

P21-239



Harewood Terrace, Southall, London Borough of Ealing

Archaeological Desk-Based Assessment

for Q Developments Ltd

23/09/2021

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September 2021

Ver 1.3

PROJECT INFORMATION:

HA JOB NO.	P21-239
NGR	TQ 12962 78906
PARISH	London Borough of Ealing
COUNCIL	Ealing Borough Council

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VERSION COMMENTS	Issued



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NON-TECHNICAL SUMMARY

Headland Archaeology was commissioned by Q Developments Ltd to undertake an archaeological desk-based assessment (DBA) to support a planning application to construct nine four-storey residential properties with associated parking and landscaping at Harewood Terrace, Southall, London Borough of Ealing, UB2 4JN (NGR TQ 12962 78906). The site is currently in use as workshops for light industrial use.

The historic civil parish of Norwood in which the proposed development area (PDA) sits was part of the ancient parish of Hayes until the mid-19th century, being incorporated into the Southall-Norwood Green U.D.C in the early 20th century and the London Borough of Ealing in the 1960s. Although small-scale industries were established following the building of the Grand Union Canal in 1796, Norwood was an extremely rural area until large-scale development began during the mid-20th century.

The PDA was a meadow and/or farmland until the very late 19th century; the terraced houses of Harewood Terrace was constructed during the 1880s or 1890s. An L-shaped building, a shed, and the most northerly of the terraced houses were erected along the eastern and southern sides of the PDA at this date. The L-shaped building and shed had been demolished by the mid-1930s, but replacement buildings had been built by the mid-1940s. By 1962, at least one of the 1940s buildings had been demolished and new buildings erected within the northern half of the PDA. The terraced houses were demolished and replaced by blocks of flats during the late 1970s/early 1980s.

There are no designated or non-designated heritage assets within the PDA, although it lies within an Archaeological Priority Area which may contain remains of Palaeolithic and Early Medieval – Post-Medieval date and of Low (local) importance.

There are four designated heritage assets within the Study Area, comprising two Conservation Areas (Canalside and Norwood Green) and two Grade II listed buildings. There are 22 non-designated heritage assets within the Study Area. Of these, two are Palaeolithic, one Romano-British, one Early Medieval, one Medieval, and 17 Post-Medieval – Modern (including six locally listed buildings). The designated heritage assets are of Medium (regional) importance and derive their significance from their architectural and historical value, whilst the non-designated heritage assets are of Low (local) or negligible importance and derive their significance from their historical and archaeological or architectural interest.

There is concluded to be low potential for Palaeolithic remains, negligible potential for Mesolithic – Romano-British remains, and low potential for Early Medieval – Modern remains to be present within the PDA. Any archaeological remains within the PDA are likely to be of Negligible or Low (local) importance and derive their significance from their archaeological and/or historical interest.

It is thought probable that structural elements of the late Victorian terraced house which once stood within the PDA remain in situ. Depending on the depth of development groundworks, Palaeolithic remains may be encountered.

It is not anticipated that development proposals site would represent a conflict with legislation or national or local planning policies. The likely development impacts are not considered sufficiently significant to warrant refusal of a planning application.

In light of the identified archaeological potential of the PDA, the local authority may require mitigation of the development's impact on potential in-situ archaeological remains as necessary and appropriate, such as a programme of archaeological monitoring (Archaeological Watching Brief) during development groundworks. A programme of geotechnical ground investigation before development of the PDA to clarify the potential for and depth of Palaeolithic deposits on the site may also be required.

No negative impacts by the proposed development on sensitive monuments, built heritage and non-designated heritage assets have been identified. Impacts on the setting of the Canalside Conservation Area are deemed to be positive. It is anticipated that no further detailed setting assessment would be necessary in support of the planning application.

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

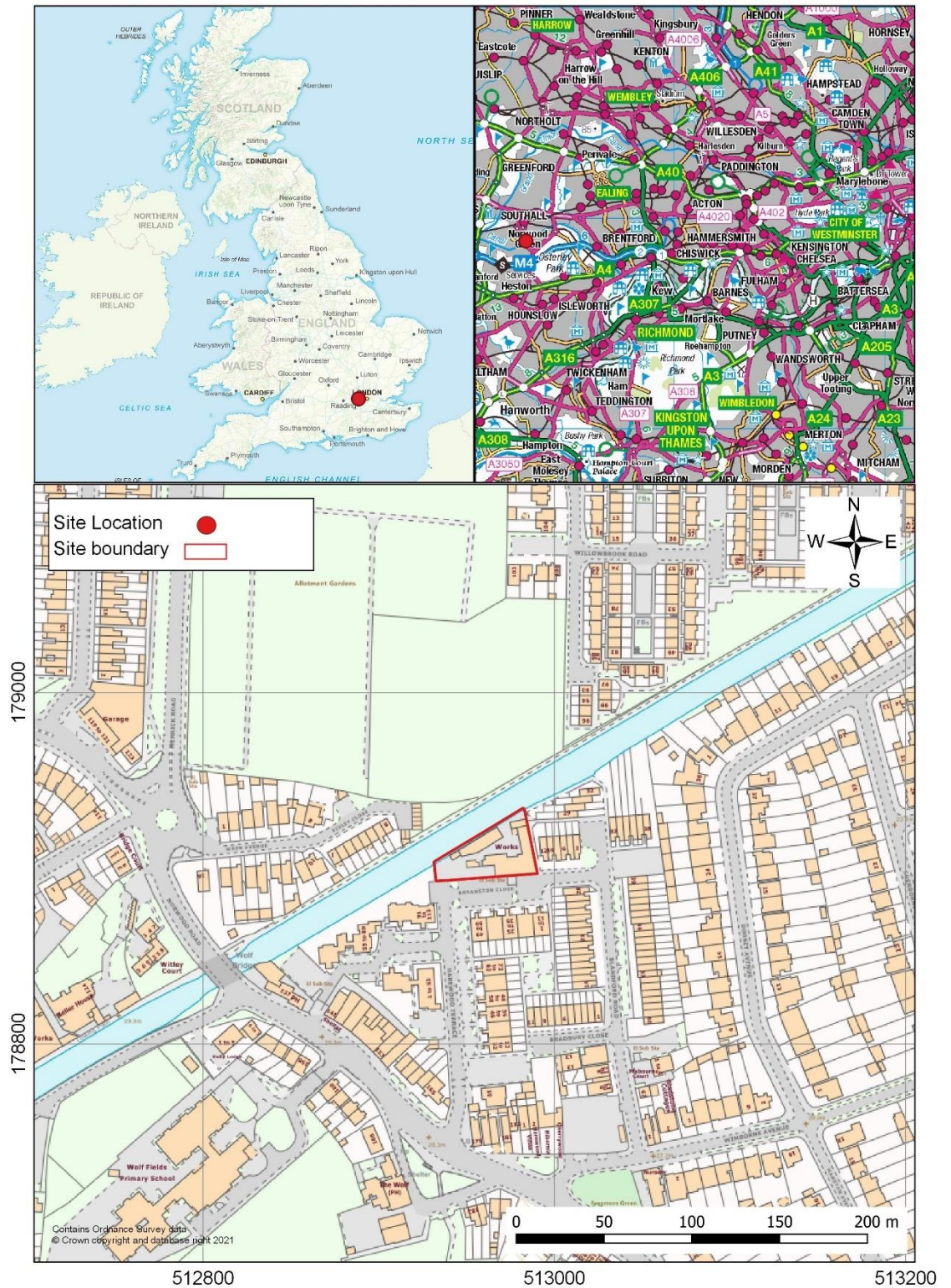
1. INTRODUCTION

1.1. PLANNING BACKGROUND

- 1.1.1. This report was commissioned by Q Developments Ltd and presents the results of an archaeological desk-based assessment (DBA) to support a planning application to construct nine four-storey residential properties with associated parking and landscaping at Harewood Terrace, Southall, London Borough of Ealing, UB2 4JN (NGR TQ 12962 78906) (Illus 1).
- 1.1.2. The current development proposal has been designed in response to pre-planning application advice given by Ealing Council (planning pre-application ref 194715PAC), as outlined in Q Developments Ltd's Design and Access Statement for the development, issued on the 6th June 2021.
- 1.1.3. This report describes and assesses the significance of known heritage assets and potential archaeological remains within the proposed development area (PDA) and provides an assessment of the likely impact of the proposed development on the significance of these heritage assets, in order to identify potential historic environment planning constraints.
- 1.1.4. This approach is consistent with the requirements of national and local planning policies on the historic environment in the planning process (see Part 3).

1.2. CONSULTATION

- 1.2.1. A detailed assessment of the impact of the development on the settings of known and potential heritage assets has not been carried out, as Headland Archaeology have been advised by the client that such matters have been dealt with within the development's Design and Access Statement and Planning Statement (Mark Randall (Q Developments Ltd) pers. comm., 7th September 2021). Therefore, the area's Conservation Officer has not been contacted as part of this DBA.
- 1.2.2. A search of the Greater London Historic Environment Record (GLHER) was carried out by the Greater London Archaeological Advisory Service on behalf of Headland Archaeology on the 31st August 2021.



Illus 1. Location and Boundary of the PDA



Illus 2. Modern Aerial Image of the PDA (Google Earth Pro 2021)

1.3. SITE DESCRIPTION

- 1.3.1. The PDA is located at the northern end of Harewood Terrace, Southall, London Borough of Ealing, UB2 4JN (NGR TQ 12962 78906). It lies within the historic civil parish and modern electoral ward of Norwood Green, now part of the district of Southall, which forms one of the seven towns of the London Borough of Ealing. It lies on the western side of London, approximately halfway between central London, 20 kilometres to the east, and Slough, 18 kilometres to the west. The PDA encompasses a total area of 1340m² and is roughly triangular in shape.
- 1.3.2. The PDA is bounded on its northern side by the Grand Union Canal; on its southern side by Byranston Close; and to its western and eastern sides by the residential properties and gardens of Harewood Terrace and Byranston Close (Illus. 2 and 3).
- 1.3.3. The PDA is currently in use by small-scale local industry and contains a number of small, single-storey metal, brick and pre-fabricated sheds, of various storage and industrial uses (Illus. 5). These sheds and workshops are concentrated along its northern and eastern sides; its western side is used for car parking¹ (Illus. 3). The entire area is concreted and fairly level, lying at an altitude of around 30m AOD; the ground level rises notably but smoothly between the PDA's entrance and the PDA proper, suggesting historic ground levelling (Illus. 4). It is enclosed by a red brick wall approximately 2m in height, preventing clear views into and out of the PDA and is accessed from its south-western corner. Along the PDA's eastern side, a private gated alleyway leads to the canal side (Illus. 6).

¹ As these buildings are to be demolished as part of the proposed development and are post-1940s in date, they were not inspected internally as part of the site visit.

- 1.3.4. There are two wooden electricity poles within the footprint of the PDA, and an electric substation abutting its enclosing wall in its south-eastern corner (Illus. 7). It is highly likely, given the industrial use of the PDA and residential use of the wider area, that underground services run through the site.



Illus 3. General external view of PDA, looking north-east from Harewood Terrace



Illus 4. Entrance to PDA, looking north-east, showing smooth gradient change between the PDA and Bryanston Close



Illus 5. General internal view of PDA from its western end (parking area to rear of the shot), looking east



Illus 6. View along private alleyway from Bryanston Close looking towards the canal. Looking north-north-west.



Illus 7. Electric telegraph pole within the PDA and substation abutting the PDA to its south, looking north-west from Bryanston Close.

1.4. GEOLOGY AND GEOMORPHOLOGY

- 1.4.1. The underlying solid geology is recorded by the BGS as the London Clay Formation². This is described as 'bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay'. Superficial deposits are recorded as Langley Silt Member, which varies from silt to clay and is commonly yellow-brown and massively bedded. No borehole surveys are recorded on the BGS as having been carried out within a 250m radius of the PDA.
- 1.4.2. The PDA is bounded to its north by the Grand Union Canal. This is a man-made watercourse whose history is detailed in the following sections.

² BGS, <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> viewed 06.09.21

2. LEGISLATION, POLICY AND GUIDANCE

2.1. STATUTORY PROTECTION

2.1.1. The relevant heritage legislation in the context of the present site is described in the table below.

Table 1. Historic Environment Statutory Legislation

Legislation	Key Issues
Ancient Monuments and Archaeological Areas Act 1979	It is a criminal offence to carry out any works on or near to a Scheduled Monument without Scheduled Monument Consent. Development must preserve in-situ protected archaeological remains and landscapes of acknowledged significance and protect their settings.
Planning (Listed Buildings and Conservation Areas) Act (1990)	The 1990 Act is amended by the Enterprise and Regulatory Reform Act 2013 to introduce additional controls for works to listed buildings. Section 1 of the Act requires the Secretary of State to compile and maintain lists of buildings of special architectural or historic interest. The principal statutory duty under the Act is to preserve the special character of these heritage assets, including their setting. Buildings on the list are assessed and graded against the criteria of architectural and historic interest. Buildings listed at Grade I are defined as those considered to be of exceptional interest. Grade II* listed buildings are particularly important buildings of more than special interest, while Grade II listed buildings are of special interest. ³ This may include the extent to which the exterior of a building contributes to the interest of a group of buildings, i.e. 'group value'.
Treasure Act (1996)	The 1996 Act defines 'Treasure' as any object that is at least 10% gold or silver, associated with coins or groups of coins which are over 300 years old, objects formerly classed as 'treasure trove' (i.e. deliberately deposited items with a high content of gold or silver) and any objects found in association with the above. Any find of 'Treasure' must be reported to the local Coroner.
Burial Act (1857)	Under Section 25 of the 1857 Act, it is generally a criminal offence to remove human remains from any place of burial without an appropriate licence issued by the Ministry of Justice (MoJ), although recent legislative changes indicate that some cases are exempt from this requirement.

³ <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

2.2. NATIONAL PLANNING POLICY FRAMEWORK

2.2.1. The National Planning Policy Framework (NPPF, 2021⁴) confirms that the historic environment, including archaeological remains, constitutes a material consideration in planning decisions, requiring applicants to describe the significance of heritage assets potentially affected by the development, including any contribution made by their setting.

2.2.2. Heritage and conservation forms one of the core planning principles of NPPF:

(189) *“[Planning should conserve heritage assets] in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations.”*

2.2.3. This report contributes to meeting the following Policies on the historic environment contained in the document (paragraph numbers in bold text)⁵.

(194) *“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.”*

(200) *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

(footnote 63) [Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.]

(202) *Where a development proposal will lead to 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, where appropriate, securing its optimum viable use.*

(203) *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

(205) *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.*

2.3. LOCAL PLANNING POLICY

2.3.1. The overarching planning policy document for London is The London Plan, published in March 2021⁶. Policies relating to Heritage and Culture are dealt with in Chapter 7 under Policy HC1.

2.3.2. This report contributes to meeting the following Policies on the historic environment contained in the document (policy and paragraph numbers in bold text)⁷.

⁴

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

⁵ [Government guidance on the application of the policies contained within the NPPF is available at https://www.gov.uk/government/publications/national-planning-policy-framework--2](https://www.gov.uk/government/publications/national-planning-policy-framework--2)

⁶ https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

⁷ [Government guidance on the application of the policies contained within the NPPF is available at https://www.gov.uk/government/publications/national-planning-policy-framework--2](https://www.gov.uk/government/publications/national-planning-policy-framework--2)

Policy HC1: 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.

Policy HC1: 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.

(7.1.4) Many heritage assets make a significant contribution to local character which should be sustained and enhanced. The Greater London Historic Environment Record (GLHER) is a comprehensive and dynamic resource for the historic environment of London containing over 196,000 entries. In addition to utilising this record, boroughs' existing evidence bases, including character appraisals, conservation plans and local lists should be used as a reference point for planmaking and when informing development proposals.

(7.1.7) Heritage significance is defined as the archaeological, architectural, artistic or historic interest of a heritage asset. This may be represented in many ways, in an asset's visual attributes, such as form, materials, architectural detail, design and setting, as well as through historic associations between people and a place, and where relevant, the historic relationships between heritage assets. Development that affects heritage assets and their settings should respond positively to the assets' significance, local context and character to protect the contribution that settings make to the assets' significance. In particular, consideration will need to be given to mitigating impacts from development that is not sympathetic in terms of scale, materials, details and form.

(7.1.11) Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

- 2.3.3. Ealing Borough Council have produced a Development Strategy 2026 DPD (adopted April 2012)⁸ for the borough. Policies relating to the historic environment detailed within this document are:

Policy 1.1 (h) *To care for the borough's historic character and enhance the significance of heritage assets in regeneration proposals, ensure excellence in urban design and design out crime to make Ealing's environment safe, attractive and accessible for all.*

Policy 1.2 (g) *To support the proactive conservation and enjoyment of Ealing's heritage assets and their significance [...] to promote heritage led regeneration, ensure a balanced approach to climate change measures, encourage greater understanding and access to heritage assets and reduce the number of assets at risk.*

- 2.3.4. Ealing Borough Council's accompanying Development Management DPD (adopted December 2013)⁹ gives further clarification as to their policies regarding heritage and the historic environment.

- 2.3.5. This report contributes to meeting the following Policies on the historic environment contained in the document (policy and paragraph numbers in bold text)¹⁰.

Policy 7C

(A) Development of heritage assets and their settings should:

- a) be based on an analysis of their significance and the impact of proposals upon that significance.*
- b) conserve the significance of the asset in question.*
- c) protect and where appropriate restore original or historic fabric.*

⁸ Available to download from https://www.ealing.gov.uk/info/201164/local_plans

⁹ Available to download from https://www.ealing.gov.uk/info/201164/local_plans

¹⁰ Government guidance on the application of the policies contained within the NPPF is available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

d) enhance or better reveal the significance of assets.

(B) Development within or affecting the setting of Conservation Areas should:

a) retain and enhance characteristic features and detailing and avoid the introduction of design and materials that undermine the significance of the conservation area.

b) retain elements identified as contributing positively and seek to improve or replace elements identified as detracting from the Conservation Area

(C) The significance of heritage assets should be understood and conserved when applying sustainable and inclusive design principles and measures.

(D) Harm to any heritage asset should be avoided. Proposals that seek to cause harm should be exceptional in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy.

2.4. GUIDANCE

- 2.4.1. This DBA has been prepared with reference to the ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014, revised 2017 and 2020¹¹) and *Code of Conduct* (2014, revised 2019¹²), in addition to *The Setting of Heritage Assets* (Historic England's Historic Environment Good Practice Advice in Planning GPA3, 2017¹³).
- 2.4.2. *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England Advice Note 12, 2019¹⁴) contains guidance on the assessment of heritage significance through consideration of the component heritage values of an asset, and further guidance on the assessment of significance as part of the planning application process is contained in *Managing Significance in Decision-Taking in the Historic Environment* (Historic England's Historic Environment Good Practice Advice in Planning GPA2, 2015¹⁵).
- 2.4.3. This DBA has also been prepared with reference to IEMA, IHBC and ClfA's July 2021 publication *Principles of Cultural Heritage Impact Assessment in the UK*. This document presents the principles of and suggests good practice for assessment of the impact of a development proposal on cultural heritage assets.

2.5. PROFESSIONAL STANDARDS AND ACKNOWLEDGEMENTS

- 2.5.1. Headland Archaeology (UK) is a Registered Organisation with the Chartered Institute for Archaeologists (ClfA), an audited status which confirms that all work is carried out in accordance with the highest standards of the profession.
- 2.5.2. Headland Archaeology (UK), as part of the RSK Group, is recognised by the Institute of Historic Building Conservation (IHBC) under their 'Historic Environment Service Provider Recognition' scheme. This quality assurance standard acknowledges that RSK works to the conservation standards of the IHBC, the UK's lead body for built and historic environment practitioners and specialists.
- 2.5.3. Headland Archaeology (UK) operates a quality management system to help ensure all projects are managed in a professional and transparent manner, which enables it to qualify for ISO 9001.
- 2.5.4. Ordnance Survey data is produced under © Crown copyright and database rights Licence 100014807.

