



**THE GREEN
SOUTHALL**

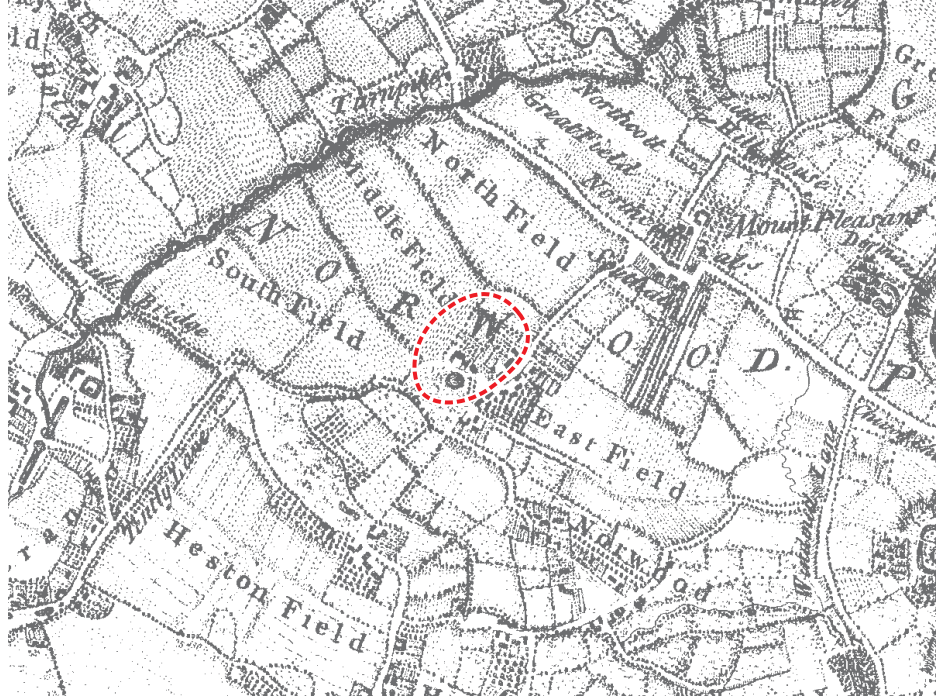
**THE GREEN, SOUTHALL
London UB2**

London Borough of Ealing

Archaeological desk-based assessment

March 2021





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Archaeological Desk Based Assessment

NGR 512401; 179518

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Executive summary

Peabody Developments Ltd and London Borough of Ealing has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at The Green, Southall in the London Borough of Ealing. The scheme comprises demolition and mixed-use redevelopment (phased) to provide 3 urban blocks comprising residential units (Use Class C3), flexible commercial and employment floorspace (Use Classes E, F1 & F2), private and public car parking, servicing bays, public realm and associated landscaping, play and amenity space, plant and refuse areas, and access arrangements. The proposed development will comprise 564 residential dwellings (Use Class C3) and 2922.8 sq.m. of flexible commercial and employment floorspace (Use Classes E, F1 & F2). The proposals constitute three urban blocks which will rise between two to 19 storeys (ground inclusive). A total of 60 car parking spaces will be allocated to the residential development and 90 public car parking spaces will be re-provided on the Site. No basements are planned but it is highly likely that the new buildings would have piled foundations.

There are no nationally designated heritage assets on the site, but the site is opposite the Grade II* listed house known as Southall Manor. The site is within the Southall Archaeological Priority Area.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site. Buried heritage assets that may be affected by the proposals comprise:

- **Post medieval building foundations and associated remains:** The earliest known development on the site is the construction of buildings in the eastern half of the site in the mid (possibly earlier)-19th century. These were demolished and then replaced by buildings that remain today. Such remains would be of low significance.
- **Possible Palaeolithic flint tools:** Evidence of Palaeolithic activity has been found within the wider site area. While these have been chance finds likely derived from the Langley Gravels that typify the area, and the chances of finding further Palaeolithic artefacts is difficult to predict, deep groundworks and piled foundations may produce such finds from these gravels.

There is low potential for archaeological remains of other periods as the site was some distance from settlement centres and was woodland or fields. There is some background prehistoric activity in the general area but no substantial evidence has been identified in the vicinity of the site to date. The site is located away from any known early centres of settlement/activity with the exception of the possible later-medieval settlement associated with Southall Manor, however, there has yet been no archaeological evidence to support this.

The construction and later demolition of the 19th century buildings in the east of the site will have either severely truncated or removed completely any earlier archaeological remains, although Palaeolithic artefacts may be present deeper in the gravels, while the centre of the site which has not been subject to a great degree of construction is unlikely to have severely truncated medieval and post medieval archaeological remains if present. Additionally, Palaeolithic artefacts may be present deeper in the gravels.

The main impact from the proposed development would be from the demolition, landscaping, construction of piled foundations and insertion of services, which would likely remove the remaining 19th century foundations. Piled foundations would entirely remove any remains from the footprint of each pile. Associated pile caps and ground beams would cause additional truncation.

Although archaeological remains of no more than low significance are anticipated, due to the site's size, and its location in an of archaeological priority area, the local authority may request further investigation to determine the nature, extent and significance of any archaeological remains. This would likely take the form of targeted archaeological evaluation trenches or trial pits. The results of the evaluation may indicate no further work is necessary. Any such work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the grant of planning consent.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Silver DCC Ltd has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at The Green, Southall; National Grid Reference (NGR) 512401; 179518 : Fig 1. The scheme comprises demolition and mixed-use redevelopment (phased) to provide 3 urban blocks comprising residential units (Use Class C3), flexible commercial and employment floorspace (Use Classes E, F1 & F2), private and public car parking, servicing bays, public realm and associated landscaping, play and amenity space, plant and refuse areas, and access arrangements. The proposed development will comprise 564 residential dwellings (Use Class C3) and 2922.8 sq.m. of flexible commercial and employment floorspace (Use Classes E, F1 & F2). The proposals constitute three urban blocks which will rise between two to 19 storeys (ground inclusive). A total of 60 car parking spaces will be allocated to the residential development and 90 public car parking spaces will be re-provided on the Site. No basements are planned but given the height of these buildings it is believed piles will be used for the foundations.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2019; see section 9 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2014, 2017), Historic England (EH 2008, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The List does not include any nationally designated heritage assets within the site. The site is opposite the Grade II* listed Southall Manor (NHL 1079419) and the Grade II listed Southall War Memorial (NHL 1440943). There are three locally listed assets around the site - a 19th century cattle trough 100m to the east outside 55 The Green, the school house on Featherstone Road 380m to the south-west and a substation on Dilloway Lane 45m east of the site.
- 1.2.2 The site does not lie within a conservation area.

- 1.2.3 The site lies within the Southall Archaeological Priority Area which, as defined by the LPA, is considered to represent the location of the late medieval/early post-medieval manor house and encompass the surrounding associated hamlet.

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
 - assess the likely impacts upon the significance of the assets arising from the proposals; and
 - provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 750m-radius study area around it, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - West Ealing Local Library – historic maps and published histories;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Silver DCC – architectural drawings (Hunters, 12/03/2021);
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on 03/07/2019 in order to determine the topography of the site and existing land use/the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report. Only the large carpark at the centre of the site and the portion of the site bounded by The Green were accessible as all the warehouses behind these buildings are currently private property.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**DBA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the

vicinity of the site (i.e. within 750m) are included, unless their inclusion is considered relevant to the study.

- 2.2.2 Archaeological investigations are included in the GLHER as 'Events' and are shown on Fig 2 as polygons (which may represent the site outline boundary for planning purposes, rather than the actual area archaeologically investigated), lines, or a site centrepoint. Where it has not been possible from archive records to determine the extent of an archaeological investigation (as is sometimes the case with early work), a site is represented on Fig 2 only by a centrepoint. Other features of heritage interest (which may be known, documented, or conjectured) are included in the GLHER as 'Monuments', and are shown on Fig 2 as polygons, lines, or points / centrepoints.
- 2.2.3 Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m) and unless otherwise stated are measured from the approximate centre of the site.
- 2.2.4 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.5 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

