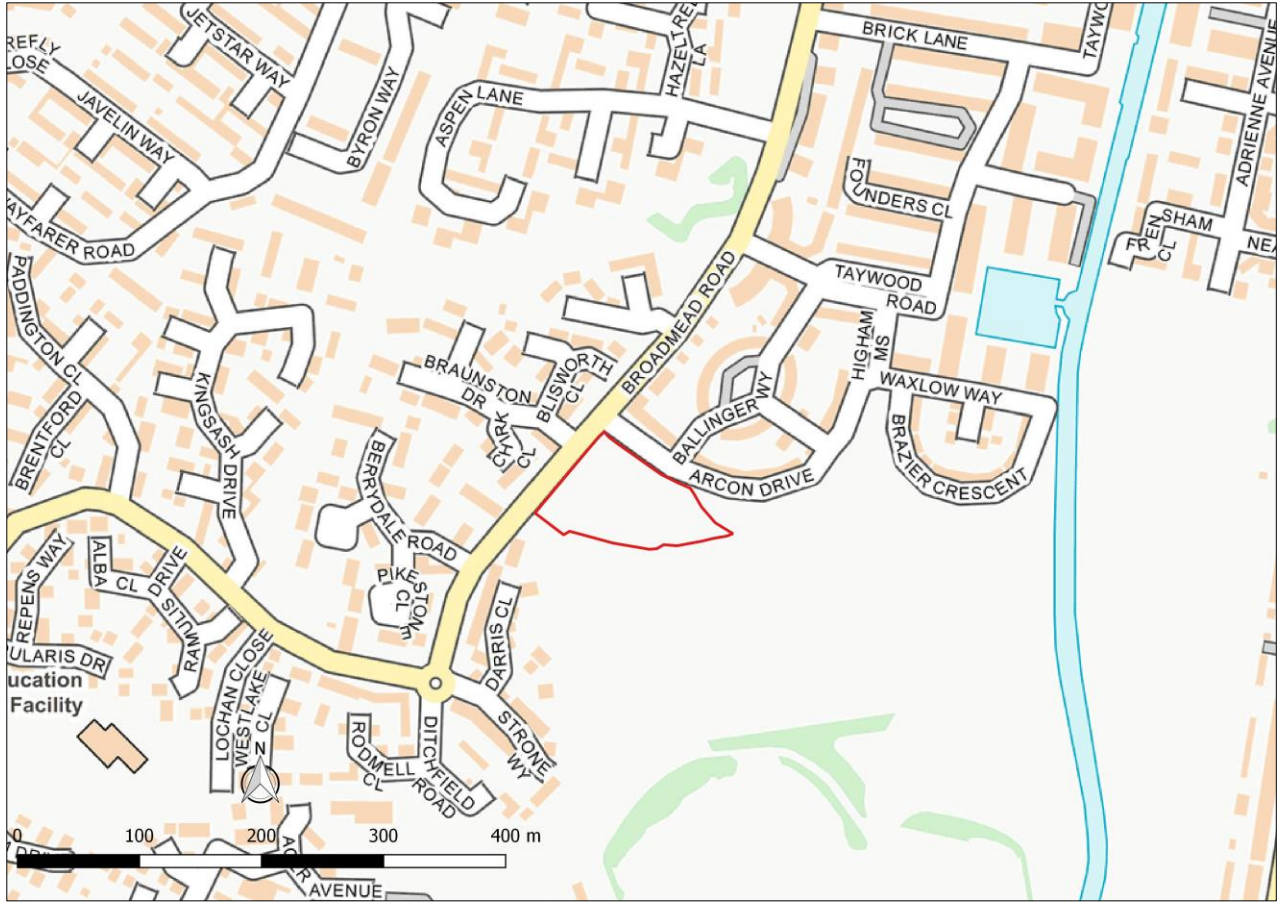


Figure 1: Detailed location of Project Site outlined in red.