11 https://www.archaeologists.net/sites/default/files/ClfA%26GDBA_4.pdf

12 https://www.archaeologists.net/sites/default/files/Code%20of%20conduct%20revOct2019_0.pdf

13 <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

14 <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

15 <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

3. AIMS AND OBJECTIVES

- 3.1.1. The aim of this DBA is to inform determination of a planning application for redevelopment of the PDA in relation to its likely impact on the historic environment. The assessment aims to identify all known heritage assets potentially affected by the proposed development and the potential for currently unknown heritage assets.
- 3.1.2. The purpose is to gain an understanding of the historic environment resource in order to formulate an assessment of the potential for heritage assets to survive within the PDA, their significance, and strategies for further evaluation, mitigation or management as appropriate.
- 3.1.3. The ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment* (2017¹⁶) defines a DBA as '...a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the Study Area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.'
- 3.1.4. GPA2¹⁷, para 12.3 requires that a DBA will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so.
- 3.1.5. *Principles of Cultural Heritage Impact Assessment in the UK* notes that:
- (1.5) The need for [Cultural Heritage Impact Assessment] is triggered whenever somebody proposes to do something which could result in change to a cultural heritage asset or assets. This might be a plan, a policy or a project.*
- (1.6) This change could be at any scale, from the smallest intervention into the fabric of a historic building, to a policy for creating new towns. This need might occur under any of the planning, consenting or legislative regimes in the UK, or in an international context.*
- 3.1.6. The objectives are therefore to:
- Collate all available written, graphic, photographic and electronic information relevant to the PDA;
 - Describe the nature, extent and significance and importance of the historic environment within the area potentially affected by the development, identifying any uncertainties in existing knowledge;
 - Determine the potential for previously unknown archaeological remains;
 - Determine the likely physical impact of the proposed development on known and unknown archaeological remains;
 - Identify heritage assets within and beyond the PDA that may be affected by development within their setting, to briefly describe their significance and the contribution made by their setting, and make an assessment whether this significance may be affected by the proposed development; and
 - Identify any requirements for further investigation that may be necessary to understand the impacts of the proposed development on the historic environment.

¹⁶ https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_4.pdf

¹⁷ <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

4. METHODOLOGY

4.1. TERMINOLOGY – ‘SIGNIFICANCE’ AND ‘IMPORTANCE’

- 4.1.1. Heritage assets are assessed in this report in terms of their significance and importance, following the requirement in NPPF paragraph 189 and HEAN12, and taking account of Historic England’s guidance in *Managing Significance in Decision-Taking in the Historic Environment* (GPA2¹⁸).
- 4.1.2. Impact assessment is concerned with effects on significance, the value or interest that applies to all heritage assets and relating to the ways in which the historic environment is valued both by specialists and the public.
- 4.1.3. The significance of a heritage asset will derive from factors including fabric, setting, rarity, completeness, historic and cultural associations, community, research and place-making potential. Significance is assessed in relation to the criteria in HEAN12¹⁹ (i.e. in *archaeological, architectural, artistic, or historic* terms), which are intended primarily to inform decisions regarding heritage designations, but may also be applied more generally in identifying the ‘special characteristics’ of a heritage asset, which contribute to its significance and should be protected, conserved and enhanced according to the NPPF.
- 4.1.4. This use of the word ‘significance’, referring to the range of values or interest attached to an asset, should not be confused with the unrelated usage in EIA where the ‘significance of an effect’ reflects the weight that should be attached to it in a planning decision.
- 4.1.5. Relative importance of each identified heritage asset potentially affected by the proposed development has been determined to provide a framework for comparison between different heritage assets and to inform subsequent stages of archaeological assessment and the development of any appropriate mitigation which may be required (See Table 2 below).
- 4.1.6. For further terminology and definitions, see the Glossary.

4.2. IDENTIFICATION OF HERITAGE ASSETS THAT MAY BE AFFECTED

STUDY AREA

- 4.2.1. The Study Area for this assessment comprises a 500m buffer surrounding the PDA, within which the archaeological and historical development of the site and surrounding area has been considered.

DATA SOURCES

- 4.2.2. The assessment has been based on a study of all readily available documentary sources, following the ClfA Standards and Guidance. The following sources of information were referred to:
- Designation data from the National Heritage List for England, downloaded from the Historic England website²⁰ on 31st August 2021 and descriptions of designated heritage assets viewed on the Historic England website;
 - Archaeological and architectural records from the National Record of the Historic Environment, viewed through the Heritage Gateway website²¹;
 - Archaeological records held by the Greater London HER (received on the 31st August 2021 under GLHER reference 16520);
 - Historic Landscape Characterisation (data received from GLHER on the 31st August 2021 under GLHER reference 16520);
 - The British Library Georeferencer, viewed on the 28th August 2021²²;

¹⁸ <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

¹⁹ <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

²⁰ <https://historicengland.org.uk/listing/the-list/data-downloads/>

²¹ www.heritagegateway.org.uk

²² <http://britishlibrary.georeferencer.com/compare>

- Historic maps, plans and photographs held in Ealing Local History Centre (Southall Library);
- The online catalogues of the National Archives and the London Metropolitan Archives;
- Geological data available online from the British Geological Survey²³;
- Portable Antiquities Scheme data;
- Modern and historic aerial photographs available on Google Earth Pro;
- Relevant internet sources including the Archaeology Data Service and British History Online;
- Online mapping and databases for WW2 bombing in London, such as www.bombsite.org and Zetica UXO, viewed on September 20th 2021;
- Readily available published sources and unpublished archaeological reports.

4.2.3. Heritage assets within the PDA are shown in Illustrations 8 - 10, with detailed descriptions compiled in a gazetteer (Appendix 1).

4.2.4. Designated heritage assets are referenced in this report by National Heritage List for England list entry number. Undesignated assets are referenced by HER Preferred Reference or the National Record of the Historic Environment reference. Any newly identified assets are assigned a number prefixed HA for Heritage Asset. A single asset number can refer to a group of related features, which may be recorded separately in the HER and other data sources.

SITE VISIT

4.2.5. A site visit was undertaken on the 26th August 2021, during which notes were made regarding site characteristics, any visible archaeology and geographical/geological features which may have a bearing on previous land use and archaeological survival, as well as those which may constrain subsequent archaeological investigation.

4.2.6. Records were made regarding extant archaeological features, such as earthworks or structural remains, any negative features, local topography and aspect, exposed geology, soils, watercourses, health and safety considerations, surface finds, and any other relevant information.

HISTORIC MAP REGRESSION

4.2.7. The historic Ordnance Survey (OS) mapping sequence corresponding with the PDA was consulted to collect information on former land use and development throughout the later historic periods.

4.2.8. Parish mapping and associated apportionment documents were consulted to identify annotated structures and record any field name evidence indicative of archaeological potential.

LIDAR

4.2.9. The built-up nature of the PDA and Study Area meant that no meaningful information about the pre-Modern era of the site could be extracted from data of this type, and therefore an assessment of LiDAR data is not included in this report.

4.3. LIMITATIONS OF BASELINE DATA

DATA SOURCES

4.3.1. Information held by public data sources is generally considered to be reliable; however, the following general points are noted:

- The tithe map was not available for consultation for this DBA;
- Documentary sources are rare before the medieval period;
- Whilst it is accepted that historic documents may be biased depending on the author, with content seen through the lens of context, wherever such documentary sources are used in assessing

²³ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

archaeological potential professional judgment is used in their interpretation in that the functionality of the document is considered;

- HER records can be limited because opportunities for research, fieldwork and discovery depend on the situation of commercial development and occasional research projects, rather than the result of a more structured research framework. A lack of data within the HER records does not necessarily equal an absence of archaeology;
- Where archaeological sites have been identified solely from aerial imagery without confirmation from archaeological excavation or supporting evidence in the form of find-spots for example, it is possible the interpretation may be revised in the light of further investigation.
- The significance of sites can be difficult to identify from HER records, depending on the accuracy and reliability of the original source; and
- There can often be a lack of dating evidence for archaeological sites.

SITE VISIT

- 4.3.2. Any archaeological site visit has inherent limitations, primarily because archaeological remains below ground level may have no surface indicators. This is particularly so within and around the PDA which is surfaced in concrete and tarmac.

4.4. IMPACT ASSESSMENT

ASSESSMENT OF IMPORTANCE AND SIGNIFICANCE

- 4.4.1. The importance of a heritage asset is the overall value assigned to it reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 2).
- 4.4.2. Historic England guidance also refers to an asset's 'level of significance', defined as 'the sum of its archaeological, architectural, historic, and artistic interest' (GPA2²⁴, paragraph 10).
- 4.4.3. Any feature which does not merit consideration in planning decisions due to its significance may be said to have negligible importance. It is the role of the professional judgements made by the assessor to identify any historic remains within the PDA that are considered to be of negligible importance, to justify no further works.

Table 2. Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very High (International)	World Heritage Sites and other assets of equal international importance, that contribute to international research objectives
High (National)	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equivalent importance that contribute to national research objectives
Medium (Regional)	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings except where their particular characteristics merit a higher level of importance, heritage assets on local lists and undesignated assets that contribute to Regional research objectives
Low (Local)	Locally listed heritage assets, except where their particular characteristics merit a higher level of importance, undesignated heritage assets of Local importance, including assets that may already be partially damaged

²⁴ <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

Importance of the asset	Criteria
Negligible	Identified historic remains of no importance in planning considerations, or heritage assets and findspots that have already been removed or destroyed (i.e. 'site of')
Unknown / Uncertain	Heritage assets for which a level of importance cannot be defined on current information

4.4.4. The importance of heritage assets that may be affected by the proposed development is identified in the impact assessment and summarised in the Gazetteer (Appendix 1).

POTENTIAL FOR UNKNOWN HERITAGE ASSETS

4.4.5. Archaeological features are often impossible to identify through desk-based assessment. The likelihood that significant undiscovered heritage assets may be present within the Proposed Development Area is referred to as *archaeological potential*. Overall levels of potential can be assigned to different landscape zones, following the criteria in Table 3, while recognising that the archaeological potential of any zone will relate to particular historical periods and types of evidence. The following factors are considered in assessing archaeological potential:

- The distribution and character of known archaeological remains in the vicinity, based principally on an appraisal of data in the National Heritage List for England and Greater London HER;
- The history of archaeological fieldwork and research in the surrounding area, which may give an indication of the reliability and completeness of existing records;
- Environmental factors such as geology, topography and soil quality, which would have influenced land-use in the past and can therefore be used to predict the distribution of archaeological remains;
- Land-use factors affecting the survival of archaeological remains, such as canalisation, ploughing or quarrying; and
- Factors affecting the visibility of archaeological remains, which may relate to both environment and land-use, such as soils and geology (which may be more or less conducive to formation of cropmarks), arable cultivation (which has potential to show cropmarks and create surface artefact scatters), vegetation, which can conceal upstanding features, and superficial deposits such as peat and alluvium which can mask archaeological features.

Table 3. Archaeological potential

Potential	Definition
High	Undiscovered heritage assets of high or medium importance are likely to be present.
Medium	Undiscovered heritage assets of low importance are likely to be present; and it is possible, though unlikely, that assets of high or medium importance may also be present.
Low	The study area may contain undiscovered heritage assets, but these are unlikely to be numerous and are highly unlikely to include assets of high or medium importance.
Negligible	The study area is highly unlikely to contain undiscovered heritage assets of any level of importance.
Nil	There is no possibility of undiscovered heritage assets existing within the study area.

IMPACT ASSESSMENT

- 4.4.6. Impact assessment considers the effects of the proposed development on the significance of the identified heritage assets, or its assessed archaeological potential, including both positive ('beneficial') and adverse ('harm') impacts.
- 4.4.7. The assessment of physical impacts considers the extent or degree of harm proposed relative to the importance of the physical remains.
- 4.4.8. The level of harm predicted is stated in accordance with the criteria contained in Paragraphs 200 and 202 of the NPPF (2021).

SETTING IMPACTS

- 4.4.9. Visual impacts are most commonly encountered but other introduced environmental factors can affect setting such as noise, light or air quality. Impacts may be encountered at all stages in the life cycle of a development from construction to decommissioning but they are only likely to lead to substantial harm during the prolonged operational life of the development.
- 4.4.10. Where potential impacts on the settings of a heritage assets are identified, the assessment of significance includes 'assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)', following Step 2 of the staged approach to setting recommended in Historic England's guidance in *The Setting of Heritage Assets* (GPA3²⁵).
- 4.4.11. Attributes of an asset's setting which can contribute to its significance are listed on page 9 of GPA3.
- 4.4.12. An assessment of the sensitivity of a heritage asset to change within its setting is a professional judgement, based on consideration of the asset's significance and the contribution its current and historical setting makes to that significance.
- 4.4.13. In accordance with GPA3, and through an assessment of significance in accordance with NPPF and HEAN 12, a screening exercise has been undertaken to identify the heritage assets that are likely to be affected by the proposed development and therefore require detailed assessment.
- 4.4.14. Heritage assets screened as sensitive to visual change were visited and assessed with a view to potential setting impacts. The site visit enabled assessment of likely impacts of the proposed development: locations which would remain unaffected, locations which have some visibility but that is minimal and does not affect the baseline condition, and locations where visibility is possible/prominent.
- 4.4.15. The scope of this DBA is limited to identifying where no substantial setting impacts are anticipated requiring no further works, or where substantial setting impacts are anticipated, to identify which heritage assets are considered likely to be affected, and to make recommendations for proportionate further detailed assessments.

MINIMISING HARM

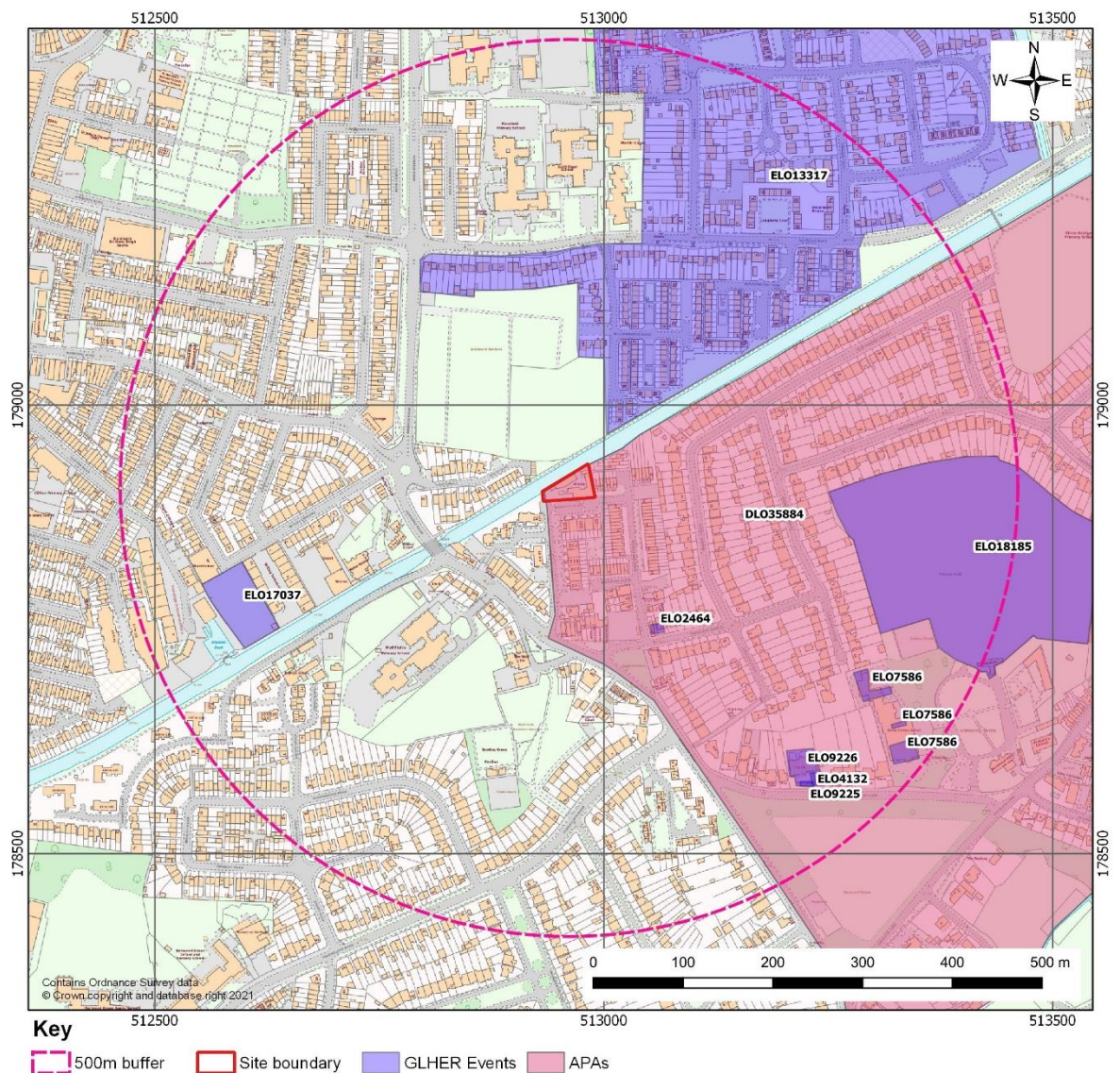
- 4.4.16. Where appropriate, measures for further assessment of, or mitigation of identified impacts are recommended.
- 4.4.17. A summary is presented of the measures to remove, reduce or mitigate harm to heritage assets through careful design and consideration within the development proposals.