3 The site: topography and geology

3.1 Site location

- 3.1.1 The site is a complex of buildings off The Green, Dominion Road and Featherstone Terrace in Southall (NGR 512401; 179518; Fig 1). The site area is 2.32ha and is bounded by warehouses to the north and north-west, St Anselms Catholic Church to the north-east, The Green to the east, buildings fronting Featherstone Road and Dominion Road to the south and buildings fronting Featherstone Terrace form its western boundary. Dominion Road is included in the site and this forms the southern boundary in a horseshoe shape. The site falls within the historic parish of Hayes, and was within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Ealing.
- 3.1.2 The nearest major natural watercourse is Yeading Brook, which is 1km north-west of the site. The River Brent is 2.5km east of the site, while the Thames is 11km south of the site.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 No topographic survey has been undertaken to date, therefore legacy Ordnance Survey (OS) spotheight data has been used to provide an idea of the ground levels in the general area and of the site. There is a very gentle slope down from the west to the east, from c 31.0m above Ordnance Datum (OD), to 30.0m OD. Spotheights within the direct vicinity of the site indicate that the ground level varies from c 30.5m OD to 31.1m OD.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability in particular for early settlement, and potential depth of remains.
- 3.3.2 The geology comprises Brickearth overlying Lynch Hill Gravels over London Clay (BGS). The Lynch Hill Terrace represents a former floodplain deposit of the Thames probably dating from the Wolstonian glaciation, c 250,000–150,000 years ago, which, subsequently became incised and left dry as the river cut down to lower levels. In places the gravels are capped by a fine-grained silt known in London as the Langley Silt Complex ('Brickearth'), laid down as alluvium and/or wind-blown deposits during the last glaciation around 17,000 BC. This produced fertile soils but was often exploited for the manufacture of bricks and much has been removed by quarrying or by subsequent building development.
- 3.3.3 The depth of natural geology in the site as an indicator of possible archaeological survival is discussed in detail in section 5.2.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have been no archaeological investigations carried out within the site. Further afield, there has been eight investigations within the study area comprising two archaeological evaluations (**DBA 2 and 17**), five watching briefs (**DBA 1, 15, 16, 19 and 22**), one excavation (**DBA 1**) and two geo-archaeological investigations (**DBA 2 and 3**). While several evaluations have taken place throughout the study area, some did not reveal any evidence (**DBA 19 and 22**). The excavations within the grounds of Southall Manor House (**DBA 15, 16, 17**) did not reveal much archaeological material apart from some 19th century building material. Several 19th century findspots of prehistoric tools and faunal remains (**DBA 4, 5, 20, 24**) suggest a degree of prehistoric activity.
- 4.1.2 Archaeological investigation has been focused to the north-west on the boundary of the study area and directly to the south-east in the Manor house grounds, thus our archaeological understanding of the study area is limited. The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. Several Palaeolithic findspots exist around the site, most of these are handaxes and other flint implements and are antiquarian finds (**DBA 4, 5, 20, 24**).
- 4.2.2 Just outside the study area, a skeleton of a Mammoth was apparently found in association with stone tools by an antiquarian in 1887 on Tentelow Lane (then Norwood Lane), on the Taplow Gravel terrace c 1.4km south-east of the site (site code LMG04; Meads, 1982). It has been interpreted as a 'kill site' although the stratigraphic relationship between the tools and mammoth remains is unclear. Another find of mammoth remains was apparently made in the Taplow Gravels at Kingsley Avenue, 1.4km to the north-east of the site. Around the former Gas Works (**DBA 5**) another possible kill site has been identified with associated flint tools. This area has revealed many separate Palaeolithic findspots and it is likely that antiquarians were involved during the construction of the gas holders during the later 19th century (**DBA 4 and 5**).
- 4.2.3 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. Such tools such as a tranchet axe (**DBA 4**) have been found 500m north-east of the site.
- 4.2.4 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. A 19th century discovery of a Bronze Age founder's hoard was made 550m north of the site (**DBA 4**). An isolated mid-late Iron Age gold stater coin was found 650m south-west of the site (**DBA 25**).
- 4.2.5 The Osterley Park archaeological priority area 1.3km to the south-east of the site records it as

having cropmark evidence of early field systems and possible prehistoric barrows with prehistoric artefacts found between the canal and Boston Road and along the borough boundary. Just outside the study area excavations at Western International Market, 1.8km south-west of the site (site code CRP97), revealed a group of Middle Bronze Age cremation burials as well as an intense concentration of postholes dated by finds to the Late Bronze Age to Middle Iron Age periods. The earliest feature was a ring ditch (the ploughed-out remains of a round barrow), probably of Late Neolithic or Early Bronze Age date, which was located directly to the north of the concentration of cremation burials. Twenty further cremations were excavated in this area during the excavation phase. An east-west aligned ditch to the south of the cremations may have marked the edge of the cemetery, though one cremation was located to the south of this. Further ditches may also have been later prehistoric boundary markers, although there also appears to have been a subrectangular enclosure in the south-west quadrant of the area investigated, marked by small linear gullies, probably of Late Bronze Age or Early Iron Age date.

- 4.2.6 Although prehistoric remains have been uncovered in the broader Southall area, previous investigations in the near vicinity of the site have not uncovered any significant evidence of this period and the nature and extent of activity in the area is uncertain. The Gravels would have provided fertile and well-drained soils suitable for early cultivation and for supporting early settlement.

Roman period (AD 43–410)

- 4.2.7 During the Roman period the site lay within the hinterland of *Londinium*, which was located in the area of the City of London, 21km to the east of the site. Settlement and other activity in the general area would have been influenced by administrative and infrastructure factors associated with the establishment of *Londinium* by the 2nd-century AD. The relationship of the capital to the rural settlements in its hinterland was symbiotic. Small, nucleated settlements, typically located along the major roads leading to the capital, acted both as markets and as producers to the capital. These hinterland settlements appear to have followed the general socio-economic trends that characterise the Roman period; a period of prosperity in the early 2nd-century followed by a general decline in the late 2nd to early 3rd century and a brief revival in the 4th-century (MoLAS 2000, 150).
- 4.2.8 The route of the north-east to south-west aligned Roman road from London to Silchester lies c 4.3km to the south of the site.
- 4.2.9 There are no known sites or finds dated to this period within the study area suggesting that this was not a focus of activity and was probably open fields and/or woodland during this period. However, this conclusion is hampered by the fact there has been very limited archaeological investigation within the area.

Early medieval (Saxon) period (AD 410–1066)

- 4.2.10 Immediately following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into a period of socio-economic decline, and *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'Minster' church and other subsidiary churches or chapels. Uxbridge Road, 1.5km to the north-east, was probably a Saxon route. It is likely to be the *via publica* recorded in a charter dated to AD 716–57 (Gelling 1979). The road connected London with Oxford, which was a notable newly founded settlement by AD 911 (VCH Oxon iv, 3–9). As with earlier periods, the heavy clayland to the north of the road was probably largely wooded during this period.
- 4.2.11 Excavations on a multi-period site at Western International Market in 2001, outside the study area 1.8km south-west of the site (site code HYA01), revealed a sunken-featured building, a rectangular post-built structure, an area of possible industrial activity, and a substantial ditch dated to the 5th–6th centuries AD.
- 4.2.12 In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a

parish church.

- 4.2.13 In AD 830, lands in Hayes, which included Southall and Norwood, was granted to Wulfred, the Archbishop of Canterbury (Weinreb et al 2008, 853). The Hayes manor estate included the whole area of Southall and Norwood (VCH Middlesex iv, 40–43), including the area of the site. The name Southall is thought to be Old English and Saxon in origin, meaning ‘At the south corner of the land or wood’ (Mills 2010, 229). Norwood is Old English for Northuuda, meaning ‘the northern wood’, and is first mentioned in AD 832 (ibid, 180). Both place names suggest that much of the area was extensive woodland. Although there is no reference to a settlement in these place names, that fact that they are named suggests that there may have had such.
- 4.2.14 The location of the main focus of settlement around Hayes manor is uncertain but it probably grew up in the vicinity of the medieval village of Hayes, which was located around the Grade II* listed 13th century and later Church of St Mary, c 3.1km north-west of the site (National Heritage List/NHL ref 1080233). There may have also been a small early settlement at Norwood, 1.4km to the south-east of the site, which was also a later medieval village beside the Grade II* listed Church of St Mary (NHL ref 1189501). If there was a settlement at Southall it is more likely to have been further north of the site, at the junction of South Road with Beaconsfield Road around 490m to the north, where there was a small settlement in later medieval times (see below).
- 4.2.15 There are no known finds dated to this period within the study area. There does not appear to have been a settlement near the site in the Saxon period and it is thought the site lay in fields or woodland within the Hayes manorial estate, however very little investigations have taken place to allow a full picture.

Later medieval period (AD 1066–1485)

- 4.2.16 During this period the Hayes manor was divided up into a number of sub-manors which included Southall and Norwood (VCH Middlesex iv, 26–29), although it still retained ownership of much land until the 18th or 19th centuries. Neither Southall or Norwood are mentioned in the Domesday survey of 1086 because they formed part of Hayes, which was still owned by the Archbishop of Canterbury.
- 4.2.17 The main settlement was in Hayes around St Mary’s Church, c 3.1km to the north-west of the site. There was a hamlet at Norwood Green, 1.4km to the south-east, beside the 12th century and later Church of St Mary and the 14th century manor house of Dorman’s Well.
- 4.2.18 There is likely to have been a small settlement at Southall, possibly at the junction of South Road with Beaconsfield Road around 490m to the north of the site. In 1212 William of Southall (de Suhalle) held a knight’s fee of the Archbishop of Canterbury. This was probably the origin of the submanor of Southall, first mentioned in a lease of 1319 when it was the property of Roger, son of William del Brok (VCH Middlesex iv, 40–55). Southall is mentioned in 1274 and in 1384 along with Northcott (Northcote) (VCH Middlesex iv, 40–43). Dorman’s Well is the name of a moated manor house which stood near the junction of Dormers Wells Lane with Telford Road, 1.9km to the north-east of the site (Barnett, undated; Kirwan 1965).
- 4.2.19 None of the limited investigations in the vicinity of the site have revealed archaeological evidence of this period and it was probably in agricultural use.