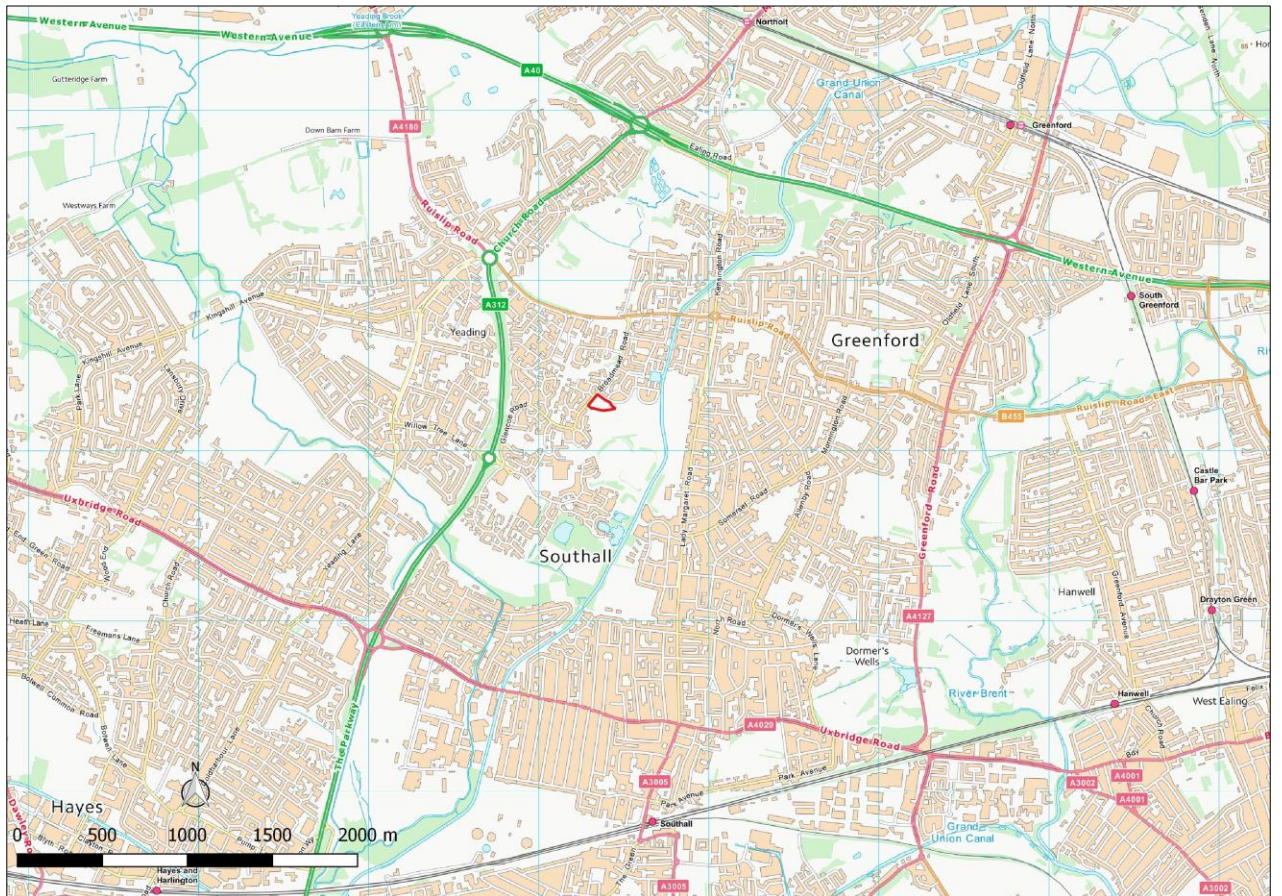


Figure 2: General location of Project Site, outlined in red.

Site Visit

- 1.7. A site visit was carried out on 29th October 2019 in dry bright conditions. Access is gained via double iron gates to the west, off Broadmead Road. A tarmac road cuts through an area of disused rough ground, now heavily overgrown to the north and south. The road is a remnant of the 2004 access route established for construction traffic, in use during the development of the east portion Grand Union Village.