²⁵ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

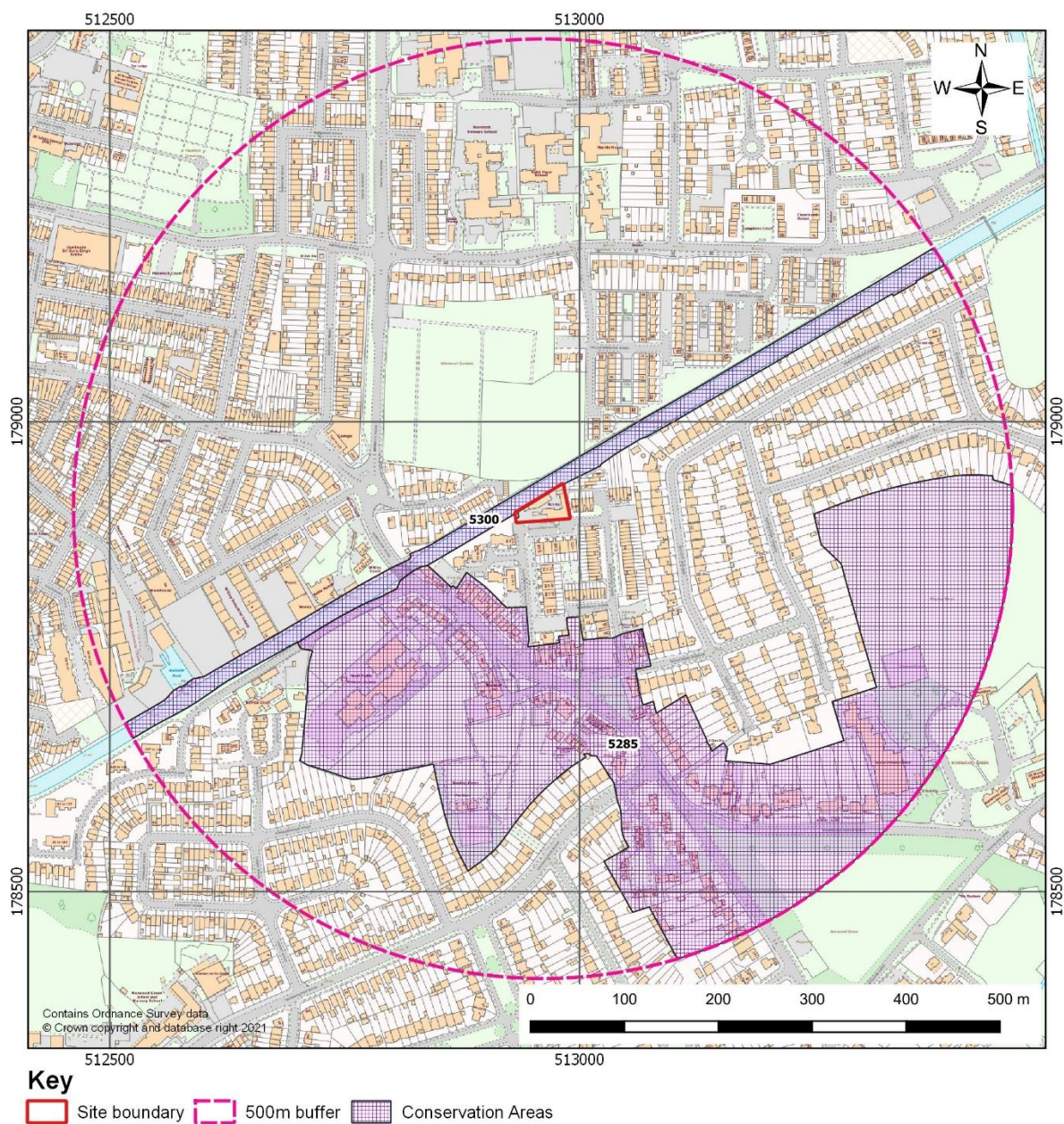
5. RESULTS

5.1. OVERVIEW OF THE HISTORIC ENVIRONMENT

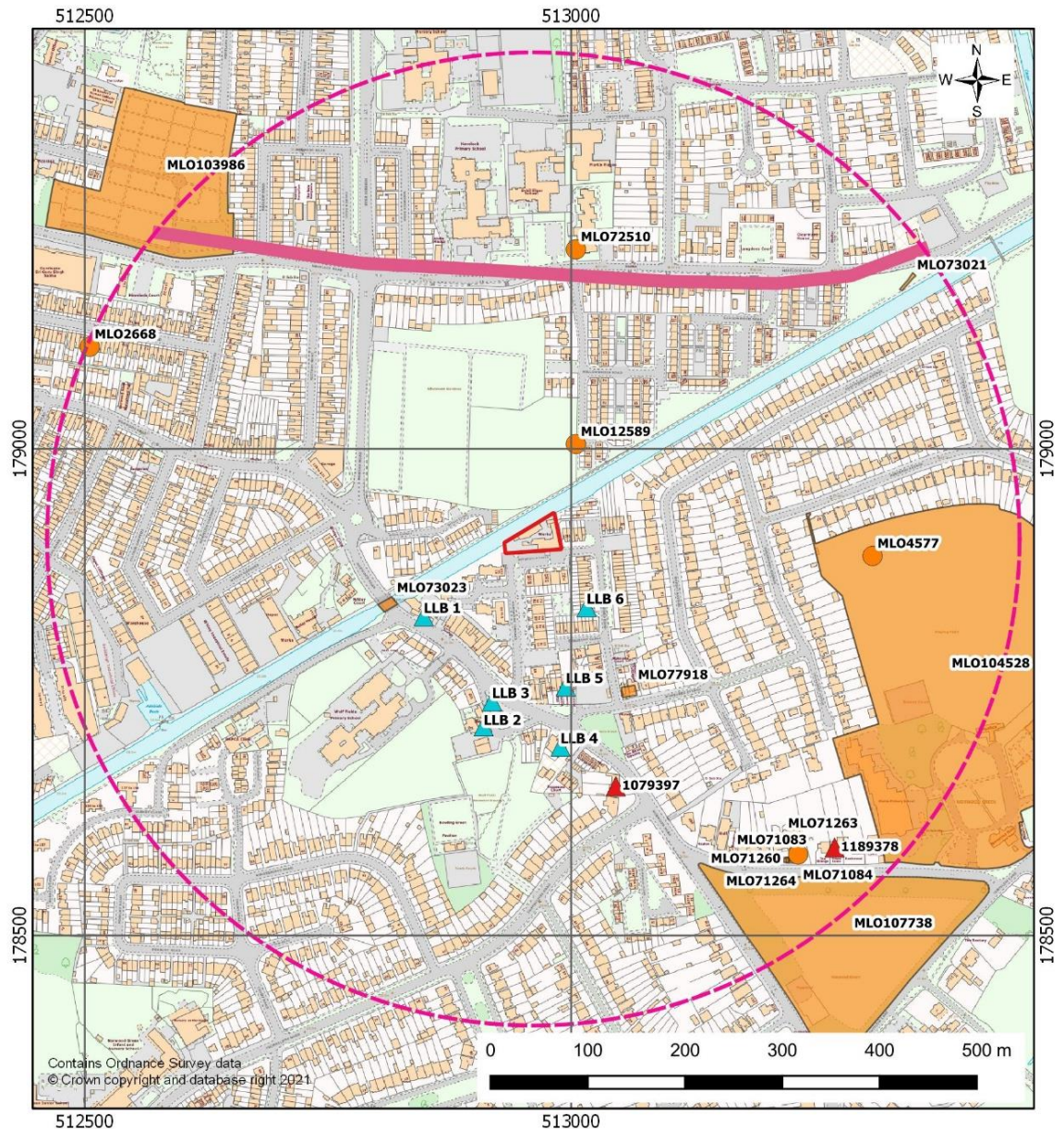
- 5.1.1. The full list of known heritage assets is presented in the Gazetteer (Appendix 1), and the location of each is shown on Illus. 8 – 10.
- 5.1.2. The significance of these assets is discussed by period in the Assessment of Heritage Significance section below.
- 5.1.3. There are no designated or non-designated heritage assets within the PDA, although it lies within one Archaeological Priority Area. There are two Conservation Areas and two Grade II late 18th century listed buildings within the Study Area, and 22 non-designated heritage assets within the Study Area. Of these non-designated assets, two are Palaeolithic, one Romano-British, one Early Medieval, one Medieval, and 17 Post-Medieval – Modern (including six locally listed buildings).



Illus 8. Results of GLHER search: Archaeological Priority Areas (APAs) and archaeological events.



Illus 9. Results of GLHER search: Conservation Areas



Key

- 500m buffer
- Site boundary
- GLHER Monuments (polygons)
- HA1
- ▲ Listed Buildings
- GLHER Monuments (points)
- ▲ Locally Listed Buildings

Illus 10. Results of GLHER and NHLE search: Monuments, Listed Buildings, and Locally Listed Buildings. Also showing location of HA1

5.2. 'ARCHAEOLOGICAL PRIORITY AREAS'

5.2.1. An Archaeological Priority Area (APA) is a defined area where, according to existing information, there is significant known archaeological interest or high potential for new discoveries. APAs are set out in the London boroughs' local plans. They inform the practical use of national and local planning policies for the recognition and conservation of archaeological interest. The Greater London APAs are based on evidence held in the Greater London Historic Environment Record (GLHER).

5.2.2. The PDA and the eastern side of the wider Study Area fall within APA 'Osterley Park Area', listed under the designation DLO35884. Its legal description states:

There is cropmark evidence from early field systems and possible prehistoric barrows. There are prehistoric and Saxon finds between the canal and Boston Road; Norwood Green is a medieval settlement. Some interesting prehistoric finds were found along the borough boundary.

5.3. CONSERVATION AREAS

- 5.3.1. Abutting the PDA on its northern side and continuing to the south-west and north-east is the Conservation Area ('CA') of Canalside. The Canalside CA was designated in 1993 and extended in 1994. Ealing Borough Council produced a Conservation Area Character Appraisal in March 2008. The special interest of the Canalside CA is summarised in the appraisal as:

The Canalside CA includes the whole length of the Grand Union Canal within Ealing, excepting a stretch between Norwood Top Lock and the Hanwell Locks, which are contained within the St Mark's Church and Canalside CA.

The Grand Union Canal, formed from several major canals built during the late 18th and early 19th centuries, is a nationally significant transport route, which provided a reliable and safe inland waterway linking the growing city of London with the industrial manufacturing towns and mining districts of the Midlands and North West England. It played a very significant role in the growth of London before and during the railway age, influencing the location of new industrial districts and transport hubs.

This has continued to define the character of large areas of Ealing and surrounding boroughs. The historic environment of the canal includes the waterway, its banks and towpath, as well as bridges crossing it and a number of adjoining spaces and buildings that contribute to its special historic character and interest.

The Canalside CA now provides quiet routes for walking, cycling and boating, which are of considerable amenity value. It also provides an interesting alternate space within diverse areas, including manufacturing districts, residential suburbs, parks and leisure spaces, as well as some agricultural areas. The character of the canal corridor is strongly influenced by these adjacent land uses, which can alternately provide enclosure to the spaces of the canal, or views across more open areas to prominent local landmarks.

The canal is increasingly providing residential opportunities for people living in canal boats; a strongly contrasting lifestyle to the areas of uniform terraced housing in the surrounding suburbs. The CA is also changing as a result of the trend for Canalside residential development, which makes use of the historic interest of the canal to provide a high-quality environment to new housing areas²⁶.

- 5.3.2. To the south-west, south and east of the PDA lies the Conservation Area of Norwood Green, which was first designated in 1969. A Conservation Area Character Appraisal was produced by Ealing Borough Council in March 2007. The special interest of Norwood Green is summarised in the appraisal as:

Norwood Green CA is situated in the former historic County of Middlesex south-west of Ealing Broadway Town Centre. Today Norwood Green is part of the ward of Southall. The landform is strongly defined by the presence of The Green and by the relationship with the outer surroundings. The natural landscape on the eastern side of Norwood Green provides the CA with its unspoiled atmosphere. The CA is almost entirely flat.

The settlement has [Early Medieval] origins and has developed around The Green and along the southern side of Tentelow Lane.

Within the CA, three "Areas of Character" can be identified: The Green, Norwood Green old village and Frogmore Green. The triangular Green is still the geographical centre of the settlement and the bonding element between the various parts of the CA.

The CA has a very diverse architectural heritage with buildings and remains from the 12th to the 20th Century. The Church of St Mary (12th–19th Century), Norwood Hall (early 19th Century) and the Plough (17th-19th Century) are the most notable buildings within the CA. The CA has a mainly residential use mixed with small retail units.

The CA maintains a loose urban pattern which results from modestly sized buildings set in generous green plots. The varied orientation of buildings and high chimneystacks results in a strongly varied roofscape. Surviving portions of early boundary walls are a precious remain of the historic spatial relationship between private and public space. Trees and fences around properties constitute an important part of the rustic character of the CA.

Mix of construction materials but mainly yellow and brown bricks timber embellishments and cast iron works, slated or tiled roofs. Timber sash and casement windows and multipanel doorways constitute an important element in the pattern of early facades²⁷.

²⁶ Ealing Borough Council 2008, 4

²⁷ Ealing Borough Council 2007a, 5

5.4. HISTORIC LANDSCAPE CHARACTER (HLC)

- 5.4.1. Historic Landscape Characterisation of the Study Area shows that the PDA falls within HLC 183, 'Southall Expands'. This runs from east to west through the Study Area and is defined as interwar suburbs of detached, semi-detached and terraced housing which was formally farmland.
- 5.4.2. To the north of the PDA lies HLC 186, 'Southall New', defined as modern residential development of 1945-2006 housing, whose previous land use is described as 'works'.
- 5.4.3. To the south-west of the PDA lies HLC 81, 'Hounslow Expansion'. This is defined as interwar suburbs of detached, semi-detached and terraced housing which was formally farmland.
- 5.4.4. To the south-east of the PDA lies HLC 187, 'Northwood Green'. This is defined as a settlement core of Early Modern date (usually taken to mean the period between c.1500 and 1750²⁸).

5.5. PREVIOUS INVESTIGATIONS

- 5.5.1. The GLHER records eight archaeological events within the 500m Study Area. These include three archaeological evaluations, one archaeological watching brief, one historic building recording, and three archaeological and/or heritage assessments or statements.
- 5.5.2. Two evaluations totalling three trial trenches, ELO4132 and ELO9225, were undertaken at Elm View, Norwood Green Road in 1997 by MOLA, just over 400m to the south-east of the PDA. Four Medieval ditches and Medieval pottery were found, in addition to a Post-Medieval ditch, drain, and rubble-filled cut. These evaluations were followed by a watching brief in 1998 (ELO9226). The watching brief identified a small concentration of features of Norman date (1140-1300 CE) in the south-eastern area of the site, representing the earliest known origins of the village of Norwood Green. It also revealed three features possibly related to brickearth quarrying. Brickearth was seen in all phases of investigation.
- 5.5.3. Pre-Construct Archaeology carried out an evaluation in 2007 at Khalsa Primary School, Norwood Green Road (ELO7586), 375m to the south-east of the PDA. Seven trial trenches were excavated, revealing natural terrace gravels and brickearth sealed by subsoil and topsoil. No archaeological features or deposits were recorded. Terrace gravels were seen at a depth of 27.19 - 27.36m AOD, overlying brickearth of approximately 0.1m thickness.
- 5.5.4. Historic building recording was carried out at 3 Gladstone Cottages, Wimborne Avenue, 165m to the south-east of the PDA, by Wessex Archaeology in 2003 (ELO2464). architectural features of 19th and 20th century date were noted.
- 5.5.5. Desk-based assessments have been carried out at Witley Gardens by ADC Archaeology in 2015 (ELO17037; 325m to the south-west of the PDA) and at Norwood Hall Playing Fields by Witham Archaeology in 2017 (ELO18185; c.300m to the east-south-east of the PDA). The former assessment concluded that there was a low potential for archaeological remains from all periods within the development site. However, the latter concluded that although there was low potential for remains of Medieval occupation there was slightly higher potential for remains of Early Medieval and Post-Medieval date.
- 5.5.6. A heritage statement on land on the northern side of the Grand Union Canal was undertaken by CgMs Consulting in 2013 (ELO13317; c.40m to the north-east of the PDA). The development was thought to have a limited effect on views of the canal, due to the increased height of some of the buildings.

5.6. ARCHAEOLOGICAL AND HISTORICAL NARRATIVE

PREHISTORIC PERIODS

PALAEOLITHIC (800,000 – 8500 BCE)

- 5.6.1. Archaeology from this period is normally represented by chance findspots rather than more substantial remains of in-situ activity such as settlements or burials. Material from the Lower and Middle Palaeolithic is rare on a national scale (MOLA 2002, 18 – 21).

²⁸ <https://www.collinsdictionary.com/dictionary/english/early-modern>, accessed 7th September 2021

- 5.6.2. There are no known heritage assets dating to this period recorded in the HER within the PDA. However, the PDA lies within an Archaeological Priority Area which is characterised by its Palaeolithic potential.
- 5.6.3. Two heritage assets of Palaeolithic date are recorded within the 500m Study Area. These are both findspots of lithics that were found within the Norwood Green area, MLO12589 (c.90m to the north-east of the PDA) and MLO2668 (c.490m to the north-west of the PDA). Although the exact locations of the findspots are unknown, the former HER entry records a general provenance of the now-lost Macklin's Gravel Pit, whilst the latter HER entry records a general provenance of Norwood Road. However, slightly outside of the Study Area, to the south-east and 600m from the PDA, a Palaeolithic kill site containing Levallois points with an associated complete and articulated mammoth skeleton was found 4m below the brickearth level (MLO11284, not shown on Figure 10).
- 5.6.4. There are no artefacts of this date recorded as being found in the electoral wards of Norwood Green, Southall Green and or Heston East²⁹ on the Portable Antiquities Scheme website³⁰.
- 5.6.5. As noted above, Palaeolithic strata was encountered during investigation ELO7586, 375m to the south-east of the PDA, at levels of between 27.09m and 27.36m AOD. Modern OS mapping demonstrates that the present ground level of that area is between 28m AOD and 29m AOD. Therefore, Palaeolithic strata lay at depths of between approximately 1m and 1.5m below the modern surface. Consequently, if Palaeolithic strata continues into the PDA at a comparable depth below modern ground level, Palaeolithic remains may be present in situ and undisturbed by 19th and 20th century development within the PDA. It follows that, depending on the depth of excavation, Palaeolithic remains may be encountered during development groundworks.
- 5.6.6. Therefore, there is assessed to be a low potential for previously unknown remains of this period to be encountered within the PDA.

MESOLITHIC (8500-4000 BCE)

- 5.6.7. Evidence of Mesolithic activity tends to be represented by lithic findspots; small flakes of flints known as microliths typified this period. Communities are thought to have been largely nomadic, supporting themselves through hunting and gathering (MOLA 2002, 21).
- 5.6.8. The locations of the nearest Mesolithic findspots to the PDA as recorded on the Heritage Gateway website, all single transect axes, are at Southall Gas Works, approximately 1.1km to the north-west of the PDA (GLHER 050141/00/00), and within the vicinity of Gibson's Pit, Hanwell, approximately 1.8km to the north-east of the PDA (GHLER 050143/00/00 and 050144/00/00)³¹.
- 5.6.9. There are no known heritage assets recorded in the HER relating to this period within the PDA or Study Area.
- 5.6.10. There are no artefacts of this date recorded as being found in the wards of Norwood Green, Southall Green and or Heston East on the Portable Antiquities Scheme website³².
- 5.6.11. Given that nearby Palaeolithic strata are likely to lie at between approximately 1m – 1.5m below current ground level (see para. 5.6.5), it is anticipated that any in situ Mesolithic remains will lie at around 1m below modern ground level. Therefore, depending on the depth of groundworks, development within the PDA during the 19th and 20th centuries may have disturbed remains of this date. Consequently, the potential for archaeological remains dating to the Mesolithic period may be reduced within the PDA.
- 5.6.12. Therefore, there is assessed to be a negligible potential for previously unknown remains of this period to be encountered in the PDA.

NEOLITHIC (4000-2200 BCE)

- 5.6.13. The Neolithic period was a gradual transition towards settlement which facilitated a shift towards agriculture during the Bronze Age. It is characterised by earthen monuments, group burial and the introduction of ceramics (MOLA 2002, 22 - 23).
- 5.6.14. An evaluation undertaken by MOLA in 1993 at Osterley Park allotments, just under 2km to the south-east of the PDA, identified unstratified and residual worked flint of Neolithic and later date, as well as burnt flint (GLHER

²⁹ The PDA lies within Norwood Green ward but is within 200m of Southall Green ward (to its north-west) and Heston East ward (to its south-west); therefore, searches were made for finds within all three wards.

³⁰ <https://finds.org.uk/>, accessed 7th September 2021

³¹ HER numbers as given on the Heritage Gateway website. Not reproduced in the Gazetteer as they lie outside of the 500m Study Area.

³² <https://finds.org.uk/>, accessed 7th September 2021

052544/00/00). A number of surface finds of Neolithic flint tools have also been found in Osterley Park (GLHER 053018/00/00 and 050926/00/00).

- 5.6.15. There are no known heritage assets recorded in the HER relating to this period within the PDA or Study Area.
- 5.6.16. There are no artefacts of this date recorded as being found in the wards of Norwood Green, Southall Green and or Heston East on the Portable Antiquities Scheme website³³.
- 5.6.17. As archaeological stratum of this period is likely to lie at depths of around 1m (compares paras. 5.6.5 and 5.6.11), development within the PDA during the 19th and 20th centuries may have disturbed remains of this date, depending on the depth of groundworks. Consequently, the potential for archaeological remains dating to the Neolithic period may be reduced within the PDA.
- 5.6.18. Therefore, there is assessed to be a negligible potential for previously unknown remains of this period to be encountered in the PDA.

BRONZE AGE (2200-700 BCE)

- 5.6.19. During this period people started to establish permanent settlements and create organised agricultural landscapes to allow for subsistence farming. Cremation was common in the Early Bronze Age and bronze was produced and used in material culture (MOLA 2002, 23 and 24).
- 5.6.20. An evaluation undertaken by MOLA in 1993 at Osterley Park allotments, just under 2km to the south-east of the PDA, identified unstratified and residual worked flint of Bronze Age and earlier date, as well as burnt flint (GLHER 052544/00/00). A circular feature of Bronze Age date, possibly a ring ditch, has also been recorded within Osterley Park (GLHER 050826/00/00).
- 5.6.21. There are no known heritage assets recorded in the HER relating to this period within the PDA or Study Area.
- 5.6.22. There are no artefacts of this date recorded as being found in the wards of Norwood Green, Southall Green and or Heston East on the Portable Antiquities Scheme website³⁴.
- 5.6.23. As archaeological stratum of this period is likely to lie at depths of 1m or less (compares paras. 5.6.5, 5.6.11 and 5.6.17), development within the PDA during the 19th and 20th centuries may have disturbed remains of this date, depending on the depth of groundworks. Consequently, the potential for archaeological remains dating to the Bronze Age period may be reduced within the PDA.
- 5.6.24. Therefore, there is assessed to be a negligible potential for previously unknown remains of this period to be encountered in the PDA.

IRON AGE (700 BCE – 43 CE)

- 5.6.25. The agricultural landscape of the Bronze Age continued in use throughout the Iron Age period, with large networks of communities and tribal lands being established. Near the end of the period, hillforts and oppida were constructed and coinage was introduced. The use of iron in material culture is a key characteristic of this period (MOLA 2002, 23 - 26).
- 5.6.26. The locations of the nearest Iron Age findspots to the PDA, both of coinage, are just under 1km to the west-north-west of the PDA (GLHER 050241/00/00), and to the north of Osterley Lane, approximately 850m to the south-east of the PDA (GHLER 053027/00/00).
- 5.6.27. There are no known heritage assets recorded in the HER relating to this period within the PDA or Study Area.
- 5.6.28. There are no artefacts of this date recorded as being found in the wards of Norwood Green, Southall Green and or Heston East on the Portable Antiquities Scheme website³⁵.
- 5.6.29. As archaeological stratum of this period is likely to lie at depths of 1m or less (compare paras. 5.6.5, 5.6.11, 5.6.17 and 5.6.23), development within the PDA during the 19th and 20th centuries may have disturbed remains of this date, depending on the depth of groundworks. Consequently, the potential for archaeological remains dating to the Iron Age period may be reduced within the PDA.
- 5.6.30. Therefore, there is assessed to be a negligible potential for previously unknown remains of this period to be encountered in the PDA.