Post-medieval period (AD 1485–present)

- 4.2.20 Directly adjacent to the east of the site, a house and garden named ‘The Wrenns’ was built around 1500 by John Cannon. **(DBA 14)** This appears to be the first settlement in the area of the former open fields at Southall Green, along with one or two other large houses and farms nearby (Kirwan 1965).
- 4.2.21 In the late 16th century, Francis Awsiter, a wealthy City merchant and Alderman acquired The Wrenns. He demolished the house and replaced it with the current Grade II* listed timber framed building known as Southall Manor **(DBA 14)**. It was first referred to as Southall Manor from the late 17th century although it never served as a manorial centre.
- 4.2.22 In 1698, King William III granted a market charter to Southall (Kirwan 1965), indicating that the main settlement, located 490m to the north of the site, had become an important centre for the local economy.
- 4.2.23 Rocque’s map of 1754 (Fig 3) shows Southall village to the north of the site and a cluster of

roadside buildings around what is now Southall Green in the area of the site. It shows the site occupied by one or more buildings on the east side of the road at the western edge of the East Field. The map also marks 'Southall' and 'Nortcott' beside a small settlement to the north of the site; the site itself is at the side of South Road which ran through the communal open fields, which had at some point entailed the clearance of the ancient woodland. The four open fields are mentioned in a survey of Hayes manor of 1596 and 1598 and at that time comprised South Field (229a), North Field (201a), East Field (139a), and Middle Field (118a). The site was located adjacent to the east/west boundary of the East Field.

- 4.2.24 In 1754, John Awsiter was in financial difficulty and leased the Southall Manor house to Agatha Child of Osterley (VCH Middlesex iv, 40–55). Towards the end of the century the manor house was used as a school briefly before becoming unoccupied and increasingly derelict. A valuation of 1816 notes that the land still in the ownership of the Awsiter family with a Robert Awsiter holding the manor house and grounds, an orchard and some fields to the east of the house. By 1821 the remains of the Awsiter estate including the site, comprising 'the old mansion house offices attached, with stables, sheds, yard, fore-court, garden', had been bought by William Welch owner of the Southall cattle market (Valuation 1821, Ref ESR443). No well is mentioned but such large properties often had their own water supply.
- 4.2.25 By the early 1800s the former rural landscape was beginning to be developed, likely due to the construction in 1796 of the Grand Junction Canal, 916m to the south of the site (VCH Middlesex iv, 40–43) and in particular after 1839, when the Great Western Railway line from London to Slough and the west opened, which included a station at Southall 400m to the north of the site. The population of the area grew considerably and by 1850 Southall Green had become a separate parish. Southall Manor House was extensively restored at this time. In addition to urban development, brickmaking had become a major activity due the relatively easy access to brickearth in the underdeveloped agricultural fields. During the 1850s brickmaking licences frequently included the right to erect labourers' cottages. By 1874, the Southall Brick Company had been established along with three other brick-making firms, all in close proximity to Southall Green (VCH Middlesex iv, 45–48). Other known brick factories are recorded on Havelock Road (340m to the south-east), Tudor Road (1km north-west of the site) and North Road (1.2km north-east).
- 4.2.26 The 1st edition Ordnance Survey 25":mile map of 1865 shows that the site was still primarily open field but included the two major houses, "South Lodge" (although the location of the name on the map could suggest one of two buildings) and "Romans" and their gardens. The southern extremities of the site partially include sections of buildings. The map also shows that there has been extensive development to the north-east and west of the site.
- 4.2.27 The 2nd edition Ordnance Survey 25":mile map of 1896 shows minor change within the site. A large building with two glassed structures, possibly greenhouses (indicated by cross-hatching), just within the western boundary, a small structure has been built on the northern boundary and the two eastern most houses and their outhouses and a row of terraced houses built fronting Featherstone Road are encompassed within the site. A row of terraced houses has been built adjacent to the southern half of the western boundary and Featherstone Terrace, an access road for the buildings has been laid within the site along the boundary and also forms the south-western extension of the site. The buildings of "Romans" and "South Lodge" are still there and a large complex of buildings – Featherstone Hall – has been built just beyond the south-western site boundary.
- 4.2.28 The 3rd edition Ordnance Survey 25":mile map of 1914 shows further minor change. Another small building has been constructed in the north-west of the site. What was possibly "South Lodge" has been extended to the east and is now noted as the Gem Theatre. It should be noted that on this map "South Lodge" is located outside the site but directly to the east. If this the case then the buildings previously referred to as "South Lodge" are separate private dwellings.
- 4.2.29 The Ordnance Survey 1:2,500 scale map of 1935 shows major change within the eastern half of the site. Romans has been demolished and a row of terraced houses built in its place, the Gem Theatre is still in the same location but several large buildings (possibly for industrial or manufacturing use), and a club have been built forming a courtyard to the west of the terraced houses. There are several new buildings in the north-east corner of the site and two new buildings have been constructed to the rear of the house in the central southern extension of the site. Featherstone Hall outside the site has been demolished and a cinema built in its

location. The central and part of the northern boundary is still open land. The growth in the population lead to overcrowding and congestion that was described as acute in 1944 (VCH Middlesex iv, 40–43). This trend continued with a large immigrant population, in particular Sikhs, who began to settle here in 1953, attracted to the area by its light industries.

- 4.2.30 The Ordnance Survey 1:2,500 scale map of 1961 shows that the open area within the site is now labelled as a car park, the Gem Theatre has now been replaced or adapted for industrial use as have all the buildings behind it and these are of a slightly bigger footprint than the previous buildings. Another industrial building has been constructed in the northern section of the site. There also appears to be a raised bank along the north side of the western part of the site, which may have been formed for the levelling of the ground to create the carpark.
- 4.2.31 The buildings do not change much after this point though at some point the two terraced houses in the southern central extension are demolished and Dominion Road is laid out at the southern edge of the car park and forms the southern boundary.

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Levels of natural geology, and past truncation

- 5.2.1 No geotechnical survey or archaeological investigations have been undertaken within the site, therefore our understanding of the geology within the site is based upon archaeological investigations within the vicinity and information from historic boreholes held in the BGS online library. Although a number of archaeological investigations have been carried out nearby, only three provide an indication of the geology. Table 1 summarises the geological information where available from these excavations and boreholes. Two of these were undertaken within the grounds of Southall Manor, 130m west of the site. One found only modern made ground (**DBA 16**), reaching 'natural clay' (according to the GLHER entry) or 'a truncated substratum' (probably Brickearth) at 0.3–0.6m below ground level/mbgl (31.0–29.7m OD). An evaluation by MOLA (**DBA 17**:site code MNH16) encountered natural gravels at 30m OD. Above this was a 0.4-0.5m layer of orange clay and above this were a number of brick walls, pits, culvert and a soak-way, all 19th century in date.
- 5.2.2 Six trenches were opened 330m south-east of the site (**DBA 19**). No archaeological material was found in any trench. As with other evaluations nearby, brickearth was found close to the surface, between 0.3mbgl and 1.1mbgl. Gravel was encountered at around 2.5mbgl.
- 5.2.3 A nearby BGS borehole (TQ17NW/126), located 150m to the north of the site, with a similar ground level of 31.7m OD recorded the top of 'Brown Clay' (presumably Brickearth) at ground level extending for 2.7mbgl giving a level for the top of Gravels of 29.0m OD (2.7mbgl). A second BGS borehole (TQ17NW/314), located 670m south-west of the site with a ground level of 30.3m OD, recorded the top of Brickearth at 29.9m OD (0.4mbgl), likely to be untruncated, and the top of Gravels at 28.5m OD (1.4mbgl). The top of Brickearth in the area therefore ranges from 0.3m–2.7m in depth, with the lower end of this range indicating truncation.