Photo 1: South facing view of Broadmead Road entrance.



Photo 2: Northwest facing view of tarmac road laid c. 2004, from southeast of site.

- 1.8. The site is secured to the north, east and west by wooden hoarding which abuts a modern bank of earth along the southern boundary. The high flat-topped bank to the south is heavily overgrown with opportunist plants such as brambles and thistles, and immature trees and shrubs. The view from the top of the mound to the south revealed further modern large earthen spoil heaps, bordered by a row of evergreen (poplars?) to the west and deciduous trees to the south, following the boundary of the 19th century canal channels that historically cut west from the Grand Union Canal.



Photo 3: North facing view of Project Site from south of site. Grand Union Village development is visible to the rear of the photo.



Photo 4: Southeast facing view of Project Site from centre of the plot. High southern bank can be seen to the right of the photo.



Photo 5: North facing view of Project Site from top of bank to the south.

Housing along Broadmead Road can be seen to the rear, left.

1.9. No archaeological features or built heritage was identified as a result of the site visit.

2. Planning Policy & Development Framework

2.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

- National Planning Policy Framework (NPPF), 2019;
- The London Plan. The Spatial Development Strategy For London Consolidated with Alterations Since 2011 (March 2016);
- The London Plan Intend to Publish Spatial Development Strategy for Greater London December (2019);
- London Borough of Hillingdon Local Plan: Part 1 Strategic Policies (adopted November 2012);
- London Borough of Hillingdon Local Plan Part 2 Development Management Policies. Adopted Version 16 January 2020.

2.2. Relevant planning policy transcribed from the National Planning Policy Framework, 2019.

2.2.1. Paragraph 189: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets'

importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

2.3. The London Plan. The Spatial Development Strategy For London Consolidated with Alterations Since 2011 (March 2016):

Policy 7.8 Heritage Assets and Archaeology:

"Strategic

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

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

Planning decisions

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

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

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

LDF preparation

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

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

2.4. The London Plan. Intend to Publish Spatial Development Strategy for Greater London December (2019):

2.4.1. Policy HC1 Heritage conservation and growth

"A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making*
- 2) utilising the heritage significance of a site or area in the planning and design process*
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their

surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.”

2.5. Policy HE1 (Heritage) of the London Borough of Hillingdon Local Plan (Strategic Policies) states that the Council will:

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

- 2.6. London Borough of Hillingdon Local Plan Part 2 Development Management Policies. Adopted Version 16 January 2020.

Policy DMHB 7: Archaeological Priority Areas and Archaeological Priority Zones: *“The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.”*

3. Archaeological Baseline

- 3.1. The archaeological baseline assesses existing information from within a 1000m radius of the Project Site and includes records from the Greater London Historic Environment Record (HER) and designated heritage assets from the National Heritage List for England (NHLE).

Designated Assets

- 3.2. There are no scheduled monuments or Listed Buildings in the Study Area.

Events

- 3.3. One desk-based assessment and two associated trial trench evaluations have been carried out within the Study Area, although none on the Project Site. Two separate trial trench evaluations were carried out on land at Willow Tree Lane, 720m southwest of the Project Site (ELO4967 & ELO9547). The excavation totalling 74 trenches was largely negative, with just one linear feature dated to the Post Medieval period and a single fragment of unstratified clay pipe stem, dated to the 19th century.