³³ <https://finds.org.uk/>, accessed 7th September 2021

³⁴ <https://finds.org.uk/>, accessed 7th September 2021

³⁵ <https://finds.org.uk/>, accessed 7th September 2021

HISTORIC PERIODS

ROMANO-BRITISH PERIOD (43CE- MID-5TH CENTURY CE)

- 5.6.31. The Romano-British period is defined by the settling in Britain of the Romans and the inclusion of their material culture, political and economic structures, and social norms into native society. The city of London was established by the Romans, who named it *Londinium* (MOLA 2002, 30 - 42).
- 5.6.32. There are no known heritage assets dating to this period recorded in the HER within the PDA, but one heritage asset is recorded within the 500m Study Area. This is the findspot of a several sherds of residual Romano-British pottery and two fragments of residual Romano-British ceramic building material, found during trial trenching at Elm View, Norwood Green Road, just over 400m to the south-east of the PDA (MLO71083).
- 5.6.33. There are no artefacts of this date recorded as being found in the wards of Norwood Green, Southall Green and or Heston East on the Portable Antiquities Scheme website³⁶.
- 5.6.34. As archaeological stratum of this period is likely to lie at depths of under 1m (compare paras. 5.6.5, 5.6.11, 5.6.17, 5.6.23 and 5.6.29), development within the PDA during the 19th and 20th centuries may have disturbed remains of this date, depending on the depth of groundworks. Consequently, the potential for archaeological remains dating to the Romano-British period may be reduced within the PDA.
- 5.6.35. Therefore, there is assessed to be a negligible potential for previously unknown remains of this period to be encountered within the PDA.

EARLY MEDIEVAL PERIOD (410-1066 CE)

- 5.6.36. During the Early Medieval period (also known as the Saxon period), Britain underwent significant demographic and cultural change with the arrival of Angles, Saxons, Jutes and, in latter centuries, the Vikings, and is characterised latterly by the establishment of minsters, monasteries and manorial estates and the introduction of Christianity. In London, Early Medieval settlement and trade appears to have been centred around the area of Convent Garden, although archaeological evidence is scarce for the century following the departure of the Roman forces from Britain (MOLA 2002, 46 - 55).
- 5.6.37. During the Early Medieval period, Norwood Green was part of the ancient parish of Hayes³⁷. It is first named in a document dating to 852 CE, when it was known as *Northuuda* (OE *north* 'north' + *wudu* 'wood')³⁸. There is no other documentary evidence describing the Early Medieval landscape, settlement patterns or demographics of the PDA or wider area.
- 5.6.38. There are no known heritage assets relating to this period within the PDA recorded in the HER, but there is one heritage asset which may be of Early Medieval date recorded within the 500m Study Area. This is MLO71260, the remains of a ditch containing pottery dated to 1050-1100 CE, identified during an evaluation at Elm View, Norwood Green (ELO9225). It is located just over 400m to the south-east of the PDA. Furthermore, the PDA lies within an Archaeological Priority Area which is believed to contain remains from this period.
- 5.6.39. There are no artefacts of this date recorded as being found in the wards of Norwood Green, Southall Green and or Heston East on the Portable Antiquities Scheme website³⁹.
- 5.6.40. As archaeological stratum of this period is likely to lie at depths of under 1m (compare paras. 5.6.5, 5.6.11, 5.6.17, 5.6.23, 5.6.29 and 5.6.34), development within the PDA during the 19th and 20th centuries may have disturbed remains of this date, depending on the depth of groundworks. Therefore, the potential for archaeological remains dating to the Early Medieval period may be reduced within the PDA.
- 5.6.41. Therefore, there is assessed to be a low potential for previously unknown remains of this period to be encountered in the PDA.

MEDIEVAL PERIOD (1066CE- 1500CE)

- 5.6.42. The Medieval period is characterised on a national scale by the Norman Conquest and the cultural and material changes that brought, such as the building of castles, establishment of serfdom, and introduction of the

³⁶ <https://finds.org.uk/>, accessed 7th September 2021

³⁷ VCH 1971, 40

³⁸ Mills 2011, 349

³⁹ <https://finds.org.uk/>, accessed 7th September 2021

French language. London experienced substantial population growth and concurrent urban expansion during this period (MOLA 2002, 58 – 66).

- 5.6.43. The area of Northwood Green is thought to have been included in the manor of Hayes⁴⁰ in the Domesday Book of 1086. Hayes manor was assessed at 59 hides, 12 of which were in demesne⁴¹. The manor contained 40 ploughlands, 28 plough teams, 108 households (including that of a priest and three knights), and one mill. According to the VCH, it is likely that the mill of the manor of Hayes lay in Norwood, although its exact location is unknown⁴². The manor of Hayes was held by the archbishop of Canterbury (Christ Church) both before and after the Domesday survey; the number of households places it in the largest 20% of settlements recorded in Domesday⁴³.
- 5.6.44. There was clearly established settlement in or around modern Norwood Green by at least the 12th century, as the earliest parts of its parish church, St. May the Virgin, are of this date⁴⁴. A Northwood tithing is referenced in documents in 1235⁴⁵; however, the hamlets of Norwood, Southall and Northcott, which were included in this tithing, were not referenced in documentary sources until the 14th century. The exact position of the hamlets is uncertain before the late 16th century⁴⁶.
- 5.6.45. Almost nothing is known of the Medieval history of Norwood manor. It is first mentioned in documentary sources in 1481, but its date of establishment is not known⁴⁷. However, documents suggests that nearby Southall manor had been established by 1212, so it may be of a similar date⁴⁸.
- 5.6.46. Before the 16th century, the economy and trading networks of Norwood formed part of a single agricultural unit with Hayes. It was a predominantly agrarian area which supplied produce for other archiepiscopal manors⁴⁹. However, there is mention of Southall East Field in documents dating to 1387, possibly indicating a growing level of independence from Hayes⁵⁰. Inclosure of common land began within Hayes manorial estate during the 14th century⁵¹.
- 5.6.47. There are no known heritage assets relating to this period within the PDA recorded in the HER, but there is one heritage asset of Medieval date recorded within the 500m Study Area. This is MLO71084, the remains of several north-south and east-west aligned ditches, a pit and a probable posthole identified during two evaluations and a watching brief at Elm View, Norwood Green (ELO9225, ELO9226 and ELO4132), located just over 400m to the south-east of the PDA. All of these features contained pottery of 11th – 14th century date and were interpreted as forming part of a network of field boundaries.
- 5.6.48. There are no artefacts of this date recorded as being found in the wards of Norwood Green, Southall Green and or Heston East on the Portable Antiquities Scheme website⁵².
- 5.6.49. As archaeological stratum of this period is likely to lie at depths of 0.5m – 1m) (compare paras. 5.6.5, 5.6.11, 5.6.17, 5.6.23, 5.6.29, 5.6.34 and 5.6.40), development within the PDA during the 19th and 20th centuries may have disturbed remains of this date, depending on the depth of groundworks. Therefore, the potential for archaeological remains dating to the Medieval period may be reduced within the PDA.
- 5.6.50. Therefore, there is assessed to be a low potential for previously unknown remains of this period to be encountered in the PDA.

POST-MEDIEVAL PERIOD (1500-1900CE)

- 5.6.51. Characteristics of the Post-Medieval period include the technological advances and social, political and economic upheavals created by the Dissolution of the Monasteries, Industrial Revolution, migration from the country to the city, and the consequences of the rise of British Empire and global trade. This period saw huge

⁴⁰ VCH 1971, 40

⁴¹ VCH 1971, 29

⁴² VCH 1971, 46

⁴³ <https://opendomesday.org/place/TO1080/hayes/>, accessed 8th September 2021

⁴⁴ VCH 1971, 51

⁴⁵ VCH 1971, 49

⁴⁶ VCH 1971, 44

⁴⁷ VCH 1971, 44

⁴⁸ VCH 1971, 43

⁴⁹ VCH 1971, 29 and 45

⁵⁰ VCH 1971, 45

⁵¹ VCH 1971, 30

⁵² <https://finds.org.uk/>, accessed 7th September 2021

urban expansion of London and the building of some of its most famous historic buildings; it was the political and commercial capital of England by the beginning of the 16th century (MOLA 2002, 68 – 76).

5.6.52. The manors of Norwood and Southall were held by the Cheeseman family at the beginning of the Post-Medieval period, descending from the Cheeseman's to the Chamberlain's and thence to the Dacres during the later 16th century. The manor was held by the Awister family from the turn of the 17th century until 1754, when it passed to the Child family. Thereafter the descent of both manors followed that of Hayes manor. However, a manor house for Norwood, located on Frogmore Green, was not mentioned in documentary sources until 1754; this is known to have been demolished during the 19th century⁵³.

5.6.53. Documentary sources and historic mapping suggest that the 16th – 18th century landscape of Norwood Green and the wider area was one of large common fields within the outskirts of and between neighbouring settlements, with inclosed fields closer to or within the settlement cores⁵⁴. However, as noted above, inclosure had been an ongoing process from the 14th century onwards, and by the time of the 1809 Hayes Inclosure Act, less than 1000 acres of open land remained⁵⁵. Carey's map of 1786 (Illus. 12) indicates that during the 18th century the PDA lay close to and to the south of Southall East Field; however, the PDA itself is likely to have been inclosed by this date, as Rocque's earlier map of 1746 depicts substantial subdivision of the land to the PDA's immediate west (Illus. 11). On Carey's 1786 map, a large unnamed settlement in the area of modern Southall Green is shown as lying to the north-west of Norwood. Of interest is the depiction of a lane (HA1) enclosing Norwood on its northern side and running east from this unnamed settlement towards Windmill Lane. This lane is not shown on Hyatt's later map of 1807 (Illus. 13) but is shown again on the 1816 inclosure map (discussed below).



Illus 11. Rocque's map of 1746, showing inclosed fields to immediate west of the PDA

⁵³ VCH 1971, 44

⁵⁴ For example, in 1598 there were four open fields around Southall of between 100a. and 200 a., which are labelled on Carey's map of 1786; unfortunately, the survey breaks off in the middle of the description of Norwood fields (cf. VCH 1971, 45).

⁵⁵ VCH 1971, 45



Illus 12. Carey's map of 1786



Illus 13. Hyatt's map of 1807

- 5.6.54. The highly rural appearance of the parish was altered by the construction of the Grand Junction Canal in 1796⁵⁶, which borders the PDA on its northern side. The canal was completed within only a few years, and based on comparison of available historic mapping, does not seem to have been created through the canalisation of an existing watercourse within the Norwood parish, but rather through the excavation of undeveloped fields (compare Illus. 11 - 13). Wolf Bridge was constructed around this time to provide access across the new canal, as shown by early 19th century mapping (Illus. 13).
- 5.6.55. The 1816 inclosure map of Norwood Precinct (the name then given to the area) is the earliest readily available historic map to show the layout of the PDA and the Study Area in detail (Illus. 14). At this date, the PDA encompassed small portions of plots 869 and 870 and was surrounded by historic and contemporary inclosure. It is thought likely that plots 869 and 870 were historic inclosures⁵⁷. The aligned boundaries of plots 870 and 871, to plot 870's north, strongly indicate that, prior to 1816, they formed a single plot. Although the area was still very rural, approaching industrialisation is indicated by plot 843, to the immediate north-east of the PDA, which was in use by the brickmaking industry (as shown by the new name of 'Brick Field' given to this plot on the 1821 valuation below), and the very small plot 869a, lying between Wolf Bridge (now Norwood Bridge) and the north-western corner of plot 869, which was in use as a wharf. Modern Norwood Road is named as Wolf Lane on the map, whose earliest date of use is unknown but whose etymology almost certainly derives from OE *wulf*, 'wolf'⁵⁸. The line of HA1, discussed above, follows the course of Havelock Lane as shown on the 1816 inclosure map.



Illus 14. 1816 Inclosure map of Norwood Precinct. Reproduced with permission from Southall Library

⁵⁶ VCH 1971, 41

⁵⁷ The Southall Library History Society Transactions no. 3 (SLHS 1961) states that on the original map, pre-existing inclosed land was coloured green; unfortunately, only a black and white print of the map was available to view. However, the labelling of some plots with owners and ownership type and not on others, such as plots 869 and 870, is believed to distinguish between new and old inclosure.

⁵⁸ Cavill 2018, 463

5.6.56. The descriptions of land ownership and use specified in the accompanying 1821 valuation are given in Table 4 below.

Table 4. *Norwood Precinct valuation, 1821 (reproduced with permission from Southall Library)*

Owner	Occupier	Plot No.	Description	A	R	P
R.H. Earl of Jersey	Mr Thomas Walton	843 and 843A	The allotment in Brick Field (Footpath Field) south of the Feeder in one close	14	0	18
Mr. Thomas Gladwin	Mr. Thomas Gladwin	850	Part of a close north side of G.U.C ⁵⁹ and near the Wolf Bridge adj. the lane	2	2	17
Mr. Thomas Gladwin	Mr. Thomas Gladwin	869	Part of the same close [as plot 850] south of said canal by the wharf	2	0	9
The Poor of Uxbridge	Mr. John Westbrook	869a	Part of a close south of the G.U.C by the Wolf Bridge for a public wharf (wharf at Wolf Bridge)	0	1	0
Mr William Wells	Mr William Wells	870	A little meadow north of his house butting on the G.U.C	1	0	20
Mr William Wells	Mr William Wells	871	A dwelling house with a stable, cowhouse, shed, yard, garden, and a small paddock adj. the cottage and garden in Mr. Stevens occupation included	0	3	25
R.H. Earl of Jersey	Mr. Welch	872	A double cottage and gardens (Frog Green); a cottage and garden near the Wolf	0	1	11
Eldred Dodson of Frog Green	Eldred Dodson of Frog Green	873	A dwelling house, barn, stable, shed, yards, garden and orchard	1	2	30

5.6.57. The physical impact of the Grand Union Canal on the Norwood landscape is clear from comparing the map with the valuation entries for plots 850 (on the north side of the canal) and 869 (on the south side of the canal); these are owned by the same person and reference each other in their descriptions, showing that they were previously part of the same field.

5.6.58. The canal also had a significant impact on the economy of the area, which had traditionally been agrarian, and led directly to its urbanisation during the later 19th century. As the Canalside Conservation Area Character Appraisal states⁶⁰:

The construction of the canal in Norwood [...] encouraged a rapid development of brick manufacturing, exploiting the good brick earth in the vicinity of the canal, the cheap coal being brought by the canal from South Wales and the West Midlands, and the opportunity of transporting large quantities of bricks by boat to London. The canal itself provided a significant use of bricks for construction of retaining walls.

5.6.59. The VCH notes that by 1834 the houses in the parish were described as mainly labourers' cottages, and that during the 1850s brick-making licences frequently included the right to erect cottages⁶¹. However, the industry was short-lived, and by 1864 many of the older brick pits had been worked out⁶². Later 19th century industry was also aided by the opening to goods of a branch railways line from Southall to Brentford in 1859 and to passengers in 1860⁶³.

5.6.60. The 1:10560 County Series 1st edition OS map of 1868 (surveyed 1864) (Illus. 15) shows several changes from the 1816 inclosure map but continues to give the impression of a predominantly agricultural area. The most striking change is the appearance of Norwood Flour Mill to the immediate north-west of Wolf Bridge, c.200m

⁵⁹ G.U.C = Grand Union Canal

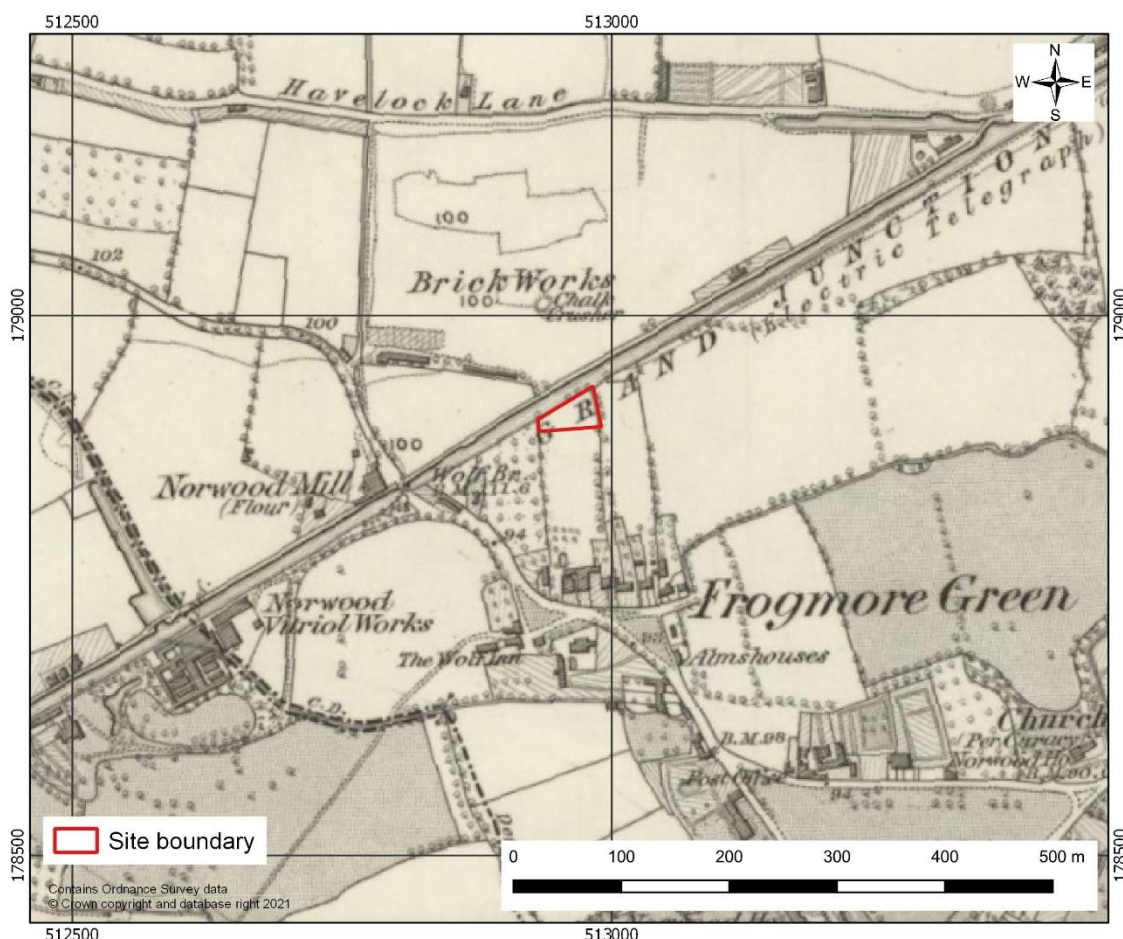
⁶⁰ Ealing Borough Council 2008, 7

⁶¹ VCH 1971, 41 and 42

⁶² Ealing Borough Council 2008, 7

⁶³ VCH 1971, 42

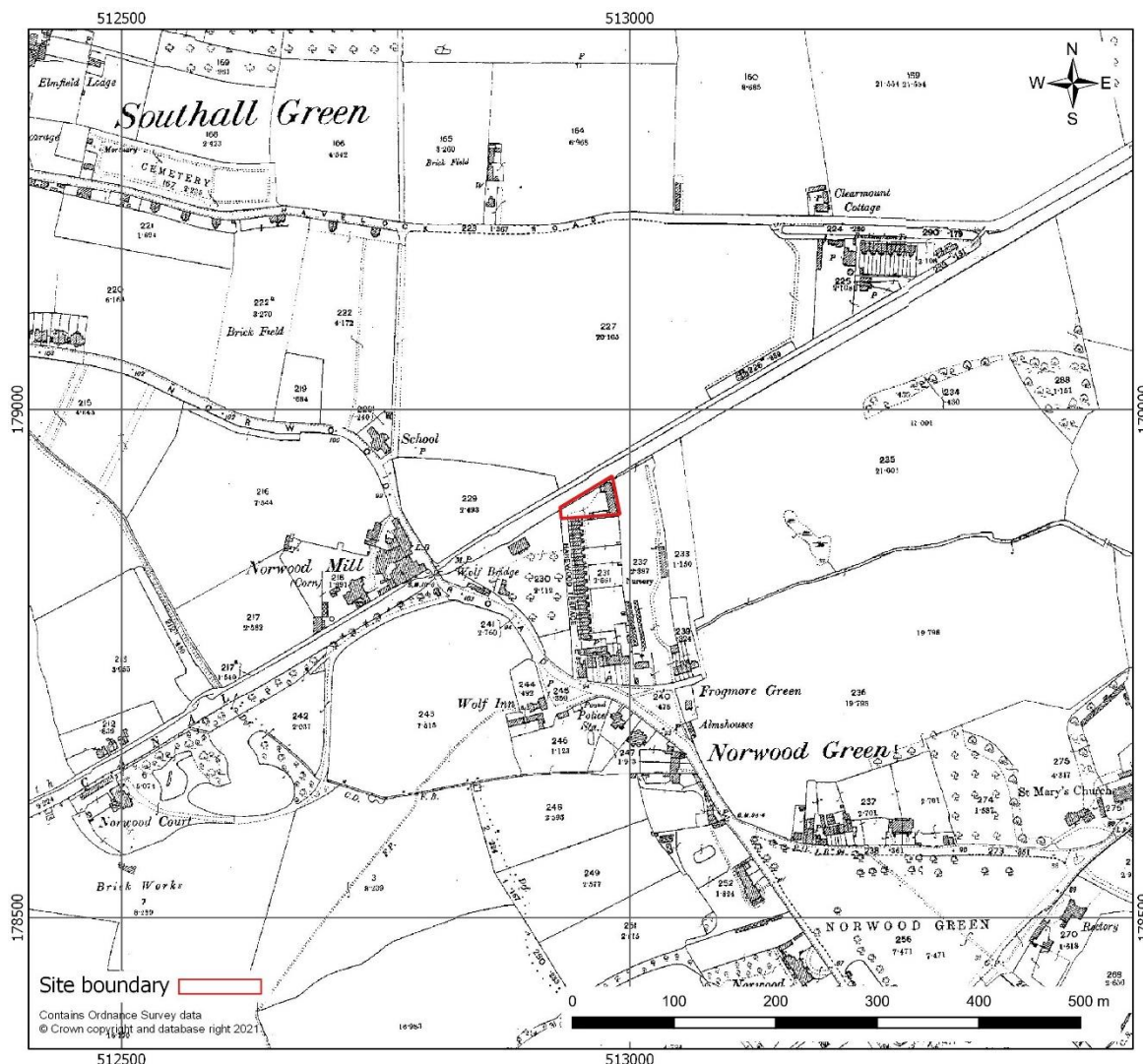
to the south-west of the PDA. Although the plot on which the mill sat in 1868 is demarcated on the 1816 map as plot 849, no buildings are shown on the earlier map. Therefore, the mill must have been constructed between 1816 and 1868⁶⁴. Between the same dates, the buildings which stood to the north-west of the mill on the 1816 map in plot 848 were demolished. The brickworks noted in 1816 plot 843 are clearly marked on the 1868 map, which includes the location of a chalk crusher. Norwood Vitriol Works, 310m to the south-west of the PDA, had also been established by 1868, and an electric telegraph line had been erected parallel to the canal. In the north of the Study Area, several 1816 plots had been subdivided by 1868, whilst in the south of the Study Area, there are several instances of small 1816 plots being combined into single land parcels by 1868 (for example, 1816 plots 875 – 877, to the east of the PDA). Within the PDA itself, the earlier boundary between 1816 plots 869 and 870 had been removed and new boundaries established, leading to the PDA lying within a single plot. Whilst the new plot to the PDA's immediate west is shown as orchard, the PDA is not, indicating that it was either in use as meadow or for subsistence farming.