*Table 1: summary of geotechnical data
Levels are in metres below ground level (mbgl)*

BH/DBA ref.	Modern made ground	Undated made ground	Natural brickearth	Top of natural Gravel
TQ17NW/126	Not specified	Not specified	<2.7	2.7
TQ17NW/314	<0.4	-	0.4-2.9	2.9
DBA 19 TR1	<0.3	-	0.3-2.6	2.6
DBA 19 TR2	<0.7	-	0.7-2.4	2.4
DBA 19 TR3	<0.4	-	0.4-2.0	2.0
DBA 19 TR4	<0.9	0.9-1.1	1.1-2.5	2.5
DBA 19 TR5	<0.6	-	0.6-2.4	2.4
DBA 19 TR6	<0.5	-	0.5-2.6	2.6
DBA 17 TR1	<0.4	0.4-0.7	0.7	Not reached
DBA 17 TR2	<0.2	0.2-0.8	0.8	Not reached

- 5.2.4 The results from past investigations nearby indicate Brickearth is expected directly below the ground surface and/or any made ground, extending between 2m and 2.9m below ground level.

The natural Lynch Hill gravels are directly below the Brickearth, extending to an unknown depth.

5.2.5 Current ground is between 31.1m OD and 30.0m OD based on historical spotheights. There is no geotechnical data for the site. Based on BGS boreholes and the information from archaeological investigations in the vicinity, the predicted level of natural geology within the site is as follows:

- The top of Brickearth is at least 0.3 below ground level (mbgl).
- The top of untruncated Gravel lies at 28.5–29.0m OD (2.0–2.7mbgl).

5.2.6 Between the top of the natural and the current ground level is likely to be modern made ground and there may also be undated made ground. The latter may potentially contain remains of archaeological interest. However the presence and thickness of this layer is likely to be affected by the amount of historic ground levelling and past development. The lack of investigations within the site area means it is not possible to be definitive about the presence of undated made ground.

Past impacts

5.2.7 The potential for archaeological remains to survive within the site is generally moderate, with localised areas of lower potential.

5.2.8 Although the types of foundations of the existing buildings are not known, given the date of the buildings and their height, while it is unlikely that piles have been used it is possible that they have relatively substantial foundations. The relative height of the underlying Brickearth means that any ground disturbance would have severely truncated or removed completely any later archaeological remains within the footprint. Palaeolithic remains will lie in the underlying gravels and these will not have been affected by past impacts. However, such impacts would be localised. Services and drainage trenches would have had a similar impact.

5.2.9 Any levelling for the carpark would have truncated archaeological remains to that depth and while the bases of deeper cut features, such as drainage ditches, may survive their context would be lost.

Likely depth/thickness of archaeological remains

5.2.10 There is potential for archaeological deposits to survive directly beneath and in between the foundations of the existing buildings within the Brickearth and cut through into the underlying gravels to an unknown depth. Early Prehistoric remains would be at the interface of the Brickearth and the underlying gravels and possibly cut into or deeper within the gravels.

5.3 Archaeological potential and significance

5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.

5.3.2 *The site has a low to moderate potential to contain prehistoric remains.* There is evidence for prehistoric activity in the study area with numerous finds of Lower Palaeolithic artefacts, such as handaxes and other stone tools, including material associated with mammoth remains, 670m to the north-west of the site (**DBA 4 and 5**). All of these are 19th century finds with no contextual information. Their presence within the underlying Lynch Hill Gravels is, however, difficult to predict. The site's location on the fertile Gravels and Brickearth would have attracted early human activity and settlement. Despite this there is little evidence of later prehistoric activity in the vicinity of the site. A sherd of undated prehistoric pottery and two flint artefacts were found during an archaeological watching brief on the Manor House Grounds just 100m east of the site (**DBA 17**). These were residual and there were no associated features. No evidence of prehistoric activity has been found on the other investigations in the vicinity. A Bronze Age hoard (**DBA 2**), 725m to the north-west of the site, and an Iron Age coin 590m to the south-west of the site (**DBA 25**) show a prehistoric presence in the broader area, the nature and extent of which is currently little understood. Residual prehistoric artefacts recovered from the gravels would be of **low** significance.

5.3.3 *The site has a low potential to contain Roman remains.* There is no evidence of Roman activity

within the study area. The site was located in the hinterland of the Roman capital, some distance from any major Roman roads, and likely within a rural landscape of open fields or possibly woodland.

- 5.3.4 *The site has a low potential to contain medieval remains.* The site was located 970m south of a main Saxon road throughout the medieval period and some distance from the main settlements at Hayes, 4.0km to the north-east, Norwood Green, 1.3km to the south-east and Southall, 500m to the north. While the APA suggests the medieval centre of Southall is likely to have been around The Green and King Street, no evidence of this has yet been found. Within the later medieval period some buildings began to appear to the east of the site within the construction of Southall Manor. In all likelihood the site was located within open fields, under cultivation or pasture prior to this.
- 5.3.5 *The site has a moderate potential to contain post-medieval remains.* The area of the car park remained open or agricultural land until it was developed as a car park from the early 20th century. The eastern half of the site saw consistent development from the early 19th century onwards and has changed little from the 1960s. The foundations and footings of the 19th century buildings demolished in the early/mid 20th century may survive, particularly the house known as “Romans”. The significance of most of the remains is **low**, based on their likely archaeological and historic value in providing evidence of human activity at a local level but the remains of “Romans” may be of local interest.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The scheme comprises demolition and mixed-use redevelopment (phased) to provide 3 urban blocks comprising residential units (Use Class C3), flexible commercial and employment floorspace (Use Classes E, F1 & F2), private and public car parking, servicing bays, public realm and associated landscaping, play and amenity space, plant and refuse areas, and access arrangements. The proposed development will comprise 564 residential dwellings (Use Class C3) and 2922.8 sq.m. of flexible commercial and employment floorspace (Use Classes E, F1 & F2). The proposals constitute three urban blocks which will rise between two to 19 storeys (ground inclusive). A total of 60 car parking spaces will be allocated to the residential development and 90 public car parking spaces will be re-provided on the Site. No basements are planned but it is highly likely that the new buildings would have piled foundations.
- 6.1.2 The type of foundations to be used is also currently unknown, however, given the height of the new buildings it is likely that piles would be used.

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 There is generally low potential for archaeological remains except for remains of post medieval development and possible residual prehistoric flint artefacts.

Preliminary site works

- 6.2.4 Works carried out as part of the initial site set up, including preliminary site stripping and demolition, the installation of site fencing and welfare facilities, is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5mbgl.
- 6.2.5 This could extend into undated made ground, which potentially contains remains of archaeological interest, and would entirely remove any remains to this excavation depth. As the underlying geology of the site is not certain the true impact cannot be determined. This would include any remains of the mid-20th century industrial buildings that occupied the site. Earlier remains would be unaffected.
- 6.2.6 The impact of pile probing and the removal of other buried obstructions such as foundations would depend on the size and density of the existing intrusions, which is currently uncertain, but such work can have a considerable archaeological impact in disturbing adjacent remains.

Piled foundations

- 6.2.7 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The severity of the impact would therefore depend on the pile size, type and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.
- 6.2.8 The insertion of pile caps and connecting ground beams, along with the excavation of a pile guide trench, typically extend no more than 1.0–1.5mbgl and would remove any archaeological remains within the footprint of these works to this depth.

Service / utilities trenches/ drains

- 6.2.9 The proposed excavation of new service trenches and drains would extend to a depth of 1.0–1.5mbgl as assumed for the purposes of this assessment and have a similar impact to those of ground beams and pile caps.

7 Conclusion and recommendations

- 7.1.1 The site contains no designated heritage assets nor is it located in a Conservation Area. The eastern parts of the site lie within the Archaeological Priority Area of Southall.
- 7.1.2 There has been little or no development on the site for much of its early history so there is low archaeological potential for remains of all periods except the post-medieval period for which there is a moderate potential, and a background potential for Palaeolithic artefacts in the gravels. There was some limited development in the eastern part of the site by the mid 19th century, with further development in the early 20th century.
- 7.1.3 Given the shallow nature of the underlying geologies, any ground disturbance from previous development and redevelopment of the site will have either severely truncated or removed completely any later archaeological remains. The foundations, footings, basement walls and floors, etc from the late 19th/early 20th century buildings may have survived beneath and in between existing foundations or may be incorporated into the foundations of existing buildings.
- 7.1.4 The main impact from the proposed development would be from the levelling, construction of piled foundations and the insertion of services, which would likely remove the remaining 19th century foundations.
- 7.1.5 Table 2 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 2: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
19th / 20th century building foundations and associated features (moderate potential)	Low	Preliminary site strip would truncate any remains present beneath the modern ground slab, although remains would survive beneath the level of truncation. New piled foundations would remove any remains within the footprint of each pile. New pile caps and ground beams would truncate the top of alluvial deposits. Asset significance would be reduced to negligible .
Possible Palaeolithic artefacts	Low	Piled foundations would remove any remains within the footprint of each pile. Asset significance would be reduced to negligible .

- 7.1.6 Although archaeological remains of no more than low significance are anticipated, due to the site's location in an area of archaeological priority and the limited archaeological understanding of the site and study area, it is likely that the local authority may request further investigation to determine the nature, extent and significance of any archaeological remains. This would likely take the form of targeted archaeological evaluation trenches. Given the anticipated shallow nature of the underlying geology, the archaeological monitoring of any geotechnical work undertaken could be carried out as a preliminary stage and may help better target the evaluation trenches. The results of the evaluation may indicate no further work is necessary. Any such work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the grant of planning consent. This would ensure that any previously unrecorded archaeological assets present are not removed without record.