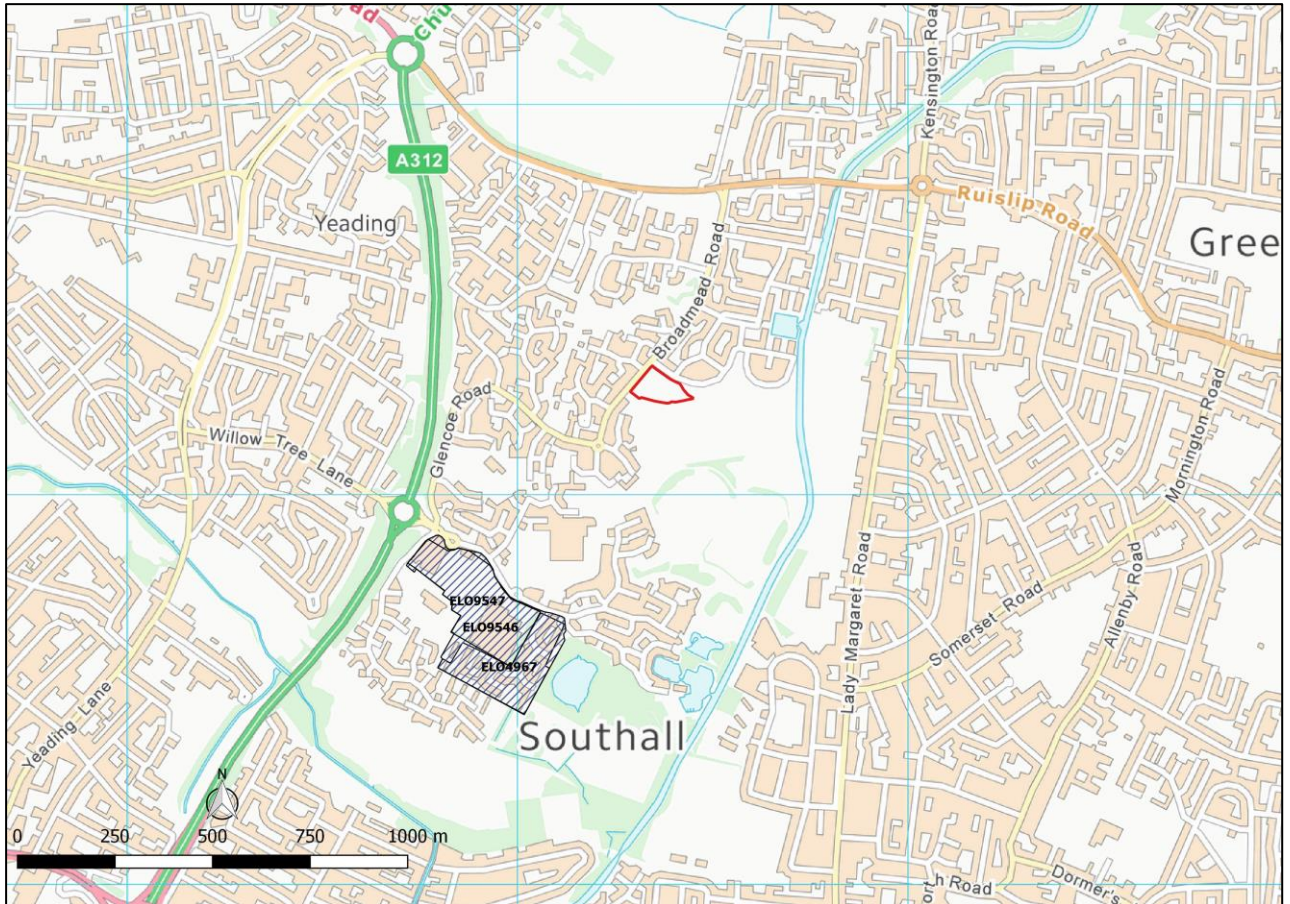


Figure 3: Events within a 100m radius of the Project Site, outlined in red.

Monuments

Prehistory

- 3.4. Prehistoric activity is recorded in the form of ten worked flints discovered in the region of Medlar Farm Estate, 960m northwest of the Project Site (MLO308).

Romano-British

- 3.5. An excavation was carried out on the Medlar Farm Estate in 1968, (MLO248). The investigation revealed post holes and ceramic sherds dated to the Romano British period.

Saxon/Medieval

- 3.6. The small Medieval Hamlet on Ruislip Road, later known as Elm, is noted in the Victoria County History c.900m ENE of the Project Site (MLO73152).