Illus 15. 1868 1:10560 County Series 1st edition OS map

5.6.61. By the time of the 1:2500 County Series 1st revision OS map of 1896 – 1898 (Illus. 16), Harewood Terrace had been laid and terraced housing constructed along its eastern side. The northernmost of these terraced houses fell within the footprint of the PDA (compare with Illus. 22 below); its owner may have also been the owner and/or occupier of the L-shaped north-south orientated building which had been erected along the PDA's eastern boundary. There is no indication of this building's function, but it most likely housed workshops; a small building, probably a shed, is shown along the PDA's southern boundary. To the west of the PDA, a building had been erected alongside the canal. Further afield, the vitriol works and brick works had been closed whilst Norwood Mill had been expanded. Several field boundaries had also been removed, particularly to the east and south-east of the PDA. This is one of the earliest maps to show the renaming of Wolf Lane as Norwood Road.

⁶⁴ A date of establishment for the mill could not be found in the VCH, London Metropolitan Archives online catalogue, or Ealing Local History Centre



Illus 16. 1896 - 1898 1:2500 County Series 1st revision OS map

- 5.6.62. In 1859, Norwood Precinct became a separate parish to Hayes, thus formalizing the long-existing distinction between Hayes and Norwood⁶⁵. The Southall-Norwood U.D.C., uniting the two settlements of Norwood Green and Southall under a single unitary authority⁶⁶, was set up in 1894. Urban development of Southall Green due to the opening of many manufacturing industries in the area began in earnest during the 1890s, although Norwood Green remained relatively agricultural⁶⁷.
- 5.6.63. There are no known heritage assets relating to this period within the PDA recorded in the HER. However, there are 13 heritage assets of Post-Medieval date recorded within the 500m Study Area. These include two Grade II listed buildings, Friars Lawn/The Grange (NHLE 1189378) and 196 and 198 Norwood Road (NLHE 1079397). These are located 410m and 240m to the south-south-east of the PDA respectively. Both Conservation Areas, already discussed, are also of Post-Medieval date. The remaining nine monuments are: MLO72510, a landfill site, located 270m to the north of the PDA; MLO4577, the probable site of Norwood manor house, 320m to the east of the PDA; MLO77918, 3 Gladstone Cottages, dating to the early 19th century and located 165m to the south-south-east of the PDA; MLO73021, the site of a 19th century footbridge, located 425m to the north-east of the PDA; MLO73023, Wolf Bridge, 125m to the south-west of the PDA; MLO71264, a quarry pit, and MLO71263, a drain, both identified as part of investigations at Elm View, Norwood Green Road, 400m to the south-east of the PDA; MLO103986, Havelock cemetery, 415m to the north-east of the PDA; and MLO104528, the site of Norwood Lodge, a country estate built at the turn of the 19th century and demolished during the 1960s, located 375m to the south-east of the PDA.

⁶⁵ VCH 1971, 40

⁶⁶ VCH 1971, 49

⁶⁷ VCH 1971, 42 and 47

- 5.6.64. There are four locally listed buildings within the Study Area⁶⁸. These are located 100m – 200m to the south-west and south of the PDA and are detailed in the Gazetteer.
- 5.6.65. There are no artefacts of this date recorded as being found in the wards of Norwood Green, Southall Green and or Heston East on the Portable Antiquities Scheme website⁶⁹.
- 5.6.66. Development within the PDA and the excavation of the Grand Union Canal to its immediate north during the late 19th and 20th centuries is likely to have disturbed or destroyed pre-existing 16th – mid-19th century remains. Therefore, the potential for archaeological remains dating to the Post-Medieval period prior to the late 19th century may be reduced within the PDA.
- 5.6.67. Therefore, there is assessed to be a low potential for previously unknown remains of this period to be encountered in the PDA.

MODERN (1900CE - PRESENT)

- 5.6.68. The Modern period is characterised by the two world wars, technological advances like the motorcar and a National Grid, and social changes such as women's and gay rights.
- 5.6.69. A photograph dated 1903 shows views over the PDA from Wolf Bridge (Illus. 17). The L-shaped building seen on the 1896-1898 map within the PDA, discussed above, can be seen in the right background of the image. It appears to have had a tin or corrugated iron roof marked with the name of the business (not legible from the photograph) and numerous lengths of timber and other objects stored in its yard. A brick-built building can be seen closer to the foreground on the right of the picture; this building is also shown on the 1896 – 1898 map. On the opposite side of the canal is a landscape of open grassed fields and hedgerows.



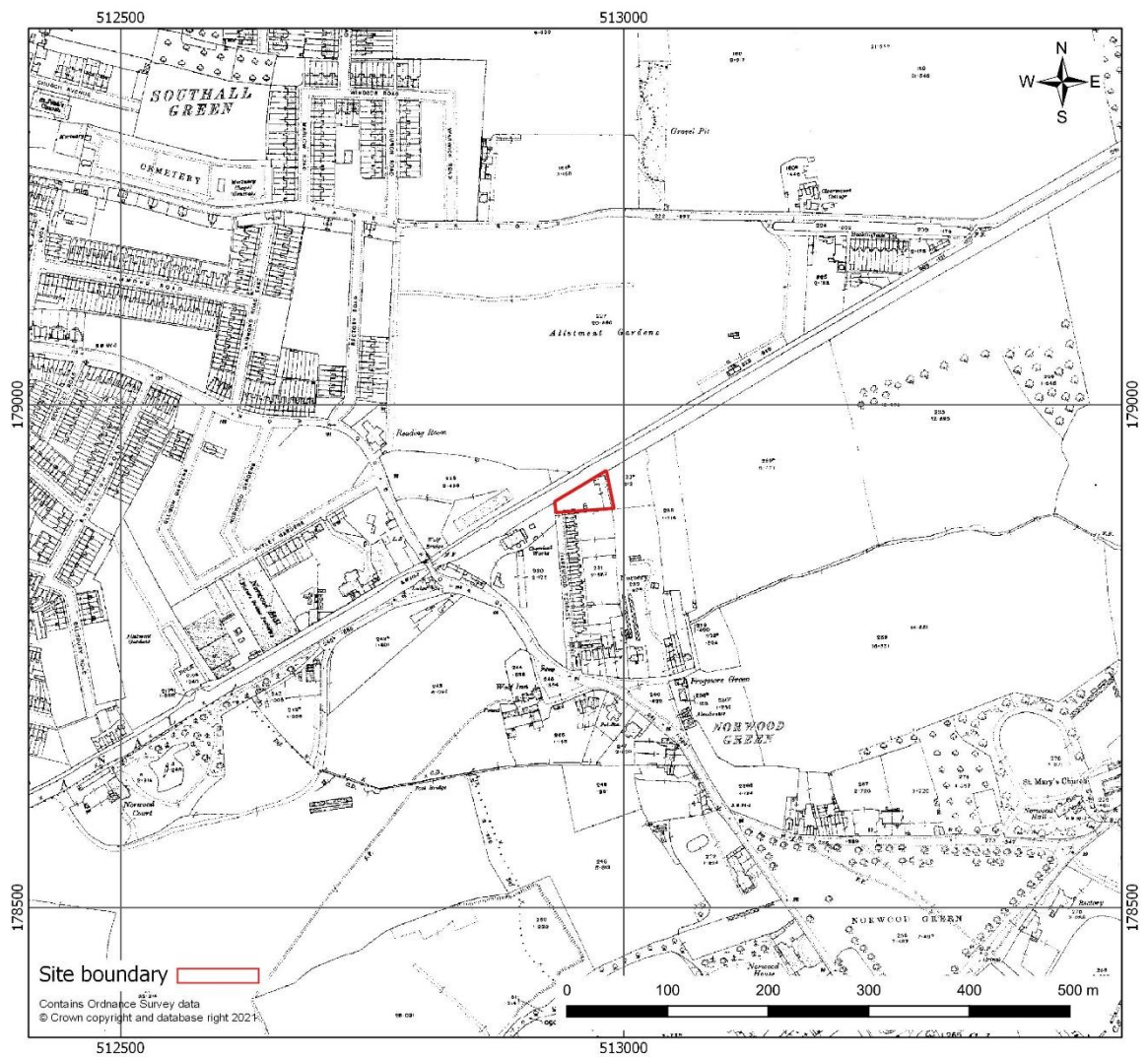
Illus 17. Photograph dated 1903, looking east from Wolf Bridge to the PDA (Southall Library record no. T351/596/20a). Reproduced with permission from Southall Library.

- 5.6.70. On the 1914 1:2500 County Series 2nd revision OS map (Illus. 18), the brick-built building of the 1903 photograph is identified as a chemical works, although the L-shaped building within the PDA remains unnamed. This map also shows substantial growth of Southall Green to the north-west of the PDA and the relocation of Norwood Mill, identified as a picture frame factory; the original mill buildings burned down in 1912⁷⁰. It also shows that the early 19th century 'Brick Field' was in use as allotments by this date.

⁶⁸ Ealing Borough Council 2007b, section 10.10

⁶⁹ <https://finds.org.uk/>, accessed 7th September 2021

⁷⁰ Dated photographs of the fire held by Southall Library; not reproduced here



Illus 18. 1914 1:2500 County Series 2nd revision OS map

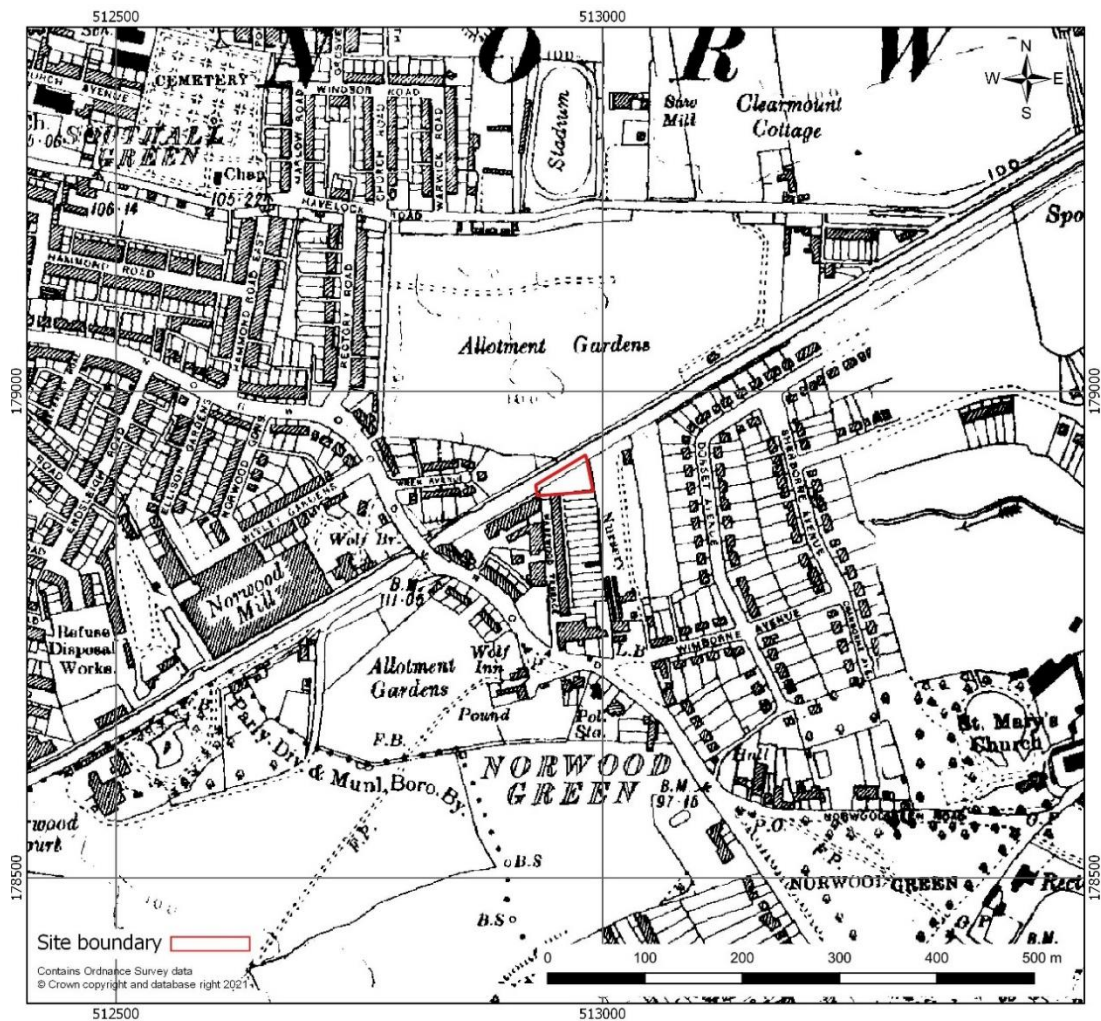
- 5.6.71. In 1936 the municipal borough of Southall was formed, its area of jurisdiction including the parish of Norwood⁷¹. At roughly the same time, the area around the PDA, to the north of Norwood green, was the focus of significant urbanisation. On the 1935 3rd revision 1:10560 OS map (Illus. 19), many new roads flanked by semi-detached or terraced houses had been built to the east, west and north-west of the PDA, changing the character of the area immensely. New buildings had also been constructed along the western side of Harewood Terrace. The L-shaped building and shed that had previously occupied the PDA had been demolished by this date; aerial photographs dating to 1945 demonstrate that it had been redeveloped by the mid-1940s⁷², although the image is not of sufficient quality to perceive their layout or characteristics.
- 5.6.72. According to Zetica UXO, there is a low risk for unexploded ordnance from WWII (defined as 'a record of less than 10 bombs per km²') within the PDA⁷³. Detailed data regarding the location of recorded individual bomb strikes for the PDA and Study Area was sought from the Bomb Sites website⁷⁴ but, at the time of viewing, the website mapping was not functioning and so the data could not be accessed. Therefore, although the historic mapping discussed above and below (see Illus. 22) demonstrates that known historic structures within the PDA were unaffected by WWII bombing raids, the possibility of the PDA being subjected to bomb strikes cannot be discounted.

⁷¹ VCH 1971, 50

⁷² These aerial photographs are not reproduced here as they show no other changes to the area by this date, but can be viewed on Google Earth Pro

⁷³ <https://zeticauxo.com/downloads-and-resources/risk-maps/>, accessed 20th September 2021

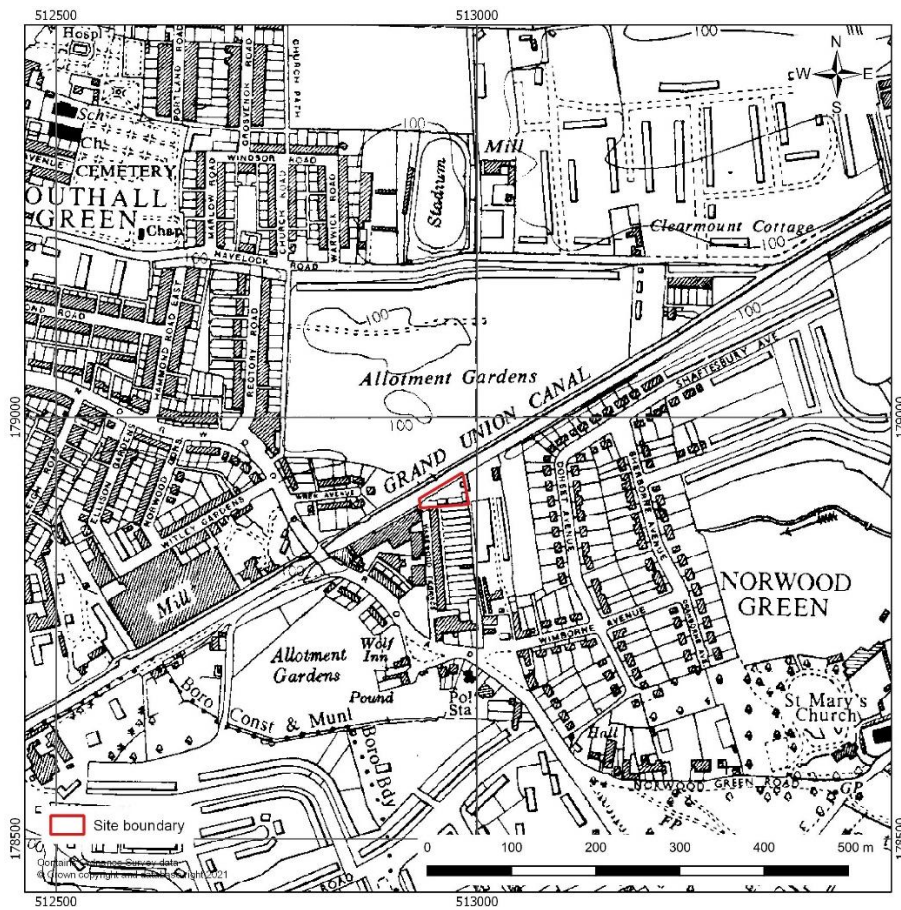
⁷⁴ <http://bombsight.org/>, accessed 20th September 2021



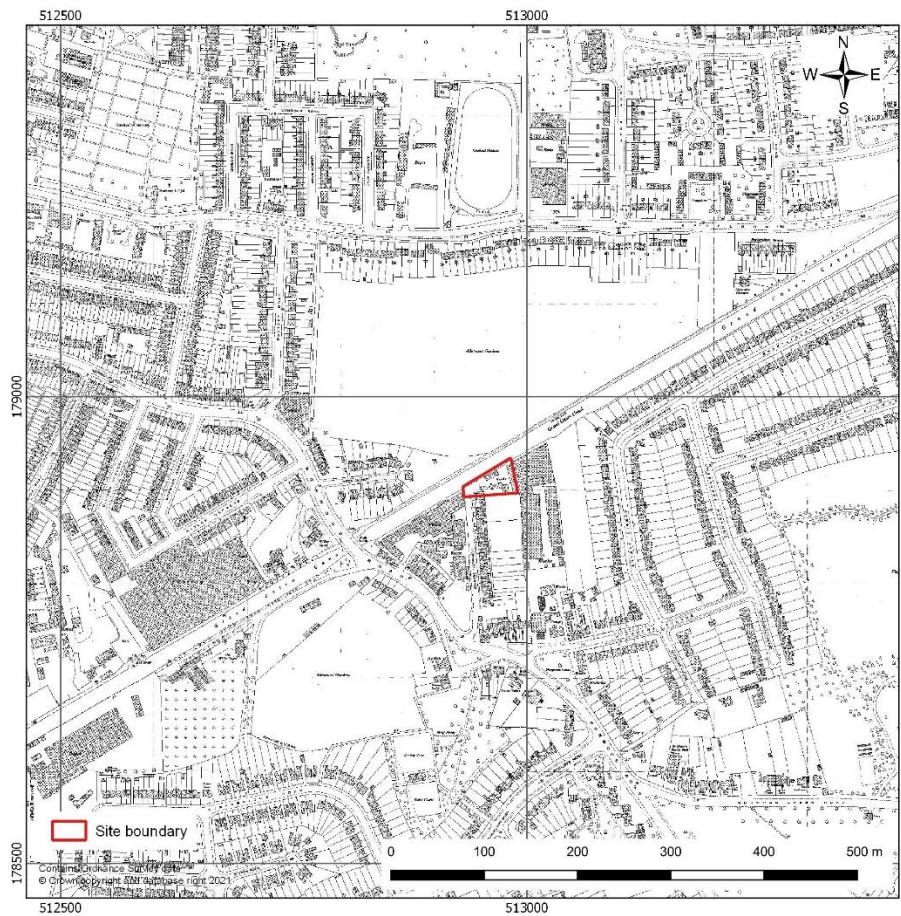
Illus 19. 1935 3rd revision 1:10560 OS map

5.6.73. On the 1960 1:10560 1st Imperial edition National Grid map (Illus. 20) four buildings are depicted within the PDA along its southern and eastern sides, two of which may form part of the current workshops and buildings within its south-eastern corner. By 1962, at least one and probably two of these buildings had been demolished, and new buildings erected within the northern half of the PDA (Illus. 21). Within the wider Study Area, residential development continued during the 1950s and 1960s to the east of the PDA, and in 1965, Southall Borough was merged with the boroughs of Ealing and Acton to form the new London Borough of Ealing⁷⁵.