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 750m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 22/03/2021 and is the copyright of Historic England 2021.
- 8.1.3 Historic England statutory designations data © Historic England 2021. Contains Ordnance Survey data © Crown copyright and database right 2021. The Historic England GIS Data contained in this material was obtained in April 2021. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

ASE – Archaeology South East

DGLA – Department of Greater London Archaeology (Museum of London)

ELO – GLHER unique event identifier HER – Historic Environment Record

GLHER – Historic Environment Record

MLO – GLHER unique monument identifier

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

NA – Northamptonshire Archaeology

NAL – Network Archaeology Ltd

QUEST – Quaternary Scientific

SAS – Sutton Archaeological Services

DBA No.	Description	Site code/ HER/NHL No.
1	<p>Harefield to Southall gas pipeline <i>Excavation and watching brief, NAL, 2008-2009</i></p> <p>An archaeological evaluation, excavation and watching brief were carried out along the route of the proposed gas pipeline between Harefield in the London Borough of Hillingdon and Southall in the London Borough of Ealing. Two phases of supplementary trench evaluations in 17 plots were carried out. Excavations were carried out in 10 plots and a watching brief was carried out for a total of 75 plots. The archaeological evidence found consisted of: the edge of a possible Neolithic/Bronze Age settlement in Harefield; Late Iron Age/Early Roman settlement edge activity in the Newyears Green and Ickenham areas; the remains of a substantial Iron Age/Early Roman settlement in the Gutteridge Wood area, north east of Hillingdon; and Medieval agricultural activity to the north and east of Bayhurst Wood Countryside Park, south of Harefield.</p>	ELO11460
2	<p>The Straight (Southall Gasworks), Southall, Ealing, UB1 <i>Archaeological and Geoarchaeological Evaluation, ASE, 2016</i></p> <p>An archaeological and geoarchaeological evaluation was undertaken at the former Southall Gasworks by Archaeology South East between the 26th September to the 14th October 2016. The evaluation comprised of 20 trenches with six geoarchaeological test pits cut into the ends of various trenches. A mid 19th century cess pit and an undated posthole were identified. The geoarchaeological data suggested that the potential for surviving land surfaces is good.</p>	ELO17074

DBA No.	Description	Site code/ HER/NHL No.
11	<p>Merrick Road [Hortus Cemetery] Southall <i>Monument</i></p> <p>Hortus Cemetery was established as a new burial ground for Southall in 1944. In 1986, the first Muslim burials took place here in a dedicated area and additional space for Muslim graves was allocated in 2008, arranged in association with the Central Jamia Mosque, the only place in Southall offering a full Muslim burial service.</p>	MLO103987
12	<p>Havelock Road, Southall <i>Monument</i></p> <p>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 are of 19th/20th century date.</p>	MLO72510
13	<p>The Green, Southall <i>Grade II Listed Building</i></p> <p>First World War memorial in Portland Stone.</p>	1440943
14	<p>Southall Manor, The Green, Southall <i>Grade II* Listed Building and Park</i></p> <p>Late 16th century house, altered and extended in 18th, 19th and 20th centuries. Southall - Norwood UDC purchased the 16th century Manor House in 1913, opening the grounds as public gardens. The house was used as council offices until 1965, later leased to Southall Chamber of Commerce. Originally a house called The Wrenns, it was purchased in 1572 and rebuilt as an Elizabethan mansion by Francis Awsiter, remaining in his family until 1821.</p>	1079419 MLO104530
15	<p>The Green (Southall Manor Grounds), Southall, UB2 4BJ <i>Watching Brief, SAS, 2010</i></p> <p>The watching brief found a Prehistoric pottery sherd, a possible waste flake and a piece of burnt flint along with 20th century CBM. It appears that at some point the original deposits were removed down to the natural level and replaced with cinder or other drainage deposits before being covered with turf and topsoil.</p>	ELO11399 MLO103030
16	<p>The Green (Southall Manor Grounds), Southall, UB2 4BJ <i>Watching brief, NA, 2005</i></p> <p>The watching brief was carried out during the laying of an electricity cable. No archaeological deposits or artefacts were observed and the natural deposits had been disturbed by modern truncation.</p>	ELO17077
17	<p>The Green (Southall Manor Grounds), Southall, UB2 4BJ <i>Evaluation, MOLA, 2016</i></p> <p>The investigations comprised two trenches. A levelling deposit sealed beneath a Victorian floor was date to 1580-1700, and the remains of a brick out building of a probably 19th century date were identified</p>	MNH16 ELO11987
18	<p>Havelock Road [Havelock Cemetery], Southall <i>Monument</i></p> <p>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.</p>	MLO103986
19	<p>Havelock Road, Southall <i>Watching brief, MoLAS, 2000</i></p> <p>Six test pits were monitored. No archaeological deposits were observed in any of the test pits. An examination was made of underlying river terrace gravels for early human activity or faunal remains, but no evidence was found</p>	HCK00 ELO3552

DBA No.	Description	Site code/ HER/NHL No.
20	<p>Norwood Road, Southall <i>Findspot</i></p> <p>Implements (Palaeolithic 50,000BC – 10,000BC)</p>	MLO2668
21	<p>King Street, Southall <i>Monument</i></p> <p>The exact position of Southall is unknown before the 16th century, but it would appear that it became the area now known as Southall Green in the 17th century</p>	MLO73145
22	<p>King Street (No 22), Southall, Ealing <i>Watching brief, AOC, 2005</i></p> <p>No archaeological finds or features were recorded despite assessed potential for prehistoric and medieval activity.</p>	ELO6610 MLO98018
23	<p>King Street / Western Road, Southall Green [St John's Church Burial Ground], Ealing <i>Park</i></p> <p>St John's Church Burial Ground surrounds the old parish church of Southall, which was built in 1837/8 as a chapel of ease to Norwood church and was consecrated in 1841, given to the parish by John Henry Dobbs, the owner of the local vitriol factory. The Gothic style brick church had a chancel, nave, north and south aisles, and a small spire that was later removed; to the north was St John's parochial school, also established in 1837-8 by Dobbs, which closed in 1891. A church hall was built adjacent in 1893 and a Grand Bazaar to seek funding for it was opened by Princess Mary Adelaide of Teck. St John's Vicarage stood opposite the church on Southall Green.</p> <p>By the beginning of the Twentieth Century, the church had become too small for the needs of its congregation and enlargement of the building was initially considered, building over a section of the graveyard. An alternative scheme went ahead and a new church of St John's was built in 1910, designed by architect C G Miller, its site the former grounds of Elmfield House in Church Avenue. Despite the somewhat derelict appearance particularly at the front of the old church, there are some good Nineteenth Century headstones in the secluded area behind and to the sides of the building, set among the grass, with trees and shrubs screening the busy roads.</p>	MLO107741
24	<p>Featherstone Terrace <i>Findspot</i></p> <p>Handaxe (Lower Palaeolithic 50,000BC – 15000BC)</p>	MLO292
25	<p>Findspot</p> <p>Gold Iron Age coin (stater) of Gallo-Belgic B type</p>	MLO4530
26	<p>Recreation Road/Florence Road/The Common, Southall <i>Park</i></p> <p>Southall Recreation Ground opened in 1903 and soon had a bandstand, lodge and open air swimming pool. By the 1930s its facilities included tennis courts, putting green, football and cricket pitches and children playground, with fine trees and ornamental bedding. Today the lido, bandstand and ornamental planting have all gone.</p>	MLO107752

9 Planning framework

9.1 Statutory protection

Listed Buildings and Conservation Areas

- 9.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.2 National Planning Policy Framework

- 9.2.1 The Government issued the *National Planning Policy Framework (NPPF)* in March 2012 (DCLG 2012) and supporting *Planning Practice Guidance* in 2014 (DCLG 2014). The 2012 NPPF was revised and a new NPPF published in July 2018, with minor revisions in February 2019 (MHCLG 2019).

Conserving and enhancing the historic environment

- 9.2.2 The NPPF section concerning “Conserving and enhancing the historic environment” (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16 (unchanged in February 2019), reproduced in full below:

Para 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

Para 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

Para 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 194. 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.

Para 195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 196. 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.

Para 197. 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.

Para 198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 199. 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.3 Regional policy

The London Plan

9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within *The London Plan: The Spatial Development Strategy for Greater London* (GLA 2021), formally published on 2nd March 2021.

9.3.2 Policy HC1 “Heritage conservation and growth” of the *Publication London Plan* relates to London’s historic environment.

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

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

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

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

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

interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

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

- 9.3.3 Para. 7.1.8 adds 'Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.
- 9.3.4 Para 7.1.11 adds '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.'