Post-Medieval

- 3.7. A Post Medieval ditch was located on land at Willow Tree Lane (720m southwest of the Project Site) during an evaluation by Thames Valley Archaeological Service, 1998 (MOL73504, also see ELO4967). The feature was recorded at 1.3m in width with a depth of 0.7m and interpreted as a boundary ditch.
- 3.8. The early 19th century Northolt Brickworks were located adjacent (north) of the Project Site and the proposed development area is located within the region of local brickearth pits and associated tramway and canal transport system.

Modern

- 3.9. Land c.200m to the north and c.250m south was historically used for landfill (ML072603). The Environment Agency, from whom the HER data was originally derived, implies that the infill occurred between 1925 and 1931 (EAHLD11182).

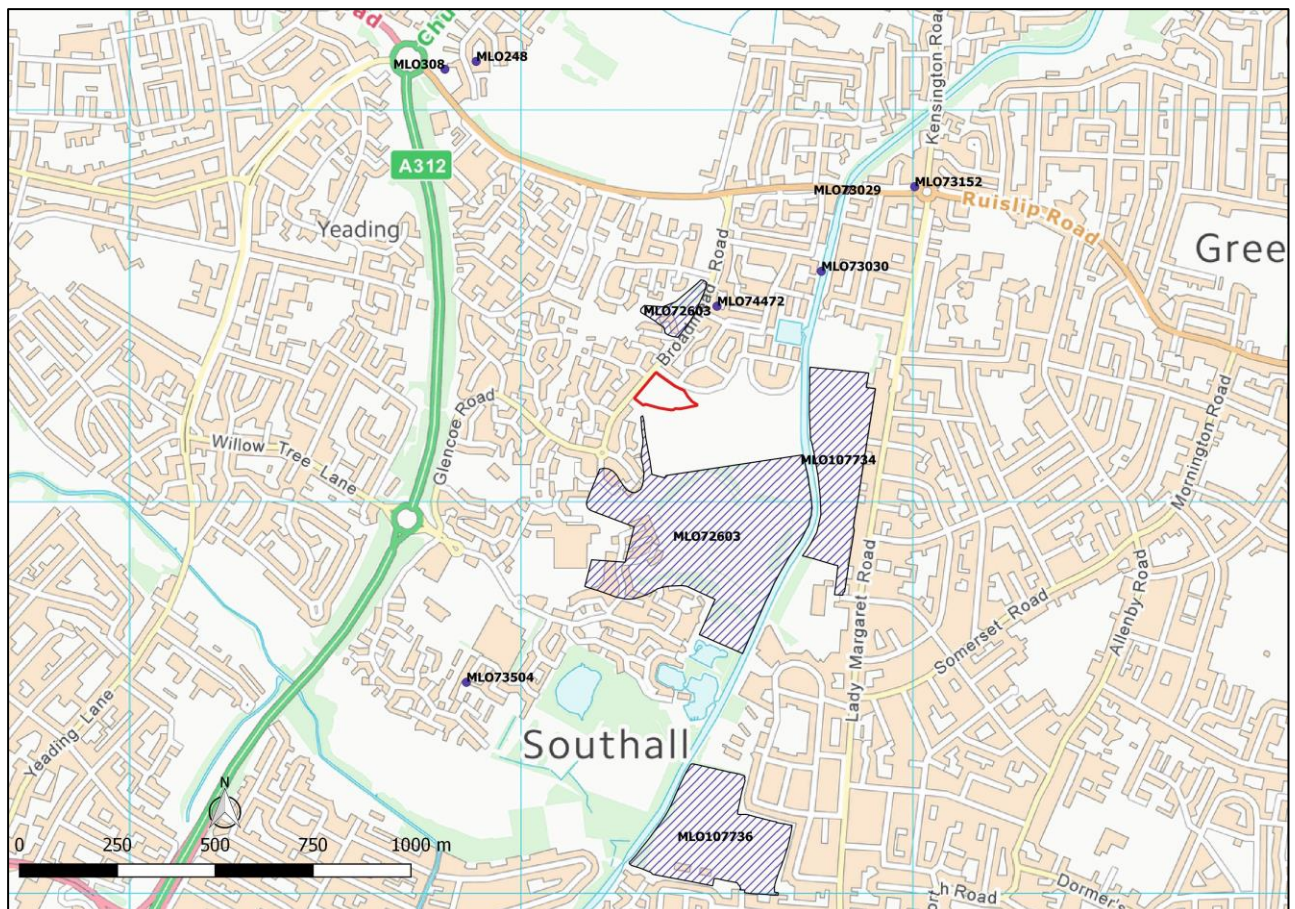


Figure 4: Monuments within a 1000m radius of the Project Site (outlined in red).

Summary

- 3.10. Based on the available evidence, the potential for Prehistoric, Romano British and Medieval archaeology to be preserved on the Project Site is considered low, due to the distance of associated activity from the Project Site. However, the absence of information is likely to be partly due to the lack of archaeological investigation within the vicinity.
- 3.11. The proximity of the Project Site to the 19th century brickworks and transport system raises the potential for associated activity to have been preserved within the Project Site boundary. However, there is no evidence of associated structures within the Project Site and activity appears to have been limited to the cutting of brickearth pits to the east of the plot. Therefore, the potential to encounter significant archaeology relating to the use of the site in the 19th century is considered low.