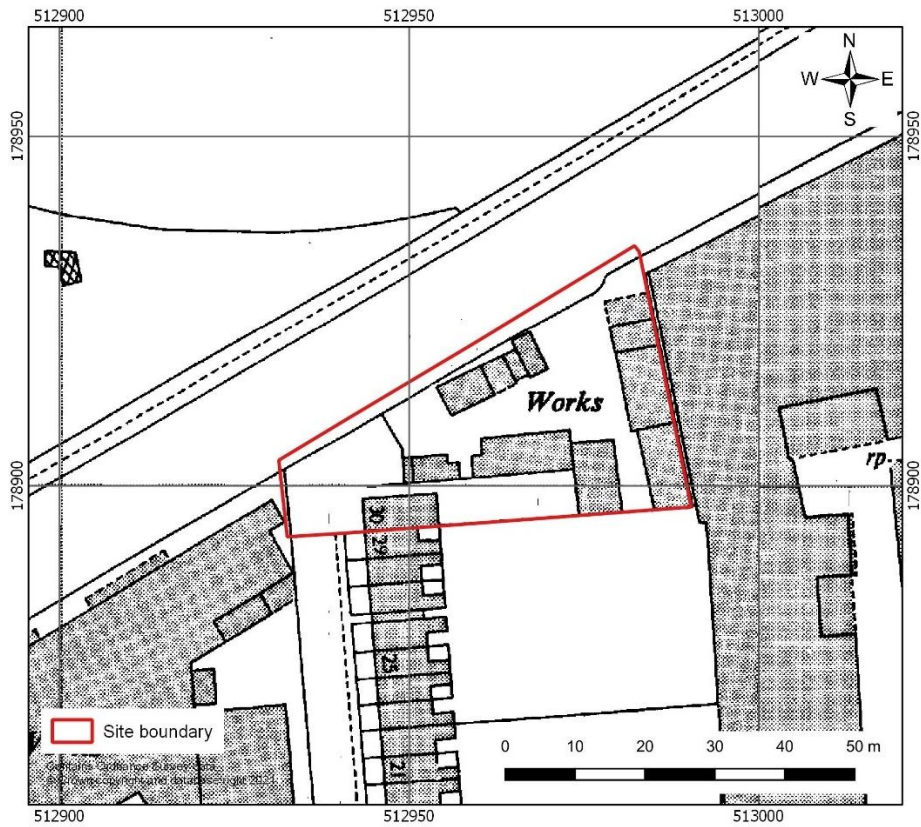
⁷⁵ VCH 1971, 50



Illus 20. 1960 1:10560 1st Imperial edition National Grid map



Illus 21. 1962 1:1250 1st Edition National Grid map



Illus 22. Detail of 1962 1:1250 1st Edition National Grid map showing late Victorian terraced house within PDA

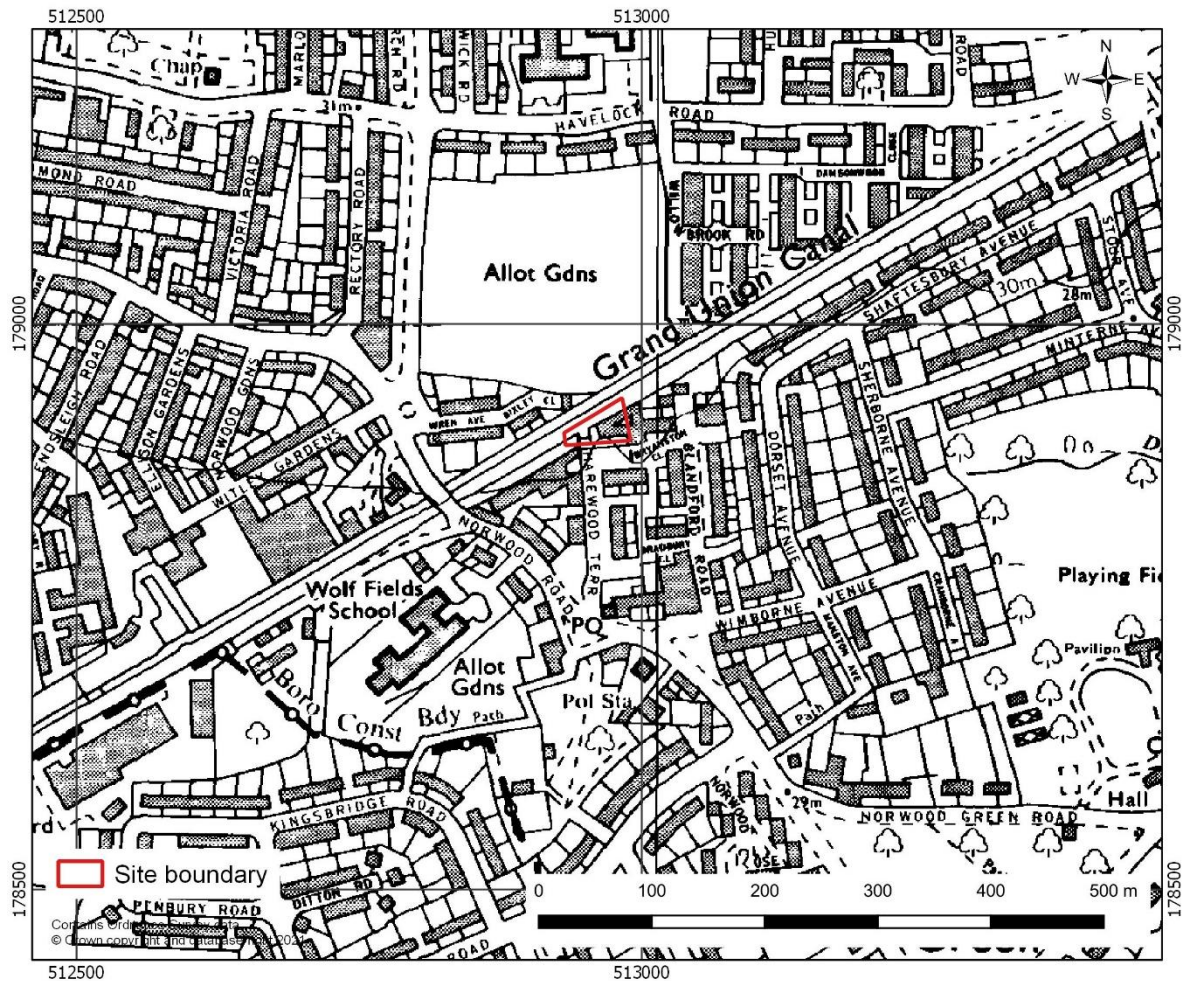
5.6.74.

A photograph of 1975 held by Southall Library (Illus. 23) shows the view over the PDA from Wolf Bridge at this date. Although there is a high hedgerow along the left of the frame, glimpses of rooftops can be seen through and above it, illustrating the level of 20th century development in the area. Along the right of the frame, the canal is lined with brick warehouses, workshops and sheds; one of those within the PDA can be seen in the right background of the image.



Illus 23. Photograph dated 1975, looking east from Wolf Bridge to the PDA (Southall Library record no. T351/138/17a). Reproduced with permission from Southall Library

5.6.75. The late Victorian terraced houses on the eastern side of Harewood Terrace were demolished and replaced by the blocks of flats that stand there today during the late 1970s/early 1980s, as shown by the 1985 1:10,000 1st revision National Grid map (Illus. 24). During this period the present boundaries of the PDA were established and Bryanston Close was created.



Illus 24. 1985 1:10,000 1st revision National Grid map

- 5.6.76. There are no known heritage assets relating to this period within the PDA recorded in the HER. Five of the previously discussed monuments within the 500m Study Area are identified as being in use until, or undergoing development, during the Modern period (MLO73021, MLO73023, MLO103986, MLO104528, and MLO107738).
- 5.6.77. There are two locally listed buildings within the Study Area⁷⁶. These are located 100m – 150m to the south-east of the PDA and are detailed in the Gazetteer.
- 5.6.78. There are no artefacts of this date recorded as being found in the wards of Norwood Green, Southall Green and or Heston East on the Portable Antiquities Scheme website⁷⁷.
- 5.6.79. It is thought probable that structural remains of the most northerly of the Harewood Terrace late Victorian houses exist in situ within the PDA. It is thought possible although less likely that remains earlier sheds and workshops are also present⁷⁸.
- 5.6.80. Therefore, there is assessed to be a low potential for previously unknown remains of this period to be encountered in the PDA.

⁷⁶ Ealing Borough Council 2007b, section 10.10

⁷⁷ <https://finds.org.uk/>, accessed 7th September 2021

⁷⁸ This assumption is based on the fact that workshops and sheds were often more ephemeral structures than houses and often had substantially shallower foundations

6. STATEMENT OF SIGNIFICANCE AND IMPORTANCE

6.1.1. This section presents an assessment of the significance and importance of known assets within the PDA and 500m Study Area. The potential for heritage assets to be present within the PDA, including an assessment of their likely significance and importance, is also presented. The criterion by which significance, importance and potential are judged are presented in paragraph 4.4.2, Table 2, and Table 3.

6.2. KNOWN HERITAGE ASSETS WITHIN THE PDA

6.2.1. The PDA falls within an Archaeological Priority Area which may contain remains of Palaeolithic and Early Medieval – Post-Medieval date within 500m of the PDA. This APA is of Medium (Regional) importance, with its significance deriving from its archaeological interest.

6.2.2. There are two Post-Medieval Conservation Areas and two late 18th century Grade II listed buildings within 500m of the PDA. These are all of Medium (Regional) importance, and their significance buildings is derived from their architectural and historical interest.

6.2.3. There are six locally listed late Post-Medieval and Modern buildings within 500m of the PDA. These are of Low (Local) importance and are significant due to their architectural and historic interest.

6.2.4. There are two monuments which refer to extant structures of 19th century date (MLO77918 and MLO73023), and one which refers to an undisturbed 19th century cemetery (MLO103986). These are of Low (Local) importance and are significant due to their architectural and historic interest.

6.2.5. Monument MLO107738 refers to the settlement of Norwood Green and records its historic development. It is of Low (Local) importance and derives its significance from its historical interest.

6.2.6. There are five monuments recording the location of Medieval – Post-Medieval archaeological remains uncovered during recent archaeological investigations (MLO72510, MLO71264, MLO71260, MLO71263 and MLO71084). These are of Low (Local) importance and are significant due to their archaeological and historical interest.

6.2.7. There are six monuments which record the site of Post-Medieval structures or the findspots of Palaeolithic and Roman artefacts within 500m to the PDA (MLO104528, MLO73021, MLO2668, MLO12589, MLO71083, and MLO4577). As these structures and artefacts have been demolished or removed, they are of negligible importance. Their significance derives from their archaeological and historical interest.

6.3. POTENTIAL HERITAGE ASSETS WITHIN THE PDA

6.3.1. The above assessment has concluded that there is low potential for Palaeolithic remains, negligible potential for Mesolithic – Romano-British remains, low potential for Early Medieval remains and low potential for Early Medieval - Modern remains to be present within the PDA. There is a possibility that Palaeolithic remains will be encountered if development groundworks exceed approximately 2m in depth.

6.3.2. Given the nature of the surrounding known heritage assets, any archaeological remains within the PDA are likely to be of Negligible or Low (local) importance and derive their significance from their archaeological and/or historical interest.

6.4. SETTING OF HERITAGE ASSETS IN THE STUDY AREA

6.4.1. Setting impacts upon heritage assets in the area surrounding the PDA may occur as a result of the demolition, construction and operation of the development causing visual or other sensory changes (such as noise, light, movement) within their settings, such that our ability to appreciate the significance of the asset as adversely (or beneficially) affected.

6.4.2. An initial screening exercise was carried out to determine which known heritage assets have settings which input into their significance and which may be impacted by the proposed development. As part of this exercise, all heritage assets which were findspots or 'sites off' were screened out, as they no longer exist within their original setting. Similarly, archaeological remains which have either been removed through investigation or built over and therefore do not have settings which can be appreciated from above ground have been screened out. The Archaeological Priority Area has also been screened out as, having only archaeological interest, its setting does not contribute to its significance.

- 6.4.3. Known heritage assets that have therefore been screened in are the Conservation Areas, national and locally listed buildings, and monuments MLO77918, MLO73023, MLO103986, and MLO107738. These have been assessed using the criterion set out in GPA2 and *Principles of Cultural Heritage Impact Assessment in the UK* to determine whether no setting impacts are anticipated and therefore no further works are likely to be required by the LPA, or whether substantial setting impacts are possible and therefore further detailed assessments may be required by the LPA.

CONSERVATION AREAS

CANALSIDE

- 6.4.4. The PDA abuts a small section of the Canalside CA and therefore, through the changes it will bring, the proposed development will have an impact on the Canalside's setting.
- 6.4.5. The historic setting of the Canalside shown on historic mapping and photographs has changed from open fields and agricultural land to small-scale industry and then to urban residential development. Therefore, its original setting has been lost and is not deemed relevant to this assessment. However, its more recent setting, that of small-scale industry and residential development abutting its banks, still exists. This is the historic and current setting which contributes to the value and significance of the CA and which will be impacted by the proposed development.
- 6.4.6. Through virtue of being residential in nature, the proposed development is, in principle, in keeping with the setting of the CA. Furthermore, Ealing Borough Council's character appraisal of the asset highlights that 'the CA is [already] changing as a result of the trend for canal-side residential development, which makes use of the historic interest of the canal to provide a high-quality environment to new housing areas⁷⁹. It adds that 'the development of the canal as a new form of residential area [...] is also a notable and, it is hoped, a positive development⁸⁰'; the appraisal gives a number of examples of canal side residential development which has had a positive impact on the CA's setting. As the appraisal makes clear, the presence of poorly-maintained or ramshackle industrial buildings, such as can be argued to exist within the PDA (Illus. 25), 'detracts from the vibrancy of the CA⁸¹'.



Illus 25. View from northern side of Grand Union Canal towards PDA, illustrating how the current use of the PDA 'detracts from the vibrancy of the CA' and the obstacle posed by the Modern blocks of flats to shared relationships between the settings of the PDA and heritage assets to its south

⁷⁹ Ealing Borough Council 2008, 4

⁸⁰ Ealing Borough Council 2008, 33

⁸¹ Ealing Borough Council 2008, 38

- 6.4.7. The proposed development's Design and Access Statement highlights that 'addressing the canal along with the acknowledgment of local distinctive details and materials forms the concept behind the architecture of the proposals⁸²'. The proposed residences will be set back from the canal side and will be of three storeys rather than four along its frontage, therefore reducing or negating the impact of its scale and massing on the setting of the Canalside Conservation Area.
- 6.4.8. Therefore, it is believed that the proposed development will have a positive impact on the Canalside Conservation Area and that the LPA are unlikely to require further assessment of setting impacts on this heritage asset.

NORWOOD GREEN

- 6.4.9. Intervisibility between the PDA and the Conservation Area of Norwood Green, and any additional relationships that their settings may have had, had been blocked by the Modern multi-storey housing and flats between them. Therefore, it is not anticipated that any setting impacts will be caused by the proposed development on this heritage asset, and so it is believed that the LPA are unlikely to require further assessment.

BUILT HERITAGE AND MONUMENTS

- 6.4.10. Due to the lack of projected intervisibility between the proposed development and the national and locally listed buildings, MLO107738, MLO103986 and MLO77918 caused by the existing built-up nature of the local area and the scale and massing of the proposed development (see para. 7.1.2 below), it is not anticipated that any setting impacts will be caused by the proposed development on these assets. Therefore, the LPA is unlikely to require further assessments of these heritage assets.
- 6.4.11. It is not anticipated that the setting of monument MLO73023, Wolf Bridge, will be impacted by the proposed development, as it is already surrounded by buildings of similar heights and materials as those proposed for the new residences and views to and from the bridge will not be significantly curtailed by the development. Therefore, the LPA is unlikely to require further assessments of these heritage asset.

⁸²Q Developments Ltd 2021, 15

7. PROPOSED DEVELOPMENT

7.1.1. The proposed development is for nine environmentally friendly, four storey residential 'town' houses with associated parking and landscaping. A pre-planning application (ref. 194715PAC) has been submitted by the client and the proposed design adapted in response to the LPA's responses.

7.1.2. The client has produced a detailed Design and Access plan which outlines the planning and application history and analyses and justifies various aspects of the development such as proposed materials, massing and facades, as well as discussing the effect of the development on the setting of the canal and wider streetscape (see Illus. 26 and 27). It states:

Generally, a 4 storey height is proposed, relating to the adjacent context, with 3 storeys to the canal-side on the north side and 4 storeys on the south.

The [existing] apartment building to the south on Bryanston Close is 4 storey with a pitched roof. The houses directly to the east are 3 to 4 storey as is the apartment block to the south west. The 2 storey houses to the north east are further from the proposal, which is reduced to 3 storey in height along this facade⁸³.

7.1.3. No information regarding the proposed programme of groundworks, such as foundation depths or site ground reduction, is available at the time of writing.



Illus 26. Proposed northern façade of the development as detailed in its Design and Access Statement (Q Developments Ltd 2021)



Illus 27. Proposed southern façade of the development as detailed in its Design and Access Statement (Q Developments Ltd 2021)

⁸³ Q Developments Ltd 2021, 21

8. PREDICTED IMPACTS OF THE PROPOSED DEVELOPMENT

8.1. DIRECT IMPACTS

ARCHAEOLOGICAL REMAINS

- 8.1.1. The assessment presented in this report has considered the known archaeological and heritage resource within and surrounding the application site in order to establish the potential constraints and implications for construction of a residential development.
- 8.1.2. Direct impacts upon buried archaeological remains have the potential to occur during development as a result of intrusive groundworks. Activities which may have an impact upon buried archaeological remains include construction enabling works, any areas of cut and fill, bulk excavation and topsoil stripping, site compound establishment and excavations for footings, roads, utilities and landscaping.
- 8.1.3. Development groundworks within the site as described above have the potential to truncate or remove buried archaeological remains, resulting in a direct impact on these assets. The level of potential for this cannot be currently assessed as no groundworks programme has been provided, and therefore the 'worst-case scenario' in terms of direct impacts on archaeological remains has been assumed.
- 8.1.4. There are no known heritage assets within the PDA or Study Area that would be affected by the proposed development.
- 8.1.5. The above assessment has concluded that there is low potential for Palaeolithic remains, negligible potential for Mesolithic – Romano-British remains and low potential for Early Medieval - Modern remains to be present within the PDA. In particular, it has been highlighted that structural elements of the late Victorian terraced house which stood within the footprint of the PDA, and possibly of earlier sheds and workshops, may remain as in situ buried archaeology. Moreover, depending upon the depth of excavation, Palaeolithic remains may be encountered during development groundworks.
- 8.1.6. Any archaeological remains within the PDA are likely to be of Negligible or Low (local) importance.