9.4 Local planning policy

- 9.4.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans (UDPs), Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies have been either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.
- 9.4.2 The existing development plan for Ealing currently comprises two separate documents in addition to the London Plan. These are part of the Adopted Unitary Development Plan/UDP (2004) and the Adopted Development Strategy 2026, or Core Strategy (April 2012). Ealing Council submitted its Development Sites and Development Management DPD together with an associated Policies Map to the Secretary of State for Communities and Local Government in February 2013. Whilst they have not yet been formally adopted they have considerable weight in planning terms and guidance on the LB Ealing website notes that planning application documents should refer to these.
- 9.4.3 The UDP policy for archaeological assets is set out below.

Policy 4.9 Ancient Monuments and Archaeological Interest Areas

1. The protection of Scheduled Ancient Monuments and their settings is required by law. Any development affecting such an ancient monument requires an impact evaluation, including an archaeological assessment where appropriate.
2. It is the Council's intention to also protect archaeological sites, and any proposal must:
 - (i) Provide adequate opportunities for archaeological investigation prior to development;
 - (ii) Be carried out in accordance with the British Archaeologists and Developers Liaison Code of Practice.
3. Where development would adversely affect Archaeological Interest Areas or archaeological remains, the applicant will normally be required to:
 - (i) Modify designs to avoid adverse effects;
 - (ii) Design suitable land use and management strategies to safeguard any important remains, with the option to seek an agreement covering access and interpretation arrangements;
 - (iii) Preserve in situ: where this is not feasible, provide appropriate provision for excavation.

- 9.4.4 Ealing Borough Council have issued a draft alteration to their Core Strategy in April 2012. The policies in this document loosely cover heritage issues, but are refined in greater detail in the Development Management Policies Document of December 2013.
- 9.4.5 Development Management Policy Document 7C covers heritage issues and states:
POLICY 7C EALING LOCAL POLICY - HERITAGE
Planning Decisions

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.
- 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.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).

10.1.3 Table 3 gives examples of the significance of designated and non-designated heritage assets.

Table 3: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and (in Britain) as the ‘Flandrian’.
<i>Iron Age</i>	600 BC–AD 43

<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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Groundsure historic Ordnance Survey mapping

West Ealing Local Library

13.3 Cartographic sources

Ordnance Survey maps

Ordnance Survey 1st edition 25" map (1865).

Ordnance Survey 2nd edition 25" map (1896).

Ordnance Survey 3rd edition 25" map (1914).

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Engineering/Architects drawings

Proposed site plan (Hunters, drwg M9516-HUN-ZZ-ZZ-DR-A-02-0003, 1:500 @A1, 12/03/21)

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	Y	pdf	Y
Levelled site survey as existing (ground and buildings)	not known	paper/pdf/CAD	N
Contamination survey data ground and buildings (inc. asbestos)	Y	pdf	Y
Geotechnical report	not known	paper/pdf/CAD	N
Envirocheck report	not known	paper/pdf/CAD	N
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	N	