4. Historic Development of the Project Site

- 4.1. In the late 18th century the Project Site formed part of the open field agricultural system within the Parish of Hayes, which bordered Northolt Parish c. 100m to the north and Norwood Parish 400m to the west. By 1801 the Paddington Branch of the Grand Union Canal was open, located along the line of the boundary between Hayes and Norwood, to the west of the Project Site. Land was subsequently enclosed in the area c. 1814 (British History Online¹).
- 4.2. Whilst there is no Tithe Map seemingly available for Hayes Parish, the 1839 map for the neighbouring Northolt Parish illustrates that fields to the north had been changed from use as allotments to Brickfields. A large Brickearth pit is shown on the Tithe Map within field 383 which borders the Project Site, to the north. The apportionment confirms that this land was in use as a *Brick Ground*. By the time of the first Ordnance Survey in 1864, the Project Site was located within a large enclosed piece of land named *Brick Field*. A tram line can be seen to the southeast of the Project Site, with another line running along the western boundary. These, along with ancillary waterways, formed part of a transport system which allowed goods and raw materials to be moved from site to the Canal. A large channel, leading west from the Grand Union Canal, bordered land to the south of the Project Site, returning north and terminating in the location of the southwest corner of the modern-day plot.

¹ A History of the County of Middlesex: Volume 4, Harmondsworth, Hayes, Norwood With Southall, Hillingdon With Uxbridge, Ickenham, Northolt, Perivale, Ruislip, Edgware, Harrow With Pinner. Originally published by Victoria County History, London, 1971.