8.2. SETTING IMPACTS

DESIGNATED HERITAGE ASSETS

- 8.2.1. The setting of the Canalside Conservation Area will be impacted by changes introduced by the proposed development. However, the residential nature of the proposed development and the planned scale, massing and materials of the proposed buildings are deemed to be appropriate to the character of the CA. Moreover, the local authority have stated that sympathetic residential development along the canal side and removal of poorly-maintained industrial areas (such as can be argued of the PDA currently) is welcomed and encouraged. Therefore, the impact of the proposed development on this designated heritage asset is deemed to be positive.
- 8.2.2. The receiving environment of the proposed development and lack of projected intervisibility and other relationships between the proposed development and the designated assets of Norwood Green Conservation Area and Grade II listed buildings NHLE 1079397 and NHLE 1189378 means that the proposed development is highly unlikely to cause significant and/or negative impact to the settings of these assets.

NON-DESIGNATED HERITAGE ASSETS

- 8.2.3. The receiving urbanised environment of the proposed development and lack of projected intervisibility and other relationships between it and surrounding non-designated heritage assets which retain their setting means that the proposed development is highly unlikely to cause significant and/or negative impact to the settings of these assets.

8.3. HISTORIC LANDSCAPE CHARACTER

- 8.3.1. The development proposal is for residential land use, located alongside existing current and historical residential land-use. The proposed development fits into the landscape grain, located in between existing urban character areas. Therefore, it will not impact negatively on the HLC of the area.

9. RECOMMENDATIONS FOR FURTHER ASSESSMENT

9.1. POTENTIAL DIRECT IMPACTS

- 9.1.1. There are no known heritage assets within the PDA or Study Area that would be affected by the proposed development.
- 9.1.2. There is low potential for Palaeolithic remains, negligible potential for Mesolithic – Romano-British remains and low potential for Early Medieval - Modern remains to be present within the PDA.
- 9.1.3. It has been highlighted that structural elements of the late Victorian terraced house which stood within the footprint of the PDA, and possibly of earlier sheds and workshops, may remain as in situ buried archaeology. Moreover, depending on the depth of excavation, Palaeolithic remains may be encountered during development groundworks.
- 9.1.4. Any archaeological remains within the PDA are likely to be of Negligible or Low (local) importance.
- 9.1.5. Based on the likelihood of buried archaeological remains being present within the site and their likely importance, the potential direct impacts upon known heritage assets arising from the proposed development are not considered to be sufficiently significant to represent a likely constraint on development consent.
- 9.1.6. It is possible that the local authority may require mitigation of the development's impact on potential in-situ archaeological remains as necessary and appropriate. Such works should be proportionate to the importance of the remains and significance of the impacts, and in accordance with the requirements of the NPPF.
- 9.1.7. Further mitigation which may be required is as follows:
- A programme of archaeological mitigation works such as a watching brief during development groundworks in order to record any potential archaeological remains within the PDA, such as foundations of the Late Victorian terraced house or Palaeolithic strata (if applicable).
 - A programme of geotechnical ground investigation before development of the PDA to clarify the potential for and depth of Palaeolithic deposits on the site.
- 9.1.8. Any such works should be conducted by a suitably qualified archaeological organisation in accordance with a written specification agreed in advance with the Local Planning Authority.

9.2. POTENTIAL SETTING IMPACTS

- 9.2.1. No impacts by the proposed development on sensitive monuments and built heritage or on the Norwood Green Conservation Area have been identified. Impacts on the setting of the Canalside Conservation Area are deemed to be positive. It is anticipated that no further detailed setting assessment would be necessary in support of the planning application.

10. DISCUSSION AND CONCLUSIONS

10.1. DISCUSSION

- 10.1.1. There are no designated or non-designated heritage assets within the PDA, although it lies within one Archaeological Priority Area which may contain remains of Palaeolithic and Early Medieval – Post-Medieval date and Low (local) importance. The APA is of Medium (regional) importance and derives its significance from its archaeological interest. It continues into the eastern side of the Study Area.
- 10.1.2. There are four designated heritage assets within the Study Area, comprising two Conservation Areas and two Grade II late 18th century listed buildings. There are 22 non-designated heritage assets within the 500m Study Area. Of these non-designated assets, two are Palaeolithic, one Romano-British, one Early Medieval, one Medieval, and 17 Post-Medieval – Modern (including six locally listed buildings). The designated heritage assets are of Medium (regional) importance and derive their significance from their architectural and historical value, whilst the non-designated heritage assets are of Low (local) or negligible importance and derive their significance from their historical and archaeological or architectural interest.
- 10.1.3. The historic civil parish of Norwood in which the PDA sits was part of the ancient parish of Hayes from the Early Medieval period until the mid-19th century, being incorporated into the Southall-Norwood Green U.D.C in the early 20th century and the London Borough of Ealing in the 1960s. Documentary and archaeological evidence suggest that it was an extremely rural area until the 19th century, when the building of the Grand Union Canal ushered in the arrival of several small-scale industries. The area was not subject to urban development until the early to mid-20th century and underwent the majority of its development after WWI.
- 10.1.4. The PDA was in use as meadow and/or farmland until the very late 19th century, when Harewood Terrace was constructed during the 1880s or 1890s. At this time, the PDA formed a small, enclosed area containing one L-shaped building along its eastern side, probably a workshop, a small shed, and the most northerly of the Harewood Terrace houses. The L-shaped building and shed had been demolished by the mid-1930s but a second phase of development, consisting of at least four workshops, warehouses or sheds, had been erected by the mid-1940s. Two of these structures may form part of the current workshops and buildings within its south-eastern corner. By 1962, at least one and probably two of these buildings had been demolished and new buildings erected within the northern half of the PDA. The terraced houses were demolished and replaced by the blocks of flats that stand there today during the late 1970s/early 1980s; during this period, the present boundaries of the PDA were established and Bryanston Close was created.
- 10.1.5. There is concluded to be low potential for Palaeolithic remains, negligible potential for Mesolithic – Romano-British remains and low potential for Early Medieval – Modern remains to be present within the PDA.
- 10.1.6. Given the nature of the surrounding known heritage assets, any archaeological remains within the PDA are likely to be of Negligible or Low (local) importance and derive their significance from their archaeological and/or historical interest.
- 10.1.7. Development groundworks within the PDA have the potential to truncate or remove any buried archaeological remains, resulting in a direct impact on these assets. The level of potential for this cannot be currently assessed as no groundworks programme has been provided, and therefore the ‘worst-case scenario’ in terms of direct impacts on archaeological remains has been assumed.
- 10.1.8. Palaeolithic remains may be encountered during development groundworks. It is possible, that remains of late 19th or early 20th century sheds and workshops are also present.
- 10.1.9. Therefore, it is possible that the local authority may require mitigation of the development’s impact on potential in-situ archaeological remains as necessary and appropriate.
- 10.1.10. No impacts by the proposed development on sensitive monuments and built heritage or on the Norwood Green Conservation Area have been identified. Impacts on the setting of the Canalside Conservation Area are deemed to be positive. It is anticipated that no further detailed setting assessment would be necessary in support of the planning application.

10.2. POLICY ASSESSMENT

- 10.2.1. The impact of the proposed development has been assessed with regard to potential physical and setting effects upon the historic environment.

- 10.2.2. The heritage implications of the proposed development with regard to relevant local and national planning policy and legislation are considered in this section.

NATIONAL LEGISLATION

- 10.2.3. No alteration to a listed building or scheduled monument is proposed and as such listed building or scheduled monument consent is not being sought.

NATIONAL PLANNING POLICY ASSESSMENT

- 10.2.4. Heritage and conservation forms one of the core planning principles of the NPPF.
10.2.5. The following section of this report represents an assessment of the proposed development in relation to heritage specific policies contained in the NPPF.

CHAPTER 16: CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

- 10.2.6. Paragraph 194 requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This DBA defines the significance of heritage assets within a 500m Study Area, including the contribution made by setting, and provides an assessment of the development proposals.
10.2.7. Paragraph 202 indicates that where a development proposal will lead to less than substantial harm on a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use. This assessment has been carried out in respect to designated heritage assets within the Study Area and only positive or neutral impacts (i.e., no harm) are anticipated to be caused by the proposed development.
10.2.8. Paragraph 203 states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'. No harm is anticipated in respect of the significance of non-designated heritage assets.
10.2.9. Paragraph 205 highlights the requirements for developers 'to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.'. This report adds to this understanding and will be made publicly available via the OASIS website.

REGIONAL PLANNING POLICY ASSESSMENT

THE LONDON PLAN (ADOPTED MARCH 2021)

- 10.2.10. The principles outlined in policy HC1 seek to conserve and enhance heritage assets and provide guidance for how development should interact with London's Historic Environment and are as follows:
Policy HC1: 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.
Policy HC1: 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.
This report constitutes identification of known and potential designated and non-designated heritage assets within the PDA and Study Area and suggests mitigation to avoid harm to such assets by the proposed development.
10.2.11. In addition, the London Plan identifies the following requirements:
Para. 7.1.4: Many heritage assets make a significant contribution to local character which should be sustained and enhanced. The Greater London Historic Environment Record (GLHER) is a comprehensive and dynamic resource for

the historic environment of London containing over 196,000 entries. In addition to utilising this record, boroughs' existing evidence bases, including character appraisals, conservation plans and local lists should be used as a reference point for planmaking and when informing development proposals.

Para. 7.1.7: Heritage significance is defined as the archaeological, architectural, artistic or historic interest of a heritage asset. This may be represented in many ways, in an asset's visual attributes, such as form, materials, architectural detail, design and setting, as well as through historic associations between people and a place, and where relevant, the historic relationships between heritage assets. Development that affects heritage assets and their settings should respond positively to the assets' significance, local context and character to protect the contribution that settings make to the assets' significance. In particular, consideration will need to be given to mitigating impacts from development that is not sympathetic in terms of scale, materials, details and form.

Para 7.1.11: Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

This report has referenced character appraisals, conservation plans and local lists in addition to the GLHER and therefore fulfils the requirements of Para. 7.1.4. It has identified and assessed the significance of known heritage assets, including their settings, and has considered potential impacts of the proposed development – such as scale, materials, and form -, thereby fulfilling the requirements of Para. 7.1.7. This report has suggested mitigation to avoid physical harm to known and potential archaeological assets by the proposed development and so fulfils the requirements of Para. 7.1.11.

EALING BOROUGH COUNCIL'S DEVELOPMENT MANAGEMENT DPD (ADOPTED DECEMBER 2013)

- 10.2.12. The Historic Environment is considered under Policy 7C of the above document. This report contributes to the following policy requirements as it identifies and clarifies the significance of heritage assets (including contributions made by their setting) within the PDA and Study Area, and provides input into appropriate mitigation of negative impacts on designated and non-designated heritage assets:

Policy 7C (B): Development within or affecting the setting of Conservation Areas should:

- a) retain and enhance characteristic features and detailing and avoid the introduction of design and materials that undermine the significance of the conservation area.*
- b) retain elements identified as contributing positively and seek to improve or replace elements identified as detracting from the Conservation Area*

Policy 7C (C) The significance of heritage assets should be understood and conserved when applying sustainable and inclusive design principles and measures.

Policy 7C (D) Harm to any heritage asset should be avoided. Proposals that seek to cause harm should be exceptional in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy.

10.3. CONCLUSIONS

- 10.3.1. This desk-based assessment has considered the likely impact that future development would have on potential below-ground archaeological remains within the PDA and the setting of heritage assets within the Study Area, in accordance with planning policy and guidance.
- 10.3.2. It is intended that this report contains sufficient objective data to enable an informed and reasonable decision to be made regarding whether further investigation and mitigation is required at the proposed development site, in consultation with the local planning authority archaeological advisors.

POTENTIAL DIRECT IMPACTS

- 10.3.3. It is not anticipated that proposals to develop the site should represent a conflict with legislation or national or local planning policies. The likely development impacts are not considered sufficiently significant to warrant refusal of a planning application to develop the site.
- 10.3.4. However, in light of the identified archaeological potential of the PDA, it is possible that the local authority may require mitigation of the development's impact on potential in-situ archaeological remains as necessary

and appropriate. Such works should be proportionate to the importance of the remains and significance of the impacts, and in accordance with the requirements of the NPPF.

10.3.5. Further mitigation which may be required is as follows:

- A programme of archaeological mitigation works such as a watching brief during development groundworks in order to record any potential archaeological remains within the PDA, such as structural elements of the late Victorian Harewood Terrace housing and Palaeolithic strata (if applicable).
- A programme of geotechnical ground investigation before development of the PDA to clarify the potential for and depth of Palaeolithic deposits on the site.

10.3.6. Any such works should be conducted by a suitably qualified archaeological organisation in accordance with a written specification agreed in advance with the Local Planning Authority.

POTENTIAL SETTING IMPACTS

10.3.7. Assessment of the impact of the proposed development on the setting and significance of heritage assets in the surrounding landscape has identified no adverse impacts, and no further detailed setting assessment is considered likely to be necessary in support of an application to develop the PDA.

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SOUTHALL LIBRARY ARCHIVES

1821. *Norwood Precinct Valuation in 1821*

1903. *Canal Side, Southall. View east from Wolf Bridge.* Southall Library record no. T351/596/20a

1975. *Grand Union Canal from Wolf Bridge, Norwood Road, Southall, looking east.* Southall Library record no. T351/138/17a

GLOSSARY

DEFINITIONS

Term	Definition
Designated Heritage Asset	Assets registered on the National Heritage List for England. These may be protected by primary legislation (e.g. listed buildings, conservation areas, scheduled monuments) or have a non-statutory designation (e.g. World Heritage Sites, registered battlefields, registered parks and gardens, designated wrecks)
Heritage Asset NPPF (Annex 2)	<p>"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."</p> <p>Some heritage assets are designated as Scheduled Monuments, Listed Buildings, World Heritage Sites, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, or locally designated through policies in the Local Plan. Undesignated assets may be recorded in Historic Environment Records, while many other assets are currently unrecorded.</p> <p>Information contained in HERs and SMRs is not definitive, since they may include features which, for instance, have been entirely removed, or are of uncertain location, dubious identification, or negligible importance. The identification of undesignated heritage assets is therefore to some extent a matter of professional judgement.</p> <p>Both discrete features, and extensive landscapes defined by a specific historic event, process or theme, can be defined as heritage assets; and assets may overlap or be nested within one another.</p>
Listed Building	A building or structure which is considered to be of 'special architectural or historic interest'
Non-Designated Heritage Asset	Assets identified by the local planning authority or national registers for the historic environment which have no formal designation but are considered to have a degree of significance meriting consideration in planning decisions. These can include locally listed buildings, information on sites held by the relevant Historic Environment Record and National Record of the Historic Environment
Archaeological Site (also 'Monuments')	Heritage assets which may consist of surface and/or sub-surface remains, features, deposits and/or material relating to past human activity with a degree of significance meriting consideration in planning decisions.
Significance: NPPF	"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"
Significance: GAPN 2	"The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example, outstanding universal value for World Heritage Sites, national importance for scheduled monuments and special interest for listed buildings and conservation areas), but all of these refer to a heritage asset's significance."

Term	Definition
Significance: NPPF (PPG para 6) and Historic England guidance Statement of Heritage Significance: Analysing Significance in Heritage Assets (2019, HEAN 12)	<p>Cultural values in the historic environment that people want to enjoy and sustain for the benefit of present and future generations.</p> <p>Archaeological - There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;</p> <p>Architectural - These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types;</p> <p>Artistic - Artistic interest is an interest in other human creative skills, like sculpture;</p> <p>Historic - An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.</p>
Setting: NPPF	<p>"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral" (an extended consideration of Setting is contained in GAPN 3)</p>

TERMS

Term	Definition
Artefact	An item of archaeological interest
Baseline	'Baseline conditions' are the environmental conditions in existence just before the occurrence of an impact – i.e. they are the conditions that would be affected.
Bronze Age	The period of human activity between 2,500 BCE and 700 BCE
Early Medieval	The period of human activity between 410 CE and 1066 CE
Geology	Geology is the study of solid earth, the material of which it is composed (principally rocks) and the processes by which they evolve.
Heritage asset	An item of heritage interest, for example an historic building or an archaeological find.
Historic Environment Records (HER)	A database maintained by individual counties or local authorities, containing records of archaeological sites, historic buildings and other aspects.
Historic landscape character types (HLCT)	Historic landscape character types are distinctive and repeated combinations of components defining generic historic landscapes such as 'ancient woodland' or 'parliamentary enclosure'. The types used in this study were defined based on evidence from historic maps and other sources.

Term	Definition
Iron Age	The period of human activity between 700 BCE and 43 CE
Medieval	The period of human activity between 1066 CE and 1550 CE
Mesolithic	Middle Stone Age. The period of human activity between 10,000 BCE and 4,500 BCE.
Mitigation	Measures which have the purpose of avoiding, reducing or compensating for adverse environmental impacts. It may also include measures to create environmental benefits.
Modern	The period of human activity from 1900 to the present day
Neolithic	New Stone Age. The period of human activity between 4,500 BCE and 2,500 BCE
Ordnance Datum	The standard measure of sea level in the UK, from which all heights are measured for mapping purposes.
Palaeolithic	Old Stone Age. The period of human and pre-human activity before around 10,000 BCE
Post-Medieval	The period of human activity between 1550 CE and 1900 CE
Prehistoric	The period before the year 43 CE
Roman	The period of human activity between 43 CE and 410 CE
Statutory Consultation	Community and stakeholder consultation carried out in line with the statutory requirements set out in s42, s47 and s48 of the Planning Act 2008
Statutory consultees	Organisations that the Client is required to consult under s42 of the Planning Act 2008. Statutory consultees are listed in Schedule 1 of the APFP 2009

ABBREVIATIONS AND ACRONYMS

AOD	Above Ordnance Datum (above sea-level)
APA	Archaeological Priority Area
BCE	Before Common Era
BGS	British Geological Survey
C.	Circa
CA	Conservation Area
CE	Common Era
CIFA	Chartered Institute for Archaeologists
DBA	Desk-based Assessment

HA	Heritage Asset
HE	Historic England
HER	Historic Environment Record
HLC	Historic Landscape Character(isation)
LB	Listed Building
LPA	Local Planning Authority
LIDAR	Light Detection and Ranging
NGR	National Grid Reference
NHLE	National Heritage List for England
NRHE	National Record of the Historic Environment
OS	Ordnance Survey
RO	Registered Organisation (with ClfA)

APPENDIX 1: KNOWN HERITAGE ASSETS WITHIN THE STUDY AREA

GLHER / NHLE / HA Ref	Name	Description	Easting	Northing	Period	Status	Importance
NHLE 1189378	FRIARS LAWN / THE GRANGE	NORWOOD GREEN ROAD 1. 5010 Southall The Grange and Friars Lawn TQ 17 NW 4/26 8.11.49 II 2. Late C18. Pair of houses. Brown brick, 3 storey and semi-basement. 1:4:1 double-hung sashes with rubbed flat arches, no glazing bar sashes to left hand half. Central projection with plaster quoins to angles. Stone steps with cast iron railings up to semi-circular arched doorways - sidelights, traceried fanlights, archivolt, reeded pilasters, 6-panel door. Right hand side first and second floor windows have reeded pilasters. Parapet. Hipped slate roof.	513271	178590	Post Medieval	Grade II Listed Building	Medium
NLHE 1079397	196 AND 198, NORWOOD ROAD	NORWOOD ROAD 1. 5010 Norwood Green Southall Nos 196 and 198 TQ 17 NW 4/24 II 2. Late C18 pair. Brown brick. Old tile roof. Three storeys, 2 bays each. Four double-hung sashes in reveals with cills and yellow brick flat gauged arches. Round headed doors with fanlights. Dentil cornice. No 196 - one bay extension to right, recesses. No 198 - one bay wing with ground storey garage.	513046	178653	Post Medieval	Grade II Listed Building	Medium
DLO35884	Osterley Park Area	There is cropmark evidence from early field systems and possible prehistoric barrows. There are prehistoric and Saxon finds between the canal and Boston Road; Norwood Green is a medieval settlement. Some interesting prehistoric finds were found along the borough boundary.	51462	17903	Prehistoric - Medieval	Archaeological Priority Area	Medium
5285	Norwood Green	Norwood Green CA was designated in 1969 and is situated in the former historic County of Middlesex south-west of Ealing Broadway Town Centre. Today Norwood Green is part of the ward of Southall. Summary of Special Interest: • The landform is strongly defined by the presence of The Green and by the relationship with the outer surroundings. The natural landscape on the eastern side of Norwood Green provides the CA with its unspoiled atmosphere. The CA is almost entirely flat. • The settlement has Saxon origins and has developed around The Green and along the southern side of Tentelow Lane. • Within the CA, three "Areas of Character" can be identified: The Green, Norwood Green old village and Frogmore Green. The triangular Green is still the geographical centre of the settlement and the bonding element between the various parts of the CA. • The CA has a very diverse architectural heritage with buildings and remains from the 12th to the 20th Century. The Church of St Mary (12th–19th Century), Norwood Hall (early 19th Century) and the Plough (17th-19th Century) are the most notable buildings within the CA. • The CA has a mainly residential use mixed with small retail units. • The CA maintains a loose urban pattern which results from modestly sized buildings set in generous green plots. The varied orientation of buildings and high chimneystacks results in a strongly varied roofscape. • Surviving portions of early boundary walls are a precious remain of the historic spatial relationship between private and public space. Trees and fences around properties constitute an important part of the rustic character of the CA. • Mix of construction materials but mainly yellow and brown bricks timber embellishments and cast iron works, slated or tiled roofs. • Timber sash and casement windows and multipanel doorways constitute an important element in the pattern of early facades.			Post Medieval	Conservation Area	Medium