Fig 1 Site location

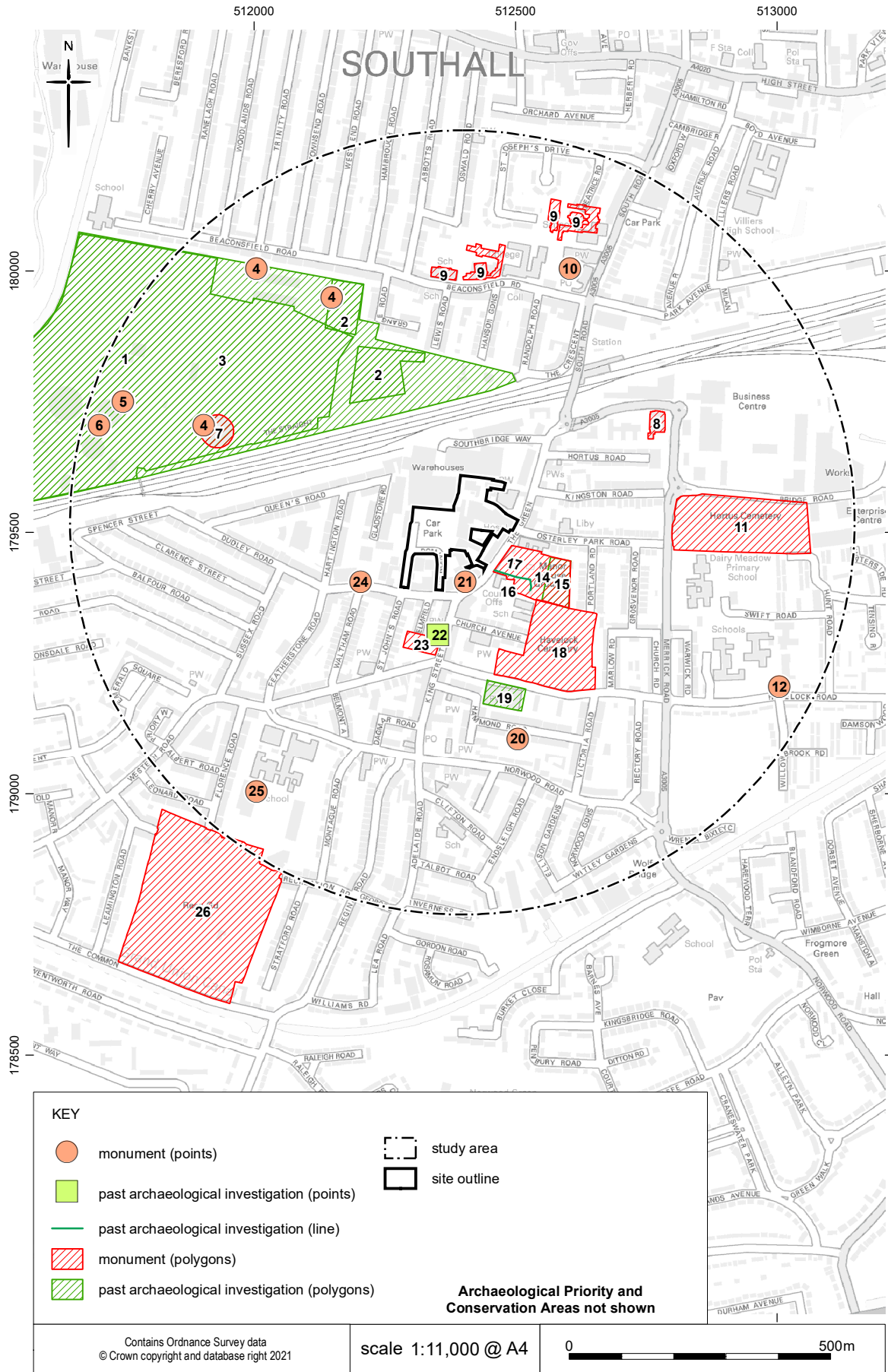


Fig 2 Historic environment features map

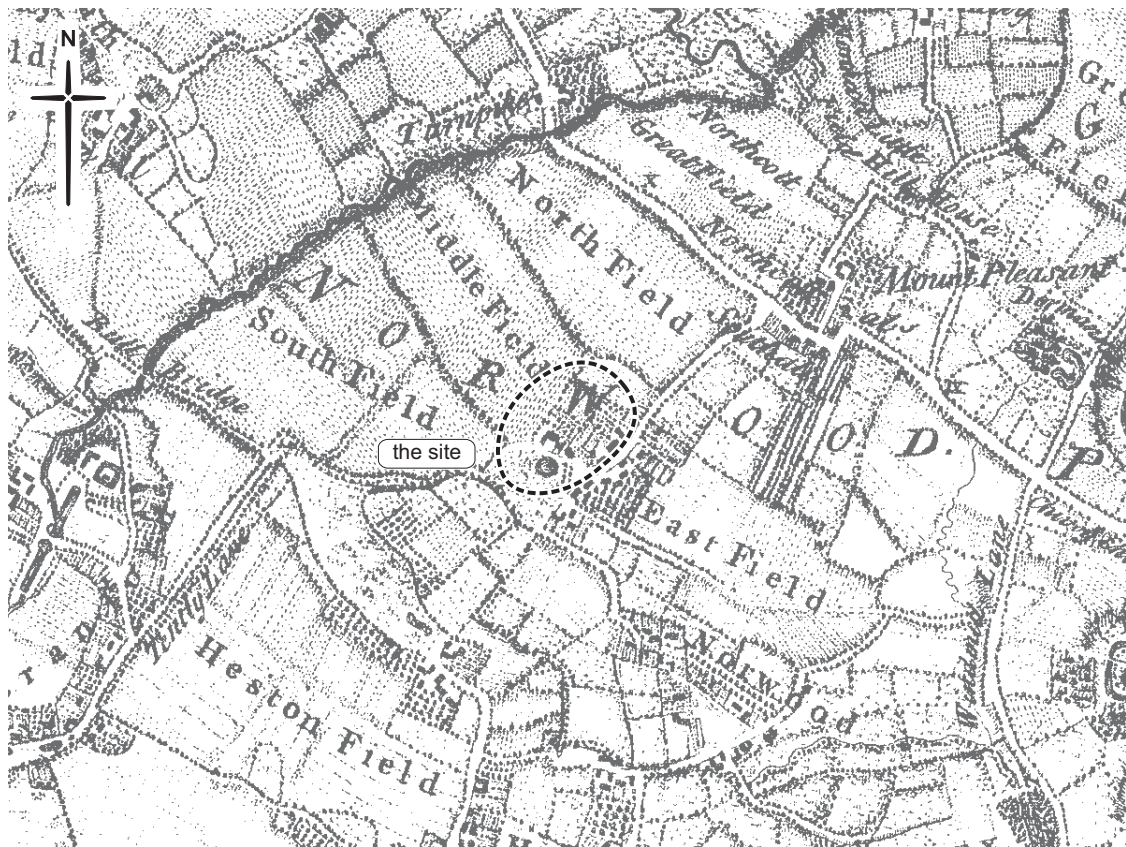


Fig 3 Rocque's map of Middlesex of 1754

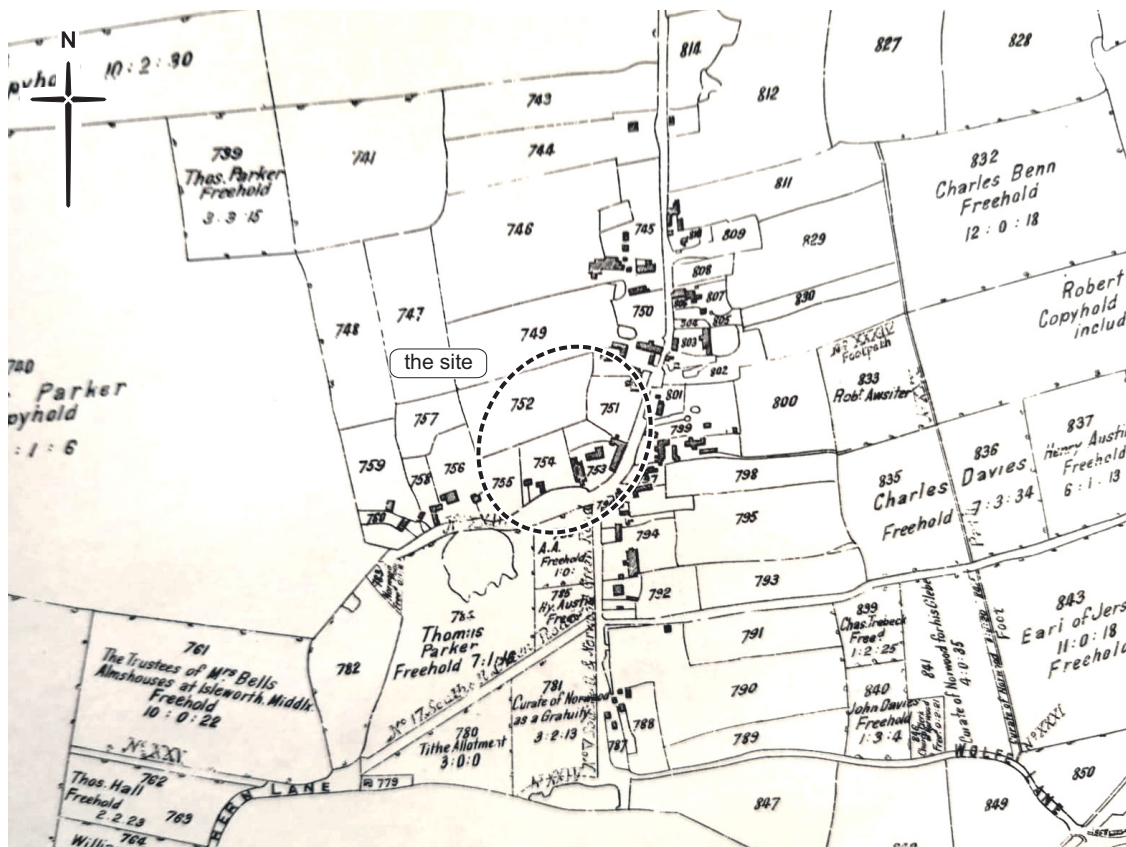


Fig 4 Southall tithe map of 1816

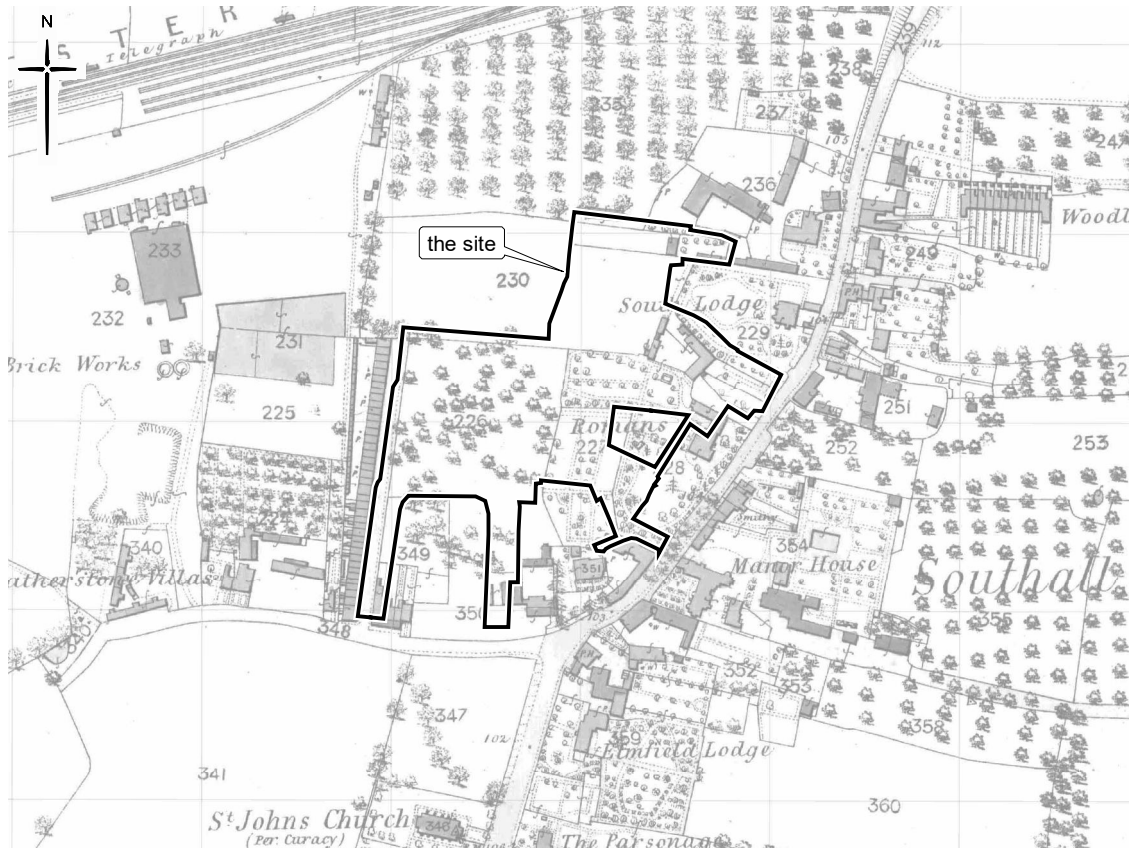


Fig 5 Ordnance Survey 1st edition 25":mile map of 1865 (not to scale)