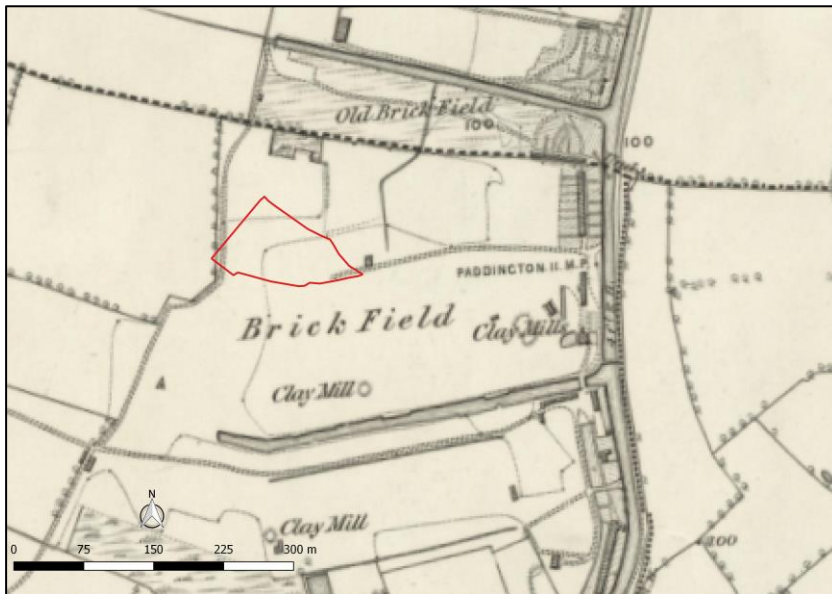


Figure 5: 1864 OS map.

- 4.3. As the brickfields were depleted, general waste was brought via boat from London to reclaim the land. Thomas Clayton Ltd of Paddington is reputed to have been commissioned to tip pits on the southern border of Northolt (Northolt Village Residents²). By the issue of the revised Ordnance Survey in 1935 large brickearth pits can clearly be seen in the vicinity of the Project Site to the east, although these are likely to have been redundant by this time.

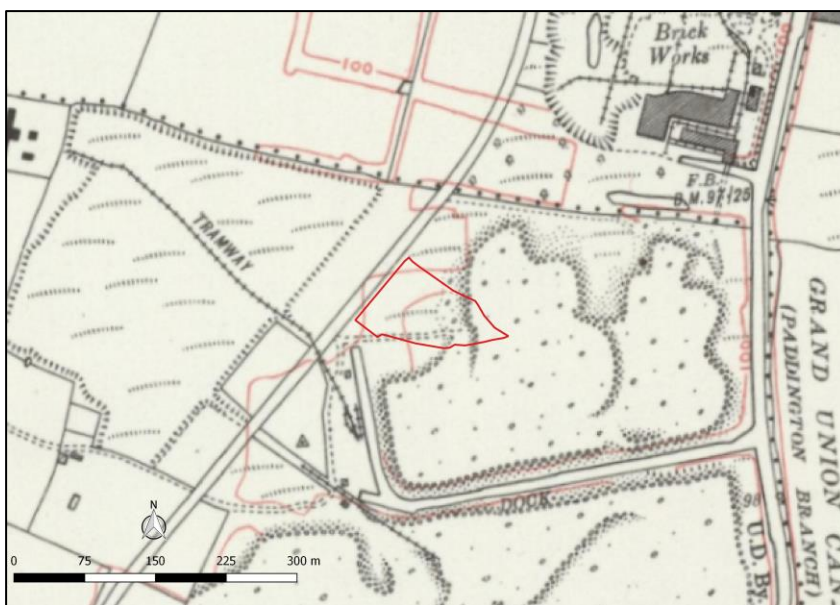


Figure 6: 1935 OS Map

- 4.4. The development named Grand Union Village began construction in the 1990s and aerial photographs show that land in the vicinity of the Project Site was apparently stripped down to the

² www.northoltvillageresidents.com

natural during this phase of development. The land appears to have been in use as a building compound and access to the south of the development site.



Figure 7: 2002 aerial photo (© Google).

- 4.5. By 2004 a road was established through the centre of the now Project Site, allowing access to the southeast of the adjacent development area.



Figure 8: 2004 aerial photo (© Google)

- 4.6. By 2011 with the development to the north complete, the large bank which borders the Project Site to the south had been established. Subsequent photographs show the Project Site undeveloped.

- 4.7. By 2014 the Project Site can be seen to be enclosed along the Broadmead Road boundary. Spoil heaps are evident to the south and a track had been cut through the southern boundary bank. The site was partially stripped of topsoil again in 2017, when the current boundary was established.