5300	Canalside	The Canalside CA was designated in 1993 and extended in 1994 to include areas that had been taken within Ealing Borough as a result of changes made by the Boundary Commission. Summary of Special Interest: The Canalside CA includes the whole length of the Grand Union Canal within Ealing, excepting a stretch between Norwood Top Lock and the Hanwell Locks, which are contained within the St Mark's Church and Canalside CA. The Grand Union Canal, formed from several major canals built during the late 18th and early 19th centuries, is a nationally significant transport route, which provided a reliable and safe inland waterway linking the growing city of London with the industrial manufacturing towns and mining districts of the Midlands and north west England. It played a very significant role in the growth of London before and during the railway age, influencing the location of new industrial districts and transport hubs. This has continued to define the character of large areas of Ealing and surrounding boroughs. The historic environment of the canal includes the waterway, its banks and towpath, as well as bridges crossing it and a number of adjoining spaces and buildings that contribute to its special historic character and interest. The Canalside CA now provides quiet routes for walking, cycling and boating, which are of considerable amenity value. It also provides an interesting alternate space within diverse areas, including manufacturing districts, residential suburbs, parks and leisure spaces, as well as some agricultural areas. The character of the canal corridor is strongly influenced by these adjacent land uses, which can alternately provide enclosure to the spaces of the canal, or views across more open areas to prominent local landmarks. The canal is increasingly providing residential opportunities for people living in canal boats; a strongly contrasting lifestyle to the areas of uniform terraced housing in the surrounding suburbs. The CA is also changing as a result of the trend for Canalside residential development, which makes use of the historic interest of the canal to provide a high-quality environment to new housing areas.			Post Medieval	Conservation Area	Medium
LLB 1	The Lamb Inn	No further information given.	512848	178827	Post-Medieval	Locally listed building	Low
LLB 2	The Wolf Inn	No further information given.	512910	178713	Post-Medieval	Locally listed building	Low
LLB 3	Parish pump	No further information given.	512918	178740	Post-Medieval	Locally listed building	Low
LLB 4	Police Station	No further information given.	512989	178694	Post-Medieval	Locally listed building	Low
LLB 5	Hibernia	No further information given.	512994	178775	Modern	Locally listed building	Low
LLB 6	12 - 18 Blanford Road	No further information given.	513016	178837	Modern	Locally listed building	Low

MLO72510	HAVELOCK RD (DAIRY MEADOW)	Site of landfill taken from British Geological Survey data supplied to the Environment Agency. It is not known whether this site was made or worked land, and the date of infill is unknown, although all of are 19th/20th century date. A digitised map showing the extent of each landfill site is also held.	51300	17920	Post Medieval	Non-designated heritage asset	Negligible
MLO4577	Norwood Rd	Probable site of Norwood manor house. Demolished mid-19th century	5133	1788	Post Medieval	Non-designated heritage asset	Negligible
MLO71083	Norwood Green Road, [Elm View], Southall {Roman pottery}	Residual Roman pottery was found during two phases of an evaluation undertaken at Elm View, Norwood Green Road, by the Museum of London Archaeology Service in June and July 1997. One pottery sherd and two fragments of ceramic building material were found, probably residual, in a mixed or weathered deposit overlying the natural brickearth. This deposit appeared to seal the cut to a medieval ditch or gully (SMR ref: 054212). Further finds of pottery and tile were recovered from the second phase of work in July 1997. POTTERY (Roman), CBM (Roman).	51323	17858	Roman	Archaeological remains	Negligible
MLO12589	Macklins Pit	Two lithic implements whose general provenance is Norwood. Three lithic implements from Macklins Gravel Pit in Norwood, whose location is unknown.	51300	17900	Palaeolithic	Archaeological remains	Negligible
MLO2668	Norwood Rd	LITHIC IMPLEMENT (Palaeolithic)	51250	17910	Palaeolithic	Archaeological remains	Negligible
MLO77918	Wimbourne Avenue, [3 Gladstone Cottages], Southall {19th century cottage}	3 Gladstone Cottages is a 19th century building which was surveyed by Wessex Archaeology in 2003. The building is situated on Wimbourne Avenue in the Northwood Green area to the south of Southall. It is not listed but lies in the Northwood Green Conservation Area. The building is rectangular in plan. It appears to be 19th century in date and first appears on an enclosure map of Norwood in 1816. The windows are brick built with replacement PVCu and the stairwell has been reconstructed in 20th century brick and block work. 20th century cement render has been removed from the exterior of the house and the interior has been gutted. The rear (north) wall and a doorway surround or porch to the front of the building have been demolished, along with an outshot building constructed in the period 1865-95.	51305	17875	Post Medieval	Non-designated heritage asset	Low
MLO73021	Havelock Road, Norwood, Ealing {former 19th century footbridge}	The site of a 19th century footbridge at the point of an offshoot of the Grand Union Canal. The offshoot has since been filled in and comprises the eastern part of Havelock Road.	513346	179171	Post Medieval to Modern	Non-designated heritage asset	Negligible
MLO73023	Norwood Road [Wolf Bridge], Norwood Green, Ealing {19th century bridge}	A 19th century bridge crossing the Grand Union Canal. The bridge is known as Wolf Bridge.	512811	178840	Post Medieval to Modern	Non-designated heritage asset	Low

MLO71264	Norwood Green Road, [Elm View], Southall	A probable post medieval quarry pit was found through excavation at Norwood Green Road, Southall, by the Museum of London Archaeology Service in 1997. A large, linear cut containing backfills of demolition material was recorded truncating a ditch dated to the Tudor period. It was thought to have been a quarry pit. It also contained an amount of Tudor building material, including bricks, roof and floor tiles. A separate backfill layer contained later bricks and pottery, which dated the feature to between 1780 and 1800. ROOF TILE (Medieval to Post Medieval); BRICK (Medieval to Post Medieval).CHIMNEY POT (Medieval to Post Medieval); FLOOR TILE (Post Medieval); PANTILE (Post Medieval)	51322	17857	Post Medieval	Archaeological remains	Low
MLO71260	Norwood Green Road, [Elm View], Southall {Early medieval field boundary}	A possible early medieval field boundary was found through excavation at Norwood Green Road, undertaken by the Museum of London Archaeology Service, in 1997. An east-west aligned, butt ended ditch, measured 2 m in length and 0.28 m in depth. It continued beyond the limits of the trench so that its full width was unknown. The ditch contained pottery dated 1050-1100. POTTERY (Early Medieval/Dark Age to Medieval)	51322	17857	Medieval	Archaeological remains	Low
MLO71263	Norwood Green Road, [Elm View], Southall {Post medieval drain}	Post medieval cut features consisting of a brick-built drain, a soakaway and two wells, were recorded during excavations at Norwood Green Road, undertaken by the Museum of London Archaeology Service, in 1997 and 1998. The construction cut and base of a post medieval brick built drain were recorded during an excavation at Norwood Green Road, undertaken by the Museum of London Archaeology Service, in 1997. The top of the cut was location around 0.15 m below the topsoil and the base of the drain was recorded at 27.57 m OD. The drain was north-south aligned. The drain was lined with reused and broken bricks and capped by tiles. One pot sherd and one clay pipe stem dated the feature to between 1720 and 1850. A brick-built backfilled soakaway and two wells were recorded during a watching brief on the same site carried out by the Museum of London Archaeology Service in 1998. The soakaway had been backfilled at some point between 1760 and 1830. The presence of the soakaway, wells and the brick-built drain suggest the presence of a post medieval house on the site.	51321	17858	Post Medieval	Archaeological remains	Low
MLO107738	Norwood Green Road/Norwood Road/Tentelow Road, [Norwood Green], Ealing, UB2 5QT {former commonland}	Norwood Green was village commonland centred on the parish church, and by 1800 was surrounded by housing. It was used by Norwood Green Cricket Club from 1867 and by 1935 had children's swings and football pitches marked out. It was formerly bordered by elm trees. Norwood Green is a large triangular open space bordered by mature trees, which until the 1950s included elms. It was once common land of the old village of Norwood, centred on the parish church of St Mary's nearby. By 1800 there were 40 houses around the Green but it is now predominantly surrounded by 1930s housing. The area was largely agricultural until the latter part of the Nineteenth Century. Norwood Green Cricket Club was founded in 1867 and had free use of the Green. There are also references to a Workmen's Cricket Club playing here in 1894. By 1935, the Green had 2 children's swings and football pitches were marked out in summer. The north side of the Green has some interesting Georgian town houses, The Grange and Friars Lawn, while to the west is	51328	17847	Medieval to Modern	Non-designated heritage asset	Low

		a new block in the vernacular revival style of architect Charles Voysey. Norwood Hall is also situated near the Green, designed by Sir John Soane.					
MLO71084	Norwood Green Road, [Elm View], Southall {Medieval field boundaries and pits}	Linear medieval features and pits were found through two phases of excavation and a watching brief at Norwood Green Road, undertaken by the Museum of London Archaeology Service, in 1997 and 1998. The ditch was aligned north-south and measured 3m in length by 0.5m in width. The feature cut the natural brickearth. It was dated by several pottery sherds to 1140-1220. The ditch or gully was also recorded in the second phase of evaluation work on this site, carried out by the Museum of London Archaeology Service in July 1997, together with another probable field boundary. The features were interpreted as being part of a network of field boundaries. An east-west oriented ditch was identified immediately to the south of an early medieval ditch (SMR 054227). It was on the same alignment and may have formed part of the same system of boundaries. It measured 0.15 m in depth and had been truncated to both east and west. It was dated by pottery to between 1150 and 1200 AD. A truncated north-south aligned cut was found to the west of the field boundaries. It measured up to 1.30 m in width, by 0.28 m in depth and up to 2.20 m in length. The upper part of the cut was vertical, followed by a shallow slope and a flat base. The feature contained pottery dated to between 1230 and 1400. The function of the ditch was unclear. A pit was recorded truncating the eastern end of the most southeasterly of the field boundaries. It contained no pottery and was interpreted as post dating the field boundary, but being no later than about 1220 in date. An east-west aligned ditch and a pit were identified during a watching brief on the same site in 1998. The ditch was probably butt-ended and was located to the extreme west of the site, and contained domestic wares of the late 13th century and 14th century. The pit was recorded in the southeastern area of the site and contained pottery dating to between 1150 and 1300. POTTERY (Medieval)	51322	17858	Medieval	Archaeological remains	Low
MLO103986	Havelock Road [Havelock Cemetery] Southall, Ealing, UB2 {19th century cemetery}	Havelock Cemetery was opened in 1883 when the parish churchyard of St John's was becoming overcrowded. A mortuary was built in 1895 near the west boundary, and a small chapel in 1896 towards the east, but neither remains today. The cemetery was extended over open land to the north in 1924. The cemetery is now closed to new burials, and only used for burials in re-opened family owned graves. The main entrance at the end of Church Avenue, now closed, has ornamental cast-iron gates, gate piers and railings. The original gates also remain on Havelock Road, which now acts as the main entrance. Havelock Road was named after Major-General Sir Henry Havelock, the British army general prominent in suppressing the Indian Mutiny of 1857. The Gurdwara Sri Guru Singh Sabha (temple) was built to the south in 2003, on the other side of Havelock Road, and is one of the largest Sikh temples outside India. There was a campaign to rename Havelock Road and the cemetery, but to no effect.	512558	179283	Post Medieval to Modern	Non-designated heritage asset	Low

MLO104528	Tentelow Lane/Norwood Green Road,[Norwood Hall] Southall, Ealing, UB2 {19th century Garden }	Initially called Norwood Lodge, Norwood Hall was designed by Sir John Soane for John Robins, estate agent, auctioneer and furniture maker who had worked with Soane and had provided the furniture for Soane's Bank of England. The house was built in 1801-3, costing £440 1s 8d, and Robins lived here until his death in 1831. Norwood Lodge was extended and modified in the late Nineteenth Century by the Unwin family, who lived here from c.1851 - 1945. William Unwin, a landed gentleman and widower, initially lived here with his two unmarried children and 3 servants, and his son Samuel was the occupant here by 1886. The interior was remodelled in Arts and Crafts style, and the entrance at the back of the house was added, which became the main entrance. Soane's original house was described by Nikolaus Pevsner as just discernible 'under the pebbledash' despite many alterations and extensions since 1803. The house had extensive grounds in the Nineteenth Century, including a walled garden and orchards, with grazing land and ponds. First reference to the gardens appears on the 1814 Enclosure Award map, which shows the walled garden, cottage and stable block, as well as a possible ha-ha behind the house, which would indicate that some form of gardens existed by then. By 1865 the layout is shown on the OS map with a glasshouse abutting the house (later the site of the horticultural college's design studio), the path system in the unusual diamond-shaped Walled Garden much as it existed while in use as a college, with a central pond later removed but whose position remained visible. The original front drive is also shown but this was no longer in use by 1934; the eastern entrance became the back gate to the college, and the western entrance, closed by 1914, was nearer the corner of Norwood Green than the present main gate. Two orchards were marked, one behind the walled garden, the other where the glasshouses and polythene tunnels were later established. Immediately behind the house were pleasure gardens laid out in mid-Victorian gardenesque style, separated from the grazing lands by the ha-ha, which by 1894 is no longer marked. By 1934 the walled garden had more glasshouses than in later years, and the gardens at that time included a circle of trees on the back lawn, within which circle the land was cultivated during World War Two, and which by the 1960s had disappeared. Following closure of the college, the site was later purchased for £2.8m by Sri Guru Singh Sabha Southall as the site for a new faith school. The Sri Guru Singh Sabha Gurdwara (Sikh temple) was established by Sikhs who had emigrated to England in the 1950s and early 1960s, and Sri Guru Singh Sabha Southall was set up in 1964 for the large Sikh population in the area, with the first Gurdwara built on Southall Green that year. Eventually the Gurdwara on Havelock Road was built, the largest Sikh temple in Europe, opening in 2003. Sikhi Summer Camps have been held at Norwood Hall (2006, 2007) and the foundation ceremony for Khalsa Primary School took place on 26 April 2009. In 2009 the grounds, which were overgrown, were cleared of wild vegetation, hedges trimmed, grass mown and paths cleared.	513428	178756	Post Medieval to Modern	Non-designated heritage asset	Negligible
HA1	Line of 18th century lane	Line of lane north of Norwood Green running east – west between Windmill Lane and Southall Green, aligned with modern Havelock Road. Shown on map of 1786 and 1816 but not on map of 1807.	512757 513363	179218 179201	Post-Medieval	Non-designated heritage asset	Low

ELO9226	Norwood Green Road, [Elm View], Southall: Watching Brief	An archaeological watching brief was carried out at Elm View, Norwood Green Road, Southall, by the Museum of London Archaeology Service, in 1998. The watching brief revealed a ditch or pit which may have been associated with a north-east - south-west aligned gully found during the earlier evaluation. The results from all the phases of field work showed a small concentration of features of Norman date (1140-1300) in the south-eastern area of the site. The 2 ditches and 2 pits were probably field ditches and pits, dug on land which was no doubt in close proximity to habitation. This phase of activity represented the earliest known origins of the village of Norwood Green. In the south-west corner of the site a probable butt-ended ditch was revealed which produced pottery dating 1270-1400. A soakaway, backfilled 1760-1830), and two wells suggested, along with an 18th century drain and ceramic building material revealed in the evaluation, the presence of a post-medieval building on or very close to the site. This was countermanded by map evidence collated in the first evaluation. The watching brief also revealed three features possibly related to brickearth quarrying. *Natural brickearth was encountered at 27.60 m aOD.	513224	178596		Archaeological Investigation	Negligible
ELO18185	Norwood Green Road [Norwood Hall Playing Fields], Southall, UB2 4LA: Archaeological Desk-Based Assessment	In December 2017 Witham Archaeology was commissioned to undertake and archaeological desk based assessment at the site of proposed new sports facilities including a new pavilion, a synthetic football pitch, synthetic tennis courts, cricket nets, grass football pitches and a grass cricket field, on Norwood Green, Southall, London. Documentary research and map regression was undertaken, as well as a site visit on the 14th December. The site is located upon London Clay formed approximately 48 to 56 million years ago in the Palaeogene Period, overlain by superficial deposits of Lynch Hill Gravel, formed up to 2 million years ago in the Quaternary Period. The gravels form a terrace of relatively high ground overlooking the Thames to the south and the River Brent to the east. No superficial deposits are recorded in the central part of the site where a small stream (depicted on historic mapping but now culverted?) runs east-west to converge with a second stream passing Norwood to the south and east. The stream then enters Osterley Park to join with ornamentallakes formed as part of the landscape gardens. Superficial deposits of brickearth (the Langley silts) have been recorded during archaeological investigations to the west of the site. The site lies to the north of the known medieval and post medieval settlement at Norwood Green, in an area shown as shown as agricultural (probably pasture) land on historic maps from the late 18th century onwards. Information from a 1km assessment area centred upon the site indicates a relatively high potential for remains of the Lower Palaeolithic Period although remains may lie at considerable depth. Residual finds of Roman date were found during and archaeological investigations to the south of the site and two Iron Age gold staters were recovered by metal detecting within the assessment area confirm a certain level of activity during these periods within the assessment area, but in the absence of more specific information, the potential for remains on the site itself must be rated as low. The position of the site, outside the historic core of settlement at Norwood, indicates a low potential for remains of medieval and later occupation. There is a possibility, however, that the settlement contracted during	51343	14/12/1948		Archaeological Investigation	Negligible

		the later medieval and/or early post medieval period and that remains of settlement extend into the area of the site. There is also a possibility that earlier (Saxon?) remains survive from a period of less nucleated settlement prior to concentration of occupation at Norwood.					
ELO7586	Norwood Green Road, [Khalsa Primary School], Southall, Ealing, Evaluation	An archaeological evaluation was conducted in 2007 by Pre-Construct Archaeology at Khalsa Primary School, Norwood Green Road. Site code NDG07. Seven trial trenches were excavated, revealing natural terrace gravels and natural brickearth sealed by subsoil and topsoil. No archaeological features or deposits were recorded. *terrace gravels at 27.19-27.36m OD in trench 1, brickearth at around 27.37m and was approximately 0.1m thick	513314	178652		Archaeological Investigation	Negligible
ELO9225	Norwood Green Road, [Elm View], Southall: Evaluation (Phase 2)	An archaeological evaluation was carried out at Elm View, Norwood Green, by the Museum of London Archaeology Service in 1997, the second phase of work on this site. The evaluation comprised two trenches. The features recorded consisted of: an early medieval ditch, possibly part of a field system connected with a ditch found during the earlier phase of excavation; a ditch dating to 1230-1400; and a brick drain dating to around 1800. * Natural orange brickearth was observed.	513226	178577		Archaeological Investigation	Negligible
ELO2464	Gladstone Cottages (No 3), Wimborne Avenue, Southall: Building Recording	Building recording was carried out at 3 Gladstone Cottages, Wimborne Avenue, by Wessex Archaeology in 2003. The building is 19th century in appearance and first appears on an enclosure map of 1816. It has undergone reconstruction work in the 20th century and an outshot building constructed in the late 19th century has been demolished.	51305	17875		Archaeological Investigation	Negligible
ELO4132	Norwood Green Road, [Elm View], Southall: Evaluation	An archaeological evaluation was carried out at Elm View, Norwood Green, by the Museum of London Archaeology Service in 1997. The evaluation consisted of one trench. Natural coarse sands and gravels were overlain by a sterile orange brickearth. The natural deposits were overlain by a mixed or weathered brickearth, sealed by a worked garden or topsoil. A gully or ditch cut into the natural brickearth and contained medieval pottery. * Natural brickearth capping coarse sands and gravels were observed at 27.60 m aOD.	51323	17858		Archaeological Investigation	Negligible
ELO13317	Havelock Road/Swift Road [Havelock Estate], Havelock, Ealing: Heritage Statement	A heritage statement was written for the Havelock Estate, Ealing in July 2013 by CgMs Consulting. The development was thought to have a limited effect on views of the nearby canal, due to the increased height of some of the buildings.	513140	179231		Archaeological Investigation	Negligible
ELO17037	Witley Gardens, Southall, Ealing: Archaeology & Heritage Assessment	A desk based assessment was carried out on land at Witley Gardens, Southall in July 2015 by ACD Archaeology. The report concluded that there is a low potential for archaeological remains from all periods, and that the development will not have an adverse impact on the nearby designated asset.	51259	17877		Archaeological Investigation	Negligible



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