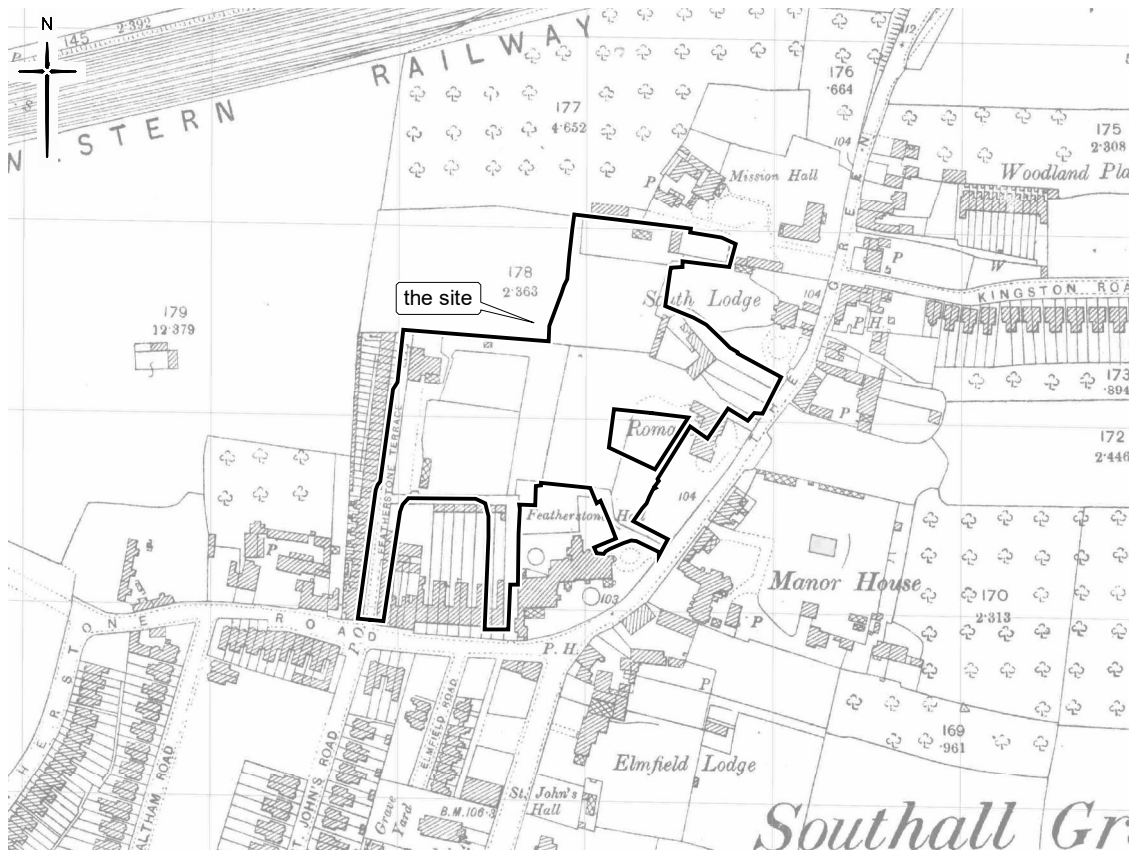


Fig 6 Ordnance Survey 2nd edition 25":mile map of 1895 (not to scale)



Fig 7 Ordnance Survey 3rd edition 25":mile map of 1914 (not to scale)

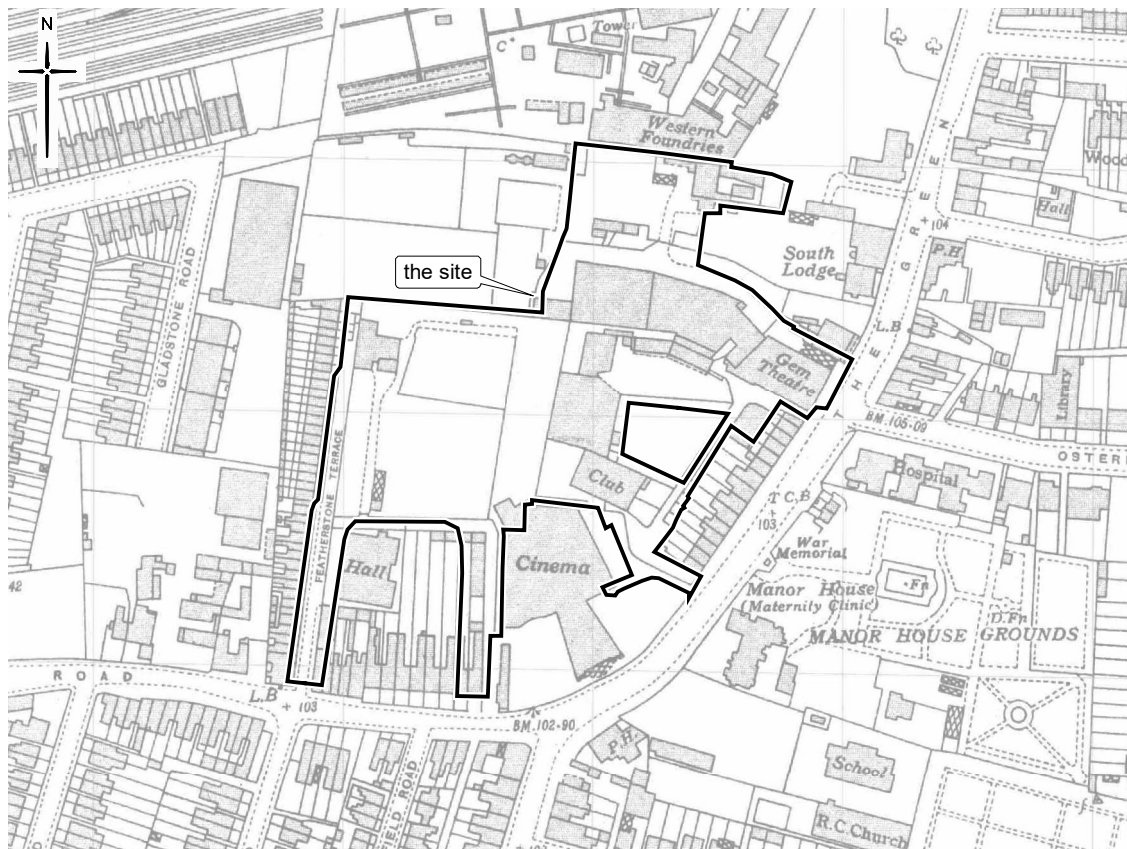


Fig 8 Ordnance Survey 1:2500 scale map of 1935 (not to scale)

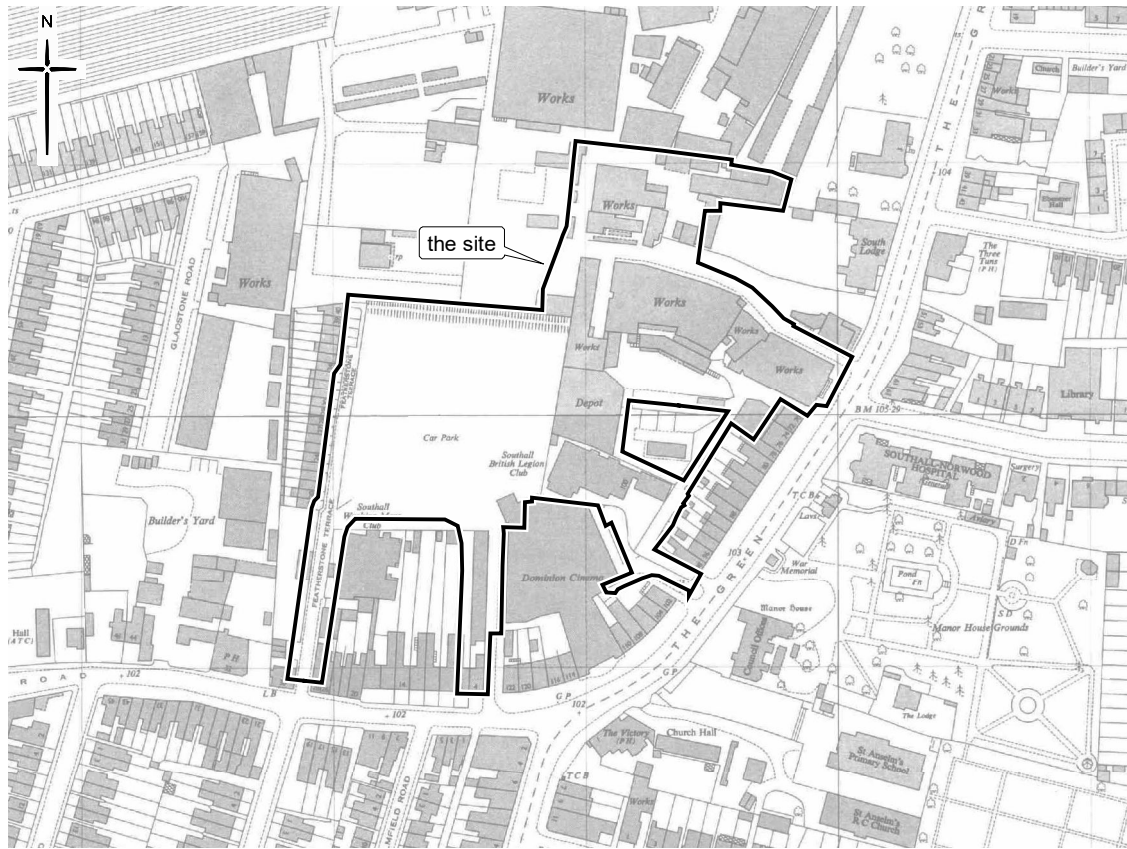


Fig 9 Ordnance Survey 1:2500 scale map of 1961 (not to scale)



Fig 11 View of the site looking south from the centre of the car park



Fig 12 View of the site looking north-east from the centre of car park



Fig 13 View of the site looking west from The Green