5. Archaeological Potential and Development Impact

- 5.1. The results have shown that there is no significant archaeology dating from the Prehistoric Period to the Medieval Period recorded within the Study Area to date, although this is likely to be due in part to the absence of investigation in the vicinity of the proposed development area.
- 5.2. Activity relating to the Post Medieval brick industry is recorded on land adjacent to the Project Site and cartographic evidence records that the Project Site formed part of land given over to the excavation of brickearth. Land to the east of the Project Site appears to have been dug out for this purpose and it is likely that the removal of material extended across the site, reducing the potential for the survival of archaeological deposits further.
- 5.3. Activity in the Modern period appears to have reduced the archaeological potential of the Project Site further, with the stripping of topsoil and conversion of the site for use as a construction site compound and access.
- 5.4. There is potential for historic brickearth pits to have been used for landfill in the first half of the 20th century.

6. Conclusion

- 6.1. The evidence suggests that the potential of the Project Site to preserve significant archaeology should be considered low due to the level of truncation known to have occurred across the proposed development area.
- 6.2. No further archaeological investigation is recommended in line with plans to develop the Project Site.

7. Bibliography

Ministry of Housing, Communities and Local Government. 2019. *National Planning Policy Framework*. London.

London Borough of Hillingdon Local Plan: Part 1 Strategic Policies (adopted November 2012)

Website Sources

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed 31/10/2019

https://en.wikipedia.org/wiki/Paddington_Arm accessed 31/10/2019

www.northoltvillageresidents.com accessed 31/10/2019

<https://www.british-history.ac.uk/vch/middx/vol4/pp22-26> accessed 31/10/2019

8. Appendices

Appendix 1: Events

Ev UID	Name	Event Type	Organisation
ELO4967	Willow Tree Lane, [Former British Telecom Depot], Yeading, Hayes, Hillingdon, UB4: Evaluation	Trial Trench	Thames Valley Archaeological Services
ELO9546	Willow Tree Lane, [Former British Telecom Depot], Hayes, Hillingdon, UB4: Desk Based Assessment	Desk Based Assessment	Thames Valley Archaeological Services
ELO9547	Willow Tree Lane, [Former British Telecom Depot], Yeading, Hayes, Hillingdon, UB4: Evaluation	Trial Trench	Thames Valley Archaeological Services

Appendix 2: Monuments

Mon UID	Name	Monument Type	Period
MLO107734	Lady Margaret Road / Durdans Park, Southall [King George's Playing Field], Ealing, UB1 {mid-20th century public park}	Playing Field; Plaque	Modern
MLO107736	Carlyle Avenue, Southall [Municipal Sports Ground], Ealing, UB1 2AP {1930s sports ground}	Public Park; Tennis Court; Bowling Green; Cricket Pitch; Miniature Golf Course; Sports Pavilion; Athletics Track; Children's Playground; Gate Pier	Modern
MLO72603	Willow Tree Lane, Yeading, Hillingdon {Modern landfill site}	Landfill Site	Modern
MLO72603	Willow Tree Lane, Yeading, Hillingdon {Modern landfill site}	Landfill Site	Modern
MLO73029	Ruislip Road, Greenford, Ealing {19th century canal bridge}	Bridge	Post Medieval to Modern
MLO248	Gallery Gardens, Medlar Estate {Roman Occupation Site}	Post Hole; Occupation Site	Roman
MLO308	RUISLIP RD	Findspot	Prehistoric
MLO73030	Coraline Close, Greenford, Ealing {possible site of a canal bridge}	Footbridge?	Post Medieval
MLO73152	RUISLIP RD	Settlement; Hamlet	Medieval
MLO73504	Willow Tree Lane [Former British Telecom Depot], Yeading, Hayes, Hillingdon, UB4 {Post Medieval Ditch}	Ditch	Post Medieval
MLO74472	Aspen Lane, Yeading {Post Medieval windmill site}	Windmill	Post Medieval



Heritage Planning Services Ltd
53 Marshfield Road, Chippenham, Wiltshire, SN15 1JS
M: 07825 550271 E: info@heritageplan.co.uk www.heritageplan.co.uk

Registered in England No: 09583997

VAT Registration No: 216388107